

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received

date entered

## 1. Name

historic SOUTH PARK HISTORIC DISTRICT

and/or common

## 2. Location

street & number Inner south Dayton \_\_\_\_\_ not for publication

city, town Dayton \_\_\_\_\_ vicinity of

state Ohio code 039 county Montgomery code 113

## 3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Multiple ownership

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Recordors' Office

street & number 451 West Third Street

city, town Dayton state Ohio 45402

## 6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible?  yes  no

date 1978 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records Ohio Historical Society

city, town Columbus state Ohio 43211

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The SOUTH PARK HISTORIC DISTRICT consists of 24 residential blocks directly south of the central business district of Dayton. It is one of the few good cohesive groups of an early residential neighborhood remaining the city. Variety of building size, use, style, and placement adds to the visual richness of the district. Enhancing the nineteenth century atmosphere are wrought iron fences and limestone hitching posts in addition to a number of two story brick and wood carriage houses.

The neighborhood is characterized by wide streets and large shade trees that practically hide the houses from view in the summer. The overall architectural feeling of the district is one of predominantly folk-type L-shaped vernacular and cottage dwellings with Gothic, Eastlake, or Queen Anne detailing. A number of Victorian high styles adds variety to the district. It is, and always has been, mainly residential with a few of the houses being used for commercial purposes as well. The houses remain single family with some of the larger ones converted to multi-family units; a few are currently empty and boarded. Only two intrusions exist, both small brick apartment buildings. The district boundaries were defined to include the best of what was once a much larger neighborhood and to best reflect its distinctive nineteenth century residential character.

The majority of the buildings have remained unchanged over the years, with a noticeable lack of vacant lots within the district. There are relatively few irreversible alterations; although some of the residences have been consciously "restored". For the most part, however, they have been simply maintained--some better than others--since their construction.

Variety is one of the district's most interesting attributes. A number of architectural styles are represented. Distances between houses and setbacks are uniform, with the houses sitting close to each other and the street. The only commercial strip lies in the two blocks on the eastern edge of the district along Wayne Avenue.

As stated previously, the large number of folk-type vernacular and cottage dwellings is its most striking visual characteristic, making up approximately 50% of the housing fabric. The folk-types are narrow L-shaped structures of brick or wood, two stories in height, many with an Eastlake style porch in the recessed ell entrance. Windows are rectangular with stone lintels and sills. The cottage dwellings are very similar except they are one to one and one half stories in height, many with a rounded or Gothic shaped half story window in the facade gable end. Decorative detailing of a scroll sawn end piece is sometimes used. One such cottage at 245 Morton is exceptional in its elaborate and heavily decorative Eastlake gable end piece.

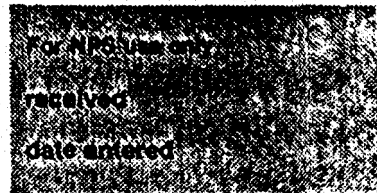
The Second Empire is also represented in 122 Perrine, 1113 Wayne, and 809 Wayne. Brick structures of two stories, they feature limestone foundations with a stone water table, elongated windows capped by decorative segmental stone hood molds, bracketed boxed cornices, and slate patterned roof with prominent wall dormers.

Brick High Victorian Italianate architecture (305 Hickory being a representative example) abounds with its irregular floor plans, segmental capped windows, and prominent boxed and bracketed cornices with narrow attic windows. Tall oorbelled brick chimneys tower over complex roofs.

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While it neither includes the entire South Park neighborhood nor is as large as the local district, the proposed district does encompass the best and most intact section of South Park. Having gone through a period of decline, the neighborhood is currently experiencing a new face lift as old time residents--and new residents--againg discover the unique chaacter that is South Park.

In recognition of its architectural and historical significance, SOUTH PARK HISTORIC DISTRICT deserves to be included in the National Register of Historic Places.

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Queen Annes feature both early and late characteristics. A variety of shapes and sizes, wood detailing and textures are all evident. Both in wood and brick construction, Queen Anne is found on such cottages as 338 Oak with its small turreted porch and on larger residences of two and one half stories with a diversity of window shapes, wall surfaces, and decorative wooden detailing such as those found on 110 Perrine.

Romanesque Revival is represented in the neighborhood's two churches: 500 Hickory (c.1889) and 243 Bonner and Oak (c.1886). Both are monolithic brick structures which feature jutting wall planes, towers, and large stained glass window openings trimmed in brick soldier arches.

Finally, the district contains approximately 10 structures which do not fall into the above categories. The district has one c. 1939 bungalow, beautifully preserved, with Art Deco stained glass sidelights (334 Park) and one c. 1906 American four-square, a dominant brick house also in an excellent state of preservation (222 Park). There are also several early c. 1940 Federal style house, some with five bay facades, others with three; transomed entrances, rectangular windows and gabled roofs. All are of brick construction.

Only two structures detract from the integrity of the district. One is a single story brick 4-unit apartment building on the northeast corner of Oak and Morton in the center of the district; the other is a narrow two story elderly housing building in the middle of a block at 250 Park Drive. The boulevard on Park Drive, a lovely large area of green space and still a focal point for the neighborhood today, has a newly constructed wooden gazebo and a low stone wall with South Park's name and logo. Park Drive is the main entrance into South Park and provides a pleasant visual backdrop for the district's notable architecture.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitaria
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportati
		<input type="checkbox"/> invention		<input type="checkbox"/> other (spec

Specific dates

Builder/Architect

## Statement of Significance (in one paragraph)

The SOUTH PARK HISTORIC DISTRICT in Dayton is significant for both historical and architectural reasons. This 24 block area which contains the best of what was once a much larger neighborhood constitutes an excellent grouping of both vernacular and high style residences which date roughly from the 1880's to the early twentieth century. The district derives its major significance from its historical connection with John H. Patterson, the founder of the National Cash Register Company, who made the development of South Park his personal concern.

Platted in the mid-1800's, the <sup>part of the area (RS/85)</sup> area which would later become South Park was originally called "Slidertown". Ironically, it was named after an early, and otherwise, unremembered Dayton minister, the Reverend Slider. During the 1880's in Dayton, it was commonly said that "everything bad in town slid down to Slidertown". Histories descr Slidertown as a collection of shacks and ramshackle houses in open areas reaching from Main to Brown streets and south from Wyoming Street.

The transformation of South Park began in the mid-1880's with the coming of the National Cash Register Company. It was in 1884 that National Cash Register Company founder and industrial pioneer, John H. Patterson, located NCR's first factory complex and headquarters on South Main Street. Few individuals and institutions have had such a far ranging influence on business and industry as John H. Patterson and his National Cash Register Company. (his homestead, Rubicon Farm, located just south of the proposed district, was listed on the National Register in 1978). NCR itself was something new in the way of American factories. As a means for improving working conditons, Patterson insisted that the walls be 80 percent glass but they soon became a target of rock-throwing Slidertown boys who could resist the inviting expanse of glass. Patterson had already ordered the grounds around NCR beautified by a firm of landscape engineers. He then, took a look at his broken windows and the neighborhood boys and decided to broaden his beautification plan to include the entire South Park neighborhood. He gave the youngsters plots of ground, seeds, and tools and engaged a gardener as an instructor. Prizes were offered to the best gardens and later to home owners in the neighborhood who had the best landscaped yards. These yard competitions helped weld South Park community spirit, and the area grew and developed into a pleasant and desirable residential neighborhood. This transformation has always been credited to Patterson and his NCR as stated in History of the City of Dayton and Montgomery County by Rev. Drury, "Then there are the unmatched Cash Register works under the influence of which Slidertown has been transormed into South Park" (p.212). Patterson himself is credited with suggesting the name change from Slidertown to South Park.

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Many of the original residents of Slidertown (74% of whom were German born or of German parents) stayed on after the area became South Park, men who were stonecutters, shoemakers, cabinet makers, brick molders and makers, tailors, and gardeners; men, who along with their families, built a number of the cottages located throughout the proposed district. Such was the case with Mr. G. Weihner, a carpenter, who lived at 227 Oak Street; Mr. J. Gerster, a machinist, who lived at 24 Johnson Street; and Mr. Joseph Brunner, a barber, who lived at 43 Bonner Street. Naturally, because of its close proximity to NCR, a good number of NCR managers, salesmen, and factory workers moved into the neighborhood. It was generally the managers and salesmen who built the Queen Annes, Eastlakes, and High Victorian Italianates which consequently gave the neighborhood its architectural mixture. James McTaggart, who lived at 222 Park, was one such man. At NCR, it was his sole responsibility to execute and cast the Tiffany designed cash registers, a skill he was highly prized for.

More cottages, some with intricate woodwork and detailing, were built to accommodate the influx of NCR workers. Among others, NCR workers included Mr. Schmeiding (249 Morton Street), a clerk; Mrs. Jesse Switzer (41 Perrine Street) and Harry T. Guion (320 Park Drive), both stenographers; and Mrs. Sarah Warrick's son (309 Hickory Street), a worker. Other businessmen who found South Park to be a desirable neighborhood also built in the area, locating their businesses/residences along Wayne Avenue on the eastern edge of the proposed district. Anthony Hautman (823-825 Wayne), a grocer, was typical of those men who lived with their families over their first floor businesses.

By the early 1900's, South Park was a cohesive, well groomed neighborhood of working men from all social and economic levels. The "Cash" continued to have its influence on the neighborhood as Patterson became a pioneer in the industrial welfare movement. Faced with a high turnover of employees in an industry where skills and accuracy were at a premium, he started a welfare program on a scale unprecedented in American business and industry. Beginning with hot meals and free coffee, he soon began to offer health care, education, recreation rooms, company banquets and picnics, and a variety of other activities for his employees and their families. The boulevard along Park Drive at the southern edge of the district was the site of many of those activities. Eventually the neighborhood was to experience a period of decline as the automobile became a common mode of transportation and the NCR workers moved farther south of town.

Architecturally, South Park, one of Dayton's oldest neighborhoods and its newest local historic district, constitutes one of the finest collections of vernacular and high style architecture in the city. Historically, and more importantly, is the district's association with John H. Patterson. The neighborhood was home to a majority of NCR's workers and south Dayton's businessmen in the late nineteenth/early twentieth century and is the last physical reminder of Patterson's commitment to his workers since the original "glass" factory buildings of the NCR complex have now been demolished.

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STRUCTURES: PRESENT CONDITION

While there are two structures which are classified as intrusions--that is, they are of modern construction--the district does encompass a number of non-contributing structures. A contributing structure (of which there are 254) is a structure which is completely architecturally intact; it has experienced no alterations whatsoever. Conversely, a non-contributing structure is one which, while conforming in scale, age, style, and history with the district, has been altered in some degree. In their present condition, these structures are considered non-contributing. However, of the 268 some such structures, 64 are easily reversible by the simple replacement of wrought iron porch posts with wooden posts; the remainder (208) also hold excellent potential for rehab, the existence of artificial siding being the only alteration (trim is intact). No structures have been sandblasted and only three have experienced changes in fenestrations.

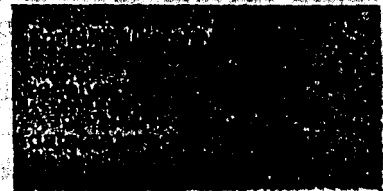
(This information was gathered from a recently completed CONDITION EVALUATION conducted by the Montgomery County Historical Society for the City of Dayton of the city's historic districts of which South Park is one.)

BOUNDARY JUSTIFICATION

Although it neither includes the entire original South Park neighborhood nor is as large as the local district, the proposed district boundaries do encompass the best and most intact section of South Park. The boundaries were defined to include the best of what was once a much larger neighborhood and to best reflect its distinctive nineteenth century residential character. The proposed district is a good cohesive unit of structures which have experienced either no alteration at all or very little alteration (a surprising amount of which is easily reversible) and typifies the neighborhood John H. Patterson created. Outside these proposed boundaries are heavily altered structures to the north, south, and west as well as a significant number of empty lots. To the outside of the eastern boundary is an almost completely modern commercial strip along Wayne Avenue. Only the two blocks along Wayne which are included within the proposed boundaries remain as original to the district. Therefore, the proposed National Register boundaries for this district best exemplify South Park as Patterson envisioned and knew it.

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UTM References:

- |                     |                     |
|---------------------|---------------------|
| I 16/741880/4403840 | J 16/741820/4403800 |
| K 16/741940/4403660 | L 16/741990/4403700 |
| M 16/74204/4403660  | N 16/741990/4403600 |

Verbal Boundary Description: Starting with the southern boundary line at the SE corner of Caleb Place and Park Drive, go W 2000', then N 500', E 200', N 1300', E 400', S 100', E 100', S 100', E 600', N 300', E 500', S 200', E 200', S 300', ~~W 150'~~, S 600', ~~E 200'~~, ~~S 100'~~, W 200', S 600', ~~E 100'~~, S 200', E 100', S 300' to the point of beginning.

Justification: These boundaries reflect the best and most intact sections of what was once a much larger neighborhood. It gives a clear and distinct picture of a late nineteenth century neighborhood as well as a visual reminder of Patterson's interest in his workers.

(see attached sheet)

DEPT. OF PLANNING

1989 MAR -3 AM 10:09

RECEIVED

Ohio Historic Preservation Office

1985 Velma Avenue  
Columbus, Ohio 43211  
614/466-1500



OHIO  
HISTORICAL  
SOCIETY  
SINCE 1885

September 18, 1984

Mayor James H. McGee  
Municipal Building  
P.O. Box 22  
Dayton, OH 45401

Dear Mayor McGee:

This is to inform you that the South Park Historic District, has been entered in the National Register of Historic Places by the National Park Service, United States Department of the Interior.

The nomination was made in connection with a state plan to identify and document prehistoric and historic places in Ohio which qualify for National Register status under provisions of the National Historic Preservation Act of 1966. All nominations are approved by the Ohio Historic Site Preservation Advisory Board.

Enclosed is information explaining the purposes and goals of the National Register of Historic Places.

Sincerely,

W. Ray Luce  
State Historic Preservation Officer

WRL:rs  
Enclosure

X.c: MVRPC  
Senator Neal F. Zimmers, Jr.  
Representative Edward J. Orlett  
Mary Ann Brown, RCO  
Mayor