

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic DAYTON VIEW HISTORIC DISTRICT

and/or common

2. Location

street & number North west Dayton approx. between Salem & not for publication
Broadway and Harvard & Superior

city, town Dayton vicinity of

state Ohio code 039 county Montgomery code 111

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	public	<input checked="" type="checkbox"/> occupied	agriculture
building(s)	<input checked="" type="checkbox"/> private	unoccupied	commercial
structure	both	work in progress	educational
site	Public Acquisition	Accessible	entertainment
object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	government
	<input checked="" type="checkbox"/> being considered	yes: unrestricted	industrial
		no	military
			museum
			park
			<input checked="" type="checkbox"/> private residence
			religious
			scientific
			transportation
			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 Records' 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 1979 federal state county local

depository for survey records Ohio Historical Society 1-71 and 17th Avenue

city, town Columbus state Ohio 43211

7. Description

Condition

- excellent
- good
- fair

deteriorated
ruins
unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date

Describe the present and original (if known) physical appearance

The DAYTON VIEW HISTORIC DISTRICT consists of sixteen (16) residential blocks directly northwest of the central business district of the city of Dayton. It is the most cohesive group of turn of the century residential structures remaining in the city. Variety of building size, use, style and placement adds to the visual richness of the district. Enhancing the atmosphere of the district is a good number of intact carriage houses.

The neighborhood is characterized by wide streets and large shade trees that practically hide the buildings from view in the summer. The overall architectural feeling of the district is one of large brick and wood dwellings with Classical and Victorian detailing. It is, and always has been, a residential neighborhood. The houses remain single family, with a few of the larger ones converted into multi-family units. The area is flanked on the east by Salem Avenue, the major thoroughfare through North Dayton, and on the other three sides by residential neighborhoods of mostly younger and/or less intact structures. The district boundaries were defined to reflect this distinctive early twentieth century residential character.

The bulk of the buildings have remained unchanged over the years, with a noticeable lack of vacant lots within the district. There are very few modern alterations; for the most part, the structures have simply been maintained, some better than others, since their construction.

Variety is one of the district's most striking attributes, with a number of architectural styles represented. Distances between houses are fairly uniform as are setbacks. The buildings bordering along Salem Avenue (eastern edge of the district) are generally both closer to each other and closer to the street; a few house doctors' or dentists' offices. In addition to the individual residential structures are three period apartment houses and one large church, a massive stone structure built in the early English Gothic style.

The district's striking visual characteristic is its mixture of late Victorian and early twentieth century Classical and eclectic architecture; the impression is one of individual uniqueness. If one style could be said to dominate, it would be the American Four-square, or the "Classic Box". Making up approximately 30% of the housing fabric, these symmetrical brick structures are 2 and 1/2 stories high with classically detailed front porches over central entrances.

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Continuation sheet Dayton View Historic Dist. Inventory number 7 Page 1

Windows are large 1/1 double hung sash with stone lintels and sills, and roofs are hipped (some with slate shingles, others with red tile) and have a centrally located hipped roof dormer. These structures are so varied in detail that, other than the basic cubic massing, one is not aware of a repetition of style. Representative examples are 178 Lexington, 104 Lexington, and 22 Oxford.

Other twentieth century styles that abound are the English Cottage and Jacobethan style, excellent examples being 1062 Harvard and 1000 Amhurst, with its 1 and 1/2 or 2 and 1/2 story heights, stucco, fieldstone and/or brick facades, steeply pitched tiled roofs, strapwork, and dormers; the Classical Eclectic style, typified by 124 Yale, has dominating 2 and 1/2 stories, arched entranceways, Greek Revival porticos, fluted Doric columns, paired and triple arched casement windows with stained glass fanlight, and tiled roofs and strapwork dormers; the Colonial Revival style, with 105 Oxford, 107 Lexington, and 102 Yale as examples, has its Tuscan columned full front porched, sidelight and fanlight entrances, segmental brick arches, balustrades, gabled dormers, dentil and modillion work, and gambrel or gable roofs; and the French Chateaufesque, outstanding examples being 42 Yale (placed on the National Register in 1979) and 1000 Grand, has decorative brick work, quoins, projecting pavillions, steeply pitched hipped roofs, wall dormers, towering brick chimneys and large segmentally arched windows. Grand, has decorative brick work, quoins, projecting pavillions, and large segmentally arched windows.

The late nineteenth century is represented by brick Queen Anne with its asymmetrical appearance, protruding bays, the occasional circular towers with candle-snuff roofs and large ornately detailed porches such as found on 1008 Grand; also by Shingle with its first story crafted of massive granite boulders, precisely fitted together while the second story is of frame construction, finished in two styles of shingles, 815 Grand being the most outstanding example; and finally by a host of Victorian Eclectics in brick, wood, or a combination of both with a varying degree of decorative detail, Eastlake porches, and different window shapes and sizes. All are of 2 and 1/2 stories in height and have irregular floor plans as represented by 148 Lexington, 927 Broadway and 546 Superior.

Finally, the DAYTON VIEW HISTORIC DISTRICT does contain one structure unique even to itself: 14 Cambridge. This Egyptian Revival house has Egyptian influenced front porch columns and unusual matching upper bay

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Secretary—Washington, D.C.

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Dayton View Hist. District

windows. Constructed of massive cut stone block with protruding red
grout, it is a definite eye-catcher.

All of these styles, and a hundred variations, make up the
architectural flavor of the district. The four intrusions that
exist (736 Superior, 622 Salem, 614-616 Superior and 1032 Harvard) are
small non-descript brick buildings of new construction. Visually, the
district is a kaleidoscope of turn of the century architecture.

Structures! Present Condition

Of the 224 some structures in the DAYTON VIEW HISTORIC DISTRICT, only
four (4) could be classified as non-contributing. A contributing
structure (of which there are 219) is a structure which contributes to
the architectural and historical integrity and atmosphere of the
district. Conversely, a non-contributing structure is one which,
due to major alterations, neither conforms nor accurately represents
the architecture and history of the district. The four (4) structures
which are non-contributing are so due to the fact that such
architectural details as decorative shingles, Eastlake porch trim or
posts and fenestration shapes/sizes have either been removed or
changed. No alterations exist which could not be reversed.

8. Significance

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

Specific dates 1880's - 1930's Builder/Architect

Statement of Significance (in one paragraph)

THE DAYTON VIEW HISTORIC DISTRICT in Dayton is significant for both architectural and historical reasons. This cohesive and intact 16 block area contains examples of the city's finest architecture and craftsmanship, dating roughly from the 1880's to the early twentieth century before 1930. Its historical significance is derived from three facts: it was Dayton's first planned urban neighborhood; it was home to many of Dayton's leading citizens; and it was Dayton's first significant successful growth across the Miami River.

On March 13, 1816, Dr. James Walsh, a local Presbyterian minister and a patent holder on lands across the Miami River, platted "North Dayton" in the vicinity of Salem Avenue, intending it to be a rival town of Dayton. He advertised an advantage that the people west of the river could do their trading at this town without having to cross the river. However, in 1819, he moved and vacated the plat after the town failed. A number of platting attempts followed--and failed. It was during this time that the term "Dayton View" was used because of the view of the city that could be seen from this gently sloping site.

Finally, in the spring of 1869, William A. Barnett and James O. Arnold platted some land between Salem and Central avenues and north of River Street. Other plans soon followed. These two men fought adverse public opinion and swampy land to make Dayton View a success. When one of the men who afterward joined in the enterprise to build up Dayton View was asked to take an interest in the undertaking, his answer was that a poor man could not live over there and a rich man would not. A ditch had run along the south side of a good deal of the land, making the ground back of it swampy. It was necessary to cut channels through this.

Such of the credit for the making of Dayton View belongs to Arnold (his farmhouse, built in 1832 but subsequently altered, is the oldest documented structure still standing in Dayton View; its location is at the corner of Superior and Arnold Place). He bought and platted land on his own, and imposed strict conditions in making sales, usually sacrificing any profits that otherwise might have come to him. Arnold wished to develop an attractive area so he enforced deed restrictions. Houses would be set back 40 feet from the street,

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1. Name of the Property: Dayton View, 1008 Grand

2. Location: Dayton, Ohio

3. Date of Registration: 1976

4. Date of Inventory: 1976

5. Date of Nomination: 1976

6. Date of Review: 1976

7. Date of Decision: 1976

8. Date of Listing: 1976

9. Date of Reevaluation: 1976

10. Date of Deletion: 1976

11. Date of Withdrawal: 1976

12. Date of Reinstatement: 1976

13. Date of Relisting: 1976

14. Date of Reevaluation: 1976

15. Date of Deletion: 1976

16. Date of Withdrawal: 1976

17. Date of Reinstatement: 1976

18. Date of Relisting: 1976

19. Date of Reevaluation: 1976

20. Date of Deletion: 1976

21. Date of Withdrawal: 1976

22. Date of Reinstatement: 1976

23. Date of Relisting: 1976

24. Date of Reevaluation: 1976

25. Date of Deletion: 1976

26. Date of Withdrawal: 1976

27. Date of Reinstatement: 1976

28. Date of Relisting: 1976

29. Date of Reevaluation: 1976

30. Date of Deletion: 1976

31. Date of Withdrawal: 1976

32. Date of Reinstatement: 1976

33. Date of Relisting: 1976

34. Date of Reevaluation: 1976

35. Date of Deletion: 1976

36. Date of Withdrawal: 1976

37. Date of Reinstatement: 1976

38. Date of Relisting: 1976

39. Date of Reevaluation: 1976

40. Date of Deletion: 1976

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revised

date entered

Continuation sheet Dayton View H.A. District Nomination No. 8 Page 2

James M. Cox for whom 815 Grand was built as his personal residence. Cox leased the home at the start of its construction, with lease stipulations that he would paint and decorate the house. He leased the home from 1905 to 1911. After that time, he moved to Columbus, and in 1912, he began serving as Ohio governor.

During World War I, the neighborhood continued to grow and surpassed Oregon (damaged in the 1913 flood) as the city's most prestigious community. By the 1920's, only Oakwood, a later and south of the city community, rivaled Dayton View in the prominence of its inhabitants. Two of the district's later residents were Barry E. Cohn, vice-president and sales manager for the S. J. Patterson Company, who built 1062 Harvard in the 1930's, and Herman Miller, a master builder renowned for his exacting building standards and exquisite attention to artistic detail, who built 123 Yale in 1928. The area's prominence is also made clear by the presence of Grace United Methodist Church. In the aftermath of the flood which swept through downtown in 1913, much of the congregation had moved from its downtown location to the relative safety of Oakwood and Dayton View. The decision facing the church elders was not so much whether to build a new facility, but where to build it. Finally, in November 1917, the "finest church building in Methodism", according to Ohio Guide (1948) was built at the corner of Harvard Boulevard and Salem Avenue in early English Gothic architecture with Flemish detail.

The neighborhood continued to grow and prosper until shortly after World War II, when it entered a period of slow decline and suffered the loss of many of its former residents as the suburban development gathered momentum. This was followed by racial integration and rapid social change. Then, in 1977, community efforts were mounted to preserve the area, and the city designated the best part of it as the Dayton View Historic District. The proposed National Register boundaries are the same as the local district boundaries with the inclusion of Grace United Methodist Church.

Today, the district is a prime example of the national return to city living and of the growing interest in preserving historic structures. The district contains examples of the city's finest architecture and are visible reminders of the city's successful growth across the Miami River as it attracted some of Dayton's leading citizens.

The DAYTON VIEW HISTORIC DISTRICT is a vibrant, integrated neighborhood which is steadily emerging as a reflection of the gracious community that it was after the turn of the century. In recognition of its architectural and historical significance in the history of Dayton, the DAYTON VIEW HISTORIC DISTRICT deserves to be included in the National Register of Historic Places.

9. Major Bibliographical References

History of the City of Dayton and Montgomery County, Rev. Drury, 1901
 Dayton View Historic Association Home Tour Brochures of 1980, 1981, and 1982
 Dayton View Historic District: Community Reinvestment Area, City of Dayton,
 Dayton and Montgomery County, Charlotte Reeve Conover, 1922.
 Dayton Deed Records

10. Geographical Data

Acres of nominated property - approx. 68

Quadrangle name Dayton North

Quadrangle scale 1:24,000

UTM References

A

116	738480	440161100
Zone	Easting	Northing

B

116	738650	440156400
Zone	Easting	Northing

C

116	738810	440155100
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D

116	7381150	440151900
-----	---------	-----------

E

116	738500	440151100
-----	--------	-----------

F

116	738600	440154400
-----	--------	-----------

G

116	738530	440154400
-----	--------	-----------

H

116	738520	440157200
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(see continuation sheet)

Verbal boundary description and justification

Starting at the northeast corner of lot #28465, the boundary goes 2000' S along Salem Avenue, then 100' W along the Oxford-Lexington alley, 200' S and 900' SE along the back lot lines of the Salem Ave. properties, and (see con sheet)

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Teresa Prosser

organization Private contractor

date November 5, 1983

street & number 2516 Auburn Avenue

telephone 513/277-6274

city or town Dayton

state Ohio 45406

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title _____ date _____

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I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest:

date _____

Chief of Registration

United States Department of the Interior
National Park Service

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Continuation sheet Dayton View Historic District Item number 10

Page 1

BOUNDARY DESCRIPTION (continued)

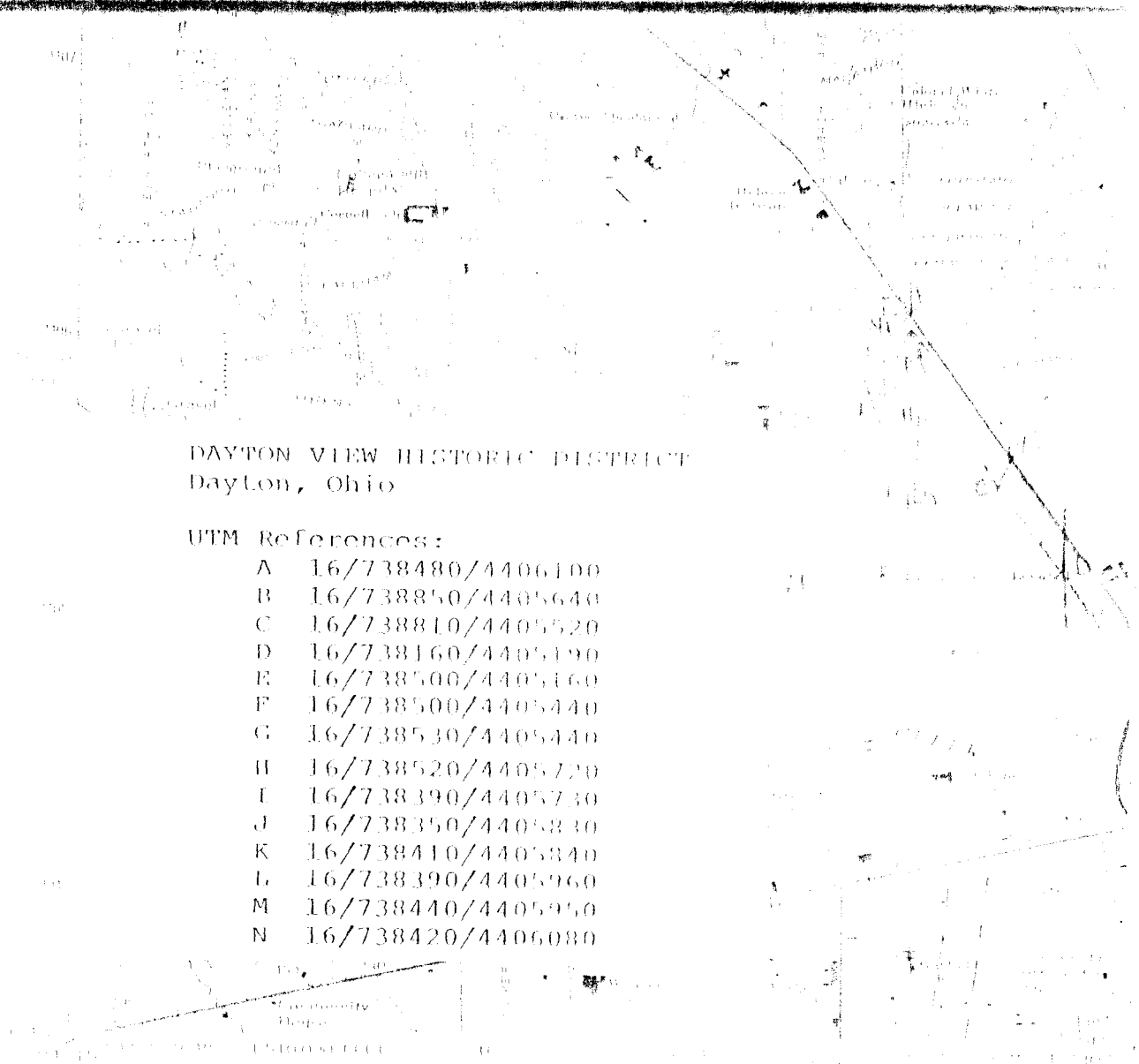
continuing 150' S, 100' E, 250' S. Then 1400' W along the northern edge of Berm, and 50' N and 250' W to Broadway. Continue 400' N along the back lot lines of the Broadway properties facing east. Continue along Broadway 100' E, 150' N, 100' W, 250' N, 150' E, 500' N, 50' W, 550' N. Then 250' W along the Yale-Cambridge alley and 100' NW, 200' W along Yale, 200' N and 250' E along the lot lines of lot #25254, then 350' N along Amherst Place, 350' E along Harvard, 300' N and then 150' E to the point of beginning.

BOUNDARY JUSTIFICATION

The proposed district boundaries reflect the best and most intact section of Dayton View at the turn of the century, the period of its development and major growth. The boundaries were defined to include the best of the neighborhood and to best reflect its distinctive turn of the century residential character. The proposed district is an excellent cohesive unit of structures which have experienced either no alteration at all or very little alteration and typifies the growth and expansion that Dayton experienced northward. Grace United Methodist Church was included because it further emphasizes the success of this northern expansion and because of the many district's residents who belonged to its congregation. Outside these proposed boundaries are heavily altered structures to the south and west as well as a significant number of empty lots. Outside the eastern boundary is new construction, and outside the northern boundary is a very good, but architecturally later, neighborhood. Therefore, the proposed National Register boundaries give a clear and distinct picture of the architectural grandeur of the area as well as providing a visual reminder of Dayton growth and of the men who helped the city prosper.

UTM REFERENCES (continued)

- I 16/738390/4405730
- J 16/738350/4405830
- K 16/738410/4405840
- L 16/738390/4405960
- M 16/738440/4405950
- N 16/738420/4406080



DAYTON VIEW HISTORIC DISTRICT
Dayton, Ohio

UTM References:

- A 16/738480/4406100
- B 16/738850/4405640
- C 16/738810/4405520
- D 16/738160/4405190
- E 16/738500/4405160
- F 16/738500/4405440
- G 16/738530/4405440
- H 16/738520/4405720
- I 16/738390/4405730
- J 16/738350/4405830
- K 16/738410/4405840
- L 16/738390/4405960
- M 16/738440/4405950
- N 16/738420/4406080

Mapped, edited, and published by the Geological Survey
in cooperation with the Army Map Service
Revised in cooperation with State of Ohio agencies
Control by D.G.C. and NOC/DCAA

Topography by photogrammetric method from aerial photographs
taken 1947. Field checked 1945. Control from aerial
photographs taken 1964. Field checked 1965.

Reference projection - 10,000 foot grid (1:62,500) (Ohio zone, zone
17). Horizontal datum - 1907 North American spheroid
and ticks shown in blue. 1907 North American spheroid
used for the projected North American Datum. 1907 datum
projection zone 17 center, north and 6 meters, vertical datum
the best available.

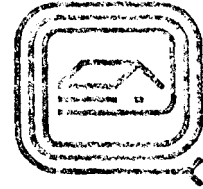
20-foot scale, the areas in which only landmark buildings are shown
are indicated by dotted light blue pattern in subject files contained
in 1:25,000 to 1:25,000 feet.

Vertical datum of the Great Miami River lies within the Miami River drainage
area and the Great Miami River lies within the Hocking River drainage
area. The datum is based on the Great Miami River Base.

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Ohio Historic Preservation Office

1935 Vienna Avenue
Columbus, Ohio 43211
614 478-1500



OHIO
HISTORICAL
SOCIETY
SINCE 1885

August 9, 1984

The Honorable Paul R. Leonard
Mayor of Dayton
P.O. Box 22
Dayton, OH 45401

Dear Mayor Leonard:

This is to inform you that the Dayton View 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

