

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property South Park Historic District (Boundary Increase)
 historic name South Park
 other names/site number _____

2. Location South Dayton
 street & number _____ not for publication
 city, town Dayton vicinity
 state Ohio code OH county Montgomery code 113 zip code _____

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>158</u>	<u>25</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		_____	Total

Name of related multiple property listing: _____
 Number of contributing resources previously listed in the National Register 254

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

 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.

 Signature of commenting or other official Date _____

 State or Federal agency and bureau

5. 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:) _____

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

7. Description

Architectural Classification

(enter categories from instructions)

LATE VICTORIAN/Queen Anne-Eastlake

OTHER: folk Victorian

Materials (enter categories from instructions)

foundation limestone

walls WOOD

BRICK

roof ASPHALT

other

Describe present and historic physical appearance.

The South Park Historic District (Boundary Increase) consists of all or part of eight residential and two commercial blocks. The residential blocks border the southern and western boundaries of the original district, while the commercial blocks are found along the eastern boundary on the west side of Wayne Avenue. (See map)

South Park (particularly the boundary increase) can be best described broadly and collectively, rather than in detailed descriptions of individual architectural styles. With the exception of the unusual width of Wyoming Street, (#1,7) the district is typical of densely built late nineteenth century, urban, streetcar neighborhoods (#16). Narrow lots and shallow, uniform setbacks help create this setting, (#20,22) while also contributing to cohesive streetscapes. In general it is the mass, scale, roof pitch and repetitive fenestration of rows and groups of specific house-types, rather than outstanding individual dwellings, that give South Park its distinctive appearance.

Three house-types are frequently found in groups of three or more: one, narrow, two-story, gable-front with or without a recessed ell, (#2,17) sometimes referred to as a homestead house; two, a one-and-a-half story L or T shaped cottage, (#12) and three, a narrow, one-story, gable-front often referred to as a shotgun house (#10). However, there are notable exceptions to the grouping of single house-types. On some streets, the opposite effect has been created, with an apparently conscious attempt to alternate house-types for the sake of variety (#15,18).

Stylistically, the houses located in the South Park boundary increase are best described as folk-Victorian. As defined by Virginia and Lee McAlester, folk-Victorian houses are characterized by the presence of decorative detailing, inspired and influenced by Victorian styles, but generally much less elaborate. In much of South Park, the stylistic influences include the Gothic Revival, Italianate, Queen Anne and Eastlake. Decorative detailing is normally found in gables, porches, along cornice lines and window and door lintels and sills. Several excellent individual examples of folk-Victorian houses are found within the boundary increase. They include Italianate and Eastlake, (#14) Queen-Anne-Eastlake, (#5,21) and free classic Queen Anne, (#13). Shotgun houses are quite numerous. This folk house-type easily accommodated a narrow lot and was relatively inexpensive to build (#6). Another folk house-type which appears frequently here is a gable-front, four over four duplex (#1,18). Then as now, these large buildings offered a home-like setting to those who could not afford or did not wish to own their own home.

With only minor exceptions, commercial activity is now confined to Wayne Avenue (#23). Most of these buildings have been altered at the street level. However, others, prominently located at major intersections of residential streets, still retain much of their late nineteenth century character, (#19) including handsome limestone storefronts.

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Community planning and development

Period of Significance
1885-1920

Significant Dates
same

Architecture

Cultural Affiliation
N/A

Significant Person
John H. Patterson

Architect/Builder
N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The South Park Historic District (Boundary Increase) is both historically and architecturally significant. Historically, it is an excellent local example of community planning and development, which, without question, changed the physical structure of the neighborhood, and, (for at least forty years) enhanced the quality of life. Architecturally, South Park's cohesive rows and groups of houses symbolize that change and collectively represent the life styles and aspirations of a Dayton working class neighborhood at the turn of the century.

Community Planning and Development

As noted in the original nomination, the platting of South Park dates from the mid-nineteenth century. However, the neighborhood's new identity, development and transformation from a rundown ghetto to an attractive and desirable urban residential district, dates from the 1880's and was the work of John H. Patterson, founder of The National Cash Register Company.

Patterson's accomplishments as an innovative industrial pioneer have been documented. However, his motives for assuming a dominant role in the civic affairs of the greater Dayton community, and in particular, his paternalistic efforts to implement the principle and practices of the Industrial Welfare Movement in Dayton, have only begun to be analyzed.

A closer look reveals that Patterson's motives may have been less than altruistic. Instead, he and numerous other corporate leaders around the country appear to have been responding to the turmoil of the progressive Era and to what they perceived as direct threats to the capitalist economic system. In particular, they were worried about the rapidly growing labor movement, the increase in America's lower classes and the possibility that both would soon ally themselves with the Socialist Party. To combat these threats Patterson and others promoted projects intended to foster sympathy and a sense of identification between employer and employee. (Weinstein, p. 7,18,19)

9. Major Bibliographical References

Second Report of the American Park and Outdoor Park Association. 1898. Minneapolis, Minnesota, June 22,23,24. Boston: Rockwell and Churchhill Press.

Volume IV, Part II of the American Park and Outdoor Art Association. 1900. Proceedings of the Fourth Annual Meeting Held at the Art Institute, June 5,6,7. Chicago, Ill.

Art, Nature and the Factory. 1904. Dayton: The National Cash Register Company.

Crowther, Samuel. 1923. John H. Patterson, Pioneer in Industrial Welfare. New York: Doubleday, Page and Company.

Weinstein, James. 1969. The Corporate Ideal in the Liberal State, 1900-1918. Boston: Beacon Press.

See original South Park National Register nomination for additional references.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

City of Dayton, Department of Planning
Box 22, Dayton, OH 45401

10. Geographical Data

Acreage of property Approx. 31

UTM References

A

1	6
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7	4	2	1	8	0
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4	4	0	3	4	0	0
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Zone Easting Northing

C

1	6
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7	4	1	4	5	0
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4	4	0	3	0	9	0
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B

1	6
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7	4	2	2	3	0
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4	4	0	3	3	3	0
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Zone Easting Northing

D

1	6
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7	4	1	6	4	0
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4	4	0	3	3	5	0
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See continuation sheet

Verbal Boundary Description (includes boundary increase)

Starting with the southern boundary line at the SE corner of Celeb Place and Wyoming Street, go W 2200', N 220', E 80', N 200', E 80', N 310', E 530', S 100', E 100', S 100', E 600', N 200', E 500', S 200', E 200', S 1200', S 600', E 50', S 100', E 50', S 45', W 50', S 300', to the point of the beginning.

See continuation sheet

Boundary Justification

With the addition of the boundary increase, the district will more realistically represent the geographic area historically considered part of South Park. In fact, Wyoming Street, which will form the new southern boundary, has always served that function, separating the neighborhood from the adjacent Woodland Cemetery.

See continuation sheet

11. Form Prepared By

name/title Glenn A. Harper, Director of Preservation Services

organization Montgomery County Historical Society date November, 1987

street & number 7 North Main Street telephone 513-228-6271

city or town Dayton state Ohio zip code 45402

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Perhaps the most significant feature of these buildings was their dual commercial and residential function. Carrying on an age old tradition, shopkeepers and their families often lived in the same building where they conducted business. This dual function is sometimes even evident in the design of the building. The commercial or public entrance was conspicuously located close to the street while the private entrance was located in the less prominent recessed ell (#19).

In addition to the folk house-type duplexes mentioned earlier, several late nineteenth and early twentieth century apartment buildings are located in the South Park boundary increase. Like the neighboring single family dwellings these brick buildings are built on narrow lots with shallow setbacks (#4).

The South Park boundary increase contains few outbuildings associated with the period of significance. The working class residents of the neighborhood probably did not enjoy the luxury or feel the necessity for such structures. Carriage houses certainly weren't necessary since people either walked to their destination or used public transportation. Even garages post-date the period of significance, probably because South Park residents did not buy cars until well into the twentieth century. The one outbuilding which surely was common, the privy, has long since disappeared.

Some "street furniture" such as wrought iron fences and stone hitching posts can still be found in the boundary increase. However, even these small architectural details are less common than in other areas of South Park. Like the absence of outbuildings, this is probably due to the fundamental working class roots of this part of South Park.

Finally, a number of non-contributing buildings are scattered throughout the neighborhood. Primarily, these are featureless, one-story 1960's and 70's infill (#9,11). Less inappropriate are houses built shortly after the period of significance and a few earlier houses so altered as to no longer be identifiable within the context of the period of significance.

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South Park was one of those projects and was Patterson's first attempt outside of his factory to upgrade the quality of life and provide for the welfare of his employees. Patterson's goal was nothing less than the reconstruction and beautification of the entire neighborhood surrounding his factory. Initial efforts included a general cleanup and repair and the planting of flowers, trees and shrubs. In 1894, Patterson hired John Charles Olmsted, son of the renowned Frederick Law Olmsted to design a landscape plan for the National Cash Register Company. However, Olmsted's influence also may have extended into South Park. Though no plans have been found, Art, Nature and Factory, a 1904 National Cash Register Company publication, notes that John Charles Olmsted designed twenty model landscape plans for worker housing. In fact the "greening" of South Park might more accurately be called landscape gardening. Using "grass roots" organization techniques common to us (neighborhood meetings, lectures and self-improvement groups) but unique for their day, Patterson had soon engaged both children and adults in community-wide gardening projects. The reputation of Patterson's "boys gardens" was such that when the Department of Agriculture considered starting similar projects in Washington D.C., they visited South Park. Even city government eventually got involved in South Park improvements. The mounting attention the neighborhood was getting finally forced the city to improve public thoroughfares.

Architecture

The proposed addition to South Park adds to an already significant collection of late nineteenth and early twentieth century worker housing found in the original historic district. In fact, the dominance of folk-Victorian house-types in the boundary increase may provide an even more accurate image of South Park as it was during its period of significance. Second, the simple folk forms and decorative detailing (turned spindles, jig-saw cut trim etc.) often found on these houses are references in their own right to the high Victorian styles they attempt to mimic. Thus the architecture of South Park is the most visible and identifiable symbol of the neighborhoods unique social history.

Conclusion

The parklike, landscaped setting of South Parks houses, streets and school grounds was more than just physical improvements. They were emblematic of Patterson's corporate beneficence and his ongoing attempts to integrate the lives and leisure time of his workers with the functioning of the corporation. Second, Patterson believed that such improvements provided human hope and happiness and ultimately better workers. Therefore, they were also good business investments. Patterson was apparently right. Though he increasingly viewed his efforts on behalf of employees as an alternative to labor unions, there is little doubt that they helped foster a smooth running company, fiercely loyal workers and a model neighborhood that both employer and employee could be proud of.

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Reasons for the Boundary Increase

The South Park Historic District is being enlarged for the following reasons:

- 1) The City of Dayton is attempting to more closely align the National Register boundaries with a larger, locally designated historic district, which more accurately reflects the geographic area historically known as South Park. In fact, Wyoming Street, which borders Woodland Cemetery, has always been the southern boundary of the neighborhood. In addition, Nathan and Alberta Streets, which form the new western boundary, separate the historic district from major contemporary development.

- 2) The area originally nominated to the National Register encompassed only the "best and most intact section" of the large residential and commercial area called South Park. The original boundaries were based on a somewhat narrower definition of contributing and non-contributing buildings, sites, structures and objects than is currently ascribed to by the National Park Service. According to the current definition, buildings, sites, structures and objects are considered contributing if they were present during the period of significance and possess historic integrity, reflecting their character at that time.

Using this broader definition, an expanded survey of South Park was conducted. The survey results were studied for individual architectural significance and integrity and for an understanding and appreciation of their collective historical and architectural significance.

Three categories of buildings were considered non-contributing: 1) those that were so badly altered as to no longer contribute to the overall appearance of the district; 2) contemporary infill housing and other buildings; and 3) houses built after the period of significance. The survey results established that with few exceptions, the buildings that are included in the boundary increase were built during the same period of significance as the original National Register Historic District.

The boundary increase has yet to experience the widespread restoration which has taken place elsewhere in South Park. However, design guidelines in effect throughout the locally designated district and the positive influence of the National Register itself, herald a bright future for the entire neighborhood. Approving the boundary increase will help insure that future.

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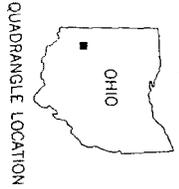
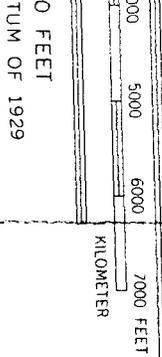
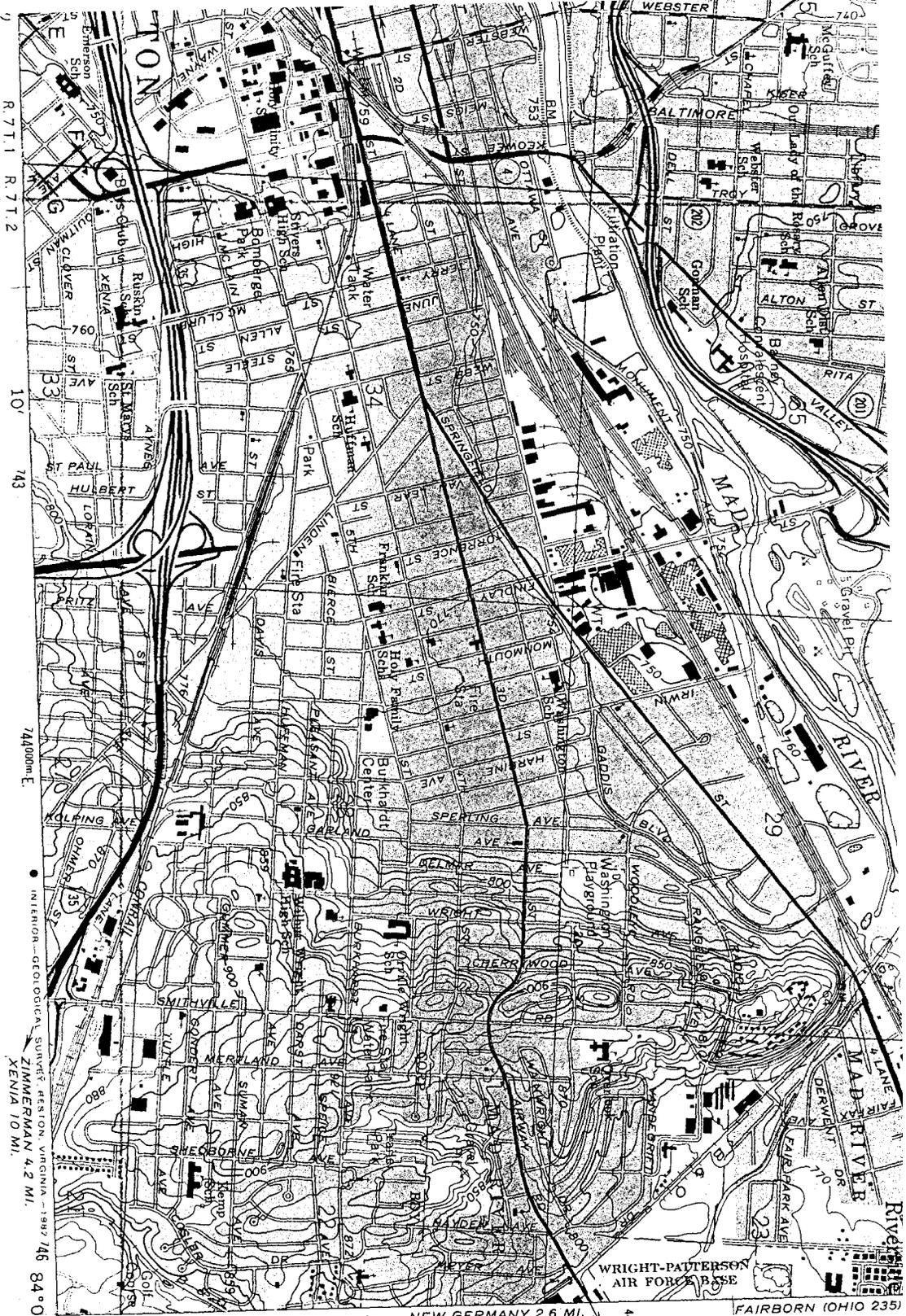
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UTM References

E. 16 741320 4403670
F. 16 741800 4403830
G. 16 741970 4403730

Boundary Justification (Contd.)

Much of the area west of the proposed new boundaries has undergone such significant change that with the exception of occasional individually eligible buildings, little historic integrity remains. Nathan and Alberta generally separate the more intact part of the district from that which has been radically altered or demolished. The northern boundary remains the same, while the only change in the eastern boundary is the addition of two small commercial blocks and two small plots at Wayne Avenue and Park Drive. The numerous variations in the eastern boundary are due to the presence of major intrusions and non-contributing buildings along this commercial strip.



- ROAD CLASSIFICATION
- Heavy-duty —————
 - Medium-duty ————
 - Light-duty - - - - -
 - Unimproved dirt = = = = =
 - Interstate Route Interstate Route
 - U. S. Route U. S. Route
 - State Route State Route

DAYTON NORTH, OHIO

N3945—W8407.5/7.5

ACCURACY STANDARDS
RESTON, VIRGINIA 22092

1965
PHOTOREVISED 1981
DMA 4163 I SW—SERIES V852

BELLEROCK
4163 II NE

4400000m N.
39° 45'
740000m E.

NEW GERMANY 2.6 MI.

FAIRBORN (OHIO 235)

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470



**OHIO
HISTORICAL
SOCIETY**
SINCE 1885

80 JUN 21 1988

1988

July 11, 1988

Mayor of Dayton
City Hall
Municipal Building
Dayton, Ohio 45401

Dear Mayor:

Re: South Park Historic District (Boundary Increase), Montgomery
County, Dayton Ohio

We are pleased to inform you that the South Park Historic District (Boundary Increase) has been entered into the National Register of Historic Places by the National Park Service, Department of the Interior (NR listed 06/16/88).

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

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

Sincerely,

W. Ray Luce
State Historic Preservation Officer

WRL/BAP:dh

Enclosure

x.c. Sandra Shapiro, Regional Coordinator
Alice Ann Wetzel, City of Dayton
MVRPC
State Senator Neal F. Zimmers, Jr.
State Representative Tom Roberts