

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Ohio	
COUNTY: Montgomery	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Oregon Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
see continuation sheet

CITY OR TOWN:
Dayton 3rd District--Charles Whalen, Jr.

STATE: Ohio CODE: 039 COUNTY: Montgomery CODE: 113

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input checked="" type="checkbox"/> Building <input type="checkbox"/>	Public <input type="checkbox"/> Public Acquisition: <input type="checkbox"/>	Occupied <input type="checkbox"/>	Yes: Restricted <input checked="" type="checkbox"/>
Site <input type="checkbox"/> Structure <input type="checkbox"/>	Private <input type="checkbox"/> In Process <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Unrestricted <input type="checkbox"/>
Object <input type="checkbox"/>	Both <input checked="" type="checkbox"/> Being Considered <input type="checkbox"/>	Preservation work in progress <input checked="" type="checkbox"/>	No: <input type="checkbox"/>

PRESENT USE (Check One or More as Appropriate)

Agricultural <input type="checkbox"/>	Government <input checked="" type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>	Comments <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input type="checkbox"/>	
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input checked="" type="checkbox"/>		
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		

4. OWNER OF PROPERTY

OWNERS NAME:
Multiple, public and private, ownership

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE: Ohio

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Montgomery County Recorder's Office

STREET AND NUMBER:
451 West Third Street

CITY OR TOWN: STATE: CODE: Dayton Ohio 45402 039

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Montgomery County Landmark Committee Report

DATE OF SURVEY: 1 June 1968 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Montgomery County Historical Society

STREET AND NUMBER:
The Old Court House

CITY OR TOWN: STATE: CODE: Dayton Ohio 45402 039

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7 DESCRIPTION

CONDITION

(Check One)

Excellent Good Fair Deteriorated Ruins Unexposed

INTEGRITY

(Check One)

(Check One)

Altered Unaltered Moved Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Character: The town of Dayton expanded rapidly into a bustling city encouraged by the opening of the Miami and Erie Canal in 1829. The ethnic mixture of the town changed as German immigrants began to settle after 1832. Both of these factors were vital to settlement of the Oregon District just on the other side of the new canal.

Oregon thrived as a residential and commercial district through the nineteenth century and into the twentieth. Excellent examples of Dayton's architectural history from 1830 to 1908 line the streets and lanes. The area declined after the Great Flood of 1913 and full-fledged urban blight set in after the Second World War. The clearance of fine old home for construction of a superhighway and urban renewal in the mid-sixties rekindled interest in the area. An urban renewal project designed by Bertrand Goldberg Associates proposed preservation of many of the houses but would have done much to destroy the historic flavor of "Oregon" and recommended obliteration of its commercial appendage along East Fifth Street and Wayne Avenue. Citizens' groups conscious of what had been done with the German Village project in Columbus started the "Burns-Jackson" movement which sputtered along for several years. Preservation minded migrants into the historic district have adopted the more historic name "Oregon." With strong community support the Oregon movement has been successful in acquiring local political sanction. The preservation, renovation, and restoration of the Oregon Historic District is progressing rapidly.

Boundaries: That the district is geographically and historically a compartmented neighborhood can be clearly seen from the air. Almost one half of the original acreage was cut off or covered over by the elevated limited access connection of westbound U. S. Route 35 to Interstate 75. The remaining district was only slightly intruded before the city designated it an architectural preservation district which suspended the pending destruction of the area and stimulated renovation.

The west boundary is the center line of Jefferson Street starting at the north edge of the off ramp of the U. S. 35 expressway and continuing north to the center line of Patterson Boulevard, the Old Miami and Erie Canal Route, north to the edge of the elevated road bed of the Penn Central Railroad that cuts across the small corner of the district. The north boundary is the center line of East Fifth Street starting at the east edge of the Penn Central overpass. The district jogs north in a one block extension to include a few commercial structures on the north side of East Fifth Street following the center line of Pine, Gates

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and Jackson Streets to where it rejoins Fifth Street. The east boundary follows the center line of Wayne Avenue south from its intersection with East Fifth Street to the intersection of Jones Street. Park Manor, a public housing project for the elderly and the district's major intrusion, is excluded by a line on the west edge of Abram Avenue north to the south edge of Cass Street, west to the east edge of Jackson Street and south to U. S. 35. The south boundary west from the east edge of Jackson Street is the undulating embankment of U. S. 35.

Habitation: In 1815 Daniel C. Cooper, the proprietor of Dayton, laid out the original out lots to the east of the central portion of town, including the area that would become Oregon. Fourteen years later, on July 8, 1829, the first plat was recorded by Brainard Smith, et al, for twenty-seven building lots. Fifty-eight years and forty-six plats later Oregon was complete. The historic district contains twenty-one of the plats filed between Smith, et al, and a city plat of 1869.

The notable houses of the district in all periods are constructed of brick with stone foundations, have two stories, are sited either at the sidewalk or within a few steps of it, and with few exceptions occupy deep narrow lots. American bond brick work was very popular and the stonework in general shows high craftsmanship in construction and finish, which often has a pointed finish and occasionally has tooled margins. Limestone is most common but a good bit of smooth finish sandstone was popular in the High Victorian period. Wrought iron fence, cresting and decorative grillwork particularly that manufactured by the local firm of McHose and Lyon, was very popular and fortunately much of it is still extant. The high level of talent found in Dayton sheet metal work is evident in the cornices, hoods, and other metal embellishments of the High Victorian age. Typically one or more brick and/or frame additions have been tacked on to the rear. The structures that lend to the historic character of the district are broadly distributed. There are, however, two general concentrations of special interest--Tecumseh Street, the Elfreth Alley of Dayton, and the more pretentious residences clustered along or near Jackson Street.

Tecumseh Street contains the most complete assemblage of early Dayton buildings found in the city. Two plats recorded in 1839 by Letitia C. Cooper and the Cooper Cotton Company

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established the tract. The rustic architecture of Tecumseh Street points up the frugality of the middle class merchants and artisans that founded Dayton's commerce. Typical of Tecumseh Street are the two houses described below.

The Salvatore Schaeffer House of 1842, an austere Greek Revival sits on a tooled stone foundation with sawn water table. The three bay facade has a slightly recessed doorway on the right (south). The building's primary adornment is a wood frontispiece with pilasters and an entablature. A rectangular transom has intricate art glass tracery. The unusually narrow rectangular windows have 1/1 double hung sash, exterior shutters and stone lintels and sills. The eaves above the facade are boxed plain and the side gables are cornice facia alone. The first addition to the rear is two story brick with gable roof. The small frame additions have shed roofs.

The Anthony Brown House next door, circa 1850, injects Early Victorian modes into Tecumseh Street. The foundation is tooled stone with a sawn stone water table. The recessed main doorway in the right (south) front bay of the two bay facade has a bracketed stone shelf above the lintel. All of the windows are 6/6 double hung sash with stone lintels and sills. The south wing has a door to the front and a ground floor polygonal bay with segmental windows and a molded cornice. The low gable roof has a molded boxed pediment at the front, molded boxed eaves and a molded boxed cornice with returns on the south wing. A brick two story gable roof addition extending rearward is encased on the back and south sides by a two story fram addition.

The houses near Jackson Street on the east side are relatively more pretentious and show the transition from early frugality to High Victorian opulence.

Around the corner at number 46 Hess Street the Allen Fauver House, circa 1852, brings to mind a rectangular Greek Revival Ohio farmhouse. It has a rustic squared stone foundation. The three bay facade has the main entrance in the left (east) front bay. The doorway is recessed with a plain stone post and lintel frame capped by a molded stone cornice. The doorway has panelled side walls and wood frame with transom. The shuttered windows are mostly 1/1 double hung sash but a few 6/6 light remain. The lintels and sills are plain stone. An attractive feature of the house is the side porch recessed

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into the back third of the southeast corner. A door off the porch and in the east wall provide side entrance. The eaves project with cornice and sloped soffit and frieze. The gable roof verges projecting over the facade with fascia and foleza. Four corbel capped double stack brick interior chimneys linked at the base are located in a random manner. The Greek Revival interior is under restoration.

One of the most unique houses in the Oregon District is the rectangular Early Victorian Ann Wade House, circa 1850, at 134 Jackson which actually faces south on Van Buren Street. The seven bay facade is supplemented by a one bay frame addition that closely matches the original structure. The broad one story porch with Roman Doric columns and molded cornice dominates the facade. The plain doorways are located in the third and sixth bays. On the second floor the third bay, a brick framed oval window lights a stairway and the fourth bay is a door to the porch deck which leads one to visualize a removed balustrade. The seventh bay of the ground floor is a triple window with 1/1 double hung sash with mullions, side lights, and a continuous lintel and sill. The windows are each 1/1 double hung sash with labelled stone lintels and sills. The eaves project unusually broad having a molded box cornice with panelled soffit. The top courses of the wall project slightly in a band and have wood dentils to form a frieze. The roof line steps down after the fifth bay. The roof is at least partly hipped but so slightly as to appear flat. The first floor window of the frame addition is a double width 1/1 double hung sash. The east wall has a porch with door. A door opens toward Jackson Street from a jog in the rear (north) wall.

Contractor John Butt built his Victorian Italianate house two doors north on Jackson Street, circa 1864, at number 126. This crusiform shaped residence is one of the most charming in Oregon. The foundation is vermiculated stone. The straight stone steps have a low stone railing with molded caps. A false stoop of stone is on the ground in front of the floor length windows. The main entrance is the right (south) bay. The stone frontispiece of the recessed doorway is framed by a semi-circular arch with keystone and a tall shaped top on which are mounted plain pilasters, brackets and a molded shelf. The doorway is panelled and has a semi-circular transom. The other two bays are floor length windows 2/4 double hung sash with shaped and molded stone lintels with labels. The matching windows of the second floor story have 2/2 lights and plain stone sills with square brackets. A small semi-circular 1/1 double hung gable end window has a hood mold with keystone.

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A door with rectangular transom faces front in the north wing and a floor length window in the south, both with windows above all four stone lintels being labelled plain. The gables, which have returns, and the eaves are wood boxed molded cornice with decorated brackets and a molded and panelled frieze with architrave. Windows to the rear are 6/6 double hung with plain stone lintels and sills. There are two side porches each with two bays, door and window on the south side, the most forward of which is two story with scroll saw railings on the upper level and three semi-circular arches part of the first. The rear porch is one story plain.

There are a number of double houses in the district, several of which are high quality homes like Dr. Iddings' Mid-Victorian House of 1876, 139-141 Jackson Street. The house sits on a rock faced stone foundation with water table. It is identical on both sides in almost every respect. The two bay facade has one story twin polygonal bays with metal bracketed cornice. The round arched windows in the bays are 1/1 double hung with foliated decoration in the metal hood mold and stone sills. The second floor windows are segmental 2/2 double hung sash with similar hood molds. Side windows are 2/2 double hung sash with stone lintels and sills. The porches have molded eaves and small scroll saw brackets on an entablature. Doors with transoms in the front of the wings provide principle access. The eaves of the low slate covered hip roof are metal box molded cornice with decorated brackets and a panelled frieze extending back to include the front side of the wings. There are two brick framed oval attic windows in the frieze of the wings. On each side of a narrower brick wing to the rear is a porch with doors leading into the main house and the rooms of the rear wing.

Daniel McSherry had his irregular shaped High Victorian Italianate mansion built in 1877 on a large lot at the north-east corner of Jackson and Cass. The irregular shaped house sits on a random tooled stone foundation and ground level stone steps that have low carved stone railing. The three bay facade is set off by an ornate recessed door trimmed in panelling and a frontispiece of stone with pilasters, a flat arch with rounded corners and a decorative pediment. The flat arch with round cornered floor length 1/1 double hung windows have decorated stone hood molds with brackets. Stone panels are set below the first floor and brackets support the second floor stone sills. A wing facing Jackson Street ends in a polygonal bay with multi-faceted pointed roof. To the rear of this west wing is a veranda elaborately decorated with cast iron grillwork. The

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NATIONAL PARK SERVICE

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east wall has two circular stone framed windows in the first bay and a jog outward with windows patterned after the facade. The boxed eaves are metal cornice bracketed on a panelled metal frieze with attic windows. The complex truncated high hip roof has interior chimneys on the margins left front, right rear and rear. The chimneys have large foliated metal hoods representing a corbelled cap.

The unusual and especially ornate High Victorian house of Dr. Alfred Maetke, built in 1881, only nineteen feet wide, is sandwiched in between the Ann Wade House and the John Butts House at 132 Jackson Street. It rests on a rock faced stone foundation with elevated basement windows in the right bay and straight stone steps with a low railing in the left. The two bay facade has a recessed doorway left (north) and a polygonal bay right with molded metal cornice, brackets, panelled frieze and McHose and Lyon cresting. The sandstone frontispiece of the entrance has pilasters, an entablature with drilled circular decoration over pilasters and Tudor molding over the door and a pediment. The stone lintels of the first floor are shaped smooth with a circle drilled center decoration in each. The sills are unadorned stone. All windows are rectangular 1/1 double hung sash. The second story lintels are smooth segmental blocks relieved by a drilled trifoil decoration center and supported on brackets. The sills are part of a stone string course across the facade. The metal cornice is bracketed with molded frieze alternating with attic windows. Two side entrances are the fifth and sixth bays of the north wall and a door enters off a porch with McHose and Lyon ornamental iron grillwork at the rear. The low hip roof has interior chimneys at the right front bay, centered in the shallow polygonal bay of the north wall and two on the ridge line center and at the peak of the rear hip.

There are several houses standing on other streets that deserve specific mention. The Victorian William McHose House (1873) at 53 Green Street was built by William McHose a partner in the firm of McHose and Lyon responsible for manufacture of so much of the decorative iron work in "Oregon." The sawn stone foundation has a water table of pointed finish stone and ground level slab step and stoop of tooled stone preceding the doors. The two bay facade is broken right of center by a forward projection that sets off the left bay with its polygonal bay window and decorated gable. The semi-circular main entrance at the right (east) bay has a smooth stone hood mold with keystone and decoarted brackets. The semi-circular transom has been panelled over. The semi-circular bay windows have

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plain connected lintels. The sills are part of a string course. A molded stone panel fillet is under each bay window. A molded cornice with brackets, panelled frieze and architrave and iron cresting cap with polygonal bay. The second floor windows have plain segmental hood molds with decorative keystones and smooth stone sills, continuous for the paired windows over the front polygonal bay. A circular stone frame window is in the front bay of the right (east) side. The windows are 1/1 double hung front and 2/2 lights on the sides. The eaves and gable have a bracketed cornice with frieze. The gable peak has a stick style screen with cross members, hanging post, pendant and scroll saw screen. The roof is a complex low truncated hip with elaborate cresting. Interior chimneys are located in the walls of the left west side front and rear of the wing, centered in the polygonal bay and centered in the rear wall. A door enters the front angle of polygonal bay on the east side. A small service porch is on the left rear and a gable roof brick kitchen is at the rear. Rear of the wing, centered in the polygonal bay and center in the rear wall.

The largest and most ostentatious house in Oregon is the Eastlake influence Eclectic mansion of John Balsley at 419 Sixth Street. This palatial town house built in 1877 rests on a front foundation of pointed finish stone and is unique in the effect created by a central recessed polygonal bay that is topped by a segmental brick arch enclosing an Eastlake hanging stick style screen with diagonally crossing support members, central pendant, brackets and screens. Windows side light central doors within the recessed bay. The elaborately carved main doorway is preceded by a stone stoop that fills the bay. The second story door opens on to a balcony with a curved molded edge and wrought iron railing. The metal frames of each of the doors and floor length windows have pilasters and a segmental arch with keystone. The windows have plain stone sills supported by brackets. Within the central bay is an oval window with metal frame including a hood mold with decorative plume and irregular shaped sill. To each side of the oval is an attic window with decorated wood frame. The gable, its return and the eaves have a sheet metal molded cornice with consoles superimposed on a concave frieze. All of the metal frames, pilasters, arches, keystones, cornices, brackets, screens, etc. are elaborately decorated with molding and incised foliated patterns. The chimneys have large sheet metal cap and base decorations representing corbelled molding. The second bay on the east side is a door and the door leads to the covered breezeway connecting the house to the summer kitchen standing separate at the rear.

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A few of the structures that deserve mention as significant contributors to the atmosphere of Oregon but not so pivotal as to be described in detail are:

1. Early dwelling--L. C. Cooper plat of 1839--
Revival--314 Sixth Street.
2. Wesley Boren House--1850--Early Victorian--
27 Van Buren Street.
3. David Clark House--circa 1856--Early Victorian--
116 Brown Street.
4. Denis Ensey House--1852--Generic--35 Van Buren
Street.
5. Jacob Webber Double House--1868--Mid-Victorian--
128-130 Brown Street.
6. Edward Buvinger House--1882--Queen Anne--
68 Green Street.
7. William Eckert House--1899--Flemish Style--
23 Van Buren Street.
8. John Rouzer House--1877--Eastlake--22 Brown Street.
9. Augustus Witchgar House--circa 1874--High
Victorian Italianate--135 Jackson Street.

Commercial: East Fifth Street has a number of valuable Victorian commercial structures and combinations of facades that create a picturesque nineteenth century vista.

The Elias Heathman Block with its handsome Early Victorian facade of the fifties stands on the southeast corner of Fifth and Brown Streets, the original corner of Oregon and the most natural entrance to the district. The brick portion of the commercial facade at the corner has stone pilasters supporting plain lintels. Its windows have plain stone lintels and sills. A contemporary wrought iron fence decoration has been superimposed above the display windows at the corner. The wood extension down Fifth Street has wood pilasters that support a molded entablature. Twelve display bays are interrupted by seven door bays, one of which has been panelled. The display windows have molded wood spandrels. The second story facade is shiplap lumber with twelve 6/6 double hung sash windows having

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shaped and molded lintels, plain sills resting on decorated block brackets and exterior shutters. The boxed and molded wood cornice with its outsized decorated brackets unifies the entire one hundred foot facade. The brick part lacks the frieze of the wood section.

The stately High Victorian Italianate Moses Glas Building of 1876 at the corner of Fifth and Jackson Streets has a tall narrow commercial front. Narrow display windows are framed by plain stone pilasters with molded capitols, plain frieze and molded cornice. The double door is recessed diagonally across the northwest corner which is supported by a square pillar matching the pilasters of the facade. The highly decorative effect relies on the ornamentation of the upper floors. The center window of the three bays has an ornate molded metal pediment on carved brackets. On each side the head molds of the windows are centre pointed arches with sculptured keystones and brackets. The third floor has a central segmental molded pediment on carved brackets with segmental hood molds with sculptured keystones supported by brackets on the windows to each side. Each floor has a molded cornice course with plain frieze. The first bay of the west wall repeats the center bay of the facade. The remaining side wall on Jackson Street is eight bays of metal molded segmental hood molds with keystones on the upper floors and five bays, including a door, with decorated elliptical hood molds on the ground floor. The vertical division of the design are separated by rusticated stone frames. The molded cornice, which is wrapped curved around the corner, has decorated dividers at the vertical division of the facades, elaborately carved brackets and a panelled frieze.

The Balsley Block ingeniously combines brick, wood, and metal into a High Victorian Eclectic facade part Italianate and part Gothic in flavor of 1878. That part of the display windows that is not masked by an oversized sign board has five plain bays with a central recessed door. The section of brick wall divides and outlines each of the five bays of the facade. The central bay of the upper floors is a 1/1 double hung window with shaped brackets and decorated lintels and plain stone sills with brackets. Four identical two story suspended bay windows are the dominant feature of the building. The windows are rectangular. The lintels of the second floor are shaped and decorated. The lintels of the third floor are decorated triangles with brackets. Below the narrow sills are panels and above the second lintels is a louvered panel design. A richly molded

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cornice course with dentilled frieze separates the second and third story. The whole is crowned by an elaborately molded and bracketed cornice and panelled frieze. Both the central course and the cornice follow the contour of the bays. Decorated pilasters are adjacent to the corner margins.

The Oregon District's prime example of the iron front (McHose and Lyon) store is the Dietz Block built in 1886 on Wayne Avenue and Jones Street. The charming building sits on a coursed stone foundation with water table of pointed finish stone. The superbly preserved twelve bay facade of the first floor has molded pilasters and a wide molded entablature with rosette decoration at the angle and a bracket to blind the north end. Six of the window bays have been covered with louvered and panelled scrolls. Of the three remaining display windows two have six lights and the other nine. A side door provides service access. Primary access is through an adjacent building. The five windows on the south side of the first floor are covered by louvered panels. The second floor windows are 1/1 double hung sash with pointed finish stone lintels and smooth stone sills. The stretcher bond brick of the facade is laid in relief to form pilasters and a frieze of small accessed squares. The frieze of the side is created by patterned corbelling of the brick. The eaves are a molded metal cornice. The diagonal southeast corner bay has a plaque above the cornice with the name Dietz Block and a pointed roof on a square base terminating in a stylized plum finial. The front mansard has four gable dormers each with a ceramic foliated scroll-like device inserted at the peak. Two dormers have casement windows of two lights under a stone belt course, one has a pair, the other three. The alternate dormers have semi-circular brick arches containing twenty-five small lights. The front mansard is asphalt shingle. The side has its original slate roofing. The building has been completely renovated by the owner.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1830-1905

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal	Education	<input checked="" type="checkbox"/>	Political	<input type="checkbox"/>	Urban Planning	<input type="checkbox"/>
Prehistoric	Engineering	<input type="checkbox"/>	Religion/Phi-		Other (Specify)	<input checked="" type="checkbox"/>
Historic	Industry	<input checked="" type="checkbox"/>	losophy	<input checked="" type="checkbox"/>	<u>Architecture</u>	
Agriculture	Invention	<input checked="" type="checkbox"/>	Science	<input type="checkbox"/>	_____	
Art	Landscape		Sculpture	<input type="checkbox"/>	_____	
Commerce	Architecture	<input type="checkbox"/>	Social/Human-		_____	
Communications	Literature	<input checked="" type="checkbox"/>	itarian	<input checked="" type="checkbox"/>	_____	
Conservation	Military	<input type="checkbox"/>	Theater	<input type="checkbox"/>	_____	
	Music	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	_____	

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

To tour the Oregon Historic District is to relive the history of Dayton through the mute evidence of its architectural heritage. It is in this district that many of the men and women who raised the "Gem" city to maturity made their homes. "Oregon" started with the building of the canal that was the economic making of the city and its residents prospered with the town as can be seen by their homes.

The Oregon Historic District represents a most interesting tableau of the history of immigration into Dayton. Originally platted and settled by Anglo-Saxons, it was to a large extent appropriated by German ethnics who began arriving by canal boat in 1832. At one time German was the predominant language east of the canal. The vigorous Teutonic artisans and merchants of "Oregon" prospered and merged into the city's upper social strata after the Civil War. As the area declined, particularly after the Second World War, it became a haven for poverty stricken Appalachian emigrants forced into the northern cities to seek a livelihood by the declining economy of the mountain communities. Now a new and less homogeneous group is settling "Oregon," their common bond an interest in preservation and cosmopolitan living.

Brown Street is the natural entrance to the Oregon Historic District and was until recent years one of the principle thoroughfares of the city. Thomas Brown, for whom the street is named, arrived in Dayton in 1828 and established a brickyard and contracting business. The brickyard was located on the east side of Brown Street at about the center of the historic district. The efforts of Brown in association with Thomas Morrison were so prolific that it is said they "brought Dayton out of the log cabin era and into a period of substantial dwellings and public buildings." Several early houses on Tecumseh Street are examples of his work.

Walking down Brown from the corner of Fifth, the eye

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is naturally attracted to the Eclectic Victorian residence of John Rouzer at number 22. A contractor like Brown, Rouzer is often referred to as Dayton's master builder. He constructed a number of buildings of high merit including the Victory Theater, on the National Register; the Callahan Building, Dayton's first skyscraper; the Old Indianapolis Courthouse and county courthouses in Springfield, Sydney, and Tiffin, Ohio.

One block west of Brown and a block long is Tecumseh Street, resembling a magic looking glass into the history of ante-bellum Dayton. O'Dell's Dayton Directory of 1850 reveals an interesting and varied list of Tecumseh Street residents, including two ministers, a carpenter, a lawyer, a blacksmith, an accountant, and a shoemaker. David L. Rike founded Dayton's leading department store in 1853 during his residence on the street. Salvatore Schaeffer, a tobacco dealer, built the Greek Revival style house at number 24 in 1842. Anthony C. Brown, known in his time as the "Hatter of Dayton," lived in the Early Victorian, circa 1850, at number 28, from 1862 until his death in 1891. Brown, an avid Republican, made the hat store an informal meeting place where businessmen and others discussed the pertinent issues of the day. Denis Ensey who lived at number 35 built the old brick buildings of the Ohio Mental Health Center. These were frugal men and the simplicity of their lives is shown in the severe austerity of their homes.

Near the end of Tecumseh on the south side of Green Street is shoemaker Henry Buvinger's classy little Mid-Victorian at number 24 with its prominent hood molds. Although Green is one of the older streets, as attested by brick contractor Wesley Boren's first house at number 47 built in 1842, it achieved its greatest stature in later years. Henry Buvinger's sons, Edward and George were proprietors of the Dayton Cornice Works, one of Dayton's earliest sheet metal fabricators. Their firm produced the endless variety of metal cornices, brackets, hood molds and other decorative devices that grace the Italianate splendors of Victorian Dayton. Edward built a proud Queen Anne at number 68 Green next door to his father in 1882.

Another metal worker, William McHose, built in 1873 the fanciest house on the street at number 53 as a wedding present for his bride. McHose was the founder and senior partner of the McHose and Lyon Dayton Architectural Iron Works that produced grillwork, fencing, cresting, and iron fronts.

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Examples of McHose's iron work can be seen on his house and throughout the historic district. Just east of the McHose house stands the largest house on Green Street. Jacob W. Sortman, a brick contractor, demonstrated his mastery of the trade in the walls of this Queen Anne structure in Zanesville pressed brick in 1890.

By going back to Brown and turning down Hess we approach the part of Oregon where prosperous business and professional men resided after the Civil War. In the fashionable houses near Jackson and Van Buren lived prominent Daytonians who were active in the social and cultural life of the community.

A few notable structures of earlier vintage are set among the High Victorians. Allen Fauver's Greek Revival house at 46 Hess Street was built circa 1852. Fauver and his brothers, John Jr. and Samuel, were stone cutters and dealers in Dayton and Delphos stone. During the 1850's they had a stoneyard on Jackson Street, south of Hess, nearly adjacent to his home. One of the more auspicious of the early houses in Oregon is the Early Victorian Ann Wade House at number 134 Jackson built by Thomas Brown. This very Early Victorian with its flat roof, broad overhanging eaves, and lacy iron fence, must have been the talk of the neighborhood.

Three doors down is the John Gates Doren House with its fancy scroll cut barge boards at 124 Jackson. John Doren, editor of the Dayton Democrat and his daughter Electra were great contributors to the community. As head librarian of the Dayton Public Library, Electra was responsible for establishing the school library system, which was copied by other cities. This marvelous innovator instituted the book wagon, organized training classes for assistants and installed the dictionary catalog system, at that time the fourth in the United States. Miss Doren repeatedly sparked expansion and improvement of the outstanding library system which is today one of Dayton's proudest cultural attributes.

Next door at 126 Jackson stands the magnificent John Butt House, Victorian Italianate circa 1864. Contractor John Butt and partner Benjamin Beaver were for nearly forty years associated with major building projects in the city and county. A most notable example, the Kuhn Building, 1883, stands in the heart of the city at Fourth and Main Streets.

There are several stately double houses in "Oregon" the most notable of which is the residence of Dr. Alfred

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Iddings built in 1874. Standing at 139-141 Jackson it is a prime example of Dayton Mid-Victorian town architecture. Dr. Iddings had an office in the north half of this elegant double for 38 years. He was noted as one of the most prominent and skillful surgeons in the city and served several terms as city health officer. For many years J. M. C. Myers, a livery stable proprietor, occupied the south half.

The splendid Witchger House at Trimbach Lane was built circa 1874 by carpenters William E. Crume and Andrew Slentz. The bias of the builders is evident in the massive wood cornice and their choice of limestone trim in preference to metal in the High Victorian Italianate embellishments and Eastlake style porch. Augustus W. Witchger noted carriage builder and "dealer in wet goods" bought it in 1890. He died shortly after but his descendants resided there until 1913 when the house became the parsonage of the Raper Methodist Church.

In the same style of High Victorian but very different in detail is the narrow house of German-born Doctor Julius Maetke sandwiched in between the John Butt House and the Ann Wade House. A graduate of Goettengen University, the good doctor came to America to do Yellow Fever research in 1853. Contracting the disease he went to St. Louis, to recover, then to the "good German community" of Cincinnati. Dr. Maetke visited Dayton in 1859 where he met his wife. The couple settled in Cincinnati. Dr. Maetke and his family moved to Dayton after the Civil War, in which he served as a medical officer. Mrs. Maetke wanted a new house so the doctor hired a Cincinnati architect, moved down the street and razed the old one in 1880. The doctor died in his new house in 1883. His son Hugo continued the medical practice there until his death in 1930.

On Van Buren near Jackson are two houses in the styles popular at the turn of the century, the latest period of interest in the district. At 25 Van Buren Street stands a Flemish style home built in 1899 by William Eckert, founder of Eckert Brothers Meat and Grocery. The only Flemish style in the district, it is noted for its beautiful "Golden Oak" woodwork of that period. On the southeast corner of Van Buren and Jackson, across the street from the Ann Wade House of circa 1850, one of the district's oldest, is the last important house built in "Oregon," the Eclectic style Sigler House. Pearl N. Sigler was chief legal counselor for the National Cash Register Company. He contracted noted local builder, Louis Prinz, to erect the yellow brick Eclectic

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house in 1904, then moved on to high ground after the great flood of 1913, which seems to mark the downward turn of fortune for "Oregon."

The two most ostentatious houses in the district stand somewhat apart and were built by woodworking artisans turned inventor and industrialist. The first, at the northeast corner of Jackson and Cass Streets, is the ornate High Victorian Italianate home of Daniel E. McSherry, the grain drill magnate, built in 1877. Throughout the middle and late nineteenth century Dayton was a prime center of agricultural implement manufacturing, second only to Chicago. Inventory Daniel E. McSherry was an important contributor to the city's position in that industry with his grain drill patents. A native of Pennsylvania, he moved to Ohio with his parents in 1825 and became a cabinetmaker at Germantown in 1843. McSherry became a foreman in a Dayton farm implements plant and subsequently with two partners opened the Dayton Grain Drill Works in 1864. Between 1864 and his death in 1891, McSherry patented seventeen separate agricultural machines. His ornate house stands evidence to his success.

John Balsley was a carpenter in 1856 with a partnership that manufactured doors, sashes, and blinds. The partnership dissolved and Balsley on his own added brackets, spindles, and balustrades to his line. In 1868 he devised an improved general purpose stepladder which he manufactured. Other inventions and patents followed. In 1877 he built his Eclectic Sixth Street showplace on a wide lot almost a block from Jackson at number 419.

Commercial: The main commercial district of Oregon lies east of Brown Street down East Fifth Street. The one hundred foot long Early Victorian store front of Elias Heathman's early cracker manufactory is at the corner. The second store on the right with its four rows of suspended bay windows was built by John Balsley, the "stepladder king," in 1878 as an investment. He was encouraged by A. Newsalt, famous Dayton jeweler, whose jewelry store occupied the west half of the building for many years. Lodge halls once occupied the upper floors. Across the street are P. Phfanner's Block, 1877, where David Rike maintained his department store for many years, and Dr. McCarthy's Building, 1869, both elaborately decorated in galvanized iron classic. On the southeast corner of Fifth and Jackson stands Moses Glas's magnificent three story High Victorian Italianate wholesale tobacco dealership built in 1876. Glas lived upstairs with his family of twelve.

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COUNTY
Montgomery
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Down Wayne Avenue at the corner of Jones Street is the finest remaining iron store front in Dayton. The builder, John Clement Dietz, was a Dayton druggist who worked and lived here for thirty-three years. The store subsequently became the Blood Hardware Store until purchased by Norman Miller and Son, decorators, who have restored and renovated the structure with great care.

Churches: One of Dayton's notable landmarks is the church located at Jefferson and Green Streets. Originally established as a mission by the First Reformed Church in 1886, the present building was erected in 1892 at a cost of \$35,000. It is the only building in Dayton constructed of red chipped brick. An interesting entrance consists of a series of four retreating Roman arches over the doorways.

St. Paul's Lutheran Church on Wayne Avenue near Jackson Street was organized in 1852, with the present church being erected in 1869. In 1883 the imposing spire and three bells were added to the structure, while in 1909 the original brick walls were covered with stucco. During the 1880's and 1890's most of the German Lutheran children were educated at St. Paul's Parochial School.

The First German Methodist Church, located on the southeast corner of Van Buren and Clay Streets, is one of the city's oldest church structures. Built in 1866, it now houses the Van Buren United Methodist Community Center. After the 1913 flood the church was covered with stucco, although its German cornerstone is still visible.

On the opposite corner is the Central Baptist Church built in 1889. The former Second German Reformed Church is located on the northwest corner of Cass and Clay Streets.

Something very special and culturally dynamic is happening in the "Oregon" district of Dayton. "Oregon" is again becoming a community, emerging Phoenix-like out of the ashes of urban blight and exuding both the charm of nineteenth century soft brick elegance and the youthful vitality of a new start. Settled early in the city's history, shaped by its historic movements, repository of Dayton architectural development, rising to opulence in the nineteenth century and plunging to degradation in the twentieth, the "Oregon" historic district now symbolizes the city's revitalization as a living community rooted in the past but hopeful for the future.

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1969.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39 ° 45 ' 26 "	84 ° 11 ' 12 "		° ' "	° ' "	
NE	39 ° 45 ' 26 "	84 ° 10 ' 55 "		° ' "	° ' "	
SE	39 ° 45 ' 16 "	84 ° 10 ' 46 "		° ' "	° ' "	
SW	39 ° 45 ' 12 "	84 ° 11 ' 17 "		° ' "	° ' "	

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Loren S. Gannon, Jr., Preservation Officer

ORGANIZATION: Montgomery County Historical Society DATE: Aug. 27, 1974

STREET AND NUMBER:
The Old Court House

CITY OR TOWN: Dayton STATE: Ohio 45402 CODE: 039

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name _____

Title _____

Date _____

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

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

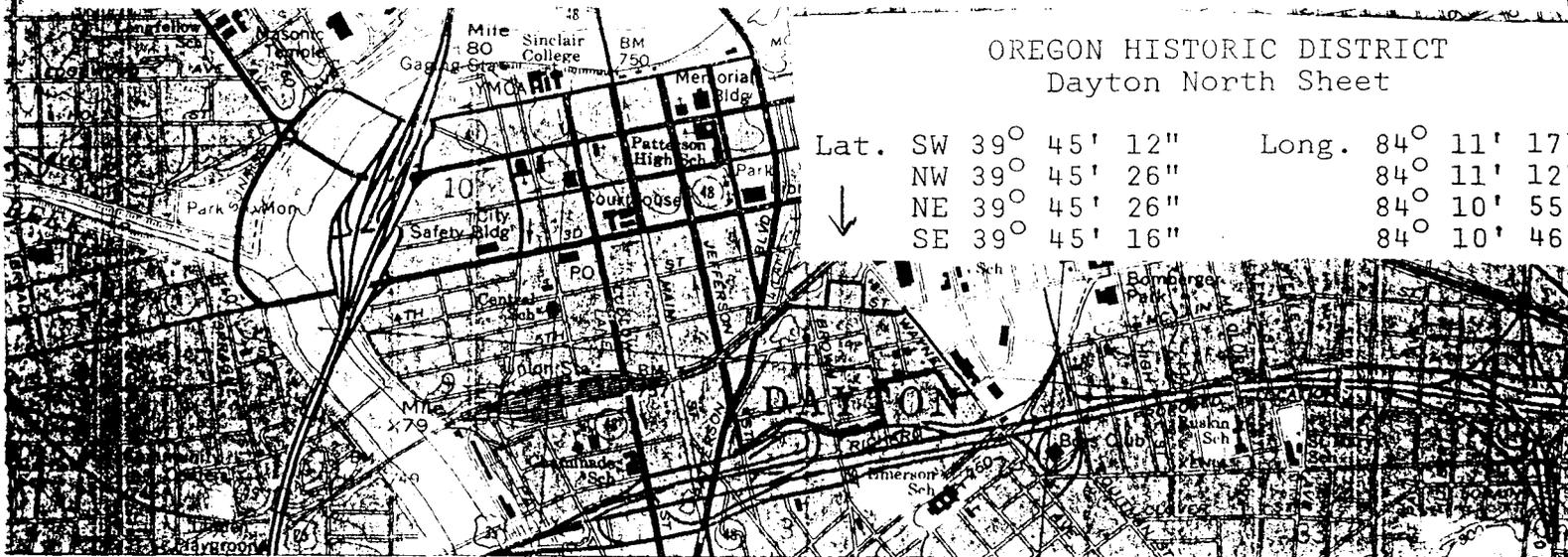
(Type all entries - attach to or enclose with map)

STATE Ohio	
COUNTY Montgomery	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Oregon Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: (District)			
CITY OR TOWN: Dayton			
STATE: Ohio	CODE: 039	COUNTY: Montgomery	CODE: 113
3. MAP REFERENCE			
SOURCE: U. S. Geographic Survey			
SCALE: 1:24,000			
DATE: 1965			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

U.S. GOVERNMENT PRINTING OFFICE : 1973-729-149:1441 3-1



OREGON HISTORIC DISTRICT
Dayton North Sheet

Lat. SW	39° 45' 12"	Long.	84° 11' 17"
NW	39° 45' 26"		84° 11' 12"
NE	39° 45' 26"		84° 10' 55"
SE	39° 45' 16"		84° 10' 46"

HICAGO 26 MI 12'30" (DAYTON SOUTH) 4163 N NW 10' 45"

SCALE 1:24,000



1965 MAGNETIC NORTH AT CENTER OF SHEET

1965 MAGNETIC NORTH AT CENTER OF SHEET