

United States Department of the Interior
National Park Service

For NPS use only

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

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic St. Anne's Hill Historic District

and or common

2. Location

street & number Bounded roughly by Fourth, McClure, Josie, High, and not for publication

Dutoit streets

city, town Dayton vicinity of

state Ohio code 039 county Montgomery code 113

3. Classification

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

4. Owner of Property

name Multiple ownership

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Recorders Office

street & number 451 West Third Street

city, town Dayton state Ohio 45402

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? yes no

date 1980 federal state county local

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

city, town Columbus state Ohio 43211

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	X unaltered	X original site
X good	___ ruins	X altered	___ moved date _____
X fair	___ unexposed		

Describe the present and original (if known) physical appearance

The St. Anne's Hill Historic District consists of fourteen blocks of residential housing directly adjacent to and east of the central business district of Dayton, Ohio. It is one of the most cohesive groups of early residential buildings remaining in the city and is located between the Oregon Historic District and the Huffman Historic District, both currently listed on the National Register. Variety of building size, use, style, and placement adds to the visual richness of the district.

The neighborhood is characterized by wide streets and large shade trees that practically hide the buildings from view in the summer. The district consists of approximately 200 buildings, not including garages and outbuildings. The overall architectural feeling of the district is one of predominantly folk-type dwellings with Victorian detailing *and* ~~with~~ a scattering of late nineteenth century high style residences. It is, and always has been, mainly residential with a period commercial strip (Fifth Street) bisecting the neighborhood. The houses remain mostly single family with some of the larger ones converted into multi-family units. The area is surrounded on the east by the Huffman Historic District, on the south by St. Rt. 35, on the west by some new construction and the Oregon Historic District, and on the north by vacant lots and the railroad. The district's boundaries were defined to reflect the distinctive nineteenth century residential character of St. Anne's Hill.

The bulk of the buildings have remained unchanged over the years. In most cases, structures have been built over old building sites, so that there is a noticeable lack of vacant lots within the district. There are relatively few modern alterations. Some of the residences have been consciously "restored", but for the most part they have been simply well maintained since their construction.

Variety is one of the district's most interesting attributes. A number of architectural styles are represented. Distances between houses vary as do setbacks. Buildings as a whole are close together and close to the street. Commercial structures along Fifth Street and three large churches interspersed in the district complete the neighborhood.

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The large number of folk-type or vernacular dwellings within the district is its most striking visual characteristic. Of both wood and brick construction, these houses are typically L-shaped, two stories in height with rectangular 2/2 or 1/1 double hung sash windows. Roofs are gabled, and entrances are sheltered by Eastlake style porches. Examples of this style are those houses at 148 LaBelle (photo #82), 129 LaBelle (81), and 124 Henry (78). Equally striking is the large number of cottage style houses. These are very similar to the folk-type dwellings in detailing and design; the major difference is the fact that the cottages are 1 or 1 1/2 stories in height. Excellent examples are 152-154 High (85), 149 LaBelle (83), and 33 LaBelle (84).

A number of high styles are present in the district. The best example of the Second Empire style is the Bossler Mansion at 136 Dutoit (86), a structure already listed on the National Register. This is a large brick house with elongated windows, incised stone door surrounds and window hood molds, a central projecting pavillion, and a dominant convex mansard roof. A more modest example of Second Empire is found at 201-203 Henry (70).

The Gothic and Romanesque style is represented by 204 and 208 Dutoit (88 and 83). Of brick construction, these "sister" houses have steeply pitched roofs, corbelled tables beneath the wide eaves, and rounded windows. The First United Presbyterian Church (75) also represents the Romanesque style with its turrets, heavy stone block construction, and large rounded and arched windows as do St. Lukas Church (74) and the Second German Baptist Church (91).

A large number of Victorian Eclectic structures are scattered throughout the district. Of both wood and brick construction, these structures are usually 2 to 2 1/2 stories in height, have large irregular floor plans, a multitude of Victorian detailing, rectangular 1/1 double hung sash windows, decorative

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gable ends, bracketed cornices, complex roofs, and Eastlake style porches. The epitome of Victorian Eclectic found in the district as well as in the city is the Jacob Joyce House (35)^{and 40} at 6 Josie Street, the second individual structure already on the National Register in the district. Other more modest--and more typical--examples of Victorian Eclectic are 48 High (36), 56 High (37), 209 Henry (77), 101 LaBelle (79), 516 McLain (93), and 601 McLain (94).

The only major structure which does not fall architecturally into one of the above classifications is the Odd Fellows Lodge (33) at 8 LaBelle. Built in 1911, the *Classical* building is strongly horizontal through the use of different materials and color. It has segmental archway entrances, a high water table, and a boxed cornice with a decorative dentiled frieze and string brick course at the soffit. Some verticality is stressed by the elongated windows and the projecting end pavillions.

Interspersed throughout the district are a number of intrusions, *six* in all. These are mostly c. 1960 wood and brick structures, one to two stories in height, and are generally set back farther than the houses surrounding them. Because of their small size and scale, they do not seriously effect the district's historical appearance.

8. Significance

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

Specific dates 1860-1915 Builder Architect

Statement of Significance (in one paragraph)

The St. Anne's Hill Historic District in Dayton, Ohio is significant for both historical and architectural reasons. This area constitutes an excellent grouping of both vernacular and high style residences which date roughly from 1860 to the early twentieth century and which display a remarkable degree of integrity. Some structures such as the Bossler Mansion are the best of their style found in the city. The structures derive further significance from their historical connections to people instrumental in the settlement and in the later commercial and industrial growth of the city. The neighborhood is also significant as the best and most intact example of Dayton's German ethnic neighborhoods.

The area that is now St. Anne's Hill was part of the original out-lots of Dayton, plotted in 1802 by Daniel C. Cooper, proprietor of Dayton. For many years after this, the area was part of the commons to the east. However, by the 1830's, advertisements promoted the sale of flowers and shrubbery from the greenhouse on "St. Anne's Hill". In 1838, Eugene Dutoit built his farm house, still standing at 222 Dutoit Street, on his 111 acre tract. In the late 1830's, the Hill was also called "Vinegar Hill" because of Eugene Dutoit's apple orchard.

Platting of the area began in earnest in 1845 with the active participation of T. J. Smith, noted teacher, lawyer, and businessman; Ephraim Broadwell, first town marshall; and Albert McClure, real estate developer and builder of the Jacob Joyce House. This also was the year that the Miami-Erie Canal was completed through Dayton. The canal would play a large part in the settlement of St. Anne's Hill. Because of its close proximity to the canal, the neighborhood saw a great influx of German immigrant workers settling on the Hill once the canal opened. As a higher standard of living and the tradesmen class evolved, larger and more architecturally significant structures began to be built. Population

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increased in the 1860's and the 1870's. By 1885, the Hill was well developed with a high concentration of German immigrants. Many of the homes in the area were built for and by these working class German families. Many prominent Dayton citizens also built homes in St. Anne's Hill. During this time, many churches, clubs, societies, and schools were formed in and around St. Anne's because of the strong family orientation of the neighborhood and the great number of those people of German descent. The neighborhood flourished and matured for many years with a unique blend of backgrounds, religions, and economic levels. A representative sampling of those residents is as follows:

- 154 Dutoit: Adam Cappel, manufacturer of umbrellas, leather goods, and luggage (founded company which later became E.F.McDonald Co.)
- 601 McLain: Thomas Cridland, vice-president of Joyce-Cridland Co.
- 597 McLain: Adam Bretch, ornamental iron manufacturer
- 204 Dutoit: Henry Sortman, builder
- 48 High: Wesley Boren, brickmaker, builder, and contractor; president of Dayton Surprise Bedspring Co.
- 519 McLain: Theodore Meuche, insurance, real estate and loan businessman
- 101 LaBelle: Muth brothers, mover and rigging company owners
- 104 LaBelle: John Robert, tailor
- 33 LaBelle: Franc Niepraschk, toolmaker
- 1500 Fifth: Phillip Stockert, wholesaler, retailer, and bottler of beer
- 200 Henry: Clements Frohle, grocer
- 28 High: Isaac Ingersoll, watchman

The German influence on the Hill remained high well into the early twentieth century, and remnants of that influence still remain today. The Liederkrantz-Turner Hall at the corner of High and Fifth is a club dedicated to the German heritage, culture, tradition, and music. Although the structure has been heavily altered from its original c. 1890 appearance, it still makes its presence felt as does the Odd Fellows Hall at Fifth and LaBelle. Unlike the Liederkrantz, the Odd Fellows building is no longer in use, but in its day, many of the Hall's members were first or second generation German immigrants, most of whom were skilled workers or small businessmen, and some who gained prominence in the Dayton community.

(continued)

9. Major Bibliographical References

Montgomery County Historical Society
St. Anne's Hill Association

10. Geographical Data

Acreeage of nominated property approx 50

Quadrangle name Dayton North

Quadrangle scale 1:24,000

UTM References

A

116	742260	4404760
Zone	Easting	Northing

B

116	7423110	4404580
Zone	Easting	Northing

C

116	742390	44046110
Zone	Easting	Northing

D

116	742460	44042110
Zone	Easting	Northing

E

116	741940	4404120
Zone	Easting	Northing

F

116	741900	4404260
Zone	Easting	Northing

G

116	742080	4404320
Zone	Easting	Northing

H

116	742020	4404520
Zone	Easting	Northing

(contin)

Verbal boundary description and justification

See continuation sheet

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

state code county code

state code county code

11. Form Prepared By

name/title Teresa Prosser

organization individual

date 7/1/85

street & number 2516 Auburn Avenue

telephone 513/277-6274

city or town Dayton

state Ohio 45406

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

title date

For NPS use only

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

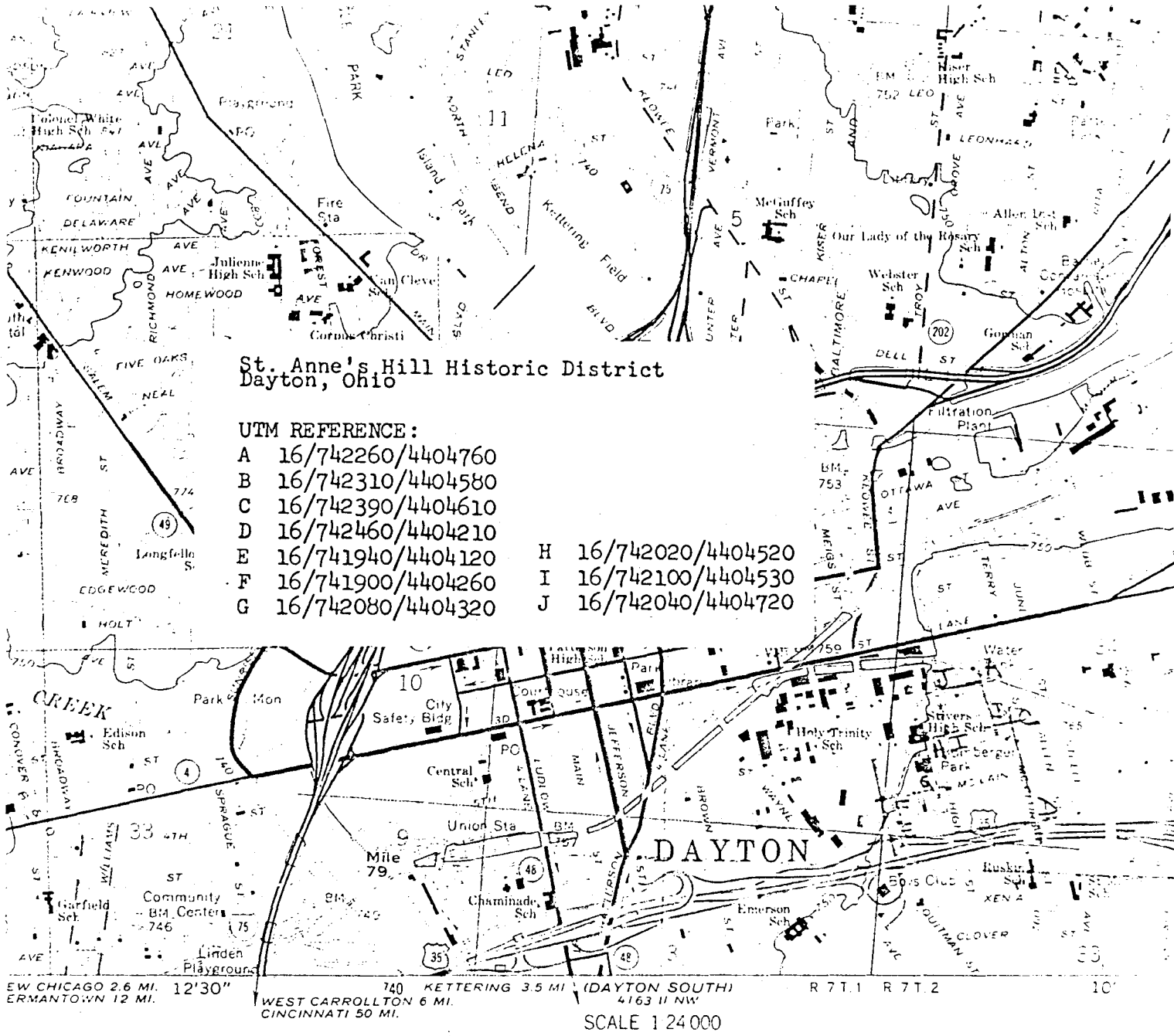
date

Keeper of the National Register

Attest:

date

Chief of Registration



ED AND 1951 MAGNETIC NORTH
VARIATION AT CENTER OF SHEET

3 1/2°
62 MILS

1° 48'
32 MILS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

purple and woodland comprised in
date of Ohio agencies from aerial
1979 and others sources. This
field checked. Map edited 1981
extension of urban areas

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UTM References (continued)

I 16/742100/4404530

J 16/742040/4404720

Boundary Description and Justification

Starting at the alley on the north side of Fourth Street, just west of McClure, go 600 ft. south along the back lot line of the houses along the east side of Henry; then 250 ft. E; 1300 ft. S along the back lot line of the houses facing McClure; then 1750 ft. W along the north side of Josie and continue 500 ft. N along Josie; 600 ft. E along the back lot line north of McLain; then 650 ft. N along High to the south side of Fifth; 250 ft. E along Fifth to Dutoit; 650 ft. N along the east side of Dutoit; then 550 ft. E to the point of beginning.

These boundaries reflect the most cohesive and architecturally intact section of St. Anne's Hill. To the district's south is the St. Rt 35, to its west is modern construction (and farther west, the Oregon Historic District), to its north is vacant area and the railroad, and to its east is the Huffman Historic District. The proposed boundaries were drawn to reflect the nineteenth century character of St. Anne's Hill.

Name of Property: St. Anne's Hill Historic Municipality: Dayton
District
Address: roughly bounded by Fourth, McClure, County: Montgomery County
Josie, High and Dutoit Sts.

Statement of Significance
Comment Sheet File Name: nr0043.reg File Name: stanne.reg

Significance

The St. Anne's Hill Historic District is a fourteen block nineteenth and early twentieth century residential neighborhood directly adjacent to and east of Dayton's central business district. Historically the neighborhood contained a large German population of professionals, merchants, manufacturers and workers. Architecturally the historic district displays over two hundred buildings, mostly one and two story brick or frame vernacular houses which show influences of the popular nineteenth century styles, particularly Italianate Gothic Revival and Queen Anne. Scattered within this densely vernacular urban neighborhood are several architecturally prominent houses such as the Bossler Mansion at 136 Dutoit, a c.1870 French Second Empire Style house individually listed on the National Register as well as churches and several other neighborhood social centers. A commercial core of late nineteenth century one and two story stores runs through the neighborhood along Fifth Street. The historic district nomination was prepared with volunteer assistance from the neighborhood organization.

Comments - Historian

This nomination has been a long time coming. It is a good solid nomination for a well qualified area.

DAS 08/26/85 Initials/Date

Comments - Architectural Historian

A very cohesive neighborhood, a clearly eligible historic district under criteria A & C.

BAP 08/26/85 Initials/date

Staff Recommendation - Approval

Initially Received: _____
Additional Material Requested: _____
Received Complete File: _____
Preliminary Consideration: _____
Tabled: _____
Rejected: _____
Final Approval: _____

Sent to NPS: _____
Returned: _____
Returned to NPS: _____
Rejected by NPS: _____
Date Listed: _____
NHL: _____

Form Preparer: Teresa Prosser, Historic Preservation Consultant

Owner: multiple

Address:

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/466-1500



OHIO
HISTORICAL
SOCIETY
SINCE 1885

April 29, 1986

The Honorable Paul R. Leonard
Mayor of City of Dayton
101 West Third Street
Dayton OH 45401

Dear Mayor Leonard:

Re: St. Anne's Hill Historic District

I am pleased to inform you that the historic district, listed above, has been given approval by the Ohio Historic Site Preservation Advisory Board as qualified for inclusion in the National Register of Historic Places of the National Park Service, United States Department of the Interior. The nomination forms and written comments which we have received concerning the significance of the property under the National Register criteria are now being sent to Washington, D.C., for federal evaluation. You will be notified when a final decision has been made in Washington regarding placement of your property on the National Register.

We wish to remind you that you have already received information regarding the benefits of listing as outlined in the National Historic Preservation Act (P.L. 89-665) as well as the effects which may result for depreciable properties which are listed pursuant to the Tax Reform Act of 1976 as amended by the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, and the Economic Recovery Act of 1981.

Sincerely,

David A. Simmons
Inventory and Registration Department

DAS:dwm

xc: Sandra Shapiro, RC
MVRPC
Alice Wetzel (City of Dayton) —
State Senator Charles F. Horn
State Representative Robert E. Hickey