

DRAFT

**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 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. 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 View Heights
other names/site number Kenilworth Avenue Historic District

2. Location

street & number 1131-1203 Salem Ave, 701-761 Kenilworth not for publication
city or town Dayton vicinity
state OH code 113 county Montgomery zip code 45405

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 _____ Date _____

State or 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 commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this 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 Keeper _____ Date of Action _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
11	2	buildings
		sites
6		structures
		objects
17	2	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: Single Dwelling

Landscape: Garden

Current Functions

(Enter categories from instructions)

Domestic: Single Dwelling

Domestic: Secondary Structure

Landscape: Garden

Commercial: Office

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals:
Tudor Revival, Georgian Revival, Colonial
Revival, Italian Renaissance Revival
Late 19th and Early 20th Century Movements:
Prairie School, Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation	<u>Concrete, Stone</u>
roof	<u>Asphalt, Clay Tile, Stone (slate)</u>
walls	<u>Brick, Stone, Wood, Vinyl, Stucco</u>
other	<u>Metal (Iron, Copper)</u>

Narrative Description

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

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 a 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.

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

Areas of Significance

(Enter categories from instructions)

Architecture, Community Planning and

Development

Period of Significance

1903-1942

Significant Dates

1903, 1908, 1942

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

Local History Room, Dayton Public Library
Wright State University Archives

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Kenilworth Avenue Historic District
Montgomery County, Ohio

Section number 7 Page 1

The Kenilworth Avenue Historic District is a planned suburban residential area consisting of 6.5 acres north of Dayton, Ohio. Located in what is known as the "Five Oaks" neighborhood, the architect designed homes in the Kenilworth Avenue Historic District are distinct from the smaller, pattern book homes built around it (Photo #1). The proposed district is located on the 700 block of Kenilworth Avenue and is bounded by Salem Avenue to the West and Redfern Avenue to the East. A tree line defines the northern border of the district and an alley is located on the southern border.

The Kenilworth Avenue Historic District is composed of large, two story, single family dwellings constructed of quality materials and featuring high design (Photo #2). The homes are situated on large lots (Photo #3) and landscape features such as trees and shrubs are emphasized. One of five concrete ponds remains as an example of the emphasis that was placed on landscape features in the district (Photo #4). A brick entrance feature sits on the west end of Kenilworth Avenue (Photo #5). This entrance feature replaced the gates that were established at that location in the 1990s as part of the Five Oaks neighborhood "Defensible Space" plan that was developed by Oscar Newman, nationally known city planner.

The houses along the 700 block of Kenilworth Avenue have a uniform setback from the street, with the homes generally 40' from the street and many are complimented with a generous side yard (Photo #6). Outside the gateway of the subdivision stand two buildings that are orientated toward Salem Avenue, an important north-south route through the city.

The Kenilworth Avenue Historic District retains its original integrity, and appears much like it did over its period of significance, 1903-1942. The facades of the homes have remained largely unaltered. The most common change to the houses has been the replacement of original roof materials with asphalt or composite shingles. Some new windows have been installed and porches enclosed. One house has vinyl siding, however the rest retain their original building materials.

Though the development of the Kenilworth Avenue Historic District was regulated, the restrictions did not dictate the style of architectural design, therefore the homes represent an eclectic variety of styles for residential architecture. Some of the houses reflect a uniquely American style, whereas others represent European revivals. The European revivals are built after 1919, when many American men returned from WWI and were inspired by the architecture in Europe. A wide variety of European revival architecture is represented in the 700 block of Kenilworth Avenue, including Italian Renaissance, Tudor, English and Colonial Revivals.

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Kenilworth Avenue Historic District
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Most of the houses are of frame construction with the dominant cladding materials including clapboard, brick, and stucco. Stucco and brick are the dominant materials of homes in the district. Many of the homes contain decorative roof features such as tile or slate or even a faux thatch. The exteriors of the homes are richly adorned by ornamental brick, rounded roof eaves, rusticated porch supports and classical porticos. Many of the homes contain multiple porches on the side and rear elevations. Most of the garages are located to the rear of the houses, accessible by the alley or Kenilworth Avenue; a few garages are built under the houses.

Though the architect(s) associated with the design of these homes is unknown, it is evident by the quality of design and construction, the materials used, and the size of the homes that a professional architect was involved in their design. Some of the houses have features that compare favorably to the work of Louis J.P. Lott, the architect of the Schantz Park Historic District (NR 1992). Five of the homes in the Kenilworth Avenue Historic District are uniquely American, with either Prairie Style or Craftsman details, which is in line with Lott's work in Oakwood. Active in designing numerous homes and gardens in Dayton during this time period, Lott emphasized the "natural" elements that defined the Craftsman style including stone, slate, and stucco, exposed rafters and heavy wooden beams (National Register Schantz Park Historic District, Section 8, pg. 12). Craftsman elements are incorporated into many of the homes in the Kenilworth Avenue Historic District, regardless of the overall style of the house.

Prairie Style:

Built in 1921, the Prairie Style house at 752 Kenilworth Avenue features heavy, rusticated stone porch supports on the front façade (Photo #7). It has a broad hipped roof, and wide overhanging eaves. The house features decorative horizontal board and batten siding on the first story and the bottom half of the second story, with stucco emphasizing the top half of the second story. Tall casement windows in bands of three are present on the top story, and a band of four tall casement windows is evident on the first story of the house. This house is similar to a smaller Prairie Style home attributed to architect Louis Lott on Irving Avenue in Oakwood.

Built in 1922, the house at 724 Kenilworth Avenue is heavily influenced by the Prairie Style in form, though somewhat limited in the decorative details characteristic of the style. Also featuring a broad hipped roof and wide overhanging eaves, this house contains a side porch on the east elevation. The house is red brick with a wooden window box, a common feature of the Prairie Style, in the center bay. A horizontal band made of bricks divides the house, emphasizing the top half of the second story. The portico features a Wrightian elaboration of the capitals on the column supports (Photo #8). The property contains a generous lot to the east of the house and features several mature trees.

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Kenilworth Avenue Historic District
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Built in 1926, the house at 730 Kenilworth Avenue has restrained Prairie Style features with a pyramidal roof and wide overhanging eaves. The façade of the house is divided into two sections, with east part of the front façade projecting from the house in a manner resembling the shape of bay windows. The second section on the west part of the front elevation contains two windows flanking each other. These patterns are repeated on the second story. A small covered entrance porch is located on the west side of the house (Photo #9). A small garage with a pyramidal roof is located also on the west side of the house (Photo #10).

Craftsman

The Kenilworth Avenue Historic District contains one Craftsman Dormer Front Bungalow, built in 1917 (Photo #11). The home, at 750 Kenilworth Avenue is defined by a massive front and side porch that contains large stone porch supports. Exposed rafter tails are evident on the large front dormer and side gables. Multi-paned casement windows are present on the front façade of the house. The large dormer opens to a ½ story walk-out porch on the front façade. This home demonstrates the Craftsman concept of a variety of outdoor 'rooms,' and contains four porches (Gordon, 104).

The house at 735 Kenilworth Avenue was built in 1908 and was the home of William Darrow, the developer of the Kenilworth Avenue Historic District (Photo #12). The house is one of the largest, if not the largest in the district and contains many popular features of the Craftsman Style. The house is side gabled with two gabled dormers prominent on the front façade. Stucco is the primary cladding material, with wood trim featured prominently. The windows are one over one with a large pane surrounded by several smaller panes in the upper sash. Massive stone is used to create a side porch on the west elevation, and features a two sided stone fireplace (Photo #13). One large stone chimney projects from the west elevation. The house contains a rear second story porch and a small detached garage. The property also features a concrete pond in the land to the west of the house. Several large boxwoods frame the front of the house in addition to many mature trees and shrubs (Photo #14).

Colonial/Georgian Revival

Built in 1917, this house represents the Georgian Revival Style (Photo #15). Located at 727 Kenilworth Avenue, it features three dormers and understated symmetrical chimneys in both of the side gables. The front doorway is accentuated by an extended entrance that forms a portico with six slender columns. The side porch is now enclosed. The home has the original windows. It is sided with vinyl, however many of the defining features of the home were not altered.

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Kenilworth Avenue Historic District
Montgomery County, Ohio

Three prominent dormers characterize the Colonial Revival building located at 1301 Salem Avenue and built in 1906 (Photo #16). Symmetrical in its massing, this building features decorative lattice in the upper sashes of the windows in the front façade. The building is constructed with horizontal clapboard siding. Two large chimneys are placed symmetrically in both elevations of the side gables. Originally built as a single family residence, this building now contains a dentist's office, yet retains its residential appearance.

Italian Renaissance

The Kenilworth Avenue Historic District contains one Italian Renaissance styled home, built in 1925 (Photo #17) at 717 Kenilworth Avenue. Featuring a low pitched, hipped tile roof and a symmetrical façade, the windows on the second story are smaller and less elaborate than those on the first story. The first story contains a rounded, recessed doorway with a triangular pediment supported by slender pilasters. The door and first story windows contain a crest and garland motif. Two slim horizontal windows flank the front entryway. The house also contains a side porch with rounded arches on the east elevation (Photo #18). The property features a generous side lot to the east of the house. This lot contains many mature trees both in the property and along the property line.

Tudor Revival

One of the Tudor Revival styled homes in the Kenilworth Avenue Historic District is characterized by a steeply pitched, side gabled slate roof (Photo #19). Built in 1922, the house at 760 Kenilworth Avenue contains asymmetrical features on its front façade. Three dormers, one of which contains decorative half timbering, extend out of the roof on the second story and a recessed side porch is present on the east elevation. This home communicates Craftsman overtones with its massive slate roof and false half timbering.

The other Tudor Revival styled home is more traditional in its design and is located on the eastern border of the Kenilworth Avenue Historic District at 700 Kenilworth Avenue (Photo #20). The irregular floor plan of the home, built in 1926, allows the building to articulate an entrance both from Kenilworth Avenue and from Redfern Avenue. The home features a clay tile roof and red brick with leaded glass windows on the second story. The Kenilworth Avenue elevation contains a massive chimney accented with stone and also a shield motif. The Redfern Avenue or eastern elevation of the home contains a small, recessed entry porch, prominent side gable and dormer window on the second floor (Photo #21). This property also features a generous lot with mature foliage. A two car, detached garage is accessible from the Redfern Avenue side of the house (Photo #22).

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English Revival

The house at 701 Kenilworth Avenue is in the English Revival style with a side gable roof (Photo #23). The curved faux thatch roof is the dominant feature of the house, which has two brick chimneys placed symmetrically in the side elevations of the main part of the house (Photo #24). The house has decorative shutters on its second story windows. Constructed in 1928, this house represents the end of the period of major development in the Kenilworth Avenue Historic District. A fanlight is present over a recessed doorway. The property is generously sized and contains many mature trees.

Minimal Traditional

Located at 761 Kenilworth Avenue, this 1½ story minimal traditional was built in 1942 and features stone on the first level with wood siding in the front and side gables (Photo #25). Two dormer windows are present on the front façade with a small brick addition attached to the west elevation. The home features a side porch on the east elevation and a decorative stone wall along the driveway. While it is unlikely that this building was designed by an architect, it is a good example of the homes created in the 1940s that contained restrained features of previous architectural styles.

Non-Contributing

There are two non-contributing buildings in the Kenilworth Avenue Historic District. The first is a commercial building located at 1133-1131 Salem Avenue (Photo #26). The commercial property is ca. 1960s and contains two buildings connected by a courtyard. These are Modern Movement buildings and they have flat roofs and are constructed from white brick.

The other non-contributing building is located at 738 Kenilworth Avenue (photo #27). Built in 1955 as a Ranch, this house took its present appearance as a split level in the 1970s. It contains vinyl siding in the upper story and stone and brick materials on the first story façade.

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Kenilworth Avenue Historic District
Montgomery County, Ohio

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The proposed Kenilworth Avenue Historic District located north of Dayton, Ohio in Montgomery County is significant under Criteria A and Criteria C in the areas of Community Planning and Development and Architecture. The Kenilworth Avenue Historic District was developed for wealthy residents of Dayton who, particularly after the 1913 flood, chose leave industrialized Dayton and take up residence in the park-like setting available in the land outside of the city. The development of this district was shaped and supported by advances in transportation and city management and services. The one block area is a highly cohesive neighborhood that consists of an early twentieth century planned community of architect designed homes. Generous lots and an emphasis on landscape features make the Kenilworth Avenue Historic District distinct from the nearby Dayton View Historic District (NR 1984). The Kenilworth Avenue Historic District is located in the Five Oaks neighborhood and its architect designed homes and large lots make it different from the rest of this neighborhood.

Under Criteria A, the Kenilworth Avenue Historic District reflects the manner in which community planning and transportation shaped the development of early twentieth century neighborhoods in America. Advances in transportation technology, improvements in city services, and the movement toward a planned community that offered a retreat from city life, are factors that shaped the development of this district. Platted at the northern terminus of the electric streetcar route, the streetcar line represents the primary driver for development of the area. Dayton's change to a city manager form of government also supported development in the entire Dayton View area. City services, especially water and sewage, improved thereby making the development of the land outside the city possible.

Under Criteria C, the Kenilworth Avenue Historic District demonstrates construction with quality materials and a high level of design. Completely different from the pattern book homes in the surrounding streets in the rest of the Five Oaks neighborhood, the Kenilworth Avenue Historic District is a distinct example of the way that progressive community planning methods of private developers shaped early American suburbs. Landowner, developer, and also Kenilworth Avenue resident, William Darrow, developed the 700 block of Kenilworth Avenue according to deed restrictions that were designed to control development and protect the individual homeowners' investment. The busiest period for development, 1906-1928, produced a cohesive neighborhood that features a variety of architectural styles, including European Revival styles and eclectic American architectural movements set within an emphasized and planned natural setting. Social change also drove the development of the Kenilworth Avenue Historic District as wealthy Daytonians sought to leave the city for the fresh air and comfort that the suburbs could provide.

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Kenilworth Avenue Historic District
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Kenilworth Avenue Historic District and American Suburban Development

Founded in 1796, Dayton, Ohio began as a frontier settlement with agriculture its primary industry. The early history of the area in which the Kenilworth Avenue Historic District is located reflects Dayton's early agrarian history. In 1840, William Tyler bought up large parcels of land from the original land grant holders that included the present day 700 block of Kenilworth Avenue. Over time, the land was divided and eventually sold to David Cottom. In the meantime, the first steam engine and first steam bakery was built in the City of Dayton (Sealander, 1). In addition to steam, natural gas became another source of fuel that spurred industrialization in Dayton. Soon, factories specializing in farm equipment and wood products began to appear within the city. (ibid.) In addition to pollution, the rapid industrialization of Dayton brought with it a population boom. Dayton's population went from 30,473 in 1870 to 85,333 in 1900 (Ibid).

Even as cities were poised for the growth of industry and population in the mid-nineteenth century, American writers lauded the desirability of a semi-rural lifestyle (Jackson, 73). This sentiment continued to build into a flood of literature in 1880s and beyond, thereby informing the decisions of middle class Americans at the turn-of-the-century (Stilgoe, 186). Periodicals such as *Country Life* and *Suburban Life* echoed the sentiments of the Progressive Movement and encouraged people to improve the health and well being of their families by living outside of the polluted cities (ibid). Seeking tree lined streets and parks, many people with means sought to leave the congested urban setting for the natural and undeveloped outskirts of the city.

Outside the city limits of Dayton, F.D. Bittinger and his wife Jennie purchased 11.2 acres of unspoiled land from David Cottom near the northern terminus of the electric streetcar. In 1903, the Bittings platted this land as "Dayton View Heights" and divided the land into two blocks off of Salem Avenue (Plat Map G). According to the plat map, one of the blocks, Kenilworth Avenue, had small lots drawn on both the north and south sides of the street. The other block, Kenwood Avenue, had small lots drawn only on the north side of the street. The plat showed both blocks ending at Redfern Avenue. Undeveloped and non-platted land belonging to other owners surrounded the Bittinger plat to the north, south and east. Salem Avenue bordered the Bittinger plat on the west.

In 1906, Andy Makely built the house at 1203 Salem Avenue. The 1909 Williams City Directory lists him as a horseshoer. Jennie Bittinger's son from her first marriage, William Darrow, built his large, Craftsman Style house in 1908, the same year that the area was annexed into the City of Dayton. Darrow combined three lots as the setting for his large home, representing almost 1 acre of land. Jennie Bittinger transferred three lots to her brother and family lawyer, O.J. Emrick. The rest of the land she transferred to her son William Darrow.

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Kenilworth Avenue Historic District
Montgomery County, Ohio

The city directories list William Darrow as a "supt. F J. Hughes and Co." until 1919. That year, Darrow changed the listing of his occupation to "Real Estate." Darrow's shift from corporate management to real estate was likely the result of the large amounts of land that his mother gradually sold or transferred to him in the early 1910s. Also, by 1919, successful development was in full swing further south on the electric streetcar line in the Dayton View neighborhood. Dayton View's developer, James O. Arnold, platted the land around his farm and established deed restrictions as early as 1890, requiring houses to be sited forty feet from the street and a minimum house value of \$3000 (A Self Guided Tour Dayton View, 1). James and his brother Fred maintained an office downtown in the Kuhns building beginning first by building the infrastructure; streets and concrete sidewalks before marketing the sale of the lots.

Across town, on the southernmost end of the electric streetcar line, Adam Schantz, Jr. led a team of developers to promote the social values of "home, family and the natural environment" through a tightly restricted subdivision known as "Schantz Park," (NR 1992) (National Register Nomination, Section 8, pg. 3). The 1915 promotional literature for Schantz Park extolled the virtues of nature, the importance of home and even the place of women (Ibid). Unlike the Dayton View planned community, the Schantz Park development contracted with a single architect, Louis Lott. Louis Lott was a prominent local architect, particularly in the field of residential architecture. He studied architecture in Europe for several years before coming back to Dayton to practice the uniquely American Craftsman Style. Though not all of his work is purely Craftsman, elements of the style are evident in most of his designs. Some of the design elements on the houses in the Kenilworth Avenue Historic District resemble the work of Louis Lott, though no documentation exists that links him with this development.

The neighborhood on the east side of Salem Avenue developed as "Five Oaks." The Kenilworth Historic District lies in the northern portion of the Five Oaks neighborhood and does not closely resemble any other blocks in the neighborhood. Though the majority of the houses in the Five Oaks neighborhood were developed during approximately the same time 20 year period as the Kenilworth Avenue Historic District, the houses in Five Oaks are mostly constructed from designs from pattern books rather than commissioned architects. Common in America during the first part of the twentieth century, companies such as Sears, Roebuck and Co., Radford Architectural Company and even the *Ladies Home Journal* offered architectural designs for sale (Gowan, 43). This method of house design became very popular across the United States. For example, in 1915-1916, the *Dayton Journal* featured a pattern book home of the week in the Sunday edition of the paper. With William Darrow's property holdings ending at Redfern Avenue, it is likely that other developers were responsible for dividing and selling the lots in the other parts of Five Oaks. It is clear that these areas were not bound by the same deed restrictions as the houses in the Kenilworth Avenue Historic District.

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Kenilworth Avenue Historic District
Montgomery County, Ohio

The effort to plan communities that would offer an alternative to city life became prevalent outside American cities in the early twentieth century. Deed restrictions became the primary tool for real estate developers to control development. Drawing on real estate and town planning practices both from the national and local levels, William Darrow established his own set of deed restrictions for the lots along Kenilworth Avenue. These lots surrounded his home, which is located in the heart of the neighborhood. In 1915, Darrow established the following deed restrictions:

“FIRST: no building excepting necessary out buildings shall be erected on said premises, other than one single dwelling house, costing not less than \$6000. SECOND: The front line of said house shall be at least 45 feet from the front of the lot and no porch shall approach nearer than 35 feet from said front lot line. THIRD: No fences shall be erected in front of said lot line... but this restriction does not prevent Grantee from planting a hedge fence. FOURTH: No intoxicating liquors shall ever be sold upon the premises.” (Deed, William Darrow to Florence Coleman, 1915)

Landscape features were also important to the development of the Kenilworth Avenue Historic District. Some of these features are still evident today. At one time, five of the houses in the Kenilworth Avenue Historic District featured concrete ponds in a wooded setting. One of the concrete ponds exists today and much of the natural, wooded setting is still present. The emphasis on landscaping was popular in many of the suburbs bordering American cities during this time. Beautiful lawns bordered by wooded settings replaced the urban service yard that had contained a clothesline, trashcan and ash heap (Stilgoe, 223). In these suburbs, clotheslines were reeled in or disguised with foliage and outdoor scenery was to be enjoyed from living room and outdoor vantage points alike (Ibid).

Improvements in Transportation and City Services made Relocation to Suburbs Feasible

The electric trolley system aided the well-to-do in their relocation to the outskirts of the city, both in Dayton and across the country. Between 1888-1918, the electric streetcar trolley revolutionized transportation technology in American cities (Jackson 114). Previous forms of urban transportation, such as horse cars and cable cars proved ineffective, expensive and even dangerous. Later, when the automobile was still a novelty, it was the electric streetcar that opened up a “vast suburban ring” for development (Jackson 114). According to historian Kenneth T. Jackson, this area emerged as “...a ‘new city,’ segregated by class and economic foundation and encompassing an area triple the territory of the older walking city.” (Jackson, 115) These “new cities,” according to Jackson, became the center of American urban society and the electric streetcar was the integral to this societal shift (Jackson, 115).

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Kenilworth Avenue Historic District
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The development of the City of Dayton in the late nineteenth and early twentieth century reflected this national shift. By 1895, many of the major electric streetcar lines were established (Conover, 172). However, this nascent form of transportation technology did not arrive without complication and expense. No existing laws regulated the streetcar companies and their practices, therefore resulting in chaos (Conover, 172). A 1916 Dayton City Commission report noted that seven different streetcar companies operated in the City and rerouting of the streetcars was suggested (City Commission, 10).

Encouraged by the success of Third Street railway, the Dayton View line was the second streetcar line to become established in the City of Dayton and was capitalized at \$35,000 (Conover, 175). The line originally ran along Main and Monument Avenues and crossed the river to go up Salem Avenue, where it terminated at North Avenue. Later, through reorganization and consolidation, this line became the 'Oakwood Street Railway' and ran to the southern incorporation line in Oakwood.

Dayton social historian Charlotte Reeve Conover wrote this of the importance of the streetcar, "Both Oakwood and Dayton View were virtually created and maintained by this transportation service" (Conover, 175). With the exception of the Darrow house, the Kenilworth Avenue Historic District remained undeveloped until 1917. It was not until construction of the massive Grace United Methodist Church (NR 1984) began in 1917 located near Kenilworth Avenue at the corner of Harvard Blvd. and Salem Avenue, that Darrow began to sell the land around his house. He combined the lots from the original 1903 plat, eventually creating 12 generous lots from the original 45 that were platted. In 1917, a 1 ½ story bungalow was built across from Darrow's home by James and Mina Atwood. Atwood was an Electrical Contractor and Engineer with an office in downtown Dayton on Jefferson Street (Williams' City Directory). Right next door to Darrow, O.J. and Iva Emrick built a two story Colonial Revival. O.J. Emrick was Darrow's uncle and the attorney for the family.

Near Grace United Methodist Church, the City of Dayton constructed a new electric pumping station for water at Harvard Blvd (NR 1984). This station addressed the population growth brought about by the Dayton View and Five Oaks neighborhoods and also represented city support for the continued development of the area.

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The City of Dayton's planning efforts to provide water for the suburbs to the north of the city also reflects a national trend in the twentieth century development of American cities. Through the construction of efficient water and sewage systems, city engineers were able to dramatically lower the high disease and mortality rates that plagued the nineteenth century (Schultz and McShane, 92). Effective water and sewage systems remained significant as American cities began to develop their suburbs. In Dayton, the 1913 Flood drew attention to the ill-equipped city government as their lackluster response caused the private sector to intervene in the relief efforts. The importance of utilities drove the progressive reforms of municipal governments into institutions that employed skilled professionals to administer and engineer the utilities (ibid,83). Dayton illustrated this shift with the new city manager form of government in 1914, as H.M. Waite became Dayton's first City Manager after a successful career as city engineer in Cincinnati (ibid, 94). One year after Waite's arrival, \$13, 500 was invested in "a large water main laid across the river just above the Dayton View Bridge to increase the water supply to Dayton View" (Dayton City Commission, 20). The 1915 water main and the Harvard Blvd. pumping station helped to encourage the busiest period of development in the 700 block of Kenilworth Avenue; in 1917, the first homes joined the Darrow house.

In 1917, another Craftsman styled house was built across from William Darrow's house. Utilizing similar heavy, rusticated stone porch supports, this Bungalow complimented Darrow's house through the use of local materials. Also built in 1917, directly east of Darrow's house was a Georgian Revival characterized by 3 dormer windows. The Prairie Style influence was also prominent in the first part of the development period of the Kenilworth Avenue Historic District. Beginning in 1921 with the house located at 752 Kenilworth and continuing through 1926, three of the twelve contributing houses feature the Prairie Style elements. In 1922, a traditional Tudor Revival house was built on the corner of Redfern and Kenilworth Avenue, followed by an Italian Renaissance house (c.1925) and an English Revival house (c.1928). The European Revivals are located on the east end of the street, and the American influenced houses, such as Craftsman and Prairie, tend to be located in the center and the west end of the Kenilworth Avenue. City directories indicate that the professions of the original owners of these houses were law, medicine, business, and sales (Williams City Directories).

The Kenilworth Avenue Historic District has maintained its integrity through many years of change. One house was added in 1942 and yet it maintains the character of the neighborhood with its original materials and large, wooded lot. A ranch home was built in 1955 and modified in the 1970s to include a split level. The other non-contributing building in the district is the commercial building located on Salem Avenue and orientated toward the west. Because of this building's location and orientation, it does not detract from the rest of the district.

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Beginning in the 1960s, the Kenilworth Avenue Historic District experienced a significant transition as Dayton's suburbs continued to expand farther outside of the city limits. Interstates and automobiles opened up even more farmland for development and upper middle class families began to move out of the Dayton View and Five Oaks neighborhoods to these suburbs. Disinvestment in the area from the rapid growth of rental properties and absentee landlords resulted in the deterioration of the housing stock.

In the 1980s neighborhood leaders worked with the city to develop solutions for crime in the Five Oaks area. Based on the recommendations of nationally known planner Oscar Newman, gates were placed at the end of several streets (Montgomery County Historical Society). This concept of "Defensible Space" made it more difficult for 'cut-through traffic,' thereby discouraging the presence of criminals. The gates also formed mini-neighborhoods by creating cul-de-sacs, similar to suburbs built in the 1960s to the present day. The west end of the Kenilworth Avenue Historic District forms one of these cul-de-sacs, in effect setting the area apart as its own mini-neighborhood.