

COPY

**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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dayton Power and Light Building Group

other names/site number (MOT-4716-15; MOT-4316-15; MOT-4317-15)

2. Location

street & number 601, 607-609, 613-645 East Third Street not for publication

city or town Dayton vicinity

state Ohio code OH county Montgomery code 113 zip code 45402

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper _____

Date of Action _____

Dayton P & L Bldg Group
Name of Property

Montgomery, Ohio
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3		buildings
		sites
	2	structures
		objects
3	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Historic & Architectural Resources
Webster Station Area, Dayton, Ohio

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Industry/Processing/Manufacturing

Current Functions
(Enter categories from instructions)

Vacant

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & 20th century American
Movement: Commercial and Classical
Revival styles

Materials
(Enter categories from instructions)

foundation Stone/concrete
walls Brick
roof Composition built up
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Refer to attached

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Industry

Architecture

Period of Significance

1895-1950

Significant Dates

1895, 1907, 1912

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Schenck & Williams

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Dayton Aviation
Heritage National Historical
Park

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Dayton Power and Light Building Group
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7. Description

The Dayton Power and Light Building Group is located along the north side of East Third Street from 601 to 645 East Third Street in Dayton, Ohio. It contains two former light industrial buildings and a steam power plant building. The group contributes to the larger late nineteenth and early twentieth century Webster Station industrial area found just east of Dayton's central business district. The majority of buildings located within the Webster Station area are significant to Dayton's historical and architectural industrial development. The area was named after a complex of railroad warehouses.

Historically, East Third Street was and remains today a major east-west route linking the downtown to the eastern section of the city. Historically, numerous light industrial activities were attracted to the street because of its location for vehicular and rail transport.

The immediate surroundings within which the Dayton Power and Light Building Group is located reflects an evolution of industrial development. Today, surface parking lots exist to the north and east. Immediately to the south is parking for tractor trailers used by a nearby paper transport company. To the southwest and extending along the south side of East Third Street is the already established East Third Street Historic District (National Register 2001); a district incorporating late nineteenth and early twentieth century light industrial buildings. Directly to the west, along the north side of East Third Street is a small grouping of mostly older light industrial buildings that are potentially eligible for National Register listing.

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The following are resources within the group:

- 1) **J. K. McIntire Company Building (1912)**
601 East Third Street
Contributing Resource

This is a large scale, symmetrical, common bond brick, Commercial style building highly visible because of its corner location. Main south facing façade is composed of three bays enframed by use of engaged pilasters that raise the full six story height of the building. Plain limestone rectangular bases support the pilasters. Central entry bay, at first floor, appears to have been altered by blocking original transom with brick. Main entrance also altered. Large display bays, either side of the entrance, are presently covered with plywood. Window bay fenestration is a defining architectural detail. The slender central bay with one window per floor is flanked either side by a delineation of two window bays. Window bays have been previously covered by plywood; remaining original windows exhibit a wooden 1/1 sash configuration. Continuous brick coursing and plain slender lug sills terminate window detailing. At the sixth floor, above the windows is found corbel course detailing. This evolves into a low plain parapet detail highlighted with a simple projecting cornice slightly elevated to accentuate the central bay.

The large decorative west façade is multi-bay in delineation and similar in detail to the main south façade. Multiple large bays are found at the first floor. Several dock door bays are found towards the north end of this façade as is an entry bay.

Rear façade detailing exhibits reinforced concrete pier and spandrel construction at two bays. A central window bay raises the height of the building. Roof is composed of composition built-up materials.

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- 2) C. F. Ware Coffee Company Building (1895)**
(F. W. Lotz Paper Company Building)
607-609 East Third Street
Contributing Resource

This is a five story, three bay, painted common bond brick loft type building exhibiting details associated with the Commercial style. The first floor storefront has three bays enframed by iron columns. Each column is highlighted with a plain base, egg and dart molding surrounding a vertical recessed panel, and terminating with a modified Corinthian capital. Portions of original storefront detailing remain including simple lower panels and multi-light display glass. Two recessed entry bays exhibit single wooden doors with typical glass and lower wood panel detailing and large transoms. A horizontal plain metal frieze with decorative projecting cornice completes the storefront detailing.

The second and third floors of main façade exhibit three bays defined by plain engaged brick pilasters that raise to terminate at the third floor with simple capital detail. Windows within the bays are paired 1/1 wooden sash with simple flat lintel and extended sills. Blind recessed panels separate the second and third floors. Third floor is distinguished by the semicircular compound stone window lintels that spring from the column capitals. Window treatment is wooden 2/2 wooden sash with similar sill detailing as lower floor windows. Two blind medallions accentuate spandrels either side of the central bay.

Fourth floor fenestration is highlighted by the use of five small window bays; each with a simple flat lintel and terminating with a compound sill running continuously across the façade.

The uppermost portion of the façade is defined by the eclectic use of a broad frieze decorated with small multi fleur-de-lis relief. This frieze is enframed below by a

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small, plain architrave and above with a very decorative projecting continuous bracketed cornice.

The rear facade is composed of an asymmetrical fenestration. First floor has two raised loading dock doors with the west door flanked by altered sidelight configuration. Upper floor fenestration exhibits window configuration composed of mixed 6/6 and 9/6 window sashes with flat stone lintels and stone lug sills. The exception to the lintel treatment is at the fourth floor where semi-circular headed window lintels are found. A plain bracketed cornice resting above a simple frieze panel completes the rear detailing.

Roof is composed of built up material and slopes to the rear.

Interior detailing is functional with brick walls, wooden floors, and plain window and door surrounds. At the majority of floors, simple round metal columns raise to support a wooden beam and joist system. A plain wooden stair is found along the west side wall to allow access to the upper floors. Additionally, a freight elevator is located towards the rear of each floor and is accentuated by a plain segmental arch and sliding metal door. At the rear of each floor is found a spiral metal track that facilitated the movement, from the upper to the lower floors, of merchandise.

3) Dayton Power and Light Building (1907, 1917, 1948)
613-645 East Third Street
Contributing Resource

This complex originally housed a coal fired steam generating complex. It is composed of the original two story 1907 building found along East Third street, a flanking east side 1917 addition in the same style, and a rear functional 1948 addition. The original symmetrical eight bay building exhibits Classical Revival stylistic

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detailing composed of quoined engaged brick pilasters enframing large semi-circular headed multi-light metal sash windows, a compound metal cornice separating the false parapet from the floor below. Small three light windows pierce the parapet bays with plain stretcher bond lintel treatment.

The 1917 east side addition is constructed with similar detailing with its rear portion rising to three stories in height. Windows along the east side are multi-light metal sash with brick soldier course lintels and header course slip sills. A brick corbel course extends across the large side bays accentuated by the engaged pilasters. Several elevated door bays with raised side concrete entry and functional steel doors adds interest to this facades detailing. The exposed rear façade of this addition is functional in overall detailing.

A large, four story brick and reinforced concrete, 1948 addition extends across the length of the rear north façade. Exhibiting a Moderne architectural motif, the detailing is highlighted by the use of metal wall material at the lower floors, brick wall materials and long narrow window bays at the upper floors, and cantilevered roof. Towards the east side of this façade, a small portion of original construction has been previously demolished.

Roof detailing exhibits two very tall interior placed smoke stacks that rise above the central part of the original 1907 construction. These were constructed after 1955 and replaced two original stacks that were free standing and located adjacent to the east and west sides of the original building.

A large dome projects above the original construction. This had facilitated the use of a large boiler housed at the first floor and extending through the roof. Overall roof treatment is flat with composition built-up materials.

Surviving interior details are limited and include piping, metal stairs, glazed tile walls. Boilers and other

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large equipment have been removed as have later constructed concrete block partitions.

4) Concrete Retaining Wall
Non-Contributing Resource

Associated with the Power Building is found a 14' high retaining wall. Its location along the east edge of the property served to partially enclose and provide security to the complex. Since it was constructed after 1955, it is viewed as a non-contributing resource.

5) Arcaded Elevated Gantry Rail
Non-Contributing Resource

Across the north end of the site is found the remains of a concrete arcaded elevated gantry rail. This functioned to guide a bucket that helped with the unloading of coal rail hopper cars into elevated coal bins at the rear of the building. Coal was the power that heated the boilers to produce the steam. This feature was constructed after 1955 and a second rail has previously been demolished. Because of its younger age and loss of second rail, it is viewed as a non-contributing resource.

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8. Statement of Significance

The Dayton Power and Light Building Group is eligible under Criterion A for its association with the historic contexts "Industrial Development of Webster Station, ca 1865-1950" and "Transportation in Webster Station, ca 1850-1950", as identified in the *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio*, Multiple Property Documentation nomination (National Register 2001). The buildings contribute to the historical development of East Third Street within the Webster Station industrial area located just east of Dayton's central business district. The period of significance is from 1895 to 1955. This group of buildings evolved and contributed to a larger district composed of numerous light manufacturing and warehousing buildings. Proximity to rail lines and roadways that traversed through the area was a prime locational determinate. This group of buildings housed a wide variety of businesses during its period of significance that contributed to the importance of the industrial district. The dominate businesses included grocery warehousing, paint manufacturing, paper distribution, general storage, and steam generation.

Originally electric powered, the Dayton Power and Light Steam Plant (3) provided power for much of downtown Dayton's eastern industrial and warehouse districts. Today, it is the only surviving original power plant close to the downtown.

The McIntire Building (1) is significant for its role within Dayton's important contribution to the Manhattan Project; America's development of the atomic bomb. The building's contribution came after the initial development of the bomb and is associated with the investigation into the element polonium and its biological aspects associated with human contact. Trace amounts of the radioactive element polonium were used for testing on laboratory

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animals. Polonium is an element formed with the disintegration of radium and is radioactive.

The building group is also significant under Criterion C for its architectural contribution to the building development of industrial and commercial architecture along East Third Street within the Webster Station area during the late 19th and early 20th centuries. The two light manufacturing and warehouse Commercial style buildings and the one special purpose steam power generation Classical Revival styled building contributed to a cohesive surviving development of distinctive period architecture applied to industrial land use.

Historical Development

By 1887, the north side of East Third Street between Sears and Webster Street's was a streetscape composed of a mix of residential and small scale retail buildings. Included within this was a small coal yard located where the power plant is found. Along the south side of East Third Street was located a series of railroad tracks that cut through the then evolving Webster Station area and extending into the eastern portion of the central business district. The construction of large industrial buildings began to be experience by the early 1890s across the street within the already established East Third Street Historic District (National Register, 2001) and within the Webster Station area.

Within the present grouping, the C. F. Ware Coffee Company Building (2) was constructed in 1895 at the location of a former duplex residential building. By that time, the area was in transition and evolved from mixed use and scale into an industrial area. The coffee company was one of several in the area that took the raw coffee bean, roasted it, and placed it in cans for domestic consumption. The company occupied the building until 1914. In 1916, the

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F. W. Lotz Paper Company moved into this building and remained there until 2001. This company used the building as a warehouse and distribution facility. The building has more of an association with the Lotz organization than with any other business. In the beginning of their tenure and during different periods of occupation, Lotz was not the exclusive tenant. Of particular significance was the Joseph Harris Real Estate Company which was there in 1916 as well. Mr. Harris was a real estate entrepreneur with extensive building and land holdings. It was Mr. Harris that purchased the building from the coffee company. His business resided in the building until 1919 when it was sold to Lotz.

In 1907, the Dayton Citizen's Electric Company completed its Third Street Generating Station (3). Originally it was constructed as an electrical power generating station. However, by the 1920s, it had essentially been turned into a steam generating station that provided steam to the central business district and adjacent industrial area. This facility was not the first power electrical generation station in downtown Dayton. In 1883, a facility was built by The Bush Electric Light and Motor Company just north of the downtown that provided both electricity and steam. Power was routed into adjacent neighborhoods and the downtown. Not only was energy provided for growing commercial needs but to light portions of Dayton's streets and provide domestic power. This facility was followed by a larger power complex constructed on Fourth Street in the downtown in 1887 that produced steam power. In 1897, the Fourth Street plant proved to be extremely efficient resulting in the closing of the original 1883 facility. Electrical demand grew at such a rate that a second downtown plant was needed which resulted in the construction of the of the East Third Street facility. It remained in productive use until the 1980s when it was replaced by a more modern facility at a

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different location. In 1929, the Dayton Power and Light Company built its Longworth electrical generating facility just south of the central business district. This plant took over the bulk of electrical generation for the downtown and surrounding neighborhoods. It was demolished in 2005.

By the early 20th century, East Third Street and the Webster Station area had evolved as a significant complex of manufacturing and associated industrial activity. Industrial development continued in the area resulting in the 1912 construction of the J. K. McIntire Building (1) and additional nearby large scale light industrial and warehouse buildings. The McIntire Building initially housed a grocery warehouse business. The local rail and surface transportation system allowed for the shipment of local and national goods into Dayton. This company and others utilized the transportation system to receive and ship products to market. The building was used as a grocery warehouse until 1928. It was then occupied by several small firms needing warehouse space. In 1933, the General Electric Supply Company leased the entire building for storage and distribution of their electrical and motor products. With the advent of World War Two, the company focused activities on the sale of its products to a variety of war related activities.

By 1946, General Electric utilized the lower three floors. The Monsanto Company leased the remaining floors to investigate the biological effects of polonium radiation; an element used in the triggering of atomic weapons. The use of the McIntire Building, known as the Warehouse by the federal government, was part of a wider involvement within the Dayton area into the utilization of the element polonium.

The Monsanto Company became involved with polonium in 1943 when Dr. Charles Allen Thomas, who was then director of the company's research department in Dayton, was asked

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by General Leslie Groves, director of the Manhattan Project, to undertake the extraction of the element from radioactive materials supplied from the Hanford, Washington atomic bomb manufacturing plant. At that time, governmental research into polonium had been undertaken at two additional locations within the Dayton area. These were at a facility formerly known as the Bonebrake Theological Seminary located on west Fifth Street and the former Runnymede Playhouse in nearby suburban Oakwood. Research was undertaken in this building on the biological aspects of polonium because of the need for additional space to study the effects of human contact with the substance and effects arising from contamination. In 1948, testing ceased within the McIntire Building with subsequent activities transferred to the then new Mound Facility in nearby Miamisburg, Ohio. With limited nationwide testing facilities for polonium impacts, the work undertaken in the McIntire Building was one of the first in the nation.

In the intervening years, a variety of small scale businesses occupied the building. It has been vacant in recent years.

Architectural Development

The three buildings included within the Dayton Power and Light Building Group represent an architectural heritage associated with industrial architecture popular during their period of construction. The J. K. McIntire Building (1) and the C. F. Ware Coffee Company Building (2) exhibit stylistic motifs associated with Dayton's industrial heritage. Neither represents grand examples of Commercial architecture as applied to modest sized buildings. Instead, they are good representative examples of varied stylistic motifs applied to light industrial and warehouse buildings.

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Because of their location, period of construction, and scale, these two buildings contribute to the stylistic detailing of significant industrial architecture found within the Webster Station Multiple Property area. One building also located within the multiple property area, the industrial McCormick Building (1913) is of similar scale and period of construction and was previously listed in the National Register of Historic Places in 2000. Additionally, a small cluster of varied industrial associated buildings identified in the multiple property area, were previously listed in 2001 as the East third Street historic district.

The Dayton Power and Light Building (3) is a unique architectural contribution not only to the present grouping but to the Webster Station Multiple Property area. It is a one of a kind building constructed for a specific purpose adorned with Classical Revival architectural detailing. Its stylistic contribution to the industrial landscape of East Third Street and the Webster Station area is a significant contribution to the diversity of early 20th industrial architecture. No other similar land use or similar massive arcaded façade treatment is found in the area. The 1917 addition was designed by the Dayton architectural firm of Schenck and Williams; a prolific firm during the early part of the 20th century.

Previous National Register Consideration

The three building do not exist in isolation. In 2000, they were included within a larger East Third Street National Register district nomination. The proposed district boundary extended from Webster Street west to Wayne Avenue for two blocks and included resources on both sides of the East Third Street. A smaller district was subsequently listed in the National Register that did not incorporate any buildings located on the north side of East

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Third Street, including these three buildings. This was done because of significant objection by the majority of property owners to incorporating the north side of the street. Subsequently, only those resources found on the south side were included within the district.

Interest in the historic architecture and industrial development of the wider Webster Station area evolved out of a Multiple Property Documentation study undertaken in 2000 sponsored by the city of Dayton. The Planning Department wanted a determination as to what resources might be potentially National Register eligible within the industrial Webster Station area. At that time active consideration was being given to redeveloping the area. Objectives as to specific redevelopment activities for new construction and/or rehabilitation were being considered. The Webster Station historic study allowed for active consideration of potential significant historic buildings. These three buildings were identified as contributing to the historic and architectural development of the area.

9) Major Bibliographic References

- Beringer, Sara M. (1955) *History of Dayton's Industries*.
Blake, Lawrence and Timothy Good (2004) Briefing Statement
"The Dayton Project: Dayton's Contribution to the
Manhattan Project.", National Park Service.
Dayton Power and Light Company (1921) *Power and Light*.
Mitchell, Fred (2000) *McCormick Manufacturing Company
Building*, National Register of Historic Places
nomination.
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Mitchell, Fred and Margo Warminski (2000) *East Third
Street Historic District*, Dayton, Ohio, National
Register of Historic Places nomination.

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Montgomery County Recorder's Office, various deeds.
Roach, Edward (2004) *The Secret Story of Dayton and the
Manhattan Project, 1943-1948*, unpublished manuscript,
Dayton Aviation Heritage National Historic Park.
Roach, Edward (2005) *General Electric Supply Company
Warehouse/J.K. McIntire and Company Building*, Draft
National Register of Historic Places nomination.
Sanborn Insurance Map Company, various years for city of
Dayton.
William's Dayton City Directory, various years.

10) Verbal Boundary Description

The nominated properties are located within a rectangle of land bounded on the south by the north right-of-way line of East Third Street, on the west by the east right-of way line of Sears Street, on the north by the south right-of-way line of an alley, and on the east by the west right-of way line of Webster Street.

Boundary Justification

The boundary of the grouping contains those buildings and structures that are significant because of their historical and architectural contribution to the group and to the industrial development of East Third Street and the greater Webster Station multiple resource area. Immediately to the west, along the north side of East Third Street are predominantly similar period industrial buildings. However, there is not majority owner support for National Register listing.

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Photographic Log

Name Dayton Power and Light Building Group

City, County, State Dayton, Montgomery Co., Ohio

Photographer Fred Mitchell
Historic Preservation Associates

Location of Negatives Historic Preservation Associates
1026 Lenox Place
Cincinnati, Ohio 45229

Date of Photographs August 18, 2005

Photo Numbers and Views

- 1) General view looking west from the Dayton Power and Light Building (613-645 E. Third Street) along the north side of East Third Street.
- 2) View looking east from J. K. McIntire Co. Building along north side of East Third Street.
- 3) View looking west from J.K. McIntire Co. Building, 601 East Third Street, along north side of East Third Street.

J.K. McIntire Co. Building
601 East Third Street

- 4) View of south main and west side façades.
- 5) View of west and north side facades.

C.F. Ware Coffee Co. Building
607-609 East Third Street

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- 6) View of main façade.
- 7) Detail of storefront.
- 8) Interior view first floor looking towards rear.
- 9) Interior view at second floor looking towards main and west façade sides.
- 10) Interior view at third floor rear looking towards front.
- 11) Interior view at third floor rear looking towards rear.
- 12) View of east and rear facades looking southwest.

Dayton Power and Light Co. Building
615-643 East Main Street

- 13) View of main façade looking northeast.
- 14) Detail of main facade.
- 15) View of east main façade looking west.
- 16) General view of east facades looking southwest.
- 17) View of east rear and north side facades looking west.
- 18) Overall view of rear facades looking southwest.
- 19) View looking into interior at west side looking east.
- 20) Interior view at upper level looking west.
- 21) Overall view of east façade looking west.

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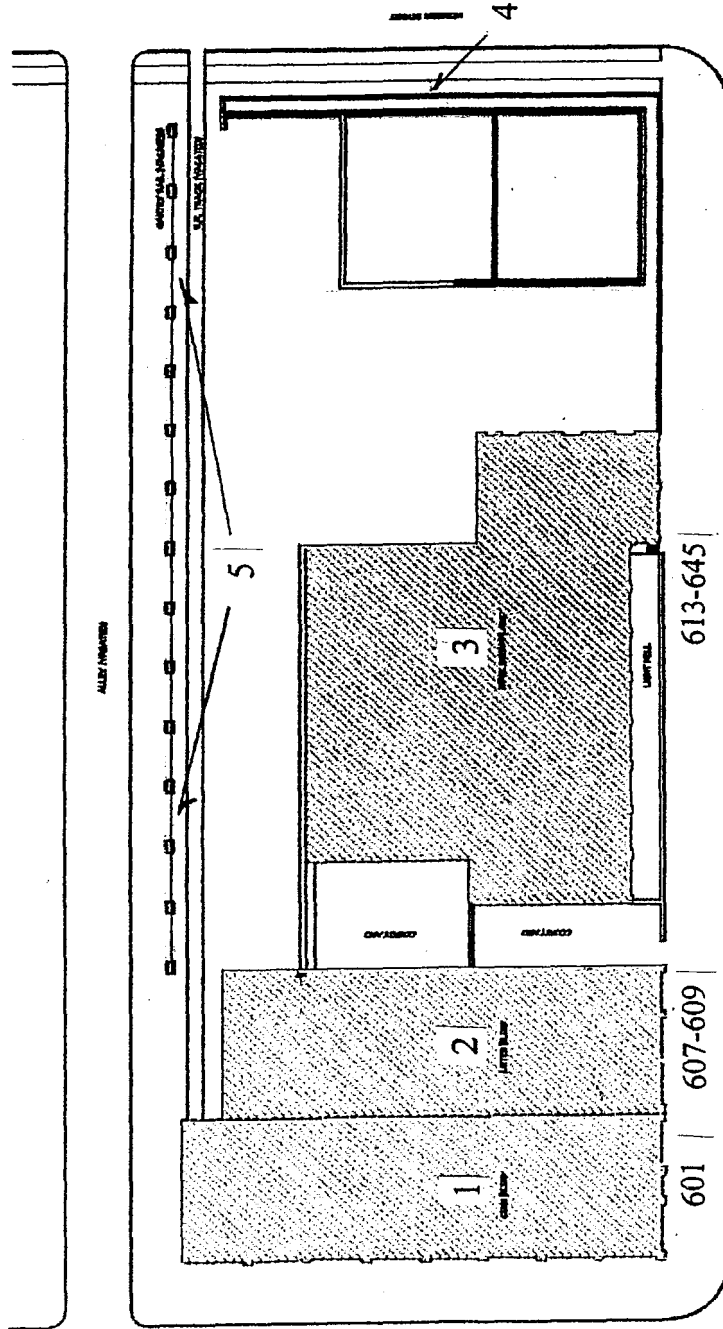
Location of Resources

Contributing Resources

- 1) J. K. McIntire Co. Building
- 2) C. F. Ware Coffee Co. Building
- 3) Dayton Power and Light Co. Building

Non-Contributing Resources

- 4) Concrete Retaining Wall
- 5) Arcaded Elevated Gantry Rail



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