

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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

## 1. Name of Property

Historic name: Dayton View Triangle Historic District

Other names/site number: N/A

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: Bound by Salem Avenue to the northeast, Cornell Drive to the south and Philadelphia Drive to the west

City or town: Dayton State: Ohio County: Montgomery

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

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

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

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

    national          statewide        X   local

Applicable National Register Criteria:

  X   A          B        X   C          D

<i>Barbara Lowen</i>	DSHPO/Dept. Head for Inventory & Registration	<b>June 17, 2022</b>
<b>Signature of certifying official/Title:</b>		<b>Date</b>
_____ <b>State or Federal agency/bureau or Tribal Government</b>		

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

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

**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

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Structure

Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1193</u>	<u>45</u>	buildings
<u>1</u>	<u>1</u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1194</u>	<u>46</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic - Single Dwelling

Domestic - Multiple Dwelling - Duplex

Domestic - Multiple Dwelling - Apartment

Religion - Religious Facility - Church, Synagogue

Religion - Religious Facility - Church Academy

Landscape - Park

Commercial - Specialty Store

**Current Functions**

(Enter categories from instructions.)

Domestic - Single Dwelling

Domestic - Multiple Dwelling - Duplex

Domestic - Multiple Dwelling - Apartment

Religion - Religious Facility - Church

Landscape - Park

Commercial - Specialty Store

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late -Nineteenth and Early Twentieth Century Revivals – Colonial, Classical, Tudor,  
Spanish Colonial, Italian Renaissance

Late -Nineteenth and Early Twentieth Century American Movements –  
Bungalow/Craftsman, Prairie School

Modern Movement – Cape Code, Ranch Style, Modernistic

---

---

---

---

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

Principal exterior materials of the property: Brick, Wood, Stone, Stucco

### Narrative Description

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

---

### Summary Paragraph

The Dayton View Triangle Historic District is located in Dayton, Montgomery County, Ohio, with its southern border about one mile north of the Great Miami River. The roughly triangle-shaped neighborhood is bound by Cornell Drive to the south, Salem Avenue to the north and northeast, and Philadelphia Drive to the west. The residential neighborhood comprises primarily of single dwellings, with apartments and duplexes present within the 240 acre site. Churches, religious buildings, and commercial/retail properties associated with the district are located primarily along Salem Avenue and Cornell Drive. Developed as a suburban neighborhood, Dayton View Triangle comprises of parcels set along landscaped streets, with dwellings set back from the street, having front and backyards. There are a total of 1194 contributing resources, including one site, and 46 non-contributing resources, including one site, in the district. Many of the lots have a single dwelling and a detached garage. The dwellings range in architectural styles, from early twentieth century Revival and Craftsman/Bungalow styles to mid-twentieth century Ranch, Cape Cod, and Modernistic Styles. Typical material of construction include wood, brick, stone, and stucco. Exhibiting in its physical characteristics of its period of development, Dayton

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

View Triangle retains its historic integrity. The non-contributing resources are mostly non-historic garages and properties built outside the Period of Significance.

---

## Narrative Description

### LOCATION

Dayton View Triangle is bound by Cornell Drive to the south, Salem Avenue on the northeast and north, and Philadelphia Drive on the west, encompassing an area of about 240 acres. Its southern boundary is about one mile north-northwest of the Great Miami River, at an elevation of roughly 850-950 ft. above sea level, thus raised over 100 feet over the elevation at the banks of the river (**Map 1**). Located north of the Dayton View neighborhood, Dayton View Triangle is part of a mainly residential area that was historically known as Upper Dayton View, and presently in the Northwest Priority Board of the city. The topography of the district is gently undulating. Dayton View Triangle was part of Harrison Township in Montgomery County prior to its annexation in 1930. The land was predominantly agricultural until it was platted during the period 1904-1926 for suburban development. The residential Kenilworth Avenue Historic District (NR#06000695, listed 2006) is located to the southeast of Dayton View Triangle.

Prior to its development as an early twentieth century Dayton suburb, the site was used for farming, as is depicted in the Everts' Atlas of Montgomery County (1875) for Harrison Township. Building activity during the last quarter of the nineteenth century was largely along Salem Pike, as it was then called. Indeed, only 27 existing buildings plus their associated outbuildings were constructed between 1899 and 1919, and all but eight of these were located on or near Salem Pike and the present-day Cornell Drive. Thus, prior to its suburban development, much of Dayton View Triangle was wooded or agricultural land located near the municipal boundary of Dayton.

Salem Avenue, previously known as Salem Pike, is a historically important route connecting Dayton to other communities during the nineteenth century. It provided residents of the Dayton View Triangle with transportation to the commercial and industrial districts of Dayton via streetcar lines laid out during the late-nineteenth and early twentieth centuries. The street also provided shopping and commercial amenities to flanking residential communities. Salem Avenue was the primary feeder street for the Dayton View Triangle neighborhood and remains so in the present day.

The intersection of the north-south running Catalpa Avenue and Salem Avenue, located roughly mid-way along the Salem Avenue boundary, has been significant to the development of Dayton View Triangle. The Dayton Street Railway line, opened in 1909, terminated near the intersection, providing future residents with ease of transportation to the business and industrial areas of Dayton. During the early to mid-twentieth century, the intersection was lined with commercial and retail buildings, interspersed with single family homes. The larger buildings at the street corner have since been removed. On the south side of the intersection, a landscaped, brick paved area marks the entrance to the Dayton View Triangle Neighborhood, while the north side of the intersection has been landscaped as a modest park. Further north, older dwellings that

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

stood on the west side of Salem Avenue between Malvern and Elsmere avenues have since been demolished, with the lots being used for the Salem Avenue Tree Farm by the City of Dayton. All streets north of Forest Grove Drive in the Dayton View Triangle neighborhood, from Ravenwood Drive to Philadelphia Drive provide access to the neighborhood, running north to south. Intersecting Streets south of Catalpa Avenue run east to west, also providing access to the neighborhood. Of the latter, Otterbein Avenue and Cornell Avenue (the southern boundary of the district) are the important connectors and extend to College Hill and other neighborhoods to the west of Dayton View Triangle.

### **SITE: PLAT DEVELOPMENT AND LAYOUT OF STREETS**

Dayton View Triangle comprises of five large subdivisions, namely the Mt. Auburn (Dayton View Improvement Company Subdivision, 1904), Upper Dayton View Subdivision Section 1 (1920), Upper Dayton View Subdivision Section 2 (1923), Upper Dayton View Subdivision Section 3 (1924) and Upper Dayton View Subdivision Section 4 (1926) as well as several smaller plats along the southeast boundary of the neighborhood (**Map 2**). The large Omega Lofts Plat, located along the south boundary, was originally set aside for the Bonebrake Theological Seminary in 1919, and replatted in 2019. The smaller plats and parcels east of Catalpa Drive include the following: Rench Plat (1921); Jack Acorn Plat; Sagebiel Plat; Mowrer's Subdivision plats (1901 and 1902); H. D. Hendricks plat (1938), Julia and Russell H. Bates plat (1922); Replat of Perle H. Sagebiel plat (1925); and Omega Lofts plat (**Maps 1 and 2**). Also included within the boundary are unplatted parcels R72 07202 0001 to R72 07202 0009 at the corner of Salem Avenue and Cornell Drive, where the B'eth Abraham Synagogue Building and the Evangelical United Brethren Church are located.

The organization of streets and lots in the different subdivisions reflects the timeline of their platting. The oldest, the Mt. Auburn subdivision extended across both sides of Salem Avenue and was originally laid out as a single neighborhood. The portion south of Salem Avenue is part of the Dayton View Triangle neighborhood, and has been considered so at least since the 1930s (**Map 3**). The part of Mt. Auburn north of Salem Avenue is part of the Fairview neighborhood and has been considered as separate from the south section at least since the 1930s. Dayton View Triangle is part of the Northwest Priority Board of Dayton, whose elected members serve the interests of the neighborhoods, located west of Salem Avenue, in its boundary. Fairview, on the other hand is in the Fair River Oaks Council (FROC) Priority Board for neighborhoods extending from the east face of Salem Avenue to Main Street, with its elected members serving its interests.

The Mt. Auburn plat in Dayton View Triangle comprised of 50 ft. wide north-south running streets, including Elsmere Avenue, Malvern Avenue, Auburn Avenue, Ravenwood Avenue, and Catalpa Drive, roughly north of the present day Forest Grove Avenue, which cuts across the neighborhood in an east-west direction. All the streets in the subdivision are laid out straight in a north-south direction, with little regard to the undulating lay of the land on which they are constructed. Sidewalks, about 5 feet wide, flank either side of the street, with shallow green buffers punctuated with trees, poles for overhead utility lines, and street lighting (installed in 1991) separating them from the concrete curbs. Narrow, 14 ft. wide paved service alleys are

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

located to the rear of the parcels, forming a secondary, connected circulation network and access to garages.

The four Upper Dayton View Subdivisions were all laid out by the Schwind Realty Company between 1920 and 1926, exhibiting similar planning, site design, and streetscape elements. Smaller subdivisions, which are located east of Catalpa Drive, typically follow this pattern. These subdivisions are characterized by winding, interconnected and crossing streets that follow the topography of the site (**Map 4**). While the streets retain their 50 ft. width, sidewalks here are about 10 feet wide. The green buffers take up about four feet of the width. Wider sidewalks and green buffers separating them from the street indicate greater attention paid to landscaping. The configuration of parcels is also different here. The parcels here are back-to-back, and unlike the older Mt. Auburn plat have no rear alleys.

Of the small plats between Salem Avenue and Catalpa Drive, all but the Mowrer's subdivision were laid out either concurrently or after the Upper Dayton View plats and are patterned after them. Mowrer's subdivisions were laid out in 1901 and 1902 and are similar to the Mt. Auburn plat in their design. As with Mt. Auburn, these modest plats, sharing boundaries with the Upper Dayton View Subdivision 1 plat and each other, have historically been considered part of the neighborhood at least since the 1930s.

The Omega Lofts plat (originally the Bonebrake Seminary Plat), bound by Harvard Blvd to the north, Cornell Drive to the south, Catalpa Drive to the east, and Burroughs Drive to the west effectively functions as the park and playground for the Dayton View Triangle Community. Three original buildings, including a former church and the original seminary building, as well as two new Omega Loft apartment buildings stand within a verdant, roughly nineteen acre park. A looping driveway provides access to the older buildings and was part of the original landscaping laid out by the Olmsted Brothers firm in 1919.

### **PARCEL CONFIGURATION**

The district is predominantly residential, characterized by a majority of single-family homes, many with outbuildings such as detached garages, as well as duplexes and apartment buildings with associated detached buildings. A majority of the buildings that do not have detached garages have attached garages or carports. Parcels in Dayton View Triangle are laid out to accommodate these varying arrangements.

The main building on the lot is set back from the street and from adjacent lots or rear alleys, with the parcel thus having front, side, and rear yards. Particularly for buildings constructed prior to 1940, detached garages or outbuildings are located toward the rear of the lot. A driveway leading up from the street, past the side yard, provides access to the outbuilding. For buildings constructed during the mid-twentieth century, garages are attached to the side of the building, or built into a lower level of a split level residence, especially in parcels with varying topography. Paths from the driveway or the sidewalk lead up to the front door or the porch of dwelling. Front yards are landscaped individualistically. Along some streets, trees planted in the front yards may have been part of the original landscaping, as many of them line up with those of the adjacent lots.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

The City of Dayton adopted a building code in 1928, and in 1930, when the present-day Dayton View Triangle subdivisions were annexed into the city, the neighborhood was classified as a Residence “A” District, regulated by specific building, lot, and street requirements for the type.<sup>1</sup> For Residence A districts, the main buildings were to be at least 30 feet from the street lot line; open porches could be within 30 feet of the line. Side yards were required to be 5, 6, or 7 feet for single, two, and three storied buildings, respectively, and rear yards 35 feet deep from the main building and 25 feet from any first story extensions such as porches or decks.

At the time of annexation, about 378 dwellings, and associated garages, had already been constructed in Dayton View Triangle. These buildings, with their front, rear, and side setbacks and layout of main and outbuildings, nonetheless retained the organization of the parcel as described in the building code. There were, however, variances in the actual dimensions of setbacks as compared to those in the code, particularly in the older Mt. Auburn subdivision. Parcels in the older Mt. Auburn subdivision are typically 40 feet wide and 132 feet deep. Buildings, typically 1-2 stories in height, have side and rear setbacks that comply with the code, even when constructed before the annexation to the City of Dayton. On the other hand, the distance of the main building from the street varies, from as little as 10 feet (such as along Ravenwood Avenue) to as much as 35 feet (seen on Elsmere Avenue). The buildings constructed in this part of Dayton View Triangle were among the earliest to be developed, built on smaller lots, and exhibited less rigorous layout of the home ground, where the residence was built, than the other subdivisions.

The Upper Dayton View Subdivisions platted from 1920-1926, on the other hand, have parcels laid out to foreshadow the city’s Building Code for Residence “A” Districts (**Map 5**). The parcels are typically larger in size, about 50 feet wide and 130-140 feet deep, with variations in dimensions as they flank winding streets. Building setbacks and requisite building heights match or exceed the city’s code requirements for both, buildings that were built prior to the annexation and those that were constructed after 1930.

## **BUILDINGS**

While all of Dayton View Triangle was platted by 1926, the neighborhood was fully developed by 1976, when its period of significance ends. The district comprises 764 main buildings, 473 associated buildings, mainly garages, and two sites. Of the main buildings, 547 were constructed prior to 1940, 212 were constructed between 1940 and 1976, and only eight were constructed after the period of significance ended. The extended timespan for its development endows a unique character to Dayton View. The district not only has a variety of styles of residential buildings, but also different types of residences, single dwellings, duplexes, and apartments, that were constructed in suburban settings during the period of significance.

The **Table 1** below summarizes the phases of development as seen from the dates the buildings in the district were constructed, percentage of construction completed in each period, and the total development through the period.

---

<sup>1</sup> *Official Building Code and Zoning Ordinance, City of Dayton*. pp. 310-311, City of Dayton, 1928, Dayton, Ohio.



Dayton View Triangle Historic District  
 Name of Property

Montgomery County, Ohio  
 County and State

**Table 1: Phases of Development and Construction, Dayton View Triangle**

Period	Existing Properties Constructed	Main Buildings	Garages and Outbuildings	Sites	Total Resources	Construction During Period (% of total)	Development Completed (% to date)
1890-1919	27	27	19	0	46	3.71	3.71
1920-1929	350	350	269	1	620	50	53.71
1930-1939	170	170	102	0	272	21.94	75.65
1940-1976	212	212	65	0	275	22.18	97.83
1977-2020	8	8	16	1	28	2.25	100
<b>Total No. Resources</b>	<b>767</b>	<b>767</b>	<b>471</b>	<b>2</b>	<b>1240</b>		

Buildings in the district represent architectural styles from the period of their construction; those constructed during the period 1890-1939 exemplify revival styles such as Colonial, French Eclectic, Spanish, and Tudor popular at the time, and those from the mid-twentieth century are examples of Ranch, Cape Cod, and mid-century Modern styles. Residences in the district include catalogue homes such as those produced by Sears, and builder/developer homes from or derived from kit home catalogues, all popular before the Second World War.

The types and styles of the buildings relate to the pattern of development of Dayton View Triangle. The period 1920-1929 was one of rapid development, particularly for the construction-ready Mt. Auburn and Upper Dayton View Subdivision sections 1 and 2 plats. The pattern differed in the later Dayton View Subdivision Section 3 and Dayton View Subdivision Section 4, platted in 1924 and 1926 respectively. Only about 40 properties were developed in Section 3 before the Great Depression, less than one in three parcels there, and Subdivision 4 remained largely undeveloped. Construction in these last two subdivisions commenced during the late 1930s, as the Depression receded. Rapid post-War construction led to the development of these latter subdivision as well as the intermittent vacant parcels in others, so that by the mid-1960s, Dayton View Triangle was largely developed (**Maps 6-9**).

Dayton View Triangle comprises, of the 764 main buildings, 682 single dwellings and associated garages and outbuildings, 43 duplex dwellings and associated outbuildings, 30 apartment buildings, five institutional and religious buildings, and four commercial buildings. Its most

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

characteristic buildings are single dwellings, which appear in a variety of architectural styles even as they share common characteristics. First, the single dwellings constructed here, which account for over 90 percent of buildings, are of modest size, typically about 1300-2300 square feet in area. Few dwellings exceed 2500 square feet or are less than 1000 square feet in size. Second, the dwellings were constructed by Dayton's builders and developers, and architect designed homes in the district are rare exceptions. Particularly during the period prior to World War II, the dwellings show an influence of catalog homes, which provided both a variety of modest home designs to cater to individual and popular tastes, as well as ease and economy of construction. Later, post-War construction shows a greater uniformity, particularly in the design of Cape Cod and minimalist bungalows, which also use a combination of standard design elements and materials. Third, the homes constructed here are typical of an automobile commuter suburb, with associated garages.

In the present day, most of the buildings constructed through the period of significance remain in place. Thus, Dayton View Triangle is heavily built-up, with a majority of parcels (over 90%) have originally constructed buildings standing on them. Some dwellings have been demolished, and while some of these lots, particularly along Salem Avenue have new buildings replacing them, most remain vacant in the present day. These lots are generally well maintained by the City or Dayton or other owners, landscaped with grass. The Mt. Auburn plat has more interspersed vacant lots than other subdivisions; yet, even there, about 80 percent of the lots have standing dwellings, most of which were built during the period of significance and are in a fair or good condition.

The variety of architectural styles represented in the dwellings constructed before c. 1940 belies the fact these were typically built by developers and builders rather than being architect designed. Similar dwelling designs were found in kit home catalogues such as those of Sears & Roebuck and Lewis Homes, both active in Dayton. Affordability, economy, and ease of construction were important factors in building the dwellings. As a consequence, builders often used standard types of plans, and then rendered them with different styles. Two dwelling types, the American Foursquare House and the Four-over-Four House provided the template for the application of a variety of styles, ranging from Craftsman and Prairie to Italian Renaissance and Colonial Revivals. Another dwelling type, the early bungalow, was typically constructed in or harbored elements of the Prairie and Craftsman style. Alternatively, builders used elements of a style in different combinations to individualize buildings of the same style. The Tudor Revival, Spanish Colonial Revival, and the French Eclectic styles, with typically asymmetrical forms, exemplify the latter in the application of different elements and materials to differentiate dwellings.

Dwellings from the mid-twentieth century period are predominantly representative of Cape Cod/Minimal Traditional, Ranch, and other Mid-Century Modernist styles, though there are a few examples of revival style buildings constructed during the period. A concentration of these later dwellings were constructed in the Upper Dayton View Subdivision Sections 3 and 4, particularly along Philadelphia Avenue, which was largely developed after the Second World War.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

## DWELLING AND BUILDING TYPES

### *Bungalow (c.1910-c.1930)*

The Bungalow type was a utilitarian dwelling, typically one to one and a half stories in height, and occasionally two stories in height. The dwellings had long gable roofs with overhanging eaves and side gable entrances. Dormers often projected from the roof. The dwelling had a full length front porch often supported by massive posts. Exterior materials used included stucco, brick, clapboard, and shingles. Variations of the type include a gable front entrance arrangement, though these are rare for the period in Dayton View Triangle. Often embellished with Prairie and Craftsman style details, the bungalow types in Dayton View Triangle were typically constructed during the 1920s. These were among the early dwellings to be built in the district and are commonly found in the earliest developed Mt. Auburn and along Salem Avenue. During the mid-twentieth century, minimalist gable-front bungalows, variations of the Cape Cod style, were also constructed, absent the elements of Craftsman and Prairie styles of the early bungalows, and these will be discussed later.

### *Four-over-Four Dwelling (c.1910-c.1960)*

In plan, the Four-over-Four House has a central hallway flanked on either side by two back to back rooms and is two or two and a half stories in height. The house is covered with a gable or low-pitched hipped roof, and typically has a side gabled front façade. The façade is symmetrical, three or five bays wide, with a central doorway and a window featured on each bay. This common house type is found through the district and is typically embellished in the English Colonial and Dutch Colonial styles, to which its symmetrical, side-gabled arrangement easily provides an adequate form. Although less common, four-over-four dwellings continued to be built through the mid-twentieth century. The Four-over-Four dwelling is exemplified throughout the district.

### *American Foursquare Dwelling (c. 1905-1930)*

The American Foursquare is two to two and a half stories in height, with a nearly square footprint. It has a pyramidal hipped roof, often with dormers projecting in the front, and sometime other sides of the roof. The house features a full length porch along the front façade. Inside, the plan is organized as four rooms arranged around a central hallway that accommodates the staircase. As was typical during the period, the American Foursquare provided a template for a range of architectural styles, including the Craftsman, Prairie, Colonial Revival, and less commonly, Italian Renaissance. American Foursquare Dwellings constructed in the Prairie and Craftsman style are common in the earliest, Mt. Auburn plat and along Salem Avenue. Those embellished in the Colonial Revival, while constructed in the district, are less common.

### *Institutional and Commercial Buildings*

While Dayton View Triangle is a predominantly residential neighborhood, there are nine buildings originally constructed to house religious -institutional and commercial uses. Of these, seven are located along Salem Avenue – a testimony to its important role as the artery that connected Dayton View Triangle and other neighborhoods to downtown Dayton, and Dayton itself to other communities to its north. The remaining two are part of the original Bonebrake

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Seminary and are located on the landscaped ground that was originally dedicated to them. As the buildings were constructed between 1919 and 1958, their styles vary, ranging from Jacobethan and Gothic Revival to Mid-Century Modern.

## **ARCHITECTURAL STYLES**

### *Craftsman/Prairie*

The Craftsman style, sometimes incorporating elements of the Prairie style is best exemplified in dwellings in the earliest subdivision, Mt. Auburn, and along Salem Avenue. The Craftsman style dwellings are one to two stories in height and are characterized by low-pitched, typically gable roofs with exposed eave overhangs, emphasizing horizontality. Gable or shed type dormers sometimes feature on the roofs. The rafters may be exposed, and sometimes, decorative beams and braces are added. The building features a prominent front porch which may extend the length of the façade. The roof over the porch may be supported by massive columns, and the porch features railings or partial-height walls of wood, brick, or stone. The exterior walls are constructed of wood siding, brick, stone, or stucco. Windows, double-hung, with multi-paned upper sash and single paned lower sash, or casement types, are typical. The dwellings feature prominent brick or stone chimney stacks, exterior or interior. There are about 40 dwellings in Dayton View Triangle, typically of Bungalows and American Foursquare types that are of the Craftsman/Prairie style or harbor its elements. The two story dwellings of the style often incorporate elements of the Prairie style. These dwellings are of the American Foursquare type. They have hipped roofs with extended eaves, often with hipped, gabled, or shed roofed dormers, and have exterior walls finished with stucco.

### *Tudor Revival*

With over 240 dwellings designed in the style, Tudor Revival is the most prolifically represented style in Dayton View Triangle. Tudor Revival dwellings are characterized by steeply pitched side-gabled facades with one or more prominent front facing gables, sometimes with a smaller gable nested or set within a larger one, making for their asymmetric form. Gable roofs may feature uneven eave heights, with one or both eaves curving outwards. Variations to the roof include gables with hipped ends and false thatched roofs. The dwellings may feature side porches set under the sweep of the gable roof.

Typical features of the style include elongated multi-panel windows grouped together, oriel and bay windows, front doors and porches set in rounded or Tudor arches. Walls are finished with brick, siding, or stucco, and feature decorative half-timbering and patterned stone or brickwork. The dwellings may have prominent chimney stacks with clay pots, sometimes placed prominently on the main façade in conjunction with the main entrance. Tudor Revival homes are found in all subdivisions in Dayton View Triangle. While some Tudor dwellings are rich in elaborations, others are modest and feature elements of the style. Tudor Revival homes continued to be constructed in Dayton View Triangle through this period of its development. The variations in massing and range of decorative elements and finishes are well represented in Dayton View Triangle and are exemplified in the dwellings described below.

### *English and Dutch Colonial Revival*

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

There are over 230 dwellings constructed in the English Colonial style in Dayton View Triangle, making it the second most common in the district. The English Colonial style dwelling typically is two storied with a side-gabled, symmetrical front façade. A central, accentuated front door is flanked by single or paired double hung windows, which sometimes have operable or faux-shutters. Exterior chimney stacks are set on the side façades, though the building may have interior stacks visible near the ridge line. The exterior walls are of brick construction or siding, with examples of wood, aluminum, and vinyl siding in the district. The dwellings often feature a single story portico attached to the gable end. In some later examples, the portico is replaced with an attached garage. Multiple gabled dormers, symmetrically arranged, sometimes project from the roof. The Four-over-Four type house is most commonly used for the English Colonial Revival style. Less common variations include American Foursquare English Colonial Revival dwellings, which sometimes feature hipped roofs. Dayton View Triangle also features front gabled homes of the style, in instances where the narrow lot does not provide frontage needed for the wider, side-gable façade. Examples of the style with an overhanging second floor are also found in the district, those these were likely constructed during the mid-twentieth century. Particularly in later examples, the English Colonial Revival home may have an attached or built-in garage.

The Dutch Colonial Revival style dwelling in Dayton View Triangle, of which there are over 30 examples, is a variant of the Four-over-Four type, with a steeply pitched gambrel roof instead of the gable roof typical of the English Colonial Revival House. The steeply pitched roof typically contains a second story, with symmetrically arranged dormers, or alternatively, continuous dormers across the front and rear facades. The arrangement of the façade is typically symmetrical, with an embellished central entrance flanked by double hung windows.

### *Spanish Revival*

With decorative details borrowed from historic Spanish architecture, the Spanish Revival style dwelling is typically asymmetrical in plan, with stucco-finished exterior walls and low-pitched, red-tiled roof, with occasional flat-roofed variants. Characteristic details include compound walls, arched entrances, and windows, rounded or square towers, balconies with iron railings, wing walls, use of decorative tiles, and elaborated chimney tops, often with tiled, cross-gable roofs. Less common than other styles, there are nonetheless 12 dwellings built in the Spanish Revival style in Dayton View Triangle.

### *Neoclassical*

Neoclassical style is characterized by symmetrical facades with full height entry porches supported by classical columns. Classically elaborated doorways are flanked by double hung windows. Typically, two stories in height in Dayton View Triangle, these dwellings have gabled or hipped roofs. The buildings have overhanging eaves, sometimes boxed. The common exterior construction material is brick. There are 16 dwellings constructed in this style, with most being apartment buildings housing four or more dwelling units. Single dwellings mostly harbor elements of the style, such as pedimented porches, gable front facades, and ornamentation associated with the style. Nine of the apartment dwellings are of identical design. Of these, six with street numbers 1032, 1040, 1041-1043, 1045-1077, 1046, 1052, are located on Cumberland Avenue. Three, with street numbers 1820, 1826, and 1836 are located on Auburn Avenue, north

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

of its intersection with Otterbein Avenue. Owing to their similarities and proximity with each other, the three Auburn Avenue building are considered together below.

### *Italian Renaissance Revival*

Italian Renaissance Revival homes are characterized by symmetrically composed facades, low-pitched hipped roofs, extended eaves with decorative brackets, the use of round arches for windows and porches, classical detailing, and classical ornamentation. The main façade of the dwelling is usually symmetrical. There are 12 dwellings in Dayton View Triangle of the Italian Renaissance style, or with dominant elements of the style, the latter typically applied on American Foursquare dwelling types. Italian Renaissance style dwellings include both apartment buildings and single homes.

### *French Eclectic*

Characteristic features of the French Eclectic Style are steeply pitched hipped or gabled roofs, flaring eaves at the roof-wall junction, segmental arched doorways, windows and dormers, and stone and stucco wall cladding. While French Eclectic dwellings are frequently symmetrical, the three examples in Dayton View Triangle are all asymmetrical, featuring towers – a less common sub-type.

### *Modernist*

Dayton View Triangle includes two Modernist dwellings constructed prior to 1945. These are unique among other dwellings that are constructed in popular, traditional revival and eclectic styles. On the one hand they adopt design features such as asymmetry, cubical and box-like form, sparse ornamentation, and industrial window fittings. On the other, they still harbor some common dwelling elements such as pitched roofs, suggesting the adaptation of Architectural Modernism for suburban dwellings.

### *Cape Cod/Minimal Bungalows*

Sixty dwellings and associated garages and outbuildings are Cape Cods and its minimal traditional bungalow variations. These are one or one and a half storied dwellings, with cross-gable or gable roofs. The modest dwellings with side gable front facades, often with gabled dormers, are commonly identified as Cape Cod style homes for the historic style. Others, with gable end entrances, often with cross-gable facades, have been referred to as minimal traditional bungalows because of the gabled orientation of the front facades. These modest dwellings, based upon plans popularized by the FHA Act which endorsed them as affordable, were typically constructed through the mid-1950s. Those found in Dayton View Triangle are about 1000-1500 square feet in area, larger than the minimal homes found in FHA catalogues, but are nonetheless utilitarian and cost effective in their designs, thus showing their influence in design and construction.

## **RESOURCE EXAMPLES**

The surveyed resources are organized alphabetically according to street names, in ascending order of the address numbers. The subdivisions/plats where they are located are identified for all

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

the resources. **Map 2** shows all resources identified by their street numbers, and photograph locations.

**1820 Auburn Avenue, Constructed 1932**

**1826 Auburn Avenue, Constructed 1932**

**1836 Auburn Avenue, Constructed 1932**

**Mt. Auburn Subdivision**

**Neoclassical Revival**

The Neoclassical Style apartment buildings located at 1820, 1826, and 1836 Auburn Avenue are on the east side of the street (**Photograph 1**). The three two story brick buildings, with their symmetrically composed front facades, are nearly identical in their designs, varying only in minor details. For all the buildings, the main roof extends over the double height porch of the gable end front facades and features pediments finished with wood siding. Four tapering, fluted Doric columns support the roof over the porch. A short flight of steps provides access to a central door to the hallway and staircase. Flanking the central door are the entrance doors, each fitted with a single sidelight, to the two apartments at the first floor level. Apartments at the second floor level are also served by balconies, also fitted with wooden balustrades between columns. Doors opening to the balcony are flanked by sidelights. The side facades are four bays wide, with the bays featuring sash windows at each level. The windows in the third bay from the street are staggered and vary in size for all the side facades. Interior chimney stacks are located centrally along each of the side façades, with the brick stack projecting up from the faces of the roof.

For the buildings located at 1820 and 1836 Auburn Avenue, the balconies for the two apartments at the second story level are not connected to each other, and the porch has a double height space between the two balconies. The pediments for both have lunette windows under the ridge line. At 1826 Auburn Avenue, a continuous floor slabs extends over the porch at the second story level, and the apartments share a common balcony. Unlike the other buildings, balustrades between columns, simpler in its design, also feature on the porch of this building. The pediment at 1826 Auburn Avenue has no window opening. Sash windows on the facades of 1820 and 1826 Auburn Avenue are multi-pane over single pane types, while those of 1836 Auburn Avenue are one over one wood-frame replacements. The minor differences notwithstanding, the three apartment buildings are of the same design, and well represent both the apartment building types and their style as seen in Dayton View Triangle.

***1919, 1927, and 1931 Benson Drive***

***Upper Dayton View Subdivision Section 3***

***Tudor Revival***

This row of three Tudor Revival dwellings are located on the west side of Benson Drive, between Wicklow Place and Forest Grove Avenue (**Photograph 2**). The dwelling at 1919 Benson Drive is set back from the parcel boundary by about 40 feet, which appears to be the minimum required frontage, while the remaining two are set back by about 60 feet, making for a larger front yard in proportion to their backyards. All three have driveways that extend along the sides of the buildings to provide access to the detached garages located near the rear boundary of the parcel.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**1919 Benson Drive**

**Dwelling and Garage Constructed 1930**

**Tudor Revival**

The two and a half storied gable front building is a unique example of a Tudor Revival dwelling with a symmetrical form. The stucco finished dwelling features a steep gable roof with curved eaves extending over arcaded porticos. The porticos have round arches facing the street and pseudo three point arches along the side facades. Prominent hipped dormers with multi-light ribbon windows extend from the roof on both side facades. Entrances to the building are from the covered porticos. The front façade comprises of a ribbon of four sash windows with faux shutters framed by the round arches of the porticos. At the second floor level are two pairs of symmetrically set windows, and a single window is located under the pediment of the roof. A brick chimney stack rises centrally from the ridge-line of the roof.

**1927 Benson Drive**

**Dwelling and Garage Constructed 1929**

**Tudor Revival**

The gable front two and a half story dwelling features a steeply pitched roof with curved eaves extending to wing walls on either side. The entrance to the dwelling is via a nested gabled porch at the south corner. The first floor has a small sash window to the north of the entrance door, and a second window near the south end. Above, at the second floor level are two similar sash windows and a smaller one just below the pediment. All windows have simple brick sills. Full length shed type dormers extend out on both side facades. The north side façade features a side entrance to the house, while the south side façade has an exterior brick chimney stack. Sash windows on both side facades are similar to those of the main façade.

**1931 Benson Drive**

**Dwelling and Garage Constructed 1930**

**Designed and Built by The Schwind Realty Company**

**Tudor Revival**

The two story dwelling is of brick construction, with a main gable roof and minor cross-hipped-gable and shed-type extensions. The roof is finished with shingles rolled around eaves to suggest the rustic finish of a false thatch roof. The front façade comprises of a cross-gable section with a nested gable forming the entrance bay. The entrance is via a brick round arch recessed porch and a narrow rectangular window set in the pediment above. A shed-type roof extends out to the south to complete the second floor. Windows at the first floor level, located near the corners of the façade, are three panel sliding types, while the two windows at the second floor level are one over one sash. All windows have brick lintels of soldier course masonry. The north façade has a side entrance with a gabled stoop; the pediment of the main roof is finished with decorative half timbering over stucco. An exterior chimney stack rises centrally to the ridge of the roof on the north façade.

**1517 Burbank Drive**

**Dwelling Constructed 1942**

**Upper Dayton View Subdivision Section 4**



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

### **Cape Cod/Minimal Traditional**

The one and a half story brick dwelling, located on the west side of Burbank Drive, features a cross gable roof, with a gable end entrance in the south bay (**Photograph 3**). The entrance, which is accessed via a stepped path cutting across the front yard, is set within a nested gable. To its north is an external stepped brick chimney stack with patterned stone masonry at the base. To its south is a two panel window with a concrete sill and rowlock brick lintel. Planter boxes adorn the wall below the sill level. A two panel casement window is located at the upper level of the gable end, which is finished with siding. The north bay of the building features a two panel window, with a gabled dormer projecting from the roof above. A single car garage is attached to the north end of the building. The south façade is also of brick construction, pierced by three windows at the first floor level and one under the gable end of the half story above. This is a modest transitional home, featuring elements of the Tudor style such as the nested gables and the engaged stepped chimney stack with patterned stonework, and Cape Cod elements such as the dormer window above the north bay.

### ***1922, 1924, 1932 Burbank Drive Upper Dayton View Subdivision Section 3 Tudor Revival***

The group of three Tudor dwellings, each having a detached garage to the rear of the lot, is located on the east face of Burbank Drive north of its intersection with Otterbein Avenue (**Photograph 4**). As was typical of planning and configuration of the parcel, driveways from the street extend along the side facades to lead up to the detached garages. The three buildings have been set back evenly from the street and fronted with landscaped yards.

### **1922 Burbank Drive Dwelling and Garage Constructed 1930 Tudor Revival**

The two story cross-gable dwelling is of brick construction and features a checkered pattern of red and yellow brickwork at the second floor level and under the gables. The front façade is three bays wide with a single story side porch at its south end. A winding path from the sidewalk leads to the main entrance, framed in an informal flat stone surround in the north bay of the façade. The south bay features a two panel, multi-light window. Red bricks, contrasting with the yellow bricks below, laid in soldier course extend the façade at lintel level. Above, the checkered pattern of red and yellow bricks is interrupted by two gabled wall dormers with six over six sash windows. The south side façade features the side porch at the first floor level, with a shed roof covering. A blank round arch supported by a brick pier encloses the porch. Two sash windows, similar to those of the front façade, and a narrow vent at the attic level are visible on this façade. The south façade has an external chimney stack, also decorated with patterned brickwork. The north side façade features sash windows and a rounded arch window organized asymmetrically to serve the interior layout of the dwelling. The garage, located to the rear, is not clearly visible from the street.

### **1924 Burbank Drive Dwelling and Garage Constructed 1932**

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

### **Tudor Revival**

The two story brick dwelling has steeply pitched cross gable roofs, with a larger side gable over the dwelling and a projecting gable end over the entrance near the southern end of the street façade. Both the roofs feature curved eaves. The entrance is set in a recessed porch topped with a segmented arch formed with informal patterned stonework. Narrow multi-light windows flank the arched opening. A narrow sash window sits above the entrance, with the top of the gable finished with siding. To its north is a three panel casement window with a brick sill, shaded by the swooping eaves of the steep roof. A gabled end dormer with a sash window surrounded by half timbering and a stucco finish, and a laterally extending bay with a shed roof and sash windows mark the upper floor side gable of the front façade. The south façade features sash windows at different levels while the north façade features an exterior brick chimney stack. A second brick stack is partly visible near the rear façade.

### **1932 Burbank Drive**

#### **Dwelling and Garage Constructed 1939**

#### **Tudor Revival**

The one and a half story brick cross-gabled Tudor Revival dwelling has a side gable main roof with gabled minor roof over the entrance. The cross gable has a jerkinhead form. The minor roof extends over the front porch, where it is supported with wood posts. The first floor has two casement windows with concrete sills and lintels. The gable end of the cross gable roof has a small window opening under the clip and is surrounded with half-timbering and a patterned brickwork infill. The south side façade has a side entrance via a simple stoop, and casement and multi-light window openings with concrete sills and lintels. The north façade has an exterior brick chimney stack that rises above the roof-line. A second interior stack rises up from the ridge of the side-gabled roof. Located to the rear, the garage associated with this home is not visible.

### **2037 Burbank Drive**

#### **Dwelling and Garage Constructed 1930**

#### **Upper Dayton View Subdivision Section 3**

#### **Spanish Revival**

The cross-gabled stucco finished Spanish Revival style dwelling is located on the west face of Burbank Drive, between its intersections with Audrey Place and Torrington Place (**Photograph 5**). A single story gable end wing extends out to the street, while a two story side gabled wing stretches transversely behind it. A large picture frame window flanked on either side with pseudo engaged columns marks the gable end wall. A side wing wall extends to the north from the gable end, and along with the extended low-pitched roof above, encloses the entrance portico. A rectangular chimney stack is located on the south face of the single story section. The two story section features three mullioned side hung multi-pane windows in the north bay, with a wooden balcony above. The central bay has two small side-hung windows in the central bay and a small, recessed window in the north bay. A central stucco-finished chimney stack with an arched top rises at the ridge of the two roofs of this section. Windows on the side façade are double hung sash types. A driveway extends along the north edge of the parcel, providing access to the garage located to the rear.

### **1721 Burroughs Drive**

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**Dwelling and Garage Constructed 1927**  
**Upper Dayton View Subdivision Section 2**  
**Italian Renaissance**

This two and a half story brick Italian Renaissance style dwelling is located at the southwest corner of Burroughs Drive at its intersection with Alameda Place (**Photograph 6**). Utilizing the American Foursquare form, the building features a symmetrical front façade furthered by single storied, flat roofed wing porches attached to the north and south faces. The entrance is via an elaborate stoop porch, comprising of a segmental broken arch supported on classical Doric posts. The door has a molded crown and is flanked with sidelights. The side bays are pierced with ribbons of triple mullioned four over four sash windows at both floor levels, and a pair of side-hung windows sits above the entrance porch. All windows feature faux shutters. Windows have a continuous rowlock brick sill. Continuous soldier course brickwork extends above the first floor windows, interrupted only by the entrance porch arrangement. Rowlock brickwork set in segmental arches is cast above the first floor windows. The building has a hipped roof covered with Roman tiles, with bracketed eaves projecting above a dentiled cornice. Three symmetrically placed hipped dormers project from the east (main) and west faces of the roof. Two chimney stacks rise above the roof line from the north and south faces of the dwelling. Both the side facades are symmetrical, with single sash windows flanking the porches at the first floor level and paired mullioned windows marking the two side bays above. The wing porches have corner brick piers and are elaborated with Doric columns similar to those of the main entrance. The north wing porch is enclosed with large multi-light windows, while the south porch is open, as it was originally constructed. The rear façade has a hipped roof extension in the central bay, and also features four over four sash windows like the front façade. A detached brick garage, also with a hipped roof with Roman tiles, is located to the south of the dwelling, and is approached via a driveway from Burroughs Drive.

**1749 Burroughs Drive**  
**Dwelling and Garage Constructed 1926**  
**Upper Dayton View Subdivision Section 2**  
**Italian Renaissance**

Located at the southwest corner of Burroughs Drive at its intersection with Otterbein Avenue, this is an American Foursquare Italian Renaissance style dwelling, with a detached two car garage to its south (**Photograph 7**). The stucco finished two and a half story building features a symmetrical three bay facade. An enclosed porch extends to the side bays at the first floor level of the Burroughs Drive front façade. The porch features three pairs of elongated mullioned windows fitted within segmented arches. The entrance is from the south face of the porch, while the north face has a set of mullioned windows within a segmented arch. The porch is covered with a low pitched hipped roof with extended eaves, elaborated with paired ornamental brackets, echoing the design of the main roof above. Each bay at the second floor level of this façade has a pair of mullioned eight over one sash windows. The north side façade, which faces Otterbein Avenue, has a central brick chimney stack that is flanked on either side by an eight over one sash window, at both floor levels. The south façade features a single story extension topped with a hipped roof, and sash windows similar to those on the other facades. The rear façade is asymmetrical with sash windows organized to serve interior spaces rather than follow compositional principals. The hipped roof has shed windows extending from the east and west

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

faces, common for American Foursquare buildings and adapted to the style of this dwelling. Accessible from Burroughs Drive, the two car garage also features a low pitched hipped roof, which in this case is covered with mission style shingles.

### **1814 Burroughs Drive**

#### **Dwelling Constructed 1940**

#### **Upper Dayton View Subdivision Section 3**

#### **Tudor Revival**

Located on the east face of Burroughs Drive near its intersection with Wicklow Place, this two story dwelling is constructed on a sloping parcel that incorporates a built-in garage at the lower level (**Photograph 8**). The dwelling is of brick masonry on a concrete foundation, with half-timbering and stucco infill for the gable ends of the roof and the dormers. The side-gabled front façade is organized in three bays, with a minor, steeply pitched cross gable roof extending from the central bay. A narrow multi-light window is set in the pediment. Steeply pitched gabled dormers with paired double hung windows flank the central gable. The garage is located in the north bay, with a driveway from Burroughs Drive leading up to it. Above the garage is a two panel window that extends in height from the floor to the eaves of the roof. A tall stone retaining wall separates the sloping front yard from the driveway. An informal stepped path leads from the sidewalk to the entrance set in the central bay of the dwelling. The entrance is via a recessed, brick round arch porch, flanked on either side by round arched windows. Ashlar stone cladding is formally laid out to the springer line, while the remainder of the façade is finished with brick masonry. The south bay features a metal frame two panel window at the first floor level with a lintel formed of soldier course brickwork. Steps from the driveway lead to the side entrance located on the north façade. The south side façade has an exterior brick chimney terminating in three pots. Windows on the side façade are double hung metal frame, similar to those of the front façade.

### **2005 Burroughs Drive**

#### **Dwelling and Garage Constructed 1929**

#### **Upper Dayton View Subdivision Section 3**

#### **Colonial Revival**

This two story Dutch Colonial Revival brick dwelling is located in the northwest corner of Burroughs Drive and Forest Grove Avenue (**Photograph 9**). A detached brick garage with a side gabled street façade is situated north of the dwelling and is approached via a driveway from Burroughs Drive. A wooden fence runs between the dwelling and the garage. The dwelling, covered with a gambrel roof, has a three bay symmetrical side gabled façade. The main entrance is set in the central bay and features a gabled stoop porch. The porch is ornamented with a classical segmented arch supported on Doric posts and accessed via a flight of steps from the sidewalk. The paneled entrance door has a segmented arch wood panel and is flanked with sidelights. A continuous shed dormer extending the length of the façade makes the second floor. Paired, mullioned twelve over one sash windows feature on the side bays at both floor levels. A pair of smaller nine over one windows punctuate the central bay, above the entrance. All windows have rowlock brick sills. The first floor windows have soldier course brick lintels. At the second floor level, the windows extend to the soffit of the roof. An open portico with a gently pitched roof supported on Doric columns is attached to the north façade of the building, and two

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

multi-light doors provide side entrances to the house there. A central chimney stack rises above the ridge, flanked by a twelve over one multi-light window on each side. Semi-lunette windows are located at the attic level, one on each side of the stack. The first floor level of the north side face is largely obstructed from view by the fence. A single multi-light window is located asymmetrically at the second floor level, and three mullioned windows – a rectangular one flanked by semi-lunettes – are at the attic level.

### **2010 Burroughs Drive**

#### **Dwelling Constructed 1949**

#### **Upper Dayton View Subdivision Section 3 Ranch**

The single story L-shaped dwelling, finished with masonry, plaster and stucco, is situated on the east side of Burroughs Drive between Torrington Drive and Forest Grove Avenue (**Photograph 10**). A driveway running along the north of the building provides access to the attached garage, the entrance to which is located on the rear façade. The façade is articulated with horizontal grooves, which extend to the chimney stack located at the intersection of the two wings. The dwelling is covered with a low-pitched cross-hipped roof with extended, boxed eaves. The main entrance is located north of the chimney, in the side-hipped wing, over which the roof, supported by wooden posts, extends, turning the corner to the north facade. A raised multi-light window punctuates the north corner of the wing. The hipped end features multi-light casement corner windows. Supported with a round post, the roof extends over a porch located at the south corner of the wing. The south façade corner windows are similar to the front façade, and like it, other windows set at varying heights punctuate the elevation. The dwelling exemplifies its Ranch style, with its low façade, pronounced horizontality, asymmetrical arrangement of the façade and elements, and minimal ornamentation.

### **2036 Burroughs Drive**

#### **Dwelling Constructed 1940**

#### **Upper Dayton View Subdivision Section 3 Cape Cod/Minimal Traditional**

This one and a half story dwelling is located on the east side of Burroughs Drive, south of its intersection with Salem Avenue (**Photograph 11**). The brick dwelling sits on elevated ground, with a winding stepped path from the sidewalk leading up to the main entrance. The dwelling has a symmetrical, side gabled three bay main façade with a split level single bay, two story extension featuring a street-level garage attached to its north façade. The entrance is located within a cross-gable projecting central bay within a brick arch surround. It is flanked on either side by eight over eight sash windows. Two gabled dormers, featuring windows of the same type as those below, extend from the roof over the side bays. A brick chimney stack is visible rising centrally along the ridge line. The garage is accessible via a driveway bracketed between stone retaining walls that contain the elevated front yard. The street façade of the upper floor is finished with siding and features a sash window set under a flat roof that extends out from the gabled roof to the rear. Other windows on the side facades are similar to those of the front façade and are organized according to the interior layout of the building.

### **1551 Campus Drive**

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**Dwelling Constructed 1937**  
**Upper Dayton View Subdivision Section 4**  
**Modernist**

The two story brick construction modernist dwelling, exhibiting elements of the International Style, is located at the northwest corner of Campus Drive and Burroughs Drive (**Photograph 12**). The roughly T-shaped building has a two bay front façade, with a single story flat roofed porch, supported with rectangular brick columns, over the entrance. Metal casement, multi-light corner windows with fixed sidelights and transoms, wrapping around the façade, are featured on each of the bays at both floor levels. A continuous rowlock brick sill runs under all windows on all facades, extending as a parapet coping over the front porch. A four bay wide south façade has a recessed side entrance located in a central bay. All windows are multi-light casement types of the same character as those of the front façade, with two panels. A single story garage is attached to the rear, west-facing elevation, with a driveway from Campus Drive providing access. The north façade has a transverse wing, which features corner windows in each of its two bays. The façade is painted white, sparsely ornamented, with rowlock brickwork the only elaboration under the window sills, between floors, and at parapet levels. A low-pitched cross-hipped roof, barely visible from the street, covers the building, with a brick chimney stack rising centrally near the ridge. The cubical massing, exterior finish, industrial windows and their configuration are all elements of the International style; the symmetrical front façade and sloping roof, on the other hand, show the adaptation of traditional dwelling elements to the style.

**1575 Campus Drive**  
**Dwelling and Garage Constructed 1938**  
**Upper Dayton View Subdivision Section 4**  
**Tudor Revival**

This stucco-finished dwelling and garage is located at the northwest corner of Campus Drive and Olmsted Place, set back from both streets with a landscaped yard with a winding path leading up to the entrance (**Photograph 13**). The front façade of the building features overlapping steeply pitched gables extending from the side gabled main roof. A larger gable end at the west corner is comprised of uneven eaves, with the west face swooping down to cover a side porch. This gable end features a triple paneled side hung multi-pane window at the first floor level, and a two panel window of the same type above. The gable peak is finished with wood-siding. The attached, smaller gable front provides for the main entrance to the house via a recessed round arched door framed with stone voussoirs. A small window with diamond panes is located to its east, and above is a single panel multi-light window. A tapering chimney shaft terminating with two pots, decorated with informal stonework is attached to the entrance gable. Two double panel windows, one on each floor, are featured in the east corner of the façade, with a minor gable from the main roof above them. The first floor, east façade, features a large multi-pane, multi-light window with two narrow panels flanking a large one. There are two double panel windows at the second floor level, and a single panel under the roof-line, where the gable peak is finished with siding. The west side façade features the entrance and side-hung windows. The north façade has a porch covered with the steeply pitched roof that swoops over it. A second chimney stack is visible near the rear, north façade of the building. The garage is approached via a driveway from Campus Drive. The garage features a hipped gable end with decorative half-timbering and a stucco finish, similar to the dwelling.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**1506 Catalpa Drive/Maude Saylor House**  
**Dwelling Constructed 1929**  
**Commissioned by Maude Saylor**  
**Julia and Russell H. Bates Plat**  
**Spanish Revival**

This Spanish Revival style dwelling is located at the northeast corner of Catalpa Drive at its intersection with Cornell Drive (**Photograph 14; Figure 5**). The stucco finished dwelling comprises a two story mixed hipped and gable main wing and a single story gable end wing extending out roughly from the center of the main wing. A winding path from Catalpa Avenue leads to the entrance, located in a two story round tower at the west corner of the two wings. A circular iron railing surrounds the open porch. The entrance doorway, which has narrow flanking multi-light windows, is framed in quoined brickwork and crowned with a classical garland pattern. The wood paneled door is set within an iron grill door panel. Windows at the first floor level are arched, multi-paned side hung with brick sills, while those at the second floor level are rectangular side-hung, multi-paned. Window panes are either rectangular or diamond shaped. Apart from the round tower, which has a copper roof, the remainder of the building is covered with Spanish tiles. The gable end of the extended wing features a prominent oriel window, while its east façade has a stucco finished chimney stack elaborated with small arches and a tiled roof at the top. A wing wall extending east from the gable end encloses a portico. A polygonal tower is tucked between the wings on the east side. A single story extension to the two story wing projects to the east, with the portico stretching along this wing to provide access to a side entrance located there. A driveway from Cornell Drive skirts the east boundary of the parcel, leading to an open parking area.

**1620 Catalpa Drive**  
**Dwelling Constructed 1935**  
**Replat of Perle L. Sagebiel Plat**  
**Tudor Revival**

The dwelling is set back from the streets at the southeast corner of Catalpa Drive and University Place with its front yard forming an “L” at the intersection (**Photograph 15**). The building is two and a half stories tall, of stone and brick construction, featuring a complex roof form comprising of a steeply pitched major cross-gable roof, minor gable roofs and a hipped roof over the attached garage located in the rear, southeast corner of the building. The main entrance to the dwelling is on the south, side façade, approached via a driveway from Catalpa Avenue. A second entrance is from the Catalpa Avenue façade and is approached via a path through the front lawn, and a third, side entrance is from the University Place, north façade, hooded with a covered porch. The Catalpa Avenue façade is constructed of random rubble masonry on the first floor and brick masonry above. The central section of the façade is framed by the gable end of the main roof on the south and a brick chimney stack rising from a gabled stone base to the north. The gable end has a multi-paneled, transomed window with diamond shaped panes at the first floor level, and a multi-paneled window with square panes above – a characteristic feature for windows that carries over to other facades. A wing wall of stone construction extends to the edge of the driveway. The gable is ornamented with half-timbering and patterned brick work, with

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

projecting eaves and decorative verges. The entrance is set within an arched surround. The chimney stack has brick banding, fluting and is topped with three decorated pots topped with copper cones.

The south side facade is of brick construction and has a brick chimney at its west end with banding and patterned brickwork similar to the gable end featured on the main facade and two copper capped pots. Windows are multi-paneled, of similar character as the Catalpa Avenue façade, though without transoms. A recessed, arched porch with a metallic balustrade covers the entrance. At the second floor level, above the entrance, is a large two panel window with a pseudo metal balcony. The façade also features a gabled dormer. Dentiled brick pattern extends under the eave between the chimney and the gabled dormer. The garage has an entrance along the south side, while the projecting west façade features a blind brick arch. On the north, University Place, façade, the roof has a prominent hipped end punctuated by a gable dormer with half-timbering. The roof extends over the porch to cover it, with triple, fluted concrete posts at the two corners supporting it. In excellent condition, the building well illustrates the Tudor Revival style, with its typical, asymmetric, picturesque form and elements and extensive stylistic features intact.

### **1205-1207 Cornell Drive**

#### **Building Constructed 1926**

#### **Julia & Russell H. Bates Plat**

#### **Italian Renaissance**

The two story Italian Renaissance style apartment building is located at the northwest corner of Cory Drive and Cornell Drive (**Photograph 16**). The stucco finished, cross-gabled building is L-shaped, oriented to the street intersection, with a prominent two story raised porch with a second story balcony filling the inner corner. The building is set back on a raised site, and a stepped path from the sidewalk leads up to the porch. The basement level is raised above ground by about six feet and is finished with rough-hewn brickwork. A flight of steps with brick walls on either side leads up to the porch. The roof over the porch is supported on two double height Doric columns. The semi-circular balcony at the second story level has a wood railing. Entrance to the building is via a paneled wooden door topped with a fanlight. Windows are four over one sash types, single, paired, or triple mullioned types and feature brick sills at the second floor level. The basement openings have been filled with glass blocks. A rear extension, facing Cornell Drive has a lower level garage, with a driveway from the street, separated from the front yard by a retaining wall to the east. The roof is low-pitched, finished with Roman tiles, and featuring extended, boxed eaves with corner returns at the gable ends. An interior brick chimney shaft is visible at the ridge corner.

### **1820 Elsmere Avenue**

#### **Duplex Apartment Dwelling Constructed 1930**

#### **1824 Elsmere Avenue**

#### **Duplex Apartment Dwelling Constructed 1930**

#### **Mt. Auburn Subdivision**

#### **Italian Renaissance**



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Located next to each other, the two story dwellings, 1820 and 1824 Elsmere Avenue, are identical Italian Renaissance style duplex apartment buildings, and are therefore considered together (**Photograph 17**). The buildings are situated on the east face of Elsmere Avenue north of Otterbein Avenue. Their parcels are elevated about five feet above the street level. Thus, steps lead up from the sidewalk to the centrally located entrances to the dwellings. Each of the two brick buildings features a three bay wide symmetrical façade with a projecting, gabled entrance bay at the first floor level. The entrance is in a round brick arch topped with a keystone. An arched transom light is set above the rectangular paneled door. The side bays at both floor levels have paired mullioned one over one sash windows with molded wood panels below the sill level extending their lengths. All front façade windows on 1824 Elsmere Avenue are shaded with louvered, wooden canopies, while only those of the second floor are similarly shaded for 1820 Elsmere Avenue. Two small wood paneled windows sit above the entrance. The corners of the front façade are elaborated with courses of projecting brickwork. A truncated pseudo hipped roof, covered with mission shingles, with projecting eaves ornamented with paired wooden brackets wraps around from the front of the buildings to the first two bays of the side façade, hiding the flat, parapeted roof behind. The side facades are asymmetrical, seven bays wide featuring single and paired sash windows, without the wood paneling and other elaborations present in the front facades.

### *1924 and 1926 Elsmere Drive*

#### *Mt. Auburn Plat*

#### *Tudor Revival*

The two modest Tudor Revival dwellings are located on the east face of Elsmere Drive, in the Mt. Auburn subdivision. Both the dwellings are set back from the parcel boundary with front yards and driveways leading to the detached garages in the backyards. Located on a street with smaller lots and modest dwellings, these homes represent a minimal use of Tudor Revival decorative elements, relying mainly on their form to convey their style.

### **1924 Elsmere Drive**

#### **Dwelling and Garage Constructed 1926**

#### **Tudor Revival**

The two story dwelling, finished with aluminum siding, has a gable end front façade with uneven eaves. A projecting gable end entrance porch, with a round arch hood projects from the front façade. A tapering chimney stack, stucco finished with irregular patterned brick inlay, rises from the south corner of the porch and the facade wall. The eave level is lower on the north face, with the extended roof wrapping around to the front façade over a triple panel sliding window at its south corner. Other windows on the main façade are six over one sash types, framed with wood surrounds. The south façade is two stories in height, with paired and single multi-light windows. A shed dormer projects out from the north face of the roof to accommodate the second floor featuring a pair of windows set directly above those of the lower floor.

### **1926 Elsmere Drive**

#### **Building and Garage Constructed 1928**

#### **Tudor Revival**

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

The two story dwelling has a steeply pitched cross gable front facade, with a nested gable entrance bay in the south corner. The gable of the simple stoop entrance is finished with half timbering. A pair of six over six mullioned sash windows pierce the cross-gable roof at the second story level. The side gable section of the main roof facing the street forms the north bay of the dwelling, where the façade is fitted with a ribbon of four mullioned six over six sash windows. A hipped dormer with paired windows extends from the face of the roof above. The south side façade features a single and paired multi-light sash windows at the first floor level, and a ribbon of three mullioned sash windows at the second floor level. A single story shed roof extension to the rear facade is partly visible. An exterior tapering brick chimney stack is located in the north façade, which also provides for a side entrance to the dwelling. The driveway to the detached garage runs along this side of the building.

### **700 Forest Grove Drive**

#### **Dwelling and Garage Constructed 1929**

#### **Upper Dayton View Subdivision Section 3**

#### **Colonial Revival**

The two story brick dwelling with a five bay symmetrical front facade is located at the southwest corner of Forest Grove Drive and Benson Drive (**Photograph 18**). A detached brick garage is sited near the south boundary of the parcel and is approached via a driveway from Benson Drive. The front façade of the dwelling also looks onto Benson Drive, and a stepped path from the driveway leads up to the main entrance, which has a hooded, segmented arch covered porch. The entrance doorway has a brick segmented arch surround, and the door is flanked with side-lights with a fanlight above. Two six over six sash windows, one for each bay, are on either side of the entrance at both floor levels, and a smaller multi-light window sits above the central bay, with the shorter height making room for a planter box. All windows have brick sills set in rowlock masonry. At the first floor level, the windows are round arch, with ornate wood panels filling the arches above the rectangular windows. Above, the windows have flat arch brick lintels and feature faux shutters. The roof has boxed eaves and a row of soldier course brick masonry marks the roof and wall junction. Three dormers extend from the face of the roof above. The central dormer has an arched top, while the two flanking ones are gabled, and all have multi-light sash windows. The north façade has a single story portico attached to it. The portico is covered with a hipped roof, supported by brick columns. A wood balustrade with slender, turned spindles run between the columns. The portico has been enclosed with glazing set behind the balustrades. The gable end side façade is symmetrical, with a central chimney stack. The two sash windows with shutters at the second floor level are similar to those of the front façade. There are two small rectangular multi-light openings, one on either side of the stack, at the attic level. The chimney stack terminates with three pots. The south side façade and rear façade are only partially visible behind fences and landscaping and appear to retain the symmetry of the two street elevations.

### **1605 Harvard Blvd.**

#### **Dwelling and Garage Constructed 1928**

#### **Sagebiel Plat**

#### **Modernist**

The two story modernist dwelling is located at the northwest corner of Vassar Drive and Harvard Boulevard (**Photograph 19**). The dwelling has a wide, asymmetrical gable end main façade

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

looking onto Vassar Drive. The exterior stonework, comprising of random ashlar masonry, is comprised of smoothly dressed elongated blocks. The entrance porch, accessed via a flight of steps from the sidewalk across the front yard, is covered with a flat canopy supported on wedge-shaped wooden posts. The north corner of the façade features a balcony with a metal rail projecting over the first floor. A second canopy extends above the entrance porch canopy, terminating near the balcony, and a third one extends over the built-in garage at the north corner, wrapping around the north façade. The windows are metal casement types with horizontal panes, with larger two and three panel ones located at the first floor level. The roof has extended eaves and rafters are exposed at the gable end. Thus, in its form, treatment of materials and design, the façade of the building emphasizes horizontality, a characteristic feature of modernist architecture, as is the industrial nature of the casement windows. Yet, with its sloping roof, it retains more traditional aspects of contemporaneous dwellings. A detached outbuilding, not visible from the street as it is obscured by heavy foliage, is located to its north.

**1727 Harvard Boulevard/George F. Kem House**  
**Dwelling Constructed for George F. Kem**  
**Dwelling Constructed 1928**  
**Upper Dayton View Subdivision Section 1**  
**Tudor Revival**

The brick and stucco finished two story dwelling is located in the northeast corner of Harvard Boulevard and Ravenwood Avenue. The building features a hipped roof with uneven eaves, extending to cover a side porch facing Harvard Avenue on the south façade, as well as minor gable extensions. The north bay of the front Ravenwood Avenue façade features a multi-paned oriel window at the first floor level and triple mullioned windows at the second floor level. A minor gable finished with stucco and half timbering and a pair of mullioned windows covers the bay. A wing wall extends north from the corner of this bay. The entrance to the building is framed by a stone surround. It is to the south of this gabled bay, within a Tudor arched recessed porch. Triple mullioned windows are set at the first floor level south of the entrance and above these is a ribbon of four mullioned windows. A bay window projects above the entrance. The second floor is finished with stucco and half timbering extending to the eave over the porch. Much of the first floor of the Harvard Avenue façade is covered by the arcaded porch. A gable roof extension from the hipped roof finished with stucco and half timbering covers the porch. Access to the attached garage is from a driveway from Ravenwood Avenue that runs along the rear north façade. The rear façade of the garage is also covered with a gable roof, with a dormer, finished with half timbering, features ribbon windows similar to those of the front façade, and a side entrance to the house. A brick chimney stack rises above the roof line here. The building retains its style and character defining features, which are depicted in the *Dayton Daily News* advertisement c. 1928 (**Figure 4**).

***Bonebrake Theological Seminary Campus, 1800 Block of Harvard Avenue***  
***Omega Lofts Plat***  
***Jacobethan/Gothic Revival***

The original Bonebrake Seminary Campus, located between Harvard Avenue and Cornell Drive to the north and south and Catalpa Avenue and Burroughs Drive to the east and west, comprised of six buildings, is set on a campus landscaped by the Olmsted Brothers. Street access to the

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

campus was from the southeast corner of Cornell Avenue and Catalpa Avenue, via a driveway, with the buildings set in a loop around it. While three of the six buildings have been removed and a new condominium apartment has been constructed on the campus, the driveway and the landscaped, park-like campus remains in place. The original seminary building and the associated church, as well as a utility building facing Cornell Drive remain in place.

**1800 Harvard Boulevard (Bonebrake Seminary Fout Hall/Omega Lofts)  
Constructed 1919-1920**

**Jacobethan**

This C-shaped, brick building, with elements of the Jacobethan style, is located net the Harvard Avenue/Catalpa Drive corner of the campus (**Photograph 20**). It has a footprint of 172 ft. x 116 ft., encompassing a rear court of 96 ft. x 75 ft., as described by the Montgomery County Auditor. The symmetrically composed building is four stories in height - a raised concrete basement with three stories above. The main entrance is on its southwest façade, which faces the looping driveway. The main entrance is approached via a flight of steps leading to a two-point stone arch flanked on either side with massive, quoined walls. The upper two floors are glazed with mullioned sash windows framed within two point arches. A brick parapet, embellished with stone battlements, rises from the stone cornice at the roof-line. The corner bays on each side of the façade are framed within massive pilasters. Each bay features a pair of mullioned six over one sash windows originally with trabeated metal panels between the floors. Most of the panels have been removed. The pilasters have gabled stone pinnacles. Other window openings throughout the building are six over one sash single or paired mullion types. The central bays of the exterior side facades also feature entrances set within stone arches, framed by pilasters instead of massive walls. The upper floors of the central bay have paired windows and paneling similar to the corner bays. The building retains its form, most exterior materials, and characteristic elements of the style.

An access driveway from Harvard Boulevard leads to the entrance placed centrally within the "C" of the rear façade which looks northeast. The entrance bay, approached via a flight of steps, is raised and projects out from the face of the building. The doorways are recessed within a two pointed stone arch flanked by massive stone-quoined walls, with a raised parapet featuring stone battlements above. The simple, unadorned facades feature six over one sash type single or paired, mullioned windows. A concrete band separates the lower floors from the raised parapet that hides the flat roof behind it. The parapet takes a stepped form at the ends of the two transverse wings of the building. The building, which was originally constructed to house the Seminary dormitory, has been repurposed for loft apartments.

**1810 Harvard Boulevard (Omega Baptist Church/Bonebrake Seminary Church)**

**Constructed c. 1919-1920**

**Gothic Revival**

The Gothic Revival style church is located to west of the Bonebrake Seminary building, with its gable front façade looking onto the looping driveway (**Photograph 21**). The main entrance to this cruciform building is framed in a stone pointed arch with lamps at the impost levels. A rose window sits under the gable, while stone buttresses flank either side of the entrance. The side gable facades are six bays wide, with rectangular casement windows at the lower level topped

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

with elongated paired lights set in pointed arches above. The bays are separated with stone buttresses. Side entrances within pointed arches are from the gabled transept wings. The low level windows, lighting the basement level of the church are metal frame casement types throughout. A significant feature of the church is the cruciform stained-glass filled opening at the gabled end behind the altar.

### **2046 Harvard Boulevard**

#### **Dwelling Constructed 1950**

#### **Upper Dayton View Subdivision Section 2**

#### **Mid-Century Modern**

Situated in an elevated parcel sloping up from the street, the mid-century Modern split-level dwelling is located at the southeast corner of Harvard Boulevard and Benson Drive (**Photograph 22**). The roughly L-shaped building stands on a concrete foundation, and the main floor façade is finished with vertical wood siding. It is covered with a shed-type roof with extended eaves that slopes gently down from the west to east, and then up over the shallow, rear facade. An interior brick chimney stack rises above the roofline of the dwelling. The entrance to the building is from the north-facing elevation, shaded by the extended roof, at the corner of the two wings. Mullioned casement ribbon windows feature on the façade. A carport is located off Benson Drive, below the main floor level of the dwelling. The floor above the carport is supported with piloti. An entrance and a wall of casement windows stretches across this lower level west facing elevation. Unevenly spaced casement windows, single and paired, of varying sizes punctuate the main floor of the Benson Drive façade.

### **2201 Harvard Boulevard**

#### **Dwelling and Garage constructed 1929**

#### **Upper Dayton View Subdivision Section 2**

#### **Colonial Revival**

The Four-over-Four English Colonial Revival brick dwelling is located at the northwest corner of Harvard Boulevard and Burbank Drive (**Photograph 23**). The dwelling has a three bay symmetrical façade facing Harvard Boulevard with a single story portico attached to its east gable end. A two car garage of brick construction with a hipped roof is accessible via a driveway from Burbank Drive. A winding path from the sidewalk at the street corner leads to the central flat hooded porch, which is supported on Doric columns. The wood-frame entrance door is flanked by sidelights with an ornamental wooden segmented arch above. The side bays and the central bay above the entrance feature six-over six sash windows. The windows all have rowlock brick sills and flat arch lintels, with wood shutters on either side. Lintels at the first floor level feature keystones. The corners of the facades are ornamented with brick quoins. The roof has extended eaves with dentiled cornices, with cornice returns at the gable ends. The gable ends have paired double chimney ends, with the common chimney stack wall punctuated with a round arched window at the attic level. The portico on the east façade is supported by Doric columns like the front porch and has been enclosed with metal frame glazing. Above, at the second floor level are sash windows with brick sills, brick flat arch lintels, and shutters. The west side façade is similar in its configuration as the east façade, with a window for each bay at both the main floor levels, varying only in that they have no shutters. The rear, north façade has a single story

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

flat roof addition, finished with siding, and features a rear entrance to the dwelling. A simple metal fence encloses the backyard of the property.

### **2207 Harvard Boulevard**

#### **Dwelling and Garage Constructed 1929**

#### **Upper Dayton View Subdivision Section 2**

#### **Tudor Revival**

The dwelling, identified as a Sears Catalog Maywood Home, is on the north side of Harvard Boulevard, west of Burbank Drive (**Photograph 23**). The two story dwelling, finished with stucco, has a wide, asymmetrical hipped gable front façade, with the roof extending down to covered porch on the west side façade. The roof is supported on a pseudo three-point arch. A pitched, overhanging canopy with boxed eaves extends from the side porch roof and wraps around the front façade between the two floors. A ribbon of five six over six sash windows with faux shutters are located in the central portion of the facade at the first floor level. At the east end of the first floor is a triple mullioned window comprising two multi-light panels flanking a central picture-frame. Above, at the second floor level, are two paired six over six sash windows with shutters. The east side façade first floor is windowless, with the main roof extending down to shade it. Shed type dormers with triple panel windows extend out of the roof over both the east and west side facades. An interior brick chimney is visible along the ridge line of the roof. The detached garage is located to its rear and not clearly visible from the street.

### ***1714, 1718, and 1722 Malvern Avenue***

#### ***Upper Dayton View Subdivision Section 1***

#### ***Colonial Revival***

The three single dwellings are located on the east face of Malvern Avenue at its intersection with Alameda Place (**Photograph 24**). All three are set back from the street, with front yards and driveways skirting the side facades to provide access to detached garages located at the rear of the lot.

### **1714 Malvern Avenue**

#### **Dwelling Constructed 1930, Detached Garage Constructed 2004**

#### **American Foursquare - Colonial Revival**

The American Foursquare dwelling features elements of the English Colonial style. The building is finished with wood siding and is covered with a low pitched hipped roof with extended eaves. The first floor of the front façade has a full length, pedimented porch on a concrete base, supported on three square posts. Steps from the south face of the porch provide access to the house. A glazed, multi-paned door with sidelights is located on the north bay of the façade, flanked on the south by paired, mullioned six over six sash windows. The second floor features a small multi-paned window in the central bay and, for the side bays, a pair of mullioned windows similar to those at the first floor level. The driveway skirts the south side façade, which features single sash windows of varying sizes. The north side façade has a brick chimney stack terminating in two clay pots, with single and double mullioned windows flanking either side. The driveway extends past the south façade to provide access to the garage located at the rear of the parcel.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**1718 Malvern Avenue**

**Dwelling and Garage Constructed 1930**

**Colonial Revival**

The Dutch Colonial Revival dwelling, finished with wood siding, has an asymmetrical side gable façade with a single story extension, covered with a hipped roof, attached to its south façade. The entrance to the dwelling is via a stoop type porch with an arched hood on the south bay. There are three six over one sash windows at the first floor level front façade to its north. A full length shed dormer, with two sash windows projects from the roof above. The single story extension to the south façade features sash windows of the same type as the front façade. A brick chimney stack is centered on this façade, rising above the ridge line of the roof. The stack is flanked symmetrically by a sash window on either side at the second floor level, and semi-lunette windows under the eaves.

**1722 Malvern Avenue**

**Dwelling and Garage Constructed 1925**

**Colonial Revival**

The two story American Foursquare Colonial Revival dwelling has an exterior finished with wood siding. A full length porch with a side gabled roof supported on three Doric columns extends across the first floor of the front façade. The entrance to the house is on the south bay, via a paneled door with sidelights and a transom window. To its north are two multi-pane sash windows, one for each bay. Above, at the second floor level, a pair of small, mullioned casement windows in the central bay is flanked on either side by eight over one sash windows with faux-shutters. A low-pitched hipped roof with an eyebrow dormer covers the dwelling. A brick chimney rises above the roof along the central bay of the south façade and is flanked by sash windows arranged asymmetrically. A driveway from Malvern Avenue skirts past this façade to provide access to the detached garage. Sash windows, arranged asymmetrically also feature on the north façade.

**1838 Malvern Avenue**

**Dwelling and Garage Constructed 1924**

**Mt. Auburn Subdivision**

**Bungalow - Craftsman**

Located on the east side of Malvern Avenue, 1838 Malvern Avenue is an example of a side-gabled, one and a half-storied bungalow constructed in the Craftsman style (**Photograph 25**). The exterior materials are random rubble stone at the first floor level and stucco decorated with half-timbering above and at the gable ends. The gable roof extends over the front façade to cover the full length front porch, which is supported with tapering stone columns. The roof has extended eaves, with the rafters exposed and visible. A central flight of steps with stone balustrades provides access to the raised porch. The front façade is three bays wide, symmetrical with a central doorway and one over one sash windows on either side. A gabled dormer extends from the roof over the front façade, is finished with stucco and half-timbering, and features three grouped one over one sash windows with decorative shutters. The south side façade has an exterior tapering stone chimney stack extending from the stone and stucco wall. Vents at ground level, visible along this façade, indicate the building has a full basement. A continuous dormer

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

extends the length of the rear façade. A detached garage, covered with overgrowth is visible to the rear, in the northwest corner of the property.

#### **40 Otterbein Avenue**

##### **Building and Garage Constructed 1926**

##### **Upper Dayton View Subdivision Section 1**

##### **French Eclectic**

The L-shaped, asymmetrical two story stucco finished French Eclectic dwelling is located at the southeast corner of Otterbein Avenue and Catalpa Drive, with a landscaped front yard (**Photograph 26**). The dwelling is covered with a steeply pitched roof with flaring eaves, with a north facing hipped end and a west facing gable end. The dwelling has a circular tower at the intersection of the wings, with a steeply pitched gable extension featuring a recessed, round arched entrance. The entrance is framed in rowlock brickwork and informal brick inlays and topped with radiating brick inlay above the arch. Windows are four over four sash types, single or paired, featuring rowlock brick sills and lintels, some framed within informally patterned brick work. A prominent tapering chimney stack is engaged to the west facing wing of the building and terminates with two ornate pots. The north facing wall features a hipped dormer that is level with the cornice in the sweeping roof line. The dormer has decorative half timbering. Half-timbering finish is also found on the west façade between the sweeping roof line and the chimney stack. Other decorative features include ornate water-spouts, metallic star-shaped and other inlays above the entrance and the chimney stack, and a lion-shaped weather-vane above the round tower. A detached garage, located east of the dwelling, is accessible via a driveway from Otterbein Avenue.

#### **104 Otterbein Avenue**

##### **Dwelling and Garage Constructed 1922**

##### **Designer and Builder: William J. Schneider**

##### **Upper Dayton View Subdivision Section 1**

##### **Colonial Revival**

The Four-over-Four, two and a half story English Colonial Revival house finished with wood-siding is located at the southwest corner of Otterbein Avenue and Catalpa Drive (**Photograph 27**). The dwelling has a side-gable, three bay, symmetrical front façade looking toward Catalpa Drive, with a single story enclosed porch attached to the north façade, and a gabled two story extension to the south façade. A concrete deck is ensconced between the gabled extension and the main dwelling. A two car garage is located near the south boundary of the site, approached via a driveway from Catalpa Drive.

A short, stepped path from Catalpa Drive provides access to the central bay hooded porch which is supported by two tapering posts with Doric capitals. Flanking the entrance are two paired mullioned one over one sash windows. Above, each bay features a single one over one sash window with faux shutters. The enclosed porch is one bay wide along Catalpa Drive and two bays along Otterbein Avenue. Three engaged posts at each corner, and a pair of posts between the two bays of the north face support the gently sloping shed roof over the porch. Each bay features a window, comprising a narrow pane flanking each side of a wide one, extending its breadth. Narrow elongated windows are set between the paired posts. Symmetry is maintained at



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

the second floor level which features two sash windows with shutters. At the attic level under the projecting boxed eave of the roof is a Palladian sash window. The south façade has similar sash windows with shutters as the front façade and provides for a side entrance located in the gabled extension to the building. An external brick chimney stack is attached to the south façade, rising up centrally along the pediment. As advertised in Dayton's newspapers, this was the first Electric Home built in the city or its suburbs.

### **221 Otterbein Avenue**

#### **Dwelling and Garage Constructed 1920**

#### **Upper Dayton View Subdivision Section 1 Colonial Revival**

The Dutch Colonial Revival dwelling and garage are located on the north side of Otterbein Avenue, between Ravenwood and Auburn Avenue (**Photograph 28**). The two story building is finished with wood siding and features a gambrel roof with boxed eaves extending over the first story, and full length shed roofs on both faces enclosing the second story above. The dwelling has a gable end street façade, and a three bay, asymmetrical side façade. A driveway from Otterbein Avenue runs past the east side façade to the garage, also providing for access to the main entrance to the dwelling set in the south bay. A single story enclosed porch with a flat roof supported by grouped tapering posts with Doric capitals extends out from the street-facing end of the house. A wooden balustrade encloses the roof of the porch above. A centrally placed brick chimney stack extends above the ridgeline of the roof. The stack is flanked on either side by eight over one sash windows, and by half-lunette windows at the attic level. The main entrance to the house is set under a gable roofed porch supported by round posts with Doric capitals. Side façade windows vary in size and are typically multi-light side hung types, while those featured on dormers are sash types similar to the ones on the front façade. The garage is located near the rear boundary of the parcel and is covered with a gable roof.

### **230 Otterbein Avenue**

#### **Dwelling and Garage Constructed 1923**

#### **Upper Dayton View Subdivision Section 1 Colonial Revival**

The two and a half story, Four-over-Four English Colonial Revival dwelling of wood-siding and stucco finish, is located at the southeast corner of Otterbein and Auburn avenues (**Photograph 29**). The dwelling has a symmetrical, three bay main façade with a single story glass-enclosed portico extending out from the Otterbein Avenue gable end and a single bay single pen extension to the south gable end. A gable-front single car garage is located near the south boundary of the parcel and is accessed via a driveway from Auburn Avenue. The garage door is topped with an ornamental segmented arch.

Entrance to the dwelling is from the central bay via a hooded, flat-roofed porch supported on tapering posts. The roof of the porch is enclosed with a wooden rail embellished with diamond patterned woodwork. The entrance door is flanked by sidelights. Windows, two on each side bay and one above the entrance porch, are six-over six sash types with wooden shutters. Those at the first floor level have molded wood lintels. The first floor is finished with wood siding, while the second floor is finished with stucco. The building features a diamond patterned sheet metal roof

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

with boxed eaves and ornamental patterning at the roof line. The single story portico on the north façade has a flat roof and features a wood railing of the same type as the one over the front porch. A prominent brick chimney stack rises centrally, extending above the ridge to terminate with three clay pots. The chimney stack is flanked by a multi-light sash window on either side at the second floor level, and a quarter-rounded window at the attic level. The entire façade is finished with wood siding. The south side façade is finished with wood siding, and features sash windows without shutters typical of the street-facing elevations. The rear façade retains the symmetry of the front face, with a central rear entrance with a stoop type porch. Windows are multi-light sash types without shutters. A shed dormer with three windows extends from the face of the roof.

**321 Otterbein Avenue**  
**Dwelling and Garage Constructed 1925**  
**Upper Dayton View Subdivision Section 1**  
**American Foursquare - Craftsman**

Located at the northeast corner of Otterbein and Malvern Avenue, the dwelling is an example of the American Foursquare Craftsman style house (**Photograph 30; Figure 2**). Set back from Otterbein Avenue, the two and a half story dwelling, with exterior stucco walls, has a symmetrical, three bay front façade. A central porch approached via a short flight of steps extends from the central bay. The porch has a truncated hipped roof supported on rounded columns with Doric capitals. The brickwork framed entrance features a wood-paneled door with a round brick arched window to its east. The side bays feature three grouped windows, mullioned and framed with soldier course brickwork at the sill and lintel levels and stretcher course brickwork on either side. The windows are eight over one sash types. The second floor features paired windows of the same character as those at the first floor level, and a pair of smaller eight light square windows in the central bay. A continuous band, comprised of rowlock bricks set above soldier course brickwork, wraps around the facades. Alternating courses of shiner and rowlock brickwork frame the sides of the paired windows. The dwelling features a side porch extending from the central bay of the west façade. A single story brick addition is located in the rear, northwest corner of the dwelling. The hipped roof has a hipped dormer with triple ribbon windows over the front façade. The roof features extended exposed eaves with decorative brackets. A garage topped with a shallow pitched hipped roof and hipped dormer to match that of the dwelling is located to the north of it, accessible from Malvern Avenue.

**607 Otterbein Avenue**  
**Dwelling Constructed 1948**  
**Upper Dayton View Subdivision Section 2**  
**Ranch**

The single story cross-gable painted brick dwelling is located on the north side of Otterbein Avenue between Burroughs and Benson drives (**Photograph 31**). The dwelling is set on a higher elevation than the sidewalk, and a retaining wall and trimmed hedge mark the property boundary. The dwelling has an asymmetrical façade, with an off-center gable wing and a two car garage attached to the west façade, covered with a nested, hipped roof. The arrangement of the single story dwelling with the garage gives the form a horizontal orientation typical of the ranch style. The main entrance to the house is recessed, to the east of the gabled wing, with a multi-light

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

picture-frame window to its east. A prominent oriel window fitted with five multi-light mullioned panels is centered in the gable wall. The window has a brick sill, with classical garland ornamentation marking the lintel above. A round window is located under the gable. A triple mullioned window, comprising of a large picture-frame type flanked on either side by shallow panes is featured to the west of the gabled wing. A triple mullioned ribbon window marks the garage extension. A fenced-in porch is located between the dwelling and the recessed garage. The roofs covering the dwelling and garage are moderately pitched, with extended eaves over the side-gable ends. A brick chimney stack is visible at the ridge of the roof, where the two wings of the main dwelling intersect.

### **700 Otterbein Avenue**

#### **Dwelling Constructed 1931**

#### **Upper Dayton View Subdivision Section 2**

#### **Tudor Revival**

The two story brick dwelling is located at the southwest corner of Benson Drive and Otterbein Avenue, with its main façade looking onto Benson Drive (**Photograph 32**). The main facade has a cross-gable roof with a gable end front section featuring the entrance. The entrance features a paneled round arch door recessed and set within a stone-arch surround. Next to the door, a group of four windows are topped with a brick segmented arch with a patterned brick infill. A prominent oriel window centered at the second floor and decorative siding in the gable peak complete the façade. The end gable front wing divides the side-gabled section into two parts, which are two stories to its south and one and a half stories to its north. Windows at the first floor level are paired or grouped in four, with sills comprised of rowlock brickwork and lintels of soldier course brick masonry. The side-gabled north section has two gable dormers finished with stucco and half timbering with paired, diamond paned windows. The second floor of the south section is finished with stucco and decorative half-timbering. An interior brick chimney stack with two pots rises from the ridge of the roof. A single story attached garage, approached via a driveway from Benson Drive, is attached to the south of the two story section, the entrance to which is from its south-facing elevation. The north façade features an exterior brick chimney with stone inlays and end wall chimney with decorated pots, windows of the same character as the front façade, and a decorative blind stone arch with brick infill. The rear façade features a gable dormer and two minor cross-gable extensions, finished with half-timbering within the eaves over a rear porch.

### ***2012 and 2016 Philadelphia Drive***

#### ***Upper Dayton View Subdivision Section 3***

#### ***Cape Cod/Minimal Traditional***

The two buildings are located on the east side of Pennsylvania Drive between Forest Grove Avenue and Audrey Place (**Photograph 33**). The two dwellings are in a block of similar, mostly Cape Cod and associated style homes. As is typical on the street and neighborhood, both homes have landscaped front yards and driveways along their sides to provide for parking. Neither of the homes have associated garages.

### **2012 Philadelphia Drive**

#### **Dwelling Constructed 1949**

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

### **Cape Cod/Minimal Traditional**

This is an L-shaped cross-gabled one and a half story brick dwelling, with its main entrance located in the south corner of the gabled end. The façade has been painted, and the roofs are of varying height. An open stoop with a short flight of steps leads up to the entrance, which is fitted with a storm door and a wood paneled door with a fanlight. A two leaf sliding window with faux shutters is set to its north. A one over one sash window is located under the eaves of the gable roof. The side-gabled wing, set back to the south of the entrance wing, features a two leaf sliding window. A gabled dormer fitted with a one over one sash window projects from the roof. The north façade, alongside which the driveway is constructed, is covered with creepers, surrounding sash windows at the first floor level and under the eaves of the gable end. The south façade features a brick chimney stack flush with the wall, narrow sash windows with brick sills, and a prominent concrete basement level, rendered visible because the parcel slopes down towards the rear.

### **2016 Philadelphia Drive**

#### **Dwelling Constructed 1949**

#### **Cape Cod/Minimal Traditional**

The one and a half story brick house has a side-gable, symmetrical, three-bay front façade. A gabled entrance bay with an open porch is flanked on either side by six over six sash windows with fixed sidelights and wooden shutters. The windows have brick sills set in rowlock masonry. A gabled dormer with six over six sash window projects out from the roof above each window, as is typical for Cape Cod dwellings of the era. The gable end north façade is symmetrical, with two sash windows at the first floor level and a sash window under the eaves. The south façade features a brick chimney stack. The concrete basement and foundation wall are clearly visible owing to the gradient of the site, which slopes down to the backyard. The south façade also features two windows at the first floor level and one under the gable roof, though its symmetry is broken by the chimney stack.

### **2132 Philadelphia Drive**

#### **Dwelling Constructed 1951, Detached Garage Constructed 1977**

#### **Upper Dayton View Subdivision Section 3**

#### **Ranch**

The single story dwelling, finished with brick and stone masonry, is located on the southeast corner of the intersection of Philadelphia Drive and Torrington Drive (**Photograph 34**). This is a cross-gable dwelling with a gable end garage attached to a south side-wing. A non-contributing detached garage or outbuilding, not visible from the street, is located to the rear of the dwelling on a site that slopes up from the street. The dwelling has an asymmetrical cross-gable main façade, with the end gabled wing extending to the street off-center from the main, side-gabled wing. The roofs over the dwelling vary in height and are moderately pitched. The entrance is from the wider, side-gabled section to the north. It is approached via a stepped path that leads to a covered porch supported on wrought iron posts. The gable end is partly finished with ashlar stone masonry and is fitted with a casement picture frame window with operable side panes, similar in its configuration with other windows on this façade. All windows are shaded with wood slat awnings. A side wing fitted with a row of glazed panels connects to the two-car garage to the south. Glass-blocks, arranged in a pyramidal pattern, are attached to the brick masonry for

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

the roof pediment level. A stone chimney shaft with clay pots rises above the dwelling at the cross-gable junction. The north facade is symmetrical, featuring two casement windows with transoms. The south façade comprises the side wall of the garage having no openings.

**1725 Ravenwood Avenue**  
**Dwelling and Garage Constructed 1925**  
**Upper Dayton View Subdivision Section 1**  
**Bungalow - Craftsman**

The one and a half story bungalow, featuring elements of the Craftsman style, is located on the west side of Ravenwood Avenue. The primary exterior construction materials are brick for the walls and stucco with half-timbering under the gables. The front façade is three bays wide and symmetrical, with a porch extending out from a recessed central bay having the entrance doorway. The porch is covered with a low pitched shed roof, has extended boxed eaves and is supported on brick piers. Above, a hipped dormer with triple multi-light ribbon windows extends from the gable end of the main roof. The roof features extended, flaring eaves with decorative rafters. The side bays feature triple mullioned casement type windows. Cross-gabled ends with extended eaves, half timbering and central octagonal polychromatic lights extend over the side bays. The side facades are asymmetrical, featuring multiple gable ends finished with stucco and half-timbering. A brick chimney stack is visible rising above the rear gable side of the roof. A detached brick garage is visible in the southwest corner of the lot.

***1732 and 1736 Ravenwood Avenue***  
***Upper Dayton View Subdivision Section 1***  
***Colonial Revival***

The two Colonial Revival dwellings are located on the east side of Ravenwood Avenue, south of its intersection with Otterbein Avenue (**Photograph 35**). The dwellings are both set back from the street with landscaped front yards, and both have driveways from Ravenwood Avenue leading to detached garages located to the rear.

**1732 Ravenwood Avenue**  
**Dwelling and Garage Constructed 1929**  
**Colonial Revival**

The dwelling has a symmetrical three bay façade, with the central entrance covered by a flat-roofed porch supported on brick posts. The porch is topped with a wood balustrade. The entrance is flanked with sidelights. The side bays at the first floor level feature paired, mullioned six over six sash windows with row lock brick sills and soldier course brick flat arches. The windows have faux shutters. Above, there are three six over six sash windows with shutters. The roof-wall junction is ornamented with a dentiled cornice with projecting boxed eaves. Three gable dormers, one for each bay, project from the roof. A side entrance is located on the south face, gable end of the dwelling, which also features windows similar to those of the front façade set per the interior organization of rooms. The north face is symmetrical, with one window flanking each side of a central, engaged chimney stack. Small, hemi-arch windows flank the stack at the attic level. Unlike larger English Colonial revival homes in Dayton View Triangle, this one, constructed on a narrower lot, does not have a side portico.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**1736 Ravenwood Avenue**

**Dwelling and Garage Constructed 1926**

**Colonial Revival**

The four bay English Colonial Revival home is finished with wood siding, with an asymmetrical façade with a projecting upper floor. There are two entrances one the front façade, at the north and south bays, respectively. The north bay entrance has a prominent gabled porch, supported by a group of three wood posts at each corner, with the pediment interrupted by a round arch. The entrance is via a wooden, glazed multi-paned, two panel door. The second entrance has a wood architrave and a transom light. A ribbon of three mullioned multi-light sash windows extends between the two entrances. The second floor overhangs the first, and features three windows, one for each bay except the north one. The roof-wall junction has ornamental dentiling, with boxed eave above. The south side façade has a central round arch side entrance, above which is a bay window. Other windows are multi-light sash types; at the southeast corner is a triple ribbon window. A single story rear extension with a shed roof is partly visible. The north side façade has an oriel bay window and paired or single sash windows. At both gable ends, is a multi-light sash window set within a round arch at the pediment level. An interior brick chimney stack is visible, located centrally at the ridge of the roof.

***1818, 1820, 1822, 1824-1826, and 1830 Ravenwood Avenue***

***Mt Auburn Subdivision***

***Craftsman/Bungalow***

This row of five dwellings located on the east side of Ravenwood Avenue in the Mt. Auburn subdivision exemplify the use of Craftsman style elements in bungalows and two/two and a half storied traditional dwellings (**Photographs 36 and 37**). These dwellings have similar plans, even as they use different details to provide for variety in the streetscape. They are evenly set back from the street, with front yards, and have driveways along the sides of the homes to provide access to detached garages located in the rear of the lots. While some of their exterior materials have been altered since they were constructed, these buildings retain their formal characteristics and stylistic elements.

**1818 Ravenwood Avenue**

**Dwelling and Garage Constructed 1923**

**Bungalow - Craftsman**

This is a single storied side gabled bungalow with a full length porch covered with a low-pitched gabled roof with the gable end facing the street (**Photograph 37**). Both, the main and porch roof have extended eaves, a characteristic feature of the Craftsman style. The porch is supported with three posts in each corner and intermediate paired posts linked with decorative wood latticework. The gable end of the porch roof features half-timbering. The front façade is symmetrical and three bays wide, with a central door flanked on either side by triple mullioned six over one sash windows. The primary façade material is painted wood siding. The south side façade features an external brick chimney stack that rises above the roof. This gable end façade features single pane sash and paired sash windows arranged asymmetrically. All windows have wood surrounds painted to match the lattice-work characterizing the front façade. A garage located to the rear is not visible from the street.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

### **1820 Ravenwood Avenue**

#### **Dwelling and Garage Constructed 1929**

##### **Bungalow - Craftsman**

The one and a half storied bungalow has a side gable two bay wide façade, with the roof extending out to cover the full length front porch, supported by two brick piers (**Photograph 36, right**). The roof has pronounced flaring eaves. A short flight of steps leads up to the porch, which has a metal railing. The entrance door is set in the south bay and is flanked by side-lights. A multi-light bay window is located in the north bay of the front façade. Above, a shed dormer with multi-light triple mullioned windows extends out from the roof-line. An interior chimney set near the north façade projects out from the roof-line. The side façade features single and double hung windows placed asymmetrically.

### **1822 Ravenwood Avenue**

#### **Dwelling and Garage Constructed 1923**

##### **Bungalow - Craftsman**

The dwelling is immediately to the north of 1820 Ravenwood Avenue (**Photograph 36, center**). Like its neighbor, this is a one and a half story side gable dwelling, with a full length porch covered by the extended roof over the house. The porch is approached via short central flight of steps. Unlike its neighbor, the front façade of this dwelling is symmetrically composed, with a central door flanked on either side by sash windows. The symmetry extends to the porch which is supported by four masonry piers, two on each side of the steps, with beams connecting them to form pseudo arched openings. This dwelling also features a shed dormer that extends from the ridge line of the gable roof. A central interior chimney is visible near the ridge line on the rear slope of the roof. The dwelling, too, is finished with wood siding, and features a garage located near the rear of the parcel, approached via a driveway from the street.

### **1824-1826 Ravenwood Avenue**

#### **Dwelling Constructed 1928**

##### **Craftsman**

Located to the north of 1822 Ravenwood Avenue, this is a two storied duplex dwelling with a gabled street façade (**Photograph 36, left of center**). A full length porch topped with a low-pitched hipped roof having overhanging boxed eaves extends the width of the front façade. The porch roof is supported with three masonry piers, and echoing the dwelling to its south, has interconnecting beams between them to form pseudo arched openings. The front facade exhibits bilateral symmetry. The bipartite first floor has two stairways leading up to the two corner entrances to the side-by-side dwellings. A compound wall and a central pier separate the two flights of steps. The entrances are located in the corners of the façade, with double hung windows adjacent to the doorways. A pair of one over one sash windows are set on the second floor and smaller, paired double hung windows are under the gable. The main roof is jerkinhead with overhanging boxed eaves and features an interior brick chimney stack projecting from the ridge. The side façade is three bays wide. At the first floor level are asymmetrically arranged, paired one over one sash vents, paired one over one windows, and a one over one sash window respectively. Above, each bay features a one over one sash window. The two side facades are identically composed. A detached garage is located to the rear, near the east end of the parcel.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**1830 Ravenwood Avenue**  
**Dwelling and Garage Constructed 1926**  
**Craftsman**

This duplex dwelling is located to the north of 1824-1826 Ravenwood Avenue and is two and a half stories tall (**Photograph 36, far left**). It has a low pitched hipped roof with a jerkinhead dormer facing the street. An American Foursquare house finished with wood siding modified for two units, the building has a symmetrical, three bay wide front façade with porch fronting the central bay. The porch has a jerkinhead roof with boxed eaves supported by tapering piers typical of the Craftsman style. A metal baluster – likely a later addition – encloses the porch. A pair of doors in the central bay provide access to the dwellings, and these are flanked by one over one sash windows featured on the side bays. Above, two pairs of double hung windows are set symmetrically off-center from the corners, and a continuous lintel wraps around the facades of the building. A pair of square multi-light windows punctuates the gable end. The side facades are three bays wide. Vents, double hung, and multi-light sash windows mark the bays. Although it shows some disrepair, visible in the eaves and soffit, the building remains in fair condition exhibiting features that characterize the type.

**1306 Salem Avenue (Beth Abraham Synagogue/Bold Believers Church of Christ)**  
**Constructed 1947, Addition ca. 1960s**  
**Mid-Century Modern**

The former Beth Abraham Synagogue is located on a triangular site at the corner of Salem Avenue and Cornell Drive (**Photograph 38**). Echoing the shape and orientation of the site, this is a roughly triangular double height brick building with a vertex aligned to the street corner. Lateral wings, two stories in height, are attached to the two street facades. A later addition adjoins the north face of the building. A driveway from Salem Avenue and a parking lot, west of the building on Cornell Drive, provide access to the building. The corner at the street intersection is rounded, finished in concrete with the Ten Commandments etched in Hebrew text. The corner marks the location of the altar of the church that currently occupies the building. Single story colonnaded porticos skirt the two wings, leading to the two glazed entrance doorways that provide access from Salem Avenue and Cornell Drive. Due to the slope of the site, the portico on Salem Avenue is at street level, while the one on Cornell Drive is accessed via a flight of steps.

Above the porticos are glass curtain walls. A curved glass curtain wall connects the addition to the original building. The single story addition is constructed to match the materials, finishes, and windows that characterize the original building. Rear entrances to the building, which lead to an interior hallway, are located on the west and northwest rear facades and are shaded by triangular canopies supported on brick-faced columns. The roof of the original building and addition are flat, with projecting metal clad cornices. Beth Abraham Synagogue occupied the building from 1947 to 2008, serving the North Dayton Jewish community. The building remains a house of worship as a church after the synagogue relocated, and retains features, such as murals and inscriptions that signify its original use.

**1516 Salem Avenue (Evangelical United Brethren Church/Light of the World Church)**  
**Original Building Constructed ca 1940s; Addition Constructed 1958**



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

### **Late-Classical Revival**

The late-Classical Revival brick building is located on Salem Avenue, between Harvard Boulevard and Cornell Drive (**Photograph 39**). A driveway along the south façade gives access to the parking lot at the rear of the property. The building has a concrete foundation with a raised basement fitted with casement windows. The original building was L-shaped, with the gable end of the church facing Salem Avenue and a two story side-gabled wing attached to its northwest corner, set back from the street. A two story section was added to the north-face of the side-gabled wing. With the gable end of the addition facing Salem Avenue, the building currently approximates a C-shape, with a court between the wings. The gable end of the church has a nested projecting bay featuring a 45 light stained-glass fitted Palladian window. The roofline is marked by a boxed cornice, with dentiled cornice returns. The full south façade of the church is nine bays wide, built on a site that slopes to the rear. Each bay has a casement window at the basement level. The central seven bays have round brick arched stained glass windows with keystones and stone inlays at the springer level. The north façade of the church is five bays wide, with round arched entrances at the two corner bays and round arch windows in the three central bays. A path from the sidewalk runs parallel to the façade, leading to the church entryway at the corner of the church and the transverse, two storied wing. A pedimented porch supported by Doric columns and pilasters leads to the transomed doorway. An octagonal steeple rises above the entrance bay.

The lateral wing, nine bays wide, features evenly spaced casement windows. The roof has four gabled dormer windows. The addition to the building has a gable front façade with a classical double height pedimented porch supported with paired Doric columns and pilasters. A circular light is located in the pediment. The south side face of this wing is three bays wide and has a pedimented side entrance in the west corner bay, where it meets the original building. The north wall is five bays, each of which is fitted with a casement window at all floor levels. The building was originally constructed to house the Evangelical United Brethren Church, the denomination associated with the Bonebrake Seminary on Harvard Boulevard and continued to be used as such through the period of significance.

### ***2218, 2222-2224, 2226, 2230-2232 Salem Avenue***

#### ***Mt. Auburn Subdivision***

#### ***American Foursquare - Craftsman***

This row of four American Foursquare dwellings with Craftsman style details, one single and three duplex, are located in the block between Malvern Avenue and Auburn Avenue (**Photograph 40**). Possibly constructed by the same builder, the three duplex dwellings have similar plans, with varying porch, roof and openings details lending variety to their facades. The lots on which the four buildings stand are raised above the level of the street by about two feet. The landscaped front yards all have steps leading to a path that divides the yard, leading to the symmetrically arranged porches, showcasing planning at the site level. All four have detached garages located to the rear of the site. Only 2224-2226 Salem Avenue has a driveway, located to the northwest of the dwelling that provides access to the garage from Salem Avenue. The remaining garages are accessible from the rear alley running parallel to Salem Avenue.

### **2218 Salem Avenue**

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**Dwelling and Garage Constructed 1920**  
**American Foursquare - Craftsman**

The two and a half story dwelling features a full length porch extending the length of its brick façade. The porch is covered with a low pitched hipped roof with extended boxed eaves, similar to the one covering the dwelling. Four brick piers support the roof and wood handrails run between them. At the first floor level, the central door is flanked by windows, currently boarded up, on either side. The corner bays of the three bay front upper level feature six over one sash windows, while two smaller one over one sash windows mark the central bay. A hipped dormer with paired multi-light windows extends out from the hipped roof above. Windows on the side facades are placed asymmetrically, with some boarded up. An external brick chimney stack rises up from northeast side façade of the building.

**2222-2224 Salem Avenue**

**Dwelling and Garage Constructed 1925**  
**American Foursquare - Craftsman**

The two and a half story duplex dwelling has exterior walls finished with stucco at the first floor level and wood siding at the second floor level. It features a full length front porch, covered with a low pitched hipped roof with extended boxed eaves, and a cross-gable roof above the porch steps. The porch roof is supported by massive round piers. Doors to the two dwellings are set in the central bay of the three bay front façade and are flanked on each side by three grouped multi-light sash windows. Corner bays at the second floor level have three multi-light sash windows similar to those at the lower floor level. The central bay has no openings. A smaller cross gable end projects from the main hipped roof over the dwelling and features a pair of multi-light wood-frame windows. An interior chimney shaft rises from the ridge-line of the dormer roof. The two side façades are similarly composed with asymmetrically placed window openings, indicating that the rooms within are similarly arranged for both residences.

**2226 Salem Avenue**

**Dwelling and Garage Constructed 1925**  
**American Foursquare - Craftsman**

The single dwelling with wood siding has a full length porch covered with a hipped roof with boxed eaves. Tapered posts support the roof and the porch features a trellised brick balustrade. A glazed doorway in the north bay of the first floor provides the access, and triple grouped window openings, of which two have been enclosed, are located in the south bay. Above, two three over one multi-light sash windows are symmetrically organized on the front façade. The windows are shaded with wood canopies. The main roof is hipped with overhanging boxed eaves and has a hipped dormer featuring multi-light triple grouped windows. A chimney stack rises up centrally from the roof.

**2230-2232 Salem Avenue**

**Dwelling and Garage Constructed 1925**  
**American Foursquare - Craftsman**

The duplex dwelling, with a stucco finished exterior, features a full porch with a hipped roof and overhanging boxed eaves supported by four massive round columns. The entrances to the two dwellings are via doorways in the central bay of the three bay façade; the side bays feature sash

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

windows. Two sash windows are arranged symmetrically at the second floor level. The one in the south bay is ten over one multi-light type, likely an original, while the one on the north bay is one over one, a later replacement. A hipped dormer with paired multi-light windows projects from the roof, and an interior, central chimney stack rises above the roof-line.

### **2640 Salem Avenue (Aggarwal Dental)**

**Constructed 1957**

**Upper Dayton View Subdivision Section 3**

**Mid-Century Modern**

The roughly L-shaped, single story building is located on the west side of Salem Avenue, southeast of its intersection with Philadelphia Drive (**Photograph 41**). A parking lot associated with the building is to the south-southeast. Used as a medical and dental clinic since its construction, this is a one story building clad with elongated off-set brick masonry. The recessed entrance to the building is centrally located, approached from the street via a stepped pathway. The entrance bay is fitted with aluminum framed glazed doors and storefront windows with transom lights. The raised canopy above features chamfered rafters ends that extend from the aluminum clad fascia. Extending the length of the façade and aligned to the transom lights are clerestory windows, recessed between the brick walls and the roof-slab above. Clerestory windows also extend partially over the two side facades. The building has a side entrance on the southeastern side for the associated parking lot. The clerestory windows and elongated brickwork contribute to the horizontality of form that is characteristic of the mid-century Modern commercial building.

### **726 Torrington Place**

**Dwelling and Garage Constructed 1929**

**Upper Dayton View Subdivision Section 3**

**Tudor Revival**

Located on the south side of Torrington Place between Burbank Drive and Philadelphia Drive, this dwelling exemplifies the use of stucco as the main exterior material for the style (**Photograph 42**). The two story building has an L-shaped plan with a gable end wing facing the street and a hipped roof covered wing to its east. Along the main façade, a stucco and brick finished chimney stack with informally inlaid stonework rises from the corner of the two wings. A recessed stone arch portico leads to the main entrance which is framed by a segmented brick arch. The hipped roof above the entrance sweeps over the portico and forms a flat arch wing wall over the driveway to the detached garage. The gable end section of the front façade has a multi-light bay window set over a random rubble masonry base at the first floor level. It has an overhanging second floor level with triple mullioned multi-light windows set within half timbering and wood siding above. The east side façade features single and paired windows at the first and second floor levels, and a hipped dormer extending out from the roof. A side entrance to the dwelling is visible near the rear of the facade. The west façade has a single story extension covered with the curved sweep of sweeping main roof. Above, the single story section is flanked by two hipped wall dormers at the second story level.

### **730 Torrington Place**

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**Building and Garage Constructed 1928**  
**Upper Dayton View Subdivision Section 3**  
**Spanish Revival**

The modest cross-gabled Spanish Revival style dwelling is located on the south face of Torrington Place between Burbank Drive and Philadelphia Drive (**Photograph 42, Figure 3**). The stucco-finished Spanish Revival home has a side gabled single story wing and a transverse two story wing to its west. The entrance, shaded with a flaring semi-conical roof, is set centrally in a projection from the side gabled wing. A large multi-light window topped with decorative tiles is on the east of the entrance, and a similar window dominates the gable end of this section of the building. The gable end of the two story section features a rounded arch window with a balcony and a metal handrail. Twin interior brick chimney stacks rise at the junction of the two wings. A driveway located to the east of the dwelling provides access to the detached garage, also finished in stucco, at the rear of the parcel.

**2155 University Place**  
**Dwelling constructed 1911; Garage date unknown**  
**Sagebiel Plat**

**American Foursquare – Prairie/Craftsman**

Located on the north side of University to the east of its intersection with Catalpa Avenue, 2155 University Place is an example of a Prairie/Craftsman style built on an American Foursquare plan (**Photograph 43**). The dwelling is located on a large lot in the Sagebiel plat that had undergone early development before being replatted in 1925. The lot is about twice as wide as a normal lot on the street, and one that extends to Harvard Boulevard, which looks on to its rear façade, to the north.

The exterior of the two and a half storied building is stucco finished. The front façade is symmetrical, and three bays wide. The entrance to the house is set in the central bay, and comprises of a recessed, paneled, triple doorway, with a wooden door flanked on either side by part glazed doors. The central bay features a projecting porch covered with a low-pitched hipped roof supported by massive rectangular columns. A solid compound wall extends laterally to the side bays, each of which features triple mullioned windows. A continuous sill extends below the second story windows. The central bay at the second story level is recessed, accommodating a balcony, and features a central door flanked by narrow, elongated windows. Triple mullioned one over one sash windows pierce the side bays at this level. The building has a low pitched hipped roof with extended, boxed eaves. A hipped dormer with triple glazed windows extends out of the roof along the front façade. The west side façade is three bays wide, its symmetry broken by an exterior masonry chimney stack. Paired mullioned windows feature at both floor levels. The partly visible east side façade features a central side entrance with a porch bound by compound walls. The basement level has ribbon window openings visible along the rear façade. That façade is three bays wide, with a rear entrance covered with a pergola canopy. Paired, triple, and single window openings punctuate the façade irregularly. A detached garage, topped with a flat roof, likely constructed after the building but during the period of significance is located to the east of the dwelling, with a driveway from University Place providing vehicular access.

**15 Vassar Drive**

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**Dwelling and Detached Garage Constructed 1925  
Rench Plat**

**Neoclassical Revival**

The modest two story brick dwelling is located on the north side of Vassar Drive, west of its intersection with Salem Avenue. The dwelling has a three bay, side gabled front façade that features a full length double height porch covered by the extended main roof. Four columns with Doric capitals support the porch. A flight of steps leads from the sidewalk to the centrally placed doorway, which is fitted with an ornate architrave with a transom and sidelights. Large full height window openings surrounded by small square panes on either side of the entrance feature wooden paneled shutters. Each of the three bays above has a one over one sash window. The openings all have soldier course brick lintels, and the windows have rowlock brick sills throughout. The east side façade is symmetrical, with a central brick chimney stack flanked by a sash window at each floor level and a semi-lunette window for the attic. The west side façade has windows of varying sizes arranged to meet the requirements of the interior spaces. A full height porch, supported on Doric columns, with a second story balcony extending along the rear façade is partly visible from the street. A driveway along the east side of the parcel provides access to the detached garage located to the rear.

white

**INTEGRITY ASSESSMENT**

Dayton View Triangle Historic District was developed as a historic suburban neighborhood, and its historically significant features include its site with its street layout, landscaping, the parcels and the organization and configuration of buildings, yards, dwellings and garages. This assessment therefore considers the situation of Dayton View Triangle at all three levels, namely the site, the parcels, and the buildings as they relate to the seven aspects of integrity.

*Location and Setting*

Dayton View Triangle retains its integrity of location with all properties standing where they were originally built.

Dayton View Triangle retains its integrity of setting. Its site, street layout, and landscaping retain their historic physical character and form. Newspaper articles and advertisements published by the developer, Schwind Realty Company, indicate that electricity, water, gas-lines, sidewalks, curbs, and sanitary, storm sewers and gutters, were all laid out as part of the planned development.<sup>2</sup> Visible features such as curbs and gutters, sidewalks and streets, and power-lines remain in good condition. Some features, such as gutter covers may have been updated over time, during and following the period of significance. New street-lights were placed along most of the major roads of the neighborhood during the 1990s. These features meld with the historic character of the district. Original plans also included landscaping at the site level, with grazed areas and trees along all streets. These features remain intact; newer trees planted along streets seem to follow the scheme developed by the subdivision planners. While the streets and

<sup>2</sup> "Upper Dayton View, Up Where the Sun Shines [advertisement]," *Dayton Sunday News*, October 7, 1923, p.10.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

sidewalks have been repaved through their history, the alleys appear not to have been repaved or repaired as often, their condition showing less maintenance. Changes made at the site level include brick paving and speed-bumps placed at crossings along Otterbein Avenue, a primary east-west street in the neighborhood.

The parcels comprising Dayton View Triangle form the settings for the dwellings and other buildings that are constructed on them. Dayton View Triangle retains its integrity of setting of individual parcels for the locations of dwellings and detached garages, continuing to demonstrate both the subdivision regulations set by the original developer and the building code and zoning regulations adopted by the City of Dayton in 1928. The lots typically retain their topography, even as plantings, flowerbeds, and other elements may have been altered and personalized by the owners of the properties. With the configuration of the parcel intact or following the regulations guiding them, Dayton View Triangle retains its integrity of setting of the parcels comprising the district.

Dayton View Triangle is heavily built-up, with about 96% of the buildings contributing to the district. A majority of parcels (over 90%) have originally constructed buildings standing on them. Where older dwellings have been removed, the vacant parcels are characterized by lawns maintained by the city or property owners. The Mt. Auburn plat features more vacant lots than other subdivisions; yet, even in the Mt. Auburn plat, about 80 percent of about 216 parcels are built upon, and of the 239 buildings there (which include detached garages), only 21, or less than 10 percent are non-contributing. Considered together with the integrity of setting for the site and parcels, the buildings retain and enhance the integrity of the district as a whole. Thus, considered together, the site, parcels and buildings constituting the district retain their integrity of location and setting.

### *Design*

At the site level, plats in Dayton View Triangle were designed following patterns that were popular at the time. Mt. Auburn Plat of 1904 followed a grid-iron pattern of rectilinear streets and back alleys. Later plats developed during the 1920s were designed with curvilinear streets laid out in a warped grid-iron, picturesque pattern, extending seamlessly from the rectilinear streets of Mt. Auburn where they originated their paths. The parcels followed the configuration of the streets in shape and were placed back to back with no rear alleys. Elements of design such as curbs and buffers were shaped by the automobile age during the 1920s when the construction of dwellings was apace through most of the district. In the present day, the plats retain these characteristics, thus exhibiting the historic development of Dayton View Triangle subdivisions. At the level of the site, the historic district retains its integrity of design.

The design and layout of building and landscape elements follows a fairly consistent pattern in Dayton View Triangle. Buildings were constructed with setbacks from the street and adjacent properties, and a driveway to one side. For the older buildings constructed, for example, in Mt. Auburn, the depth of the setback was less stringently followed. With narrower lots, the buildings in Mt. Auburn have smaller setbacks than those of later subdivision. Later dwellings followed setback guidance as set by the Schwind Realty Company that matched the City of Dayton zoning

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

code when the neighborhood was annexed. The garage was located to the rear of the parcel when detached. For attached garages, the driveway would lead to the garage, ending there. All these aspects of the design and arrangement of buildings have been retained, with later construction following historic patterns. Dayton View Triangle Historic District thus retains integrity of design at the level of individual parcels.

Buildings in the district, most of which are single dwellings, are of the types and styles that were popular during the periods of their construction. Dwellings retain their original shape and form, and the character-defining elements of their styles, which range from Prairie and Craftsman and historic revival styles to Ranch, Cape Cods and other mid-twentieth century modern styles. Most of the buildings constructed during the period of significance are in a good to fair condition. At some buildings, front porches have been covered, both during and after the period of significance. Associated outbuildings, sometimes constructed in the same style as the main dwelling, also retain their characteristic features and their relationship to the main building and landscape features, such as the driveway and the backyard where they are typically erected. Where the garages and outbuildings are constructed after the main dwelling, they nonetheless follow the historic patterns of development for the district. The buildings comprising Dayton View Triangle retain their integrity of design. Dayton View Triangle Historic District thus retains its overall integrity of design, enhanced by that of the integrity at the levels of site, parcel and buildings.

### *Materials and Workmanship*

Materials and workmanship for site and parcel elements, such as road and driveway construction, while updated over the years, have been in common use since the early twentieth century and used for the original construction, and retain their integrity.

Buildings in the district retain much of their original construction materials, which include concrete for foundation and brick, wood, stucco, stone and siding for walls and wall finishes. Some buildings have been altered, typically with new siding set over older wood siding, replacement windows set in the same location as older windows, and newer asphalt shingles set over the older asphalt shingles. Many retain their old/early wood siding, which is painted over as part of regular upkeep and maintenance. The newer materials have typically been used since the mid-twentieth century during the period of significance and are common in the present day. These modifications to the dwellings do not detract from their design, style or historic character, and apart from those evaluated as non-contributing, do not significantly affect their integrity. Some contributing dwellings that have retained original materials show wear and a want of maintenance. Retaining their integrity of design, they nonetheless enhance the physical, historic character of the district and thus contribute. Considered together, the buildings continue to exhibit their historic materials and retain their integrity pertaining to this aspect.

Buildings in Dayton View Triangle are typically of wood-frame construction on concrete foundations, with exterior siding, brick veneer and stucco finish. Exterior detailing, such as patterned brickwork, porch ornamentation, and stucco elaborations showcase commonly used

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

techniques of construction incorporating stylistic elements to the buildings. Considered as a whole, the district retains its integrity of materials and workmanship.

*Feeling and Association*

Dayton View Triangle Historic District retains its design characteristics, materials, workmanship, and setting from the period of significance, and thus expressing well its historic sense of that period, its integrity of feeling.

The historic district retains its physical features – site layout and elements, parcel configuration, and buildings constructed through the period of significance – exhibiting their historic physical characteristics associated with suburban development and residential architecture of the period of significance. Conveying its physical historic character, Dayton View Triangle Historic District retains its integrity of association.

Thus, with all aspects of integrity considered, Dayton View Triangle retains its overall integrity as a concentration of historic resources thematically related to the development of early to mid-twentieth century suburbs in Dayton



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

## 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

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Social History

Architecture

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

**Period of Significance**

1904-1976

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

**Significant Dates**

1904 (Mt. Auburn, the earliest subdivision platted)

1920 (Upper Dayton View Subdivision Section 1 platted)

1930 (Annexation to the City of Dayton)

1968 (Federal Fair Housing Act, 1968, becomes law)

1969 (Dayton's Fair Housing Act enforced)

1976 (Dayton View Triangle Federation of Homeowners formed)

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Schwind Realty Company/William A. Keyes

Dayton View Improvement Company

Putnam, Charlton, Landscape Architect and Engineer

Hughes, Frank J., Architect, Olmsted Brothers Landscape Architect (Bonebrake Seminary)

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

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

The Dayton View Triangle Historic District is significant at the local level under Criterion A in the areas of Community Planning and Development and Social History during the period 1904-1976. It is significant for its association with suburban development of Dayton during the period, and the historical events that steered it. The period of significance covers all phases of its development, from site selection and platting, phases of construction of dwellings, through to the completion of the development and incorporating of its neighborhood association and boundary. The district is also significant in association with events related to Social History, particularly Civil Rights in housing in Dayton, exemplifying the transformation of a segregated neighborhood to a racially diverse one by the mid-1970s.

The district is also significant under Criterion C, as a concentration of historic resources thematically related to the development of early to mid-twentieth century suburbs in Dayton. Subdivisions comprising Dayton View Triangle showcase the development of suburban planning, particularly during the early twentieth century. Dwellings there exemplify a variety of architectural styles ranging from the historic revival styles of the early years of development to mid-twentieth century architectural modernism. While many of the historic resources within the district may lack individual distinction, together they embody the physical and architectural development of Dayton View Triangle during the period of significance. With 1194 of its 1240 resources contributing to the district, the Dayton View Triangle Historic District retains its historic integrity.

The Dayton View Triangle Historic District illustrates important patterns of Dayton's suburban residential development to the north of the downtown and Great Miami River beginning in the late nineteenth and early twentieth centuries and reflecting the social-economic changes occurring in urban residential neighborhoods through the mid-twentieth century. Dayton View Triangle Historic District adds to the understanding of how factors of community growth, demand for housing, public transportation, residential planning and real estate trends, housing designs, and demographic shifts influenced, shaped, and evolved in Dayton's residential neighborhoods.

The period of significance begins with the site selection and platting of the earliest subdivision, Mt. Auburn in 1904, and ends with the formation of the Dayton View Triangle Federation of Homeowners in 1976 for its diverse residents, covering all phases of the development of the district. The start and end dates for the period of significance (1904 and 1976) were arrived at based upon a consideration of the historic development within the areas of significance and the construction dates of contributing resources. For the end date, 1976, the National Park Service guidelines for properties less than fifty years of age in historic districts were used to determine that consideration under Special Criteria would not be needed: that the district has a discrete period of significance, that resources date to the era, that they relate to activities related to

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Community Development and Planning and Social History that began over fifty years ago, and that a majority of the resources, 1211 out of 1240, in the district are older than fifty years in age.<sup>3</sup>

---

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

*Criterion A: Community Planning and Development*

Dayton View Triangle Historic District is significant under Criterion A for the theme of Community Planning and Development. It is significant for its association with suburban development of Dayton during the period, and the historical events that guided its growth. The period of significance, 1904-1976, covers all phases of its development, from site selection and platting as Dayton and its transportation network expanded, phases of construction of dwellings following the economic cycles, through to the completion of its physical development and ratification of its extent. In its planning, site design and parcel layout, Dayton View Triangle embodies characteristic features of both, early twentieth century streetcar suburbs and automobile influenced suburbs. The district was affected by the state of the economy. Its rapid growth during the 1920s was interrupted by the Great Depression, leaving several parcels vacant, which were rapidly built on during the mid-twentieth century housing boom. Its historical pattern of development gives the district a unique character that shows the advancement of suburban site-planning and of popular dwelling types and styles as they evolved through the period, while influencing the development of adjacent neighborhoods in Dayton.

*Criterion A: Social History*

Dayton View Triangle Historic District is significant under Criterion A for the theme of Social History. It is significant for its association with the history of Civil Rights in housing as it changed from one of Dayton's highly sought, segregated, White neighborhood to an integrated one by the end of the period of significance. Starting with their platting, the district's subdivisions were racially segregated, closed to the city's Black community. Segregation was enforced by covenants that even Dayton's ordinance prioritized over its own zoning codes when the neighborhood was annexed. It was buffered by local resistance to open housing and Depression era Federal legislation. During the 1960s and 1970s, grassroots efforts in Dayton toward integration in housing, demographic changes, shifts in the City's and its residents' attitudes toward race, and new Federal laws made it easier for Black residents to own homes in previously segregated neighborhoods. By the mid-1970s, Dayton View Triangle had transformed from a segregated community to one that welcomed diversity, signified by the formation in 1976 of the Dayton View Triangle Federation of Homeowners by its residents for an integrated community.

---

<sup>3</sup> National Park Service, rev. 1996, *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years*, pp. 10, US Department of the Interior, Washington DC., and National Park Service, rev. 1997, *How to Complete the National Register Registration Form*, pp. 42-43, US Department of the Interior, Washington DC.

Dayton View Triangle Historic District  
Name of Property  
*Criterion C*

Montgomery County, Ohio  
County and State

The district is also significant under Criterion C, as a concentration of historic resources thematically related to the development of early to mid-twentieth century suburbs in Dayton. Subdivisions comprising Dayton View Triangle platted between 1904 and 1926 showcase changing ideas in suburban subdivision planning, from the early twentieth century grid-iron layout of streets to the curvilinear, verdant, picturesque streets and generous lots, influenced by the ideas of the Olmsted Brothers landscape architecture firm. Dwellings in Dayton View Triangle exemplify a variety of architectural styles, ranging from the historic revival styles of the early years of development to those popular during the mid-twentieth century. In its architectural development, it depicts changes in the housing industry, propelled by private development and government and public laws and incentives. The district comprises of 1194 contributing and 46 non-contributing resources. 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 Dayton View Triangle during the period of significance.

The narrative below is organized in four chronological sections associated with historical developments, namely: A Foundation for New Suburban Development 1904-1919; Upper Dayton View Subdivisions and the Construction Boom: 1920-1929; Economic Downturn and World War II: 1930-1945; and the Mid-Twentieth Century Construction Surge and Racial Diversification in Dayton View Triangle, 1946-1976. The organization assumes that historical events and trends may relate to and overlap across the chronological framework. The narrative concludes with a comparison of Dayton View Triangle with other residential historic districts in Dayton and with neighborhoods in its vicinity, and with a reiteration of its historic significance as described and supported by the narrative.

### ***A Foundation for New Suburban Development: 1904-1919***

#### *Development of Public Transport, Utilities, and Infrastructure*

Dayton View Triangle is located at the northwest boundary of Dayton, bordering Harrison Township (**Map 1**). During the late-nineteenth and early twentieth centuries, the site was part of Harrison Township, being wooded and agricultural land skirting Salem Pike, now Salem Avenue. The southern boundary of Dayton View Triangle is about one mile north-northwest of the Great Miami River, a considerable distance for pedestrian traffic during the late nineteenth century as compared to residential areas surrounding the city's commercial and industrial cores south of the Great Miami River. It is at an elevation of roughly 850-950 ft. above sea level, thus raised over 100 feet over the elevation at the banks of the river, which made it safe from inundation for a city prone to regular flooding. Dayton View Triangle's location and topography were significant in the early development of the suburb as an expanding Dayton industrialized and benefitted from modern transportation.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Catalyzed by industrial development, Dayton's population grew rapidly from about 61,000 in 1890 to over 200,000 in 1930.<sup>4</sup> Exurbs along radial routes such as Main Street, Third Street, Keowee Street (Dixie Highway), Germantown Street, and Salem Pike all connected to the city's commercial and industrial center and becoming a foci for new development, away from the densely built city. Salem Pike was constructed as a turnpike connecting Dayton to Salem. It had by the turn of the century become a radial artery that attracted suburban growth. The street had acquired a mixed-use character during this time, and provided retail, commercial, social, and cultural amenities to the developed residential neighborhoods, such as Dayton View, flanking its west side.

Dayton underwent rapid improvement in utilities and infrastructure during the turn of the century, including electrification, the laying out of sewage and water lines, and the paving of roads, all of which abetted the residential, suburban development along its former turnpikes. Salem Pike was paved with asphalt from the river to Prospect Avenue (near Catalpa Drive in Dayton View Triangle) by 1897.<sup>5</sup> Sewage lines reached the city corporation line, roughly corresponding with the southern end of Dayton View Triangle in 1901. The contemporaneous arrival of electric streetcars as a mode of public transportation made formerly distant areas within easy reach of business and industry.

The first electric streetcar, the White Line, running north-south along Main Street from Main and Forest streets in Fairview to Roselawn, became operational in 1888. During the mid-1890s, the owners of the White Line constructed a baseball field in Fairview Park, within walking distance from present-day Dayton View Triangle, between Salem Avenue and Main Street, and extended the railway line to the park. The opening in 1907 of the Dayton Street Railway which connected the White Line at McKinley Park north of the Great Miami River to the crossing of Catalpa Avenue and Salem Avenue, brought transit to the foot of the future Dayton View Triangle. And in 1909, the newly constructed Dayton View Bridge, which connected Monument Avenue to Salem Avenue, had tracks for the Oakwood Street Railway line that ran along Salem Avenue to extend to the existing Dayton Street Railway (**Map 10**).

The Dayton View Bridge was built also to carry automobiles, which had become increasingly prevalent in Dayton during the 1900s. Automobiles also brought with them the need for street paving, and in March 1913, the City of Dayton issued an ordinance for the improvement of Salem Avenue with asphalt paving to the corner of Catalpa Avenue in the vicinity of present-day Dayton View Triangle. Readily available public transport and increasing popularity of automobiles brought attention among developers to wooded and agricultural land in Harrison Township. The Dayton View Improvement Company, the Schwind Realty Company, and Bonebrake Theological Seminary took early interest in its development, making them significant in determining the shape the historic district would take.

---

<sup>4</sup> US Census Bureau, Census Data 1900, 1930.

<sup>5</sup> "Street Paving," *The Dayton Herald*, August 27, 1897, p. 1.

Dayton View Triangle Historic District  
Name of Property  
Mt. Auburn Plat

Montgomery County, Ohio  
County and State

The Dayton View Improvement Company was formed in 1904 by prominent Dayton developers and businessmen, including J. A. Winters, Henry Hollencamp, R. R. Nevin, T. B. Mills, and Joseph P. Cleat, as well as George Putnam from New York.<sup>6</sup> The company, responsible for developing the Mt. Auburn plat, exemplified the subdivider type of developer. As Ames and McClelland write, subdividers “acquired and surveyed the land, developed a plan, laid out building lots and roads, and improved the overall site.”<sup>7</sup> The lots were sold to prospective homebuyers or speculators who would resell them when the price rose.

The Mt. Auburn subdivision plat was drawn in September 1904. The plat extended from Fairview Street to the north to roughly the present-day Otterbein Avenue to the south, Catalpa Drive to the east and Elsmere Drive to the west. Running diagonally, Salem Avenue split the subdivision in two, and the southern portion eventually became part of Dayton View Triangle, while the northern portion of the Fairview neighborhood. The Mt. Auburn subdivision was laid out along lines familiar to other street-car suburbs in Midwestern industrial cities for the period, building on existing roads.<sup>8</sup> Elsmere Avenue and Catalpa Drive were pre-existing country roads constructed in a grid-iron pattern. The newly platted subdivision followed the existing pattern and created three new roads, namely the present-day Malvern, Auburn, and Ravenwood avenues running north south between the older streets. These new streets served parcels on either side, with alleys running north-south separating them (**Map 3**). There is evidence that some improvements were made to the tract after it was platted. As a *Dayton Daily News* article described it, the company “will put in cement walks, gutters, grade and harden the streets and plant shade trees. All this costs the buyer not a penny.”<sup>9</sup> Mt. Auburn was developed with the expectation that the subdivision would gain in value with the development of public transport. Parcels were sold in the years after its development; however, there was little new construction early on, particularly on the south side of Salem Avenue, which is part of Dayton View Triangle, where only seven existing buildings were erected by 1919.

*The Schwind Realty Company, Bonebrake Seminary, and Olmsted Brothers*

South of the Mt. Auburn subdivision was a roughly 30 acre tract of land owned by the C. Schwind Realty Company, likely acquired in 1907.<sup>10</sup> Harvard Boulevard, partly constructed,

---

<sup>6</sup> “Dayton Men Organize Company to Develop Land in Dayton View,” *Dayton Daily News*, pp. 7, Dayton, Ohio, June 29, 1904.

<sup>7</sup> Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. pp.26. US Dept. of the Interior, National Park Service, 2002.

<sup>8</sup> Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. pp.7-20. US Dept. of the Interior, National Park Service, 2002.

<sup>9</sup> “Location on Hilltop is Most Beautiful,” *Dayton Daily News*, pp. 12, Dayton, Ohio, Sept. 14, 1904.

<sup>10</sup> 155 tracts of land were transferred by Montgomery County Sherriff to the C. Schwind Realty Company in 1907, which appears to be the only large land transfer recorded at the time to the company. The Schwind Realty Company

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

terminated at the eastern boundary of the tract. Led by its president William A. Keyes, the company was initially involved mainly in real estate transfers, but by the 1910s, had begun developing properties in Dayton.<sup>11</sup> Early plans for the improving of the Schwind Realty Company tract materialized in 1910, when the site was suggested by landscape architect John Olmsted for an observatory park dedicated to the Wright brothers.<sup>12</sup> The park was to be part of a plan for a system of parks and parkways for Dayton prepared by the Olmsted Brothers firm.<sup>13</sup>

Plans were also underway to construct a large seminary campus in a tract of land adjacent to the Schwind property.<sup>14</sup> In 1911, Bonebrake Theological Seminary, had acquired, through gifts and purchases, about 269 acres of property south and west of the Mt. Auburn plat, between Catalpa Drive, both sides of Philadelphia Drive and Salem Avenue to build the campus.<sup>15</sup> A year later, the seminary also acquired the adjacent Schwind Realty owned property. The seminary hired the services of the Olmsted Brothers to lay out the campus. Considering its connection with the Wright Brothers' family (their father Reverend Milton Wright was a key force behind the founding of the seminary), Bonebrake Seminary offered the use of its land also for a Wright Brothers memorial, a scheme similar to the one the Olmsted Brothers firm had proposed for their landscape plan for the Dayton.

### *The Great Flood of 1913, and Consequential Changes in Plans*

The Bonebrake Seminary land was considered to be a viable option for the construction of the Wright memorial and the seminary campus through 1912.<sup>16</sup> Heavy rain in March 1913 led to the most devastating flood Dayton had experienced in its history, impacting these early plans for development, including that of the memorial. All of Dayton's downtown and many of its upscale and high-valued residential neighborhoods in and near downtown were inundated. On higher elevation, Dayton View and Harrison Township to its north, and Oakwood to the southwest were spared of the flooding. These areas became, after the flood, lucrative for developers to build residential neighborhoods as they had proven to be safe from inundating.

Following the flood, Bonebrake Theological Seminary reconsidered its plans for a large campus, and by 1914, had opted for the construction of three buildings on the tract between Catalpa

---

developed subdivisions in neighboring Fairview in the coming decades. See "Real Estate Transfers," *The Dayton Herald*, August 21, 1907, p.4.

<sup>11</sup> "New Building to Go Up on Second Street" *The Dayton Herald*, August 29, 1911, p. 10; and "\$150,000 Realty Deal Completed; New Bldg," *The Dayton Herald*, May 17, 1909, p.1.

<sup>12</sup> "Observatory Site is Named For Park Plan," *The Dayton Herald*, Nov. 24, 1910, p.7.

<sup>13</sup> Olmsted Brothers, *Report on the Proposed Park System for the City of Dayton, Ohio*, April 12, 1911. Retrieved from the Dayton History Books Online website, <https://www.daytonhistorybooks.com/page/page/4894557.htm> March 16, 2021.

<sup>14</sup> "Bonebrake Theological Seminary," Retrieved from the Ohio History Central website, [https://ohiohistorycentral.org/w/Bonebrake\\_Theological\\_Seminary](https://ohiohistorycentral.org/w/Bonebrake_Theological_Seminary) (Retrieved March 13, 2021) and "Seminary Receives Gifts," *The Dayton Herald*, April 30, 1908, p.10.

<sup>15</sup> "Makes a Fine Donation to Bonebrake Seminary," *The Dayton Herald*, June 23, 1911, p. 20. The property included portions of the current College Hill neighborhood which were eventually developed separately from Dayton View Triangle, as recorded for the College Hill plats, *Montgomery County Plat Book N*, p. 62.

<sup>16</sup> "Carnegie to Aid Plan For Wright Memorial," *Dayton Daily News*, July 16, 1912, p. 14.



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Drive, Malvern Drive, Otterbein Avenue, and Harvard Boulevard (the present location of their remaining buildings). Frank J. Hughes, who had also designed other significant buildings in the city, including the Biltmore Hotel, which is listed on the National Register of Historic Places, was hired as the architect. The Olmsted Brothers firm was retained as landscape designer. The seminary had ruled that the remaining land, as yet unplatted, would be sold for residential development, with a condition that the new subdivisions and the residences built there be “in harmony with the general plan of the [seminary] buildings.”<sup>17</sup> The new development was advertised by a potential developer Eckert Brothers as “Daytoncrest” emphasizing its elevated topography.<sup>18</sup>

The Daytoncrest project was delayed as Oakwood, a suburban community to the south of Dayton’s center core, was given priority in its development. Oakwood was better connected to the city, was close to the city’s then largest employer, the National Cash Register Company (NCR) factory, and its development was promoted by NCR founder and Dayton’s most prominent businessman, John Patterson.<sup>19</sup> While the “Daytoncrest” development stalled, it was of consequence for the involvement of Charlton Putnam, a Dayton based engineer and landscape designer. Putnam later designed and laid out the plats for all the four sections of Upper Dayton View subdivision which form the bulk of Dayton View Triangle.<sup>20</sup>

This early phase of the history of the district is significant because it brought together the different entities that would eventually lead and influence the development of the district, as the area benefited from infrastructure and transport improvements. These entities include the Dayton View Improvement Company, Bonebrake Theological Seminary, the Schwind Realty Company under the leadership of Keyes, the Olmstead Brothers, and Charlton Putnam, whose efforts shaped the Dayton View Triangle Historic District during the early years of its development.

### ***Upper Dayton View Subdivision and the Construction Boom: 1920-1929***

#### ***Platting the Upper Dayton View Subdivision***

In 1920, ground was broken for the construction of the new Bonebrake Seminary. The site plan comprised a looping driveway with street access from the corner of Catalpa Drive and Cornell Drive. When the seminary opened in 1923, two buildings – a large, U-shaped dormitory, the Fout Building **Photograph 20**) and an administration building lined the loop, while a third, a power/utility building faced Cornell Drive. As a 1921 article in the Dayton Daily News showed, the seminary had plans for the eventual construction of several buildings around the loop, of which three new ones were constructed through the mid-twentieth century. Of the six buildings

<sup>17</sup> “Bonebrake Seminary Will Build,” *Dayton Daily News*, May 2, 1919, p. 24.

<sup>18</sup> “Daytoncrest to Be The Most Beautiful, Improved Sub-Division,” *The Dayton Herald*, June 29, 1914, p.11.

<sup>19</sup> This is discussed by William A. Keys of the Schwind Realty Company and the Upper Dayton View Improvement Company. See “Explains Why Certain Sections Are Favored by Realty Developers,” *Dayton Daily News*, June 4, 1922, p.45.

<sup>20</sup> “An Advertisement by Samuel Dermot, Sales Manager for Eckert Brothers Dayton Company,” *Dayton Daily News*, July 3, 1914, p.5.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

constructed through the mid-twentieth century, three, namely the dormitory, a church at 2201 Harvard Boulevard and the powerhouse remain standing in the present day on a site that retains much of the original landscape layout.<sup>21</sup>

The Schwind Realty Company acquired 250 acres of undeveloped land in 1919 from the Bonebrake Theological Seminary. The Upper Dayton View Improvement Company was formed by the realty company for the purpose of platting the property, extending to Philadelphia Drive; the remaining property west of Philadelphia Drive was sold to be platted and developed separately in the adjoining College Hill neighborhood.<sup>22</sup> The platting and development of the residential subdivisions began concurrently with the construction of the seminary buildings. The Upper Dayton View Subdivision Section 1 was platted in 1920, Section 2 in 1923, Section 3 in 1924, and Section 4 in 1926.

The four Upper Dayton View sections follow a unified design scheme, varying from the Mt. Auburn subdivision laid out in 1904. Mt. Auburn and the Upper Dayton View subdivisions represent two different approaches by two different types of developers, the aforementioned “subdivider” for the former and “community builder” for the latter. Keyes, who managed the Upper Dayton View subdivision development, had a different approach than that exhibited in Mt. Auburn, which he called the work of “exploiters who failed to make a thorough study of the future possibilities of this neighborhood.” Instead, Keyes wrote, “In Developing upper Dayton View, every effort was made to anticipate not only future growth of the immediate neighborhood, but also of platting property for several miles beyond this district.”<sup>23</sup> Indeed, neighborhoods platted in the vicinity of the historic district, such as Mt. Vernon, College Hill and Princeton Heights share their site planning characteristics with Upper Dayton View, pointing to its influence.

The Schwind Realty Company exemplified community builders, “real estate entrepreneurs who acquired large tracts of land that were to be developed according to a master plan, often with expertise of site planners, landscape architects, architects, and engineers. Proximity to schools, shopping centers, country clubs, and other recreational facilities, religious structures...as well as the convenience of commuting became important considerations...” Community builders were strong promoters of zoning and subdivision regulations which were also favored by city planners.<sup>24</sup> Indeed, with Dayton adopting the professionally run City Manager form of government in 1913, Keyes and the Schwind Realty Company found their interests aligned with city planners. Putnam, the engineer and landscape architect for the Upper Dayton View subdivision was a member and Chair of the City Plan Board during the mid- to late 1920s, when Dayton adopted its zoning ordinance.<sup>25</sup>

---

<sup>21</sup> “Bonebrake Committee Approves Work On Buildings; Future Is Planned,” *Dayton Daily News*, April 20, p.15.

<sup>22</sup> The area north of Dayton View was commonly referred to as “Upper Dayton View” subsequent to the formation of the Upper Dayton View Improvement Company and the platting of the first Upper Dayton View subdivision, and particularly after advertisements for the subdivision began appearing in newspapers during the 1920s.

<sup>23</sup> “Explains Why Certain Sections Are Favored by Realty Developers,” *Dayton Daily News*, June 4, 1922, p.45.

<sup>24</sup> Ames and McClelland, *ibid.* p. 26.

<sup>25</sup> “Ordinance Plan To Be Worked Out,” *Dayton Daily News*, April 5, 1926, p. 1.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

This different approach to suburban development is discernible in Upper Dayton View subdivision, in its site selection, site plan, organization of streets and lots, and the covenants that drove the layout and types of buildings that could be constructed. In his article, Keyes points out the importance of the location on high ground, its proximity to Dayton View, among the best residential neighborhoods in Dayton, and the eventual ease of commuting during the late 1910s that made it attractive. Salem Avenue provided for the local shopping and commercial facilities, and the association with Bonebrake Seminary brought a prominent religious denomination to the neighborhood. Keyes stated that the newly opened Miami Valley Golf Club (NR #15000372), just north of the subdivisions, was a dominant factor in the development of the locality.

Upper Dayton View subdivision was based upon planning principles promoted by the Olmsted Brothers landscape architecture firm. The Olmsted Brothers firm had succeeded the practice of Fredrick Law Olmsted, the father of Fredrick Law Olmsted Jr. and John Charles Olmsted, who ran the business. The senior Olmsted's 1869 plan for Riverside, designed in association with Calvert Vaux, had provided a blueprint for incorporating landscape design principles in the layout of residential subdivisions. Occupying generous, irregular shaped lots with verdant yards, the homes would be constructed in picturesque, naturalistic settings with wide, tree-lined curvilinear streets that followed the varying topography of the tract.<sup>26</sup> Olmsted's practice, succeeded by that of his sons, developed plans for over 450 subdivisions between 1857 and 1950.<sup>27</sup>

In his design for the new subdivision, Putnam, working for Keyes, adapted Olmsted's principles and tailored them for the automobile age. Keyes was keenly aware of the role automobile traffic had in planning the site, writing in an article that, "The needs of modern transportation facilities have been studied and planned in the development of Upper Dayton View."<sup>28</sup> For the layout of streets, Putnam used a "warped grid" – that is, the streets followed a grid pattern to carry automobile traffic, but in the picturesque curvilinear pattern that followed the topography of the site.<sup>29</sup> Its street configuration stands in contrast with other residential historic districts in Dayton and its vicinity such as Dayton View, South Park, and Shantz Park in Oakwood, which are all configured in variations of rectilinear grid-iron patterns.

The streets of Upper Dayton View were typically 50 ft. wide and had sidewalks on either side with tree-lined buffers, separated from the roadway by curbs to secure pedestrians from the automobile traffic. Putnam introduced two wider feeder streets by extending the 60 ft. wide Harvard Boulevard from Cornell Drive (which forms the south boundary) to Philadelphia Drive (the west boundary) and beyond and laying out the new 60 ft. wide Otterbein Avenue from Salem Avenue to Philadelphia Drive and beyond. The Schwind Realty Company, under the leadership of Keyes, built and landscaped the streets, installed plumbing, sewer, gas, and electric supply lines, and graded the lots (**Figure 1**). The parcels were consistently advertised as ready to

---

<sup>26</sup> Ames and McClelland, *ibid.* p. 39; US Dept. of the Interior, National Park Service, 2002; and McAlester, Virginia Savage. *A Field Guide to American Houses*, Alfred A. Knopf, NY 2013, pp78-80.

<sup>27</sup> Ames and McClelland, *ibid.* p. 39.

<sup>28</sup> "Explains Why Certain Sections Are Favored by Realty Developers," *Dayton Daily News*, June 4, 1922, p.45.

<sup>29</sup> McAlester, *ibid.* p. 80.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

build with improvements complete, emphasizing the efficiency and cost effectiveness of the approach.<sup>30</sup>

The transition of streets from the earlier 1904 plat and the later plats is seamless, with older streets extending to those of the new subdivisions. There are nonetheless discernible variations in the layout of the older Mt. Auburn and Upper Dayton View Section subdivisions (**Map 6**). Located immediately south of the Mt. Auburn plat, the Upper Dayton View Subdivision I lies between Otterbein Avenue and Harvard Avenue to the north and south and Catalpa Drive and Malvern Avenue to the east and west. The existing streets from the earlier plat, Ravenwood, Auburn, and Malvern avenues are extended to Harvard Boulevard, terminating at the Bonebrake Seminary campus. The streets in the Mt. Auburn plat were laid out straight without attention to the natural topography of the site. The extended streets in Upper Dayton View subdivision are curvilinear and following the topography, with corner parcels having rounded corners. Individual parcels in the Upper Dayton View subdivision have greater street frontage than Mt. Auburn. They are laid out back-to-back, with no rear service alley, thus maximizing the lot size. This pattern was extended throughout the remaining Dayton View Triangle district.

#### *Restrictive Covenants for the Subdivisions*

Owners in Upper Dayton View subdivisions were bound by covenants, set by the Schwind Realty Company that applied to all lots and to their transfers. The developer ruled that the subdivision be used exclusively for single family dwellings and that no dwelling be less than \$7,500 in its cost. The dwelling must be set back from the front line by at least 40 feet, and from the side and rear lines by 3 feet. No building apart from the dwelling, other than necessary outbuildings, could be constructed on the parcel. No billboards or advertising signage could be erected on the parcel. Mt. Auburn and other smaller plats appear to have been bound by similarly strict covenants regarding development; the dwellings there include duplexes and apartments and single homes are more modest in size with setbacks from the road and along the sides uneven.

The covenants for Upper Dayton View, prepared in 1927, foreshadowed the Building Code that the City of Dayton adopted in 1928, which would be applicable to the district after its annexation to the city in 1930. Dayton's City Plan Board was responsible for the Building Code and Putnam, who laid out the Upper Dayton View subdivision, oversaw the effort as the chairman of the board when the Building Code was being worked out, and remained so in 1928 when it was published. Upper Dayton View met the highest Residence "A" district classification of the code when it was annexed by the city.<sup>31</sup> The older Mt. Auburn plat, with its shallower lots and less rigorous adherence to planning, was classified as a Residence "B" district for building activity.

Beyond the physical restrictions, the covenants also had a racial component that ensured that the district was walled off to the city's Black residents. Racially restrictive covenants, used at least

---

<sup>30</sup> See, for example, "Buying Your Homesite is an Exact Transaction at Upper Dayton View," *Dayton Daily News*, Nov. 5, 1922, p. 34; and "Wonderful Development Made By an Appreciative Public in Four Years At Upper Dayton View," *Dayton Daily News*, May 11, 1924, p. 71.

<sup>31</sup> *Official Building Code and Zoning Ordinance, City of Dayton*. pp. 310-311, City of Dayton, 1928, Dayton, Ohio.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

since the early 1900s, had become common during the 1920s when the Upper Dayton View subdivisions were platted.<sup>32</sup> Referencing an individual property, the deed restriction stated that “[It] shall not be sold, transferred, leased, rented or permitted to be occupied by any person or persons other than members of the white race.”<sup>33</sup> Covenants for older plats, such as Mt. Auburn, simply stated that no property was to be sold to “undesirable persons,” while recent small plats such as the Sagebiel plat, exhibited racial restrictions like the Upper Dayton View covenants. Even with the variations in language, the impact of the restrictions were the same. The restrictive covenants enabled all of Dayton View Triangle Historic District to remain segregated White until the 1960s.

Yet, unlike other desirable suburbs from the period, such as Oakwood, Dayton’s Jewish community was accepted in Upper Dayton View. Developed earlier, the Dayton View area to the south of the district had a thriving Jewish community, and following the Great Flood, Upper Dayton View too became a desirable suburb for others in the community affected by the flood. The opening, in 1925, of the Jewish K. K. B’Nai Yeshurun Community Center at the northeast corner of Salem Avenue and Emerson Avenue, across the street from the historic district for the large Jewish community in Upper Dayton View reflects this acceptance.<sup>34</sup>

### Construction in Dayton View Triangle during the 1920s

As **Table 1** shows, the 1920s were a period of rapid development at Dayton View Triangle, with 50 percent of all properties developed during the time (**Map 7**). Over 350 existing real properties were developed in Dayton View Triangle between 1920 and 1929. Until the 1920s, Mt. Auburn had had only seven properties, or about 4.5 percent, constructed out of a total of 149 existing ones located there (**Map 6**). During the 1920s, 99 properties were developed there, meaning that the plat was over 65 percent developed by the end of the decade. Thus, Upper Dayton View and Mt. Auburn, which was replete with vacant lots facing graded streets until the time, developed in tandem. Smaller subdivisions in the southwest corner of the district also witnessed equally significant construction activity. The dwellings constructed here are between 1300 and 2500 square feet in livable area, with the more modest dwellings from the period located in Mt. Auburn and Mowrer’s subdivision near Catalpa Drive.

Dwellings constructed in the 1920s and 1930s were built by home-builders, sometimes from, or often inspired by the types popularized by mail-order home catalogues. These dwellings incorporated the latest technological advances in home-building and domestic life. Ready to build parcels, with all site improvements completed and available at no cost, and warranty deeds were all geared to the industrialized city’s growing, professional, middle-class. Homes were constructed in styles popular during the period such as Bungalows and American Foursquares

---

<sup>32</sup> Roy Krup, Roy A. Hampton III, Charles Casey-Leininger, Cathy D. Nelson, *Twentieth Century Civil Rights Movement in Ohio (National Register Multiple Property Documentation Form)*, p. 83, 2018, National Park Service, Dept. of the Interior, Washington, DC.

<sup>33</sup> “Upper Dayton View Plat: Schwind Realty Company,” *Deed and Plat Restrictions in the Dayton Metropolitan Area*, City Plan Board, City of Dayton, Ohio.

<sup>34</sup> The community center is depicted in the *Sanborn Fire Insurance Map* of Dayton, 1932.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

with Craftsman/Prairie style elements (for example, 321 Otterbein Avenue and 1818, 1820, 1822, 1824-1826, and 1830 Ravenwood Avenue), English and Dutch Colonial Revival (for example 2005 Burroughs Drive, 700 Forest Grove Drive, 104, 221 and 230 Otterbein Avenue, and 2201 Harvard Boulevard, ) and Tudor Revival (for example, 1824 and 1926 Elsmere Drive, 1727 Harvard Boulevard, 2207 Harvard Boulevard and 721 Torrington Place) (**Figures 2-5, 8-10**).

In his book *The Comfortable House: North American Suburban Architecture 1890-1930*, Alan Gowans argues that the common suburban dwelling – the Comfortable House – produced by commercial builders was the most significant development in home design during the time, as borne out by their proliferation throughout the nation’s suburbs.<sup>35</sup> As much as the need for a suburban dwelling type – one that was neither a country home on a sprawling lot nor an urban row house – developments in the production, marketing, and financing of these homes were significant in contributing to their construction in neighborhoods across the country, including the Dayton View Triangle Historic District.

The production of ready to build kit homes by companies such as Aladdin Read-Cut Houses, Sears, Roebuck & Company, and Lewis Homes, and the publication of house plans in popular magazines and newspapers during the early twentieth century are significant. Mass production of construction materials and building components such as doors and windows was already well established during the nineteenth century and could be acquired by mail-order. Home design catalogues were popular, but the dwellings were typically country villas and cottages and not suburban dwellings.<sup>36</sup> Sears, Roebuck and Company, Aladdin and other companies began producing prefabricated homes, advertised via house catalogues that could be delivered by mail-order to prospective home builders. Some companies, such as Sears, allowed their customers to pay in installments with a modest down payment, making their homes easily available to buyers. All components of the home would be shipped, along with detailed specifications and building instructions. By the 1920s, these ready to build homes were designed in academically accurate styles, with the home catalogues replete with Craftsman bungalows, Tudor, and Colonial Revival style plans popularized in magazines such as the *Ladies’ Home Journal*. Local builders and carpenters followed the example of the larger mail-order home retailers and built dwellings in the newly burgeoning suburbs. The locally built dwellings were often based upon the types of designs found in catalogues and magazines, of equal quality.<sup>37</sup>

Sears, Aladdin Company, and Lewis Manufacturing Company all had an established presence in Dayton’s housing market during the 1920s, as Upper Dayton View was developing. Sears opened a showroom in Dayton in 1921. In 1924, Arnold Brothers of Dayton became the registered local agents of Lewis Manufacturing Company. Along with Sears and Arnold Brothers for Lewis Manufacturing Company, Aladdin regularly featured advertisements in local

---

<sup>35</sup> Alan Gowans, *The Comfortable House: North American Suburban Architecture 1890-1930*, p. 41, MIT Press, Cambridge MA and London, England, 1986.

<sup>36</sup> Calvert Vaux, *Villas and Cottages: A Series of Designs Prepared for Execution in the United States*, Harper & Brothers, NY, 1857.

<sup>37</sup> Gowans, *The Comfortable Home*, pp. 41-67; also see Ames and McClelland, *Historic Residential Suburbs*, p. 56.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

newspapers even though it did not have a showroom in Dayton.<sup>38</sup> Three Sears kit homes have been identified in Dayton View Triangle. Two of these, a Sears Mansfield home at 2039 Harvard Boulevard (constructed 1932) and a Sears Maywood at 2207 Harvard Boulevard (constructed 1929) are located in the Upper Dayton View Section 2, and one, a Sears Fullerton Home at 1832 Elsmere Avenue (constructed 1929) is located in the Mt. Auburn subdivision (**Figure 6, 7**).

Buildings raised by local builders are similar in character to the Cottages, Tudor, and Colonial Revival dwellings advertised by the large national companies, constituting the bulk of homes in Dayton View Triangle from the period. While some homes were commissioned by property owners themselves, others were constructed by builders who purchased lots to build and sell them to prospective buyers. Professional home builders were regularly featured on the advertising pages of Dayton's newspapers, even showcasing house plans that could be purchased. Professional associations for the building and construction trades such as the Dayton Builders Exchange, organized in 1913, provided its member organizations and homeowners opportunities and contractor listings. An advertisement in Dayton Daily News proclaimed that the association had "Created a Place in the Hearts of All Daytonians Through its Work in Making Dayton, The City of Homes."<sup>39</sup> In Upper Dayton View, Dayton's Hambrecht-Mahrt Building Company advertised two existing Colonial Revival dwellings, at 219 and 230 Otterbein Avenue "ready for inspection by prospective home-buyers (**Figure 8**)."<sup>40</sup> Builder and Designer A. G. Hoerner's Spanish Revival "Casa Espanola" dwelling at 820 Audrey Place was featured in *Dayton Daily News* in 1927, along with four other dwellings in Colonial and Tudor Revival style he built in Upper Dayton View in the district. The dwelling remains standing in the present day, retaining its characteristic features and contributing to the district.<sup>41</sup>

The standardized plans and use of mass-produced, prefabricated materials for entire homes reduced the cost of construction, which was significant in order to offset the introduction of central heating, indoor plumbing, mechanical systems, electricity, and household appliances that modernized the dwellings. These advancements were embraced by homebuyers, and advertisers, manufacturers, and business associations used them to market the modern suburban home.<sup>42</sup> Dayton's first electric home was built at 104 Otterbein Avenue in 1922, as proclaimed by prominent advertisements featuring in its newspapers (**Figure 9**). Over 22,000 visitors saw the home in the one week following its opening.<sup>43</sup>

In 1924, the National Electric Lighting Association organized a nation-wide contest to build a model electric home based upon standard plans that the association provided. The electrification of the home would be done by local contractors. Associated with the electric home was an essay contest on "Home Lighting" for school students, with cash prize awards. The contest was

<sup>38</sup> See, for instance, "Sky-scrappers are Ready-Cut, Why Not Your Home," *Dayton Daily News*, May 10, 1927, p.9.

<sup>39</sup> "The Rike-Kumler Company," *Dayton Daily News*, March 7, 1927, p. 30.

<sup>40</sup> "Open For Inspection and Offered For Sale [Advertisement]," Better Homes Section, *Dayton Daily News*, June 3, 1923, p.12.

<sup>41</sup> "'Casa Espanola' - 820 Audrey Place Open to the Public," *Dayton Daily News*, Nov. 29, 1927, p. 12.

<sup>42</sup> Gowans, *The Comfortable Home*, pp. 25-28; also see Ames and McClelland, *Historic Residential Suburbs*, p. 56.

<sup>43</sup> "Big Crowds Visit The Electric Home," *The Dayton Herald*, Oct. 25, 1922, p. 19.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

arranged “purely to acquaint the growing generation...with the necessity for having comforts and conveniences in the home that can only be provided through the use of electricity.”<sup>44</sup> In Dayton, the electric home was constructed by the Schwind Realty Company at 1739 Burroughs Drive in Upper Dayton View subdivision with the \$15,000 cost borne by the Electric League of Dayton. Locally called the “Prize Home,” the dwelling was equipped with modern electric appliances and furnished “along modern lines” by local furnishers and interior decorators with the “sole idea of comfort and economy.”<sup>45</sup> The dwelling was used as a model home for the coming months, showcasing that Upper Dayton View not only had quality site improvements but also homes with modern conveniences brought to the owner in a cost-effective way. The dwelling remains standing in the present day, contributing to the district.

A majority of the buildings constructed in the district during this time included detached garages, showcasing the impact of the automobile on suburban dwelling. Even the Prize Home included a detached two car garage, which remains standing in the present day. While two car garages are less common, detached single automobile garages, typically located to the rear of the property with a driveway from the street leading up to it were a common feature for dwellings built there prior to World War II.<sup>46</sup> Home catalogues regularly featured designs for garages, and the Sears homes constructed in Upper Dayton View indeed included these contemporaneous outbuildings. The *Sanborn Fire Insurance Map, 1932* depicts a filling station located at the northeast corner of Salem Avenue and Otterbein Avenue; with no other filling station in the immediate vicinity of the district, this one would have served not only the automobile-owners in Upper Dayton View and Mt. Auburn, but also other neighboring residential areas that were developing at the time. The filling station was replaced by an automobile repair shop in 1955 that remains standing in the present day.

In his article in *Dayton Daily News*, Keyes had identified his targeted middle-class demography, writing, regarding Upper Dayton View, that “It is the intention to develop this entire section to the highest degree possible; not that an effort is to be made to make it an exclusive residential district, but rather an appeal to the general citizenship be made.”<sup>47</sup> Benefiting from national and local trends in design, construction, and financing of homes, dwellings in Dayton View Triangle were also of quality construction in academically accurate architectural styles. Considering the quality of construction and its physical characteristics, and the restrictive covenants for future construction and ownership, the neighborhood, designed for the growing middle-class, became one of Dayton’s most desirable for it by the 1930s.

### ***Economic Downturn and World War II: 1930-1945***

#### ***Annexation to the City and the Great Depression***

---

<sup>44</sup> “Go to Upper Dayton View and See the Perfect Home,” *Dayton Daily News*, Oct. 12, 1924, p.58.

<sup>45</sup> Ibid.

<sup>46</sup> *Sanborn Fire Insurance Map, 1932*, Sanborn Fire Insurance Company for Dayton shows extensively developed Upper Dayton View subdivision with its configuration of dwellings and garages.

<sup>47</sup> “Explains Why Certain Sections Are Favored by Realty Developers,” *Dayton Daily News*, June 4, 1922, p.45.



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

In the years leading to the Great Depression, Dayton saw a flurry of activities aimed at both ordering its development and expanding its boundaries. To guide an orderly growth of the city, Dayton's City Plan Board hired the services of Ladislav Segoe and Associates to prepare a comprehensive plan.<sup>48</sup> Apart from presenting an updated blueprint for roadways, parks, open space, and recreation areas, this plan included zoning and platting rules, and the appointment of a Board of Zoning Appeals, ultimately leading to the city adapting its first building code in 1928.

The turn of the decade also marked a change in status of the subdivisions that make up the present day Dayton View Triangle, from suburban to part of Dayton. The City of Dayton had first introduced petitions to expand its boundaries by annexing adjoining suburbs, including Upper Dayton View in 1925, which were initially met with near unanimous opposition by its residents.<sup>49</sup> Access to the well-regarded Fairview Schools appear to have been of particular concern and were subject to arbitration. After a considerable effort, which is documented in contemporary newspapers, all the subdivisions comprising the Dayton View Triangle Historic District were annexed to the city in 1930 (**Map 5**).<sup>50</sup>

With the annexation, the district became part of the city, governed by its zoning code.<sup>51</sup> Dayton's building code made no reference to racial covenants as it classified residential districts. So, the new building code did not supersede existing covenants, such as those for the plats constituting Dayton View Triangle. As stated in the building code, its provisions "do not, in any way, conflict with ... any private restrictions that may exist regarding the location of buildings or use of land."<sup>52</sup> Thus, racial covenants that were placed when the land was platted for residential development applied even after the annexation. Significantly, the racially restrictive covenant for Upper Dayton View subdivision were prepared in 1927, just one year before Dayton's code was adopted, so that the clauses would be grandfathered in when it became part of Dayton.<sup>53</sup>

The subdivisions comprising Dayton View Triangle and its vicinity were already considered by realtors and residents broadly as "Upper Dayton View," typically distinguished from Fairview located across Salem Avenue to its northeast. As it became part of the city, Upper Dayton View remained a highly regarded middle-class neighborhood for educated professionals, with its high quality, affordable housing, superior school, nearby community facilities such as the Miami Valley Golf Club, Good Samaritan Hospital under construction to open in 1931, Dayton View

---

<sup>48</sup> Ladislav Segoe and Associates. 1926, *Dayton, Ohio and its City Plan*. Prepared for the City of Dayton. Dayton, Ohio.

<sup>49</sup> "Opposition to Annexation is Now Stronger," *Dayton Daily News*, December 24, 1925, p.20.

<sup>50</sup> See, for instance, "Annexation of Upper Dayton View is Strongly Opposed in Court Brief," *Dayton Daily News*, August 1, 1927, p. 13; "County Commissioners Sign Annexation Documents Affecting North Riverdale and Upper Dayton View," *Dayton Daily News*, January 20, 1930, p.13.

<sup>51</sup> "Major Portion of Territory Recently Annexed to Dayton Placed in Residential Zones by City Commission – Three Industrial Districts Permitted," *Dayton Daily News*, August 21, 1930, p.2.

<sup>52</sup> *The Dayton Building Code*, City of Dayton, Ohio, p. 57.

<sup>53</sup> "Upper Dayton View Plat: Schwind Realty Company," *Deed and Plat Restrictions in the Dayton Metropolitan Area*, City Plan Board, City of Dayton, Ohio

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Branch Public Library which opened in 1930, churches and synagogues, and easy access to downtown offices and retail.

Optimism of the city's future factored into its expansion. The Dayton Chamber of Commerce published in 1926, when the Upper Dayton View Section 3 was platted and the annexation being debated, the booklet *Facts About Dayton*.<sup>54</sup> 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 its full impact was to be felt in the coming years.

Dayton's industrial workforce plunged, particularly after 1932, when the dire consequences of the depression began to manifest themselves.<sup>55</sup> 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.<sup>56</sup> Even NCR, the city's largest employer, was not spared; its workforce dropped to about 3,500 in 1933 from 8,500 in 1930. Dayton's industrial and commercial growth and the large base of potential homeowners it created had driven suburban expansion; conversely, the depression stalled suburban growth as Dayton's citizens lost their incomes.

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 Association failed in 1931.<sup>57</sup> The collapse of banks was followed in 1933 by that of seven of Dayton's building and loan associations.<sup>58</sup> Home loan financial institutions such as Mutual Savings and Loan and Dayton Savings and Loan were critical to the development of Mt. Auburn and Upper Dayton View, and as records in Montgomery County Abstract Books make clear, provided the financial backing needed for prospective buyers.<sup>59</sup> Their failure and a spate of foreclosures in Dayton reflected the dire condition of the housing market.

### *Depression Era Federal Legislation and its Impact on Dayton View Triangle*

Dayton's suburban development had, until the Great Depression, been guided mainly by local subdivision covenants and the city's building and zoning codes. Federal intervention to stabilize the housing market and aid financial institutions during the 1930s affected urban and suburban development, including Dayton's, through to the mid-twentieth century, impacting not just home

---

<sup>54</sup> Dayton Chamber of Commerce and Dayton Industrial Association, 1926, "Facts About Dayton." Accessed at [www.daytonhistorybooks.com](http://www.daytonhistorybooks.com).

<sup>55</sup> Frigidaire Historical Collection, Wright State University, ms262, [www.libraries.wright.edu/special/collectionguides/files/ms262.pdf](http://www.libraries.wright.edu/special/collectionguides/files/ms262.pdf)

<sup>56</sup> Ohio History Connection online archive at [http://www.ohiohistorycentral.org/w/Great\\_Depression](http://www.ohiohistorycentral.org/w/Great_Depression)

<sup>57</sup> Tom Dunham, *Dayton in the 20<sup>th</sup> Century*, AuthorHouse, Bloomington, Indiana, 2005, pp. 78-79.

<sup>58</sup> "150 Years, Play By Play," *The Dayton Herald*, March 23, 1946, p.2.

<sup>59</sup> *Montgomery County Abstract Books*, available at [https://www.mcoho.org/government/elected\\_officials/auditor/gis/documents.php](https://www.mcoho.org/government/elected_officials/auditor/gis/documents.php), retrieved on March 20<sup>th</sup>, 2021.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

financing and construction, but also directing the layout and dwelling types in new suburbs. Laws enacted during the early years of the Great Depression – the Federal Home Loan Act, 1932, Home Owners Loan Act, 1933, and National Housing Act, 1934 – were emergency measures to aid home loan institutions and home owners by authorizing advances secured by home mortgages to institutions and providing low-interest long term loans to homeowners. Neither of these, however, promised an equitable distribution of funding; they allowed and effectively encouraged racial discrimination in housing. Aid and loans came easily to high value, segregated neighborhoods like Dayton View Triangle, allowing them to retain the quality of their homes. On the other hand, it was difficult for residents in neighborhoods with Black and low to obtain loans the legislation provided access to.

The Homeowners Loan Act created the Home Owners' Loan Corporation (HOLC) to refinance mortgages and prevent foreclosure, helping mitigate the housing crisis due to the Depression. HOLC also incentivized racial segregation in housing by making redlining of neighborhoods a public policy “through a valuation system that rated neighborhoods on a scale of desirability, with affluent all-White enclaves of single family homes receiving the highest rating...and lower-income and almost any Non-White presence receiving the lowest classification.”<sup>60</sup> The classification was used to decide the allocation of housing loans. As Dayton's HOLC Residential Security [Redlining] Map, 1937 (HOLC Map) created for the purpose shows, the Dayton View Triangle neighborhood, which included the south section of Mt. Auburn, all the Upper Dayton View Sections, and the smaller plats between Catalpa Drive and Salem Avenue except those portions that were commercial, was classified as Grade A, the most desirable and still developing, helping residents of the neighborhood to be easily approved for loans (**Map 11**). The north section of Mt. Auburn, located in the Fairview neighborhood, while segregated was given a lower, Grade B rating, indicating that while safe for loans, it was less desirable and development there was complete.

The National Housing Act was passed to alleviate job loss and rejuvenate, by insuring long-term, low interest loans provided by lending institutions to boost home-ownership, construction of new homes, and repair of existing ones. The Act created the Federal Housing Administration (FHA), the main federal agency handling government insurance for private loans.<sup>61</sup> The FHA opened its local office in Dayton in October 1934, with the program gaining strong support from the city's builders, contractors, retailers, and industrialists.<sup>62</sup> The benefits it provided to the qualified communities where loans could be obtained with ease became tangible. Advertisements for home appliances, repairs, and upgrades asked customers to take advantage of FHA loans for updating and improving their homes (**Figure 10**). Homes, for sale or rent, were modernized with new stoves, refrigerators, and other improvements. Financial institutions advertised themselves as experts in the loan program. Homes for sale mentioned the FHA loan program, and advertised

---

<sup>60</sup> Matthew D. Lassiter and Susan Clanci Salvatore, *Civil Rights in America: Racial Discrimination in Housing*, pp. 30, National Park Service, US Department of the Interior, Washington DC, 2021.

<sup>61</sup> See Ames and McClelland, *ibid.* p.31; and “FDR and Housing Legislation,” *Franklin D. Roosevelt Presidential Library and Museum* (National Archives website, <https://www.fdrlibrary.org/housing> retrieved on April 4, 2021.

<sup>62</sup> “NCR Schoolhouse Meeting on Federal Housing Act to Lend Impetus to the Program,” *Dayton Daily News*, October 21, 1934, p.5.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

generous financing available; some sellers, including in the Upper Dayton View area, asked for a down payment compatible with that required for FHA loans, with the remaining to be paid by rent with the benefit of no interest.<sup>63</sup>

The FHA was significant for the changes it brought about in the mortgage industry, and in boosting the housing market during the economic downturn. Yet, from the beginning, FHA supported segregation, with its mortgage underwriting including the warning that, “if a neighborhood is to retain stability, it is necessary that properties shall continue to be occupied by the same social and racial class.” According to the FHA, the highest investment rating for loans was for situations “when the fullest advantage has been taken against adverse influence and to insure that it will develop into a homogenous residential district.”<sup>64</sup> As a high rated, segregated neighborhood, not only did Dayton View Triangle benefit from FHA approved loans, but it was also incentivized to remain homogenous.

A consequence of the Federal housing programs was that the redlined areas of the city such as Inner West and East Dayton were left with a large, deteriorating stock of dwellings suffering from vacancies and a lack of maintenance at the start of the mid-twentieth century. These sections of Dayton, populated predominantly by Black and low-income residents and identified as blighted, would be impacted by urban renewal and highway construction projects. On the other hand, entering the Great Depression as a most desirable part of Dayton to live in, the Dayton View Triangle area received a boost from Federal programs that helped retain the quality of its updated homes, and in the long run, their integrity.

#### *Construction in Dayton View Triangle during the Depression Era*

Construction of new dwellings slowed down significantly, particularly after 1932. Between 1930 and 1939, 170 properties were developed in the Dayton View Triangle Historic District as compared to over twice the number during the previous decade (**Table 1**) Many of these dwellings were constructed in the early 1930s (99 between 1930 and 1932) before the collapse of the housing market and the institutions that financed it. The year 1933 appears to have been the worst of the period for the housing market in Dayton View Triangle, with home values falling to about 62 percent of the high in 1929. Only 32 dwellings were constructed between 1933 and 1936. The market improved by 1937, with home values going up to about 82 percent of the 1929 high value, rising 20 percent over the 1933 value.<sup>65</sup> During the period 1937-1939 40 dwellings were constructed, and during the World War II years, 69 dwellings were built. Most of the development took place in the remaining vacant lots in Mt. Auburn and Upper Dayton View subdivisions sections 1-3. Upper Dayton View Section 4, the last to be platted, remained mostly

---

<sup>63</sup> See *Dayton Daily News*, January 13, 1935, p.9 for advertisements by builders, contractors, and retailers promoting the FHA program. Listing of modernized homes are common in Dayton’s papers through the period, as are those mentioning FHA loans and payment by installments. See, for instance, *Dayton Daily News*, March 10, 1935, p. 28, which lists an Upper Dayton View Home for \$700 down, less than the 20 percent required by the FHA, and the balance of \$3000 by installments.

<sup>64</sup> Lassiter and Salvatore, *ibid.* pp. 30-31.

<sup>65</sup> The property values are listed in the *Home Owners Loan Corporation (HOLC) Residential Security “Redlining” Map Area Descriptions, Dayton, Ohio, 1937.*

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

vacant until the mid-twentieth century (**Map 8**). At the end of the period, over 200 parcels remained vacant.

Swings in the housing market in Dayton, and in the changing fortunes of Upper Dayton View during the Great Depression are reflected in newspaper advertisements and announcements. Whereas local newspapers during the 1920s were replete with advertisements by realtors and developers, including by the Schwind Realty Company for Upper Dayton View, there were few during the mid-1930s. Instead, home rental, foreclosure, and county sheriff's sale announcements, including in subdivisions in the district, filled the classified pages of *Dayton Daily News*. Developers such as the Schwind Realty Company were left with vacant lots, which they put up for sale with advertisements for Upper Dayton View properties that could be bought for \$1,200 with cash or in terms, by installment. After 1936, there appeared to have been some improvement in the housing market. This is reflected in newspaper announcements, such as one made by the Schwind Realty Company that 17 new dwellings were under construction in Upper Dayton View and vacant lots were available at affordable prices.<sup>66</sup>

The FHA had, apart from insuring loans, also published minimum house standards, first in *Principles of Small Houses* in 1936, with plans for five modest, utilitarian house types that would offer "a range of comfort of living." These standards were revised and expanded upon through the mid-twentieth century. FHA's Minimum House, a small two-bedroom single story dwelling with a simple façade and topped with a gable roof would be a proto-type adapted to more spacious Cape Cod style dwellings, whose popularity in suburbs including Dayton View Triangle, was rivaled only by Ranch homes during the mid-twentieth century.

Most of the dwellings constructed in the district through the decade followed in their styles and types the pattern set during the 1920s. Homes constructed during the time were built in popular revival styles, most commonly Colonial (for example 1714 and 1718 Malvern Avenue) and Tudor (for example 1814 Burroughs Drive, 1575 Campus Drive, 1620 Catalpa Drive, and 700 Otterbein Avenue). There are, however, examples of modest minimal traditional and Cape Cod style dwellings constructed from the mid-1930s and found in increasing frequency during the early 1940s. While they may have been influenced by the utilitarian Minimum House, those in Upper Dayton View are more spacious, typically about 1000-1500 square feet in living space. Examples of the type include dwellings at 1517 Burbank Drive, constructed 1942 and 2036 Burroughs Drive, constructed 1940.

While many dwellings had detached garages, located to the rear of the parcel, there were an increasing number with attached garages, as exemplified in the Tudor Revival dwelling at 1620 Catalpa Drive, constructed 1935; the aforementioned Cape Cod at 2036 Burroughs Drive; and the Tudor Revival Dwelling at 1814 Burroughs Drive, constructed in 1940. On sloping lots such as 1918 Benson Drive, the split level dwelling featured a street level garage and basement, with the dwelling constructed on raised topography. Dwellings with attached garages in Upper Dayton View reflected their popularity; even Sears and other companies featured the type in their

---

<sup>66</sup> "Upper Dayton View – Where the Sun Shines," *Dayton Daily News*, June 14, 1936, p.40; and "Upper Dayton View," *Dayton Daily News*, August 28, 1936, p.39.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

catalogues. By the end of the World War II, 614 of the 763 existing dwellings in Dayton View Triangle had been constructed, that is, the neighborhood was about 80 percent developed.

### ***The Mid-Twentieth Century Construction Surge and the Racial Diversification of Dayton View Triangle, 1946-1976***

Dayton had undergone a dramatic increase in wartime manufacturing, with employment rising 124% during the time. Due to the labor shortage, the city was designated as a No. 1 critical labor area.<sup>67</sup> With readily available employment in its factories, Dayton and its surrounding townships grew rapidly in the years following the end of World War II. The population growth was fueled by both, an influx of veterans returning from the war and the Second Great Black Migration. The city's population grew healthily 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. Dayton's Black population, during the time, grew from about 10 percent in 1930 to about 24 percent of the total in 1960, or over 60,000. Dayton's population growth led to a high demand for new housing and a construction boom, which was aided by the continuing FHA program and the 1944 GI Bill of Rights.

The GI Bill of Rights created the Veterans Administration (VA). The VA was authorized to provide returning war veterans with interest free loans to buy homes. Together with FHA, the VA insured interest free loans helped foster a construction boom in Dayton. Like the FHA the VA also bolstered segregated, homogeneous neighborhoods. The practices of these agencies continued to be influenced by HOLC redlining maps.<sup>68</sup> As Dayton's housing stock grew during the 1950s, the city also became more segregated, having as the decade ended, according to a complainant to the Ohio Civil Rights Commission, one of Ohio's largest segregated housing districts.

### ***Construction in Dayton View Triangle during the Mid-Twentieth Century***

The rapid increase in demand for new housing during the 1940s and 1950s re-invigorated the development of suburban communities in Dayton's periphery, and the Upper Dayton View subdivisions held an advantageous position for building new homes. With new development slowing down during the 1930s, over 200 parcels were still available there for new construction that could be carried out quickly and economically along existing roads, availing existing utilities and services. Thus, vacant lots, particularly in Upper Dayton View Section 4 subdivision, rapidly filled up. By early 1960s, when highways that would connect Dayton to distant suburbs were being planned, the Dayton View Triangle Historic District was almost fully developed.

---

<sup>67</sup> Steven Avdakov, Debra Griffen, Kathy Mast Kane, and Nathalie Wright, *Ohio Modern: Preserving Our Recent Past, Dayton and Surrounding Area Survey Report*, p. 36. Ohio Historic Preservation Office, 2010.

<sup>68</sup> Charles L. Nier III, "Perpetuation of Segregation: Toward a New Historical and Legal Interpretation of Redlining under the Fair Housing Act," *The John Marshall Law Review*, Vol 32, Issue 3, pp. 622-624, University of Illinois, Chicago. (<https://repository.law.uic.edu/cgi/viewcontent.cgi?article=1584&context=lawreview>) Retrieved August 20, 2021.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

During the 1950s, Bonebrake Seminary added to the campus a new dormitory building, a library building, and a church at 1810 Harvard Boulevard, all of which were sited around the looping road, thus realizing long-held plans. Of these buildings, the church remains standing. On Salem Avenue, two religious buildings, the Beth Abraham Synagogue, 1306 Salem Avenue, at the northwest corner of Cornell Drive and the Evangelical United Brethren Church (associated with the Bonebrake Seminary) at 1516 Salem Avenue were constructed in 1951 and 1958 respectively. The mid-twentieth century Modern synagogue is currently home to the Bold Believers of Christ Church. The former U.B. Church is currently the First United Methodist Church.

The opening of suburban shopping centers that competed with traditional downtown retail was a characteristic development of the mid-twentieth century. Considering the growth of suburbs such as along Salem Avenue, it was not surprising that one of Dayton's earliest suburban shopping centers was located at 3020 Salem Avenue in Harrison Township just blocks north of the historic district. The Miracle Lane Shopping Center opened in 1952 and was home to national chain stores such as Woolworths and Albers, and local stores such as Metropolitan, Gray's Drug Store, and Moore's Auto Accessories.<sup>69</sup> Many of these businesses were already established in downtown Dayton, while others were new to the area. Residents in Upper Dayton View and other subdivisions in northwest Dayton now had the convenience of quality, one-stop retail in their neighborhood, which was referenced in classified advertisements for dwellings in Upper Dayton View and its surrounding subdivisions.<sup>70</sup> The shopping centers were adapted to the automobile, with ample free parking available to visitors.

The development of shopping centers in Dayton's periphery did not go unnoticed in the city's second Comprehensive Plan. The plan considered the relation of the city with neighboring townships such as Harrison, where Miracle Lane was located. With optimism regarding retail and commerce in downtown Dayton during the time, the new shopping centers were not considered by planners as competing with those in the city. Rather, they were thought to serve residents of the growing communities in their neighborhood.<sup>71</sup> While the shopping amenities at Miracle Lane drew new residents to the area, the construction of the shopping center there was also propelled by the rapid development in northwest Dayton that had preceded it. In the Upper Dayton View subdivisions for instance, 99 of the 145 resources constructed during the mid-twentieth century were erected by 1952, when Miracle Lane opened. The Comprehensive Plan was accurate in determining an existing market for the shopping center in the neighborhood.

There was a marked shift in the types of dwellings constructed during the mid-twentieth century. Most revival styles, such as Tudor, Renaissance, Classical, and Spanish Colonial had fallen out of fashion during the time, to be replaced by mid-twentieth century modern styles. Newer English Colonial homes were occasionally constructed, varying from the ones constructed during the 1920s and 1930s. Simpler in design and smaller, these were typically three bay dwellings partly or fully finished with aluminum or vinyl siding. The earlier ones often had a side porch; in

<sup>69</sup> "Formal Opening, Miracle Lane Shopping Center [Advertisement]," *Dayton Daily News*, February 26, 1952, p. 4.

<sup>70</sup> See classified advertisement in *Dayton Daily News*, June 19, 1952, p. 54.

<sup>71</sup> Harland Bartholomew and Associates. August 1954. *Comprehensive Plan, Dayton Urban Area*, p. 9. Harland Bartholomew and Associates. St. Louis Missouri.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

the new buildings there was no side porch. Garrison Colonial Revival dwellings with overhanging upper floors, exemplified in 1652 Philadelphia Drive (constructed 1947) were also more common during the mid-twentieth century.

The prevalent types of dwellings constructed during the time were Cape Cods (1517 Burbank Drive, 2036 Burroughs Drive, and 2012 and 2016 Philadelphia Drive,) and Ranch homes (2010 Burroughs Drive, 607 Otterbein Avenue and 2132 Philadelphia Drive). Contemporary modernist homes, though uncommon, were also constructed, scattered in the district, for example the split-level 2046 Harvard Boulevard (constructed 1950). The Cape Cod dwellings, popularized by FHA guidance during the 1930s continued to hold sway through to the end of the period of significance, particularly during the late 1940s and 1950s.<sup>72</sup> Characterized by side gable facades and dormer windows, they were commonly of brick construction. Variations of the type included single one to one and a half story dwellings with gable end entrances – modest, utilitarian versions of the bungalow/cottage types. The lots on which they were constructed had a side driveway, sometimes leading to detached garages to the rear. Many of these, located on the same block, appear to have been built by the same developer or contractor. As seen in the 2000 block of Philadelphia Drive neighboring dwellings were all constructed in 1949, built of the same materials, and with similar details and architectural elements used in different combinations to give variety to the facades (2012 and 2016 Philadelphia Drive).

Ranch homes were adapted from traditional ranch homes in the west, and gained in popularity during the mid-1940s, promoted by the *Sunset* magazine and in catalogues such as *Western Ranch Houses* by the California Architect Cliff May.<sup>73</sup> In order to avail FHA loans, builders adapted Federal guidelines to build modest homes in the popular style. FHA eased financing terms with the Housing Act of 1948 to meet the demand for housing, allowing for the construction of larger, “rambling” ranch homes with generous living space. Both relatively modest ranch style homes, such as 2132 Philadelphia Drive (about 1,600 square feet in area, constructed 1951), and generously laid out ones such as 607 Otterbein Avenue (about 2,500 square feet, constructed 1949) were built in Dayton View Triangle during the period. The single story or split level homes, of which there are 57 in the district, invariably had attached garages. Whereas traditionally the driveway leading to the detached garage to the rear of the lot also effectively connected the front and rear yards, this was not the case for ranch homes. For the latter, the driveway terminated at the garage attached to a side façade, and the front and rear yards were separated by the dwelling. The period saw the near completion of the physical development of the district, with over 97 percent of the existing buildings constructed by its end (**Table 1**).

### *Racial Integration and Neighborhood Identity*

The Dayton View Triangle Historic District, during this period was not only developed with most of the parcels built up; the segregated, exclusive, neighborhood also underwent social and demographic changes, associated with those of Dayton itself. Federally funded urban renewal

<sup>72</sup> Ames and McClelland, *ibid.* p.66

<sup>73</sup> *ibid.* p.66; McAllister, *ibid.* p.202-203.



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

and highway construction projects in their neighborhoods created a housing shortage for the city's Black residents, while catalyzing the relocation of White residents to accessible suburbs. Grassroots efforts in Dayton toward integration, changes in the City's and its residents' approach toward race, and new Federal laws made it easier for Black residents to own homes in previously segregated neighborhoods. By the mid-1970s, Dayton View Triangle had changed from a segregated community to one that welcomed diversity.

Urban renewal and highway construction projects during the early to mid-1960s disproportionately affected Dayton's Black population. These projects focused on areas that had been redlined in the HOLC Map of 1937, and which had consequently suffered from lack of investment. Dayton's Black community was concentrated in neighborhoods west of the Great Miami River, bordering Dayton View. Dayton's Innerwest area, through which Interstate 75 was constructed during the 1960s, was identified in the HOLC Map as being 80% Black in its racial makeup. According to an article in *Dayton Daily News*, about 1,300 homes were torn down as a result of these projects between 1960 and 1964, many in this affected area, and less than 400 new homes were built to replace them, creating a housing shortage for those who had lost homes.<sup>74</sup>

Civic and business leaders had believed the highways would bring distant residents to Dayton, to the commerce, retail and entertainment opportunities it offered. Instead, as the 1960s progressed, highways drove up the suburban growth as Dayton residents moved away from the city. Homes in segregated neighborhoods such as Dayton View Triangle became available. Urban renewal and highway construction thus created contradictory conditions for the segregated White and Black neighborhoods. White flight to the newer suburbs led to available housing in neighborhoods such as the Dayton View Triangle Historic District; but these projects also created a severe housing shortage in Black neighborhoods.

Yet, few Black residents who had the means moved to the available dwellings in the segregated White neighborhoods at the time. They were blocked by unscrupulous realtors, racial covenants, and regulations that encouraged racial segregation in housing, or chose not to out of fear of discrimination in those neighborhoods.<sup>75</sup> Seeing Dayton as one of the most segregated cities of its size in Ohio – over 95 percent of the Black population lived in one area west of the Great Miami River – Civil Rights groups began focusing intensely on the issue of fair housing from the early 1960s.

With the advocacy of Dayton's community and church leaders to address racial prejudices and discrimination in housing and employment, the City of Dayton established the Human Relations Council in 1962, but without the power to investigate and call witnesses in racial discrimination cases.<sup>76</sup> A year later, the Dayton Chapter of the NAACP proposed a fair housing law for Dayton. In 1967, the city council adopted the Fair Housing ordinance. However, a clause that required a citywide vote for it to become law was subject to legal challenge by Civil Rights groups. The US

---

<sup>74</sup> "Dayton View: A Future at Stake," *Dayton Daily News*, June 7, 1965, p. 3.

<sup>75</sup> David Allbaugh, "Rocky Road Leads Away From Ghetto," *Dayton Daily News*, p. 13, May 16, 1966.

<sup>76</sup> "Human Relations Unit Urged to Solve Racial Problems," *Dayton Daily News*, October 23, 1961, p. 9; and "Human Relations Unit Established," *Dayton Daily News*, May 9, 1962, p. 27.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Supreme Court ruled in 1969 that the clause was unconstitutional and could be struck without affecting the rest of the law, which then came into effect.<sup>77</sup> The time it took for the ordinance proposed by the NAACP to become law demonstrates the challenges faced by Civil Rights groups to integrate Dayton's neighborhoods. Indeed, early attempts at racial integration in the Dayton View Triangle area were met with antipathy and sometimes outright hostility, with instances of threats issued to members of organizations such as the Catholic Interracial Council for simply asking Upper Dayton View residents about racial integration.<sup>78</sup>

The Federal Fair Housing Act of 1968 brought an end to many segregationist practices supported by the FHA and VA and provided legal recourse to local communities in their support for open housing practices. In 1949, the US Supreme Court had invalidated the FHA policy of insuring properties covered by racial covenants; however, the agency did not impose open occupancy requirements that fair housing and Civil Rights groups were fighting for until the passing of the Fair Housing Act.<sup>79</sup> The Fair Housing Act made illegal both public and private discrimination in the sale and rental of property on the basis of race, color, religion, and national origin. Discrimination in mortgage and home improvement loans were also deemed unlawful. Further, the law forbade the practices of blockbusting, racial steering, and advertising to misrepresenting the status of a property for discriminatory purposes, which were used by some realtors in Dayton.<sup>80</sup> With the passage of the Act, Dayton's Human Relations Council now had authority to pursue cases of racial discrimination in housing. After 1968, the Council came to an agreement to refer cases of racial discrimination in housing to the ACLU, allowing the pursuit of legal means to fight for equity. Thus, the Federal Fair Housing Act, 1968, and the city's own efforts at housing equity, made it easier for Black residents to obtain loans for homes in formerly segregated neighborhoods like Dayton View Triangle.<sup>81</sup>

Demographic changes in the city, Civil Rights movement for fair housing, and changing attitudes of its White citizens had a tangible effect on the Dayton View Triangle Historic District. A *Dayton Daily News* report on racial integration pointed also to the changes in the White population of the area, and their views. Many older residents that were against integration had already left for the suburbs. In the report, the Director of the Dayton View Stabilization Project, Joseph D. Wine, asserted, "There is no question that the people who remain are advocates of integrated living. We've also had many people moving into Dayton because they believe in the principle of integration." Consequently, while in 1960, there were no Black residents in Dayton View Triangle area, in 1970, according to the US Census of that year, there were 123 Black residents living in the area, a significant change considering it was one of the city's most exclusive, segregated neighborhoods.<sup>82</sup>

---

<sup>77</sup> "Fair Housing Law To Be Proposed," *Dayton Daily News*, October 13, 1963, p. 1; John Sweeney, "Housing Ordinance Ruled Law," *Dayton Daily News*, February 7, 1969, p.1.

<sup>78</sup> See aforementioned "Loan Realty Conspiracy Alleged in Housing Here," *Dayton Daily News*, June 18, 1962, p.1.

<sup>79</sup> Lassiter and Salvatore, *ibid.* p. 33.

<sup>80</sup> See Lassiter and Salvatore, *ibid.* p. 65-66; discriminatory tactics used by Dayton's realtors are discussed in newspaper articles such as the aforementioned "Loan Realty Conspiracy Alleged in Housing Here," *Dayton Daily News*, June 18, 1962, p.1.

<sup>81</sup> "Plan Gets Approval To Put Muscle Into Fair Housing," *Dayton Daily News*, December 3, 1968, p. 25.

<sup>82</sup> "Race Mix Gains in Dayton View," *Dayton Daily News*, Monday, August 30, 1971, pp. 21, 22.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Dayton View Triangle's demographic identity was a significant factor also in formalizing the extent of the neighborhood; it was depicted in the 1937 HOLC Map as one characterized by executive and professional class residents. Its demography was significant to its identity also during the 1970s as it became an integrated neighborhood. Following the census, the City Council conducted in 1971 an extensive study of Dayton View area and its future.<sup>83</sup> The city marked Cornell Drive as the boundary between Lower and Upper Dayton View, with greater levels of integration below the street than above, during the time. With Philadelphia Drive to the west separating it from the College Hill neighborhood and Salem Avenue from Fairview across the road, the distinction that the Cornell Avenue boundary provided made clear the southern boundary of the neighborhood.

The 1970s had brought added challenges to the city, particularly from a major decline in manufacturing industries that had propelled its growth during the early and mid-twentieth century. Dayton's population decreased for the second time during the decade, as residents left the city for suburbs or other locations for employment. Dayton View Triangle residents sought to address challenges posed by the economic downturn, such as vacant dwellings, and to promote a sense of community as it became increasingly diverse. In doing so, they also ratified the neighborhood boundary. Informally referred to as the "triangle area" or the "golden triangle" of Upper Dayton View during the mid-twentieth century, Dayton View Triangle was formally recognized as such in 1976 when its residents formed the Dayton View Triangle Federation of Homeowners. The new organization, supported by the Dayton City Commission, was formed, according to a *Journal Herald* report, in to foster "a sense of community, neighborhood intimacy and corporation, feelings of belonging, of stability, of permanence."

The non-profit neighborhood corporation would help achieve these goals for all residents pragmatically, including with "a group homeowners insurance plan; mortgage loan guarantees to protect a residents investment; arrangement to enable to the group to buy homes that may be abandoned; self-assessments for neighborhood improvement and beautification projects; neighborhood watch groups to combat crime." The association had two things going for it that other neighborhoods facing similar issues may not have had, according to the *Journal Herald* – "a beautiful residential area with a spaciousness and charm not frequently duplicated elsewhere in the metropolitan area; and the determination to work for the preservation of the neighborhood."<sup>84</sup> Dennis Turner, president of the Dayton View Triangle Federation of Homeowners soon after its formation asserted that the association put the neighbor back in the neighborhood and welcomed diversity.<sup>85</sup> Dayton View Triangle had thus taken shape, forming its identity and extent over its history, its distinct physical character and demography identified and depicted on maps during the 1930s after robust development, and its boundary ratified by its residents and the City of Dayton during the mid-twentieth century.

---

<sup>83</sup> Ibid.

<sup>84</sup> "Sense of community...search for stability, identity is heartening," *The Journal Herald*, February 17, 1976, p. 4.

<sup>85</sup> Bette Owens, "Schools Attract City Residents: Many Daytonians say it's a fine place to live," *Dayton Daily News*, March 20, 1977, p. 21.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

The Dayton View Triangle Federation remains active in the present day, addressing economic and demographic challenges from the 1970s that linger. In 1992, the association revised its articles of incorporation, which now explicitly includes aims to lessen neighborhood tensions in the racially mixed and ethnically diverse neighborhood, and to sponsor and assist with projects which promote the elimination of prejudice and discrimination of persons of minority groups – goals that are polar opposites to the racial covenants that the neighborhood was built upon. The organization retains its goals that improve the quality of the environment, modernizing them to include promoting recycling, and that of homes of the neighborhood.<sup>86</sup> Dayton View Triangle has retained the physical characteristics of its site, parcels and buildings associated with its historic development, as well as built on the diversity rooted in its mid-twentieth century social history, preserving both its historic integrity and its unique neighborhood identity.

### ***Dayton View Triangle Compared With Other Residential Neighborhoods and Historic Districts in Dayton***

Dayton View Triangle's period of significance, phases of development and physical characteristics sets it apart from other residential historic districts in the Dayton area (**Map 12**). None of the residential historic districts have periods of significance that extend to the mid-twentieth century. None of these identified or addressed significance for association with events related to the social history related to Civil Rights in housing in Dayton,

There are examples of districts that developed during the early decades of the twentieth century, populated with historic revival style dwellings, such as the neighboring Kenilworth Historic District (NR #06000695), Grafton Rookwood District (NR #10000084), and Squirrel-Forest District (NR #10000827), and Schantz Park Historic District (NR #92001492) in Oakwood. For all these, significant development and construction was completed before the Second World War. Dayton View Triangle differs from these other districts because significant building activity also continued there after World War II, thus extending its historic significance to the mid-twentieth century, physically embodied with dwelling styles and styles from that later period.

Residential historic districts that were platted during the nineteenth and early twentieth centuries exemplify the grid-iron layout of streets popular at the time, as seen in Dayton View Historic District (NR #84003787), McPherson Town Historic District (NR #88001712), Squirrel-Forest Historic District, and even Shantz Park Historic District in Oakwood. Dayton View Triangle, on the other hand, was platted in phases through the early twentieth century, and embodies the transition from the grid-iron pattern to the curvilinear, picturesque, warped grid layout adapted from the type popularized by the Olmsted Brothers.

Neighborhoods bordering Dayton View Triangle include Fairview, University Row, Mt. Vernon, Princeton Heights, and College Hill, and Dayton View Triangle is distinguishable in its physical characteristics and its historical development from them, even as they are located in the same, Salem Avenue corridor (**Map 12**).

---

<sup>86</sup> The Dayton View Triangle By-laws can be accessed at <https://www.daytonviewtriangle.com/copy-of-by-laws>

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Fairview comprises subdivisions platted mainly in the first decade of the twentieth century. Fairview developed more rapidly than Dayton View Triangle, and was depicted in the HOLC Map, 1937, as a Grade B area comprised of modest homes, with its development was complete by that year. Streets in Fairview follow a typically grid-iron pattern, and do not show a transition to the curvilinear warped grid as in Dayton View Triangle. Dwellings tend to be modest bungalows and American Foursquares, many of which are duplex, thus varying in building types and in the variety of styles from Dayton View Triangle. Affecting its integrity, a large section of the neighborhood between Salem Avenue, Benson Drive, and Philadelphia Drive was occupied in recent years by the Good Sam facility of Premier Health Solutions, which replaced older dwellings there. That facility was demolished in 2019.

Mt. Vernon is located to the south of Fairview and is roughly a third the size of Dayton View Triangle. The neighborhood comprises of subdivisions with curvilinear streets. The three main subdivisions were laid out during the 1920s, after the platting of Upper Dayton View Section 1, its layout showing the influence of the latter. Of the roughly 300 residences here, about 50 are constructed during the mid-twentieth century. The older buildings exhibit the revival styles that were common during the time of their construction during the 1920s and 1930s. The later ones are mostly simple Cape Cod type dwellings.

Located south of Dayton View Triangle, University Row was carved out of a larger Princeton Heights neighborhood in 1989. Bound by Salem Avenue, Cornell Drive, Cory Drive and Yale Drive, the neighborhood was platted during the early 1900s. The neighborhood is laid out mostly rectilinear grid extending from Salem Avenue, with a notable exception of Harvard Boulevard, which curves as it approaches the Dayton View Triangle neighborhood. Significant construction here was complete by the 1930s, earlier than Dayton View Triangle. Single dwellings are of the revival styles popular at the time. The neighborhood separated from the neighboring Princeton Heights in 1989 because, according to its neighborhood association, while University Row was fully developed by the 1930s, primary development in Princeton Heights took place during the 1940s and later.<sup>87</sup>

Princeton Heights is to the south of Cornell Drive, between Philadelphia Drive and Cory Drive. It comprises of several plats that from the mid-1920s through the 1950s, thus developing differently than Dayton View Triangle. The street pattern is curvilinear, with later plats extending from those of the 1920s. With few early exceptions, the dwellings here are mid-century modern types and styles, such as Cape Cods and Ranch homes, characteristic of the mid-twentieth century development. Princeton Heights has a different architectural character from Dayton View Triangle from its different period of development.

College Hill, which is under consideration for nomination as a historic district, is located to the west of Dayton View Triangle, sharing Philadelphia Avenue as a boundary line. Although largely platted by the mid-1920s and soon after the Upper Dayton View subdivision, building activity commenced there later, and practically came to a standstill during the Great Depression.

---

<sup>87</sup> Julia Combs, "University Row group seeking participants," *Dayton Daily News*, February 22, 1989, p. 2 Z-9.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

While about three-quarters of Dayton View Triangle was developed prior to World War II, a similar percentage of development in College Hill occurred after the war. Owing to the differences in their history of development, Dayton View Triangle and College Hill have different physical characteristics, with the former dominated by early twentieth century revival styles while the later by mid-twentieth century Cape Cod and Ranch style dwellings populating entire sections of the district.

Dayton View Triangle Historic District thus embodies distinct physical characteristics associated with its unique history of development when compared with neighborhoods in the surrounding area, even as it influenced the development of those that were platted later. For example, Mt. Vernon, College Hill and Princeton Heights neighborhoods are distinguishable from Dayton View Triangle from their periods of development and types of dwellings constructed. Yet, all three, platted after the Upper Dayton View Subdivision Section 1 were influenced by it in their site design, as was anticipated by William A. Keyes of the Schwind Realty Company as he oversaw his development.

### ***Conclusion***

The Dayton View Triangle Historic District is thus significant at the local level under Criterion A in the areas of Community Planning and Development and Social History during the period 1904-1976. It is significant for its association with suburban development of Dayton during the period, and the historical events that steered it. The district is also significant in the area of Social History as related to Civil Rights in housing in Dayton, exemplifying the transformation of a segregated neighborhood formed with racial covenants and bolstered by mid-twentieth century Federal legislation to a racially diverse one by the mid-1970s. The period of significance covers all phases of the development of the district, beginning with the platting of the earliest subdivision, in 1904, and ending with the formation of the Dayton View Triangle Federation of Homeowners in 1976 for its diverse residents. The district is also significant under Criterion C, as a significant concentration of historic resources thematically related to the development of early to mid-twentieth century suburbs in Dayton. Subdivisions comprising Dayton View Triangle, showcase the development of suburban planning. Dwellings exemplify a variety of architectural styles, ranging from the historic revival styles to mid-twentieth century modern. While many of the historic resources within the district may lack individual distinction, together they embody the physical and architectural development of Dayton View Triangle during the period of significance. With 1194 of its 1240 resources contributing to the district, the Dayton View Triangle Historic District retains its historic integrity conveying historic areas of significance.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

---

## 9. Major Bibliographical References

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

### General

n.d. *Welcome To The Dayton View Triangle* [Publicity Brochure]. Dayton View Triangle Federation, Dayton, Ohio.

n.d. *University Row & Dayton View Triangle*. Montgomery County Historical Society, Dayton, Ohio.

n.d. *Olmsted Record Files*, Library of Congress website, <https://www.loc.gov/item/mss5257103132/>, retrieved, December 18, 2020.

1915. *Dayton Flood*. Dayton Flood Book Company, Dayton, Ohio.

Various. *William's Directory*, Dayton, Ohio. Williams Publishing, Cincinnati, Ohio.  
American Publishing Company. 1890. *Indexed Commercial Map of Dayton, Ohio*. American Publishing Company. New York.

Ames, David L. and Linda Flint McClelland. 2002. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. US Dept. of the Interior, National Park Service, Washington, DC.

Avdakov, Steven, Debra Griffen, Kathy Mast Kane, and Nathalie Wright. 2010. *Ohio Modern: Preserving Our Recent Past, Dayton and Surrounding Area Survey Report*. Ohio Historic Preservation Office, Columbus, Ohio.

Binkerd, J.S. 1862. *Map of Dayton*. William's Directory. Dayton, Ohio.

Catanzaro, Cindy. *Sears Houses in Ohio*, <https://searshousesinohio.wordpress.com/author/cyncatanzaro/> retrieved August 16, 2020.

City of Dayton. 1927. *City of Dayton Building Code, Ordinance No. 13450*. City of Dayton, Ohio.

1928. *Official Building Code and Zoning Ordinance*. City of Dayton, Dayton, Ohio.

City Plan Board. Various. "Upper Dayton View Plat: Schwind Realty Company," *Deed and Plat Restrictions in the Dayton Metropolitan Area*, City Plan Board, City of Dayton, Ohio

Crew, Harvey. 1889. *History of Dayton, Ohio with Portraits and Biographical Sketches of Some of its Pioneer and Prominent Citizens*. United Brethren Publishing, Dayton, Ohio.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Dayton Chamber of Commerce. 1923. *Map of Dayton*. Dayton Chamber of Commerce, Dayton, Ohio.

Various. *Greater Dayton*. Dayton Chamber of Commerce, Dayton Ohio.

1926. "Dayton is Prospering." <http://www.daytonhistorybooks.com/page/page/1512314.htm>  
[Retrieved March 20, 2021]

Dayton Metro Library. n.d. Dayton and Montgomery County Map Collection. Online at [www.daytonmetrolibrary.org](http://www.daytonmetrolibrary.org)

Various. Dayton Remembers (Online Image Collection).

Dayton View Triangle Federation. 1992. By-laws of the Dayton View Triangle Federation. <https://www.daytonviewtriangle.com/copy-of-by-laws> [Retrieved August 6, 2021]

Dunham, Tom. 2005. *Dayton in the 20th Century*. Authorhouse, Bloomington, Indiana.

Drury, Rev. A.W. 1909. *History of the City of Dayton and Montgomery County, Ohio*. The S.J. Clarke Publishing Company, Chicago, Illinois, and Dayton, Ohio

Funk, Nellis Rebok. 1913. *A Pictorial History of the Great Flood, March 25, 26, 27*. Otterbein Press, Dayton, Ohio.

Gowens, Alan. 1986. *The Comfortable House: North American Suburban Architecture, 1890-1930*. MIT Press, Cambridge MA.

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

1953. *Amended Zoning Ordinance*. Harland Bartholomew and Associates. St. Louis Missouri. Prepared for the City Plan Board, City of Dayton.

Hall, Charles J. (Official Reporter). 1921. "The Dayton View Real Estate," *Official Report of the Proceedings and Debates of the Twenty-Eighth General Conference of the United Brethren in Christ, held in Indianapolis, Indiana, May 12-22, 1921*. Pp. 215-219. United Brethren Publishing House, Dayton Ohio.

Harrison Township, Montgomery County, Ohio. *Harrison Township History*, accessed at <http://www.harrisontownship.org/resources/history.php>; retrieved January 21, 2021. Harrison Township, Montgomery County, Ohio.

Home Owners' Loan Corporation. 1837. *Residential Security "Redlining" Map, Dayton, Ohio*. Base Map prepared by the Department of Service and Buildings, Dayton, Ohio.

1937. *Home Owners Loan Corporation (HOLC) Residential Security "Redlining" Map Area Descriptions, Dayton Ohio*.

Hover, John C. et al. 1919. *Memoirs of the Miami Valley*. Robert O. Law Company, Chicago.



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Krup, Roy, Roy A. Hampton III, Charles Casey-Leininger, Cathy D. Nelson. 2018. *Twentieth Century Civil Rights Movement in Ohio (National Register Multiple Property Documentation Form)*. National Park Service, Dept. of the Interior, Washington, DC.

L.H. Everts. 1875. *Combination Map of Montgomery County, Ohio*. L.H. Everts & Company. Philadelphia, Pennsylvania.

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

Lassiter, Matthew D. and Susan Clanci Salvatore. 2021. *Civil Rights in America: Racial Discrimination in Housing*, pp. 30, National Park Service, US Department of the Interior, Washington DC.

McAlester, Virginia Savage. *A Field Guide to American Houses*, Alfred A. Knopf, NY 2013.

Montgomery County Auditor. Various.

Montgomery County Real Property Data. Available at the website [www.mcrealestate.org](http://www.mcrealestate.org). Ohio History Connection. Website for Ohio History Central Online Encyclopedia at [www.ohiohistorycentral.org](http://www.ohiohistorycentral.org). Retrieved December 10, 2017.

Montgomery County Plat Books. Available at [https://www.mcoho.org/government/elected\\_officials/auditor/gis/documents.php](https://www.mcoho.org/government/elected_officials/auditor/gis/documents.php) (Retrieved December 17, 2020), Montgomery County Auditor, Dayton Ohio.

*Montgomery County Abstract Books*, available at [https://www.mcoho.org/government/elected\\_officials/auditor/gis/documents.php](https://www.mcoho.org/government/elected_officials/auditor/gis/documents.php), retrieved on March 20<sup>th</sup>, 2021.

National Archives. n.d. "FDR and Housing Legislation," *Franklin D. Roosevelt Presidential Library and Museum (National Archives website, <https://www.fdrlibrary.org/housing>* retrieved on April 4, 2021.

Ohio History Central. N.d. "Bonebrake Theological Seminary," [https://ohiohistorycentral.org/w/Bonebrake\\_Theological\\_Seminary](https://ohiohistorycentral.org/w/Bonebrake_Theological_Seminary) (Retrieved March 13, 2021).

n.d. "The Great Depression," [http://www.ohiohistorycentral.org/w/Great\\_Depression](http://www.ohiohistorycentral.org/w/Great_Depression) (Retrieved January 11, 2021).

Olmsted Brothers. 1914. *Report on Proposed Park System for the City of Dayton, Ohio, 1911*. Olmsted Brothers, Brookline, Massachusetts. Retrieved from the Dayton History Books Online website, <https://www.daytonhistorybooks.com/page/page/4894557.htm> March 16, 2021.

Sanborn Company. 1887, 1896, 1918, 1932 and 1955. Sanborn Fire Insurance Maps for the City of Dayton, Ohio. Sanborn Fire Insurance Company. Available from the Ohio Public Library Information Network [OPLIN] website at [www.oplin.ohio.gov](http://www.oplin.ohio.gov).

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Sears Archives. n.d. *Chronology of Sears Modern Homes Program*,  
<http://www.searsarchives.com/homes/chronology.htm>, retrieved August 21, 2020.

n.d. *Sears Homes, 1921-1926*. <http://www.searsarchives.com/homes/1921-1926.htm>,  
retrieved August 21, 2020.

Sullivan, Charles F. 1940. "Public Transport in the Miami Valley." Accessed at [www.daytonhistorybooksonline.com](http://www.daytonhistorybooksonline.com).

n.d. "The Street Cars of Early Dayton." Accessed at  
[www.daytonhistorybooksonline.com](http://www.daytonhistorybooksonline.com)

United States Census Bureau. 1900, 1930. Population Data for the City of Dayton.

Vaux, Calvert. 1857. *Villas and Cottages: A Series of Designs Prepared for Execution in the United States*, Harper & Brothers, NY.

Williams Directory Company. Various. *Williams Dayton City Directory*. Williams Directory Company. Cincinnati, Ohio.

Wright State University Archives. Frigidaire Historical Collection, Wright State University, ms262, [www.libraries.wright.edu/special/collectionguides/files/ms262.pdf](http://www.libraries.wright.edu/special/collectionguides/files/ms262.pdf)

Young, Roz. December 26, 1992. "Streetcars left Memorable tracks," *Dayton Daily News*, Dayton, Ohio. Accessed at [www.daytonhistorybooksonline.com](http://www.daytonhistorybooksonline.com)

### **Newspaper Articles and Advertisements**

June 23, 1919. "Form \$200,000 Dayton View Land Company," p3. *Dayton Daily News*, Dayton, Ohio.

June 23, 1919. "Incorporate To Develop Plat," *Dayton Daily News*, Dayton, Ohio. RB

July 19, 1919. "Deed of Transfer Filed Saturday in Bonebrake Deal," p. 9. *Dayton Daily News*, Dayton, Ohio.

July 20, 1919. [No title, article about deed transfer, mentions that the 250-acre tract will contain 600 lots which will be sold only after improvements are made under direction of Keyes], p. 8, *The Cincinnati Enquirer*, Cincinnati, Ohio.

Nov. 2, 1919. "Upper Dayton View, Up Where the Sun Shines [Announcement/Advertisement]," p. 65. *Dayton Daily News*, Dayton, Ohio.

Jan. 18, 1920. "Show Bonebrake Academy Addition," p. 35. *Dayton Daily News*, Dayton, Ohio.

April 20, 1921. "Bonebrake Committee Approves Work On Buildings; Future Is Planned," *Dayton Daily News*, p. 15, Dayton, Ohio.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Oct. 25, 1922. "Big Crowds Visit The Electric Home," *The Dayton Herald*, p. 19, Dayton, Ohio.

Nov. 2, 1922. "Ask the Real Estate Agent These Questions Before Buying a Lot [Advertisement]," *Dayton Daily News*, Dayton, Ohio.

Nov. 5, 1922. "Buying Your Homesite is an Exact Transaction at Upper Dayton View," *Dayton Daily News*, p. 34, Dayton, Ohio.

June 3, 1923. "Open For Inspection and Offered For Sale [Advertisement]," Better Homes Section, *Dayton Daily News*, p.12, Dayton, Ohio.

Oct. 7, 1923. "Up Where The Sun Shines – Upper Dayton View" [Announcement that the second Section of Upper Dayton View is nearly Complete]. *Dayton Daily News*, p. 10, Dayton, Ohio.

May 11, 1924. "Wonderful Development Made By An Appreciative Public in Four Years At Upper Dayton View," *Dayton Daily News* p. 71, Dayton, Ohio.

Aug. 14, 1924. "Upper Dayton View Realty Selling Rapidly – Other News," p. 9. *Dayton Daily News*, Dayton, Ohio.

Oct. 12, 1924. "Go to Upper Dayton View and See Perfect Home," Electric Home Section, p. 2, *Dayton Daily News*, Dayton, Ohio.

July 19, 1925. "Dayton Will Follow Suggestion of Planning Board in Matter of Annexation of Suburbs," p. 13. *Dayton Daily News*, Dayton, Ohio.

Jan. 4, 1925. "Schwind Realty Company Presents A Record Of The Year's Activity in Upper Dayton View [Announcement/Advertisement]. June 23, 1919. *Dayton Daily News*, Dayton, Ohio. RB

April 12, 1925. "Upper Dayton View Addition Now Enlarged," p.2 [home owner's section]. *Dayton Daily News*, Dayton, Ohio. RB

May 10, 1925. "Keyes Points Out Value of Location," p. 66, *Dayton Daily News*, Dayton, Ohio.

September 23, 1925. "Beautiful Tract For Real Homes Ready For Sale," p.32, *The Dayton Herald*, Dayton, Ohio.

August 1, 1927. "Annexation of Upper Dayton View is Strongly Opposed in Court Brief," *Dayton Daily News*, p.13, Dayton, Ohio

December 24, 1925. "Opposition to Annexation is Now Stronger," *Dayton Daily News*, p.20, Dayton, Ohio.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

April 5, 1926. "Ordinance Plan To Be Worked Out," Dayton Daily News, p. 1, Dayton, Ohio.

May 16, 1926. "Real Estate in Dayton has Values – A Basis Of Real Wealth For Everybody," p. 23, Dayton Daily News, Dayton, Ohio.

Nov. 7, 1926. "Skyscrapers are Ready Cut, Why Not Your Home," Dayton Daily News, Dayton, Ohio. [Sears Roebuck Advertisement]

May 2, 1926. "Last Opportunity to Select Site In Upper Dayton View, Where Country and City Meet," p. 75. Dayton Daily News, Dayton, Ohio.

March 7, 1927. "The Rike-Kumler Company," Dayton Daily News, p. 30, Dayton, Ohio.

May 10, 1927. , "Sky-scrappers are Ready-Cut, Why Not Your Home," Dayton Daily News, p.9, Dayton, Ohio.

Nov. 29,1927. "'Casa Espanola' – 820 Audrey Place Open to the Public," Dayton Daily News, Better Homes Section, p. 12, Dayton, Ohio.

January 20, 1930. "County Commissioners Sign Annexation Documents Affecting North Riverdale and Upper Dayton View," Dayton Daily News, p.13, Dayton, Ohio.

August 31, 1930. "Major Portion of Territory Recently Annexed to Dayton Placed in Industrial Zones by City Commission – Three Industrial Zones Permitted." p. 2. Dayton, Ohio.

October 21, 1934. "NCR Schoolhouse Meeting on Federal Housing Act to Lend Impetus to the Program," Dayton Daily News, p.5, Dayton, Ohio.

March 10, 1935. Advertisement for the sale of an Upper Dayton View with a down payment and instalments, *Dayton Daily News*, , p. 28. Dayton, Ohio.

March 29, 1936. "To the Prospective Builders of Dayton [Notice on price reduction of home sites in Upper Dayton View]," p 37. Dayton Daily News, Dayton, Ohio.

June 14, 1936. "Upper Dayton View – Where the Sun Shines," Dayton Daily News, June 14, 1936, p.40, Dayton, Ohio

August 28, 1936. "Upper Dayton View," Dayton Daily News, p.39, Dayton, Ohio.

January 13, 1935. [Advertisements for advertisements by builders, contractors and retailers promoting the FHA program], Dayton Daily News, p.9. Dayton, Ohio.

March 16, 1941. "Residences Are Completed in Upper Dayton View Plat," p. 21. Dayton Daily News, Dayton, Ohio.

May 3, 1943. "Synagogues Buy Property," p. 1. Dayton Daily News, Dayton, Ohio.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

May 15, 1945. "Suburban Bungalow [Advertisement]," *The Journal Herald*, p. 15, Dayton, Ohio.

March 23, 1946. "150 Years: Play-By-Play," *The Dayton Herald*, p.6, Dayton, Ohio.

February 26, 1952. "Formal Opening, Miracle Lane Shopping Center [Advertisement]," *Dayton Daily News*, p. 4, Dayton, Ohio.

June 19, 1952. Classified Advertisements for Home Sales, *Dayton Daily News*, p. 54, Dayton, Ohio.

October 25, 1959. "Lovely Homes Upper Dayton View," [Clipping of three homes for sale in Upper Dayton View, two in DVT with addresses (1505 Olmsted and 1904 Burroughs)], p. 56. *Dayton Daily News*, Dayton, Ohio.

October 23, 1961. "Human Relations Unit Urged to Solve Racial Problems," *Dayton Daily News*, p.9, Dayton, Ohio.

May 9, 1962. "Human Relations Unit Established," *Dayton Daily News*, p.27, Dayton, Ohio.

June 18, 1962. "Loan Realty Conspiracy Alleged in Housing Here," *Dayton Daily News*, p.1, Dayton, Ohio

October 13, 1963. "Fair Housing Law To Be Proposed," *Dayton Daily News*, p. 1, Dayton, Ohio.

June 7, 1965. "Dayton View: A Future at Stake," *Dayton Daily News*, p.3, Dayton, Ohio.

December 3, 1968. "Plan Gets Approval To Put Muscle Into Fair Housing," *Dayton Daily News*, p.25, Dayton, Ohio.

August 30, 1971. "Race Mix Gains in Dayton View," *Dayton Daily News*, Monday, pp. 21, 22, Dayton, Ohio.

February 17, 1976. "Sense of community...search for stability, identity is heartening," *The Journal Herald*, p. 4, Dayton, Ohio.

Allbaugh, David, "Rocky Road Leads Away From Ghetto," *Dayton Daily News*, p. 13, May 16, 1966.

Bleck, Tim. June 8, 1965. "Clarence Bowman's Plan: No Ghettoes," p.4. *The Journal Herald*, Dayton, Ohio.

Burba, Howard. July 19, 1925. "Let's Go On A Little Visit To Dayton View," p. 16 (second News Section). *Dayton Daily News*, Dayton, Ohio. RB

Clements, Bill. July 12, 1964. "Experts Foresee No New Ghetto," p. 63. *Dayton Daily News*, Dayton, Ohio. [On the integrated new neighborhoods in Lower and Upper Dayton View].

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Julia Combs. February 22, 1989. "University Row group seeking participants," *Dayton Daily News*, , p. 2 Z-9, Dayton, Ohio.

Keyes, William A. June 4, 1922. "Explains Why Certain Section Are Favored by Real Estate Developers.," p. 45, *Dayton Daily News*, Dayton, Ohio.

Owens, Bette. March 20, 1977, "Schools Attract City Residents: Many Daytonians say it's a fine place to live," *Dayton Daily News*, p. 21, Dayton, Ohio.

Sweeney, John. February 7, 1969. "Housing Ordinance Ruled Law," *Dayton Daily News*, p.1, Dayton, Ohio.

Travis, Paul. April 8, 1976. "Planning Authorized for Identity Projects," *Dayton Daily News*, p.7, Dayton, Ohio.

### **National Register of Historic Places Nomination and Ohio Historic Inventory Forms**

Prosser, Teresa (Form Preparer). 1984. *National Register Nomination form for the Dayton View Historic District* (Ref. No. 84003787), National Park Service, Department of the Interior, Washington, DC.

Prosser, Teresa (Form Preparer). 1986. *National Register Nomination form for the Steele's Hill-Grafton Hill Historic District* (Ref. No. 86001237), National Park Service, Department of the Interior, Washington, DC.

Mitchell, Fred (Form Preparer). 2010. *National Register Nomination form for the Grafton-Rockwood Historic District* (Ref. No. 10000084), National Park Service, Department of the Interior, Washington, DC.

Mitchell, Fred (Form Preparer). 2010. *National Register Nomination form for the Squirrel-Forest Historic District* (Ref. No. 10000827), National Park Service, Department of the Interior, Washington, DC.

Stoecker, Jen (Form Preparer). 2006. *National Register Nomination form for the Kenilworth Avenue Historic District* (Ref. No. 06000695), National Park Service, Department of the Interior, Washington, DC.

Gannon, Loren (Form Preparer). 1988. *National Register Nomination form for the McPherson Town Historic District* (Ref. No. 88001712), National Park Service, Department of the Interior, Washington, DC.

Watson, Claudia (Form Preparer). 1988. *National Register Nomination form for the Schantz Park Historic District* (Ref. No. 92001492), National Park Service, Department of the Interior, Washington, DC.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

Machnic, Leslee (Form Preparer). 1979. *Ohio Historic Inventory Form for 1349 Cornell Avenue, Dayton, Montgomery County, Ohio* (MOT-04604-36) State Historic Preservation Office, Ohio History Connection, Columbus, Ohio.

Machnic, Leslee (Form Preparer). 1979. *Ohio Historic Inventory Form for Fout Hall (Otterbein Seminary Dormitory), Dayton, Montgomery County* (MOT-04607-36), *Ohio*. State Historic Preservation Office, Ohio History Connection, Columbus, Ohio.

Machnic, Leslee (Form Preparer). 1979. *Ohio Historic Inventory Form for 1620 Catalpa Avenue, Dayton, Montgomery County, Ohio* (MOT-04606-36). State Historic Preservation Office, Ohio History Connection, Columbus, Ohio.

Wright, Nathalie (Form Preparer). 2010. *Ohio Historic Inventory Form for Canaan Community Center, Dayton, Montgomery County, Ohio* (MOT-05293-36). State Historic Preservation Office, Ohio History Connection, Columbus, Ohio.

Avdakov, S. and Griffin, D. (Form Preparers). 2010. *Ohio Historic Inventory Form for 2234 Salem, Dayton, Montgomery County, Ohio* (MOT-05262-36). State Historic Preservation Office, Ohio History Connection, Columbus, Ohio.

Avdakov, S. and Griffin, D. (Form Preparers). 2010. *Ohio Historic Inventory Form for Aggarwal Dental Center, Dayton, Montgomery County, Ohio* (MOT-05163-36). State Historic Preservation Office, Ohio History Connection, Columbus, Ohio.

---

**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

Dayton View Triangle Historic District \_\_\_\_\_

Name of Property

\_\_\_\_ University

\_\_\_\_ Other

Name of repository: \_\_\_\_\_

Montgomery County, Ohio  
County and State

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

---

## 10. Geographical Data

**Acreeage of Property** approx. 240 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

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

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 39.787275 | Longitude: -84.234881 |
| 2. Latitude: 39.787629 | Longitude: -84.218741 |
| 3. Latitude: 39.776616 | Longitude: -84.218409 |
| 4. Latitude: 39.776387 | Longitude: -84.234488 |

**Or**

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 736779 | Northing: 4407589 |
| 2. Zone: 16 | Easting: 738160 | Northing: 4407671 |



Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

3. Zone: 16	Easting: 738226	Northing: 4406449
4. Zone: 16	Easting: 736850	Northing: 4406381

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

The Dayton View Triangle Historic District is bound by Salem Avenue to the northeast, Cornell Drive to the south, and Philadelphia Drive to the west. It includes the following plats: Mt. Auburn (Dayton View Improvement Company) Plat, the section south of Salem Avenue; Upper Dayton View Subdivisions Sections 1, 2, 3 and 4; Bonebrake Theological Seminary plats of 1912 and 1919; Rensch Plat; Jack Acorn Plat; Sagebiel Plat; Mowrer's Subdivision plats of 1901 and 1902; H. D. Hendricks plat, Julia and Russell H. Bates plat; Replat of Perle H. Sagebiel plat; and Omega Senior Lofts plat (**Maps 1 and 2**). Also included within the boundary are unplatted parcels R72 07202 0001 to R72 07202 0009 at the corner of Salem Avenue and Cornell Drive, where the Beth Abraham Synagogue Building and the Evangelical United Brethren Church are located.

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

The boundary was selected considering the shared significance of resources within, the defined geography, and the historically formed identity of the neighborhood and its extents, which was validated by the city and the neighborhood community as Dayton View Triangle during the mid-1970s. Three major roads, Salem Avenue, Philadelphia Drive, and Cornell Drive form the geographic boundary of the district. The boundary of the historic district overlaps with that of the Dayton View Triangle neighborhood, which is recognized by the City of Dayton and by the Northwest Priority Board that represents it. All subdivisions, or part thereof, that share and contribute to the significance of the district under Criteria A and C are included within the boundary. Those that do not share or contribute to its significance are excluded from the boundary. Resources within the boundary retain their overall integrity and enhance that of the historic district.

One plat, Mt. Auburn, is divided by Salem Avenue, with its north and south portions separated by the major local transportation route. The south portion of Mt. Auburn is included within the boundary. Though platted earlier, dwellings here were constructed concurrently with those of the Upper Dayton View subdivision. This section of Mt. Auburn has also shared its demographic characteristics with the remaining subdivisions of the historic district. The Residential Security Map of Dayton drawn by HOLC in 1937 (**Map 11**) considered Mt. Auburn south of Salem Avenue the highest, Grade A residential area along with other Dayton View Triangle subdivisions, meaning it was not yet fully developed and in high demand for homebuyers and

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

builders. Its residents were identified as being executives and professionals. During the mid-twentieth century, Mt. Auburn south of Salem Avenue was considered part of the Upper Dayton View area. Through the 1960s and early 1970s, it considered part of the larger neighborhood by the city for their planning studies. Finally, Mt. Auburn, south, was included within the boundary of the Dayton View Triangle neighborhood, and recognized by the city as such, when the Dayton View Triangle Federation of Homeowners was incorporated in 1976 to represent the recently integrated neighborhood.

Mt. Auburn north of Salem Avenue is excluded from the historic district boundary because it has a different development pattern, building types, demographic and neighborhood identity. The north portion of Mt. Auburn began developing earlier during the twentieth century with at least 23 dwellings constructed by 1919 as compared to only 7 in the southern section by the same year. It has a larger proportion of duplex and multi-family dwellings; there are about 40 such dwellings in the north section of Mt. Auburn, compared with 17 in the south section. The HOLC Map of Dayton, 1937, considered Mt. Auburn north of Salem Avenue a lower, Grade B residential area that was by then fully developed, unlike its southern counterpart. This portion of the Mt. Auburn plat is part of a different neighborhood, Fairview. Fairview is represented by Dayton's FROC, a different neighborhood priority board, formed in 1968, than for Dayton View Triangle. Considering these geographic, demographic, neighborhood identity, and historical development differences, Mt. Auburn north of Salem Avenue is excluded from the historic district.

The historic district also includes smaller plats and parcels located between Salem Avenue, Catalpa Drive and Cornell Drive in its southeast corner. Most of these were developed after the Upper Dayton View Subdivision Section 1, and share their layout, parcel organization and building types and styles with it. The two Mowers' subdivisions were platted during the early twentieth century and similar to the contemporaneous Mt. Auburn. This section, with the exception of the Grade B parcels along the mixed-use Salem Avenue, were identified in the HOLC Map as Grade A along with the contiguous Upper Dayton View subdivision. Through the mid-twentieth century, these plats and parcels were identified as part of the larger neighborhood and considered as such by the City of Dayton in their planning studies. In 1976, the Dayton View Triangle Federation of Homeowners included all these plats and parcels within the boundary of their neighborhood, confirming a shared identity with the rest of the neighborhood that had persisted for at least 40 years. They have been included in the historic district boundary because of their shared history of construction with other large subdivisions, shared physical characteristics, and their historically established identity and association as being part of the Dayton View Triangle neighborhood.

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

---

### 11. Form Prepared By

name/title: Samiran Chanchani  
organization: HistoryWorks, LLC  
street & number: PO Box 42536  
city or town: Blue Ash state: Ohio zip code: 45242  
e-mail historyw@historyworks.us  
telephone: 513-265-8493  
date: June 4, 2021

---

### Additional Documentation

Submit the following items with the completed form:

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

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs

Dayton View Triangle Historic District  
 Name of Property

Montgomery County, Ohio  
 County and State

to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Dayton View Triangle Historic District

City or Vicinity: Dayton

County: Montgomery

State: Ohio

Photographer: Samiran Chanchani

Dates Photographed: 08/10/2020, 08/12/2020, 08/14/2020, and 08/17/2020.

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

Photograph No.	Description
1	1826 and 1820 Auburn Avenue looking southeast from Auburn Avenue
2	Benson Drive, looking southwest at 1919, 1927 and 1931 Benson Drive
3	1517 Burbank Drive looking southwest from Burbank Drive
4	Burbank Drive, looking north/northeast at 1922, 1924, and 1932 Burbank Drive
5	2037 Burbank Drive looking northwest from Burbank Drive
6	1721 Burroughs Drive looking south from the corner of Alameda Place and Burroughs Drive
7	1749 Burroughs Drive looking southwest from the corner of Otterbein Avenue and Burroughs Drive
8	1814 Burroughs Drive looking southeast from the corner of Burroughs Drive and Wicklow Place
9	2005 Burroughs Drive looking northwest from the intersection of Burroughs Drive and Forest Grove Drive
10	2010 Burroughs Drive looking east from Burroughs Drive
11	2036 Burroughs Drive looking east/southeast from Burroughs Drive
12	1551 Campus Drive looking northwest from the corner of Campus Drive and Burroughs Drive

Dayton View Triangle Historic District

Montgomery County, Ohio  
County and State

Photograph No.	Description
13	1575 Campus Drive looking north/northwest from the corner of Campus Drive and Olmsted Place
14	1506 Catalpa Drive looking northeast from the Cornell Drive intersection
15	1620 Catalpa Drive looking northeast from Catalpa Drive
16	1205-1207 Cornell Drive looking north from Cornell Drive near its intersection with Cory Drive
17	1800 Block of Elsmere Drive looking northeast toward 1820 and 1824 Elsmere Drive
18	700 Forest Grove Drive looking southwest from Forest Grove Drive and Benson Drive
19	1605 Harvard Boulevard looking northwest from the corner of Harvard Boulevard/Vassar Drive and Emerson Avenue
20	Bonebrake Seminary, Fout Hall, 1800 Harvard Boulevard looking west from the corner of Harvard Boulevard and Catalpa Drive
21	Bonebrake Seminary Church, 1810 Harvard Boulevard looking southeast from Harvard Boulevard
22	2046 Harvard Boulevard looking south from the corner of Harvard Boulevard and Benson Drive
23	2201 Harvard Boulevard and 2207 Harvard Boulevard looking northwest from the corner of Harvard Boulevard and Burbank Drive
24	1700 Block of Malvern Avenue, looking east/southeast toward 1714, 1718, and 1722 Malvern Avenue from the intersection with Alameda Place
25	1838 Malvern Avenue looking northeast from Malvern Avenue
26	40 Otterbein Avenue looking southeast from the corner of Catalpa Drive and Otterbein Avenue
27	104 Otterbein Avenue looking southwest from the corner of Otterbein Avenue and Catalpa Drive
28	221 Otterbein Avenue looking northwest from Otterbein Avenue
29	230 Otterbein Avenue looking east from Auburn Avenue
30	321 Otterbein Avenue looking northeast from Malvern and Otterbein Avenues
31	607 Otterbein Avenue looking north/northeast from Otterbein Avenue
32	700 Otterbein Avenue looking southwest from the corner of Otterbein Avenue and Benson Drive
33	2012 and 2016 Philadelphia Drive looking east from Philadelphia Drive
34	2132 Philadelphia Drive looking east/southeast from Philadelphia Drive
35	1700 Block of Ravenwood Avenue looking northeast toward 1732 and 1736 Ravenwood Avenue
36	1818 Ravenwood Avenue looking northeast from Ravenwood Avenue
37	1800 block of Ravenwood Avenue, looking northeast at 1820, 1822, 1824-1826, 1830 Ravenwood Avenue
38	Beth Abraham Synagogue, 1306 Salem Avenue looking south from Salem Avenue

Dayton View Triangle Historic District  
Name of Property

Montgomery County, Ohio  
County and State

<b>Photograph No.</b>	<b>Description</b>
39	Evangelical United Brethren Church, 1516 Salem Avenue looking northwest from Salem Avenue
40	2218, 2222-2224, 2226, 2230-2232 Salem Avenue looking northwest from Salem Avenue
41	Aggarwal Dental (#63) looking southwest from Salem Avenue
42	726 Torrington Place (#64) and 730 Torrington Place looking southwest from Torrington Place
43	2155 University Place looking northeast from the corner of University Place and Catalpa Drive

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Dayton View Triangle Historic District

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 1

---

Map 1: Location Map for the Dayton View Triangle Historic District, shown on USGS Topographic Map, Greenfield Quadrangle, Ohio, 7.5 minute, Scale: 1:24000 (**see large format map included separately**)

Map 2: Dayton View Triangle Historic District showing Contributing and Non-Contributing Resources, Resources Key for those described in Section 7 of the National Register nomination, and Photograph Locations (Base Map: Google Satellite Hybrid, **see large format map included separately**)

United States Department of the Interior  
National Park Service

Dayton View Triangle Historic District

Name of Property

Montgomery County, Ohio

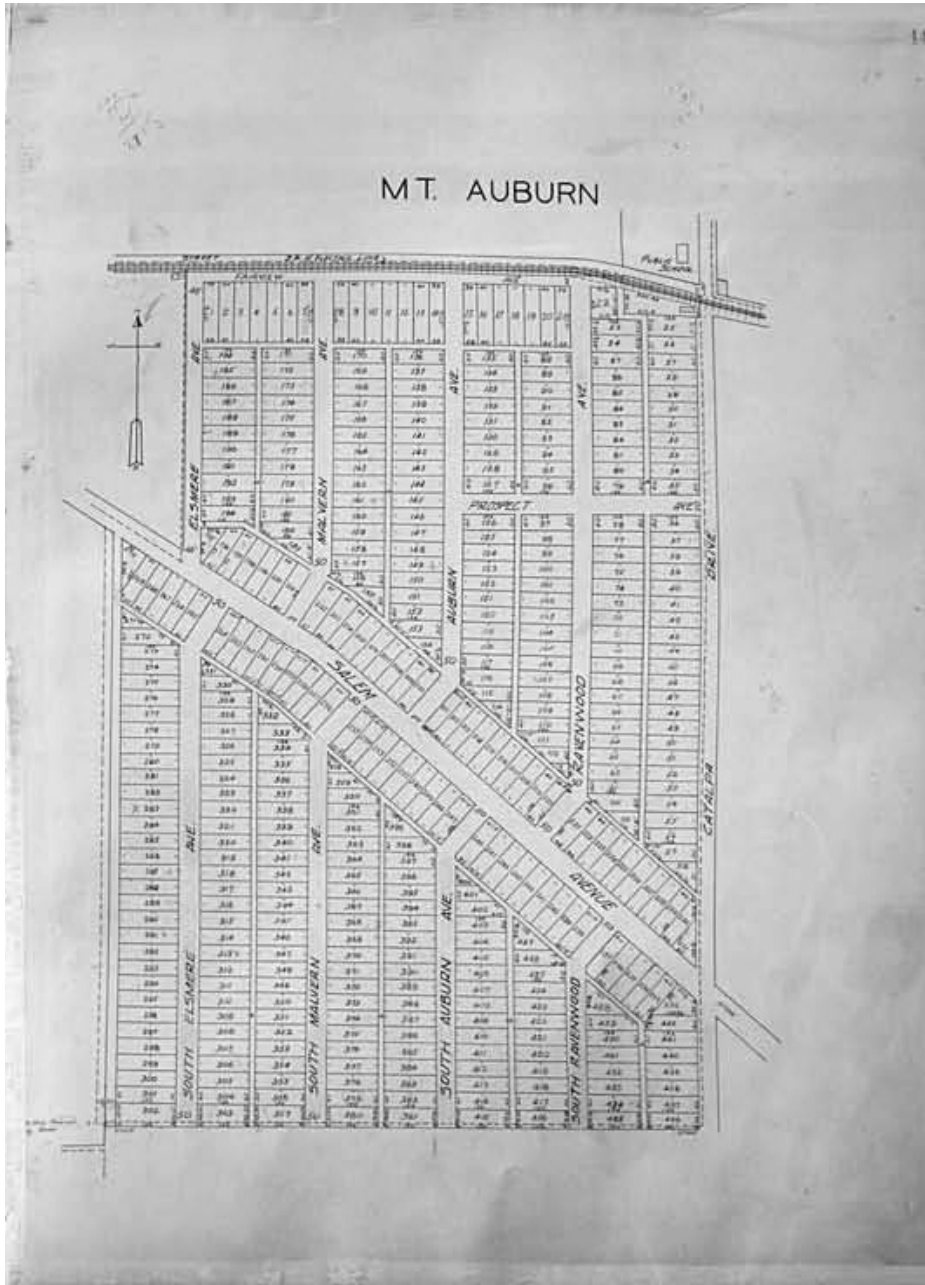
County and State

N/A

Name of multiple listing (if applicable)

National Register of Historic Places  
Continuation Sheet

Section number Additional Documents Page 2



Map 3: Mt. Auburn (Dayton View Improvement Company) plat, 1904. The portion south of Salem Avenue is part of the Dayton View Triangle Historic District.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 3



Map 4: Cellarius Atlas, 1930 map depicting Mt. Auburn plat (part), Upper Dayton View Subdivision sections 1, 2, 3 (part) and 4, and the Bonebrake Theological Seminary (Omega Lofts) plat

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

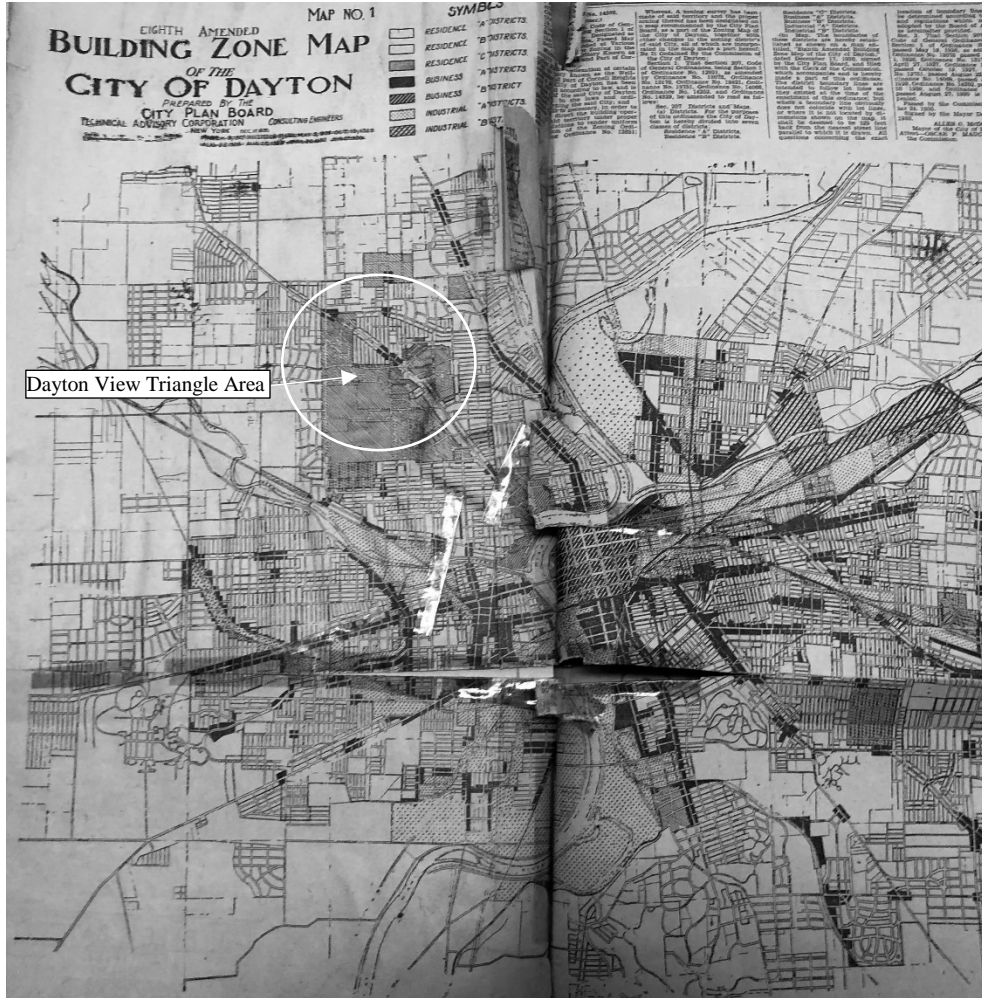
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 4



Map 5: City of Dayton *Building Zone Map*, 1930, published in the *Dayton Journal Herald* after the Dayton View Triangle Subdivisions were annexed during that year. (Source: Wright State University Library, Dayton, Ohio).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

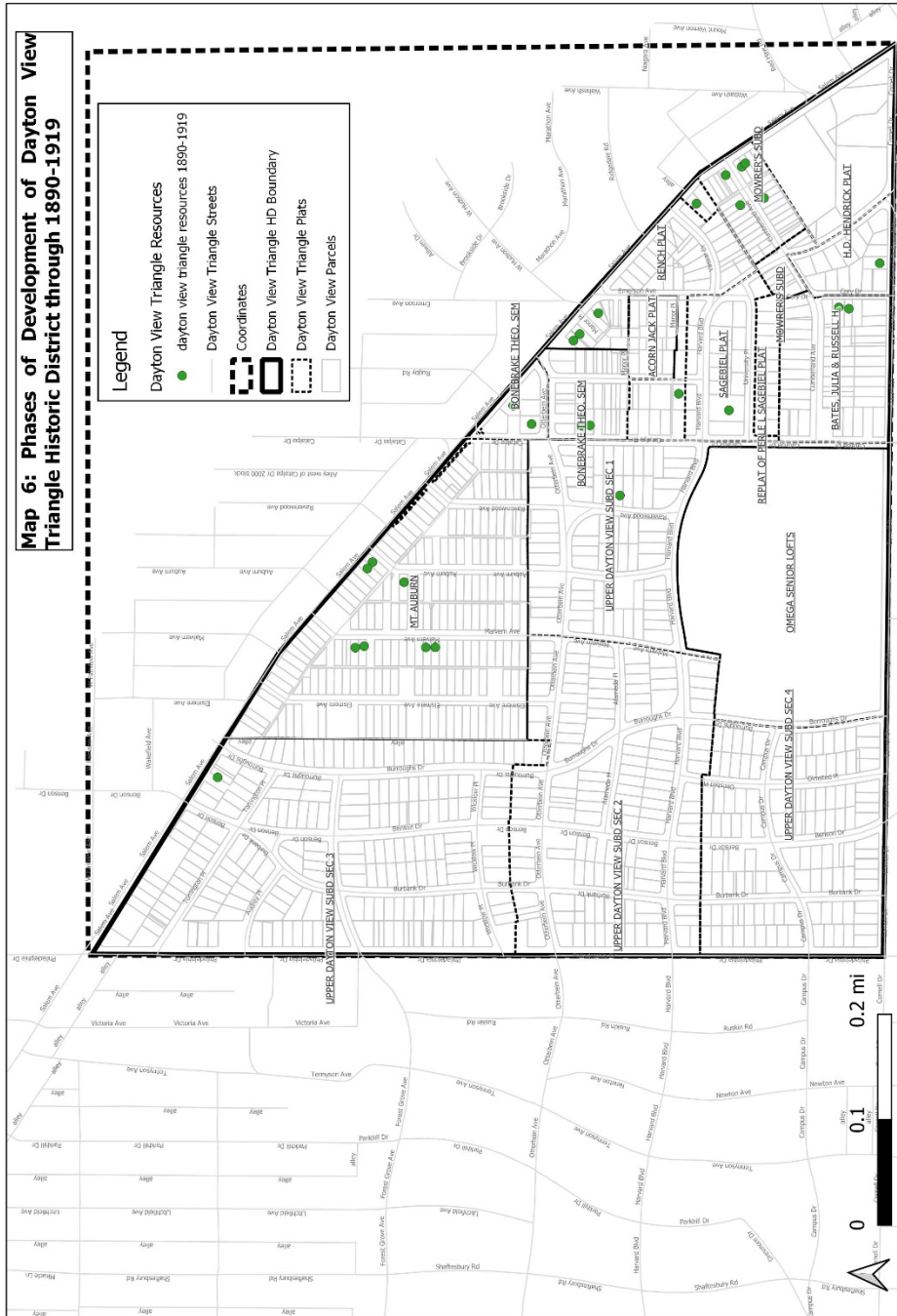
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 5



Map 6: The development of Dayton View Triangle, showing pattern of construction in the district 1890-1919.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

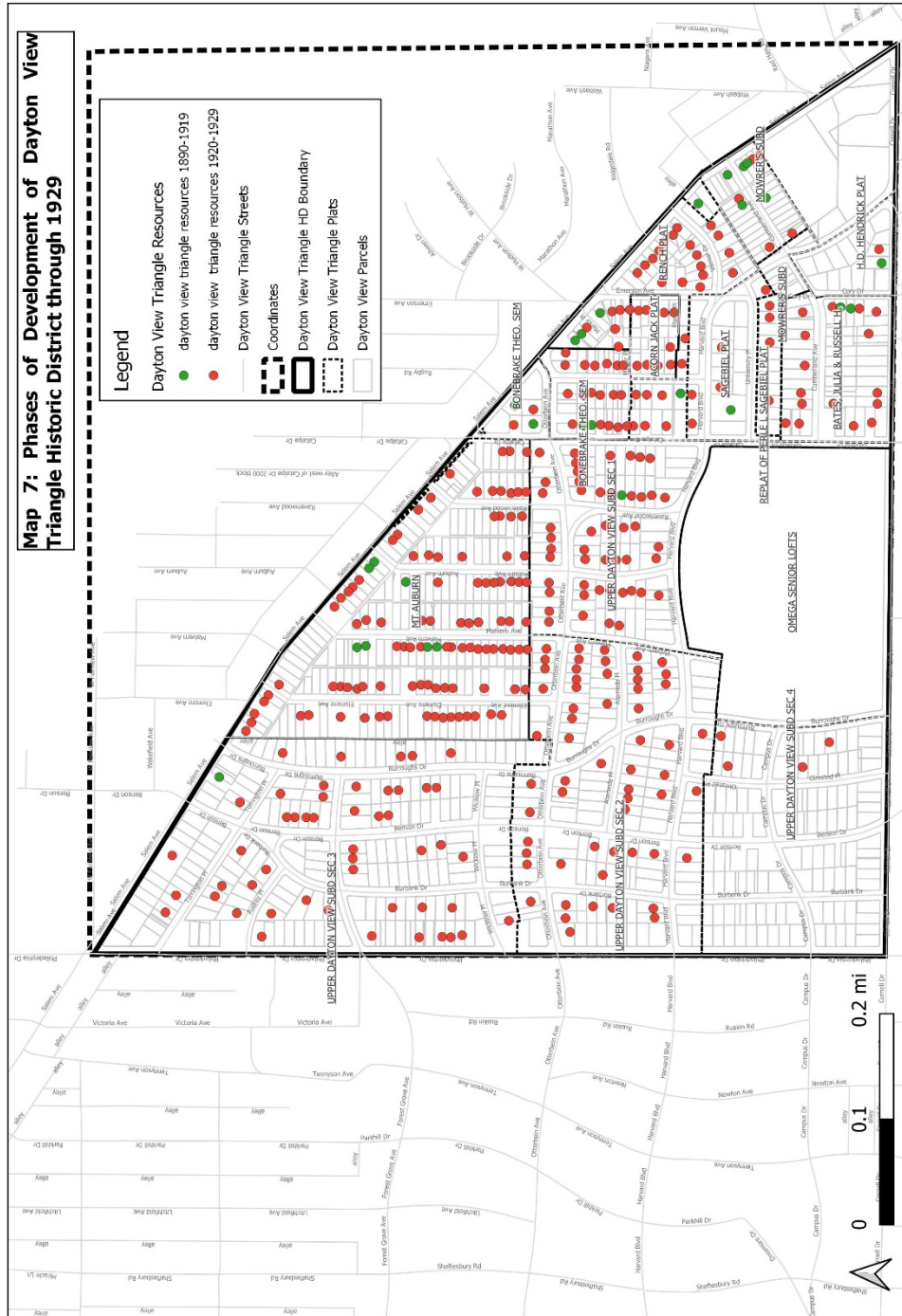
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 6



Map 7: The development of Dayton View Triangle, showing pattern of construction in the district 1890-1919 and 1920-1929.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

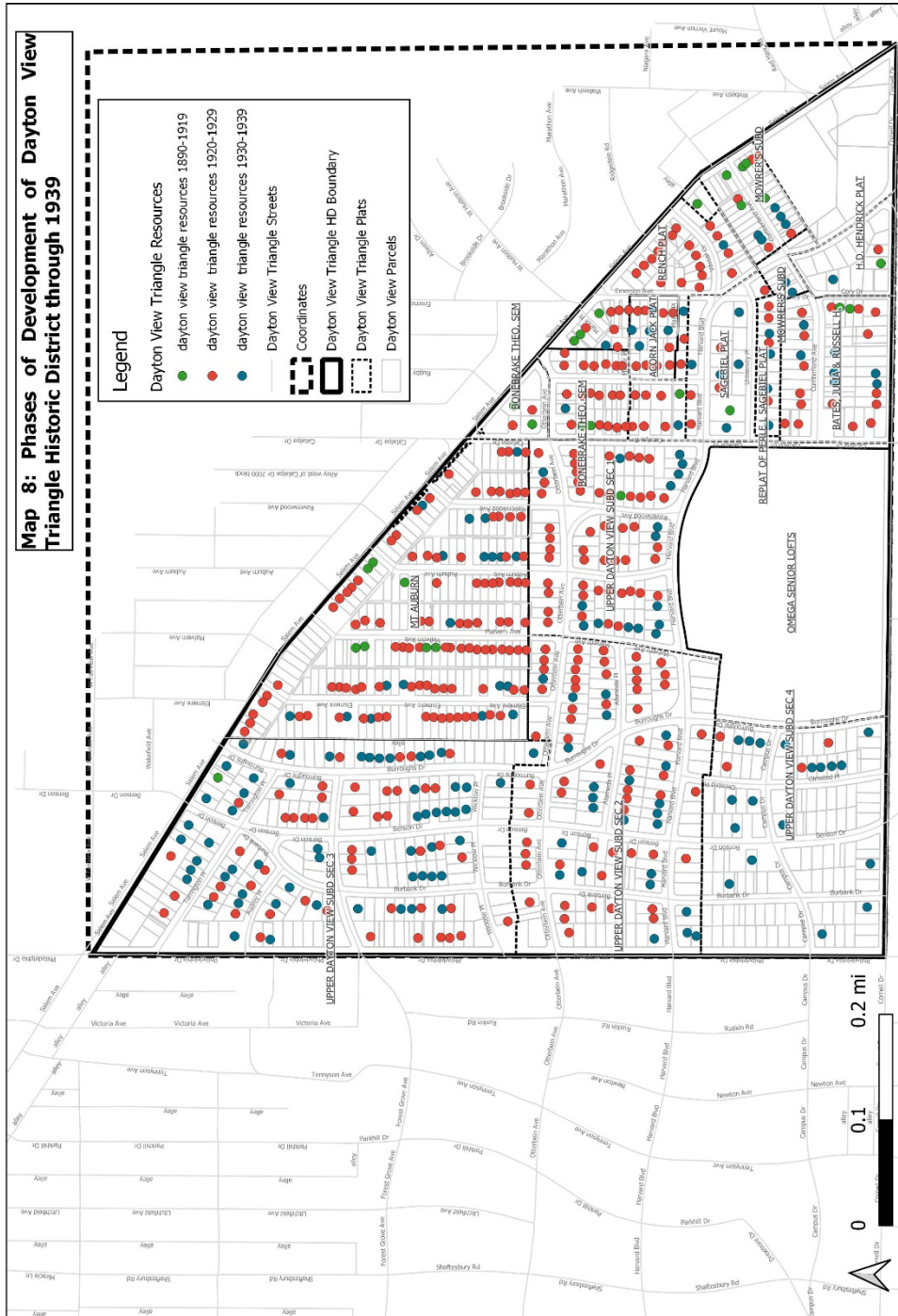
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 7



Map 8: The development of Dayton View Triangle, showing pattern of construction in the district through 1939.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

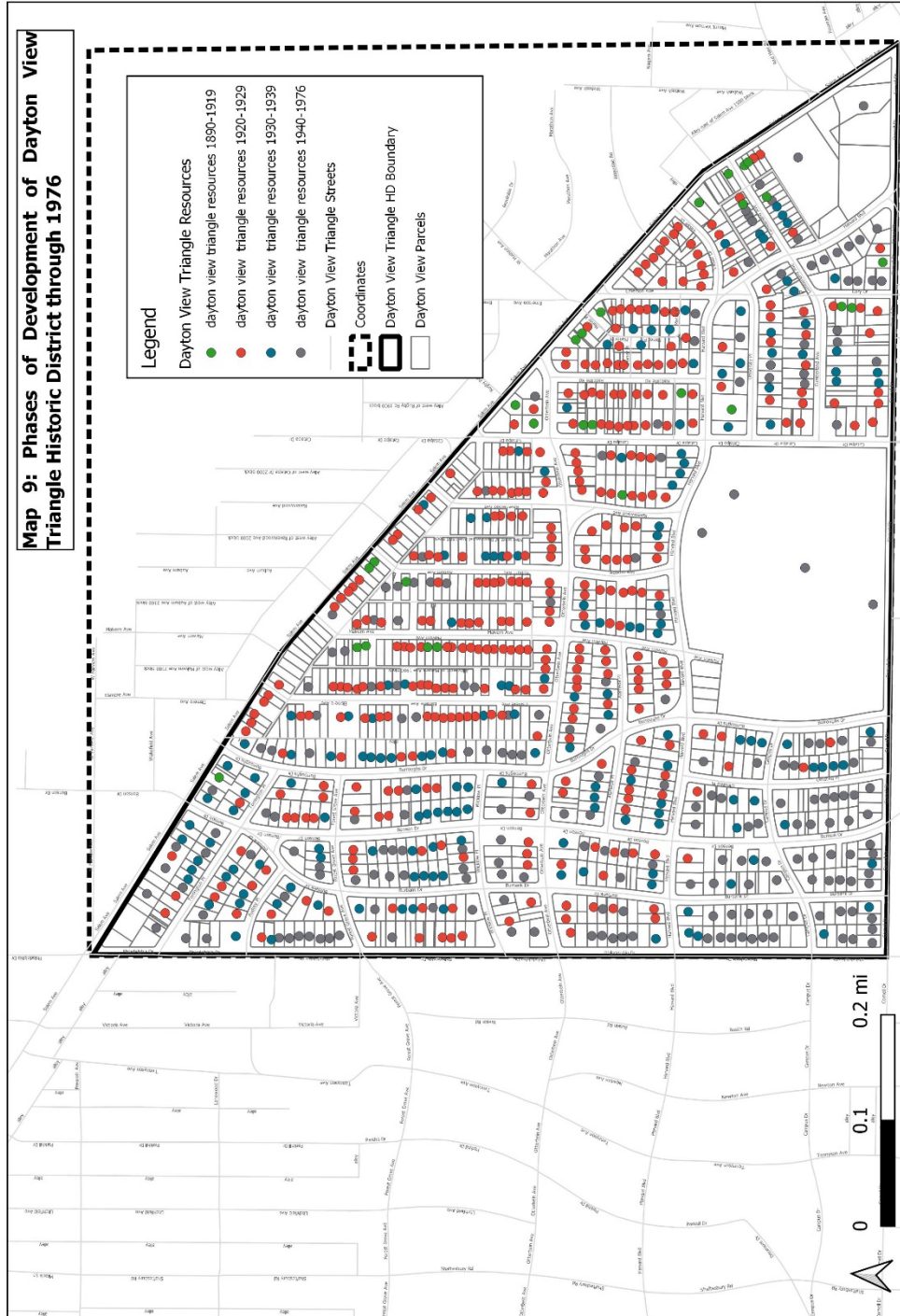
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 8



Map 9: The development of Dayton View Triangle, showing pattern of construction in the district through 1976.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

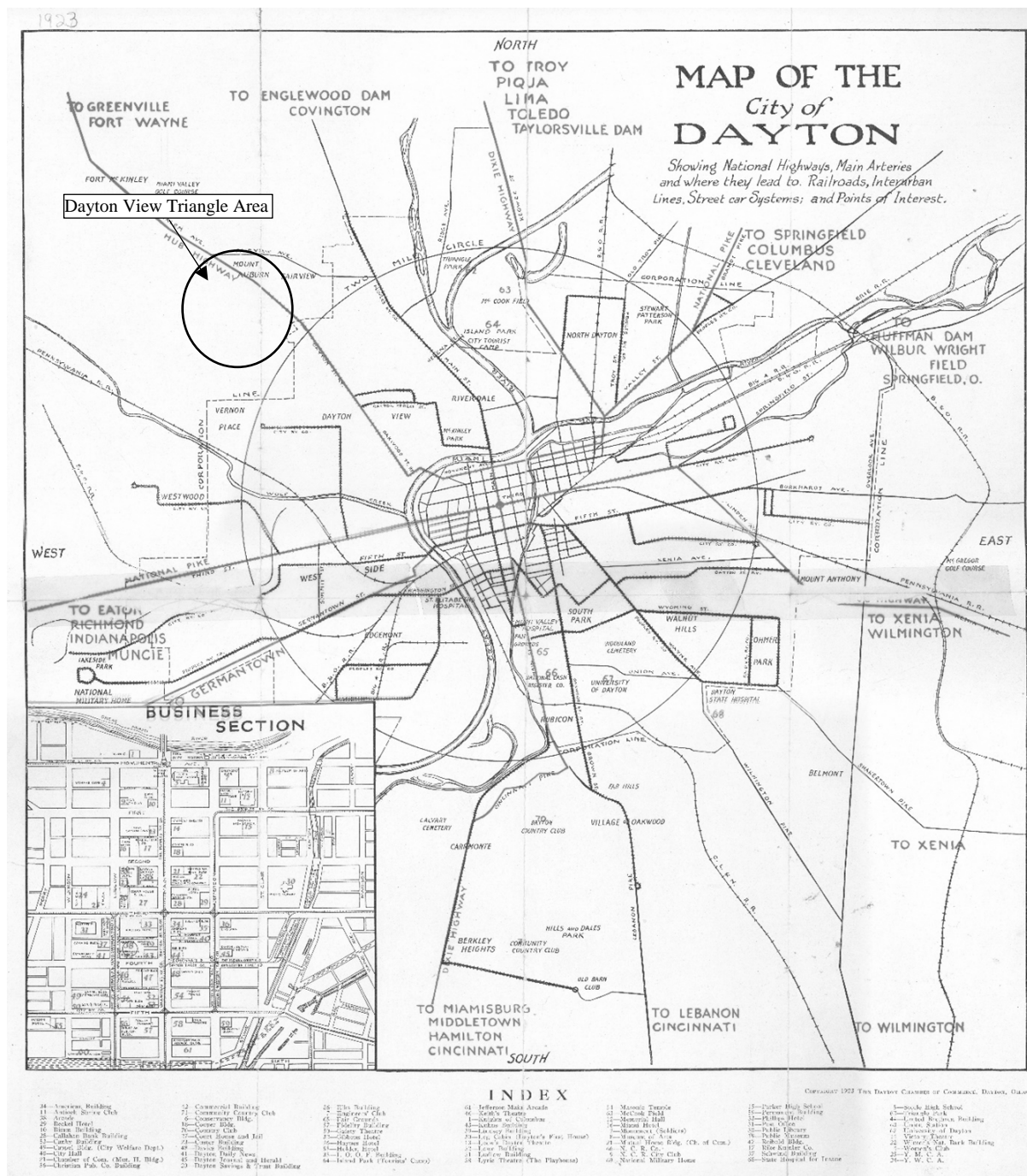
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 9



Map 10: Map of Dayton, 1923 showing the public transportation networks and major highways in the city, including the Dayton Street Car Company Line extending to Catalpa Drive on Salem Avenue.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

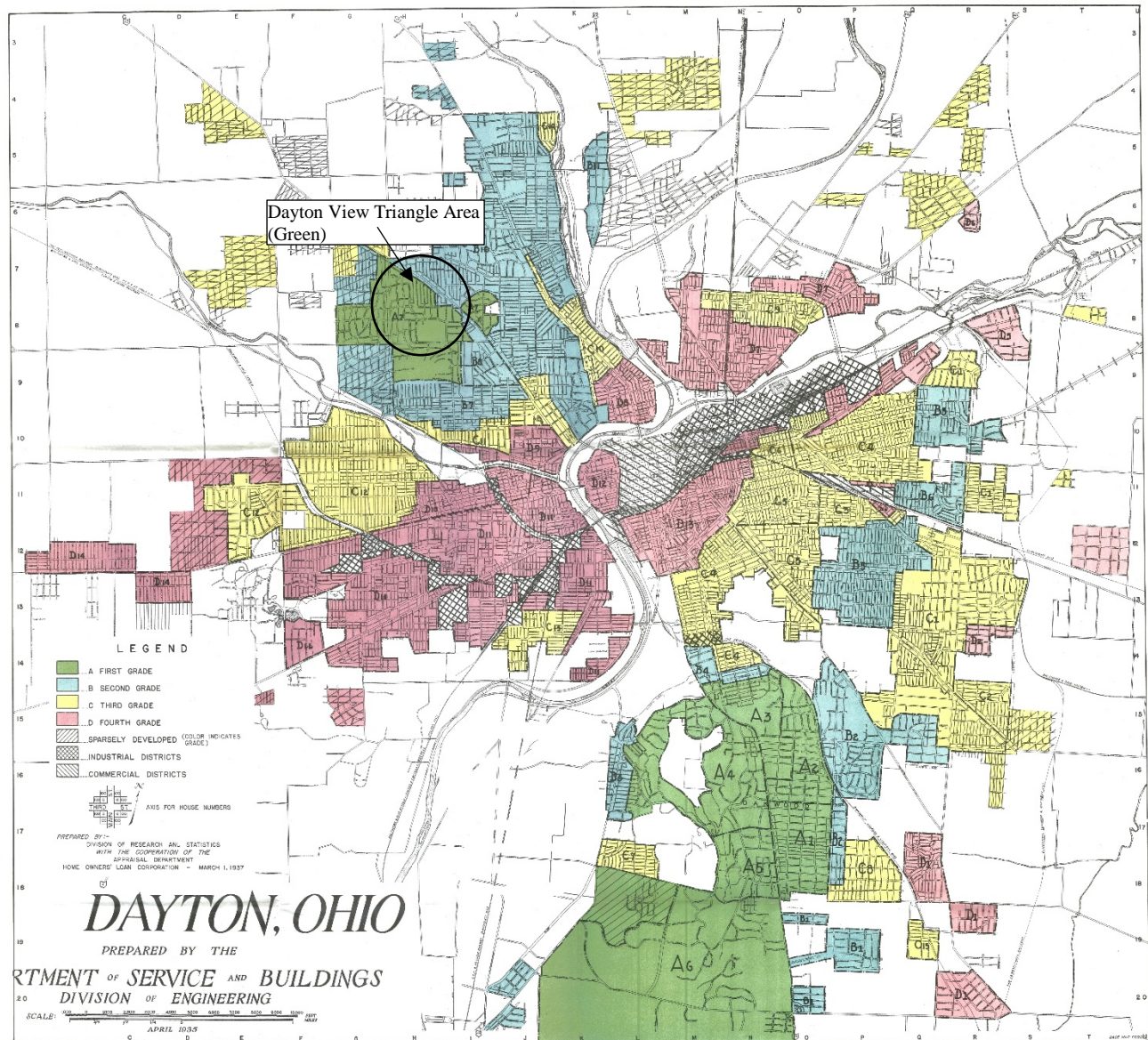
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 10



Map 11: Residential Security Map of Dayton (Redlining Map), Prepared by the Home Owners' Loan Corporation, 1937, identifying Dayton View Triangle as the highest, First Grade Residential District (Base Map, City of Dayton, 1935).



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

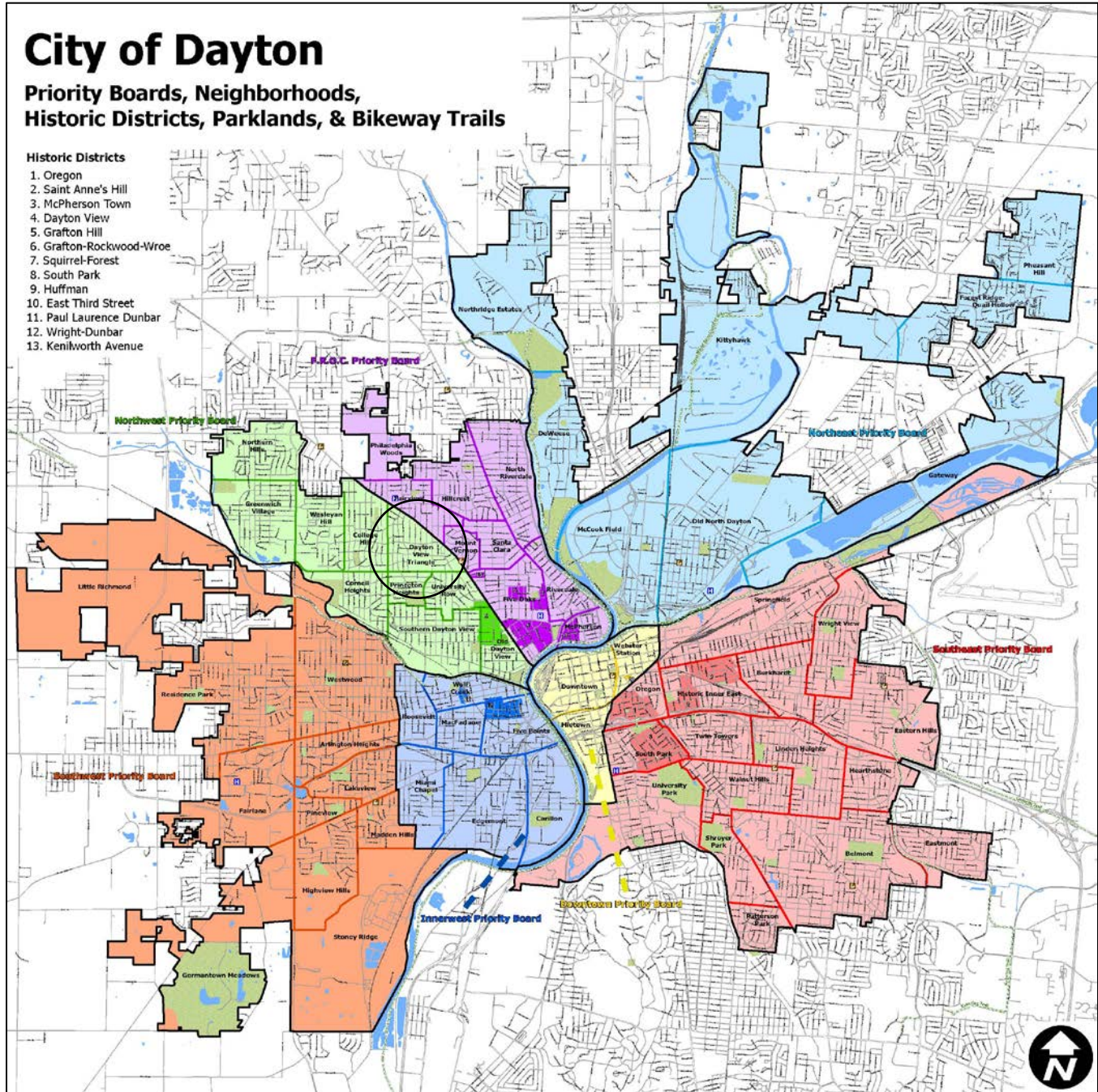
Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)



Map 12: Map of Dayton, Ohio, showing Historic Districts, Neighborhoods, and Priority Board Boundaries (Source: City of Dayton, Ohio).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 12

THE DAYTON DAILY NEWS  
MONDAY, MAY 11, 1924

1920  
UPPER DAYTON VIEW AS IT WAS

**WONDERFUL DEVELOPMENT**

MADE BY AN APPRECIATIVE PUBLIC IN HOME-BUILDING IMPROVEMENT IN FOUR YEARS AT

**UPPER DAYTON VIEW**

"THE PLAT COMPLETE"—"UP WHERE THE SUN SHINES"

UPPER DAYTON VIEW AS IT IS

**The Schwind Realty Company  
Has Invested In Holdings In  
UPPER DAYTON VIEW  
\$410,000.00**

**YOU CAN FEEL MORE THAN SECURE WHEN  
INVESTING FOR YOUR HOME SITE  
\$1,700.00**

—LOTS ARE SELLING FROM \$30 A FRONT  
FOOT UP AND ON MOST LIBERAL TERMS

**REMEMBER THIS!**  
That when you buy your home-site in  
"Upper Dayton View" you do not have  
to pay for any improvements, as sewers,  
water, gas, grading, sidewalks, curbs, pav-  
ing and trees are

**IN AND PAID FOR**

When Considering Buying a Lot In Which These  
Improvements Are Not In You Must  
**ADD \$12 A FRONT FOOT TO THE PRICE OF THE LOT**  
Or \$600 for an Average Lot

**The SCHWIND REALTY Co.**  
REALTY BUILDING, MAIN ST. NEAR FIRST

Four years ago Upper Dayton View was farm property. If you had visited the top of the Salem Hill in 1920 and made the statement that a half million dollars would be expended in homes at this location within four years your mentality would have been questioned.

**"A SUCCESSFUL Plat Is Where HOMES Are Under Construction"**

One-Third of the Lots Sold on the Plat At  
**"UPPER DAYTON VIEW"**  
Are Now Improved With Homes of a Most Modern Type With Many Now Under Construction—Think What that Means To You From Any Viewpoint.

1924  
UPPER DAYTON VIEW AS IT IS

There is a GREAT difference between "PROMISED" and "INSTALLED" improvements—check printed on this great future before you buy.

Figure 1: An advertisement for Upper Dayton View, *Dayton Daily News*, May 11, 1924, by the Schwind Realty Company highlighting the improvements to the site and the progress made in construction over four years.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 13

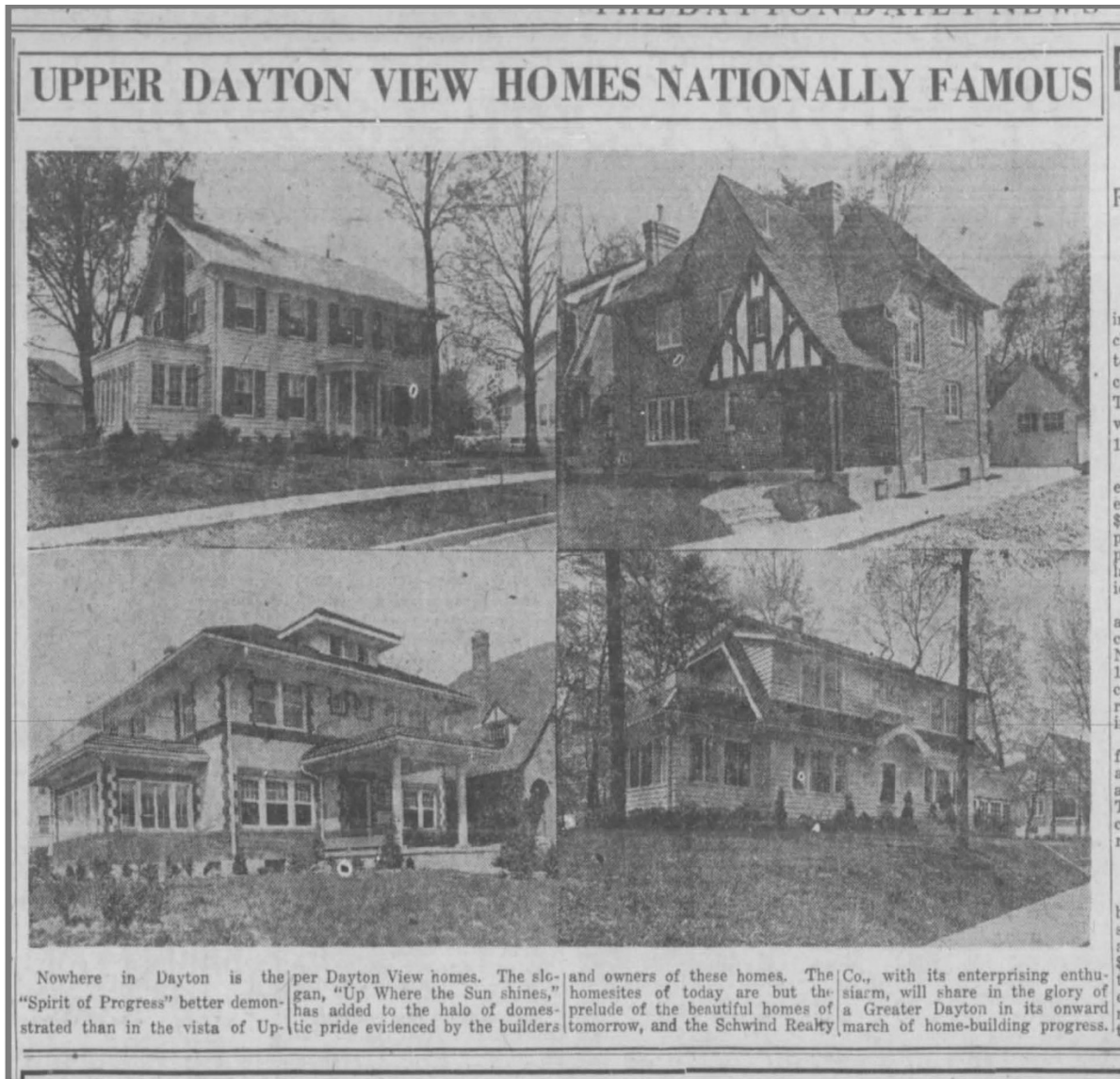


Figure 2: Article from *Dayton Daily News*, September 20, 1925, show recently constructed homes at 303 Otterbein Avenue (top left), 306 Otterbein Avenue (top right), 321 Otterbein Avenue (#43, bottom left) and an unidentified dwelling (bottom right), representing the different revival styles of the homes there.

United States Department of the Interior  
National Park Service

Dayton View Triangle Historic District
Name of Property
Montgomery County, Ohio
County and State
N/A
Name of multiple listing (if applicable)

### National Register of Historic Places Continuation Sheet



Figure 3: Advertisement for the Spanish Revival 730 Torrington Place (#65) in *Dayton Daily News*, c. 1928 (Source: City of Dayton Files).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 15

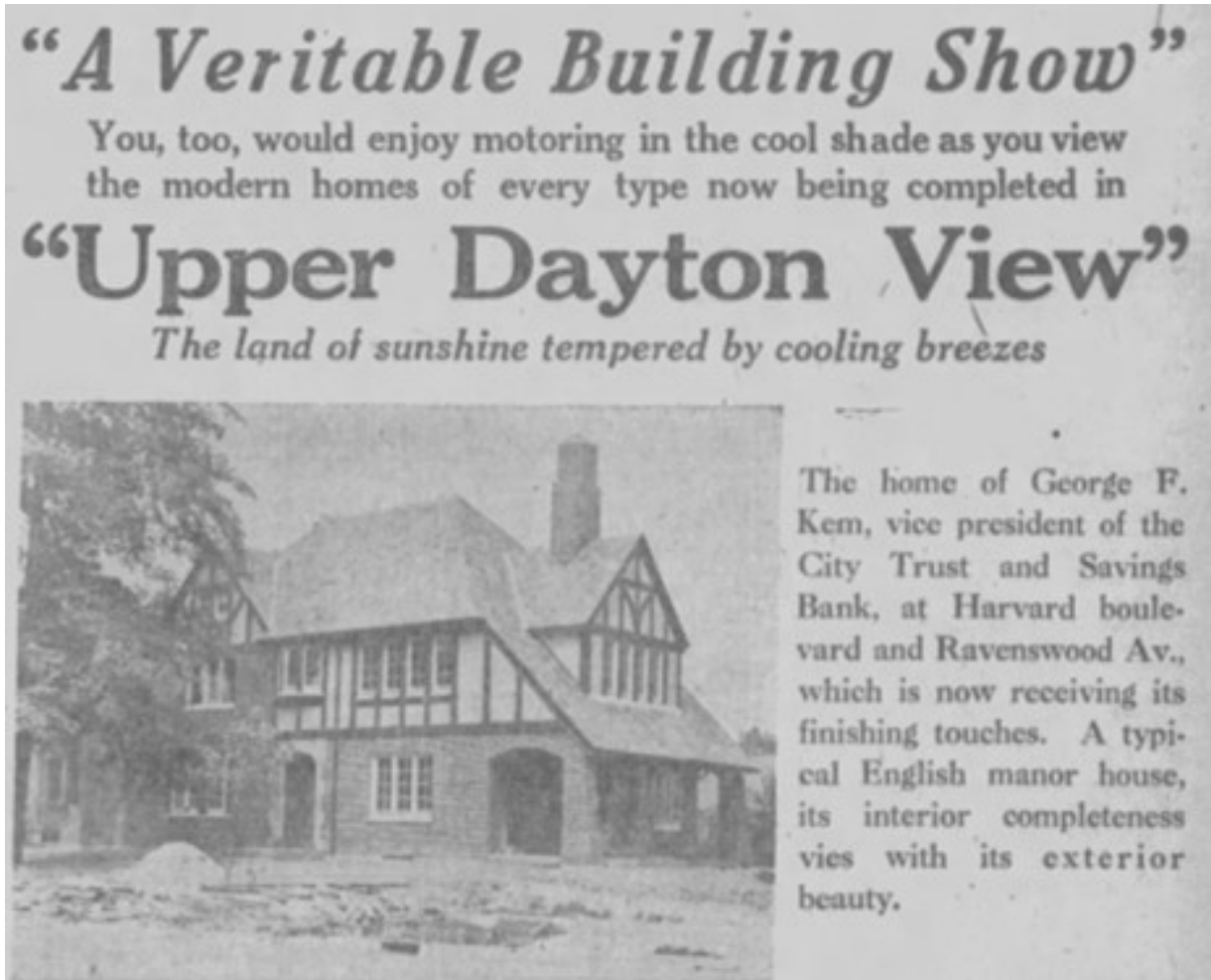


Figure 4: An advertisement for Upper Dayton View Subdivision showing 1727 Harvard Boulevard (#29)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District
Name of Property
Montgomery County, Ohio
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documents Page 16

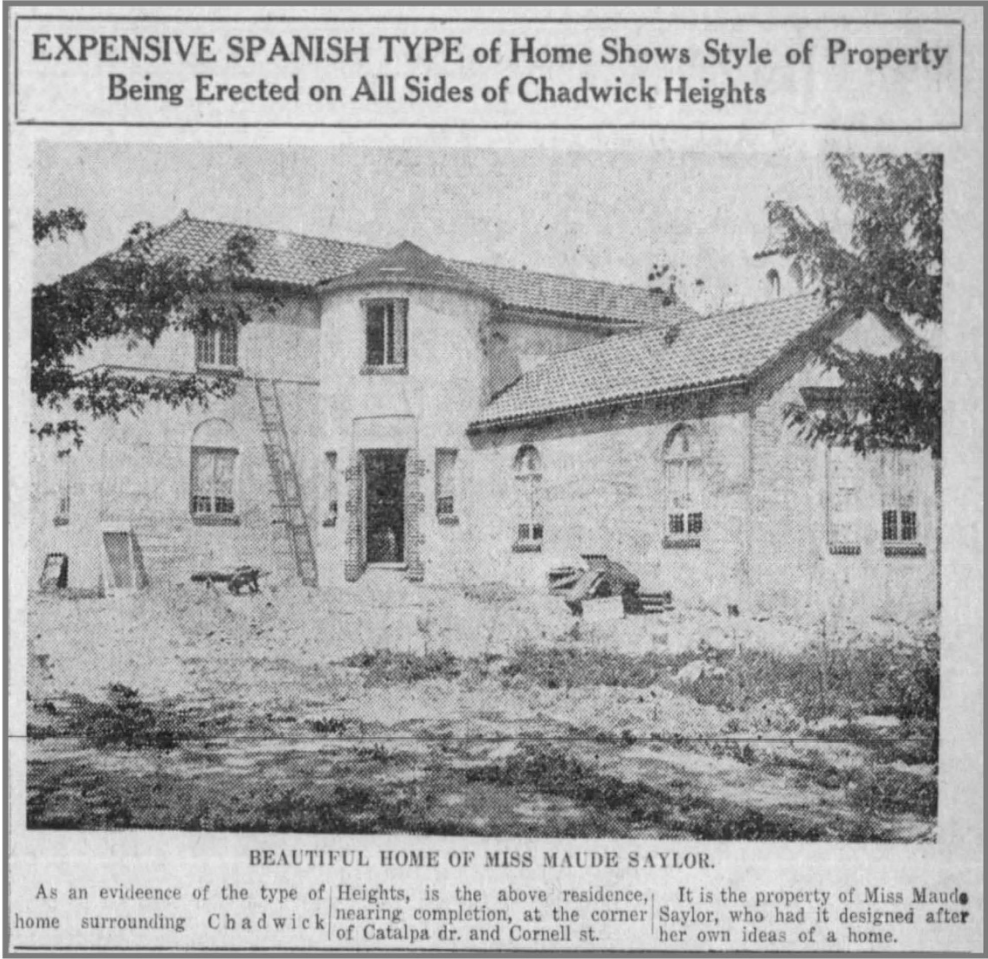


Figure 5: A newspaper article on the home at 1506 Catalpa Drive (#20), *Dayton Daily News*, August 16, 1927, when the dwelling was under construction.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District
Name of Property
Montgomery County, Ohio
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documents Page 17

**SIX ROOMS AND BATH**  
Monthly Payments  
Low as  
**\$45 to \$65**  
Built Complete on  
Your Lot

**Honor Bill**  
**The Maywood**  
No. 3272 "Already Cut" and Fitted  
For Complete Delivered Price, Full Out  
Information Blank,  
Pages 129-130

Can be built on a lot 50 feet wide

**FLOOR PLAN**

**First Floor Plan**

**Second Floor Plan**

**THE MAYWOOD** has six rooms, bath, five closets, two porches, two vestibules and an unusual number of windows. It requires a lot 50 feet wide, and its outside dimensions are 32 feet by 28 feet with the addition of a side porch 10 feet by 18 feet. The grain and color of stained shingles give the walls a texture which is almost ruglike. How durable good shingles are is shown by the fact that houses whose walls were covered with hand split wood shingles way back in 1650 are still standing in parts of New England. The "Honor Bill" guarantee applies not only to our shingles but to all the material we furnish for the Maywood.

**FLOOR PLAN**

**THE ENTRANCE PORCH** opens on a ten-foot vestibule with coal chest and mirror door. Through a plastered arch one looks across a lovely living room with a fireplace opposite a wall full of windows. A large glass door with cement and tiled like the entrance. A plaster arch opens to the dining room and a plant box serves as a ledge between living room and kitchen. The stairways are happily arranged. The second floor may be reached without entering the living room, and the grade door which connects kitchen, yard and basement is so placed that it could be used without disturbing anyone who was busy in the kitchen.

**THE KITCHEN** of the Maywood is ideal in arrangement and convenience. It contains space for all modern equipment and still leaves plenty of room next to rear window for drop leaf table and chairs for breakfast use.

**THE LIVING ROOM** is 21 feet 2 inches by 12 feet 11 inches with five windows.

**THE DINING ROOM** is 11 feet 3 inches by 13 feet 11 inches with two windows and a convenient bath over the space for buffet. On the second floor

three roomy bedrooms, bath and closet open off a straight hall. Each bedroom has a closet and several windows.

**THE BATHROOM** is conveniently located to the bedrooms and has a built-in medicine case equipped with Venetian mirror.

**THE BASEMENT** Space for furnace, fuel, laundry and storage.

**Height of Ceilings.** First and second floors, 8 feet 6 inches from floor to ceiling. Basement, 7 feet from floor to joist.

**SPECIAL FEATURES**

**A COMPLETE** description of the guaranteed specifications for this home will be found on pages 100 to 105.

Special Features include: 24-inch Royal Red Cedar Shingles for side walls. Clear oak flooring for all rooms except kitchen and bath which have clear maple.

Interior doors clear one-panel subframe design, oak stair treads, kitchen cabinets consisting of one broom closet unit "F," one wall unit "B," one wall unit "D," one storage unit "L," and one storage unit "G." All cabinets are constructed with lipped doors and drawers and offset hardware. Your choice of many enamels, Venetian mirror, medicine case, mail box, telephone cabinet, porch seat, colonial mantel, colonial shutters and coal chute. La Tosca design hardware.

**OPTIONS**

**CAREFULLY** study the description of all options shown on pages 99 to 115 and indicate on Information Blank the options you desire to include in **complete low delivered price.**

For Garages see pages 97 and 98.

For description of Heating, Lighting and Plumbing Fixtures see pages 100 to 112.

For Easy Payment Plan see pages 2 and 3.

For Information Blank see pages 129 and 130.

SEARS, ROEBUCK AND CO. 596 Page 29

Figure 6: Maywood Home as depicted in the *Sears and Roebuck Home Catalogue*, c. 1929, upon which the dwelling at 2207 Harvard Boulevard (#34) is based.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property  
Montgomery County, Ohio

County and State  
N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 18

**Build Your Home the Skyscraper Way**

**Easy Payments \$25 to \$85 PER MONTH**

**Better and More Permanent Building at a Big Saving**

**Build Construction With Less Labor**

**SAVE \$500.00 to \$2,000.00**

**37,500 "Honor Bill" Homes Built**

**Satisfaction Guaranteed**

**The Best Easy Payment Plan - Low Interest Charge**

**Highest Quality Material**

**Bring a Coupon**

**Sears, Roebuck and Co. DAYTON**

48 East Second Street  
Columbus, Ohio  
Phone Main 4259  
Open Daily 9:30 A.M. to 9:30 P.M., November 29th P.M.

Figure 7: A Sears, Roebuck and Company advertisement in the *Dayton Daily News*, June 14, 1927, showcasing their homes.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Dayton View Triangle Historic District

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 19



Figure 8: Advertisement in *the Dayton Daily News*, June 3, 1923 for homes constructed by the Hambrecht-Mart Building Company; the home at the corner of Otterbein Avenue and Auburn Avenue is 230 Otterbein Avenue (#42).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 20

FRIDAY, NOV. 29, 1927 THE DAYTON DAILY NEWS SECOND NEWS SHEET 7

**NEW SPANISH HOME, "CASA ESPANOLA," OPEN FOR YOUR APPROVAL SUNDAY, 2 TO 10 P. M.**

**"COMMUNITY OF HOMES BEAUTIFUL"**

Spanish Structure Form Pleasing Effects Architecture

**"CASA ESPANOLA" IS SPANISH HOME**

Stumps-Barkhart Co. Supplied Furniture and Appointments

Another wonderful home will be added to this "community of homes" which are "Casa Espanola" is opened to the public by Stumps-Barkhart Co. on Sunday, Nov. 29, at 820 Audrey place, in the city of Dayton, Ohio. This is the first of a series of homes which are being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

**"UPPER DAYTON VIEW" FORMS A-1 HOMESITE**

A. G. Hoerner Aids Material by His Building Knowledge

**"CASA ESPANOLA" HIS CHIEF PRIDE**

Landscape Setting Enhances Character and Beauty of Home

One of the first things that struck the eye of the visitor as he approached the "Casa Espanola" was the beauty of the landscape setting. The home is built on a hillside which is covered with trees and shrubs. The landscape setting is one of the most beautiful in the city of Dayton.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

**EVERY TYPE HOME SHOWN IN U. D. VIEW**

Chief Point of Attraction Sunday and All Week to Home Owners

Two hundred different in features during the week of their price are offered for the sale of the "Casa Espanola" in the Upper Dayton View. The homes are being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

**CHRISTMAS OPEN HOUSE WEEK NOV. 28**

Stumps-Barkhart Co. Presents Unique Features to Daytonians

The Stumps-Barkhart Co. is presenting a "Christmas Open House" in the Upper Dayton View. The homes are being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

**HOERNER-BUILT HOMES Possess That Finest of Character Which Attracts Owners of Refinement and Good Taste**

The homes built by A. G. Hoerner are of the highest quality and are of the finest character. They are built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

**REVENUE ACT AFFECTS VALUE REAL ESTATE**

Ways and Means Committee Considers New Measure

The Ways and Means Committee of the House of Representatives is considering a bill which would increase the value of real estate for tax purposes. The bill is being introduced by the committee.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

**NATIONAL BOARD BECOMES ACTIVE**

Loathly Housing is Already Under Way Considering Important Topic

The National Board of Housing and Urban Reconstruction is becoming more active in its efforts to solve the housing problem in the United States. The board is considering the issue of loathly housing.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

**WOOD FINISHES ADD TO HOMES**

T. E. Hoerrly Knows the Goals That Produce Beauty of Interior

T. E. Hoerrly is a master wood finisher and knows the goals that produce the beauty of the interior of a home. He is working on the "Casa Espanola" in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

The "Casa Espanola" is a beautiful home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View. It is a Spanish style home which is being built by the Stumps-Barkhart Co. in the Upper Dayton View.

Figure 9: Article on Casa Esanola, 820 Audrey Place, and other homes constructed un Upper Dayton View by A. G. Hoerner, published in the Dayton Daily News, Nov. 29, 1927.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Dayton View Triangle Historic District
Name of Property
Montgomery County, Ohio
County and State
N/A
Name of multiple listing (if applicable)

**SCOUT LEADERS OF 5 COUNTIES TO MEET HERE**  
**FHA Proven Big Success**  
 Here are two Dayton firms who are cooperating with the Contractors and Merchants listed on this page in helping property owners to modernize.

**SAVE YOUR PROPERTY UNDER THE FHA PLAN**  
**BETTER HOUSING PROGRAM**  
 There Is Plenty of Money Available in Montgomery County For FHA Loans

**Hoefler and Stoeklein**  
 232 Kansas St.  
 Is Cooperating With **FHA**  
 Along with a group of Dayton firms the Hoefler and Stoeklein Company was selected to furnish building materials for the property owner who secures modernizing funds through the FHA. The campaign that is now under way here in Dayton has received the hearty approval of hundreds of thrifty citizens.

**Building Materials**  
 That You Can Buy and Get the Help of FHA  
 Cement, ready mixed concrete, brick of all kinds, plaster, brick mortar, metal lath, reinforced steel, insulating wool, sewer pipe, mason's lime, flashing brass, concrete pipes, rock lath, roofing, flue lining, roofing nails, drain tile, partition tile, back-up tile, gypsum tile, mortar, cement coloring and water proofing.

**COAL - - COKE STOKER COAL**  
 Hoefler and Stoeklein  
 232 Kansas St. Phone AD-3119

**Rieck Sheet Metal**  
 Will Help You With Your FHA Loan  
 After 44 Years in the Sheet Metal and Furnace Business We Recommend the **WISE FURNACE**  
 as the best furnace to buy. Its special patented features and heavy construction give the purchaser an economical and long-lived furnace. This furnace is especially adapted for FHA borrowers because of its wonderful reputation as a furnace that will last a long time. Come in and see us if your present furnace is worn out, we will help you with your loan.

**Sheet Metal Work OUR SPECIALTY**  
 List of Work and Material You Can Get Through An FHA Loan  
 Cutting and down spouts, all types of sheet metal devices for the home, public buildings and factories. Regardless of the size or type we can build it.  
 It is always economy to keep the sheet metal on your property in good repair. With the assistance of the FHA makes it possible for you to get the finance at a very low rate of interest.  
 We are proud to recommend to the public as a sample of our work the 46 new efficient homes at Wright Field and the Dayton Daily News radio station.

**BERNARD R. RIECK**  
 Successor to  
**SHEET METAL COMPANY**  
 414 W. 1st Street

**CHECK LIST**  
**THESE RELIABLE FIRMS**  
 PAINT: Lowe Brothers Paint Store, Kuntz-Johnson Lumber Co.  
 HARDWARE STORES: SEARS, ROEBUCK AND CO.  
 PLUMBING AND SUPPLIES: M. J. Gibbons Supply Co., SEARS, ROEBUCK AND CO.  
 WATER SOFTENERS: J. H. NASH MFG. CO., SEARS, ROEBUCK AND CO.  
 ROOFING: The Kuntz-Johnson Lumber Co., Members of Hardware Ass'n., SEARS, ROEBUCK AND CO.  
 LUMBER: The Kuntz-Johnson Lumber Co., SEARS, ROEBUCK AND CO.  
 Electrical Fixtures and Wiring Supplies: WM. HALL ELECTRIC DIV., The M. S. Larkin Co., 117 E. Third St.  
 BUILDING AND LOAN: SIEBENTHALER LANDSCAPE SERVICE  
 HARDWARE: DAYTON HARDWARE ASSN., The Kuntz-Johnson Lumber Co., SEARS, ROEBUCK AND CO.  
 HEATING and Air-Conditioning: SEARS, ROEBUCK AND CO.

**FEDERAL COUPON LOAN**  
 Fill out and mail to: Metropolitan Trust Company, 1000 Bank Building, Dayton, Ohio.  
 I understand that money is now available for the purchase of property under the National Home Loan Act. I am applying for a loan under this act. Please furnish me the necessary information to start my loan on the following property:

Figure 10: Advertisements by Dayton's builders and contractors promoting FHA loans for home improvement and construction work, *Dayton Daily News*, January 13, 1935.

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	R	S
	Resource Number	NR Resource Category	Property Name	Property Number/ 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		
1																		
2	402			402		ALAMEDA	PL				1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
3	407			407		ALAMEDA	PL				1925	TUDOR REVIVAL	SINGLE DWELLING			2		
4	410			410		ALAMEDA	PL				1928, 2001	TUDOR REVIVAL	SINGLE DWELLING			1		
5	414			414		ALAMEDA	PL				1926	TUDOR REVIVAL	SINGLE DWELLING			2		
6	415			415		ALAMEDA	PL				1928	TUDOR REVIVAL	SINGLE DWELLING			2		
7	420			420		ALAMEDA	PL				1926	TUDOR REVIVAL	SINGLE DWELLING			2		
8	421			421		ALAMEDA	PL				1964	RANCH	SINGLE DWELLING			1		
9	423			423		ALAMEDA	PL				1933	TUDOR REVIVAL	SINGLE DWELLING			2		
10	427			427		ALAMEDA	PL				1925, 1963	TUDOR REVIVAL	SINGLE DWELLING			2		
11	433			433		ALAMEDA	PL				1930	DUTCH COLONIAL	SINGLE DWELLING			2		
12	510			510		ALAMEDA	PL				1941	TUDOR REVIVAL	SINGLE DWELLING			1		
13	514			514		ALAMEDA	PL				1926	SPANISH COLONIAL/MISSION	SINGLE DWELLING			2		
14	518			518		ALAMEDA	PL				1932	TUDOR REVIVAL	SINGLE DWELLING			2		
15	519			519		ALAMEDA	PL				1941	TUDOR REVIVAL	SINGLE DWELLING			1		
16	520			520		ALAMEDA	PL				1926	DUTCH COLONIAL	SINGLE DWELLING			2		
17	525			525		ALAMEDA	PL				1933	COLONIAL REVIVAL	SINGLE DWELLING			2		
18	528			528		ALAMEDA	PL				1926	TUDOR REVIVAL	SINGLE DWELLING			2		
19	532			532		ALAMEDA	PL				1926	TUDOR REVIVAL	SINGLE DWELLING			2		
20	535			535		ALAMEDA	PL				1933	TUDOR REVIVAL	SINGLE DWELLING			2		
21	539			539		ALAMEDA	PL				1936	COLONIAL REVIVAL	SINGLE DWELLING			2		
22	1714			1714		AUBURN	AVE				1940, 1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
23	1719			1719		AUBURN	AVE				1929	TUDOR REVIVAL	SINGLE DWELLING			2		
24	1720			1720		AUBURN	AVE				1929	TUDOR REVIVAL	SINGLE DWELLING			2		
25	1721			1721		AUBURN	AVE				1926	TUDOR REVIVAL	SINGLE DWELLING			2		
26	1724			1724		AUBURN	AVE				1928	TUDOR REVIVAL	SINGLE DWELLING			2		
27	1725			1725		AUBURN	AVE				1923	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
28	1730			1730		AUBURN	AVE				1929	NEOCLASSICAL REVIVAL	SINGLE DWELLING			2		
29	1731			1731		AUBURN	AVE				1926	TUDOR REVIVAL	SINGLE DWELLING			2		
30	1737			1737		AUBURN	AVE				1926	COLONIAL REVIVAL	SINGLE DWELLING			2		
31	1816			1816		AUBURN	AVE				1925	SPANISH COLONIAL/MISSION	SINGLE DWELLING			1		
32	1819			1819		AUBURN	AVE				1925	COLONIAL REVIVAL	SINGLE DWELLING			1		
33	1820			1820		AUBURN	AVE				1932	NEOCLASSICAL REVIVAL	APARTMENTS			1		
34	1821			1821		AUBURN	AVE				1927	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
35	1822-1824			1822-1824		AUBURN	AVE				1920	TRADITIONAL/BUNGALOW	DUPLEX					
36	1825			1825		AUBURN	AVE				1920	DUTCH COLONIAL	SINGLE DWELLING			2		
37	1826			1826		AUBURN	AVE				1932	NEOCLASSICAL REVIVAL	APARTMENTS			1		
38	1829-1831			1829-1831		AUBURN	AVE				1920	CRAFTSMAN/BUNGALOW	DUPLEX			1		
39	1832			1832		AUBURN	AVE				1930	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
40	1833			1833		AUBURN	AVE				1927	COLONIAL REVIVAL	SINGLE DWELLING			2		
41	1836			1836		AUBURN	AVE				1932	NEOCLASSICAL REVIVAL	APARTMENTS			1		
42	1837			1837		AUBURN	AVE				1922	COLONIAL REVIVAL	SINGLE DWELLING			2		
43	1841			1841		AUBURN	AVE				1922	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			1		
44	1906			1906		AUBURN	AVE				1923	COLONIAL REVIVAL	SINGLE DWELLING			1		
45	1914			1914		AUBURN	AVE				1932, 1962	CRAFTSMAN/BUNGALOW	DUPLEX			2		
46	1915			1915		AUBURN	AVE				1956	COLONIAL REVIVAL	APARTMENTS			1		
47	1918			1918		AUBURN	AVE				1925	TRADITIONAL/BUNGALOW	SINGLE DWELLING			2		
48	1919			1919		AUBURN	AVE				1921	TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
49	1922			1922		AUBURN	AVE				1928	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
50	1923			1923		AUBURN	AVE				1944	COLONIAL REVIVAL	APARTMENTS			1		
51	1928			1928		AUBURN	AVE				1942	CAPE COD COTTAGE	SINGLE DWELLING			1		
52	1931			1931		AUBURN	AVE				1942	COLONIAL REVIVAL	APARTMENTS			1		
53	1932			1932		AUBURN	AVE				1925	COLONIAL REVIVAL	SINGLE DWELLING			2		
54	1935			1935		AUBURN	AVE				1919, 1914	DUTCH COLONIAL	SINGLE DWELLING			2		
55	1937			1937		AUBURN	AVE				1960	COLONIAL REVIVAL	APARTMENTS			1		
56	1941			1941		AUBURN	AVE				1960	COLONIAL REVIVAL	APARTMENTS			1		
57	800			800		AUDREY	PL				1934	CAPE COD COTTAGE	SINGLE DWELLING			2		
58	806			806		AUDREY	PL				1949	CAPE COD COTTAGE	SINGLE DWELLING			2		
59	810			810		AUDREY	PL				1932	TUDOR REVIVAL	SINGLE DWELLING			2		
60	813			813		AUDREY	PL				1928	TUDOR REVIVAL	SINGLE DWELLING			2		
61	817			817		AUDREY	PL				1931	TUDOR REVIVAL	SINGLE DWELLING			2		
62	820			820		AUDREY	PL				1929	SPANISH COLONIAL/MISSION	SINGLE DWELLING			2		
63	825			825		AUDREY	PL				1936	TUDOR REVIVAL	SINGLE DWELLING			2		
64	829			829		AUDREY	PL				1929	TUDOR REVIVAL	SINGLE DWELLING			1		
65	830			830		AUDREY	PL				1928	TUDOR REVIVAL	SINGLE DWELLING			1		
66	1504			1504		BENSON	DR				1949	RANCH	SINGLE DWELLING			1		
67	1505			1505		BENSON	DR				1957	CAPE COD COTTAGE	SINGLE DWELLING			1		
68	1517			1517		BENSON	DR				1951	RANCH	SINGLE DWELLING			2		
69	1518			1518		BENSON	DR				1949	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
70	1527			1527		BENSON	DR				1941	COLONIAL REVIVAL	SINGLE DWELLING			2		
71	1528			1528		BENSON	DR				1949	CAPE COD COTTAGE	SINGLE DWELLING			1		
72	1535			1535		BENSON	DR				1948	COLONIAL REVIVAL	SINGLE DWELLING			1		
73	1540			1540		BENSON	DR				1942	DUTCH COLONIAL	SINGLE DWELLING			2		
74	1550			1550		BENSON	DR				1942	COLONIAL REVIVAL	SINGLE DWELLING			2		
75	1554			1554		BENSON	DR				1939	TUDOR REVIVAL	SINGLE DWELLING			1		
76	1601			1601		BENSON	DR				1951	COLONIAL REVIVAL	SINGLE DWELLING			1		
77	1606			1606		BENSON	DR				1950	CAPE COD COTTAGE	SINGLE DWELLING			2		
78	1609			1609		BENSON	DR				1936	COLONIAL REVIVAL	SINGLE DWELLING			2		
79	1612			1612		BENSON	DR				1938	COLONIAL REVIVAL	SINGLE DWELLING			2		
80	1617			1617		BENSON	DR				1942	CAPE COD COTTAGE	SINGLE DWELLING			1		

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	R	S
81	1621			1621	BENSON	DR					1941, 1900	CAPE COD COTTAGE	SINGLE DWELLING			2		
82	1714			1714	BENSON	DR					1937	COLONIAL REVIVAL	SINGLE DWELLING			2		
83	1715			1715	BENSON	DR					1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
84	1721			1721	BENSON	DR					1941	TUDOR REVIVAL	SINGLE DWELLING			1		
85	1725			1725	BENSON	DR					1925	DUTCH COLONIAL	SINGLE DWELLING			2		
86	1728			1728	BENSON	DR					1950	RANCH	SINGLE DWELLING			1		
87	1731			1731	BENSON	DR					1958	COLONIAL REVIVAL	SINGLE DWELLING			1		
88	1735			1735	BENSON	DR					1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
89	1739			1739	BENSON	DR					1941, 1992	DUTCH COLONIAL	SINGLE DWELLING			1		
90	1744			1744	BENSON	DR					1947	RANCH	SINGLE DWELLING			1		
91	1817			1817	BENSON	DR					1940	COLONIAL REVIVAL	SINGLE DWELLING			2		
92	1818			1818	BENSON	DR					1960	RANCH	SINGLE DWELLING			1		
93	1901			1901	BENSON	DR					1932	TUDOR REVIVAL	SINGLE DWELLING			1		
94	1906			1906	BENSON	DR					1936	TUDOR REVIVAL	SINGLE DWELLING			1		
95	1910			1910	BENSON	DR					1935	TUDOR REVIVAL	SINGLE DWELLING			1		
96	1914			1914	BENSON	DR					1935	TUDOR REVIVAL	SINGLE DWELLING			1		
97	1915			1915	BENSON	DR					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
98	1918			1918	BENSON	DR					1935	CAPE COD COTTAGE	SINGLE DWELLING			1		
99	1919			1919	BENSON	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
100	1926			1926	BENSON	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
101	1927			1927	BENSON	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
102	1930			1930	BENSON	DR					1950	CAPE COD COTTAGE	SINGLE DWELLING			1		
103	1931			1931	BENSON	DR					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
104	1935			1935	BENSON	DR					1956, 1994	CAPE COD COTTAGE	SINGLE DWELLING			1		
105	1940			1940	BENSON	DR					1925	TUDOR REVIVAL	SINGLE DWELLING			2		
106	1941			1941	BENSON	DR					1956	CAPE COD COTTAGE	SINGLE DWELLING			1		
107	1945			1945	BENSON	DR					1940	TUDOR REVIVAL	SINGLE DWELLING			1		
108	1946			1946	BENSON	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
109	1950			1950	BENSON	DR					1942	CAPE COD COTTAGE	SINGLE DWELLING			2		
110	1953			1953	BENSON	DR					1939	COLONIAL REVIVAL	SINGLE DWELLING			2		
111	2000			2000	BENSON	DR					1936	TUDOR REVIVAL	SINGLE DWELLING			2		
112	2006			2006	BENSON	DR					1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
113	2010			2010	BENSON	DR					1927	COLONIAL REVIVAL	SINGLE DWELLING			1		
114	2016			2016	BENSON	DR					1927, 1920	TUDOR REVIVAL	SINGLE DWELLING			2		
115	2019			2019	BENSON	DR					1955	RANCH	SINGLE DWELLING			1		
116	2020			2020	BENSON	DR					1928	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			1		
117	2026			2026	BENSON	DR					1944	CAPE COD COTTAGE	SINGLE DWELLING			2		
118	2101			2101	BENSON	DR					1951	TUDOR REVIVAL	SINGLE DWELLING			1		
119	2102			2102	BENSON	DR					1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
120	1504			1504	BURBANK	DR					1959	TUDOR REVIVAL	SINGLE DWELLING			1		
121	1507			1507	BURBANK	DR					1939	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
122	1514			1514	BURBANK	DR					1943	CAPE COD COTTAGE	SINGLE DWELLING			1		
123	1517			1517	BURBANK	DR					1942	COLONIAL REVIVAL	SINGLE DWELLING			1		
124	1518			1518	BURBANK	DR					1941	CAPE COD COTTAGE	SINGLE DWELLING			1		
125	1521			1521	BURBANK	DR					1954	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			2		
126	1526			1526	BURBANK	DR					1944, 1950	CAPE COD COTTAGE	SINGLE DWELLING			2		
127	1617			1617	BURBANK	DR					1945	COLONIAL REVIVAL	SINGLE DWELLING			1		
128	1624			1624	BURBANK	DR					1941	COLONIAL REVIVAL	SINGLE DWELLING			1		
129	1627			1627	BURBANK	DR					1951	RANCH	SINGLE DWELLING			1		
130	1632			1632	BURBANK	DR					1938	COLONIAL REVIVAL	SINGLE DWELLING			1		
131	1639			1639	BURBANK	DR					1951	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
132	1642			1642	BURBANK	DR					1950	CAPE COD COTTAGE	SINGLE DWELLING			1		
133	1647			1647	BURBANK	DR					1951	RANCH	SINGLE DWELLING			1		
134	1654			1654	BURBANK	DR					1940	CAPE COD COTTAGE	SINGLE DWELLING			1		
135	1720			1720	BURBANK	DR					1949	CAPE COD COTTAGE	SINGLE DWELLING			1		
136	1721			1721	BURBANK	DR					1940	CAPE COD COTTAGE	SINGLE DWELLING			2		
137	1725			1725	BURBANK	DR					1924	CAPE COD COTTAGE	SINGLE DWELLING			2		
138	1730			1730	BURBANK	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
139	1731			1731	BURBANK	DR					1954	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
140	1735			1735	BURBANK	DR					1927	TUDOR REVIVAL	SINGLE DWELLING			2		
141	1740			1740	BURBANK	DR					1939	TUDOR REVIVAL	SINGLE DWELLING			2		
142	1806			1806	BURBANK	DR					1951	SPLIT LEVEL RANCH	SINGLE DWELLING			1		
143	1812			1812	BURBANK	DR					1941	CAPE COD COTTAGE	SINGLE DWELLING			1		
144	1817			1817	BURBANK	DR					1948	CAPE COD COTTAGE	SINGLE DWELLING			1		
145	1900			1900	BURBANK	DR					1945	CAPE COD COTTAGE	SINGLE DWELLING			1		
146	1913			1913	BURBANK	DR					1925	TUDOR REVIVAL	SINGLE DWELLING			2		
147	1916			1916	BURBANK	DR					1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
148	1917			1917	BURBANK	DR					1933	TUDOR REVIVAL	SINGLE DWELLING			2		
149	1921			1921	BURBANK	DR					1949	CAPE COD COTTAGE	SINGLE DWELLING			2		
150	1922			1922	BURBANK	DR					1932	COLONIAL REVIVAL	SINGLE DWELLING			2		
151	1924			1924	BURBANK	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
152	1927			1927	BURBANK	DR					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
153	1932			1932	BURBANK	DR					1939	TUDOR REVIVAL	SINGLE DWELLING			2		
154	1933			1933	BURBANK	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
155	1935			1935	BURBANK	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
156	1938			1938	BURBANK	DR					1950, 1966	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			2		
157	1941			1941	BURBANK	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
158	1946			1946	BURBANK	DR					1948	COLONIAL REVIVAL	SINGLE DWELLING			2		
159	1956			1956	BURBANK	DR					1940	TUDOR REVIVAL	SINGLE DWELLING			2		
160	1957			1957	BURBANK	DR					1948	COLONIAL REVIVAL	SINGLE DWELLING			1		
161	1966			1966	BURBANK	DR					1943	TUDOR REVIVAL	SINGLE DWELLING			1		
162	1975			1975	BURBANK	DR					1937	COLONIAL REVIVAL	SINGLE DWELLING			1		

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	R	S
163	2001			2001	BURBANK	DR					1926	TUDOR REVIVAL	SINGLE DWELLING			1		
164	2002			2002	BURBANK	DR					1941	TUDOR REVIVAL	SINGLE DWELLING			1		
165	2009			2009	BURBANK	DR					1938	TUDOR REVIVAL	SINGLE DWELLING			1		
166	2015			2015	BURBANK	DR					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
167	2029			2029	BURBANK	DR					1929	RANCH	SINGLE DWELLING			1		
168	2037			2037	BURBANK	DR					1930	SPANISH COLONIAL/MISSION	SINGLE DWELLING			2		
169	2043			2043	BURBANK	DR					1940	COLONIAL REVIVAL	SINGLE DWELLING			1		
170	1517			1517	BURROUGHS	DR					1964	COLONIAL REVIVAL	SINGLE DWELLING			2		
171	1521			1521	BURROUGHS	DR					1928	TUDOR REVIVAL	SINGLE DWELLING			1		
172	1529			1529	BURROUGHS	DR					1959	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
173	1535			1535	BURROUGHS	DR					1940	COLONIAL REVIVAL	SINGLE DWELLING			2		
174	1611			1611	BURROUGHS	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			1		
175	1615			1615	BURROUGHS	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
176	1625			1625	BURROUGHS	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
177	1701			1701	BURROUGHS	DR					1935	TUDOR REVIVAL	SINGLE DWELLING			1		
178	1720			1720	BURROUGHS	DR				1927, 1930	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			2			
179	1721			1721	BURROUGHS	DR					1927	ITALIAN RENAISSANCE REVIVAL	SINGLE DWELLING			2		
180	1726			1726	BURROUGHS	DR					1948	RANCH	SINGLE DWELLING			1		
181	1739			1739	BURROUGHS	DR					1925	COLONIAL REVIVAL	SINGLE DWELLING			2		
182	1749			1749	BURROUGHS	DR					1926	ITALIAN RENAISSANCE REVIVAL	SINGLE DWELLING			2		
183	1752			1752	BURROUGHS	DR					1933	COLONIAL REVIVAL	SINGLE DWELLING			1		
184	1810			1810	BURROUGHS	DR					1941	COLONIAL REVIVAL	SINGLE DWELLING			2		
185	1814			1814	BURROUGHS	DR					1940	TUDOR REVIVAL	SINGLE DWELLING			1		
186	1821			1821	BURROUGHS	DR					1939	FRENCH ECLECTIC	SINGLE DWELLING			1		
187	1822			1822	BURROUGHS	DR					1950	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			2		
188	1830			1830	BURROUGHS	DR					1948	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
189	1904			1904	BURROUGHS	DR					1948	RANCH	SINGLE DWELLING			2		
190	1909			1909	BURROUGHS	DR					1939	TUDOR REVIVAL	SINGLE DWELLING			2		
191	1910			1910	BURROUGHS	DR					1927	TUDOR REVIVAL	SINGLE DWELLING			2		
192	1914			1914	BURROUGHS	DR					1938	TUDOR REVIVAL	SINGLE DWELLING			1		
193	1919			1919	BURROUGHS	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
194	1920			1920	BURROUGHS	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
195	1925			1925	BURROUGHS	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
196	1926			1926	BURROUGHS	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
197	1927			1927	BURROUGHS	DR					1938	TUDOR REVIVAL	SINGLE DWELLING			1		
198	1930			1930	BURROUGHS	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
199	1933			1933	BURROUGHS	DR					1953	COLONIAL REVIVAL	SINGLE DWELLING			1		
200	1936			1936	BURROUGHS	DR					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
201	1940			1940	BURROUGHS	DR					1932	TUDOR REVIVAL	SINGLE DWELLING			2		
202	1941			1941	BURROUGHS	DR					1925	SPANISH COLONIAL/MISSION	SINGLE DWELLING			2		
203	1945			1945	BURROUGHS	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			1		
204	1948			1948	BURROUGHS	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
205	1952			1952	BURROUGHS	DR					1932	TUDOR REVIVAL	SINGLE DWELLING			2		
206	1958			1958	BURROUGHS	DR					1938	TUDOR REVIVAL	SINGLE DWELLING			2		
207	1980			1980	BURROUGHS	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
208	1984			1984	BURROUGHS	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
209	2005			2005	BURROUGHS	DR					1929	DUTCH COLONIAL	SINGLE DWELLING			2		
210	2010			2010	BURROUGHS	DR					1949	RANCH	SINGLE DWELLING			1		
211	2020			2020	BURROUGHS	DR					1939	COLONIAL REVIVAL	SINGLE DWELLING			2		
212	2026			2026	BURROUGHS	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
213	2021			2021	BURROUGHS	DR					1938	TUDOR REVIVAL	SINGLE DWELLING			1		
214	2030			2030	BURROUGHS	DR				1940, 1944	COLONIAL REVIVAL	SINGLE DWELLING			2			
215	2033			2033	BURROUGHS	DR					1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
216	2036			2036	BURROUGHS	DR					1940	CAPE COD COTTAGE	SINGLE DWELLING			1		
217	2046			2046	BURROUGHS	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			1		
218	1550			1550	CAMPUS	DR					1930	TUDOR REVIVAL	SINGLE DWELLING			1		
219	1551			1551	CAMPUS	DR					1937	MODERNE/ART MODERNE	SINGLE DWELLING			1		
220	1560			1560	CAMPUS	DR					1940	COLONIAL REVIVAL	SINGLE DWELLING			1		
221	1563			1563	CAMPUS	DR					1941	CAPE COD COTTAGE	SINGLE DWELLING			1		
222	1575			1575	CAMPUS	DR					1938	TUDOR REVIVAL	SINGLE DWELLING			2		
223	1576			1576	CAMPUS	DR					1943	TUDOR REVIVAL	SINGLE DWELLING			1		
224	1587			1587	CAMPUS	DR					1954	RANCH	SINGLE DWELLING			1		
225	1600			1600	CAMPUS	DR					1941	COLONIAL REVIVAL	SINGLE DWELLING			1		
226	1616			1616	CAMPUS	DR					1941	TUDOR REVIVAL	SINGLE DWELLING			1		
227	1617			1617	CAMPUS	DR					1940	TUDOR REVIVAL	SINGLE DWELLING			1		
228	1627			1627	CAMPUS	DR					1940	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
229	1630			1630	CAMPUS	DR					1942	TUDOR REVIVAL	SINGLE DWELLING			1		
230	1506			1506	CATALPA	DR					1929	SPANISH COLONIAL/MISSION	SINGLE DWELLING			1		
231	1518			1518	CATALPA	DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
232	1530			1530	CATALPA	DR					1951	CAPE COD COTTAGE	SINGLE DWELLING			1		
233	1608			1608	CATALPA	DR					1923	TUDOR REVIVAL	SINGLE DWELLING			2		
234	1614			1614	CATALPA	DR					1923	TUDOR REVIVAL	SINGLE DWELLING			2		
235	1620			1620	CATALPA	DR					1935	TUDOR REVIVAL	SINGLE DWELLING			1		
236	1638			1638	CATALPA	DR					1930	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
237	1710			1710	CATALPA	DR					1935	COLONIAL REVIVAL	SINGLE DWELLING			2		
238	1712			1712	CATALPA	DR					1923	COLONIAL REVIVAL	SINGLE DWELLING			2		
239	1717			1717	CATALPA	DR					1960	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			2		
240	1718			1718	CATALPA	DR					1960	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
241	1724			1724	CATALPA	DR					1924	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			1		

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	R	S
242	1725			1725		CATALPA	DR				1924	CAPE COD COTTAGE	SINGLE DWELLING			2		
243	1729			1729		CATALPA	DR				1929	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
244	1728-1730			1728-1730		CATALPA	DR				1924	COLONIAL REVIVAL	DUPLEX			1		
245	1733			1733		CATALPA	DR				1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
246	1736			1736		CATALPA	DR				1927	TUDOR REVIVAL	SINGLE DWELLING			2		
247	1739			1739		CATALPA	DR				1930	TUDOR REVIVAL	SINGLE DWELLING			2		
248	1740			1740		CATALPA	DR				1926	TUDOR REVIVAL	SINGLE DWELLING			2		
249	1744			1744		CATALPA	DR				1927	TUDOR REVIVAL	SINGLE DWELLING			1		
250	1745			1745		CATALPA	DR				1925	TUDOR REVIVAL	SINGLE DWELLING			2		
251	1748			1748		CATALPA	DR				1926	TUDOR REVIVAL	SINGLE DWELLING			1		
252	1750			1750		CATALPA	DR				1918	COLONIAL REVIVAL	SINGLE DWELLING			2		
253	1751			1751		CATALPA	DR				1953, 1992	TUDOR REVIVAL	SINGLE DWELLING			1		
254	1754			1754		CATALPA	DR				1918	TUDOR REVIVAL	SINGLE DWELLING			2		
255	1801			1801		CATALPA	DR				1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
256	1807			1807		CATALPA	DR				1929	MINIMAL TRADITIONAL /BUNGALOW	SINGLE DWELLING			2		
257	1811			1811		CATALPA	DR				1930	DUTCH COLONIAL	SINGLE DWELLING			2		
258	1814			1814		CATALPA	DR				1920	CRAFTSMAN/BUNGALOW	DUPLEX			1		
259	1815			1815		CATALPA	DR				1929, 1918	COLONIAL REVIVAL	SINGLE DWELLING			2		
260	1819			1819		CATALPA	DR				1928	COLONIAL REVIVAL	SINGLE DWELLING			1		
261	1117			1117		CORNELL	DR				1925	COLONIAL REVIVAL	APARTMENTS			1		
262	1125			1125		CORNELL	DR				1914	COLONIAL REVIVAL	SINGLE DWELLING			2		
263	1135			1135		CORNELL	DR				1951	RANCH	SINGLE DWELLING			1		
264	1205-1207			1205-1207		CORNELL	DR				1926	ITALIAN RENAISSANCE REVIVAL	DUPLEX			1		
265	1215			1215		CORNELL	DR				1926	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			2		
266	1315			1315		CORNELL	DR				2001	COLONIAL REVIVAL	SINGLE DWELLING					
267	1325			1325		CORNELL	DR				1950	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			2		
268	1335			1335		CORNELL	DR				1931	COLONIAL REVIVAL	SINGLE DWELLING			1		
269	1341			1341		CORNELL	DR				1930	TUDOR REVIVAL	SINGLE DWELLING			2		
270	1345			1345		CORNELL	DR				1920	TUDOR REVIVAL	SINGLE DWELLING			2		
271	1349			1349		CORNELL	DR				1927	TUDOR REVIVAL	SINGLE DWELLING			2		
272	1551			1551		CORNELL	DR				1930	ITALIAN RENAISSANCE REVIVAL	SINGLE DWELLING			1		
273	1555			1555		CORNELL	DR				1948	RANCH	SINGLE DWELLING			2		
274	1615			1615		CORNELL	DR				1940	COLONIAL REVIVAL	SINGLE DWELLING			1		
275	1619			1619		CORNELL	DR				1939	TUDOR REVIVAL	SINGLE DWELLING			2		
276	1625			1625		CORNELL	DR				1951	RANCH	SINGLE DWELLING			1		
277	1641			1641		CORNELL	DR				2020	CONTEMPORARY	APARTMENTS					
278	1643			1643		CORNELL	DR				1941	TUDOR REVIVAL	SINGLE DWELLING			1		
279	1649			1649		CORNELL	DR				1940	TUDOR REVIVAL	SINGLE DWELLING			2		
280	1610			1610		CORY	DR				1956	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
281	1617			1617		CORY	DR				1926	COLONIAL REVIVAL	SINGLE DWELLING			2		
282	1618			1618		CORY	DR				1943	CAPE COD COTTAGE	SINGLE DWELLING			1		
283	1621			1621		CORY	DR				1915	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			2		
284	1627			1627		CORY	DR				1902, 1966	COLONIAL REVIVAL	SINGLE DWELLING			2		
285	1636			1636		CORY	DR				1940, 1966	CAPE COD COTTAGE	SINGLE DWELLING			2		
286	1678			1678		CORY	DR				1937, 1960	DUTCH COLONIAL	SINGLE DWELLING			2		
287	1016			1016		CUMBERLAND AVE					1948	COLONIAL REVIVAL	SINGLE DWELLING			1		
288	1017			1017		CUMBERLAND AVE					1924	COLONIAL REVIVAL	SINGLE DWELLING			1		
289	1021			1021		CUMBERLAND AVE					1905, 1900	COLONIAL REVIVAL	SINGLE DWELLING			2		
290	1025			1025		CUMBERLAND AVE					1951	COLONIAL REVIVAL	DUPLEX			2		
291	1026			1026		CUMBERLAND AVE					1890	COLONIAL REVIVAL	SINGLE DWELLING			1		
292	1029			1029		CUMBERLAND AVE					1946	COLONIAL REVIVAL	DUPLEX			2		
293	1030			1030		CUMBERLAND AVE					1951	COLONIAL REVIVAL	SINGLE DWELLING			1		
294	1032			1032		CUMBERLAND AVE					1933	NEOCLASSICAL REVIVAL	APARTMENTS			1		
295	1033			1033		CUMBERLAND AVE					1946	COLONIAL REVIVAL	DUPLEX			2		
296	1040			1040		CUMBERLAND AVE					1933	NEOCLASSICAL REVIVAL	APARTMENTS			1		
297	1041-1043			1041-1043		CUMBERLAND AVE					1932	NEOCLASSICAL REVIVAL	DUPLEX			2		
298	1045-1047			1045-1047		CUMBERLAND AVE					1932	NEOCLASSICAL REVIVAL	DUPLEX			2		
299	1046			1046		CUMBERLAND AVE					1933, 1950	NEOCLASSICAL REVIVAL	APARTMENTS			2		
300	1052			1052		CUMBERLAND AVE					1923	NEOCLASSICAL REVIVAL	APARTMENTS					
301	1053			1053		CUMBERLAND AVE					1923	TUDOR REVIVAL	APARTMENTS			1		
302	1056			1056		CUMBERLAND AVE					1941	COLONIAL REVIVAL	APARTMENTS			1		
303	1109			1109		CUMBERLAND AVE					1938	TUDOR REVIVAL	SINGLE DWELLING			1		
304	1113			1113		CUMBERLAND AVE					1928	TUDOR REVIVAL	SINGLE DWELLING			1		
305	1204			1204		CUMBERLAND AVE					1926	COLONIAL REVIVAL	SINGLE DWELLING			2		
306	1207			1207		CUMBERLAND AVE					1929	TUDOR REVIVAL	TRIPLEX			2		
307	1211			1211		CUMBERLAND AVE					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
308	1212			1212		CUMBERLAND AVE					1953	CAPE COD COTTAGE	SINGLE DWELLING			1		
309	1215			1215		CUMBERLAND AVE					1928	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
310	1218			1218		CUMBERLAND AVE					1959	TUDOR REVIVAL	SINGLE DWELLING			1		
311	1221			1221		CUMBERLAND AVE					1940	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
312	1222			1222		CUMBERLAND AVE					1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
313	1227			1227		CUMBERLAND AVE					1938	TUDOR REVIVAL	SINGLE DWELLING			2		
314	1231			1231		CUMBERLAND AVE					1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
315	1234			1234		CUMBERLAND AVE					1931	DUTCH COLONIAL	SINGLE DWELLING			1		
316	1236			1236		CUMBERLAND AVE					1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
317	1237			1237		CUMBERLAND AVE					1949	TUDOR REVIVAL	SINGLE DWELLING			2		
318	1241			1241		CUMBERLAND AVE					1949	CAPE COD COTTAGE	SINGLE DWELLING			2		
319	1245			1245		CUMBERLAND AVE					1924	TUDOR REVIVAL	SINGLE DWELLING			2		
320	1248			1248		CUMBERLAND AVE					1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
321	1251			1251		CUMBERLAND AVE					1924	TUDOR REVIVAL	SINGLE DWELLING			2		
322	1812			1812		ELSMERE	AVE				1925	COLONIAL REVIVAL	SINGLE DWELLING			1		
323	1817			1817		ELSMERE	AVE				1930	COLONIAL REVIVAL	SINGLE DWELLING			3		

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	R	S	
324	1816-1818			1816-1818		ELSMERE	AVE					1926	COLONIAL REVIVAL						1
325		1820			1820	ELSMERE	AVE					1930	ITALIAN RENAISSANCE REVIVAL						1
326		1821			1821	ELSMERE	AVE				1951, 1952	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING						2
327		1824			1824	ELSMERE	AVE					1930	ITALIAN RENAISSANCE REVIVAL						1
328		1825			1825	ELSMERE	AVE					1929	COLONIAL REVIVAL						2
329		1827			1827	ELSMERE	AVE					1929	COLONIAL REVIVAL						1
330		1828			1828	ELSMERE	AVE				2003, 1929	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING						1
331		1832			1832	ELSMERE	AVE					1929	COLONIAL REVIVAL						2
332		1833			1833	ELSMERE	AVE					1932	TUDOR REVIVAL						2
333	1836-1838			1836-1838		ELSMERE	AVE					1957	MINIMAL TRADITIONAL/BUNGALOW						2
334		1901			1901	ELSMERE	AVE					1929	COLONIAL REVIVAL						2
335		1903			1903	ELSMERE	AVE					1929	COLONIAL REVIVAL						2
336		1906			1906	ELSMERE	AVE					1940	NON-DESCRIPT APARTMENTS						1
337		1907			1907	ELSMERE	AVE					1929	TUDOR REVIVAL						1
338		1910			1910	ELSMERE	AVE					1929	TUDOR REVIVAL						2
339		1911			1911	ELSMERE	AVE					1928	DUTCH COLONIAL						1
340		1915			1915	ELSMERE	AVE					1928	CRAFTSMAN/BUNGALOW						2
341		1916			1916	ELSMERE	AVE					1929	COLONIAL REVIVAL						1
342		1918			1918	ELSMERE	AVE					1928	DUTCH COLONIAL						2
343		1919			1919	ELSMERE	AVE					1927	TUDOR REVIVAL						2
344		1923			1923	ELSMERE	AVE					1929	COLONIAL REVIVAL						2
345		1924			1924	ELSMERE	AVE					1929	TUDOR REVIVAL						2
346		1926			1926	ELSMERE	AVE					1928	TUDOR REVIVAL						2
347		1929			1929	ELSMERE	AVE					1947	MID-CENTURY MODERN						APARTMENTS
348		1930			1930	ELSMERE	AVE					1928	COLONIAL REVIVAL						2
349		1933			1933	ELSMERE	AVE					1947	MID-CENTURY MODERN						APARTMENTS
350		1934			1934	ELSMERE	AVE					1931	TUDOR REVIVAL						1
351		1938			1938	ELSMERE	AVE					1940	TUDOR REVIVAL						1
352		1942			1942	ELSMERE	AVE					1930	TUDOR REVIVAL						2
353		1943			1943	ELSMERE	AVE					1927	CRAFTSMAN/BUNGALOW						2
354		1946			1946	ELSMERE	AVE					1920	CRAFTSMAN/BUNGALOW						2
355		1947			1947	ELSMERE	AVE					1927	DUTCH COLONIAL						2
356		1950			1950	ELSMERE	AVE					1943	NEOCLASSICAL REVIVAL						1
357		1951			1951	ELSMERE	AVE					1939	TUDOR REVIVAL						1
358	2002-2004			2002-2004		ELSMERE	AVE					1924	COLONIAL REVIVAL						1
359		2005			2005	ELSMERE	AVE					1927	MINIMAL TRADITIONAL/RANCH						1
360		2008			2008	ELSMERE	AVE					1925	COLONIAL REVIVAL						2
361		2012			2012	ELSMERE	AVE					1929	TUDOR REVIVAL						2
362		2015			2015	ELSMERE	AVE					1930	COLONIAL REVIVAL						2
363		2016			2016	ELSMERE	AVE					1927	COLONIAL REVIVAL						2
364		2017			2017	ELSMERE	AVE					1928	DUTCH COLONIAL						2
365		2020			2020	ELSMERE	AVE					1924	MINIMAL TRADITIONAL/BUNGALOW						2
366	2029-2031			2029-2031		ELSMERE	AVE					1964	COLONIAL REVIVAL						1
367		2033			2033	ELSMERE	AVE					1925	TUDOR REVIVAL						2
368		2036			2036	ELSMERE	AVE					1942	CAPE COD COTTAGE						1
369		2037			2037	ELSMERE	AVE					1925	COLONIAL REVIVAL						2
370		2041			2041	ELSMERE	AVE					1937	TUDOR REVIVAL						1
371		2050			2050	ELSMERE	AVE					1925	OTHER						APARTMENTS
372		1711			1711	EMERSON	AVE					1939	CAPE COD COTTAGE						2
373	1712-1714			1712-1714		EMERSON	AVE					1928	COLONIAL REVIVAL						1
374		1713			1713	EMERSON	AVE					1926	SPANISH COLONIAL/MISSION						1
375		1721			1721	EMERSON	AVE					1926	NEOCLASSICAL REVIVAL						1
376		1725			1725	EMERSON	AVE					1931	CRAFTSMAN/BUNGALOW						2
377		1731			1731	EMERSON	AVE					1926	COLONIAL REVIVAL						2
378		1735			1735	EMERSON	AVE					1926	NEOCLASSICAL REVIVAL						2
379	1734-1736			1734-1736		EMERSON	AVE					1923	COLONIAL REVIVAL						1
380		1739			1739	EMERSON	AVE					1926	COLONIAL REVIVAL						2
381		1745			1745	EMERSON	AVE					1926	DUTCH COLONIAL						2
382		1747			1747	EMERSON	AVE					1927	TUDOR REVIVAL						2
383		600			600	FOREST GROVE	AVE					1928	TUDOR REVIVAL						1
384		605			605	FOREST GROVE	AVE					1929	COLONIAL REVIVAL						2
385		614			614	FOREST GROVE	AVE				1924, 1929	TUDOR REVIVAL							2
386		700			700	FOREST GROVE	AVE					1929	COLONIAL REVIVAL						2
387		701			701	FOREST GROVE	AVE					1933	TUDOR REVIVAL						1
388		706			706	FOREST GROVE	AVE					1929	TUDOR REVIVAL						2
389		707			707	FOREST GROVE	AVE					1930	COLONIAL REVIVAL						2
390		712			712	FOREST GROVE	AVE					1929	TUDOR REVIVAL						2
391		713			713	FOREST GROVE	AVE					1951	COLONIAL REVIVAL						2
392		821			821	FOREST GROVE	AVE				1951, 1962	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING						2
393		1404			1404	HARVARD	BLVD					1959	RANCH						1
394		1420			1420	HARVARD	BLVD					1941	RANCH						1
395		1426			1426	HARVARD	BLVD					1956	SPLIT LEVEL RANCH						1
396		1434			1434	HARVARD	BLVD					1951	SPLIT LEVEL RANCH						1
397		1442			1442	HARVARD	BLVD					1957	SPLIT LEVEL RANCH						1
398		1448			1448	HARVARD	BLVD				1957, 1971	RANCH	SINGLE DWELLING						2
399		1500			1500	HARVARD	BLVD					1940	COLONIAL REVIVAL						APARTMENTS
400		1517			1517	HARVARD	BLVD					1953	COLONIAL REVIVAL						1
401		1525			1525	HARVARD	BLVD					1926	COLONIAL REVIVAL						1
402		1605			1605	HARVARD	BLVD					1956	MID-CENTURY MODERN						1
403		1617			1617	HARVARD	BLVD					1955	MID-CENTURY MODERN						1

mc SAYS GARAGE, NOT VISIBLE



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	R	S
404	1624			1624		HARVARD	BLVD				1926	TUDOR REVIVAL	SINGLE DWELLING			2		
405	1638			1638		HARVARD	BLVD				1938	TUDOR REVIVAL	SINGLE DWELLING			2		
406	1642			1642		HARVARD	BLVD				1928	TUDOR REVIVAL	SINGLE DWELLING			2		
407	1653			1653		HARVARD	BLVD				1926, 1954	TUDOR REVIVAL	SINGLE DWELLING			2		
408	1701			1701		HARVARD	BLVD				1930	TUDOR REVIVAL	SINGLE DWELLING			1		
409	1705			1705		HARVARD	BLVD				1932	COLONIAL REVIVAL	SINGLE DWELLING			2		
410	1713			1713		HARVARD	BLVD				1939	COLONIAL REVIVAL	SINGLE DWELLING			1		
411	1719			1719		HARVARD	BLVD				1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
412	1727			1727		HARVARD	BLVD				1928	TUDOR REVIVAL	SINGLE DWELLING			1		
413	1733			1733		HARVARD	BLVD				1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
414	1739			1739		HARVARD	BLVD				1930	ELECTIC	SINGLE DWELLING			2		
415	1745			1745		HARVARD	BLVD				1928	TUDOR REVIVAL	SINGLE DWELLING			2		
416	1751			1751		HARVARD	BLVD				1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
417	1800, 1800, 1810, 1816	1 site, 4 buildings		1800, 1800, 1810, 1816		HARVARD	BLVD				1919-1920, 1952, 1950, 1952, 2019	COLLEGIATE GOthic/GOTHIC REVIVAL	INSTITUTIONAL			4		
418	1807			1807		HARVARD	BLVD				1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
419	1813			1813		HARVARD	BLVD				1930	TUDOR REVIVAL	SINGLE DWELLING			2		
420	1819			1819		HARVARD	BLVD				1958, 1996	SPLIT LEVEL RANCH	SINGLE DWELLING			1		
421	1823			1823		HARVARD	BLVD				1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
422	1827			1827		HARVARD	BLVD				1939	TUDOR REVIVAL	SINGLE DWELLING			1		
423	1901			1901		HARVARD	BLVD				1920, 1950	TUDOR REVIVAL	SINGLE DWELLING			2		
424	1907			1907		HARVARD	BLVD				1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
425	1913			1913		HARVARD	BLVD				1928	TUDOR REVIVAL	SINGLE DWELLING			2		
426	1923			1923		HARVARD	BLVD				1952	CAPE COD COTTAGE	SINGLE DWELLING			1		
427	2000			2000		HARVARD	BLVD				1926	TUDOR REVIVAL	SINGLE DWELLING			2		
428	2009			2009		HARVARD	BLVD				1928	TUDOR REVIVAL	SINGLE DWELLING			2		
429	2019			2019		HARVARD	BLVD				1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
430	2022			2022		HARVARD	BLVD				1950	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
431	2025			2025		HARVARD	BLVD				1924	TUDOR REVIVAL	SINGLE DWELLING			1		
432	2030			2030		HARVARD	BLVD				1929	TUDOR REVIVAL	SINGLE DWELLING			1		
433	2033			2033		HARVARD	BLVD				1961	CAPE COD COTTAGE	SINGLE DWELLING			1		
434	2035			2035		HARVARD	BLVD				1928	TUDOR REVIVAL	SINGLE DWELLING			2		
435	2038			2038		HARVARD	BLVD				1950	TUDOR REVIVAL	SINGLE DWELLING			1		
436	2039			2039		HARVARD	BLVD				1932	TUDOR REVIVAL	SINGLE DWELLING			2		
437	2045			2045		HARVARD	BLVD				1930	TUDOR REVIVAL	SINGLE DWELLING			2		
438	2046			2046		HARVARD	BLVD				1950	MID-CENTURY MODERN	SINGLE DWELLING			1		
439	2053			2053		HARVARD	BLVD				1935	TUDOR REVIVAL	SINGLE DWELLING			2		
440	2100			2100		HARVARD	BLVD				1927	COLONIAL REVIVAL	SINGLE DWELLING			2		
441	2101			2101		HARVARD	BLVD				1928	TUDOR REVIVAL	SINGLE DWELLING			2		
442	2107			2107		HARVARD	BLVD				1940	TUDOR REVIVAL	SINGLE DWELLING			1		
443	2113			2113		HARVARD	BLVD				1930	TUDOR REVIVAL	SINGLE DWELLING			2		
444	2117			2117		HARVARD	BLVD				1932	TUDOR REVIVAL	SINGLE DWELLING			2		
445	2200			2200		HARVARD	BLVD				1930	TUDOR REVIVAL	SINGLE DWELLING			1		
446	2201			2201		HARVARD	BLVD				1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
447	2207			2207		HARVARD	BLVD				1929	TUDOR REVIVAL	SINGLE DWELLING			2		
448	2220			2220		HARVARD	BLVD				1936	TUDOR REVIVAL	SINGLE DWELLING			1		
449	1714			1714		MALVERN	AVE				1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
450	1718			1718		MALVERN	AVE				1930, 2004	DUTCH COLONIAL	SINGLE DWELLING			1		
451	1722			1722		MALVERN	AVE				1925, 1926	COLONIAL REVIVAL	SINGLE DWELLING			2		
452	1732			1732		MALVERN	AVE				1929	TUDOR REVIVAL	SINGLE DWELLING			2		
453	1735			1735		MALVERN	AVE				1925	DUTCH COLONIAL	SINGLE DWELLING			2		
454	1736			1736		MALVERN	AVE				1930, 1926	COLONIAL REVIVAL	SINGLE DWELLING			2		
455	1814			1814		MALVERN	AVE				1926	DUTCH COLONIAL	SINGLE DWELLING			1		
456	1815			1815		MALVERN	AVE				1921	DUTCH COLONIAL	SINGLE DWELLING			2		
457	1819			1819		MALVERN	AVE				1921	COLONIAL REVIVAL	SINGLE DWELLING			2		
458	1822			1822		MALVERN	AVE				1925	COLONIAL REVIVAL	SINGLE DWELLING			1		
459	1823			1823		MALVERN	AVE				1923	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			2		
460	1825			1825		MALVERN	AVE				1927	COLONIAL REVIVAL	SINGLE DWELLING			2		
461	1826			1826		MALVERN	AVE				1928	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
462	1829			1829		MALVERN	AVE				1926	COLONIAL REVIVAL	SINGLE DWELLING			2		
463	1835			1835		MALVERN	AVE				1928	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			1		
464	1838			1838		MALVERN	AVE				1924	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
465	1839			1839		MALVERN	AVE				1926	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			1		
466	1902			1902		MALVERN	AVE				1923	COLONIAL REVIVAL	SINGLE DWELLING			2		
467	1903			1903		MALVERN	AVE				1923	COLONIAL REVIVAL	SINGLE DWELLING			1		
468	1906			1906		MALVERN	AVE				1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
469	1907			1907		MALVERN	AVE				1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
470	1910-1912			1910-1912		MALVERN	AVE				1930	COLONIAL REVIVAL	DUPLEX			2		
471	1911-1913			1911-1913		MALVERN	AVE				1926	COLONIAL REVIVAL	DUPLEX			1		
472	1915			1915		MALVERN	AVE				1925	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
473	1919			1919		MALVERN	AVE				1913	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
474	1922			1922		MALVERN	AVE				1924	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
475	1923			1923		MALVERN	AVE				1914	COLONIAL REVIVAL	SINGLE DWELLING			1		
476	1926			1926		MALVERN	AVE				1924	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
477	1927			1927		MALVERN	AVE				1924	COLONIAL REVIVAL	SINGLE DWELLING			2		
478	1931-1933			1931-1933		MALVERN	AVE				1925	COLONIAL REVIVAL	DUPLEX			1		
479	1935			1935		MALVERN	AVE				1924	COLONIAL REVIVAL	SINGLE DWELLING			1		
480	1938			1938		MALVERN	AVE				1940	CAPE COD COTTAGE	SINGLE DWELLING			1		
481	1939			1939		MALVERN	AVE				1928	COLONIAL REVIVAL	SINGLE DWELLING			1		
482	1946			1946		MALVERN	AVE				1925, 1957	DUTCH COLONIAL	SINGLE DWELLING			1		
483	2000			2000		MALVERN	AVE				1950	COLONIAL REVIVAL	APARTMENTS			2		
484	2004			2004		MALVERN	AVE				1924	DUTCH COLONIAL	DUPLEX			2		
485	2005			2005		MALVERN	AVE				1915	DUTCH COLONIAL	SINGLE DWELLING			2		

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	R	S
486	2009			2009		MALVERN AVE					1916	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			2		
487	2010			2010		MALVERN AVE					1924	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
488	2017			2017		MALVERN AVE					1964	COLONIAL REVIVAL	APARTMENTS			1		
489	2019			2019		MALVERN AVE					1964	COLONIAL REVIVAL	APARTMENTS			1		
490	1614			1614		MANOR PLACE DR					1926	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
491	1702			1702		MANOR PLACE DR					1931	SPANISH COLONIAL/MISSION	SINGLE DWELLING			1		
492	1707			1707		MANOR PLACE DR					1924	COLONIAL REVIVAL	SINGLE DWELLING			1		
493	1712			1712		MANOR PLACE DR					1930	COLONIAL REVIVAL	SINGLE DWELLING			1		
494	1715			1715		MANOR PLACE DR					1925	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
495	1720			1720		MANOR PLACE DR					1934	COLONIAL REVIVAL	SINGLE DWELLING			2		
496	1719-1721			1719-1721		MANOR PLACE DR					1934	COLONIAL REVIVAL	SINGLE DWELLING			2		
497	1725			1725		MANOR PLACE DR					1926	NEOCLASSICAL REVIVAL	APARTMENTS			2		
498	1730			1730		MANOR PLACE DR					1926	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
499	1733			1733		MANOR PLACE DR					1935	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
500	1505			1505		OLMSTED PL					1940	TUDOR REVIVAL	SINGLE DWELLING			1		
501	1512			1512		OLMSTED PL					1949	TUDOR REVIVAL	SINGLE DWELLING			1		
502	1515			1515		OLMSTED PL					1964	COLONIAL REVIVAL	SINGLE DWELLING			2		
503	1516			1516		OLMSTED PL					1930	SPANISH COLONIAL/MISSION	SINGLE DWELLING			2		
504	1521			1521		OLMSTED PL					1964	COLONIAL REVIVAL	SINGLE DWELLING			1		
505	1522			1522		OLMSTED PL					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
506	1526			1526		OLMSTED PL					1930	ITALIAN RENAISSANCE REVIVAL	SINGLE DWELLING			2		
507	1527			1527		OLMSTED PL					1949	CAPE COD COTTAGE	SINGLE DWELLING			2		
508	1530			1530		OLMSTED PL					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
509	1533			1533		OLMSTED PL					1949	CAPE COD COTTAGE	SINGLE DWELLING			1		
510	1536			1536		OLMSTED PL					1926	TUDOR REVIVAL	SINGLE DWELLING			2		
511	1538			1538		OLMSTED PL					1963	SPLIT LEVEL RANCH	SINGLE DWELLING			1		
512	1539			1539		OLMSTED PL				1949, 1948	CAPE COD COTTAGE	SINGLE DWELLING			2			
513	1611			1611		OLMSTED PL					1933	TUDOR REVIVAL	SINGLE DWELLING			2		
514	1614			1614		OLMSTED PL					1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
515	1619			1619		OLMSTED PL					1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
516	1623			1623		OLMSTED PL					1971	RANCH	SINGLE DWELLING			1		
517	2			2		OTTERBEIN AVE					1948	COLONIAL REVIVAL	SINGLE DWELLING			2		
518	10			10		OTTERBEIN AVE					1926	TUDOR REVIVAL	SINGLE DWELLING			2		
519	21			21		OTTERBEIN AVE					1955	MID-CENTURY MODERN	AUTO GARAGE			1		
520	24			24		OTTERBEIN AVE					1932	COLONIAL REVIVAL	SINGLE DWELLING			2		
521	29			29		OTTERBEIN AVE				1928, 1928, 1986	ITALIAN RENAISSANCE REVIVAL	SINGLE DWELLING			2			
522	37			37		OTTERBEIN AVE					1912	COLONIAL REVIVAL	SINGLE DWELLING			1		
523	40			40		OTTERBEIN AVE					1926	FRENCH ECCLECTIC	SINGLE DWELLING			2		
524	104			104		OTTERBEIN AVE					1922	COLONIAL REVIVAL	SINGLE DWELLING			2		
525	110			110		OTTERBEIN AVE					1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
526	114			114		OTTERBEIN AVE					1923	DUTCH COLONIAL	SINGLE DWELLING			2		
527	117			117		OTTERBEIN AVE					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
528	119			119		OTTERBEIN AVE				1929, 1923	TUDOR REVIVAL	SINGLE DWELLING			2			
529	120			120		OTTERBEIN AVE					1923	TUDOR REVIVAL	SINGLE DWELLING			2		
530	125			125		OTTERBEIN AVE					1924	DUTCH COLONIAL	SINGLE DWELLING			2		
531	126			126		OTTERBEIN AVE					1925	COLONIAL REVIVAL	SINGLE DWELLING			2		
532	209			209		OTTERBEIN AVE				1929, 1924	DUTCH COLONIAL	SINGLE DWELLING			2			
533	219			219		OTTERBEIN AVE				1929, 1920	COLONIAL REVIVAL	SINGLE DWELLING			2			
534	220			220		OTTERBEIN AVE					1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
535	221			221		OTTERBEIN AVE					1920	DUTCH COLONIAL	SINGLE DWELLING			2		
536	225			225		OTTERBEIN AVE					1925	COLONIAL REVIVAL	SINGLE DWELLING			2		
537	230			230		OTTERBEIN AVE					1923	COLONIAL REVIVAL	SINGLE DWELLING			2		
538	300			300		OTTERBEIN AVE					1928	DUTCH COLONIAL	SINGLE DWELLING			2		
539	303			303		OTTERBEIN AVE					1924	COLONIAL REVIVAL	SINGLE DWELLING			1		
540	305			305		OTTERBEIN AVE					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
541	306			306		OTTERBEIN AVE					1921	TUDOR REVIVAL	SINGLE DWELLING			2		
542	313			313		OTTERBEIN AVE					1966	COLONIAL REVIVAL	SINGLE DWELLING			2		
543	314			314		OTTERBEIN AVE					1930	TUDOR REVIVAL	SINGLE DWELLING			2		
544	317			317		OTTERBEIN AVE				1929, 1994	TUDOR REVIVAL	SINGLE DWELLING			1			
545	320			320		OTTERBEIN AVE					1924	COLONIAL REVIVAL	SINGLE DWELLING			2		
546	321			321		OTTERBEIN AVE					1925	ITALIAN RENAISSANCE REVIVAL	SINGLE DWELLING			2		
547	330			330		OTTERBEIN AVE					1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
548	401			401		OTTERBEIN AVE					1925	COLONIAL REVIVAL	SINGLE DWELLING			2		
549	402			402		OTTERBEIN AVE					1926	TUDOR REVIVAL	SINGLE DWELLING			2		
550	406			406		OTTERBEIN AVE					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
551	409			409		OTTERBEIN AVE					1925	COLONIAL REVIVAL	SINGLE DWELLING			1		
552	410			410		OTTERBEIN AVE					1926	DUTCH COLONIAL	SINGLE DWELLING			2		
553	413			413		OTTERBEIN AVE					1925	COLONIAL REVIVAL	SINGLE DWELLING			2		
554	416			416		OTTERBEIN AVE				1926, 1996	COLONIAL REVIVAL	SINGLE DWELLING			1			
555	417			417		OTTERBEIN AVE					1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
556	420			420		OTTERBEIN AVE					1926	TUDOR REVIVAL	SINGLE DWELLING			2		
557	425			425		OTTERBEIN AVE					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
558	426			426		OTTERBEIN AVE					1938	TUDOR REVIVAL	SINGLE DWELLING			2		
559	432			432		OTTERBEIN AVE					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
560	501			501		OTTERBEIN AVE					1948	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
561	502			502		OTTERBEIN AVE					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
562	508			508		OTTERBEIN AVE					1940	COLONIAL REVIVAL	SINGLE DWELLING			2		
563	509			509		OTTERBEIN AVE				1929, 1992	ITALIAN RENAISSANCE REVIVAL	SINGLE DWELLING			1			
564	512			512		OTTERBEIN AVE					1926	COLONIAL REVIVAL	SINGLE DWELLING			2		
565	521			521		OTTERBEIN AVE					1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
566	601			601		OTTERBEIN AVE					1926	TUDOR REVIVAL	SINGLE DWELLING			2		
567	606			606		OTTERBEIN AVE					1927	DUTCH COLONIAL	SINGLE DWELLING			2		

State Historic Preservation Office (Ohio History Connection)  
National Register of Historic Places Historic District Nomination Property Information List

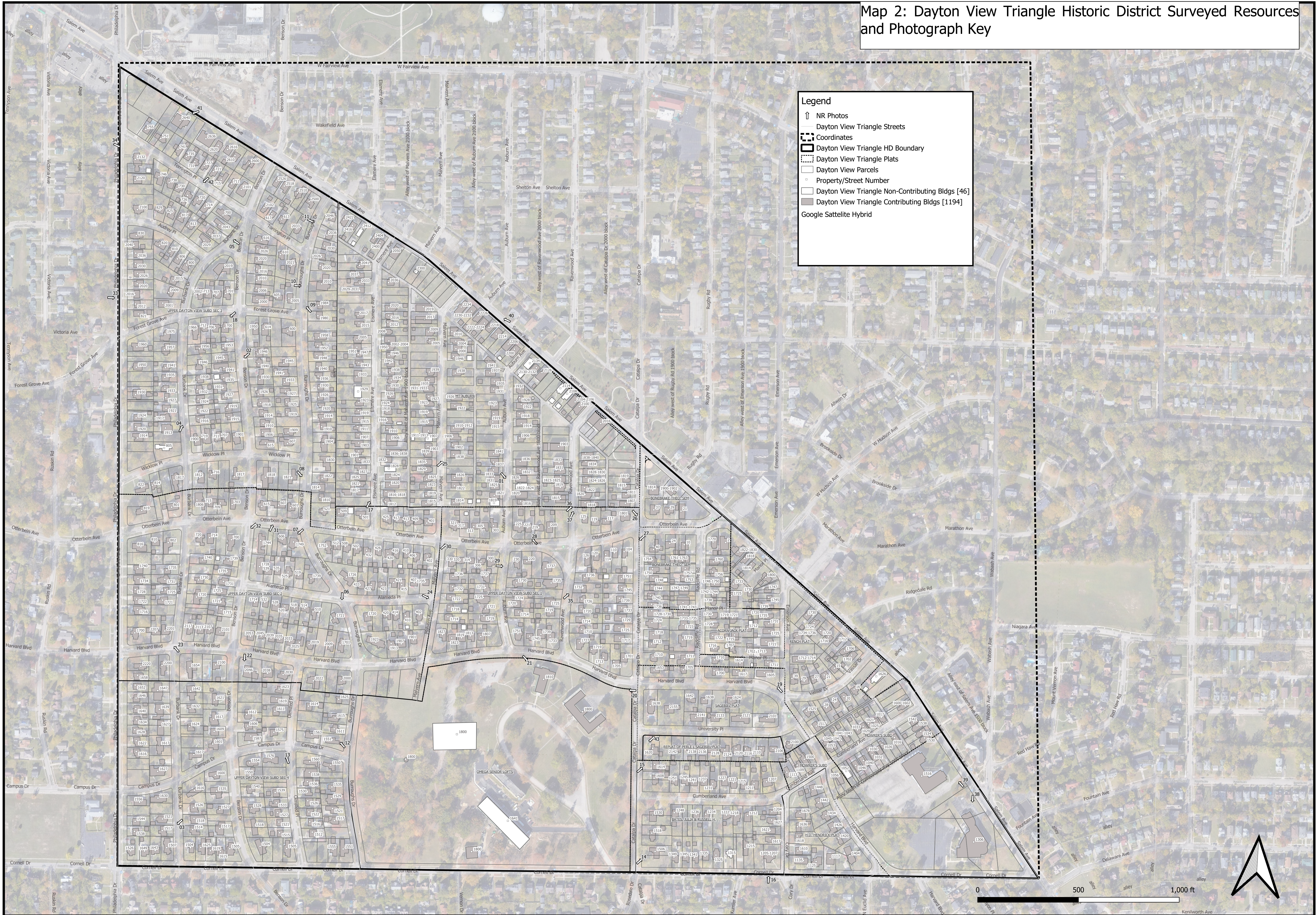
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	R	S
568	607			607		OTTERBEIN AVE					1948	RANCH	SINGLE DWELLING			1		
569	615			615		OTTERBEIN AVE					1929, 1927	TUDOR REVIVAL	SINGLE DWELLING			2		
570	700			700		OTTERBEIN AVE					1931	TUDOR REVIVAL	SINGLE DWELLING			1		
571	703			703		OTTERBEIN AVE					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
572	709			709		OTTERBEIN AVE					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
573	714			714		OTTERBEIN AVE					1925	TUDOR REVIVAL	SINGLE DWELLING			2		
574	715			715		OTTERBEIN AVE					1928	SPANISH COLONIAL/MISSION	SINGLE DWELLING			2		
575	720			720		OTTERBEIN AVE					1936	TUDOR REVIVAL	SINGLE DWELLING			1		
576	801			801		OTTERBEIN AVE					1928	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			2		
577	802			802		OTTERBEIN AVE					1927	TUDOR REVIVAL	SINGLE DWELLING			1		
578	810			810		OTTERBEIN AVE					1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
579	816			816		OTTERBEIN AVE					1926	COLONIAL REVIVAL	SINGLE DWELLING			1		
580	819			819		OTTERBEIN AVE					1941	COLONIAL REVIVAL	SINGLE DWELLING			1		
581	1526			1526		PHILADELPHIA DR					1941	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			2		
582	1538			1538		PHILADELPHIA DR					1951, 1955	CAPE COD COTTAGE	SINGLE DWELLING			2		
583	1544			1544		PHILADELPHIA DR					1951	CAPE COD COTTAGE	SINGLE DWELLING			1		
584	1556			1556		PHILADELPHIA DR					1939	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
585	1616			1616		PHILADELPHIA DR					1952	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
586	1622			1622		PHILADELPHIA DR					1951	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
587	1628			1628		PHILADELPHIA DR					1949	COLONIAL REVIVAL	SINGLE DWELLING			1		
588	1634			1634		PHILADELPHIA DR					1949	CAPE COD COTTAGE	SINGLE DWELLING			2		
589	1640			1640		PHILADELPHIA DR					1949	CAPE COD COTTAGE	SINGLE DWELLING			2		
590	1646			1646		PHILADELPHIA DR					1948	CAPE COD COTTAGE	SINGLE DWELLING			2		
591	1652			1652		PHILADELPHIA DR					1947	COLONIAL REVIVAL	SINGLE DWELLING			1		
592	1658			1658		PHILADELPHIA DR					1938	TUDOR REVIVAL	SINGLE DWELLING			1		
593	1700			1700		PHILADELPHIA DR					1932, 1928	COLONIAL REVIVAL	SINGLE DWELLING			2		
594	1716			1716		PHILADELPHIA DR					1951	RANCH	SINGLE DWELLING			1		
595	1722			1722		PHILADELPHIA DR					1951	RANCH	SINGLE DWELLING			1		
596	1728			1728		PHILADELPHIA DR					1951	CAPE COD COTTAGE	SINGLE DWELLING			1		
597	1734			1734		PHILADELPHIA DR					1951	RANCH	SINGLE DWELLING			1		
598	1740			1740		PHILADELPHIA DR					1951	RANCH	SINGLE DWELLING			1		
599	1914			1914		PHILADELPHIA DR					1928	FRENCH ECLECTIC	SINGLE DWELLING			2		
600	1920			1920		PHILADELPHIA DR					1928	SPANISH COLONIAL/MISSION	SINGLE DWELLING			2		
601	1924			1924		PHILADELPHIA DR					1929	TUDOR REVIVAL	SINGLE DWELLING			2		
602	1930			1930		PHILADELPHIA DR					1928	TUDOR REVIVAL	SINGLE DWELLING			2		
603	1950			1950		PHILADELPHIA DR					1948	CAPE COD COTTAGE	SINGLE DWELLING			1		
604	1960			1960		PHILADELPHIA DR					1929	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			2		
605	2012			2012		PHILADELPHIA DR					1949	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING			1		
606	2016			2016		PHILADELPHIA DR					1949	CAPE COD COTTAGE	SINGLE DWELLING			1		
607	2020			2020		PHILADELPHIA DR					1949	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
608	2026			2026		PHILADELPHIA DR					1949	MINIMAL TRADITIONAL/RANCH	SINGLE DWELLING			1		
609	2030			2030		PHILADELPHIA DR					1949	CAPE COD COTTAGE	SINGLE DWELLING			1		
610	2036			2036		PHILADELPHIA DR					1949	CAPE COD COTTAGE	SINGLE DWELLING			1		
611	2040			2040		PHILADELPHIA DR					1930	COLONIAL REVIVAL	SINGLE DWELLING			2		
612	2100			2100		PHILADELPHIA DR					1931	TUDOR REVIVAL	SINGLE DWELLING			2		
613	2120			2120		PHILADELPHIA DR					1949	CAPE COD COTTAGE	SINGLE DWELLING			1		
614	2132			2132		PHILADELPHIA DR					1951, 1977	RANCH	SINGLE DWELLING			1		
615	1700			1700		RADCLIFF RD					1931	TUDOR REVIVAL	SINGLE DWELLING			2		
616	1705			1705		RADCLIFF RD					1929, 1927	TUDOR REVIVAL	SINGLE DWELLING			2		
617	1710			1710		RADCLIFF RD					1923	DUTCH COLONIAL	SINGLE DWELLING			2		
618	1711			1711		RADCLIFF RD					1912, 1972	DUTCH COLONIAL	SINGLE DWELLING			1		
619	1716			1716		RADCLIFF RD					1923	COLONIAL REVIVAL	SINGLE DWELLING			1		
620	1719			1719		RADCLIFF RD					1925	TUDOR REVIVAL	SINGLE DWELLING			2		
621	1722			1722		RADCLIFF RD					1923	DUTCH COLONIAL	SINGLE DWELLING			2		
622	1723			1723		RADCLIFF RD					1922	COLONIAL REVIVAL	SINGLE DWELLING			1		
623	1728			1728		RADCLIFF RD					1923	COLONIAL REVIVAL	SINGLE DWELLING			2		
624	1730			1730		RADCLIFF RD					1922	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
625	1733-1735			1733-1735		RADCLIFF RD					1926	COLONIAL REVIVAL	DUPLEX			2		
626	1738			1738		RADCLIFF RD					1923	COLONIAL REVIVAL	SINGLE DWELLING			2		
627	1741-1743			1741-1743		RADCLIFF RD					1925	COLONIAL REVIVAL	DUPLEX			2		
628	1742-1744			1742-1744		RADCLIFF RD					1923	TUDOR REVIVAL	DUPLEX			2		
629	1747-1749			1747-1749		RADCLIFF RD					1923	COLONIAL REVIVAL	DUPLEX			2		
630	1748-1750			1748-1750		RADCLIFF RD					1923	COLONIAL REVIVAL	DUPLEX			1		
631	1753			1753		RADCLIFF RD					1923	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
632	1756			1756		RADCLIFF RD					1923	COLONIAL REVIVAL	SINGLE DWELLING			2		
633	1757			1757		RADCLIFF RD					1924	COLONIAL REVIVAL	SINGLE DWELLING			1		
634	1760			1760		RADCLIFF RD					1923	COLONIAL REVIVAL	SINGLE DWELLING			2		
635	1761-1763			1761-1763		RADCLIFF RD					1925	COLONIAL REVIVAL	DUPLEX			2		
636	1770			1770		RADCLIFF RD					1922	COLONIAL REVIVAL	SINGLE DWELLING			2		
637	1710			1710		RAVENWOOD AVE					1926	TUDOR REVIVAL	SINGLE DWELLING			2		
638	1714			1714		RAVENWOOD AVE					1927	TUDOR REVIVAL	SINGLE DWELLING			2		
639	1719			1719		RAVENWOOD AVE					1925	COLONIAL REVIVAL	SINGLE DWELLING			2		
640	1720			1720		RAVENWOOD AVE					1923	COLONIAL REVIVAL	SINGLE DWELLING			2		
641	1725			1725		RAVENWOOD AVE					1925	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
642	1726			1726		RAVENWOOD AVE					1916, 1929	TUDOR REVIVAL	SINGLE DWELLING			2		
643	1732			1732		RAVENWOOD AVE					1929	COLONIAL REVIVAL	SINGLE DWELLING			2		
644	1735			1735		RAVENWOOD AVE					1924, 1969	CRAFTSMAN/BUNGALOW	SINGLE DWELLING			2		
645	1736			1736		RAVENWOOD AVE					1926	COLONIAL REVIVAL	SINGLE DWELLING			2		

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	R	S
646		1737				1737	RAVENWOOD	AVE				1929	TUDOR REVIVAL	SINGLE DWELLING				1
647		1815				1815	RAVENWOOD	AVE				1929, 1961	CRAFTSMAN/BUNGALOW	SINGLE DWELLING				2
648		1818				1818	RAVENWOOD	AVE				1923	CRAFTSMAN/BUNGALOW	SINGLE DWELLING				2
649		1819				1819	RAVENWOOD	AVE				1929, 1914	CRAFTSMAN/BUNGALOW	SINGLE DWELLING				2
650		1820				1820	RAVENWOOD	AVE				1929, 1920	CRAFTSMAN/BUNGALOW	SINGLE DWELLING				2
651		1822				1822	RAVENWOOD	AVE				1923	CRAFTSMAN/BUNGALOW	SINGLE DWELLING				1
652	1823-1825			1823-1825			RAVENWOOD	AVE				1928	COLONIAL REVIVAL	DUPLEX				1
653	1824-1826			1824-1826			RAVENWOOD	AVE				1928	COLONIAL REVIVAL	DUPLEX				1
654	1828-1830			1828-1830			RAVENWOOD	AVE				1926	COLONIAL REVIVAL	DUPLEX				2
655		1831				1831	RAVENWOOD	AVE				1928	COLONIAL REVIVAL	SINGLE DWELLING				2
656		1833				1833	RAVENWOOD	AVE				1930	ITALIAN RENAISSANCE REVIVAL	DUPLEX				1
657		1834				1834	RAVENWOOD	AVE				1961	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING				1
658	1838-1840			1838-1840			RAVENWOOD	AVE				1925	COLONIAL REVIVAL	DUPLEX				1
659		1903				1903	RAVENWOOD	AVE				1930, 1948	COLONIAL REVIVAL	APARTMENTS				2
660		1306				1306	SALEM	AVE				1951	MID-CENTURY MODERN	CHURCH				1
661		1516				1516	SALEM	AVE				1958	RENAISSANCE REVIVAL	CHURCH				1
662		1530				1530	SALEM	AVE				1923	DUTCH COLONIAL	SINGLE DWELLING				2
663		1534				1534	SALEM	AVE				1923	COLONIAL REVIVAL	SINGLE DWELLING				1
664		1538				1538	SALEM	AVE				1919, 1900	COLONIAL REVIVAL	SINGLE DWELLING				2
665		1542				1542	SALEM	AVE				1902	COLONIAL REVIVAL	SINGLE DWELLING				1
666	1600-1602			1600-1602			SALEM	AVE				1902	COLONIAL REVIVAL	DUPLEX				1
667		1626				1626	SALEM	AVE				1913	COLONIAL REVIVAL	SINGLE DWELLING				2
668		1702				1702	SALEM	AVE				1924	COLONIAL REVIVAL	SINGLE DWELLING				2
669		1706				1706	SALEM	AVE				1920	TUDOR REVIVAL	SINGLE DWELLING				2
670		1712				1712	SALEM	AVE				1926	TUDOR REVIVAL	SINGLE DWELLING				2
671		1716				1716	SALEM	AVE				1926	TUDOR REVIVAL	SINGLE DWELLING				1
672		1720				1720	SALEM	AVE				1926	TUDOR REVIVAL	SINGLE DWELLING				1
673		1724				1724	SALEM	AVE				1925	TUDOR REVIVAL	SINGLE DWELLING				2
674		1730				1730	SALEM	AVE				1929	TUDOR REVIVAL	SINGLE DWELLING				2
675		1800				1800	SALEM	AVE				1919, 1900	TUDOR REVIVAL	SINGLE DWELLING				2
676		1814				1814	SALEM	AVE				1924	COLONIAL REVIVAL	SINGLE DWELLING				2
677		1818				1818	SALEM	AVE				1919, 1920	TUDOR REVIVAL	SINGLE DWELLING				2
678	1822-1830			1822-1830			SALEM	AVE				1919, 1920	DUTCH COLONIAL	DUPLEX				2
679	1900-1902			1900-1902			SALEM	AVE				1918	COLONIAL REVIVAL	MIXED-RES/COMM				1
680	2014-2024			2014-2024			SALEM	AVE				1925	COMMERCIAL/RETAIL - MULTI-OCCUPANCY					1
681		2100				2100	SALEM	AVE				1925	CRAFTSMAN/BUNGALOW	SINGLE DWELLING				2
682	2104-2106			2104-2106			SALEM	AVE				1930	COLONIAL REVIVAL	DUPLEX				2
683		2108				2108	SALEM	AVE				2009	COLONIAL REVIVAL	DUPLEX				2
684		2114				2114	SALEM	AVE				2010	COLONIAL REVIVAL	SINGLE DWELLING				2
685		2126				2126	SALEM	AVE				1929	CRAFTSMAN/BUNGALOW	SINGLE DWELLING				2
686	2130-2132			2130-2132			SALEM	AVE				1925	COLONIAL REVIVAL	DUPLEX				1
687		2134				2134	SALEM	AVE				2010	COLONIAL REVIVAL	SINGLE DWELLING				2
688		2200				2200	SALEM	AVE				1916	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING				1
689		2206				2206	SALEM	AVE				1918	CRAFTSMAN/BUNGALOW	SINGLE DWELLING				1
690		2214				2214	SALEM	AVE				1925	CRAFTSMAN/BUNGALOW	SINGLE DWELLING				1
691		2218				2218	SALEM	AVE				1920, 1919	COLONIAL REVIVAL	SINGLE DWELLING				2
692	2222-2224			2222-2224			SALEM	AVE				1925	COLONIAL REVIVAL	DUPLEX				2
693		2226				2226	SALEM	AVE				1925	COLONIAL REVIVAL	SINGLE DWELLING				2
694	2230-2232			2230-2232			SALEM	AVE				1924	COLONIAL REVIVAL	DUPLEX				2
695		2234				2234	SALEM	AVE				1963	RANCH	MEDICAL OFFICE				1
696		2300				2300	SALEM	AVE				c.2010	SITE					1
697		2400				2400	SALEM	AVE				1925	COLONIAL REVIVAL	SINGLE DWELLING				2
698		2404				2404	SALEM	AVE				1924	COLONIAL REVIVAL	SINGLE DWELLING				2
699		2412				2412	SALEM	AVE				2010	COLONIAL REVIVAL	SINGLE DWELLING				2
700		2416				2416	SALEM	AVE				1924	COLONIAL REVIVAL	SINGLE DWELLING				2
701		2422				2422	SALEM	AVE				1922	COLONIAL REVIVAL	SINGLE DWELLING				1
702		2500				2500	SALEM	AVE				1934	TUDOR REVIVAL	SINGLE DWELLING				1
703		2510				2510	SALEM	AVE				1900	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING				2
704		2518				2518	SALEM	AVE				1949	CAPE COD COTTAGE	SINGLE DWELLING				1
705		2526				2526	SALEM	AVE				1939	TUDOR REVIVAL	SINGLE DWELLING				1
706		2600				2600	SALEM	AVE				1937	CAPE COD COTTAGE	SINGLE DWELLING				1
707		2610				2610	SALEM	AVE				1938	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING				1
708		2616				2616	SALEM	AVE				1948	CAPE COD COTTAGE	SINGLE DWELLING				2
709		2620				2620	SALEM	AVE				1929	TUDOR REVIVAL	SINGLE DWELLING				2
710		2636				2636	SALEM	AVE				1953	NEOCLASSICAL REVIVAL	APARTMENTS				1
711		2640				2640	SALEM	AVE				1957	MID-CENTURY MODERN	DENTAL PRACTICE				1
712		610				610	TORRINGTON	PL				1929	TUDOR REVIVAL	SINGLE DWELLING				2
713		613				613	TORRINGTON	PL				1930	COLONIAL REVIVAL	SINGLE DWELLING				2
714		616				616	TORRINGTON	PL				1940	MINIMAL TRADITIONAL/BUNGALOW	SINGLE DWELLING				1
715		617				617	TORRINGTON	PL				1920	COLONIAL REVIVAL	SINGLE DWELLING				2
716		700				700	TORRINGTON	PL				1929	TUDOR REVIVAL	SINGLE DWELLING				1
717		711				711	TORRINGTON	PL				1938	TUDOR REVIVAL	SINGLE DWELLING				1
718		714				714	TORRINGTON	PL				1930	TUDOR REVIVAL	SINGLE DWELLING				2
719		715				715	TORRINGTON	PL				1945	TUDOR REVIVAL	SINGLE DWELLING				1
720		720				720	TORRINGTON	PL				1938	TUDOR REVIVAL	SINGLE DWELLING				1
721		721				721	TORRINGTON	PL				1934	COLONIAL REVIVAL	SINGLE DWELLING				1
722		726				726	TORRINGTON	PL				1929	TUDOR REVIVAL	SINGLE DWELLING				2
723		727				727	TORRINGTON	PL				1932	TUDOR REVIVAL	SINGLE DWELLING				2
724		730				730	TORRINGTON	PL				1928	SPANISH COLONIAL/MISSION	SINGLE DWELLING				2
725		731				731	TORRINGTON	PL				1930	TUDOR REVIVAL	SINGLE DWELLING				2
726		735				735	TORRINGTON	PL				1941	COLONIAL REVIVAL	SINGLE DWELLING				2



Map 2: Dayton View Triangle Historic District Surveyed Resources and Photograph Key



**Legend**

- ↑ NR Photos
- Dayton View Triangle Streets
- ⊠ Coordinates
- ▭ Dayton View Triangle HD Boundary
- ⊠ Dayton View Triangle Plats
- Dayton View Parcels
- Property/Street Number
- Dayton View Triangle Non-Contributing Bldgs [46]
- Dayton View Triangle Contributing Bldgs [1194]

Google Sattelite Hybrid

