OHIO MODERN: PRESERVING OUR RECENT PAST

DAYTON and SURROUNDING AREA SURVEY REPORT



Prepared for:

Ohio Historic Preservation Office of the Ohio Historical Society

Prepared by:

Heritage Architectural Associates
Steven Avdakov, R.A., NCARB, Principal
Deborah Griffin, Research Associate
2307 Chapline Street, Suite Two
Wheeling, West Virginia 26003

Kathy Mast Kane, Historic Preservation Consultant
112 Arden Road
Columbus, Ohio 43214

Nathalie Wright, Historic Preservation Consultant
P.O. Box 10582
Columbus, Ohio 43201

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Respectfully submitted to:
Ohio Historic Preservation Office of the Ohio Historical Society
1982 Velma Avenue
Columbus, Ohio 43211
614-298-2000
www.ohiohistory.org
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Consulting Team:

Steven Avdakov, R.A., NCARB, Principal, Heritage Architectural Associates
Deborah Griffin, Research Associate, Heritage Architectural Associates
Kathy Mast Kane, Historic Preservation Consultant
Nathalie Wright, Historic Preservation Consultant, Project Manager

All primary team members contributed to the survey and the survey report with the exception of *Historic Context* which was authored by Nathalie Wright and *Representative Architectural Elements* which was authored by Steven Avdakov and Deborah Griffin of Heritage Architectural Associates.

Technical Support:
Susan Dwight Burnam, Editor
Allison Spiker, Graphics Assistant, Heritage Architectural Associates
James N. Wade, Cartographer

Additional support was provided by:

Ohio Historic Preservation Office:
Burt Logan, State Historic Preservation Officer
Franco Ruffini, Deputy State Historic Preservation Officer
Barbara Powers, Department Head, Inventory & Registration
Mary Beth Hirsch, Department Head, Education & Support Services
Susan Tietz, National Register & Survey Manager
Nancy Parsons, Data Automation Coordinator
Kyle Smith, GIS Coordinator
Lisa Rupple, Consultant

City of Dayton:
Brian W. Inderrieden, Planning Manager
Tony Kroeger, Planner

City of Huber Heights:
Karen Kaleps, Council Member
Mark Campbell, Council Member

City of Kettering:
Terry Welker, AIA, Chief Building Official
Andy Aidt, City Planner

City of Vandalia:
Julie K. Trick, Assistant to the City Manager
Rich Hopkins, Communication Manager

Interviewees:

Richard W. Fisher, Richard W. Fisher, Inc.
Kim Haverstick, Haverstick Builders, Inc.
Chip Huber, Huber Investment Corporation
Teresa J. Huber, Huber Investment Corporation
Richard J. Moody, Moody-Woodley Management, Inc.
Karl L. Zengel, Sr., Zengel Construction Co.

Dayton Metropolitan Library:

Nancy R. Horlacher, Local History Specialist

Historical Society of Vandalia- Butler:

Joe Dranschak
Phil Frantz
Bob Walker

Home Builders Association of Dayton:

Walt Hibner, Executive Director
Joanie Haverstick, Director of Special Projects

Preservation Dayton:

Donna Martin

Volunteers:

Maureen Coyan
Alissa Ziemer

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Section I INTRODUCTION

Introduction to the Ohio Modern-Dayton Survey

Ohio Modern: Preserving Our Recent Past, Dayton & Surrounding Area Survey Report is the culmination of an architectural survey conducted in selected neighborhoods and transportation corridors of Dayton and several surrounding communities, including Kettering, Oakwood, Fairborn, Centerville, Huber Heights, Trotwood, and Vandalia. Dayton, Ohio, a designated Preserve America Community, and its surrounding suburbs exemplify the post-World War II explosion of development in Ohio and other U.S. cities during the 1940s, 1950s and 1960s. Communities across Ohio, including Dayton, dramatically increased in population as a result of returning veterans and workers migrating to Ohio for industrial jobs. Post-World War II Dayton, home to Wright-Patterson Air Force Base, as well as numerous automobile, aeronautical and commercial manufacturing sites, required an extraordinary amount of new development to accommodate this surge in population. This need was met through the rapid construction of housing, schools, churches, shopping centers, and commercial and recreational properties that created new, virtually self-contained suburban neighborhoods.

The Ohio Modern project was organized by the Ohio Historic Preservation Office staff, which recognized that resources of this era are minimally documented in Ohio. Conducted by a team of historic preservation professionals, reconnaissance and intensive level surveys were completed and each property of historical and architectural significance was documented on an Ohio Historic Inventory (OHI) form. The body of properties selected is a representative sample of buildings, sites, structures, and objects encompassing the range of age, materials, quality of construction, stylistic influences, and uses (residential, commercial, recreational, educational, religious, etc.) that predominated during this time period. In addition to documenting resources throughout the Dayton metropolitan area, this project will contribute to the body of knowledge pertaining to this era of resources and serve as a model for other communities in Ohio conducting similar surveys.

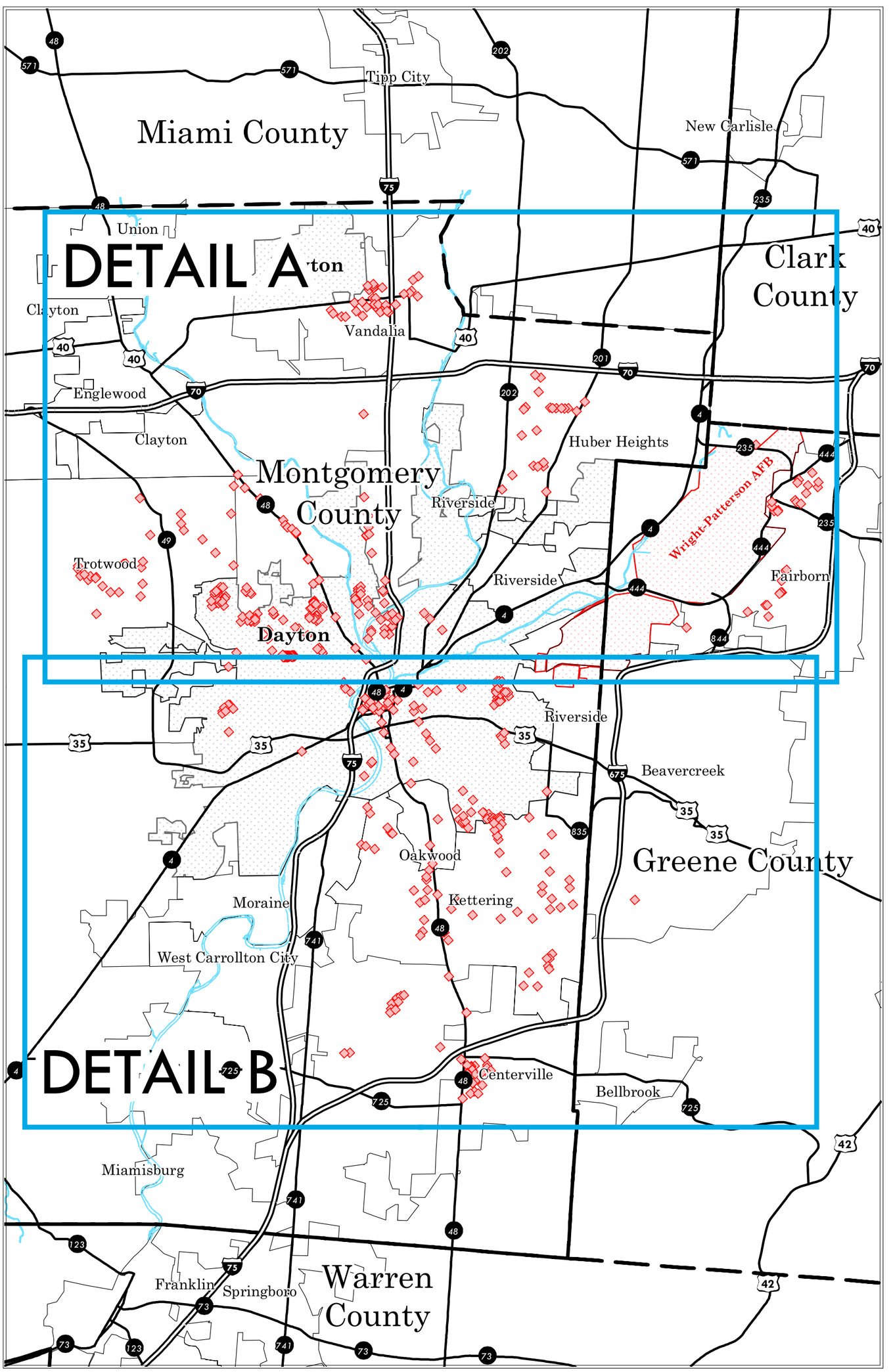
This history-architecture survey and report is one of two components of the Ohio Modern: Preserving Our Recent Past Project. Gray & Pape, Inc., has prepared a separate statewide historic context document outlining the important social, political, and economic trends that shaped land use decisions, architectural styles, property types, and building technology in Ohio from 1940-1970 .

The Ohio Modern survey report provides a brief summary of Dayton's overall history, with special emphasis given to industry, transportation, and military development. Supplementing the Dayton history, the report provides general overview histories of each suburb surveyed. As

is standard practice, properties are referred to by their historic name, if known, throughout the survey report. The architect's name is provided when known.

The Ohio Historic Inventory forms, survey report, and statewide historic context document are on file at the Ohio Historic Preservation Office, Ohio Historical Center, 1982 Velma Avenue, Columbus, Ohio 43211.

Ohio Modern
Overview

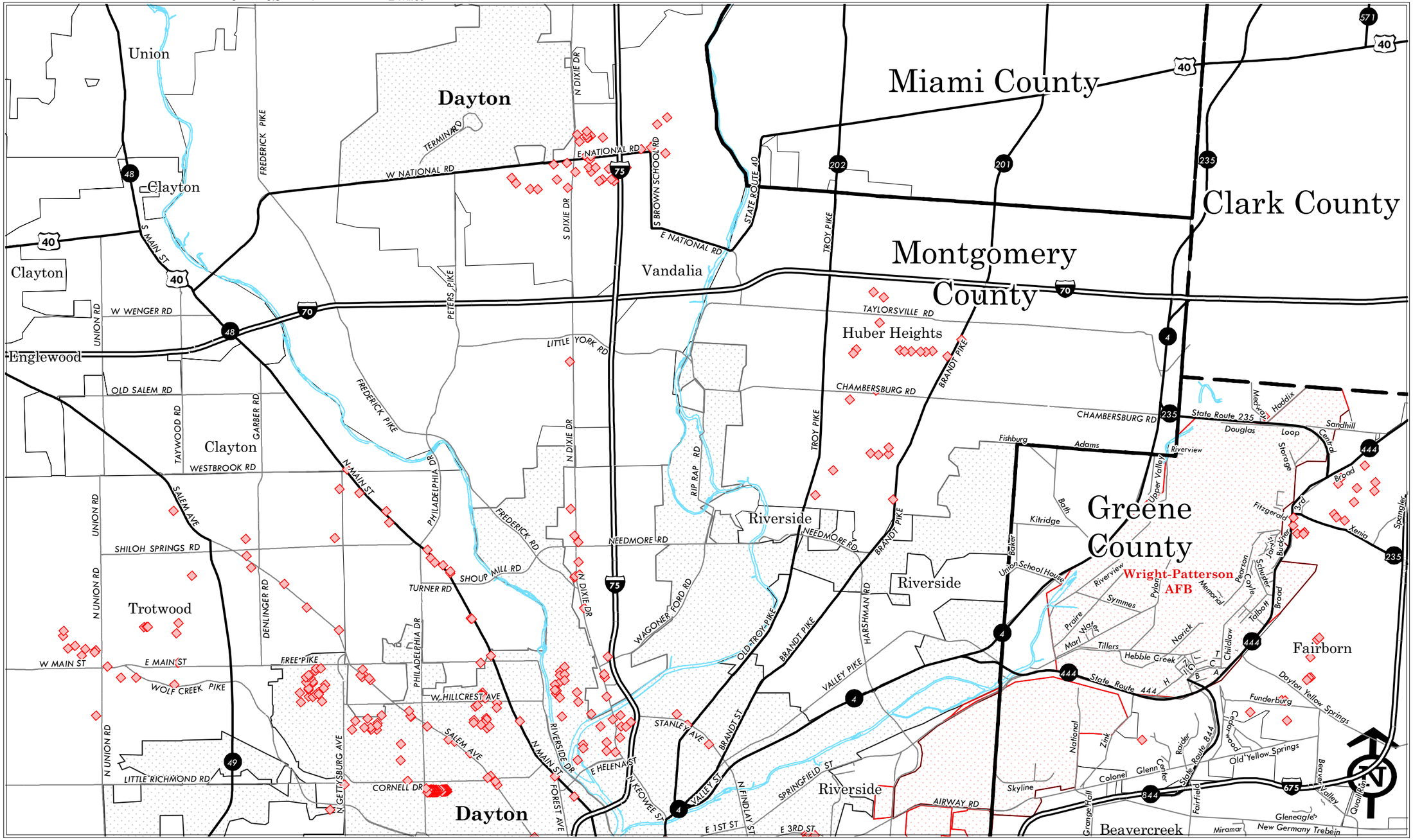


Sources: USGS, Montgomery County Auditor's Office, Ohio Department of Transportation

Ohio Modern
Detail A

Surveyed Entities

0 0.5 1 2 Miles

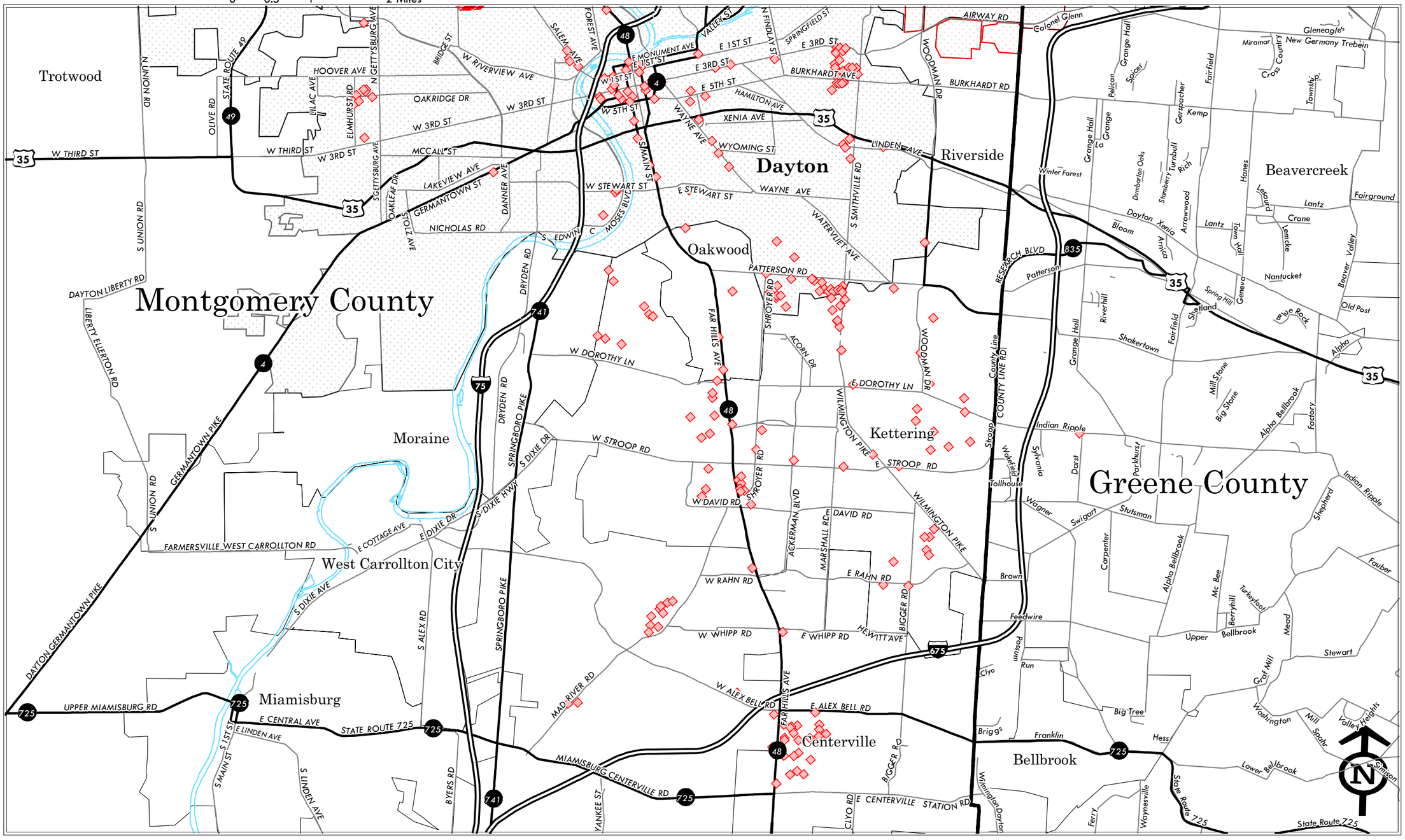


Sources: USGS, Montgomery County Auditor's Office, Ohio Department of Transportation

Ohio Modern
Detail B

Surveyed Entities

0 0.5 1 2 Miles



Sources: USGS, Montgomery County Auditor's Office, Ohio Department of Transportation

Research Design — Objectives and Results

To create a body of knowledge of architectural and historical resources dating from 1940 to 1970 in Ohio.

Five hundred and four properties were surveyed, researched and evaluated - 301 at the reconnaissance level, and 203 at the intensive level – resulting in a new body of work for study of the recent past of Ohio's built environment. This survey report includes research design, local historic context, survey methodology, analysis, evaluation and recommendations, terminology, bibliography, and appendices with maps, figures, historic images and a summary of oral history interviews. This report complies with the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation.

To concentrate on the community of Dayton and its surrounding area as a pilot project for conducting surveys, creating a context for and gathering a better understanding of existing resources from the recent past.

The survey project area incorporated approximately 3,390 acres. Properties surveyed for this project were selected as the result of a reconnaissance of all quadrants of the city of Dayton, including the following neighborhoods: Downtown, Midtown, Belmont, Burkhardt, Carillon, College Hill, Cornell Heights, Dayton View Triangle, Deweese, Fairview, Five Oaks, Grafton Hill, Hearthstone, Hillcrest, Linden Heights, Little Richmond, McCook Field, Mount Vernon, Northern Hills, Old Dayton View, Patterson Park, Princeton Heights, Residence Park, South Park, Springfield, University Park, Wesleyan Hill, Wright View. In addition, properties in the surrounding townships of Harrison, Miami and Washington (Brittany Hills, Forest View subdivisions) and the following nearby suburban communities were surveyed: Centerville (Pleasant Hill subdivision), Fairborn, Huber Heights, Kettering, Oakwood, Trotwood (Highland, and Morning Mist Circle subdivisions), and Vandalia (Airline Heights and Circle View subdivisions). A historic context is included in the survey report, illustrating themes and trends that affected postwar architecture in the Dayton area.

To survey a sample of properties with a broad representation of age, type, style, use, building materials and quality of construction from this time period.

The 504 properties surveyed ranged in age from 40 to 70 years old, and included at least six residential types (Cape Cod Cottage, Garrison Colonial, duplex, Ranch, Split-Level, apartment building) and five non-residential types (warehouse, professional, office, financial institution, Basilican Plan church), forty-six uses (such as churches, banks, offices, restaurants, schools), and sixteen styles (Colonial Revival, Dutch Colonial Revival, Tudor/English Revival, French

Colonial/Norman Revival, Swiss Chalet, Neo-Classical Revival, Art Deco, International, Art Moderne, Wrightian, Modern Movements, Miesian, Googie, New Formalism, Neo-Expressionism, Brutalism), as well as those without any academic style. A wide variety of building materials and range of quality of construction was recorded.

To build on the existing vocabulary of terminology related to architectural types, styles, building materials and building components of the recent past.

Throughout the duration of the project the consulting team noted relevant terminology not existing in the Ohio Historic Inventory database and made recommendations accordingly. An illustrated discussion of building materials, components, and related terminology from the time period is contained within the survey report.

To survey a variety of types of housing from this time period, ranging from mass-produced tract housing in subdivisions to architect-designed single family homes.

Surveyed housing included single family homes, duplexes, and multi-family apartment buildings along with related outbuildings (garages). The housing ranged from high style examples to those with no academic style, and included house types of Ranch, Split-Level, Cape Cod Cottage, Garrison Cape and duplex. In most cases, houses were surveyed at the reconnaissance level of documentation.

To provide insight into applying criteria for evaluating the historical significance of recent past resources in Dayton.

The context created from information on the numbers, types, condition, and degree of integrity of recent past resources in Dayton will contribute toward understanding the application of National Register criteria in evaluating the historic significance of these resources.

To gather first-hand information about the era through oral interviews with individuals involved in the local and regional development and construction industry during this time period.

Oral interviews proved to be a valuable source of information. Because the period of study is recent, many of those actively involved in this era of development are interested in sharing information. Interviews were conducted with five individuals involved in a variety of businesses related to the recent past era of development and construction in Dayton. We found many were involved in businesses extending through multiple generations of a family. We also met with representatives from several of the communities involved.

To create a better understanding of sources available for conducting research on recent past resources.

Other resources identified included building industry and home owner-targeted periodicals, local government planning documents, maps and archives, magazine advertising, developer and construction business archives, and traditional sources such as websites, newspapers, local and county histories, city directories, and criss-cross indexes.

To create a heightened awareness of and appreciation for recent past resources in the greater Dayton area.

Increased awareness of the recent past was created by site visits to all 504 properties, dialogue with residents and neighbors, contact with local government and local historical society representatives, oral history interviews, archival research at local governments, local historical societies, main and branch libraries, company archives, and trade associations as well as a project kick-off program in Dayton, publicity through the *Dayton Daily News*, and a statewide forum showcasing the results of the Ohio Modern: Preserving Our Recent Past project. The consulting team also presented at the Dayton Home Builders Association annual meeting.

Trends identified through the survey provide a context for postwar architecture in Dayton and its surrounding suburbs. Expected themes included the Baby Boom, Post-World War II suburban development and housing types, manufacturing and the work force, and the influence of the automobile in shaping the built environment and our lives since the period of the study.

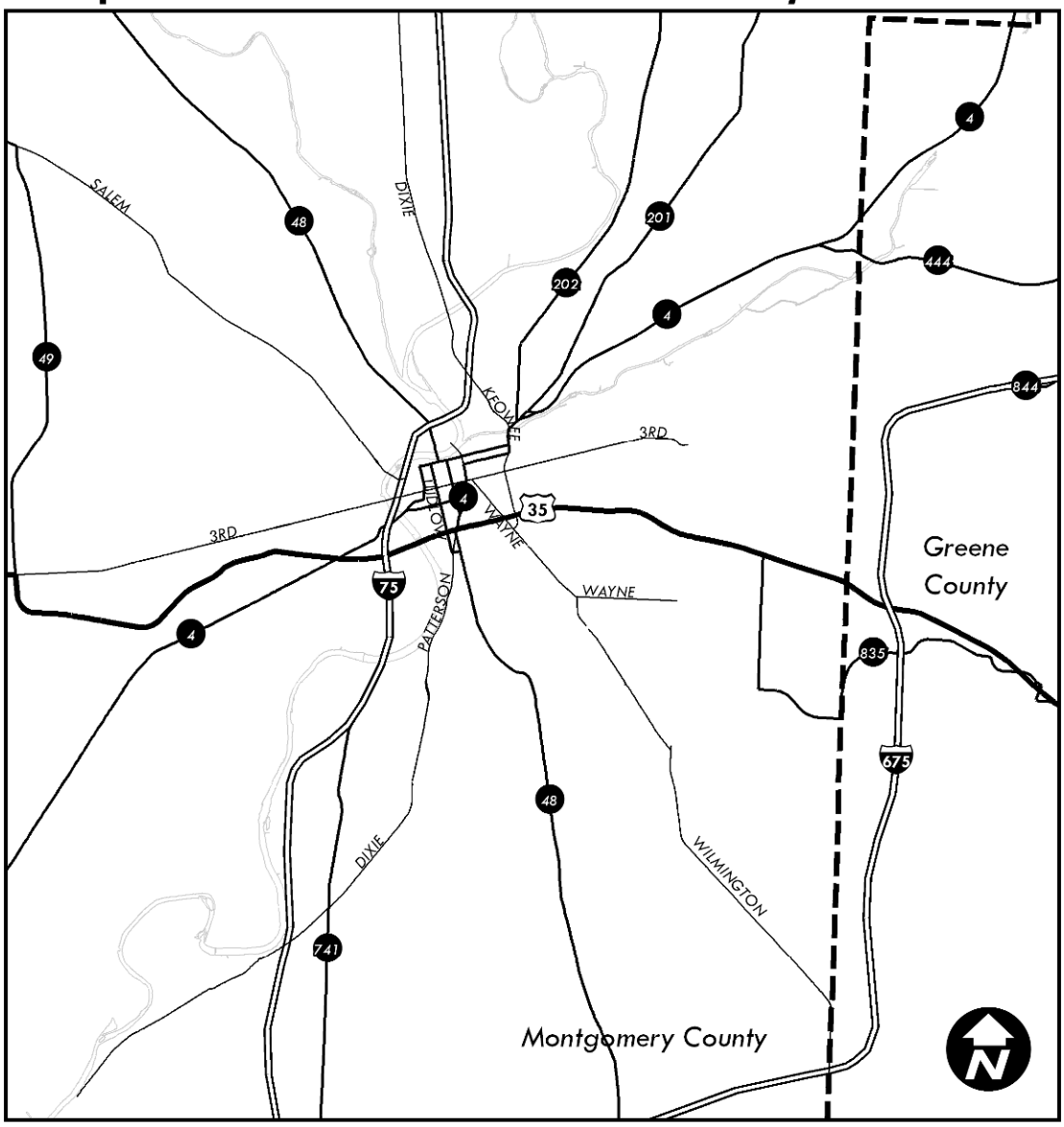
Environmental Setting

Topography of the Dayton Area

Dayton's topography is shaped by the confluence of two major rivers, the Mad and the Great Miami. The two rivers join just north of downtown. The Stillwater River flows into the Great Miami about a mile above the confluence, and Wolf Creek joins the Great Miami about a mile below. The waterways create a large flood plain in the center of the city. Elevation in the downtown area is approximately 740 feet. Northern Dayton has an elevation of around 770 feet, and the easternmost and westernmost areas range from about 830 to 880 feet. The southern boundary of Dayton, near the Great Miami, is the lowest area at about 720 feet. Except for areas south of Dayton near the river, most of the outlying suburbs are above 800 feet, with parts of Kettering rising to over 1,000 feet above sea level.

The city's original one-square-mile plat was south and west of a bend in the Great Miami. As bridges were built, development spread across the rivers. The city experienced seven major floods in the 19th century, but it was only after a devastating flood in 1913 that effective flood control measures were implemented. The Great Flood covered an area of more than seven square miles, with some areas under 20 feet of water. The Miami Conservancy District was created in 1915 as a direct result. By 1922, five dry dams had been constructed along the Great Miami and its tributaries. The system has protected the area from flooding more than 1,500 times since its construction. (Miami Conservancy District) Some residential and industrial areas had developed outside the city limits before 1913. In the first few years after the flood, a small exodus of people and businesses to higher ground occurred. However, since effective flood control was implemented, the topography has had little effect on development. By 1940, the center of the city was fully built up, and there was little undeveloped land available. The expansion of automobile transportation and the desire for space, not the topography, were the driving forces behind the outward spread of Dayton in the mid-20th century.

Transportation Overview - Ohio Modern Survey



Legend

- Interstate
- U.S. Route
- State Route
- Streets of Note
- Rivers
- County

0 1 2 4 Miles

Sources: ODOT, USGS, Montgomery County Auditor's Office

Historic and Modern Transportation Routes

Like other cities, Dayton developed along the major transportation routes of the era. Early industry located first near the Miami and Erie Canal and later near the railroad lines. The first residential neighborhoods were close to downtown, with later expansion near arterial roads and streetcar lines.

Early residents relied on a number of turnpikes that led to neighboring towns. Although the National Road bypassed Dayton to the north, local businessmen spearheaded the construction of the Dayton & Springfield Turnpike and the Dayton Western Turnpike (to Eaton) to connect Dayton with the National Road. Other historic turnpikes included the Dayton-Xenia, Dayton-Germantown, Dayton-Lebanon, and the Dayton-Montgomery, which ran between Dayton and Troy. After the coming of the railroads, the National Road and other turnpikes were used mostly for local travel and began a decline that lasted until the automobile age.

The Dixie Highway was conceived in 1915 as a dual route from the northern states to southern Florida. Two roughly parallel routes from the Midwest, one beginning in Chicago and the other at Michigan's Upper Peninsula, met in Chattanooga, Tennessee before continuing southward. The Ohio portion of the east route ran from Toledo to Cincinnati and passed through Vandalia and Dayton. After 1926, the U.S. Highway system was established, and the Dayton portion of the road became U.S. 25.

In the 1920s, increased auto traffic led to a demand for better roads. Dayton had begun street paving in the late 1880s, behind most other cities. Most of the downtown was paved by 1892, but residential streets were unpaved until well into the 20th century. Although the original plat featured wide, straight streets, haphazard growth, and lack of later planning led to streets of varying widths, jogs at intersections, and other anomalies that contributed to traffic problems. By the mid-1920s, plans were made to correct some of the problems, and regulations were enacted to ensure proper street width and tie-ins with new plats to prevent future problems.

As streetcars had done, automobiles allowed people to live farther from their workplaces. After the war, pent-up demand caused automobile ownership to explode. County auto registration increased by almost 50% between 1944 and 1950 (Dunham 84). Suburban expansion led retailers to open stores in the outlying areas, thus eliminating the need for people to travel to downtown to shop. Ridership into downtown via public transit dropped by nearly half between 1946 and 1957, from 66.4 million to 33.5 million a mere eleven years later. (Dunham 86)

In 1940, 71% of the population of Montgomery County resided in Dayton. Although both the city and county grew significantly in the 1940s, the percentage of the county population living

in Dayton had dropped to 61% by 1950. In 1950, there was approximately one vehicle for every three county residents. By 1960, only 49.7% of the county's residents lived in Dayton, and there was one vehicle per 2.6 people. By 1970, the number of registered autos in the county was 302,677, which was 3½ times the number in 1944. Only 40% of the county population resided in Dayton, and there was one vehicle for every two county residents. (All statistics - Dunham 84, U.S. Department of Commerce Bureau of the Census, 1970 Table P-1)

The Interstate Highway System was authorized in 1956 with the intent of connecting cities, but later modifications allowed the roads to travel through cities as well. The section of Interstate 70 directly north of Dayton to the Indiana line opened in 1964, and Interstate 75 was completed through downtown in 1966. The interstate led to a further decline of retail in the downtown area as it allowed travelers to pass by the shopping areas in favor of the suburbs. The interstates increased outward development, providing a faster route for commuters and allowing people to live even farther away from the city center.

PROPOSED DAYTON EXPRESSWAY PROGRAM

LEGEND

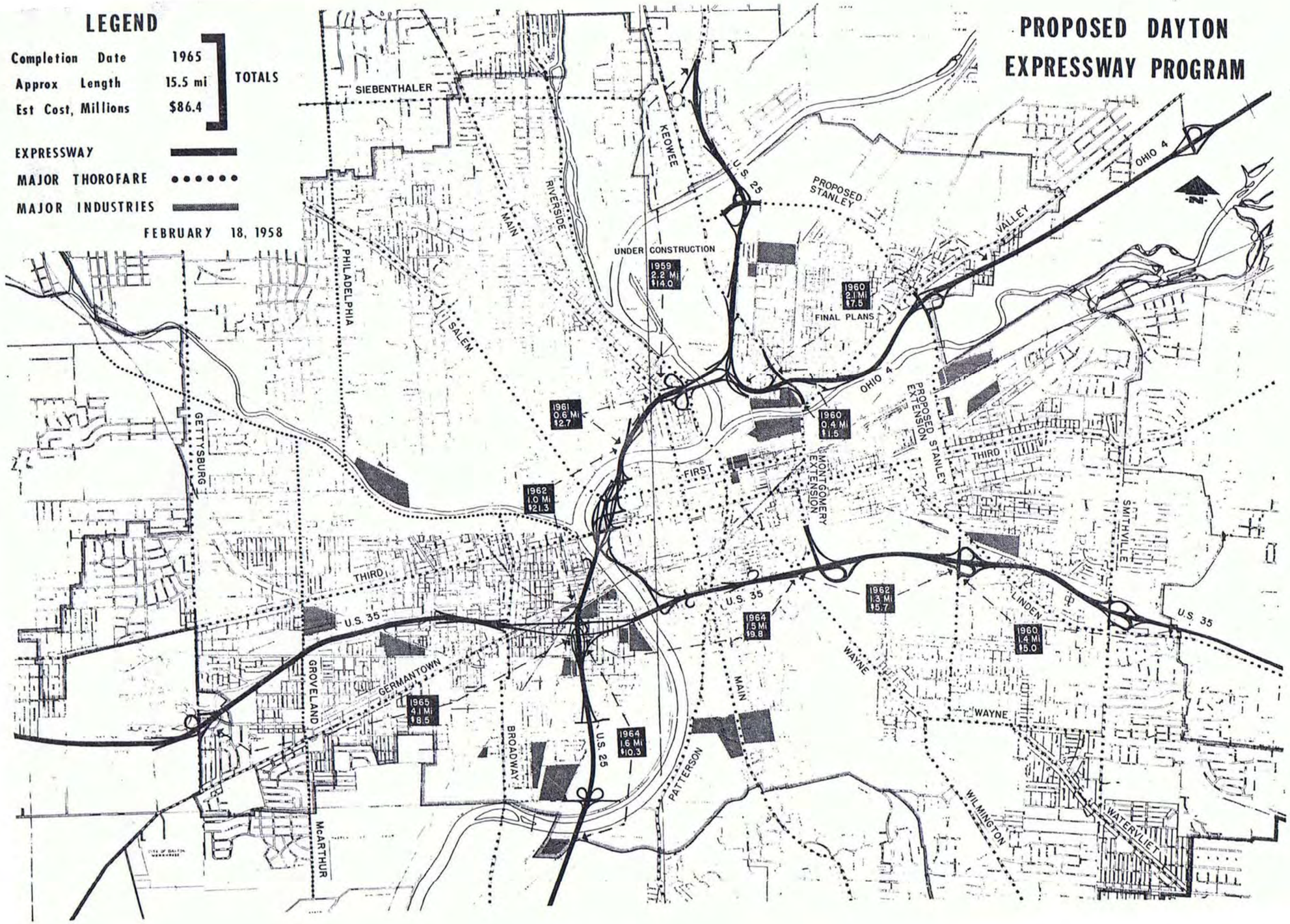
Completion Date	1965	TOTALS
Approx Length	15.5 mi	
Est Cost, Millions	$86.4	

EXPRESSWAY

MAJOR THOROFARE

MAJOR INDUSTRIES

FEBRUARY 18, 1958



A 1958 map of proposed highways showed two U.S. highways and one state route passing through Dayton. The route marked as U.S. 25 became the route of Interstate 75, which roughly followed the historic Dixie Highway. U.S. Route 35 was an east-west expressway that followed the route of the historic Dayton-Xenia turnpike on the east. State Route 4 served as a connector between the interstates, running from Interstate 70 into Dayton north of the Mad River and merging into U.S. 25 (I-75) just north of the confluence of the Mad and Great Miami. Later, the route was extended through the downtown area to connect with the historic Dayton-Germantown Pike southwest of downtown. Although not shown on the map, U.S. 40 followed the historic National Road north of Dayton, passing through Vandalia.

The Dixie Highway connected with U.S. 40 in Vandalia and ran south into Dayton, becoming Keowee Street and then South Patterson Boulevard before returning to its traditional name of Dixie Drive/Highway. The Dayton-Lebanon Pike eventually became State Route 48, which was Main Street in Dayton and Far Hills Avenue in Oakwood and Kettering. The Dayton-Western Pike, which was part of the National Road connector, became West Third Street. Other historic pikes that later became named state routes include the Brandt Pike (S.R. 201), which ran through Huber Heights and to the Bellefontaine Road, the Dayton-Montgomery Pike (S.R. 202), which ran north to Troy, the Dayton-Springfield Pike (S.R. 444), which connected State Route 4 and Interstate 70/U.S. 40, and the Springboro Pike (S.R. 741), which connected Dayton with the town of Springboro to the south.

The Miami and Erie Canal was filled in to create Patterson Boulevard, which starts at East Monument Avenue downtown and runs into South Dixie Drive in Kettering. Other major roads of the period included Valley, Linden, Wayne, Watervliet, Smithville and Wilmington in the area east of the Great Miami. West of the river, Broadway, McArthur, Groveland, Gettysburg, Philadelphia, Salem, Seibenthaler and Riverside were major streets. Main Street ran north and south from downtown. Third Street was a major east-west thoroughfare that continued on both sides of the Great Miami.

Demographics and Racial Issues

Dayton's African-American community, although present from the earliest days, grew slowly throughout the 19th century. Industrialization caused the population to explode in the early 20th century, from 901 in 1890 to 20,273 in 1940. (Dunham 72) The West Side, which was bounded roughly by West Third Street on the north, Stewart and the B&O Railroad tracks on the south, Kilmer on the west and the Great Miami on the east, had a diverse population in the 19th century. As the African-American population increased in the neighborhood in the early 20th century, the white population began to move to other parts of the city.

Although there were no laws establishing segregation in housing, *de facto* segregation was accomplished through threats, deed restrictions, and redlining. The City's 1924 Comprehensive Plan recommended setting aside racial expansion areas and deed restrictions for maintaining segregation in housing.

Housing discrimination kept over 85% of African-Americans in the West Side. (Dunham 75) The increase in population prior to World War II, combined with a limited housing supply, led to more overcrowding and deteriorating conditions. The Federal Housing Administration contributed to the decline of housing quality in the inner city by practicing discriminatory housing policies. The FHA, which was created in 1934, developed policies to insure mortgages only in racially homogeneous neighborhoods. Many inner-city neighborhoods were redlined, meaning no mortgage insurance would be granted for purchases in those areas. In effect, this policy made it less expensive to buy a house in the suburbs than to rent in the inner city.

Housing discrimination, in the form of restricted covenants, was also practiced against Jews. Wealthier Jews who wanted to move out of Dayton were prevented from buying in Oakwood, so many relocated to Upper Dayton View in the 1920s. The Dayton View area was the center of the Jewish community during the 1940-1970 period.

In 1950, the wealthier people who lived in Dayton were located in the Dayton View Triangle, bounded by Oxford, Salem and Philadelphia Streets, and in the southeastern section of the city adjoining Kettering. Outside the city limits, the wealthier areas were in the College Hill and Wesleyan Hill neighborhoods in Harrison Township, as well as Oakwood, Kettering, and Moraine. In addition, portions of Mad River Township and an area near Wright-Patterson Air Force Base had wealthier residents. In contrast, the poorest residents lived in downtown Dayton and adjacent areas to the east and on the West Side. The poorest areas of Dayton had a median income roughly half that of the wealthier areas. Income disparity between the inner city and the suburbs was even more dramatic; part of the area that became Kettering had a

median income more than three times the poorest section in the city. (U.S. Department of Commerce Bureau of the Census, 1950)

In 1960, the suburban areas of Montgomery County had a median income significantly higher than the median income of Dayton. (U.S. Department of Commerce Bureau of the Census, 1960) This was due in part to Kettering, which had a median income 1.5 times the median of Dayton. As it had been ten years earlier, the poorest neighborhoods in 1960 were on the West Side and in the inner-city areas near downtown.

Historic Context

by Nathalie Wright

The Ohio Modern Dayton survey covers the period 1940-1970, throughout the Dayton metropolitan area. Although the survey project focuses on the mid-20th century, a brief summary of Dayton's earlier history gives a fuller understanding of its development. In addition, some complex thematic areas, such as industry, military, and transportation, are so embedded in Dayton's history that it is very difficult to begin this discussion at 1940. These three thematic areas are intertwined, and spurred the massive residential construction that took place in the metropolitan area. As Dayton is an industrial and aeronautical city, thousands of people flooded the area to work at the factories or Army Air Force installations beginning in the late 1930s. After World War II, many workers remained in the area, continuing the housing construction boom and resulting influx of new schools, churches, offices, and commercial buildings.

Early History and Thematic Development: Dayton and Environs, 1800-1900

Montgomery County was formed in 1803, with Dayton the original county seat. Dayton was incorporated as a town in 1805. Centered on present day Main and Monument Streets, the town grew from an established 1796 settlement.

The 1820s brought two significant transportation improvements to Dayton: the National Road and the Miami Canal. Disappointed that the National Road, the United States' first federally funded highway, would not pass through the town, Dayton's enterprising leadership built an alternate route. The alternate route was so well marked that many travelers made the 10 mile journey south into Dayton not realizing they had left the actual National Road. The additional traffic helped the city's commercial center grow.

In the early part of the 19th century, the Miami Canal, with up to 70 canal boats a month, supplemented the roads serving the city. Completed in 1829 from Dayton to Cincinnati, the canal facilitated the transport of goods and people into and out of the city. Following the Mad River, the canal determined the location of warehouses and industry. A small commercial and residential settlement, known as Oregon and related to the canal, developed in the 1830s east of the center of town. Construction of the Miami and Erie Canal northward continued, reaching Lake Erie in 1845. The western part of Ohio was now fully connected from Lake Erie to the mighty Ohio River.

Dayton grew from a modest population of 383 in 1810 to 10,977 in 1850. The town was large enough to be designated a city in 1841. The city's rapid expansion was directly attributable to improved transportation modes, particularly the Miami Canal.

Since Dayton was a canal town, its citizens were for many years skeptical of the railroad, and its establishment in Dayton was slow compared to other cities. The construction of the first railroad lines in 1851, connecting Dayton to Springfield and Cincinnati, signaled a new age of transportation that would soon dominate travel to and from the city and make possible great industrial growth. New railroad lines to other cities appeared in Dayton during the 1850s. The first passenger station was built in 1856, at Sixth and Ludlow. While the Miami Canal had been important to Dayton's early growth, it was swiftly eclipsed after the arrival of the railroad.

Dayton's industrial base expanded throughout the 19th century, and Dayton emerged from the Civil War years as a more prosperous community. By the 1880s, the diversity of products manufactured in Dayton included cigars, engines, beer, wagons, railroad cars, and agricultural implements. For several reasons, Dayton was well situated for industrial growth in the late 19th century. Nine railroad lines passed through, connecting Dayton to cities in all directions. Although not as fast, multiple roads and pikes also crossed the city. Dayton's relatively close proximity to other population centers, such as Springfield, Columbus, Cincinnati, and Richmond, Indiana, contributed to its development. Abundant coal and iron supplies could easily be obtained from southern Ohio, and gas and electricity were inexpensive. While Dayton's reputation as a diverse manufacturing center spread, it drew more skilled laborers to the area. All these factors combined to create a desirable environment for new industry.

The city also possessed an inventive spirit that contributed to its reputation as a technologically innovative community. Even before the big names of Dayton invention were conducting experiments, the city was a breeding ground of discovery. Between 1861 and 1864, nine patents were awarded for Dayton inventions. (Zumwald 56) A few years later, John Balsley invented the stepladder and a paper bag machine.

Housing development in Dayton naturally spread outward from the city's original settlement at Main and Monument Streets. By the 1860s, neighborhoods surrounded the commercial downtown. The older canal-related Oregon settlement became a fashionable neighborhood after the Civil War.

In 1869, the Dayton Street Railroad Company was chartered, introducing a new form of transportation to the city's streets. New neighborhoods and factories could be constructed farther away from the central city, as the streetcar lines continued to expand outward. In the 1870s, more cohesive neighborhoods were constructed away from the historic center, forming Dayton's first suburban development. In Dayton, the street railways were established as much

for their development potential as they were for profit. "It is interesting to note that in the minds of the first promoters the idea was rather to open up for the real estate market large farms lying within a mile or so of Dayton rather than making money out of streetcars." (Conover "Intimate History" vol 1 213)

The first horse-drawn streetcar line ran for 3.75 miles on Third Street. The same year, the area west of the Great Miami River, with its scattering of farmhouses, was annexed to the city, and residential development began in earnest. The neighborhood, today known as Wright-Dunbar, was quickly served by four other streetcar lines in addition to the Third Street line. To the east, the Third Street line enhanced the development of the Huffman neighborhood and St. Anne's Hill, which had become a German working class neighborhood by the 1860s.

Additional streetcar lines were constructed in the 1870s, servicing areas farther from the downtown core, including the Wayne and Fifth line, which also contributed to the east side's growth. The Dayton View line, which eventually was expanded to be the Oakwood & Dayton View line, facilitated northern and southern growth. The city limit on the north, at Plymouth and Salem Streets, served as the initial terminus for the Dayton View line, which ran along Salem Avenue. "Both Oakwood and Dayton View were virtually created and maintained by this transportation service." (Conover "Intimate History" vol 1 215) Electrification of the streetcar lines began in 1888.

One of the manufacturing facilities started in the late 19th century that would have a lasting impact on the history of Dayton was the National Cash Register Company. In 1884, John Patterson purchased controlling interest in the Ritty Cash Register Company. James Ritty had developed a cash register in 1879 and started a fledgling company. Upon his acquisition, Patterson changed the name to the National Cash Register Company (NCR) and changed the destiny of the city. Within just six years, Patterson, along with his brother, Frank, transformed the company of 13 employees, producing five cash registers per week, to a multi-national company with 444 employees.

Shortly before the turn of the century, Dayton's manufacturing companies began to relocate to the outskirts of the city, a development facilitated by expanding electric streetcar lines. Having outgrown the original company space, John Patterson moved NCR south of the city limit to his grandfather's farmland in 1893. Building a modern factory with 30 acres of floor space and numerous large windows for the comfort of his 1,300 employees, Patterson set the trend for suburban industrial placement. Located on several acres, the innovative facility eventually became a campus complete with landscape design by the Olmsted Brothers firm.

Unlike the subdivisions developing because of the streetcar lines, the South Park neighborhood developed in response to the construction of the new National Cash Register factory. While not

a planned neighborhood or worker's housing by definition, the neighborhood had strong associations with NCR. Many of its employees lived there until increased automobile ownership, later in the 20th century, made it easier to live farther from work.

The spirit of invention continued in the waning decade of the 19th century. Fred Kohnle invented an automatic ticketing and price-tagging machine in 1890. His Climax Tag Company eventually became today's Monarch Marking. The same year, a dentist, Dr. Luzern Custer, invented a dental gold annealer. Perhaps inspired by NCR's product, in 1895 John Ohmer invented a taxicab register that recorded fares. By 1900, Dayton was the city with the greatest number patents awarded.

Spurred by Dayton's commercial and industrial growth throughout the late 1800s, downtown land soon became more valuable for governmental, commercial, and industrial purposes. As a result, less residential construction occurred downtown and, in fact, many of the early 19th-century houses were demolished to make way for a growing downtown.

Downtown construction reflected Dayton's enhanced commercial, industrial, cultural, and governmental status at the turn of the 20th century. Dayton was a thriving city by the end of the century, reaching 85,000 in the 1900 census (Dayton, Ohio 1900 Census).

Neighboring Villages and Townships

Half a dozen villages were settled within a ten mile radius of Dayton during the early to mid-19th century. Included among these rural villages were Centerville, Oakwood, Trotwood, Vandalia, Fairfield, and Osborn (the latter two in Greene County). Although these villages were independent of Dayton, improved roads made it easier to conduct business in the larger, central city. Beginning in the 1830s, turnpike companies took over a number of the old wagon trails, creating better roads throughout Montgomery County and into surrounding counties. A decade later, Dayton was connected to Centerville and Vandalia. These pikes were the beginning of the metropolitan area's 20th-century road network.

Centerville

Located 10 miles south of Dayton, Centerville was an agricultural village and commercial center for Washington Township. First settled in 1796-97, Centerville's historic downtown was centered on Main (State Route 48) and Franklin (State Route 725) Streets. Many of Centerville's buildings were constructed of stone from nearby quarries.

Trotwood

Known as Higgins Station until 1866, Trotwood was settled around a milling site in 1824. Later in the 19th century, the village was a refueling stop for trains, which crossed through the village center on a diagonal. Situated six miles northwest of Dayton, Trotwood contains late 19th- and early 20th-century houses around a central intersection.

Vandalia

Today primarily considered a suburb of Dayton, Vandalia was a lively pike town in the 19th century. Incorporated as a village in 1848 along the National Road, Vandalia has a linear quality that reflects its pike town heritage. It was settled by Benjamin Wilhelm, who had decided against traveling to the National Road's terminus in Vandalia, Illinois. The village's early growth was directly related to the westward migration of settlers on the National Road.

Fairborn

The city of Fairborn, in Greene County, was formed by two separate 19th-century villages. Fairfield, which was a pike town along the Old Cumberland Trail and the center of Bath Township, bustled with hotels, taverns, and a variety of other commercial enterprises during the mid 1800s. Today, this pike between Dayton and Springfield is State Route 444/Broad Street. Osborn was platted in 1850, just to the northwest of Fairfield, along the newly arrived Mad River and Lake Erie Railroad. Osborn thrived in the latter part of the century, quickly outgrowing Fairfield.

Oakwood

The city of Oakwood, which abuts Dayton's southern border, is the smallest of the metropolitan area's suburbs. Oakwood's history begins in the mid-1800s as an area of gentlemen's farms and summer estates for the wealthy. Located on a bluff high above Dayton, Oakwood appealed to the affluent who could afford to live, or have a second home, outside the industrial city. It was officially platted in 1872, but was sparsely settled and did not incorporate as a village until 1907.

Early 20th-Century History and Thematic Development: Dayton and Environs, 1900-1939

Dayton entered the new century on the same high note that it had left the previous century. Up to 64 passenger trains were arriving daily, and a new Union Station was completed, in 1901. Passenger and freight train service continued to be an important part of Dayton's economic and industrial growth through the first half of the 20th century. Electrified interurban lines between Dayton and neighboring cities were under development as well. Perhaps compensating for its earlier hesitation over the railroad, Dayton zealously adopted the interurban. "An early entrant into the interurban market, Dayton became one of the largest interurban centers in the country, second only to Indianapolis." (Zumwald 87) Downtown at Third and Kenton Streets, a large interurban station was constructed in 1910. Just as the streetcars expanded the city's reach, the interurban made it easy to reach the nearby villages, such as Trotwood, Vandalia, or Centerville, and even possible for a person to work and live in different towns.

Orville and Wilbur Wright figure prominently in Dayton's 20th-century history. The brothers' invention of the airplane placed Dayton in the forefront of aviation history and development. Considered the Birthplace of Aviation, Dayton set the pace for advancements in that arena. The Wrights' invention was yet another example of the inventive and entrepreneurial spirit prevalent in the city since the mid-19th century. Orville and Wilbur established the Wright Company, with an airplane production factory in Dayton, in 1909. Although the company fairly quickly transferred to new ownership, it set a precedent for the manufacture of planes and aircraft parts in Dayton. The Wright brothers' work was directly responsible for a number of aircraft-related manufacturing concerns to be established in Dayton throughout the 20th century.

Dayton's prosperous years were sorely tested during the devastating floods of March 1913. Many Ohio cities suffered during the 1913 floods, but with three rivers coursing through the city the damage was especially significant in Dayton. Millions of dollars of destruction was done, thousands were displaced, and 361 people lost their lives. The flood resulted in the formation of the Miami Valley Conservancy District in 1915. Comprising multiple municipalities, townships, and counties, the Conservancy oversaw the construction of five dams.

Dayton was the first large American city to adopt the city manager form of government. During an era of social and political reform, John Patterson, head of the locally important National Cash Register Company, campaigned for a number of years to reorganize the city's government into a more efficient business-like system. His initial efforts were unsuccessful, and in 1907, he threatened to move NCR to another city. Following the 1913 flood, Dayton's citizens, agreeable to new municipal leadership, voted in favor of Patterson's proposed city manager plan. For a

number of years the city manager system was known as the Dayton Plan and Dayton enjoyed "a nationwide reputation as a model municipality." (Teaford 121)

Patterson's paternal sway over the city is illustrative of the power that business and industry had within Dayton. That, coupled with the city's recent national reputation as in the political vanguard, was yet another incentive for businesses to locate there. Two companies that became prominent Dayton businesses located in the city due to its favorable business climate. Loren M. Berry created a multi-million dollar company when he started a telephone directory advertising company, L.M. Berry & Company. In the 1910s, Berry specifically relocated to Dayton to start a new business, because of its location and booming economy. His company sold advertising space in telephone directories, known as yellow pages. By the 1930s the company had reached one million directory copies per year and had several branch offices in other states. The second company was the McCall Corporation, owner and publisher of *McCall's* magazine. In 1923, the printing portion of the business, known as McCall Printing Company, was relocated to Dayton.

The emerging preference for cars in the 1910s meant more and better roads. The eastern leg of the Dixie Highway traversed the Dayton metro area, passing through Vandalia, Harrison Township, Dayton, and Van Buren Township. Constructed from 1914-1927, the route instigated by the Dixie Highway Association connected Ontario, Canada to Miami, Florida.

More roads created the need for a better organizational and management system. This need was met on the state and federal level in the 1920s, with a new road numbering structure. Locally, this meant that the federal National Road became U.S. Route 40 and the Dixie Highway became U.S. Route 25. Many of the mid-19th-century pike roads evolved into modern state or federal routes in the early 20th century. For example, the former Dayton-Lebanon Pike became today's State Route 48, also known as Far Hills Avenue in Kettering and Oakwood and Main Street through Dayton. The automobile became the new king of transportation and in 1929, symbolically, the long-abandoned Miami Canal was filled in. It is now known as Patterson Boulevard.

Thanks to the streetcar and automobile, the city's neighborhoods had expanded ever farther from the central city. By 1930, new residential areas had been established off of major thoroughfares. For example, the Belmont neighborhood, roughly six miles to the southeast of downtown, was swiftly developing during the late 1910s through 1930. Belmont also had an accompanying commercial cluster on Watervliet Ave.

By 1924, some insightful city leaders and planners recognized that Dayton had to annex more land or it would continue to lose industry to the undeveloped surrounding rural townships. A plan that recommended annexation of 22 square miles was adopted, but the City was not

aggressive in acquiring the land. In 1930, 6.5 square miles of the recommended 22, were finally annexed. Through the annexation, Dayton gained two upscale subdivisions in the Dayton View neighborhood, the fast developing Belmont neighborhood, and some parcels on the West Side. The plan also proposed acquiring Oakwood, but the village's residents fought annexation and Dayton failed in its bid. The loss of Oakwood and the failure to annex more of the recommended 22 miles was significant for Dayton. The nonchalant approach to annexation in the 1920s was repeated later in the century, ultimately contributing to Dayton's economic woes in the late 1900s.

Like most of the country, Dayton suffered during the Depression years. However, as war escalated in Europe in the late 1930s, many of Dayton's numerous factories were converted to produce war-related supplies to be shipped overseas. As a result, Dayton's economy began to recover from the Great Depression earlier than that of other cities. By 1937, there were signs that the economy was improving.

After years of stunted housing construction, due to the Depression, a housing shortage began to occur in Dayton, especially as more people flooded the city for factory employment. In 1939, local builder J.N. Haverstick and Sons constructed three speculation houses (spec houses) on Dayton's West Side. Located on Edison Street, the lots were purchased for $100, and the modest houses contained two bedrooms and one bathroom. An advertisement placed in the Sunday newspaper for the houses resulted in heavy traffic, as no one had seen new houses for a long time (Haverstick).

While Dayton was the location of countless aviation firsts, such as the world's first commercial cargo flight in 1910, the first helicopter flight in 1923, blind landings, automatic landings, and the night airway system, the city didn't have a municipal airport. That irony was not lost on *Ripley's Believe It or Not*, which reported in 1932 that the Birthplace of Aviation did not have a municipal airport. (Dayton, The Junior League of 133)

In 1936, the City of Dayton purchased a defunct private airfield, which had begun in 1924 as Johnson Flying Service and then became Dayton Airport, Inc. Located at the western edge of Vandalia, it was reopened as the Dayton Municipal Airport in December, and TWA began operating three daily flights from the facility. This significant municipal investment, coupled with the fact that TWA was able to support multiple daily flights, was surely a sign that Dayton was awakening from several years of economic depression.

Industry/Manufacturing

Despite Dayton's accommodating overtures to industry and the arrival of companies like L.M. Berry and McCall's, the early 20th century saw more manufacturing facilities being located outside the city, rather than at its core. Due to the city's transportation infrastructure, early to mid-1800s factories were generally located downtown along the major roads or the canal, and later the railroad. Typically ranging from two to four stories, the factory buildings often sat near other commercial properties. In the 1860s, "a factory built on fifty feet of frontage and which boasted three stories was looked upon as an extraordinary large plant." (Conover "Story" 212) As the industrial revolution continued, the size of equipment and machines increased, resulting in the need for a different type of building than the older 19th-century industrial structures. Further refinements in mass production also meant more machines, necessitating extra space. In addition, the product itself often increased in size. This change in factory layout was ultimately to the detriment of Dayton.

Continuing the trend prominently set by John Patterson with NCR, in 1905, the Dayton Steel Foundry Company built a plant in a cornfield rather than locating in the already established industrial areas near downtown. Once the streetcar lines expanded and the interurban provided improved transportation from Dayton to the nearby villages, the ability to construct factories out in the townships increased. Needing more space, several of Dayton's manufacturing companies, such as Delco, constructed new plants south of the city by the 1910s. Delco constructed a large manufacturing facility in Moraine, Van Buren Township, by 1917. This began in earnest the shift of the manufacturing base from Dayton proper to the suburbs.

Given Dayton's and the suburbs' industrial importance in the mid-20th century, it is worthwhile to more closely examine the early 20th-century history of a few high profile companies. In 1900, Dayton was booming with business and industry and was the third ranked city in Ohio in capital investments. "Among the thirty-five leading industrial cities in America, Dayton claimed front rank as a site for the formation of new companies. The Platt Iron Works, the Beaver Soap Works, Kramer Bros. Foundry, and the Speedwell, Stoddard-Dayton, and Dayton Motor Companies established themselves here." (Dayton, The Junior League of 49)

National Cash Register continued to experience phenomenal success during the early 20th century. By 1910, NCR dominated the market with 95% of cash register sales and fabrication. During WWI, NCR manufactured aircraft instruments. The company struggled during the Depression years, but forged ahead with expansion plans by the end of the 1930s. In 1936, it still had 6,900 employees in Dayton and 16,000 internationally. At the cusp of the 1940s, the company was experimenting with electronic adding machines.

Charles F. Kettering, along with Col. Edward Deeds and William Chryst, developed the automobile self-starter during 1909-11. Kettering and Deeds formed Delco (Dayton Engineering Laboratories Company), which General Motors acquired in 1918, after successfully selling the self-starters to Cadillac. Kettering went on to develop anti-knock gas and the diesel engine and served as the head of General Motors (GM) research from 1920 to 1947. Kettering's inventions through Delco ultimately created a relationship between the City of Dayton and General Motors that lasted for decades.

In addition to Delco, General Motors developed three other divisions in the Dayton metro area: Frigidaire, Inland Manufacturing, and Delco Moraine. Having invented the electric refrigerator, native Daytonian Al Mellowes was struggling to establish a company. In 1921, GM purchased the company and established the Frigidaire division in Dayton. GM's president believed that Dayton was a good location for a new industry. Initially sharing space with Delco Light, one of Kettering's many side projects, Frigidaire soon outgrew its downtown Taylor Street location, and a large factory was constructed in 1926 in the rural area around Moraine, six miles south of Dayton. Although the division continued to use the Webster Station location, the more remotely located Moraine factory was further indication that Dayton's industrial base would continue to vacate the city during the 20th century.

The Inland Manufacturing division, established in 1922, initially produced wood steering wheels, but eventually branched out to include other interior components. A General Motors Inland manufacturing plant was located on Dayton's West Side between Home Avenue and the railroad tracks. The fourth division, Delco Moraine, began in 1923 as another one of Kettering's side companies. The primary products manufactured today at Delco Moraine are brake assemblies and diesel bearings.

As the 20th century progressed, another benefit of Dayton's invention and entrepreneurial spirit became evident. Although not manufacturing *per se*, engineering, research, and development were key components of Dayton's overall manufacturing climate. Dayton engineering and research was related to aviation, because of the Wright brothers, and automobiles, because of the developments of Kettering and Delco. Engineering was such an important piece of Dayton's economy and industrial base that the Engineers Club of Dayton was established in 1914. A professional networking organization, its 412 members constructed a clubhouse in 1918.

Regional Military Development

The Dayton metropolitan area's military heritage is directly linked to its aviation heritage. Beginning in the early years of the 1900s, with an economic impact that would last until the present, the development of the airplane was hugely significant to the region. Adapting the airplane for military use was equally significant. The presence of the area's Army Air fields on the eve of the United States' entry into World War II was the second reason, in addition to the proliferation of manufacturing jobs, so many people migrated to the Dayton area in the late 1930s and early 1940s.

In 1908, the Wright brothers began demonstrating their flyer to the U.S. Army Signal Corps. Realizing the value of flight for military purposes, the War Department purchased the first U.S. military airplane for the Army Aeronautical Division in 1909, at a cost of $30,000. Because the Wright brothers continued to refine their invention and were considered leaders and experts in the nascent field of aviation, like-minded inventors, engineers, and aviation enthusiasts naturally gravitated to Dayton, where the brothers lived. It was only logical that a military aviation facility would eventually be launched in the area.

In 1916, Col. Deeds initiated the establishment of a military aviation training site adjacent to Huffman Prairie, the site of the Wright's early test flights. The War Department set up a military flying school and depot at the new 2,095-acre Wilbur Wright Field. By 1917, the United States had entered World War I, and troops arrived at the recently opened facility in June for training. In addition to its use for training pilots, the Army Signal Corps facility had an aviation mechanics and armorers school. An associated 40-acre Fairfield Aviation General Supply Depot was adjacent to the military training school. The depot stored and supplied equipment for Wilbur Wright Field as well as three other aviation schools in the Midwest.

In consultation with Orville Wright, Deeds and Charles Kettering purchased 254 acres just north of downtown Dayton, between the Great Miami River and Keowee Street. By January, 1918, the newly completed McCook Field was ready for operation by the Army Air Service's Engineering Division. "As an engineering and research facility, McCook Field has been described as 'the single most influential agency in the early years of American air power.' McCook's engineers and technicians researched, developed, manufactured, tested, and evaluated military aircraft and all of their associated components and equipment." (Fact Sheet) At its peak, McCook Field contained 1,096 civilian employees and 378 military personnel.

Following WWI, Dayton's leading businessmen continued to advocate for the city's connection to military aviation research. McCook Field, with its "this field is small-use it all" motto, was quickly outgrown, especially as the size of airplanes continued to increase. John Patterson, of NCR, and later his son, Frederick, raised $425,673 to keep the undersized McCook Field in

Dayton. The money was used to purchase 4,520 acres near Huffman Prairie and relocate McCook Field. Once relocated in 1927, McCook Field joined the older facilities at Wilbur Wright Field. The flying school was discontinued after WWI, and its facilities merged with the Fairfield Air Depot. The name of the entire facility was changed to Wright Field, recognizing both brothers.

The facility continued to grow in size and prominence. The new engineering facilities were the Army Air Corps' headquarters for the development of advanced aircraft and equipment. In 1931, the field was split in two, the engineering section retaining the name Wright Field. The other section, east of Huffman Dam, became known as Patterson Field, in recognition of the Patterson family's relationship with the site. This section contained the Fairfield Air Depot.

Neighboring Villages and Townships

Trotwood and Centerville remained small rural villages during the early decades of the 20th century. Vandalia, Fairfield, Osborn, and Oakwood experienced changes that would have an impact on future development.

Vandalia

In the early 20th century, Vandalia had its first wave of Dayton suburbanites when the Dayton & Troy Electric Traction Line was completed through the village. Ten miles north of Dayton, Vandalia was close enough for commuting to the larger city for work. During the 1920s, the automobile created a resurgence of travel on the National Road, newly designated U.S. Route 40. Vandalia was soon dubbed the "Crossroads of America" when the eastern route of the Dixie Highway, between Michigan and Florida, crossed the National Road in the middle of the village, ca. 1920. Designated U.S. 25, the Dixie Highway created another line of commercial development within Vandalia.

The Dayton Municipal Airport, established in 1936, brought both Dayton and Vandalia into the modern commercial aviation age and created jobs for local residents. Until the early 1960s, the main entrance to the airport was on N. Dixie Highway, just north of the Rt. 40 intersection. Anyone going to the airport, whether for work or travel, passed through the center of Vandalia to get there.

Fairborn

The Wright brothers' Ohio test flights took place on Huffman Prairie, just east of Dayton near Fairfield. Fairfield's proximity to the recently established Wilbur Wright Field and Fairfield Aviation General Supply Depot created an explosion of population during World War I, resulting in a housing shortage. This pattern would be repeated on a much larger scale twenty years later during World War II.

After the Miami Valley Conservancy District constructed Huffman Dam in the 1910s, Osborn was in a floodplain. In 1921, the entire village, people and buildings, was relocated east of Fairfield. The Dayton and Xenia traction line constructed in 1900 separated Fairfield and the relocated Osborn.

Oakwood

Dayton's most prominent citizens, such as John Patterson, the National Cash Register president, and Orville Wright, built estate homes in the rural suburban area in the early 1900s. Enough people lived in the settlement for it to receive village status in 1907.

After the 1913 flood, which devastated much of Dayton, Oakwood became a refuge away from any future flood waters. The Oakwood area was actively advertised as being well above flood level, which resulted in more relocation to the village in the 1910s. The village only had 67 houses in 1910, but by 1920, the population had grown to 1,473. The number of inhabitants rose dramatically in the 1920s, reaching 6,494 in 1930. The City of Dayton was exploring the annexation potential of Oakwood, but in 1931, the residents of Oakwood voted to incorporate and maintain autonomy.

Post World War II: Dayton Metropolitan Development, 1940-1970

1940-1949

In 1940, Dayton's population reached 210,718. Population was increasing, due to the increased opportunities for employment at the area factories, research facilities, and military installations. People began migrating from other areas, particularly the South, to find work in Dayton, "The Dayton area was grossly unprepared for the influx of workers in its factories and at Wright and Patterson fields. With 75,000 to 125,000 new people in the area, traffic was terrible, and the housing shortage was acute." (Zumwald 165)

Because of the Dayton area's dramatic wartime increase in manufacturing, the city experienced a severe lack of manpower by 1943. Employment had risen 124% since the previous decade. Dayton was designated as a No. 1 critical labor area by the U.S. War Manpower Commission – "meaning it had a genuine labor shortage. Because skilled labor was in great demand, companies had set up training programs to make new employees as productive as possible as quickly as possible." (Zumwald 165) The city's business leaders worried that the designation would hurt local industries, if the government or outside businesses perceived that Dayton did not have sufficient laborers to fulfill its government contracts. Business leaders emphatically emphasized that the shortages were primarily at Wright and Patterson fields.

Black and white laborers from the South were being actively recruited to work in Dayton's factories. This northward migrating group constituted the largest concentration of newcomers in Dayton, as well as most industrial Midwestern cities, during the era. Dayton's black population in 1940 was 9.6% and 14% in 1950. (Teaford)

Dayton profited greatly from war-related production, with defense contracts in the city reaching $1.645 billion. "By 1945, a Dayton Chamber of Commerce survey predicted that war prosperity – which had fattened the pocketbooks of most Dayton companies – would help produce an $80 million postwar expansion program of public improvements as well as private investments in new construction, machinery, equipment, fixtures and remodeling." (Zumwald 170) The huge payrolls through the early 1940s were reflected in the generosity and civic minded spirit of the citizens. Just as Daytonians had pledged money to keep the McCook Field within the city's sphere in 1927, the residents of Dayton raised $31 million in 1944 through war bonds. In January, 1945, the U.S.S. Dayton was commissioned, named for the city that paid for it. The naval cruiser acted as a shield for aircraft carriers and participated in Japanese shore bombardments.

The Chamber of Commerce's prediction of public improvements was correct. The city embarked upon a downtown building campaign, beginning with a 1946 Civic Center study. The 1946 Civic Center plan included a cluster of government buildings at W. Second, Wilkinson, W. Third, and Perry Streets. (See Historic Image 52, Appendix B) The proposed development featured a central block with a heavily landscaped parking lot. The north end of the Civic Center was anchored by the 1931 Art Deco style Ohio Bell Building, 215 W. Second Street. The large U-shaped buildings on Wilkinson and Perry faced the central open space and secondary entrances on W. Second and W. Third Streets. The southern end featured a two story building, smaller in scale than the others, with its primary elevation facing the central block. Another government building was proposed at the northwest corner of W. Second and Perry Streets. Because of the angle of Perry Street and the landscaped plaza of the building facing Perry, the northwest corner building also has a strong visual link to the other buildings facing the central lot.

Also in 1946, Dayton's leadership began discussions of annexation and a new Plan Board was formed, "With regard to land area, the 1946 study reached the same conclusion as did the 1924 plan, namely that 'very little land is left for development within the central city, for either residential or industrial purposes.'" (Dunham 100) Wishing to expand upon the 25-square-mile city boundary, an assertive plan for gaining another 31 square miles was under consideration. Despite realizing the need to grow or be shut out, Dayton only managed to obtain an additional 4.2 square miles in the 1940s. The additional acreage was mostly to the north, and part of it was annexed in 1941, before the aggressive plan.

Although Dayton was looking in all directions, once again, Oakwood's residents did not support an annexation. The adjacent Van Buren Township, to the south, was another targeted area. The northeastern edge of the township, abutting the city boundary, had seen considerable residential and industrial growth during the early 1900s and was a coveted tax base for Dayton. The established Southern Hills neighborhood, nestled between the Dayton Country Club and S. Dixie Highway included 1920s housing stock, interspersed with early 1940s four-unit apartment buildings. In 1946, "Southern Hills was the most developed part of the township, having 3,500 residents and a tax valuation of $5.3 million." (Dunham 105) The City of Dayton tried unsuccessfully to annex it as part of the 1946 plan. In response to the proposed annexation, the Southern Hills Civic Association was formed, which rallied residents to vote in opposition of Dayton's effort. The failed attempt to annex this neighborhood ultimately planted the seed for Van Buren Township's incorporation six years later.

The city's transportation infrastructure began to change in the 1940s. Both the streetcars and the interurban were considered outmoded forms of public transportation by the 1930s-40s. The interurban had a nearly 50-year history in the metro area, before the last run was made

from Dayton to Moraine in 1941. Slowly taking over the streetcar routes, the more modern bus had become the preferred method of public transport. As a result, the streetcar lines were discontinued in 1947. More significantly, in the same year, "Dayton had the most automobiles per capita of any Ohio city." (Zumwald 174)

Dayton's population reached 239,000 in 1948 and increased by another 4,872 in the 1950 census. Overall, the city's largest population gain in the mid-20th century was in the 1940s. Growth was due to the returning war veterans and the resulting baby boom, ". . . the men returning from the war brought new life to Dayton's industry – and precipitated a housing boom that not only changed the face of the city, but heralded the growth of the suburbs as well." (Dayton, The Junior League of 107)

Housing

By the early 1940s, the accelerated increase of factory workers, many of whom were relocating to Dayton from the South or Appalachia, created a housing crisis in the city. In 1942, the Dayton Public Welfare office declared in its annual report that 4,000 people were searching for a home and only 40% would find one. "Three and four families were living in a single house; 'other families are living in hotel rooms, garages, automobiles and even sewer pipes. Some persons are sleeping in shifts.'" (Ronald & Ronald "Lands Between" 311)

Despite material rationing during WWII, new houses had to be built, and housing construction increased during the early 1940s, reflected by the 334 family units for whites, plus 30 black-only units built by private builders during 1944. (Zumwald 169) Several older neighborhoods had infill housing constructed on vacant lots, and others, such as Belmont, continued to develop, expanding the neighborhood boundaries. Small-scale apartment buildings and fourplexes also were constructed to meet the great housing demand. They could be found in established neighborhoods throughout Dayton, such as Burkhardt on the east side, as well developing neighborhoods to the northwest, such as Hillcrest, and southeast, Belmont.

In response to the housing crisis, various federal government agencies constructed or funded housing near military and civilian defense installations throughout the Dayton metropolitan area. These structures ranged from small frame houses to duplexes to apartments to dormitories. In 1943, the National Housing Agency (NHA) allocated funds for constructing 1,500 family units and 125 dormitories in the Dayton region. The following year, under the oversight of the federal Public Housing Agency (a department of the NHA), 1,075 housing units were built in Dayton. (Zumwald 169) Other representative governmental agencies constructing residential properties included the Federal Works Agency Mutual Ownership Defense Housing Division, which fell under the Public Housing Agency umbrella after February 1942. This agency was responsible for the 1941-42 Greenmont Village development (further

discussed below under Van Buren Township/Kettering) and the neighboring Dayton Mutual Homes plat, to the east of Woodman Drive, both in Van Buren Township (Kettering). The latter plat was completed in 1945 and contained Cape Cod houses (MOT-05534-06). Other federal government-sponsored housing was located in Vandalia, Moraine, Fairborn, and Riverside.

In an effort to track the number of available apartments and ensure rent prices were fair, the Dayton War Housing Committee was formed in 1942. In addition to tracking apartment issues, the committee had more than 1,000 mobile homes brought in and spread throughout the metro area in 34 trailer camps.

For decades, Dayton's housing had been segregated into whites east of the Great Miami River and blacks on the West Side. "The area, fueled by foreign war materials orders and American military needs, was already 'importing' workers, black and white, from the south. When the federal government began providing housing for the influx of workers, it effectively managed to cement the already existing trend of a black west side and a white east side." (Ronald & Ronald "Lands Between" 308) An example of the government's role in continuing the east/west division was DeSoto Bass Courts, constructed to house young black couples and families who were not permitted to rent apartments elsewhere in the city. The apartment complex was Dayton's first public housing development, partially funded by the federal government and the Dayton Metropolitan Housing Authority. More money was dedicated to the site by Congress during WWII. The money was used to construct an additional 690 units for employees of the area's factories. In 1947 and 1948, another 110 units were built to help alleviate the housing shortage faced by veterans.

In addition to the infill construction in older neighborhoods and government constructed housing, new subdivisions were being platted by the end of the war. South of Dayton's downtown, the Carillon neighborhood was under construction 1943-44, and the Patterson Park subdivision, to the southeast, was being built by 1946. Northwest of the city limits in Harrison and Madison townships, three subdivisions (Cornell Heights, College Hill, Greenwich Village) were platted by 1944. The Residence Park neighborhood on the West Side was also platted by 1944; part of it fell within Dayton, the majority in Madison Township.

"In 1946, a record 5,229 weddings took place in Dayton…. Life was good. There were jobs aplenty." (Ronald & Ronald "Lands Between" 323) Young married couples with quickly expanding families were looking for new homes. Despite the new house construction of the early 1940s, the housing shortage continued into the early 1950s. Several Dayton-based home builders rose to the challenge. One such example is the H.C. Huber Construction Company, the largest home building firm in Dayton at the time, which built a residential development on Dayton's northwest side near the Good Samaritan Hospital in the late 1940s. However, Huber's

firm, like many of Dayton's long-established builders, quickly turned its attention to Van Buren Township and areas around Oakwood.

Industry/Manufacturing

In 1940, Dayton had 432 factories, producing 750 products. From the late 1930s through the mid-1940s, many of the products were war related. Of the early 1940s factories, more than 60 were classified as principal war production facilities. There were also hundreds of small manufacturing plants that served as subcontractors producing military-related items. Dayton's factories produced munitions, but the city's specialty was airplanes and aircraft parts.

In addition to actual production, Dayton's long-running tradition of engineering, research, and invention continued in the 1940s, with the development of numerous aviation and general defense related products both in the industrial community and at Wright Field. Aviation research and development at Wright Field included pressurized aircraft cabins and controllable bombs. Top secret experimentation and research by the Monsanto Chemical Company, which led to the development of first atomic bomb, were conducted in Dayton at 1601 W. First Street (NR listed 2006). Complementing Dayton's female factory workers, who made up 50% of the industrial workforce by 1944, were women who contributed to the locally important defense engineering and design sectors. In 1939, Maude Elsa Gardner, an aeronautical engineer at Wright Field from 1936-1941, became the first woman admitted to the Dayton Engineers Club. Alice King Chatham, a Dayton native, was designing and fabricating flight helmets for the Army Air Force at Wright Field during the war. She later designed helmets for NASA.

Dayton's automobile related plants produced a variety of products. Delco Moraine made bomber gears, aircraft hydraulics, small motors used in aircraft for windshield wipers, and a variety of tank parts. GM's Inland Division, on Home Avenue in Dayton, manufactured aircraft and truck steering wheels, pistols, and over 2.5 million rifles. The Frigidaire division's two plants (Kettering Boulevard in Moraine and Taylor Street in Dayton) produced propellers and aircraft machine guns. As production returned to normal products by 1947, General Motors was employing 40,000 people within the Dayton metropolitan region.

Employment at NCR exploded from 8,000 to 20,000 between 1940 and 1945. As war in Europe continued to escalate, NCR's normal production and research was halted. The company's factory converted to production of war materials, such as aircraft engines and bomb sights. Also in 1942, NCR's specialized Electrical Research Laboratory was essentially militarized by the Navy for the development of code breaking machines, known as bombes. NCR engineer, Joseph Desch, along with co-worker Robert Mumma, oversaw the development of the bombe for the company. As the U.S. Naval Computing Machine Laboratory, the facility was operated by NCR and the Navy, including 600 Women Accepted for Volunteer Emergency Services

(WAVES), the Navy's unit of female enlistees. The WAVES worked round-the-clock shifts constructing 121 top secret decryption machines, which enabled the Navy to intercept German U-boat transmissions. "Because of their efforts it has been estimated that World War II was shortened by one, possibly two, years. In 1945 General Dwight D. Eisenhower, in a letter to the British military, wrote that information obtained from intercepted German messages 'saved thousands of British and American lives and, in no small way, contributed to the speed with which the enemy was routed and eventually forced to surrender.'" (Dalton) Once WWII ended, NCR resumed development of pre-war research and design, which resulted in several new electronic products. The company was facing $100 million in backlogged orders of its traditional products. Down from its 1945 peak, NCR nevertheless maintained a steady workforce of 14,500 employees.

The Huffman Manufacturing Company had been in the bicycle manufacture business since 1934. Many people used bicycles as inexpensive transportation during the Depression, and sales were strong enough that by 1940 the company was earning $1.5 million. During WWII, like most of Dayton's factories, Huffman Manufacturing turned to war materials, producing artillery shell parts. The company also received a federal government contract for 4,000 bicycles. The Huffman Manufacturing Company had been in the bicycle manufacture business since 1934. Many people used bicycles as inexpensive transportation, during the Depression, and sales were strong enough that by 1940 the company was earning $1.5 million. The good fortune continued after the war, with the introduction of a very popular children's bike in 1949. That year also began the use of the nationally recognized "Huffy" as part of the bicycle name.

Locating in the 1940 downtown Talbott Building, the Mead Corporation returned to Dayton in 1944 from Chillicothe, Ohio. The company had begun with a small paper mill in Dayton in 1846, but moved the administrative offices to Chillicothe in 1933, joining its second paper mill located there. George Mead, a Dayton native and president of the company for nearly the first half of the 20th century, eventually turned the Mead Corporation into an international business with operations in several countries.

George Mead joined Dayton's other business elite and was a prominent figure in the community. He also served on several national governmental boards and commissions in the 1940s, which potentially furthered Dayton's national reputation as an important industrial leader. Mead served on the War Labor Board, an arbiter of labor-management disputes, the War Mobilization and Reconversion Advisory Board, an agency charged with planning wartime and postwar economic growth, and in 1947, he was appointed by President Harry Truman to serve on the Hoover Commission. The charge of the commission was to study methods for streamlining the federal government's executive branch.

John W. Berry Sr., a returning war veteran and the founder's son, greatly enlarged L. M. Berry & Company, a yellow pages advertising firm. "He grew it after 1946 from 50 employees and $2 million in revenues to 1,500 employees and $40 million. He signed up more prospects than ever before in the company's history." (Kline) The company began compiling and printing the city directories as well as selling the advertising. Telephone ownership had steadily increased since its invention in 1876, becoming commonplace in homes by the mid-20th century. The concurrent demand for more yellow pages publications made possible Berry's expansions, "Following World War II, the yellow pages were prospering from the post-war boom. Consumers were learning the time-saving convenience of using their directories, and businesses were recognizing that they profited from directory representation. The yellow pages had emerged as an indispensable element of modern American living." (Waltz and Senewe 39)

The largest of Dayton's many printing firms was the Reynolds and Reynolds Company, begun in 1866 as Gardner & Reynolds. It was a basic print shop, with the novel idea of printing standard business forms, which were then sold in small quantities to local business owners. In the late 1920s, Reynolds and Reynolds created standardized accounting forms for car dealers, which significantly increased its profits. While it was not the type of industry that could convert to the production of ammunition or aircraft propellers, it did print specialized parts lists and instruction sheets for federal defense departments. After the war, Reynolds and Reynolds enjoyed continuing profitability, and by 1947, the company's sales were up 25%.

Regional Military Development

The WWII years brought a great deal of expansion at Wright and Patterson fields. By 1944, forty different aircraft research and development programs were being conducted at Wright Field. In addition to aircraft development, several other activities took place at the field. Training schools were conducted, and captured enemy planes were tested. A unit of WASPs (Women Airforce Service Pilot) was stationed at Wright Field. The WASPs tested new equipment and flew new prototypes. Axis prisoners of war were even held at the installation. As the war continued, almost 38,000 civilians and more than 13,000 troops were working at Wright and Patterson fields. "The logistical support by these men and women sustained 243 combat groups, 80,000 planes, and 2.4 million troops. Ultimately, it was the aircraft that were designed, tested, improved and repaired at Wright and Patterson that assured an Allied victory." (Zumwald 165) In 1945, Wright and Patterson fields represented one-third of the city's industrial payroll.

From 1942-45, the Army Air Force (USAAF) occupied the Dayton Municipal Airport and constructed several large hangars for airplane repair and new runways for training. Designated as the Dayton Army Air Field, the airport served as a satellite to Wright and Patterson fields.

The airport returned to civilian use in 1947, although an Ohio Air National Guard unit remained at the facility. Dayton regained the deed for the property the following year.

In addition to Wright and Patterson fields, a smaller Army Air Force installation was located in Van Buren Township. Beginning in the 1920s as another Johnson Flying Field, the facility eventually became an Army Air Force Depot. During WWII, Italian prisoners of war were housed at the installation. It was renamed Gentile Air Force Station (AFS) after the war. The station was essentially an Air Force office park, housing several different organizations, but the largest was the supply center. The 55-acre Gentile AFS eventually contained several dozen buildings, but the four massive supply buildings dominated the facility.



Gentile AFS, 1949
(Historic Image 1)

The United States Air Force (USAF) was separated from the Army in 1947, and the new military branch of service quickly set about establishing and improving its bases. After years of reorganizing and shuffling units from field to field, Wright-Patterson Air Force Base was created from the separate aviation and depot operations at Patterson and Wright fields. Officially designated in January 1948, the base's combined supply, logistics, and research facilities evolved, along with the increased worldwide mission of the Air Force. Wright-Patterson's presence in Dayton and its contribution to the metro area's economic stability cannot be overstated.

Neighboring Villages and Townships

Trotwood and Centerville continued as small rural villages during the 1940s. Oakwood experienced new housing construction, but otherwise remained the same. Vandalia, Fairfield, Osborn, and what was soon to be Kettering experienced significant growth during the 1940s. Each of these areas was in close proximity to industrial or military facilities.

Vandalia

Vandalia's proximity to manufacturing plants, the Dayton Municipal Airport, and the highways created an ideal situation for considerable growth during WWII. Despite a steady stream of traffic passing through the village, Vandalia had not grown significantly in its first 90 years. In 1940, the population was a little less than 400, merely double what it was in 1849. However,

between 1940 and 1948, the population more than quadrupled, reaching 1,800. The previously quiet crossroads village was suddenly a military and manufacturing town.

Vandalia's proximity to manufacturing plants in the greater Dayton area, the Dayton Municipal Airport, and the highways created an ideal situation for considerable growth during WWII. In 1940, Aeroproducts, a General Motors division, purchased Engineering Projects, Inc., a local company. Aeroproducts developed and produced airplane propellers, creating many jobs and a subsequent need for housing. The factory was located on N. Dixie Highway, adjacent to the airport.

Dayton Army Air Field brought many soldiers and civilian support workers to Vandalia. To help ease the early 1940s housing shortage in Vandalia, the federal government constructed a neighborhood called Vandalia Homes. Later called Airline Heights, the subdivision was opened to returning veterans after the war. The neighborhood, mostly comprising small frame Cape Cod houses, contains streets with aviation related names, such as Curtiss Wright, Skyview, and Lockheed. Though most were constructed by the late 1940s, houses continued to be added to the neighborhood into the mid-1950s. The neighborhood of approximately 250 houses was eventually annexed to Vandalia in 1954. (See Historic Image 53, Appendix B)

Roadside commerce was always important to Vandalia's economy, especially given its road-related history. In the years before the interstate highways were complete, the National Road/Route 40 was the primary east-west route through central Ohio. Vandalia's roadside rapidly developed with restaurants and motels, serving vacationers and local residents alike, in the mid-20th century. The Dixie Highway also saw similar commercial growth. Appealing to the military presence, nearby factory workers, and residents, a cluster of commercial enterprises was built on North Dixie Highway near the airport entrance. The Airline Theater was constructed in 1947 (MOT-05465-13) and was located just south of the Airline Shopping Center.

Fairborn

By 1940-41, as the U.S. was supporting Europe's war efforts and then entering World War II itself, Fairfield experienced a repeat of wartime housing shortages. This time, however, the multiple aviation fields and depots were larger and more fully developed, with broader missions. In addition to the increase in military personnel, a huge influx of civilian workers arrived to support operations at Fairfield Air Depot and Patterson Field. The response for housing was met with both private development and government assistance.

The Fairlawn Plat, containing 200 houses, was developed in 1941 by Boyt Schierenbeck, a local builder. Twenty fourplex units were also built the same year, by the Loving Arms Company. In 1942, the federal government constructed temporary housing, Hebble Homes, on the north

end of Fairfield, which consisted of 100 duplexes. The government also constructed dormitories for 1,100 workers on the west side of Fairfield, in 1942. Two other housing developments, Skyway Park and Wood City, which were demolished after the war, were constructed to serve Patterson Field to the south. To assist with the strain on the village's infrastructure, federal aid was dedicated to Fairfield in 1943 and 1944 for basic items, such as road repairs, as well as a new incinerator. The federal government stipulated that its funded incinerator for Fairfield had to serve Osborn, as well.

The flood of new residents resulted in a dramatic increase in student enrollment for Fairfield's, Osborn's, and Bath Township's school systems. In 1923, the two villages and Bath Township had begun combining their educational programs, constructing Central School the following year to house the high school departments for each municipality. By the 1928-29 school year, the municipalities further merged their educational efforts and the system was declared an exempted village school. Enrollment doubled during the WWII years and afterwards, increasing by a thousand students in just six years, from 2,023 in 1944 to 3,007 in 1950. (Poole 38) A 14-room annex building to the high school was constructed, at a cost of $104,700, behind the high school in 1944. Just as the federal government had helped pay for local infrastructure to accommodate more housing, it footed much of the bill for the new Annex. (Poole 38) The government's Hebble Homes and Skyway Park neighborhoods also had rooms within houses dedicated for school use.

Fairfield and Osborn had coexisted side-by-side since 1921, but the close proximity and duplicate municipal efforts were being debated by the mid-1940s. A precedent for sharing facilities had begun in 1924, with the completion of Central School. Now with the shared incinerator, the operation of separate administrations was beginning to be viewed as redundant. Without a merger, Fairfield was blocked in, making any future annexation very difficult. The Army's air fields and depot defined Fairfield's western boundary, and Osborn mostly bordered it on the east. To the north was the Clark County line, and a different township was to the south, making any future annexation for Fairfield very difficult.

People continued to relocate to the area, even after WWII ended, working at the newly designated Wright-Patterson Air Force Base. Reorganized in 1947, the base had varied missions and research duties and was one of the country's most important bases.

Van Buren Township/Kettering

The combined industrial and military facilities in Van Buren Township naturally drew more residents who were employed by them. As had happened in other industrial communities during WWII, people were flooding into the township, working at the factories that had been

converted to the production of war-related equipment. For example, the Delco plant manufactured tanks during WWII.

Several 1940s plats were developed in the northern part of the township, as well as farther south on either side of Far Hills Avenue. At the southeast corner of the Dorothy Lane and Far Hills intersection, the Clara Huber plat was developed in 1941-45, containing modestly scaled Period Revival houses. There was a triangular neighborhood in the northwest corner of Wilmington Pike and Stroop Road by 1949. Unlike the other developments, this one has a mix of older housing stock, lacks sidewalks, and has more of a township feel than a planned suburban appearance. The plat to the east of Woodman Drive and south of Patterson Road was developed by the Dayton Mutual Homes, Inc., in the mid-1940s. The neighborhood is comprised of frame Cape Cod houses, such as 2143 E. Bataan Drive (MOT-05534-06).

A significant government-sponsored housing project, Greenmont Village (MOT-05641-06), of 300 residential buildings representing 500 units, and oriented around a central school building, was built in northeast Van Buren Township just south of the Dayton city line. Constructed September 1941 to June 1942, Greenmont Village was a planned community built by the Federal Works Agency (FWA) in response to local housing shortages for defense workers. As workers relocated to Dayton to fill factory jobs during wartime, there were few options for housing. At the urging of the local union, Congress of Industrial Organizations (CIO), Greenmont Village was constructed to meet the housing crisis for defense workers. President Roosevelt authorized $1.75 million for the project. Greenmont Village was one of eight communities in the U.S. built by the FWA's Mutual Ownership Defense Housing Division. Tasked with the construction of middle class housing for defense workers, the Division was short-lived, only lasting 1940-1942. The concept of the program was for the government to construct the housing and eventually turn its management and ownership over to a membership cooperative of the residents. In December 1942, the neighborhood became the Greenmont Mutual Housing Corporation.

1950-1959

Dayton began the 1950s with 243,872 inhabitants, gaining over 33,000 in the previous decade. The city grew by another 18,460 during the decade of 1950s. The region's industrial base had nicely rebounded and there was ample opportunity for work. Residential construction had increased dramatically and new subdivisions were being constructed at the edges of the city's boundaries in all directions.

In addition to the auto-related factories, Wright-Patterson AFB was one of the region's most important employers. It continued to develop as the Korean War was fought, the Cold War escalated, and technology for aeronautical weaponry advanced. The base employed approximately 20,000 civilian and military workers during the 1950s. Gentile AFS, the military's electronics depot, was employing 2,168 civilians in 1951 and more than 3,700 by 1955. (Military: Gentile Station)

The prosperity of Dayton's companies and the economic contribution of the Air Force base were reflected by the city's inhabitants. In 1958, Dayton was one of the state's eight largest cities. Among those cities it was the richest, as "the average weekly pay was $101.21, compared to $85.48 in Cincinnati and $83.21 in Columbus." (Ronald & Ronald "Lands Between" 339) This prosperity is illustrated by the number of new shopping centers developed during the 1950s in the metro area. After nearly a decade of economic depression, four years of war, rations, and material shortages through the end of the 1940s, people wanted to buy things. As a result of all the technological advances and new materials created for war use, there was a plethora of innovative products available to the consumer.

Commercial enterprises in the central business district expanded. Downtown businesses such as banks, savings and loans, department stores, dry cleaners, and pharmacies began opening suburban branches). Dayton got its first shopping mall in 1947 when Arthur Beerman, founder of Elder-Beerman Stores Corp., built McCook's on Keowee Street, northeast of downtown. He later built three additional malls: Northtown (ca. 1950), Eastown (1954) and Westown (1956) (MOT-05300-32). Town & Country Shopping Center opened in 1951 on East Stroop Road in what would become the heart of Kettering. In 1956, J.C. Penney left downtown Dayton and relocated to Town & Country. From 1950 to 1958, ten shopping centers were built in Dayton's suburbs, with more than 150 stores and 10,000 parking spaces. (Zumwald 188) Also, many new office buildings and professional offices were built. During the mid-20th century, Dayton had three community-founded home-based banks: National Bank of Dayton (a merger of Merchants National Bank and Trust and Peoples Bank and Trust), Winters National Bank, and Third National Bank. There were also several savings and loan companies. All were competing for the exponential increase of home loan applications. By 1974, there were five banks

downtown and nine building and loan businesses active in handling the financing of new homes.

While the city was struggling to claim more territory for its own, the Dayton Chamber of Commerce was recognizing the need to include the growing suburbs. During the 1950s, the Dayton metro area became the third largest metropolitan area in Ohio. In 1956, the name was changed to the Dayton *Area* Chamber of Commerce, reflecting its broadened scope after WWII.

In the post-WWII years, more people than ever had cars, increased leisure time, and more expendable cash. For the first time, families in large numbers were taking weekend trips and week-long family vacations. Tourist-related industries also were expanding, particularly along major transportation routes like the National Road and the Dixie Highway, both of which traverse the Dayton area. These included urban and suburban hotels, motels and restaurants, as well as recreational activities such as bowling alleys and drive-in theaters. Roadside culture was an important part of 1950s leisure time, and businesses, such as drive-in restaurants with curbside service, became popular across the city.

The Federal Aid Highway Act, passed in 1956, began the improvement of the early 20th-century routes and the creation of the new interstate system. Over the next two decades and more, interstates, usually paralleling the older routes like the National Road and the Dixie Highway, were constructed across the nation. A 1958 survey looking for solutions to resolve the Dayton area's growing pains suggested that traffic congestion would be relieved by expressway construction. By this time, the region's interstates were already being planned or under construction. In the meantime, new roads were being constructed citywide to accommodate planned subdivisions, and older roads were being widened and improved to accommodate increased traffic.

Housing and Associated Development

Although an additional 8.6 square miles were annexed throughout the 1950s in small parcels, the bold annexation plan of 1946 remained unrealized during the decade. As the century progressed, the opportunity for Dayton to expand its boundaries was shrinking, "By the beginning of 1950, the Daily News wrote that 'Persons experienced in the realty field say that Dayton from a land development standpoint is practically, entirely built up.' The News article went on to emphasize that within the current city limits, there is no room for a large housing development unless houses that have out lived their useful life are demolished." (Dunham 98) The size of the city saw an increase from 25.69 square miles in 1948 to 34.31 square miles in 1958. However, the surrounding villages and townships were rapidly inflating with residential subdivisions, and in some cases, such as Kettering, townships were incorporating to keep from being annexed by Dayton.

Included among the annexed land was the remainder of the Residence Park subdivision, as well as the previously platted Cornell Heights, College Hill, and Greenwich Village neighborhoods. Platted in the 1950s, the Northern Hills neighborhood rounded out the city boundary in the far northwest corner. The Eastmont and Eastern Hills neighborhoods in the far southeast corner were also acquired during the 1950s annexations.

While Dayton was concerned with the acquisition of land and the need for additional housing, city leadership was still mostly reacting to subdivision development and concentrating energy on the downtown. Largely in response to what was classified as blighted housing in the downtown vicinity, a housing code setting minimum standards was adopted in 1956. An Urban Renewal Office was established in 1957 to take advantage of federal dollars. A five year program began in September 1958. The first area of concentration was the East Dayton Urban Renewal Area, a fairly large swath from E. Third Street south to U.S. 35 and from the east end of the Oregon neighborhood to Keowee Street. Five hundred of 660 total buildings of 19th-century housing stock were removed by the end of 1960, with the remaining 160 rehabilitated.

The post-World War II population boom tested the capacity of the public school system. An influx of blacks and Appalachian whites seeking postwar employment opportunities contributed to this growth, continuing the racial and socio-economic mix of the city's population as well as its numbers. This changing dynamic also fostered segregation in the community and the schools. (Ronald & Ronald "School Days" 89) To accommodate the congestion, extensive construction of new school buildings took place in Dayton's public school system in the 1950s. Between 1950 and 1958, 19 new buildings, 571 new classrooms and 57 other facilities such as auditoriums, gymnasiums and libraries were built. Between 1953 and 1956 alone, 22 acres of educational floor space was created for Dayton schools. (Ronald & Ronald "School Days" 68)

Industry/Manufacturing

In the postwar years, Dayton experienced regeneration similar to its industrial heyday of the turn of the century. "Industrial growth in the city mirrored the urban development. Not only did the network of factories expand and the total work force increase, but in 1958, NCR doubled its 1951 sales figures, showing a full 65% gain from 1948-1958. Small companies also recognized the social and economic advantages in Dayton's market, and many of them moved to the city during the '50's." (Dayton, The Junior League of 107)

Such was the 1950s' economic climate in the Dayton metro area. That decade saw Dayton's long-established industries continue to rebound from their wartime conversions. The late 1940s had seen these companies return to the manufacture of their everyday products, and the 1950s saw them regain a foothold within their respective industry. Frigidaire, NCR, and Delco

combined employed 42.6% of Dayton's work force, representing over 50,000 total people. (Harland Bartholomew and Associates)

In 1952, NCR purchased the Computer Research Corporation of Hawthorne, California, which greatly expanded its capabilities. Throughout the decade, the company worked to develop its first computer for business use. As a result, by the end of the 1950s, NCR was able to significantly enlarge its product offerings from simple cash registers to complex computer systems with vast data processing functions. Reflecting NCR's dedication to research and targeted company acquisitions during the 1950s, 80% of its sales in 1961 represented equipment not on the market ten years earlier. (Sanders 28)

The massive consumer appetite of the 1950s created a boom for Dayton's various General Motors plants. This, in turn, continued the important relationship of the company to the metropolitan area's stability. Speaking at the 1958 golden anniversary of GM in 1958, Stanley Allyn, NCR chairman, succinctly stated the significance of the company, "General Motors is the most important single factor in the economic life of this area. Equally important is the fact that General Motors in every instance has been a pillar of support for worthwhile community projects." (Sanders 32)

The general public's profound desire to own a new car kept GM's Delco and Inland divisions operating at full capacity, employing thousands to meet the national demand. The manufacture of automobile parts such as shock absorbers, steering wheels, brake assemblies, transmission parts, and diesel bearings occurred in the area's GM factories. The multitude of new houses being constructed across the nation needed new refrigerators, which kept GM's Frigidaire division active. Some of the local home builders had agreements with Frigidaire, installing its refrigerators in their new houses. A local custom builder, Richard Fisher, reported that he "always used Frigidaire – they were local, made good deals for the home builders and really catered to them." (Fisher) Huber Rentals in Huber Heights also touted the use of Frigidaire appliances in its rental units. The two Frigidaire plants alone employed 19,000 people in 1952.

After WWII, McCall's completed an $11 million plant expansion. In 1952, the company printed over 3 million magazines, representing 52 national publications such as *McCall's* and *Redbook*, at its Dayton facility. McCall's also employed thousands and was significant to Dayton's tax base, remaining at its West Side location on McCall and Germantown Streets.

Conversely, in the early 1950s, the Huffman Manufacturing Company closed its Dayton plant, moving to a massive new facility in Celina, Ohio. Although the makers of Huffy bikes kept their headquarters in Dayton, it was proof that the failure to annex vacant lands would continue to haunt the city. The company had begun to produce lawn mowers in addition to the Huffy bikes

and had outgrown its Gilbert Avenue plant on the east side. While the Huffman Manufacturing Company may have had the opportunity to locate in one of Dayton's surrounding suburbs or township areas, there was no opportunity for the company to construct a larger facility within the city limits. The relocation of the factory was also the beginning of the trend for established industries to leave not only Dayton, but the entire metro area.

Neighboring Villages and Townships

Trotwood and Centerville remained small rural villages into the 1950s; however, both were beginning to experience residential growth that would have a huge impact by the 1960s. Oakwood experienced new housing construction, but otherwise remained the same. Vandalia, Fairborn, Kettering, and the beginnings of Huber Heights were all growing at a rapid rate.

Vandalia

Large subdivisions were added south of Rt. 40 beginning in the mid-1950s. The neighborhoods to the west of N. Dixie Highway tend to have smaller, more modestly scaled Ranch houses. To the east of N. Dixie Highway is the Circle View subdivision, which has slightly larger, more detailed Ranch and Split-Level houses. A 1950s subdivision is also farther east, across I-75 from the center of Vandalia. This area expanded farther eastward and residential development occurred into the 1970s.

New residential construction may be attributed in part to expansion of the Aeroproducts plant. Receiving an Air Force contract in 1951, the factory's size was doubled. The Dayton Municipal Airport returned to civilian use in 1947, and within two years an expansion program was under way and the number of flights increased. The airport was also hosting an Ohio Air National Guard squadron, with an associated 450 military and civilian personnel. The industrial expansion and resulting population growth, along with commuters working in Dayton or at Wright-Patterson AFB, raised Vandalia's population to 6,432 by 1960.

Other manufacturing pursuits joined Aeroproducts in Vandalia. Located east of Vandalia's center on Rt. 40, the Leland Electric Company, a local concern, manufactured aircraft electronics at its new facility. The building has hosted companies related to aircraft and defense contracting since its construction in 1959 (MOT-05441-13).

Fairborn

The 19th-century rural villages of Fairfield and Osborn experienced some of the biggest changes from postwar suburbanization in the area. Merging the two neighboring villages and combining their names, Fairborn was incorporated on January 1, 1950. Fairfield's Main Street became

Broad Street when the villages merged. Osborn also had a Main Street, which remained the same, running east-west, with early 20th-century commercial properties. Each village had several blocks of residential development off of its main streets, mostly early 20th-century houses.

Upon Fairborn's establishment in 1950, the population was 7,840. An additional 5,700 inhabitants arrived in just four years, and Fairborn quickly surpassed the population of the Greene county seat, Xenia. The Korean War, 1950-53, is credited with prolonging the influx of new residents arriving in Fairborn. (Poole 31) Reflected by new student enrollment during the 1953-54 school year, families had arrived from twenty-two different states and seven foreign countries. (Poole 38)

Paralleling the population growth, new plats were annexed to the young city, resulting in 477 acres being acquired by 1954. Construction records for the community were broken in 1954, with 671 new houses added to the city's streets. "More churches, new churches, expanded churches, schools and more schools plus a daily newspaper all followed the birth of a city to weld houses and people into a community." (Hilbrink "Fairborn Recalls")

In 1950, two teachers and seventy students were sharing a classroom. The merger of the formerly independent villages' resources was of particular benefit for the school system. A significant school construction campaign was immediately begun. Within five years, Baker High School, an accompanying gymnasium and stadium, and two elementary schools were constructed. Despite the new construction, enrollment continued to outpace the available facilities. In 1955, enrollment was over 5,800 students, an increase of 2,800 in just five years. To meet the demand, more schools were constructed, and South Elementary, constructed in 1954, was already receiving a twenty-room addition in the late 1950s.

Fairborn's boundaries grew in response to builders' request for annexation rather than by planned development. Most of Fairborn's growth was occurring to the south, bringing the city's boundary down to the township line. The 35-house Shroyer plat and the Wright View neighborhood were under consideration for annexation in early 1960, and four other subdivisions were in the planning stages for the south end as well.

Fairborn's mid-20th-century commercial development predominantly took place on Broad Street, also designated as State Route 444. Route 444 was certified in 1959 as a diagonal connector between State Route 4 on the southwest and U.S. 40/I-70 on the northeast. The route also served the growing Wright-Patterson AFB, which continued to be one of the Air Force's most important bases in the post-WWII decades. Motels and restaurants along S.R. 444 were poised to gain from general automobile traffic, as well as to benefit from the base's

proximity. Mid to late 20th-century car dealerships (GRE-01210-10) and shopping centers joined the commercial development on Broad Street.

Kettering

Many of Dayton's post-WWII residential builders continued the trend of developing around the southern city boundary and Oakwood. The resulting rapid suburban growth caused Kettering to be recognized as a village in 1952 and a city just three short years later. Population at the time of incorporation was 38,118. Immediately south of Dayton, Oakwood had already claimed a chunk of Van Buren Township in the early 1900s, and the village of Moraine claimed a portion in 1953. In 1955, the newly formed city of Kettering took the rest of it.

Kettering was named for Charles F. Kettering, inventor of the automobile self-starter and founder of Delco. Kettering lived in a Tudor Revival-Prairie style house, Ridgeleigh Terrace, in what would become west Kettering, from 1914 until his death in 1958. Kettering was one of a few prominent Dayton citizens that built estates in the wooded hills of Van Buren Township. The rural picturesque setting was still convenient to either Dayton or Oakwood.

The Kettering area's fast-paced growth in the 1940s and 1950s is related to its industrial and defense-related jobs as well as its proximity to other job sources in neighboring communities. Delco, which eventually became Delphi, had a manufacturing plant in east Kettering, off of Woodman Drive. The small city of Moraine, just on the west side of S. Dixie Highway from Kettering, had another Delco plant and a huge Frigidaire manufacturing facility which employed 10,000 in 1968. At only five miles south of Dayton, downtown businesses and the NCR world headquarters also provided employment options. In addition, the rapidly expanding Wright-Patterson Air Force Base was only a few miles farther away to the northeast, in Fairborn.

When Kettering incorporated, it gained the Gentile Air Force Station within its city limits. The station was an Air Force office park that had grown from a pre-WWII Army Air Force Depot. Gentile Air Force Station housed several different organizations, but the largest was the Defense Electronics Supply Center (DESC). The 55-acre Gentile AFS eventually contained several dozen buildings, but the four massive DESC buildings dominated the facility. The station employed 2,168 civilians in 1951 and more than 3,700 by 1955.

Housing construction flourished in the 1950s, continuing to meet the housing needs of defense-related and factory workers. The First Dayton Builders and Newcom Knolls plats, constructed in the mid-1950s, north of Dorothy Lane and east of Woodman Drive, contain rows of frame tract houses. The neighborhood was meant to conveniently house workers from the Delco plant, across Woodman Drive to the west. The large-scale Van Buren Apartments complex was constructed in 1951 to bridge the housing shortage for Delco and DESC employees.

In addition to the new residential construction blanketing the previous agricultural lands, commercial development thrived on Kettering's primary thoroughfares as well. Constructed 1950-51, the Town and Country Shopping Center opened in 1951 at the southeast corner of Far Hills and Stroop. The modern suburban style shopping center, complete with large parking lot in front, was the first to serve the surrounding township, Oakwood, and south Dayton. Town & Country was initiated by a New York financier, Otto Spaeth, and developed by Casto & Associates of Columbus, Ohio. In 1949, Casto & Associates had completed a Town & Country Shopping Center in suburban Columbus, considered to be "one of the nation's first regional shopping centers." (Our History) Don M. Casto, Sr. was instrumental in persuading James C. Penney to relocate his downtown Dayton store to the rural Town & Country Shopping Center, making it "one of the first suburban J.C. Penney's in the country." (Roberson) In order to expand business hours and thereby profits, "it was the first shopping center to have illuminated signs and the second in the nation with illuminated parking, allowing customers to shop at night." (Roberson)



Town & Country Shopping Center, 1950s
(Historic Image 2)

Huber Heights

The history of Huber Heights is uniquely tied to one developer. Charles H. Huber began planning his new Wayne Township community in 1955 and constructing houses in 1956. The rural township was founded in 1810 and was predominantly farmland when Huber started developing plats.

Charles Huber learned the residential construction trade at his father's company, H.C. Huber Construction Company. Herbert C. Huber, a Dayton native, began his construction business in 1924. Throughout the 1920s and 1930s, he built houses in several Dayton neighborhoods, Oakwood, and south of Dayton in what would become Kettering. Apartment buildings were also included in the company's housing options. In addition to Charles, Huber's other four children and his wife participated in the business. After Herbert Huber died in 1954, Charles took the Huber Homes company name and continued constructing houses. His siblings and mother took the extant rental properties and southern land holdings. In 1956, at age 27, Charles Huber was president of Huber Homes, Inc., and about to embark upon the largest planned community in post-WWII Dayton.

Initially desiring to continue building south of Dayton, Charles Huber was forced north by utility problems for his envisioned community. Just east of the Old Troy Pike, he began by constructing three brick houses in Wayne Township in 1956. The Wayne Township acreage was not conveniently located to water or sewer connections. Unlike the other 1950s subdivisions being developed in the Dayton area, Huber's subdivisions were being built on land quite distant from even a village entity. In addition, Huber had to construct the necessary utilities. At a cost of $750,000, Huber Utilities operated the first privately licensed water and sewer treatment plant in Ohio. While the lack of utility connection was an obstacle, the township also lacked zoning laws, which allowed Huber greater flexibility with his plans. Huber purchased farmland as it became available, and upon completion of his first plat, he moved north three miles for development of the next one.

With lots on curvilinear streets, the first house models varied only in the choice of gable or hip roof. Based on his father's motto, "build a house that people want, at price they can pay," Charles Huber's new houses sold rapidly. During the late 1950s, the early houses sold for roughly $12,000. Each house had an attached garage, and Huber experimented with the latest materials in order to provide the most maintenance-free house possible. The use of brick quickly became the benchmark of a Huber home, with every one at least partially faced with brick. This eventually earned Huber Heights the moniker of "America's largest community of all-brick homes."

New house models were introduced nearly annually, and plats tended to have a concentration of the most recent model types, resulting in a loosely chronological distribution of models. New models were unveiled at public open houses, which were huge events, drawing almost 30,000 people a day. In addition to the models, construction of a new residence would take place during the open house, allowing visitors to witness Huber's building techniques.

Expansion of the Huber Heights development, as well as the product and reputation of Huber Homes was swift. Beginning with the Midwesterner (MOT-05598-14, MOT-05633-14) and the Highlander (MOT-05626-14), the basic three-bedroom Ranch model that could be found in the earlier Kettering subdivision, Huber launched two more models in 1959. The Cape Cod style Ohioan model (MOT-05597-14) and the L-shaped Suburban model (See Historic Image 54. Appendix B) were Huber's other two early house types. Dubbed "the Big Four for 1959," the houses were unveiled at an April 5th gala, hosted by the 1958 Mrs. America pageant winner. "By hostessing the Huber Heights opening, the country's number one wife and mother is expressing her confidence in the company which will construct the official 1959 Mrs. America Exhibition Home." (The Hub 4)



Huber Homes Open House, ca. 1960
The Ohioan model is seen in the background.
(Historic Image 3)

Within just three years after assuming control of Huber Homes, Charles Huber had created a national presence for the company. In addition to constructing the Mrs. America Exhibition Home in Ft. Lauderdale, the company was receiving national recognition. Also in 1959, Huber received four excellence awards from the Congress of Better Living, sponsored by *McCall's* magazine. Huber Homes, Inc., won the National Association of Home Builders' First Award of Merit in 1958, 1959, and 1960.

1960-1970

In 1960, Dayton was the sixth largest Ohio city. However, for the first time in its history the city would see a decline in population during the 1960s. The 1950s brought a 7.6% population increase, but the 1970 census reported nearly the same percentage of loss for the 1960s. This marked the beginning of a continuous decline in Dayton's population until the present day. From a high of 262,332 in 1960, the estimated 2010 population is around 154,000.

Conversely, Montgomery County's population increased by 15% during the 1960s, not including Fairborn's 65.9% gain during the same decade. A 1961 *Dayton Daily News* editorial summarized the rapid changes occurring throughout the region. "Bends in the roads became villages, towns and villages headed for city status, and cities, like hungry magpies, pecked away at unincorporated land through annexations. With more people and more land serving them, problems mounted for Southwest Ohio. Classrooms swelled with students, zoning and land use problems rose, highways and airports took on additional traffic, recreational lands became crowded and sparse, water conservation suffered." (Zumwald 195)

Realizing that a comprehensive approach was of greater benefit for promoting the city, the Chamber of Commerce began endorsing the Mega-City 70-75 concept in 1962. The vision was that Dayton, located at the very busy intersection of I-70 and I-75, would be the core of a 27-county area. Within that area, there were six metropolitan areas, including Columbus, Springfield, Cincinnati, Hamilton, Lima, and Richmond, Indiana: "The Megacity area has a population of 3,700,000 (1960 census), and annual buying power in excess of $7 billion and more than 5,000 industrial plants." (Sanders 107) Dayton would function as the "county seat" for the Megacity.

In Dayton, the first of the new limited access highways to be completed was actually a state route. In 1961, S.R. 4 was finished in advance of the interstates that it would connect. Interstate 75 was completed in sections through the early 1960s, and finally completed through downtown from I-70, 10 miles north to south of the city in 1966. The section of I-70 connecting the northern metro area to the Indiana line was completed in 1964. Although I-675, the city bypass, was



I-75 through downtown Dayton, ca. 1966
(Historic Image 4)

authorized by the state in 1962, it was not fully completed until 1986. U.S. 35 has gradually been converted to an expressway from Xenia through downtown Dayton to its West Side.

During the 1960s, the city continued to focus its attention on the core downtown. The East Dayton Urban Renewal was underway and in 1963, the City Commission Office, pleased with the results, reported, "Dayton is deeply involved in a process that promises a new day for our city, and a new life for our citizens. This process is called Urban Renewal." (City Commission Office, 1963 12) That year the Dayton Towers (MOT-05159-57) high-rise apartment building was completed, and a new downtown post office (MOT-05160-57) was completed in 1970, across Fifth Street. When completed, Dayton Towers was celebrated as the centerpiece of the newly redeveloped area and was held up as a symbol for "changing the face of a former slum." (Dayton Area Chamber of Commerce 17)



Aerial view of East Dayton Urban Renewal Area showing Dayton Towers near completion, 1963 (Historic Image 5)

The western edge of the central business district was downtown Dayton's second urban renewal area. (See Historic Image 57, Appendix B) A large swath of ca. 1900 housing had been demolished in this area for the coming of the interstate, including an interchange, and new commercial and governmental buildings. The renewal area began just west of the Dayton Safety Building, 335 W. Third Street, which had been completed in 1955 (MOT-05152-15). The Dayton Safety Building was the first of three governmental buildings that were constructed in the location proposed in the 1946 Civic Center Plan. (See Historic Image 52, Appendix B) The next completed building, in 1961, was the Montgomery County Court Services at 303 W. Second (MOT-05151-15), followed in 1965 by the Montgomery County Courts Building at 41 N. Perry (MOT-05372-15). In 1975, a federal building had been completed in the central space that was dedicated for a landscaped parking lot.



Montgomery County Courts Building, 1969 (Historic Image 6)

The City Commission Office's 1960 annual report called for a "much needed sports arena-convention center" with an accompanying high-rise hotel and more governmental buildings between Second and Third Streets. A rendering within the report shows a multi-story governmental office building, resting atop angled stilts, to the north of the Dayton Safety Building. A plaza was indicated between the buildings and various other buildings were in the background. (See Historic Image 56, Appendix B) The following year, the City Plan Board reiterated the need for an arena-convention center, deeming the city's convention facilities too small, in its 1961 *Downtown Dayton Redevelopment Plan*.

By 1965, the Dayton Area Chamber of Commerce reported in *Dayton USA* that demolition was mostly complete for the Central Business District Urban Renewal Area. (See Historic Image 59, Appendix B) The 50-acre site was to contain office and residential towers, smaller offices, commercial buildings, and even light industry on the south end, around Fifth Street. The center piece of the redevelopment was still the sports arena-convention center and hotel. New renderings depicted both structures on platforms, reflecting a strong Miesian influence. (See Historic Image 58, Appendix B) Once the University of Dayton announced plans for its new arena in 1967, it was determined that the combined convention center-sports arena was not necessary. Instead, Sinclair Community College, chartered in 1966, received the twenty acres that had been designated for a convention center.

By the early 1960s, Wright-Patterson AFB was Ohio's largest employer with 25,000 civilian employees and 7,700 airmen. In addition to the employment and housing implications throughout the Dayton metropolitan area as a result of Wright-Patterson, missions conducted at the base drew civilian engineers, researchers, and aircraft-related manufacturers to the region. In 1963, it was estimated that more than 300 manufacturers had offices in the Dayton area because of Wright-Patterson AFB. (Sanders)

Wright-Patterson AFB's influence on the local community continues to be immense. Although the number of people stationed at the base dwindled by the mid-1990s, it was still a massive facility. "With 23,000 military and civilian employees currently working at Wright-Patterson Air Force Base, it is the largest employer in Ohio at a single location and the largest employer worldwide among United States Air Force Bases. Payroll amounts to $2.4 million per day." (Ronald & Ronald "Lands Between" 244) The Air Force itself considers Wright-Patterson Air Force Base to be "arguably the most important base in the Air Force." (Fact Sheet)

Education

In the 1960s, Dayton's schools were finally catching up to the two previous decades of population growth. By 1962, Dayton Public Schools consisted of 54 elementary schools (17 of which were built after 1950), 11 high schools (four of which were built after 1952), and a

growing enrollment of 56,132 students. (O'Keefe 19) By 1974, there were 60 elementary schools, 11 high schools and the Montgomery County Vocational School in the Dayton system. (The Greater Dayton, Montgomery County Story 19)

In the 1960s, Dayton's schools were almost exclusively segregated. The exodus to the suburbs was fed by racial tensions. "During the 1960s, Dayton's black population increased from 57,288 to 74,284. However, for the first time, Dayton's total population decreased from 262,332 to 242,917 as 'white flight' occurred." (Peters 165) Tensions reached a breaking point in the late 1960s, with race riots in 1966, 1967, and 1968. The suburban white flight begun in the 1960s, particularly after the riots, was exacerbated once mandatory student busing began in 1976. Busing was instituted following a 1972 court action brought by the NAACP, which challenged Dayton's segregated school system. A complex busing system moved students between differing school zones for nearly 30 years. In 2002, Dayton's court-ordered desegregation officially ended, making it the last Ohio school district to end busing.

People were moving to the suburbs for a variety of reasons, and the exodus from the city is reflected in the dramatic growth of the suburban school districts. Unprecedented, in 1962 Montgomery County's school enrollment outside of Dayton exceeded that of the city. "The massive increase in the suburban school population gives an idea of the race to the suburbs. From 1958 to 1963 Madison (now Trotwood-Madison) rose 62.1 percent, while Washington Township (now Centerville) increased 103 percent. Huber Heights Wayne Township enrollment grew by an astounding 230.9 percent! Between 1962 and 1964 Wayne Township held classes in 40 Huber Heights homes…and three churches." (Ronald & Ronald "Lands Between" 396) Prior to World War II, the Butler Township Local School District had approximately 500 students. (Ronald & Ronald "School Days" 65) By 1968, what had become the Vandalia-Butler City School District in 1956 had 5,100 students. (O'Keefe 72) "As other districts grew, the Oakwood system did not because of the limited physical size of the city. Although the system, like others, peaked in size in the 1960s, it has never had the massive growth which characterized most suburban school districts." (Ronald & Ronald "School Days" 175)

A major fundraising campaign of the metropolitan area's Catholic community in 1959 resulted in new or enlarged parochial high school facilities being built in the Dayton vicinity during this time period as well. The three high schools, Chaminade (MOT-05207-56), Julienne, and St. Joseph Commercial, received additions as a result of the $5 million campaign. Two new high schools, Carroll and Alter, were constructed and completed by 1963. A site on Dayton's north side was acquired for a sixth high school, which had not been built by the mid-1970s. By 1968, there were 29 elementary schools in addition to the high schools. (O'Keefe 19) In 1974, this number of Catholic schools remained unchanged. (The Greater Dayton, Montgomery County Story 19)

Colleges and universities across the nation were expanding during the post-WWII decades, due to the 1944 Serviceman's Readjustment Act. More commonly known as the G.I. Bill of Rights, the act provided educational benefits for military personnel. The federal government paid tuition, books, and a monthly stipend for veterans wishing to get an advanced education. In an era when only the upper economic classes could afford college, the G.I. Bill provided an opportunity for millions of people who otherwise could not have obtained a higher education. Nearly eight million veterans had taken advantage of the G.I. Bill's educational component by 1956 when the program ended. (Busch 16) Because of the G.I. Bill, colleges had unprecedented growth in the late 1940s through the 1960s.

Three institutions of higher learning are located within the Dayton metropolitan area. Two of them, the University of Dayton and Sinclair Community College, are within downtown Dayton and had significant expansions in the 1960s. Wright State University has a Dayton address but technically is in Fairborn, Greene County. Wright State University was conceived in 1961 as a branch campus for the Ohio State University. Within three years of the completion of the campus's first building, the branch was accredited as Wright State University. Sinclair Community College and Wright State University both grew out of a desire to provide more opportunities for higher education in Montgomery County, which would serve students who wanted professional careers in the numerous technical and engineering firms in the region. The boom in higher education and the high number of engineers and skilled technical workers in the region caused the authors of the 1968 *Dayton Center City: Phase A - Plan for Planning* to note that, "The region appears to have a higher level of education than Ohio and the U.S."

University of Dayton

Founded in 1850, the University of Dayton (UD) is adjacent to the Montgomery County fairgrounds and just south of the city's central downtown. Known previously as St. Mary's College, the institute received its present name in 1920. A Catholic university, the University of Dayton is today the largest private university in Ohio with 11,000 students and a national ranking in the top ten among Catholic colleges.

The University of Dayton admitted female students in 1936, becoming the first Catholic university in the U.S. to do so. Two years later the first black woman graduated from the university. Like most colleges and universities across the country, the University of Dayton experienced a student enrollment increase following WWII. By the 1960s, it was serving 10,000 students annually. In 1961, the first of several campaigns of the decade resulted in a $3 million total.

The Rev. Raymond Roesch served as the university president from 1959 to 1979 and was known as the 'architect' of the campus, as he directed the planning and construction of 20 buildings. Buildings completed during this period include the 1969 500,000 volume Roesch Library (MOT-05158-60), designed by Pretzinger & Pretzinger and constructed for $4.7 million, a $7 million engineering building, a $2 million business administration building, and the $4.5 million arena (also designed by Pretzinger & Pretzinger). In the late 1960s, the university established a large computer center, rated as one of the largest in the U.S. at the time. (O'Keefe 22)



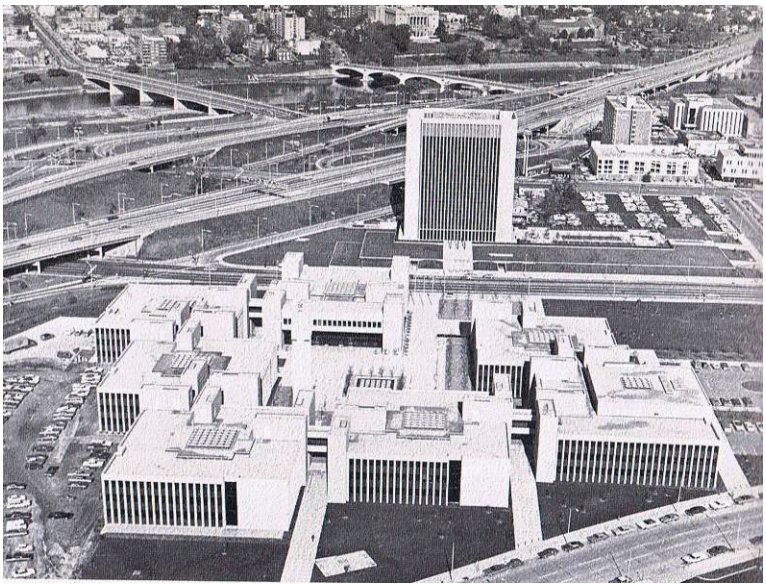
1975 Aerial view showing the extent of mid-20th -century buildings added to the campus. Roesch Library is in the center. (Historic Image 7)

The University of Dayton Arena (MOT-05157-64) opened in December 1969 and is the home of the University of Dayton Flyers basketball team. Planning for a larger arena had begun in 1967, and after UD's appearance in the NCAA Final Four basketball tournament that year, the university administration became convinced that a larger area was needed. The UD Arena has a national reputation, having hosted the NCAA Basketball Tournament 16 times out of the last 33; it is fourth over all in the number of tournament games hosted there. The Dayton Flyers continue to be an extremely popular team and serve as a focal point for broader community spirit.

Sinclair Community College

Sinclair's roots go back to 1887, when the Dayton YMCA began offering night classes for men in subjects such as drawing, arithmetic and vocational subjects. The education program was founded by David A. Sinclair, General Secretary of the YMCA. In 1948, the YMCA College became Sinclair College, a private two-year junior college. In 1965, both the Sinclair Trustees and the Montgomery County Commissioners agreed that a public community college was necessary to better serve the community. The college was officially chartered in March, 1966, and voters approved a supporting levy the following year. The assets of the private Sinclair College were transferred to the new community college.

Edward Durell Stone of New York was named the architect of the new Sinclair Community College campus in 1967. On twenty acres of urban renewal area once proposed for sports arena and hotel development, construction began in 1969. Recognized as one of the United States' leading proponents of the International Style, Stone designed a number of well known buildings, such as the John F. Kennedy Center for the Performing Arts in Washington D.C. Among his higher education designs are the medical center at Stanford University, the State University of New York, Albany, the Harvey Mudd College in Claremont, California, and the medical center at the University of Arkansas. Stone's design for Sinclair Community College included a unified complex of attached structures, occupying several blocks, which are linked above and below ground. Seven buildings, arranged around a central plaza, were opened for classes in September, 1972 (MOT-05202-15, MOT-05203-15). Since then, the campus has grown to 55 acres and 20 buildings. In addition to the main campus, Sinclair offers classes at four auxiliary locations, six neighborhood locations, and on-line. Currently, the school offers over 150 academic programs and serves nearly 23,000 students.



Sinclair Community College and the Montgomery County Administration Building in the background (both designed by Edward Durell Stone), 1975
(Historic Image 8)

Wright State University

Initially planned to be a Dayton area branch campus for the Ohio State University and Miami University, Wright State University (WSU) quickly became an independent university. Although Dayton was a technological leader of the mid-20th century, there was no public university in the city. The idea for a branch campus quickly became a community-supported goal for a public institution of higher learning. It was determined that Dayton should have a university that catered specifically to engineering and technologically related trades. A community-wide campaign drive was conducted in 1962, and just as Dayton's citizens had helped fund the retention of McCook Field in the 1920s and the construction of the U.S.S. Dayton in the 1940s, they were ready to financially support the proposed campus. Amazingly, over $3 million was raised within three months and Wright-Patterson AFB donated unused land.

Completed in 1964, Allyn Hall was the first building constructed on the new branch campus. Prominent Dayton architects Lorenz & Williams were given a $2 million budget for the construction of Allyn Hall. It was named for Stanley C. Allyn, one of WSU's founders and a retired chairman of the National Cash Register Corporation. Four structures were completed 1964-67, forming a cluster of new buildings for the campus, known as Founders' Quadrangle. In addition to Allyn Hall, the quad was completed with Oelman Hall and Millett Hall, both in 1966, and Fawcett Hall, in 1967. Lorenz & Williams designed three of the four original WSU buildings. Established in 1927, Lorenz & Williams is the oldest architectural firm in southwest Ohio. The firm's design work has ranged from the 1970 downtown Dayton skyscraper, Winters Bank Tower, now known as Kettering Tower, to the recent renovation of the Hulman Building and the Old Post Office, both also located downtown.

Often referred to as the 'instant university' in the 1960s, the branch campus was quickly successful, enrolling 3,200 students the first year. In 1967, it was designated a state university. Wright State had 6,000 enrolled students the following year. By 1974, there were 12,000 students. The campus had expanded with more classroom buildings, the first residence hall, and the Rockafield House, the WSU president's house. Wright State has continued to grow, with numerous buildings added to the campus, and today, enrollment averages around 16,000.

Libraries have been an important component of education for the community. Dayton organized the first library association in the state of Ohio in 1805. (Zumwald 12) The Dayton Public Library's 1887 building in Cooper Park was replaced, after many earlier attempts, with the current facility in 1962. A year after the new main library's opening, the author of *Dayton: Gem City of Ohio* praised the building for its aesthetics and its contribution to Dayton's progressive cultural amenities. "The new library, opened Mar. 26, 1962, is more than a beautiful and efficient center for cultural growth. It is a symbol of the renewal that makes Dayton and Montgomery county a fascinating area in which to reside and work. It is another reminder of the city's determination to keep abreast of the tremendous national and international developments." (Sanders 80)



Dayton and Montgomery County Public Library, 1962
(Historic Image 9)

At the time of completion of the 1962 building, the library had a system of 14 branches. Presently the Dayton Metro Library has 20 branches. Those built within the period between 1940 and 1970 include:

BRANCH NAME	DATE OF CONSTRUCTION
Belmont Branch	1941
West Carrollton Branch	1942
Vandalia Branch	1945
Ft. McKinley Branch	1955
New Lebanon Branch	1955
Kettering-Moraine Branch	1958
Northtown-Shiloh Branch	1958
Burkhardt Branch	1960
Huber Heights Branch	1962
Trotwood Branch	1966
Miamisburg Branch	1967
Northmont Branch	1967
Madden Hills Branch	1969

Housing

After 1960, residential growth was primarily in the suburbs. Two decades had passed since the last serious cry for annexation. In 1964, a private firm, Community Research, Inc., recommended that Dayton annex 36 square miles of unincorporated township land to the north, east, and west. From 1964 through the end of the decade, Dayton gained another four square miles, mostly to the west and far northeast corner. The City Plan Board, in 1968, adopted the earlier recommendations and was more aggressive about annexation pursuit, but it was too late to gain any sizeable chunks of property. “By 1968, the townships had grown

enormously and had developed a stronger identity of their own. . . In addition, by the 1960s Dayton's problems in housing, finance, and racial relations were well known, and the suburbs wanted no part of them." (Dunham 110)

The 1968-69 *Dayton Newcomer's Guide* very succinctly sent new arrivals to the suburbs for their housing needs. Mentioning the northwest-southeast axis of regional development, the guide mostly ignored the close-in, older Dayton neighborhoods. The new shopping centers and the Salem Mall were touted as key points of the burgeoning Trotwood area. On the southeast end of the axis, Kettering was touted as a "prestigious growth area." Kettering, along with Washington Township and the bordering area of Greene County, was noted as being a haven for professionals and junior executives, as well as young married couples.

Apartment construction, generally ignored by builders since the 1940s, made a comeback beginning in the late 1950s. For Dayton proper, that began to represent a larger share of new residential construction throughout the city, particularly along the primary arterial streets. In 1963, due to apartments, new residential units made an 18% jump over the previous year. *Dayton Newcomer's Guide* also noted the rising popularity of apartment living in the suburbs.

In response to the downtown urban renewal demolition in the late 1960s, historic preservation began to be part of the housing discussion. Oregon, Dayton's oldest intact neighborhood, was nearly demolished as part of the urban renewal programs. Oregon remained a thriving mixed neighborhood, of high style mansions and more modest workers' houses until the 1913 flood. Suffering from the flood waters, the neighborhood was in continual decline through the mid-20th century. Due to community support, it was given local historic district status in 1972 (the city's first locally designated historic district) and National Register listing in 1974.

Industry/Manufacturing

Several of the Dayton metro area's industrial concerns had exceptional success in the 1960s, and many surpassed the prosperity of the previous two decades. For over one hundred years, since the end of the Civil War, manufacturing had made Dayton a prosperous city. In 1969, Dayton was considered the seventh largest industrial market in the country. (O'Keefe) The industrial trend persisted into the 1970s, when manufacturing in Dayton, and the United States in general, began a slow decline. Perceiving the future downturn in manufacturing, the 1968 *Dayton Center City: Phase A - Plan for Planning* noted that one in six jobs was related to the motor industry and that more balance was needed. (Rogers, Taliaferro, Kostritsky, Lamb)

By the early 1960s, GM was Dayton's largest employer, representing 27,000 employees and $3 million a week. Of the four divisions, Frigidaire was the largest, employing 15,000 in 1968. By 1961, Frigidaire was producing compressors for car air conditioners, which represented "the

equivalent of a new Dayton industry." (Sanders 33) In 1979, though, GM sold its Frigidaire division, and the 8,000 jobs were subsequently moved to Cleveland. The former Moraine Frigidaire plant was converted to the manufacture of diesel engines in 1981, regaining 3,000 jobs, but the downtown Dayton Taylor Street plant remained idle. Other changes occurred as GM faced increasing competition from foreign auto makers. In 1974, Delco was merged with the Champion Spark Plug division to become AC-Delco. The AC-Delco company became Delphi in 1999, after GM relinquished it as a division. GM's Aviation division, located in Vandalia, was discontinued and merged with Inland Manufacturing in 1961.

In the 1960s, NCR was a worldwide company, with 56,000 employees at different divisions and manufacturing plants in multiple locations. Research remained an important part of the company's business, with over 200 projects under development in 1961. NCR's Dayton employment numbers reached an all time high of 20,000 in 1969. New products were introduced in the 1970s, including automated teller machines, and the company relocated its world headquarters to a new $10 million building on Patterson Blvd, in 1976. However, the number of local employees sank to 5,000 in 1977, due to the removal of the production process from Dayton.

NCR was acquired by AT&T in 1991, foretelling the beginning of the end for the company's relationship with Dayton. In 1993, the last of 125 manufacturing jobs in Dayton were eliminated. AT&T, in 1997, decided to spin off the company, and it once again was known as NCR Corporation. After 125 years, the company's leadership chose to relocate the company to Georgia in 2009.

Beginning in the 1960s, Dayton was starting to lose not only the factories but the corporate offices as well. The opportunity to construct sprawling office buildings in park-like settings close to the nearly completed interstate was enticing for growing international companies. In 1960, Huffman Manufacturing was the third largest bicycle manufacturer in the United States, and its Celina plant was the world's largest bicycle factory. Although it remained close, the corporate office was moved from Dayton to the nearby suburb of Miamisburg in 1964.

In the 1960s, Dayton had McCall's, the largest magazine publishing plant in the world (O'Keefe 12), plus a dozen paper-related firms, producing a variety of paper, box, envelope, cardboard, and packaging products, representing 10% of Dayton's workforce in 1968. The largest of these prominent firms, Reynolds and Reynolds, Mead Corporation, McCall's, and L.M. Berry, all had tremendous expansion during the decade. Today, only two of the firms are still extant and neither is headquartered in Dayton proper.

Reynolds and Reynolds purchased an electronic data processing company in 1960. Specializing in computer software for auto retailers, the company experienced great profits and growth in

the ensuing decades. Reynolds and Reynolds acquired other companies in the latter 1900s and early 2000s, creating an international presence with over 5,000 employees. The company was purchased and merged with a Houston, Texas, company in 2006, but is still headquartered in the Dayton area, specifically in new buildings in Kettering.

By 1962, the Mead Corporation had 42 plants in 17 states, all overseen by the headquarters in Dayton. Sales that year topped $435 million. Located in the Talbott Tower since the 1940s, the Mead Corporation began planning for a new multiple-story world headquarters building in 1965. Completed in 1977, the Mead Tower has a significant presence on the Dayton skyline. In 2002, Mead was merged with Westvaco. The headquarters for the recently formed MeadWestvaco was relocated to Richmond, Virginia, in 2006. The paper mill portion of the business was sold in 2005, becoming NewPage Corporation, still based in the Dayton area.

McCall's was printing and shipping over a billion magazines annually by 1962. In addition to McCall's own publications, *Saturday Review* and *Redbook*, at least 60 other magazines were printed by the company including *Newsweek*, *Popular Science*, *Reader's Digest*, and *U.S. News & World Report*. McCall's remained a leader in pattern designs, as had been founder James McCall's intention dating back to 1873. By the 1960s, McCall's 63 million clothing patterns were sold around the world. Designed in New York, all of the company's patterns were printed and shipped from Dayton.

At its peak in the 1960s, the printing plant employed 6,000 workers. Owner of McCall's for the past 15 years, Norton Simon sold the company in 1973, separating the magazine and printing business. McCall Printing became Dayton Press, Inc., in 1975. Down to 2,500 employees, and after nearly 60 years of publishing in Dayton, the plant was closed in 1980. Twenty years later, it was demolished.

Like other companies, L.M. Berry moved its offices from downtown. Since 1948, the company had been headquartered in the Art Deco style Hulman Building, but in 1964, it moved to Moraine, occupying a three-building complex. Collaboration with ITT World Directories in 1966 made L.M. Berry & Company an international company. The company closed the decade with annual revenue of $100 million in 1969. The company, with over $1 billion in revenues, was acquired by the BellSouth Corporation in 1987. The Berry Company continues to operate as an independent subsidiary and retains its corporate headquarters in Kettering. The last member of the Berry family to work at the company retired in 2006.

Engineering continued to play a part in the metropolitan area's economy. At the start of WWII, there were 1,000 members of the Engineers Club of Dayton. Reflecting the continued presence of engineers at Wright-Patterson AFB and various industries after the war, the club had 1,130 members in 1960. Dayton's position as a technological and engineering community has

continued since the WWII era. Despite the recent loss of NCR, the research and development tradition remains, as the University of Dayton is developing a technological research facility to be housed in the former NCR buildings.

Neighboring Villages, Cities, and Townships – The Suburbs

Centerville and Trotwood both experienced continued growth during the 1960s, changing from rural villages to cities practically overnight. Oakwood maintained its status quo, and Fairborn's growth began to level out. Vandalia, Kettering, and Huber Heights all continued to expand.

Centerville

The village experienced steady, but minimal, growth from founding to the 1950s. In 1950, the population was 827. In 1960, it was 3,490, representing a 322% increase. An annexation in 1957 partially accounted for the huge population boost. Population made another significant jump during the 1960s, reaching 10,333 in the 1970 census. Due to the swell of residents, Centerville achieved city status in 1968. Several thousand acres were annexed to the community from Washington Township in the 1960s. Throughout the late 20th century, the city remained a popular residential suburb, resulting in continued increases and a current population high of 23,700. Several historic commercial buildings remain intact, and the city boasts the largest collection of early stone houses in Ohio.

While remaining separate entities, Centerville and Washington Township have a shared agricultural to suburban history. Washington Township experienced the same rapid residential growth that Centerville did in the mid to late 1900s. Township population in 1950 was 2,754 and 10,605 in 1960. Growth in the unincorporated township was facilitated by the extension of a county water line in 1952. Due to concern about uncontrolled development, a township zoning plan was adopted in 1957. The completion of I-75 from Dayton to Cincinnati in 1960 also contributed to the influx of new residents in the area. In more recent years, Centerville and Washington Township began combining municipal services. In 2008, a vote was held regarding a merger of the city and township, but it did not pass.

Centerville's first large scale subdivision was built by the Zengel Construction Company. The Pleasant Hill subdivision, platted by Karl Zengel in 1948, initially had 125 acres. Bradstreet, named for Centerville's mayor, was the earliest developed street in the subdivision. The first phase of construction occurred 1950-56 and included approximately 100 houses, many of which were Cape Cods. Featuring connected curvilinear streets and a few cul-de-sacs, the subdivision eventually contained approximately 350 houses by the early 1970s.

At least five subdivision plats were developed in the 1960s, joining the six plats begun in the 1950s. By 1970, Centerville had grown from a small village with a few dozen houses to a city with 2,500 single-family houses. Several multiple-family developments were also constructed in the 1960s. The popularity of Centerville persisted into the 1970s, with 3,577 new residences constructed.

In addition to the numerous subdivisions, Centerville's population explosion during the post-WWII years is also evident from the numerous schools and churches constructed in the 1950s and 1960s. Joining the already established congregations in Centerville, eight new churches were established between 1940 and 1960. All constructed new church buildings and some of the older congregations built additions. Among these new religious structures were the 1960-68 Southminster Presbyterian Church (MOT-05592-03), designed by architect Henry Jung of Philadelphia, and the 1969 Church of the Incarnation (MOT-05593-03), designed by Cincinnati architect William Paul Craig.

In 1941, all of Washington Township's 373 school children were attending classes at the ca. 1925 consolidated school building in Centerville. Following several years of increased enrollment, the school board constructed a desperately needed addition to the building in 1945. This marked the beginning of a school construction campaign that would last for decades.

In 1948, there were only 43 high school students, but the shift from a rural school district to a suburban one was rapidly under way. As new subdivisions and families flooded Washington Township and Centerville, school buildings were needed everywhere. During the 1950s, more additions were added to the old school, a new high school was completed in 1955, a junior high school was organized in 1958, and at least two elementary schools were completed. By 1956, the school enrollment was 1,497 jumping to 2,628 within four years. "The school system was acquiring more than one full classroom of children per month." (Centerville Historical Society 129) School expansion continued in the 1960s with a middle school system for the sixth-eighth grades begun. Three middle schools were constructed in that decade. Four new elementary schools were also built. Within only a decade of its construction, the 1955 high school was overcrowded and plans were begun for a new building, which was completed in 1975. The 1955 high school subsequently was converted to be the Cline Elementary School. After two decades of school construction, in 1969 the system was changed from the Washington Township School District to the Centerville City School District.

Mid-20th-century commercial development in Centerville was primarily located on N. Main Street/S.R. 48, extending from the city's historic center to its northern boundary. Multiple mid-20th-century commercial buildings were built on this stretch of road, particularly after it was

widened in 1961. Included among these buildings are stores, offices, and a gas station. The Dayton Mall, opened in 1970, is a few miles west of Centerville, on the Miamisburg-Centerville Pike. Commercial development has formed a nearly continuous line from the western edge of Centerville to the Dayton Mall. The completion of I-675, just northwest of the city, in 1986, has contributed to Centerville's continued expansion as a bedroom community.

Trotwood

With a population around 1,000, Trotwood remained a rural village and township commercial center into the 1950s. That soon changed, though, when the village's population soared to 6,400 in 1965. Subdivision plats, with curving streets, quickly surrounded the central core in the 1950s. Residential development continued into the early 1970s, especially to the north near the Salem Mall.

Following the spreading residential development and taking advantage of Salem Avenue's interchange with I-70, Trotwood's largest mid-20th-century commercial strip developed on Salem Avenue, well north of the village's historic commercial center. A typical shopping district of the era, Salem Avenue contained a plethora of newly constructed banks, strip malls, stores, car dealerships, and restaurants. The area became a regional shopping center after the Salem Mall opened in 1966. The Salem Mall, along with adjacent stores, was Dayton area's largest shopping district through the 1970s. Salem Mall was quite successful, and in the early 1980s, an addition was completed for a food court and J.C. Penney's. By the late 1980s, though, the mall began to be perceived as unsafe, due to criminal incidents. In addition to the 1970 Dayton Mall near Centerville, two new malls were built in the Dayton region in the mid-1990s, which proved to be stiff competition for the Salem Mall. As a result, some of the larger stores and the cinema closed. Except for the original Sears anchor (MOT-052970-80), the mall was demolished in 2006 after a decade of decline. While some businesses remain, the overall area is peppered with vacant storefronts.

As a mostly rural village, Trotwood did not have the industrial base that other neighboring communities did. However, a notable exception is Trotwood Trailers, Inc. Formed in 1930 from a backyard business, Trotwood Trailers was producing 20% of the camper market in Ohio by 1950. Representing several different camper models, "it was a regular sight to see 12 trailers rolling out of town every day on their way to customers across North America." (Trotwood: History) The company was destroyed by fire in 1981.

Trotwood's population continued to steadily grow in the late 20th century, but not at the dramatic pace that it did in the 1950s. In 1996, Trotwood absorbed the remainder of Madison Township, forming a large 30.5 square mile city. Madison Township had also experienced an

influx of residential development, particularly in the later 1950s. Population of the merged municipalities then became 27,420.

Vandalia

World War II and manufacturing caused a significant increase in Vandalia's population, changing it from a crossroads village to a city practically overnight. With sufficient population by 1960, Vandalia was incorporated as a city on January 1st. The city remained closely associated with Dayton's late 20th-century urban exodus. Vandalia continued to gain residents through the 1990s, as Dayton's population continued to decline, and nine residential developments were under construction in 1995. Population reached 14,600 in the 2000 census.

The Leland Electric Company on Route 40 became a division of American Machine & Foundry Co. (AMF), likely in 1960, when that company located in Vandalia. AMF had become a top military contractor in the post-WWII years. Including the Vandalia plant, AMF controlled and operated 42 plants and 19 research facilities scattered across 17 countries by 1961, producing everything from remote-controlled toy airplanes to Intercontinental Ballistic Missile (ICBM), launching systems, including those for Titan, Atlas, and Minuteman.

The Leland division, which eventually became the present day GE Aviation through a series of acquisitions, produced electric systems for aircraft and missiles. Today, the development of military and civilian aircraft systems still continues at the facility, maintaining Vandalia's historic ties to aeronautic engineering.

Due to changing aviation technology, Aeroproducts was eventually discontinued and merged with another General Motors division. Known alternately as Vandalia Inland Manufacturing or GM Inland Manufacturing Division, the former Aeroproducts plant began the manufacture of interior car components. In 1995, still a GM division, the plant was called Inland Fisher Guide, employing 1,000 people. The plant then became part of the Delphi Corporation's holdings in 1999, supplying interior auto components to GM. Of four Dayton area Delphi plants, the Vandalia location was the last one operating in 2009. Down to fewer than 400 employees, Delphi closed part of its operations that year, leaving only 250.

Upon the completion of the east-west I-70 and the north-south I-75 in the 1960s, Vandalia was situated to be the modern "Crossroads of America." Late 20th-century commerce established in the city tended to be transportation related, such as warehouses and transit operations. While city officials lamented the partial loss of Delphi in 2009, which had once represented 50% of the city's revenues, it pointed to the proposed development of a distribution center as part of the city's balanced economy.

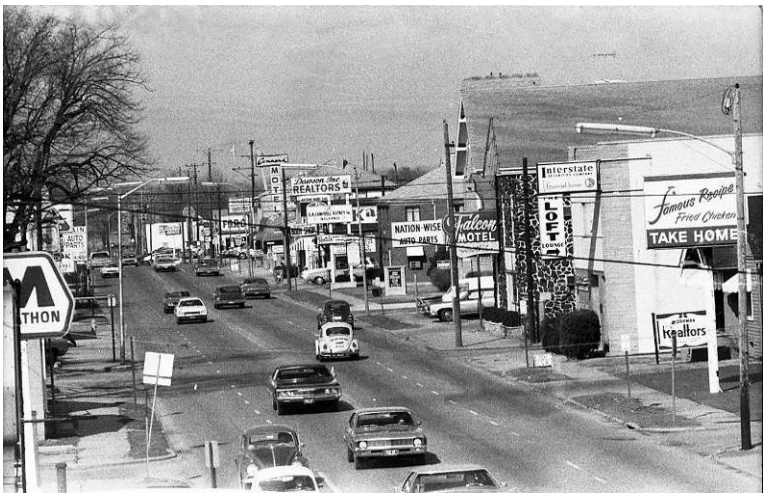
Vandalia retains several mid-20th-century commercial buildings, such as the 1947 Airline Theater, on the Dixie Highway and the National Road. The theater closed in 1960, but the owner opened an ice cream shop beside it in 1964. The Airline Dairy Cream business was expanded to serve food for workers at the factory. The mid-20th-century buildings are greatly outnumbered by late 20th-century and more recent buildings.

Although it has not necessarily contributed to Vandalia's growth, an interesting component of its history is the Amateur Trapshooting Association. In 1924, Vandalia became the national headquarters of the organization. A Hall of Fame was added to the National Road site in 1969. Thousands of competitors gather annually in August for shooting tournaments, flooding the city with visitors.

Fairborn

By 1960, a decade after incorporation, the population was at 18,000 and the city had doubled in square miles, from 1.7 in 1950 to 3.5. By 1964, discussions were taking place as to whether Fairborn should annex all of adjacent Bath Township, but no action was taken on the discussion.

From its designation in 1959 as a new state route, Broad Street blossomed with commercial activity in the 1960s. Several motels were established on the strip during the 1960s, including the 1967 Falcon Motel (GRE-01205-10) and the 1960 Command Motel (GRE-01205-10). The early 20th-century commercial core on Main Street, in the northern section of the city, remained stable. The mid-century commercial architecture was interspersed with the older two and three story buildings typical of early 20th-century commercial districts. Despite the new commercial strip developing on Route 444 during the 1960s, small-scale business owners continued to invest in Fairborn's older commercial district. Interspersed among the older commercial buildings are a few buildings constructed in the 1940s and 50s, reflecting the community's expanding suburban growth (GRE-01203-10, GRE-01204-10). South Central Avenue also contained a mix of early and



Fairborn's N. Broad Street/S.R. 444, ca. 1970
Shown in the foreground is the Falcon Motel.
Its oversize falcon sign is no longer extant.
(Historic Image 10)

mid-20th -century commercial buildings intermingled with residential properties, such as the 1965 M&M Federal Savings & Loan Association (GRE-01212-10).

A *Fairborn Daily Herald* article of January 28, 1960 announced Rupp and Roehner, Inc.'s, plans for a new large-scale subdivision with up to 900 houses. Located to the northeast of the city limits, the Rona Hills subdivision was platted by the Fairborn builders on 320 acres. At issue for the development's annexation was lack of contiguous land, as the site was nearly a mile from Fairborn's eastern boundary. Two cement companies with large land holdings bordered the east side and hampered Fairborn's growth. The acquisition of a small, linear strip of land solved the problem, but by the early 1970s, Rona Hills was separated from Fairborn by I-675. It remains the only residential development located on Fairborn's northeast side.

In November 1964, a $2.9 million school bond issue was approved for construction of two elementary schools and a second high school. These buildings were completed in the late 1960s. Growing from the single shared Central School in 1950, the community had 11 school buildings in 1975. It had taken 25 years, but by 1975 school construction in Fairborn had finally caught up with student enrollment. In that year, the school superintendent declared that enrollment was beginning to decline and predicted that it would continue to do so. As the 20th century ended, Fairborn's once explosive student population had stabilized, resulting in a restructuring of the students and the school buildings.

Also in 1964, the first building was completed on the Wright State University campus, located at the very southwestern edge of the city. Intended to be a commuter school, Wright State likely had less of a day-to-day impact on Fairborn than a traditional college with students in residence would have had. Although having the university in the city's periphery was prestigious, students were not interacting with the established center of Fairborn in the same manner as a traditional town and gown arrangement. In fact, commercial development, including restaurants, hotels, department stores, and offices, followed Wright State's development, ultimately shifting commerce away from Fairborn's mid-20th-century commercial core.

Additional land for new development, in the heart of the city, was created in 1969-70 with the demolition of Hebble Homes. The last of Fairborn's government constructed housing from World War II, Hebble Homes had become dilapidated and the 35 acres it sat on were considered better suited for other uses. Proposed among the new development was a motel, although it was already recognized that more luxurious motels were being built along the interstates and a new one would be competing against them more than it would be against Fairborn's already established motels. Today, a motel is located at the proposed site, just south of the angled intersection of N. Broad Street and Central Avenue. Also as proposed, restaurants

and commercial buildings line N. Broad, and apartment buildings are clustered at the dead-end of W. Whittier Avenue.

Although World War II, the Korean War, and the general housing shortage experienced everywhere created a burst in residential construction, Fairborn's housing boom was largely over by the mid-1960s. The city had little or no room to grow, and the region's expanding highway system allowed for Wright-Patterson's employees to more easily live farther away from the base. Civilian upper management and military officers often lived in the upscale community of Oakwood, several miles to the southwest. Competition from other residential builders in neighboring communities also played a role in the housing options for Wright-Patterson workers. Only a few miles to the northwest, Huber Heights, in particular, offered a bevy of housing choices at affordable prices for middle income families.

After three decades of intense growth, population reached its peak at a little over 32,000 in 1970. A decline occurred in the 1980 and 1990 censuses, but Fairborn's population rebounded to its 1970 level in 2000. Fairborn's boundaries changed very little after the mid-1960s, with the exception of the eastern boundary. Land was annexed, taking the boundary out to Trebein Road. However, situated roughly a mile west of Trebein Road, I-675 forms a visual and physical barrier on the city's east side. Three late 1990s subdivisions are located in this mostly undeveloped area between I-675 and Trebein Rd.

Oakwood

Oakwood is exclusively a bedroom community and the most affluent one in the Miami Valley. Despite the massive suburban development that occurred in the Dayton metropolitan area in the mid-20th century, Oakwood was only slightly larger in the 2000 census (9,215 inhabitants) than it was seventy years earlier. The majority of housing in the city pre-dates 1950, and the city was mostly developed by the time of its incorporation in 1931. Oakwood's picturesque tree-lined streets are filled with Period Revival style houses, particularly Colonial and Tudor revivals.

Mid-20th-century housing is mostly confined to the northern portion of the city. Small groupings of Ranch houses are located on Far Hills Avenue and on the first lots of the side streets off of it. A few of the northern streets also have Ranch houses sprinkled intermittently among the older housing stock. There are a few ca. 1950 apartment buildings situated on Far Hills Avenue, also in the northern portion of the city. Larger Split-Level and Modernist style Ranches are located in the western section of Oakwood. They are located on hilly wooded lots, which are bigger and have deeper setbacks than the older core of Oakwood. These winding streets probably were platted later in the mid-20th century and respond to the terrain, which is dramatically different from the flatter grid-platted area to the east side of Far Hills Avenue. The

western area of Oakwood differs in character from the older more densely developed section and contains a number of late 20th-century contemporary or Period Revival houses.

At roughly three square miles, Oakwood has no industry and little commercial development within its boundaries. A small, linear commercial strip is located on Far Hills Avenue, just north of the Kettering border. It contains a mix of early and mid-20th-century buildings, none taller than two stories. There are only a few late 20th-century buildings within the commercial strip. A handful of one-story commercial buildings, constructed ca. 1950, are clustered around the Oakwood Municipal Building on Park Avenue, just to the east of Far Hills Avenue. Oakwood operates its own school system.

Kettering

As the 1950s progressed, neighborhood plats continued to extend farther to the south and west, these areas tending to be more high style than the eastern sections, perhaps correlating with the picturesque terrain. "Kettering became the fastest-growing city in Ohio in the ten years between its birth in 1955 and 1965." (Ronald & Ronald "Lands Between" 326) The city's population jumped from 38,118 in 1955 to 54,462 in 1960. To keep pace with Kettering's residential explosion, numerous schools and churches were constructed in every section of the city. Not only was Kettering growing physically, but its citizens were experiencing economic growth as well. In 1968, Kettering's income per household was $12,808. It was $4,400 higher than Dayton and higher than any of the other suburbs, which averaged in the $8-9,000 range. (O'Keefe 59)

In addition to the early Town & Country Shopping Center, commercial development occurred along much of Dorothy Lane, particularly at its intersection with larger north-south streets. Other commercial concentrations were constructed on E. Stroop, Wilmington Pike, and Woodman Drive. Many of these shopping and food-service-related commercial buildings were built in the 1960s. Also constructed in the 1960s, office buildings, with prominent front parking lots, were scattered along Kettering's main streets. Governor's Hill Office Park was constructed in the early to mid-1960s, on the western city limit off of S. Dixie Highway (MOT-05648-06, MOT-05650-06).

Kettering's population peaked in 1970 at 69,599. It declined by 12% over the next decade and experienced smaller decreases until reaching the present population of 57,502, a loss probably attributable to job losses in the community. Better reflecting its primary mission, Gentile AFS was renamed Defense Electronics Supply Center (DESC) in 1962. DESC was closed in 1997 and merged with a defense supply center in Columbus, resulting in the loss of 2,800 jobs. Although the city was successful in converting the former defense property to an office park, it does not have the same level of activity that it once did. The Delco/Delphi factory also was closed and a

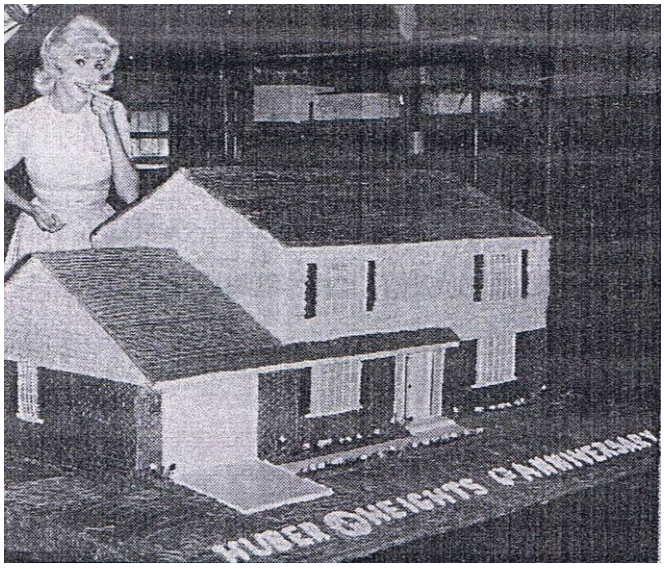
smaller manufacturing concern acquired it. The neighboring factories in Moraine have also closed. Despite employment challenges, the city appears to be healthy with well kept neighborhoods and few vacant storefronts. The 2000 census enumerated Kettering's population at 57,502, making it the largest of Dayton's suburbs and the second largest city in Montgomery County.

Huber Heights

By 1960, the Huber Heights community contained 3,000 houses and approximately 10,000 residents. Huber Homes was chosen a second time that same year, from a field of 115,000 builders, to build the Mrs. America Exhibition Home in Ft. Lauderdale. Charles Huber introduced two new models in 1960, the L-Shaped Villager and the Mrs. America. The Mrs. America model was adapted from the exhibition home and was the company's first four-bedroom with family room house. (See Historic Image 55. Appendix B) Again, the previous year's Mrs. America winner hosted the Huber Homes annual model gala. Also in 1960, both the *Saturday Evening Post* and *McCall's* featured Huber Homes, showcasing the Suburban model.

Huber Homes' first two-story model, the Executive, was introduced in 1961, selling for $17,500. In subsequent years, dozens of one and two story models were introduced, each having its own name. By the late 1960s, Huber Homes' residential offerings also included condominiums, apartments, and townhouses.

Population reached 18,943 in 1970. By 1976, twenty years after Charles Huber took over the company, Huber Homes had constructed 10,000 houses in Huber Heights. Another 5,000 houses were constructed between the late 1970s and 1992, when Huber Homes stopped construction activity. The last of Huber's plats were recorded in the late 1970s. As Huber's development grew to 34,642 inhabitants, the community chose to incorporate as a city in 1981, and Wayne Township was disbanded. Population increased by 4,000 after incorporation, until it topped 38,000 in 1990, where it remains today.



A giant cake in the shape of Huber's new two-story Executive model was created for the company's sixth anniversary celebration in 1962.
(Historic Image 11)

Charles Huber planned what he termed “an integrated community for modern living.” He set aside hundreds of acres for schools, churches, parks, and shopping. In the mid-1970s, a company booklet estimated the total value of Huber’s donated land to be over $1 million. Although Huber located and reserved space for commercial development, he did not construct any of Huber Heights’ shopping centers. The Huber Heights Shopping Center, located at Chambersburg and S.R. 201, was developed by the Columbia Building Company in 1960. Huber purchased new and up-to-date equipment for the volunteer fire department.

As the community grew, schools were constructed to meet the demand. The first children to live in the area attended the existing 1919 centralized township school, now known as Titus Elementary. The earliest elementary schools were Kitty Hawk, completed 1959, and Menlo Park, 1962. Rushmore Elementary was built in 1964, and Monticello Elementary was added in 1965. The high school was completed in 1959-66. Wayne High School represents the multiple-building campus style of school construction popular in the 1960s. The Studebaker Middle School was completed in 1970.

From 1959 to 1960, Wayne Township’s enrollment increased by 488 students, mostly attributable to Huber Heights. In neighborhoods where school construction could not keep pace with the number of children, Huber constructed houses without the interior partitions, which he then rented to the school system for $1 per year. The supplemental classrooms were known as the “little red schoolhouses.” The last of these “house” schools was returned to Huber in 1974, when school construction finally caught up to residential growth. Another middle school and two more elementary schools were added to the system in the 1970s. Within 20 years, 1956-1976, Huber Heights was a school system of 10,000 students. All of the school buildings in Huber Heights, with the exception of the 1919 township school and Studebaker Middle School, which will acquire another use, are scheduled to be demolished in 2010.

As he had done with schools, Charles Huber dedicated land for the construction of churches. Within four years of starting house construction, a number of congregations were establishing roots in Huber Heights. The Huber Heights Baptist Church was constructed 1959-60, St. Timothy Lutheran was completed in 1958, and the Huber Heights Church of the Brethren was completed by 1960. That same year, three additional churches were in the planning phase.

As Huber was constructing Huber Heights, he was traveling and studying the work of other builders around the country. He was influenced both by the scale of Levittown and the modernity of the Ranch house designs coming from California. Huber Homes, Inc., spawned two other companies, Huber Investments and Huber Rentals, both still active today. A national company, Huber Homes built several thousand houses in other cities, such as Columbus and

Cincinnati, Ohio, Atlanta, Georgia, Scottsdale, Arizona, Indianapolis, Indiana, and Ft. Lauderdale, Florida. Charles Huber died in May, 2003.

Additional Township Areas

Like the neighboring Washington Township to the east, Miami Township experienced rapid residential growth during the mid-20th century. Residential growth in the unincorporated township took place along Mad River Road, the diagonal rural road leading northeast to Kettering. The completion of I-75 from Dayton to Cincinnati in 1960 also greatly contributed to the influx of new residents in the area. The Dayton Mall, opened in 1970, is also located in Miami Township, which further contributed to both residential and additional commercial expansion. Commercial development has formed a nearly continuous line from the Dayton Mall to the western edge of Centerville. The completion of I-675 in 1986 at its merger with I-75 in the middle of the township, has contributed to Miami Township's continued development as a bedroom community.

Harrison Township, on the north side of Dayton, also experienced mid-20th-century residential growth. However, this growth is best represented by commercial development along N. Main Street and N. Dixie Highway. Although there are scattered residential properties, these two streets are characterized by a continuous flow of commercial properties from Dayton's downtown to I-70, several miles north. Commercial development is represented by everything from bowling alleys to motels to drive-in theaters, to apartment buildings, to stores and offices.

Section II SURVEY METHODOLOGY

Literature Review

The literature review for the Ohio Modern Survey included research on Montgomery County, Dayton, and neighboring communities. Neighboring suburbs investigated include Trotwood, Vandalia, Fairborn, Oakwood, Kettering, Centerville, Harrison Township and Washington Township. The Dayton metropolitan area has a wealth of archival materials, including the NCR archives, Dayton History archives, and University of Dayton, Sinclair Community College and Wright State University archives. Many of these repositories have comprehensive online collections. AIA Dayton was contacted, but they have no archives. Resources and archives consulted included:

- City of Dayton, Department of Neighborhoods
  Miscellaneous maps, photos, planning documents
- Dayton Metropolitan Library
  Local History Room
  Dayton City Directories: 1939-2000
  Haines Dayton & Suburban Criss-cross Directories: 1939-2000
- *Dayton Daily News* – Online Archives 1990 to Present
- City of Kettering, Planning & Development Department
  Miscellaneous maps, photos
- City of Vandalia
  Miscellaneous archives, maps, photos
- Internet
- Ohio Historic Preservation Office
  Ohio Historic Inventory and National Register files
- Ohio Historical Society Archives/Library
- State Library of Ohio
- Montgomery County Auditor
- Greene County Auditor
- Greene County Public Library, Greene County Room, Xenia
- Local Historical Societies
- Home Builders Association of Dayton Archives

Prior Survey Summary

The OHPO provided a list of previously recorded OHI forms from the project era. Less than a dozen were compiled for Greene County. One hundred ninety-two OHI forms from Montgomery County have been previously completed within the project era. The majority of them are 1940s houses in Oakwood. Most properties previously recorded in Dayton are commercial buildings in the downtown core.

There are four listed National Register of Historic Places properties from the Ohio Modern Survey time period. Two of them are entertainment and recreation related: the Deeds Carillon, constructed in 1942 and listed in 2005, and the Fairborn Theatre, constructed in 1948 and listed in 2005. The Holy Cross Lithuanian Roman Catholic Church, constructed in 1965 and listed in 1991, was added to the National Register for its association with the Lithuanian community and is part of the European Ethnic Communities, Dayton Multiple Property Submission. Built in 1943, the building at 1601 W. First Street, also known as Unit III, Dayton Project was listed in 2006 for its association with military and scientific research during WWII, which led to the creation of the atom bomb.

Two properties identified during the windshield survey were included for OHI recording, even though they were National Register listed. They include the addition to the *Dayton Daily News* Building and the office at 1131-33 Salem Avenue. The 1956 addition to the *Dayton Daily News* Building is not discussed or described within the National Register nomination. It has a fairly significant presence on the streetscape and reads as an individual building. The office building at 1131-33 Salem was included within the Kenilworth Avenue Historic District. It was counted as noncontributing and stands out from the adjacent listed buildings. It was determined to record this building because it reflects the broader pattern of commercial development along Salem Avenue in the 1950s.

Research Methods

The objective of this project was to inventory and document 500 mid-20th-century properties. Inventoried properties include a mix of residential, ecclesiastical, commercial, and institutional. Sites such as drive-in theatres and objects such as neon signs were also included. Research components for the survey included field research and observation, archival research, photography, mapping, and data entry.

Because of the relatively young age of the subject properties, the Montgomery County Auditor's website was relied upon for dating of the proposed OHI forms. Dates listed there were corroborated by additional research.

Field Survey Techniques

The project principals conducted multiple windshield surveys of the Dayton metropolitan area. Guided tours with city representatives occurred in Dayton, Kettering, and Huber Heights. Observations from the windshield surveys, along with suggestions from the city representatives, were used to determine the list of properties to survey.

The City of Dayton provided a neighborhood map with the average date of construction indicated. This map was the basis for further investigation of Dayton's mid-20th century neighborhoods. Residential properties were chosen on the basis of historic integrity, as well as the potential for illustrating different house types and styles from the era. In a few instances, a house with minimal historic integrity was chosen either to illustrate a house type that had not been identified elsewhere or to facilitate the discussion of historic integrity within the survey report.

Special attention was paid to historic corridors leading into and out of downtown Dayton. Most of these corridors, some state routes, define the boundaries of Dayton's mid-20th-century neighborhoods. Major roads and state routes also linked Dayton with the surrounding suburbs. A wealth of religious and commercial properties was found along these corridors. In particular, the physical pattern of commercial development within the metropolitan area became evident when traveling these transportation arteries.

Research and historic photographs also provided examples of buildings and sites that were considered important to Dayton's development when constructed. Such properties were investigated and included as their existence and integrity warranted.

Interviews with builders and contractors revealed neighborhoods and individual buildings that should be explored. These interviews also provided insight into materials and stylistic features that were considered standard at the time.

Finally, a few properties were identified and included based upon the materials used in their construction. It was considered important to take account of typical materials popular, even if briefly, during the mid-20th century, such as lava rock. Some buildings, while not outstanding in their style or typology, were included for the information they conveyed about materials.

Discussion of Added OHI Terminology

One of the Ohio Modern project's objectives was to identify vocabulary related to mid-century modern architectural styles, types, construction techniques and building parts that was absent from the Ohio Historic Inventory data base. Throughout the project, as buildings were surveyed

and information entered into the I-form, recommended terminology was forwarded to OHPO in periodic progress reports. Added terms included Googie (architectural style), skyscraper (building type), hopper, horizontal slider, awning, plate glass, glass block, spandrel system, (windows), tile, curtain wall, stacked bond brick, exposed aggregate finish (exterior wall), and canopy (porches). “Post WWII Suburbanization” was also added by OHPO as an additional thematic category.

Section III ANALYSIS AND RECOMMENDATIONS

Summary/Explanation of OHI and Relationship to Historic Context

The 504 Ohio Historic Inventory forms completed for the Ohio Modern-Dayton Survey have yielded a great deal of information about the Dayton metropolitan area's development, historic themes, and built environment during the years 1940-1970. With the exception of agriculture, all of the major themes associated with historic properties are represented. In some cases, properties fall into a thematic category, such as military/defense, due to the use of the property or the resident's occupation.

Thematic Breakdown of Properties Surveyed/Property Types

Commerce

One hundred twenty-seven buildings related to commerce and ranging in date from 1940 to 1970 were included in the surveyed properties. This count is based on properties recorded thematically as commerce-related and transportation-related, including gas stations (2), auto dealerships (3), a car wash (1), an auto club (1) and a truck business office building (1). The numbers in parentheses reflect how many of each type was recorded. The commercial growth of mid-20th-century Dayton is reflected in property types such as skyscrapers (1) and commercial buildings in downtown Dayton and shopping centers, chain stores (2), banks (8), savings and loans or other financial (4), dry cleaners (5), pharmacies (3), hotels/motels (8), restaurants/bars (12), carry-outs and grocery stores (2), apartment buildings (21), wholesale/warehouses (3), general merchandise stores (14) and professional offices (15) and medical office buildings (13) in the surrounding suburban areas.

The above-mentioned buildings are in a broad range of architectural styles, including Art Deco, Art Moderne, Colonial Revival, International, Miesian, Modern Movements, New Formalism, and Wrightian. Some had no academic style. Building types included skyscraper, warehouse, department/general store, office, financial, professional office, restaurant/bar, retail, fourplex and other apartment types. Because some specific categories of commercial properties are not in the database, an additional 16 properties were simply recorded under the broad theme of Commerce. Architects Paul H. Deneau, Clarence Reinhardt, Eugene W. Betz, and Wilbur W. Wurst are known to have worked on commerce-related buildings.

No intact malls or large-scale shopping centers were surveyed, or the massive parking lots associated with this property type, although one chain department store and accompanying lot

that is a remnant of a mall was documented. In the post-WWII years, as automobiles became more prevalent, commercial buildings began to be shifted to the rear of the property lot. This allowed for parking to be located just off the street, far more convenient for customers. Large shopping centers and malls, in particular, had accompanying parking lots with hundreds or thousands of parking spaces. This sort of development eventually had a visual impact on the streetscape, as the parking lot became the dominant feature of the roadside rather than the buildings. This trend, begun in the 1950s, gradually became the norm by the late 20th century. "The most obvious change in outside spatial order was the use of a large parking lot at the front and, increasingly, around three or all four sides of a building." (Longstreth "Buildings" 127) By the end of the 1960s, the enclosed shopping mall was an island unto itself, completely unrelated to the surrounding streetscape.

Below are examples of a chain department store, chain grocery store, dry cleaner, pharmacy, auto dealership, and a skyscraper documented in the survey. See Section III, C. 3: Non-residential Styles and Building Types, for discussion on banks, restaurants, and offices.

One inventoried commercial building that did have an associated immense parking lot was the Sears, Roebuck and Company store which was previously part of the Salem Mall. The chain department store has a sea of blacktop in front of it and a huge setback from Salem Avenue. Although the sprawling department store itself is quite large, its scale is obscured by the presence of the oversized parking lot.



Sears store and parking at the former Salem Mall
5200 Salem Ave., Trotwood

Dayton's second **Sears store** (MOT-05297-08) was one of the anchor businesses at the Salem Mall when it opened in 1966-67. The Salem Mall and adjacent stores comprised the Dayton area's largest shopping district through the 1970s. This store is all that remains of the Salem Mall. No other malls were surveyed, primarily due to lack of integrity.



Sears, Roebuck & Co.
5200 Salem Ave., Trotwood

The former **Liberal Supermarket** (MOT-05185-61) was built in 1964. The one story commercial building influenced by the Modern Movement later became a Freedom Foods and then a Save-A-Lot in 2003. Locally owned, the Liberal supermarket chain had multiple stores around the Dayton metropolitan area, including Fairborn. Each featured the distinctive projecting sign pylon.



Liberal Supermarket
2821 Linden Ave., Dayton

Fox Cleaners (MOT-05434-13) opened this one-story store of Modern and International Style influences in 1968. It was one of three stores owned and operated by the Fox family, who began their dry cleaning business in 1947. Original 1960s interior features have been retained, including artificial wood paneled walls, tufted Naugahyde (vinyl-coated fabric) counter and pendant light fixtures with colored glass.



Fox Cleaners
417 Helke Rd., Vandalia



Fox Cleaners, ca. 1970
(Historic Image 12)



Fox Cleaners, interior

Shelton's Prescriptions (MOT-05205-60) opened in the mid-1940s at a nearby location on Wayne Avenue and has been operating from this location since 1963. Located on one of the primary streets leading to suburbanizing southeast Dayton, Shelton's illustrates the mid-20th-century commercial infill along this older transportation corridor. Modifications to the building are minimal, and the building has excellent historic architectural integrity. The interior has many original features as well, including the counter and signage.



Shelton's Prescriptions
1525 Wayne Ave., Dayton

Salem Chrysler Plymouth (MOT-05295-08) was formed in 1967 by Mel Zappia. In late 1968, Zappia's newly christened dealership moved to its new building at the present location. Located on heavily travelled Salem Avenue, near the new Salem Mall, the dealership was successful, selling up 250 new cars a month. Relocating from Dayton's south end, the new dealership exemplifies the move that businesses were making to the suburban commercial strips. The dealership is still owned by the Zappia family.



Salem Chrysler Plymouth
5010 Salem Ave., Dayton

The former **Grant-Deneau Tower** (MOT-05154-15), at 331 feet, was the tallest building in Dayton when it opened in 1969 and was considered the city's first modern office tower. The new skyscraper symbolized the conviction of Dayton's city leadership that downtown was still a viable commercial center, despite the increase of company relocation to the suburbs beginning in the 1960s. The 22-story building was designed by Paul H. Deneau, merging characteristics of New Formalism and Miesian styles. In the 1990s, this building was known as the Miami Valley Tower.



Grant-Deneau Tower
40 W. Fourth St., Dayton

Mid-20th-century commercial additions to late 19th-century houses

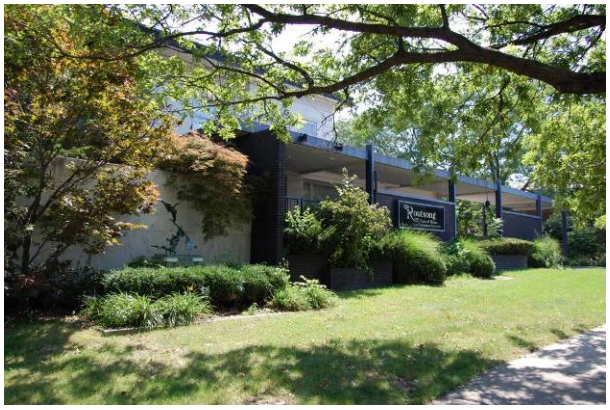
As some thoroughfares changed in character from residential to commercial or mixed use during the mid-20th century, it was common to add a commercial front to an older house. These additions typically stand out from the surrounding neighborhood, as they introduce a suburban commercial strip element to the streetscape. Whether by design, due to emerging architectural preferences, or out of a sense of competition with the suburbs, commercial additions were decidedly Modernist. Four such examples were found during the survey project.

Located at **1711 E. Third Street** (MOT-05269-57), this ca. 1960 commercial addition on a Queen Anne house reflects changing architectural tastes. Although this portion of E. Third is primarily late 19th-century housing, nearby were a 1962 Electricians Union building and a 1966 diner. Combined, these buildings give a suburban sensibility to the older neighborhood. The two-story commercial office addition obscures most of the original building and creates a very modern face on the streetscape.



1711 E. Third St., Dayton

Rather than relocating into a new building, the owners of the **Routsong Funeral Home** (MOT-05173-24) chose to build an addition to their current facility, a late 19th-century house. The ca. 1956 modern designed addition encircles the older building and completely changes the façade's street presence. Combining the International and Wrightian styles, the funeral home now has a very contemporary appearance.



Routsong Funeral Home
6 Oakwood Ave., Oakwood

In 1952, after 26 years of making candy in her home, Esther Price purchased a ca. 1900 house and added a storefront to serve as the new location of the **Esther Price Candy Company** (MOT-05195-60). The two-story L-shaped addition faced onto Wayne Avenue, a busy road angling southeast from downtown Dayton, toward the growing suburban development in Kettering. In 1962, a second addition was attached to the 1952 storefront and another ca. 1900 house, forming a very sizeable candy manufacturing and retail facility.



Esther Price Candy, 1952 addition
1709 Wayne Ave., Dayton

Constructed in 1963 as an addition to an early 20th-century frame house, this one-story storefront features thin elongated bricks and an angled corner with a wrought iron support. Located off N. Main Street, which is lined with numerous mid-20th-century buildings, this modern addition extended the commercial strip further into the adjacent residential neighborhood. In the 1960s, the double storefront housed **Jerry's Barber Shop** (MOT-05338-09) and Megacity Office Machines from 1964 through the end of the decade.



Jerry's Barber Shop
5200 Markey Rd., Dayton

Education

Elementary and Secondary Education

As a result of the population boom in the Dayton area that began after World War II and peaked in 1964, a plethora of new public, parochial, and private educational facilities were built in the city and its expanding suburbs. Sixteen schools in six different school districts were surveyed as part of the project, all built between 1950 and 1970. Nine were built as public elementary schools, five as high schools (four public, one parochial), and two as public intermediate/junior high/middle schools. Some are no longer used for the grade levels for which they were built, and one public intermediate school is now privately operated. Two school buildings surveyed were not built for that purpose. Architects involved in designing elementary and secondary educational buildings included Edge & Tinney, Keith L. Dunker, Richard Thomas, Walker, Norwich & Associates, and Wilbur W. Wurst. Several of the schools documented are scheduled to be demolished as part of facilities improvement plans of the Dayton and Huber Heights public school systems.

Most of the elementary schools surveyed were one-story buildings with Modern Movement stylistic influences. There were also two one-story buildings designed with Wrightian and International Style characteristics and two that were one and a half and two stories tall. They all date between 1952 and 1967. For further details on schools, please refer to Section III, C. 3: Non-residential Styles and Building Types.

Murlin Heights Elementary (MOT-05312-13) was built in 1952 and expanded in 1963. This school, designed by Walker, Norwick & Associates of Dayton, is the oldest of the Vandalia-Butler School District's elementary schools in service. The Vandalia-Butler Twp. school district was centralized in 1921, and due to the village's WWII population growth, a separate elementary--Vandalia Elementary, 346 Dixie Drive--was built in 1944. Murlin Heights Elementary illustrates the continued suburban expansion of Vandalia and the surrounding township after the war.



Murlin Heights Elementary
8515 N. Dixie Dr. Dayton

Kitty Hawk Elementary (MOT-05518-14) was built in 1959. It was the first elementary school built in Wayne Township in association with the rapid construction of the Huber Homes development, one of several built to accommodate the massive population increase of Huber Heights during the 1950s. Although he did not build the schools, Charles Huber dedicated the land for their construction.



Kitty Hawk Elementary
5758 Harshmanville Rd., Huber Heights

All five of the schools surveyed that were originally built as high schools were constructed between 1950 and 1965. One was a three-story parochial school with International Style influences built in 1951, and the others were one- or two-story public schools of Modern Movement design. The former **Baker High School** (GRE-01207-10) in Fairborn was built between 1950 and 1955, a two-story design with a Modern portico. It replaced the 1920s central high school, which had become grossly overcrowded due to the population growth of pre- and post-WWII Fairborn. The school's gymnasium/auditorium and stadium were added in 1955. This building was connected to an elementary on site and reorganized as a middle school ca. 2000.



Baker High School
200 Lincoln Dr., Fairborn

The two surveyed buildings built originally as junior high/middle schools were constructed in 1967 and 1970. They are one-story public school buildings of Modern Movement design. A middle school system for the sixth through eighth grades was begun in the 1960s, and three middle schools were constructed in that decade. One of them, **Tower Heights Middle School** (MOT-05594-03), designed by Dayton architect Thomas J. Henderson, Jr., and built in 1966-67, is an example of an open-plan school. Its most distinctive features are a standing seam copper mansard roof, which projects as a canopy at the ceramic-tiled entry, and its windowless walls. A new gymnasium was built in 1997 with Edge & Tinney of Dayton as architects. Centerville's population exploded in the post-WWII years, and a school expansion program was initiated to meet the needs of the rapidly expanding community.



Tower Heights Middle School
195 N. Johanna Dr., Centerville

Colleges and Universities

Included in the survey were representative buildings from Dayton's three university and college institutions – the University of Dayton, Wright State University, and Sinclair Community College. An Engineering and Science Institute, consisting of a single building, was also inventoried.

A 19th-century college, the private University of Dayton, underwent a large expansion campaign during the 1960s and 1970s. The 500,000 volume **Roesch Library** (MOT-05158-60) was one of twenty buildings constructed between 1959 and 1979. Completed in 1969, the library was designed by Pretzinger & Pretzinger, a Dayton architectural firm. The University of Dayton Arena (MOT-05157-64) was also constructed in 1969.



University of Dayton, Roesch Library
300 College Park, Dayton

Initially planned as a branch campus, Wright State University opened in 1964 and was accredited in 1967. Included in the survey were the first completed building, **Allyn Hall** (GRE-01182-10), and the Rockafield House (GRE-01209-10), home of the university president. Four structures were completed 1964-67, forming a cluster of new buildings for the campus known as Founders' Quadrangle. Prominent local architects Lorenz & Williams designed three of the four original WSU buildings, including Allyn Hall.



Wright State University, Allyn Hall, 1964
(Historic Image 13)



Wright State University, Allyn Hall
3640 Colonel Glenn Hwy., Fairborn

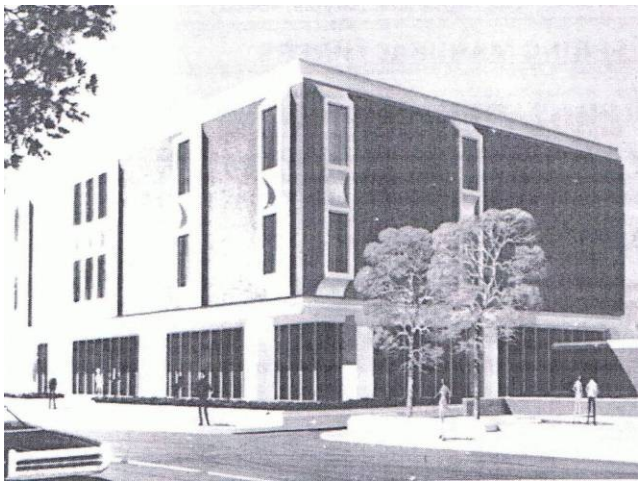
The public Sinclair Community College evolved from a two-year private junior college. It was part of the city's plans for urban renewal space on the western edge of downtown. Edward Durell Stone of New York was named the architect of the new campus in 1967, and construction began in 1969. Stone's design included a unified complex of seven attached buildings, arranged around a central plaza (MOT-05203-15) and linked below ground. The **Taylor Administration Center** (MOT-05202-15) was included among the original core campus buildings



Taylor Administration Center
444 W. Third St., Dayton

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Constructed in 1970-71, the **Engineering and Science Institute of Dayton** (MOT-05430-15) was established to complement the mission of the adjacent Engineering & Science Center and Engineers Club. The institute was operated by the Engineering and Science Foundation of Dayton, whose charge was to advance engineering and technology in the Miami Valley. By the mid-1990s, the building had become the property of Wright State University. Now known as the WSU Kettering Center, until the late 1990s the building also housed the Engineering and Science Hall of Fame, an international organization founded in Dayton in 1979 to honor engineers and scientists. Due to asbestos concerns, the building currently is used solely for storage.



Engineering and Science Institute of Dayton
140 E Monument Ave., Dayton
(Historic Image 14)

Libraries

The main public library, built in 1962, and two of its branches were documented as part of this project. Pretzinger & Pretzinger is the only architectural firm identified involved in library design.

The **Ft. McKinley Branch Library** (MOT-05171-09), a one-story brick building of Modern Movement design, was built in 1955, one of 12 branches of the Dayton Public Library system. Located midway between downtown Dayton and the Salem Mall commercial area, the Ft. McKinley neighborhood, in Harrison Township, experienced suburban growth during the 1950s and 1960s. The Ft. McKinley library branch served the expanding residential neighborhoods of northwest Dayton and the southern portion of the township.



Ft. McKinley Branch Library
3735 Salem Ave., Dayton

The **Kettering Moraine Branch Library** (MOT-05215-06), also a one-story building of Modern Movement design, was built in 1958. It was constructed as part of the public library system's expansion to meet the demands of the growing suburban population. The branch is located on the main thoroughfare through suburban Oakwood, Kettering, and Centerville.



Kettering Moraine Branch Library
3496 Far Hills Ave., Kettering

The former **Dayton and Montgomery County Public Library** (MOT-05153-15) was built in 1962. Its Modern Movement two story design is by Dayton architects Pretzinger & Pretzinger. It replaced an 1888 library building located in Cooper Park to the northeast. The building is now known as the Dayton Metro Library.



Dayton and Montgomery County Public Library
215 E. Third St., Dayton

Ethnic/Immigration

As Dayton's economy improved and the myriad factories began hiring in the late 1930s through the 1960s, thousands of people migrated to the metropolitan area looking for work. The majority of the new arrivals were from the rural South, particularly among African-Americans, and from Appalachia. The white Southerners initially tended to settle in the older close-in neighborhoods. No properties related to that community were recorded in this survey. By 1970, white Southerners were moving to the working class suburbs of Huber Heights, Moraine, and unincorporated Northridge in Harrison Township. Although Huber Heights and Harrison Township were represented in the survey, no properties specifically identified with that ethnic group were found.

The African-American population grew exponentially during the mid-20th century. By 1944, Dayton's black population had increased by nearly 50% since the 1940 census (Zumwald 169) Following long-established settlement patterns, African-Americans settled on Dayton's West Side. Three properties were inventoried related to the West Side African-American community.

Constructed in 1939-1940 on the West Side, the **DeSoto Bass Courts** apartment complex (MOT-05369-21) was Dayton's first publicly funded housing project. Partially funded by the federal government, the complex was built by the Dayton Metropolitan Housing Authority. DeSoto Bass Courts was constructed to house young black couples and families who, due to racial discrimination, were not permitted to rent apartments elsewhere in the city.



Desoto Bass Courts ca. 1945
(Historic Photo 15)



DeSoto Bass Courts
Danner and Germantown Streets, Dayton

Howard T. Loritts owned and operated the **Loritts Funeral Home** (MOT-05552-30) for decades until his retirement in 1993. Loritts constructed the present building in 1964 and relocated the funeral home there. He inherited the business from his uncle, the first African-American funeral director in Dayton. Howard Loritts was considered a leader in the city's African-American community.



Loritts Funeral Home
3924 W. Third St., Dayton

In 1948, the Mayo family opened what is believed to be the first black-owned skating rink in Ohio. Located on Dayton's West Side, both the 1948 skating rink and its larger replacement at 4623 Hoover Road, constructed in 1965, were centers for the Dayton metro area's African-American community. The **Hoover Skate Arena** (MOT-05556-32) is an example of African-American entrepreneurs establishing businesses to serve their community during an era when they did not have access to white-owned businesses.


Mark Mayo Sr. and son Harry Mayo in front of Hoover Skate Arena, date unknown
(Historic Photo 16)

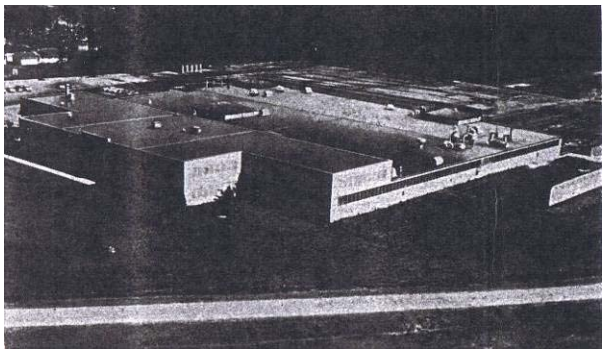

Hoover Skate Arena
4623 Hoover Ave., Dayton

Manufacturing/Industrial

Manufacturing and industry were extremely important to the Dayton region's development. Dayton, Kettering, and Vandalia all had large factories. Some of the larger concerns, however, could not be surveyed. McCall's, for example, has been demolished. The four factories associated with General Motors have all had significant alterations and additions. Each facility also has stringent security restricting access to the property.

There were, however, numerous small-scale light industrial buildings constructed in various sections of the city. Some of these manufacturing facilities produced defense-related products. An architecturally distinct industrial area discovered during the project was an enclave of warehouses and light industrial buildings built on the former McCook Field site in the mid-20th century, just north of downtown. Leo and Stanley Streets, extending east from the McCook Industrial Park, are lined with similar buildings. Eight buildings built between 1944 and 1968 were documented during the survey project.

Since constructed in 1959, this property has hosted companies related to aircraft and defense contracting. **American Machine & Foundry Co.** (MOT-05441-13), now AMF, became a top military contractor in the post-WWII years. Including the Vandalia plant, AMF controlled and operated 42 plants and 19 research facilities scattered across 17 countries by 1961, producing everything from remote-controlled toy airplanes to Intercontinental Ballistic Missile (ICBM), launching systems, including those for Titan, Atlas, and Minuteman.



American Machine & Foundry Co.
and Leland Electric Company, date unknown
740 E. National Rd., Vandalia
(Historic Photo 17)

Leland Electric Company, a local concern, moved to this location in 1959. It became a division of AMF, probably in 1960, when that company located in Vandalia. The Leland division, which eventually became GE Aviation through a series of acquisitions, produced electric systems for aircraft and missiles. Today, the development of military and civilian aircraft systems continues at the facility, which was built in 1952-53. Milton Rogers Williams of Lorenz & Williams was the architect.

The Univis Lens Company (MOT-05507-48) at 401 Leo Street, Dayton, was another defense supplier during WWII, producing optical lenses for both military and civilian use. See the Political/Social Welfare section for additional information regarding this company.

Globe Industries (MOT-05509-48) was founded in 1940 by Max Isaacson, the former Chief Patent Attorney at Patterson Field. Located in this building from its construction in 1954 until 1966, Globe manufactured miniature electric motors for cooling electronic equipment in military aircraft and later expanded production to a range of standard parts that could be used in custom assemblies. The company's current building at 2275 Stanley Ave. (MOT-05513-50) was also included in the survey.



Globe Industries, Inc.
1784 Stanley Ave., Dayton

Representing one of the earlier buildings in the McCook Industrial Park, the former **Reich Machinery Rebuilding Company** (MOT-05508-48) building was constructed in 1946. From 1951-70, the Dayton Machine Tool Co. was located here. Both businesses represent Dayton's metal fabrication and tool and die industrial sectors, a component of the city's industrial heritage since the 19th century.



Reich Machinery Rebuilding Company
1272-80 McCook Ave., Dayton

Located in McCook Industrial Park, this building, constructed in 1953, represents a small-scale industrial concern. From 1955 until 1967, it was occupied by **Metallurgical Services, Inc.** (MOT-05515-48), which provided heat-treating services.



Metallurgical Services, Inc.
1353 Stanley Ave., Dayton

Another entrant in Dayton's printing and publishing sector, **Stanley Greetings, Inc.** (MOT-05510-48), a greeting card publishing company still in existence as Vagabond Creations, was located here from the building's construction in 1950 until 1953. In the 1960s, the building was occupied by Master Consolidated, a manufacturer of oil-fired space heaters, portable power tools, and tractor-drawn farm equipment.



Stanley Greetings, Inc.
1752 Stanley Ave., Dayton

The **Burroughs Corp.** (MOT-05291-43) conducted a business machine manufacturing and retail operation in this building constructed in 1964. Located just north of downtown on a busy corridor, the company is in the vicinity of several mid-20th-century office and institutional buildings. It is of note that the company located its manufacturing facilities close to downtown during a time when most manufacturers, both large and small, were relocating to the edge of the city or to the suburbs.



Burroughs Corp. Business Machines,
date unknown
(Historic Image 18)



Burroughs Corp. Business Machines
131 Salem Ave., Dayton

Military/Defense

Historic inventory has already been conducted at Wright-Patterson AFB, so this installation was excluded from the scope of the Ohio Modern-Dayton Survey project. The primary DESC buildings (former Gentile AFB) in Kettering were also previously surveyed (MOT-01904-06 and MOT-01905-06). The current survey has expanded upon the Military/Defense theme by identifying housing for enlisted personnel and civilian defense employees. Defense-related workers lived in all quadrants of Dayton and the surrounding suburbs.

Constructed in 1949, the Art Deco style **Rustic Manor** (MOT-05371-40) apartment building housed two aircraft mechanics. One was stationed at Wright-Patterson AFB and the other at Clinton County AFB.



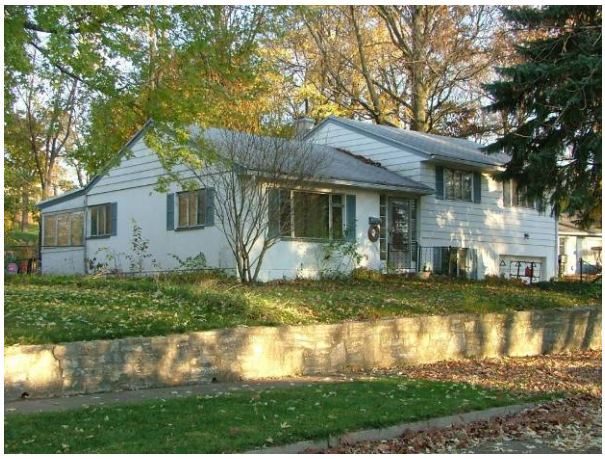
Rustic Manor
2367 Rustic Rd., Dayton

The Ganet (MOT-05271-59), a fourplex apartment building at 3722 E. Third Street on Dayton's east side, housed several military tenants during and after WWII. One of the first occupants of the 1944 Art Deco building was Carl Magnuson, a U.S. Army soldier.



The Ganet
3722 E. Third St., Dayton

In 1960, the owner of the house at **312 Great Oaks Dr.** in Dayton (MOT-05281-59) was Clifton Mack. Mack was Chairman of the Logistics Department at the Ohio State University and an instructor at the U.S. Air Force Institute of Technology, Wright-Patterson AFB. Mack's neighbor, at 304 Great Oaks, was an Air Force enlistee (MOT-05280-59).



312 Great Oaks Dr., Dayton

In the early 1940s, a civilian stenographer at Wright Field, Esther Kuhlmann, lived at **1343 Ashland Ave.** (MOT-05311-62).



1343 Ashland Ave., Dayton

Political/Social Welfare

Within the context of the broad theme of Political/Social Welfare, this survey identified twenty-seven properties built between 1940 and 1970 relating to several sub-themes. Included were buildings relating to government (7), public safety (4), public social services (4), private social services (2), funerary (3), and fraternal, trade and labor unions (7). These properties built in Dayton, Kettering, Vandalia, and Trotwood spanned the full spectrum of the project time period, ranging in date from 1940 to 1970. They were designed in Colonial Revival, Wrightian, Modern Movements, International, Brutalism, Miesian and New Formalism styles. Architects identified with Political/Social Welfare themed buildings included Eugene W. Betz, Freeman A. Pretzinger, Howard Templin, Roger W. Williams and Wilbur W. Wurst.

Below are examples of the sub-themes associated with political and social welfare.

Government buildings at the local, county, state and federal levels were surveyed in Dayton and its suburbs. They included municipal or agency offices, post offices, and court buildings. The **Trotwood Government Center** (MOT-05469-08) was built in 1970 and has served as the city building since 1973. The larger municipal facility was needed as city government grew in response to suburban expansion.



Trotwood Government Center
3035 Olive Rd., Trotwood

The Dayton Safety Building designed by Freeman A. Pretzinger (1955) is both local government and Public Safety related. Three fire stations were surveyed; two in Dayton and one in Trotwood. Those stations built in Dayton, including **Fire Station #18** (MOT-05198-59), were constructed in the 1950s; the one in Trotwood in 1966. New fire stations were needed as equipment changed and to keep pace with expanding neighborhoods after World War II. The overhead doors and the entrance windows have been replaced; otherwise Fire Station #18 retains its 1950s appearance.



Fire Station #18, 1958
207 S. Smithville Rd., Dayton
(Historic Image 19)

Related to the Public Social theme in Dayton, a 1970 senior citizens center and a public housing project built in 1939-1940 were surveyed. In addition, a 1940 band shell in Dayton and a 1941-42 planned community development in Kettering were built with New Deal federal assistance. Completed in 1969, the Dayton **Senior Citizens Center** (MOT-05302-15) was constructed to provide a permanent, state-of-the-art facility for local senior citizens. The 26,000 square foot building was designed to house several functions, including a clinic, game rooms, art space, meeting rooms, and a library. Designed by architect Richard Donald Levin, the new center also had an outdoor courtyard and an auditorium with a stage.



Senior Citizens Center
105 S. Wilkinson St., Dayton

Private Social theme-related buildings in Dayton include two social service agency buildings built in 1955 and 1963. Funerary-related resources included two funeral homes, and the **Calvary Cemetery Office Building** (MOT-05643-06), built in 1970-71 and designed by Wilbur W. Wurst.



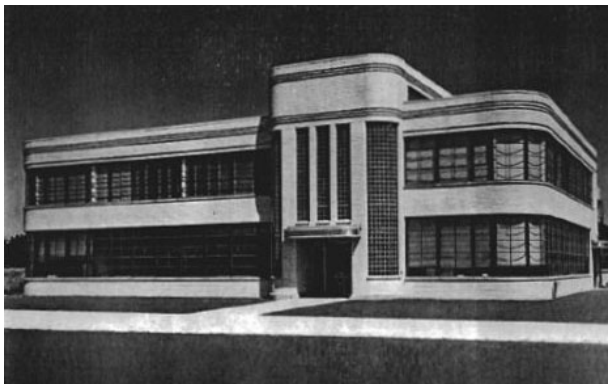
Calvary Cemetery Office Building
1625 Calvary Dr., Dayton

Fraternal, Trade, and Labor Union-related facilities surveyed were built or modified between 1955 and 1967 and served the Shriners (Dayton), the Masons (Kettering, Vandalia), the Catholic Order of Foresters (Dayton), the Electricians Union (Dayton), and the **International Union of Electrical, Radio & Machine Workers (IUE)** (MOT-05648-06) in Kettering, constructed 1965. Because of its many auto-related industries, Dayton has a strong union presence, and union halls were noted throughout the metropolitan area. Now known as the **IUE-CWA**, this building was constructed to serve as the IUE Region 7 headquarters. As of 2004, the IUE-CWA was the largest union in the Miami Valley, with 12,000 members.



International Union of Electrical, Radio & Machine Workers
3461 Office Park, Kettering

The **Univis Corporation/Univis Lens Company** (MOT-05507-48) headquarters was built in 1941. Univis was involved in a lengthy and violent strike by the United Electrical Workers between May and August of 1948, when Univis employees were joined by thousands of other union members on the picket line. By late July, violence escalated and the police could no longer handle the situation, resulting in Governor Thomas Herbert calling in the National Guard. It was the first time troops had been sent to Dayton as a result of a labor dispute.



Univis Corporation/Univis Lens Company, 1950
401 Leo St., Dayton
(Historic Image 20)

Religion/Ecclesiastical Groups

Due to the predominance, quality, and variety of religious and ecclesiastical properties built in the Dayton area between 1940 and 1970, it is conceivable that the entire body of survey work for the Ohio Modern project could have focused solely on these resources. Twenty-two churches and two synagogues were surveyed. In addition, a convent (later converted to the priest's residence and then parish offices) was documented. Faiths represented include Baptist, Brethren, Disciples of Christ, Congregational, Evangelical United Brethren, Methodist, Jewish, Lutheran, Nazarene, Presbyterian, Roman Catholic, Unitarian, and United Church of Christ. The religious properties selected for documentation were located throughout the survey area in Dayton, Centerville, Fairborn, Huber Heights, Kettering, Trotwood, and Vandalia. The religious buildings range in date from 1948 to 1970. Stylistically, most are categorized as Modern Movement, however there are also some examples of International Style and Neo-Expressionism. Architects involved in designing or modifying religious buildings in the project time period include Ole Schioler, Elmer H. Schmidt, C. Arnold Thoma, Wilbur W. Wurst and Fred Stritzel.

Constructed in 1948, the former **Lutheran Church of Our Savior** (MOT-05217-24) began as a two-story Tudor style building and was purchased by the Miami Valley Unitarian Fellowship in 1959. The Unitarian congregation constructed the modern addition designed by Ole Schioler in 1965. The building is now occupied by the Chabad Center of Dayton.



Lutheran Church of Our Savior/Miami Valley Unitarian Fellowship, 1965 addition
2001 Far Hills Ave., Dayton

St. Timothy Lutheran Church (MOT-05519-14), a two-story church with Modern Movement design elements, was built in Huber Heights in 1959 and modified in 1970 by architect Fred Stritzel. The church was founded in 1957 in response to the growing population of Huber Heights. As he had done with schools, Charles Huber, president of Huber Homes, donated land for church construction. St. Timothy Lutheran was one of a handful of churches constructed during the early years of Huber Heights development.



St. Timothy Lutheran Church
5040 Rye Dr., Huber Heights

The former **Vandalia Evangelical United Brethren Church** (MOT-05437-13) is a one-story church with Modern elements built in 1963. Located just south of Vandalia's National Road and Dixie Highway crossroads, the building exemplifies the numerous new churches being constructed in growing suburban enclaves throughout the Dayton metropolitan area.



Vandalia Evangelical United Brethren Church
200 S. Dixie Dr., Vandalia

The former **Our Lady of Mercy Convent** (MOT-05306-09) was completed in 1959 at a cost of $90,000 as a convent for up to 16 nuns. The upper floors of the building were converted in 1977 to a priest's residence following a fire at the rectory, with parish administration offices and meeting rooms occupying the lower floors. Since then, the building has been remodeled as the offices of three parishes: Our Lady of Mercy, Corpus Christi, and Queen of Martyrs. It was designed by C. Arnold Thoma of Piqua.



Our Lady of Mercy Convent
220 W. Siebenthaler Ave., Harrison Township

Arts and Recreation

Arts and Recreation facilities surveyed as part of the Ohio Modern project were built from 1940 to 1969 in Dayton, Kettering, and Vandalia. Fifteen buildings related to this theme were surveyed, including sports-related buildings such as basketball arenas, ice skating rinks, bowling alleys, a boys' club, and a recreation center. Also included were entertainment-related buildings such as movie theaters, a concert arena, a natural history museum, a band shell and a tourist camp. Stylistically, most are categorized as Modern Movement, but there are also some examples of Googie, Art Moderne, Art Deco, and International Styles. Architects who designed arts and recreation facilities in the Dayton area in this time period include Emory J. Ohler, Richard Neutra, Pretzinger & Pretzinger, and John Sullivan, Jr.

The former **Airline Theater** (MOT-05465-13) was built in 1947 next to the Airline Shopping Center. For many years, it was the only movie theater in Vandalia. Converted into a Masonic Temple in 1961, it is a two-story building with International Style design elements.



Airline Theater
246 N. Dixie Dr., Vandalia

The two story **Coliseum** at the Montgomery County Fairgrounds (MOT-05199-60) was built in 1922 and remodeled with a Modern treatment, including turquoise panels in the openings, in 1953, when several of the fairgrounds' historic buildings were rehabilitated as part of the fairgrounds 100th anniversary.



Coliseum
Montgomery County Fairgrounds, Dayton

The former **Bomberger Recreation Center** (MOT-05161-57) was designed by John Sullivan, Jr., and built in 1955 in Bomberger Park. It is a two-story building with a taller gymnasium, featuring International and Modern Movement design elements including a projecting two-story glass entry. The recreation center replaced early 20th-century facilities at the park and was part of the city's overall 1950s park improvements plan.



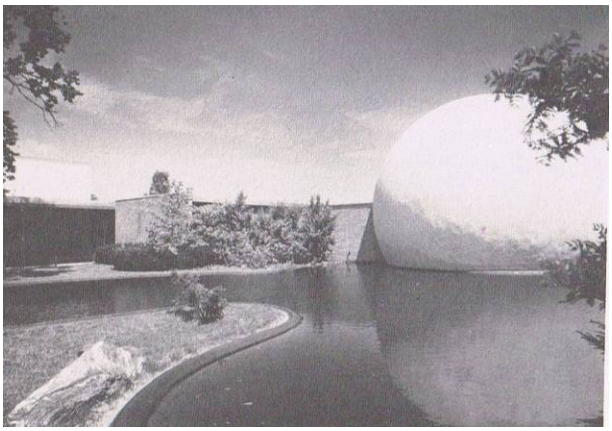
Bomberger Recreation Center
1306 E. Fifth St., Dayton

The **University of Dayton Arena** (MOT-05157-64) was built in 1969 and is the home of the University of Dayton Flyers basketball team. Construction of the arena was the direct result of "mounting ticket pressures as the UD student body grew from 2,000 undergraduates in 1950 to more than 7,500 in 1968." (Albers) Designed by a local firm, Pretzinger & Pretzinger, it is a four-story building with a distinctive Modernist convex roof. UD athletic director Tom Frericks approached Pretzinger & Pretzinger after the initial plans for a round arena were beyond the project budget. The firm created a different and more favorable design, resulting in the arena having 60% of its seats between the baskets. It was completed for a cost of approximately $3.5 million. The UD arena has hosted the NCAA tournament numerous times.



University of Dayton Arena
1801 S. Edwin C. Moses Blvd., Dayton

The **Dayton Natural History Museum** (MOT-05169-47) was established in 1893 and for many decades was part of the public library system. In the 1950s, the museum was threatened with closure, but local children fought the closure with a fundraising campaign. Prominent Modernist architect Richard Neutra was chosen to design the new museum, that was completed in April, 1958. In 1959, the Junior League donated funds for the planetarium, also designed by Neutra and completed in 1960. In 1963, the museum director noted, "It used to be commonplace to find a Daytonian who didn't know about the museum. Now that is a rarity." (Sanders 85)



Dayton Natural History Museum, ca. 1968
2600 Deweese Pkwy., Dayton
(Historic Image 21)

Suburban Development

The broad historic theme of suburban development includes residential properties as well as commercial, educational, ecclesiastical, and governmental properties. However, non-residential properties have been discussed in other sections of the report, and this section focuses exclusively on residential development. Dayton neighborhoods are referred to by their city-designated names, (See maps, Appendix A) although within some neighborhoods residents refer to them by a different name.

During the course of this project, 21 pre-war houses were surveyed, ranging in date from 1940 to 1945. Pre-war houses were surveyed in Dayton, Fairborn, Kettering, and Vandalia. House types included Cape Cod Cottage, Ranch (two in 1940), and a few unidentified house types. Residential architectural styles represented during the early 1940s included French Colonial/Norman Revival, Colonial Revival, Dutch Colonial Revival, Tudor/English Revival, and vernacular.

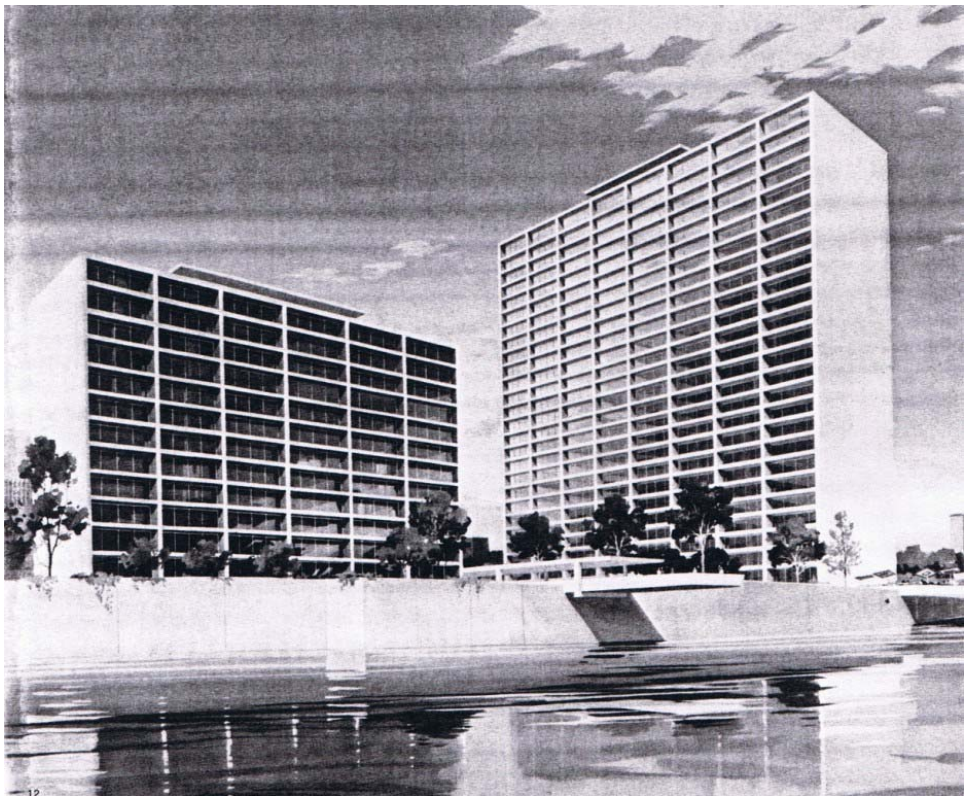
In addition, 252 post-WWII houses were inventoried, with dates ranging from 1946 through 1970. Residential properties were surveyed in Dayton and suburbs, including Centerville, Fairborn, Harrison Township, Huber Heights, Kettering, Miami Township, Oakwood, Trotwood, Vandalia, and Washington Township. House types represented include Cape Cod Cottage, Garrison Colonial, duplex, Ranch (earliest dates to 1950), Split-Level (earliest dates to 1955), and some non-discernable house types. Residential architectural styles represented include Colonial Revival, Swiss Chalet, Tudor/English Revival, International, Modern Movement, and vernacular houses with no academic style. Because of the multitude of industrial concerns throughout the Dayton metropolitan area, people were arriving from outside the region for factory jobs. A resulting housing shortage was evident by 1940. In Dayton during the 1940s, housing construction was occurring in older neighborhoods that had not yet been fully developed and in new areas that had been annexed the previous decade, such as Patterson Park. Outside Dayton, residential development occurred west and northwest of the city limits in Harrison and Madison Townships, and in Van Buren Township to the south. Established villages such as Vandalia, Oakwood, and Fairborn (Fairfield/Osborn) were also experiencing residential growth.

During the 1950s, Dayton annexed adjacent township land that contained the previously platted and mostly built-up Residence Park, Cornell Heights, College Hill, and Greenwich Village neighborhoods. Platted in the 1950s, the Northern Hills neighborhood was under construction and rounded out the city's far northwest corner. The Eastmont and Eastern Hills neighborhoods in the far southeast corner were also acquired during the 1950s annexations.

The same decade, Vandalia, Fairborn, Kettering, and the beginnings of Huber Heights were all growing at a rapid rate.

For the first time ever, Dayton lost population during the 1960s, and compared to the suburban areas, little residential construction occurred. The same decade brought massive residential growth and a multitude of new subdivisions to all of Dayton's suburbs and surrounding townships as people vacated the city.

Recognizing that the lack of new housing within the central city was a detriment to downtown Dayton's stability, city planners and boosters recommended construction of high-rise apartments. By the early 1960s, sleek high-rise apartment buildings had become popular for singles, professionals, and young married couples. Beginning with the recommendations of the City Plan Board in 1961, the need for "elevator apartment buildings" was noted, and 600 units were proposed for Monument Avenue along the Great Miami River. The proposed high-rises would be a stylish urban counterpoint to the suburban residential growth. A 1965 article in *Dayton USA* continued to promote the development of new apartment buildings, one 12-story and one 26-story, at the north end of the central business district urban renewal area.



Taking advantage of views of the Great Miami River and downtown, the proposed high-rise apartments would feature recreational amenities, such as outdoor living space with a swimming pool, 1965
(Historic Image 22)

Near the end of the decade, the chic high-rise apartments were still being endorsed. "New resident population is needed for the downtown area……New housing must be provided, and the area along Monument Avenue near the riverfront would be good for apartment houses." (Rogers, Taliaferro, Kostritsky, Lamb 77) Despite the optimistic publicity, the proposed high-rise apartments were never built. It was the 1980s before apartment construction occurred at any significant scale in downtown Dayton.

Dayton area home builders led the charge for suburban expansion, as residential construction resumed, slowly at first, in the early 1940s and then explosively after World War II. Builders played a central role in establishing new neighborhoods during the mid-20th century. In earlier decades, developers were the financial backers who bought land, created a vision, often in coordination with an architect, for the proposed development, and hired a builder or builders to construct it. In the post-WWII years, it was more common for a builder to take on the role of developer. In essence, they cut out the middle man, by purchasing large acres of land, creating their own vision for new subdivisions, and netting the profit.

As residential construction began to increase in the early 1940s, some builders began to recognize the need for a formal organization to promote their common needs. As a result, the Montgomery County Home Builders Association was formed in 1942. Joseph Haverstick, of J.N. Haverstick and Sons, was the local organization's first president. State and national home builders associations were also formed in the 1940s, and Haverstick was also involved with both of those organizations. The home builders associations included home building, remodeling, and apartment construction.

Several builders associated with Dayton's metro area post-WWII residential boom were from families that had been in the construction business for decades. Included among these family names were Haverstick, Huber, Simms, and Zengel. Five builders were interviewed for the Ohio Modern – Dayton Survey project (See Appendix D for interview scripts), providing information regarding common residential development trends in the Dayton metro area, such as the development of designs, land acquisition, suppliers, and advertising.

The role of pattern books, conferences, and trade shows was instrumental in determining the look of individual houses or neighborhoods. Most builders created their own designs, and in general, architects were only cursorily involved with the design of large scale subdivisions. In some cases, a relationship with an architect or engineer was established for basic design work that the builder would then adapt. Sometimes an architect's signature was required by a municipality, as in Oakwood for example, and an architect would be hired to redraw a builder's plans to satisfy that legal requirement. Instead of relying on architects, builders used or adapted plans from architectural plan books, trade show publications, magazines, other

builders, and even complimentary marketing items from construction suppliers, such as calendars given out at lumber yards. (See Historic Image 60, Appendix B) Designs were also further refined based upon customer feedback and changing popular tastes.

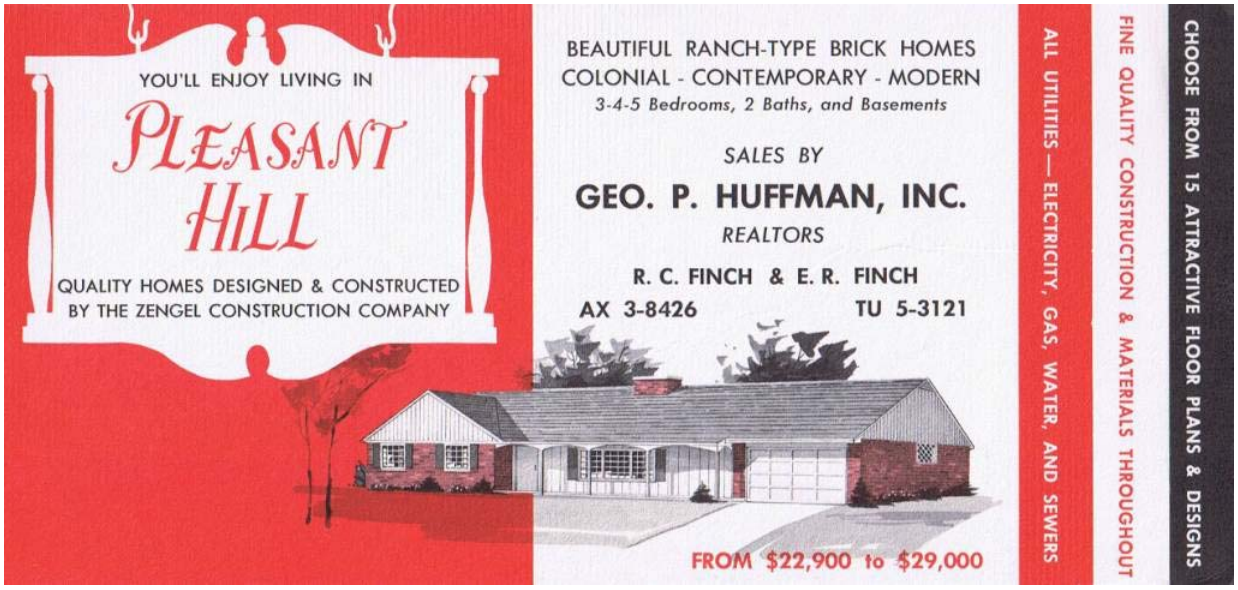
Construction of entire neighborhoods was possible by purchasing many acres of open land in the townships or at the edges of established municipalities. The November, 1946, issue of *The American Home* advised readers to consider the "transition zone between city and country, known as the 'suburbs,' the 'rural-urban fringe,' or the 'rurban area.'" (The American Home 81) While the article was tailored for individuals wishing to build their dream home, the advice was also applicable to commercial home builders. Builders were not only purchasing peripheral acres because of their availability, but also tapping into the psychology of what was considered appropriate living for modern families. "Today many industrial and white-collar workers are settling around the fringes of our industrial towns, each on a small piece of land, in order to provide greater security for their families, more space in which to live, more fresh air, and lowered living costs." (The American Home 81)

The number of houses constructed per year for the larger builders to be successful changed in the post-WWII decades. Where residential builders once constructed dozens of houses per year, in the mid-20th century, they were annually building hundreds. A 1960 issue of *The Hub*, a Huber Homes publication for its home owners, explained, "In 1929, when the Herbert C. Huber Plat No. 1 was being built, a builder who constructed as many as 30 homes a year was considered among the biggest. Today, to be similarly classed, a builder must turn out 20 times as many." (The Hub 1960 3) The need to construct so many houses each year was partially due to demand and partially to stricter regulations, which meant a lengthier building process, translating into higher costs. The more efficient a builder could be, the greater the profit. The September 1960 issue of *The Hub* succinctly detailed the reality of modern home building. "The day of the 30 to 40 home a year builder is all but past. New building techniques, tighter government regulation and the continually growing demand for quality low-cost housing have dictated that modern builders adopt mass production methods. To build efficiently today, many houses must be constructed in one location at one time. Since this requires land in considerably larger pieces than is available inside a city, the modern builder such as Huber Homes buys land near a city and develops it. The modern builder must put in his own roads, water, sewers as well as plan for schools, parks, playgrounds, shopping centers. Efficient practice literally requires Huber Homes to 'build a city at a time.'" (The Hub 1960 4)

Dayton area home builders tended to form relationships with specific subcontractors and suppliers. Affiliation with subcontractors in particular was formed through networking and trade organizations such as the Home Builders Association. These strong relationships often lasted through generations of company management and affected relationships with local

workers unions. All of the interviewees indicated that as long as they were completing residential construction, they were not pressured to hire union workers or have their employees join a local union. On the rare occasion that home builders were pushed to work with unions, all indicated that the presence of unionized specialty subcontractors usually satisfied the demand. Among the various subcontractors noted during interviews were Schriber Roofing, Siebenthaler Company (landscaping), E.J. Lower Plumbing, and Gibson Concrete. Among the various suppliers noted during interviews were Requarth Lumber, West Side Lumber, Dayton Builders Supply, Israel Builders Supply, P.K. Lumber, and Gem City Brick.

Advertising and marketing among those home builders interviewed for the survey tended to be similar. Newspaper ads, company brochures, word-of-mouth, signage, model homes, and open houses were the most common options. Open houses were very popular and could draw curious visitors from miles away. Some companies, such as Huber Homes, also gave out souvenirs such as playing cards.



Zengel Construction Company brochure for Pleasant Hill, Centerville, 1959-1961
(Historic Image 23)

Among the builders interviewed, Richard W. Fisher, Inc., incorporated in 1952. Fisher began his career as an engineer for Haverstick Builders, and after two years decided to concentrate on custom homes. Bucking the trend of the large-scale home building companies, Fisher built 25-30 custom houses per year, selling his first house in 1953 for $23,500. Fisher's intended customers were executives from places like Wright-Patterson AFB or Top Value Stamps (MOT-05559-06) and were second- or third-time home buyers. Averaging 2,000-3,000 square feet, Fisher's houses were Ranches or Split-Levels designed for higher-end buyers. Building houses

from 1952 into the 1970s, Fisher built mostly in Centerville and Washington Township. Built on hilly terrain with winding streets, the largest Fisher subdivision was the Brittany Hills development in Washington Township, where construction began in the late 1950s. Brittany Hills comprises Ranch and Split-Level houses with large lots and deep setbacks.



Richard Fisher House, constructed 1962
5835 Kimway Dr. (MOT-05564-03)



Folkestone Dr. streetscape, looking east

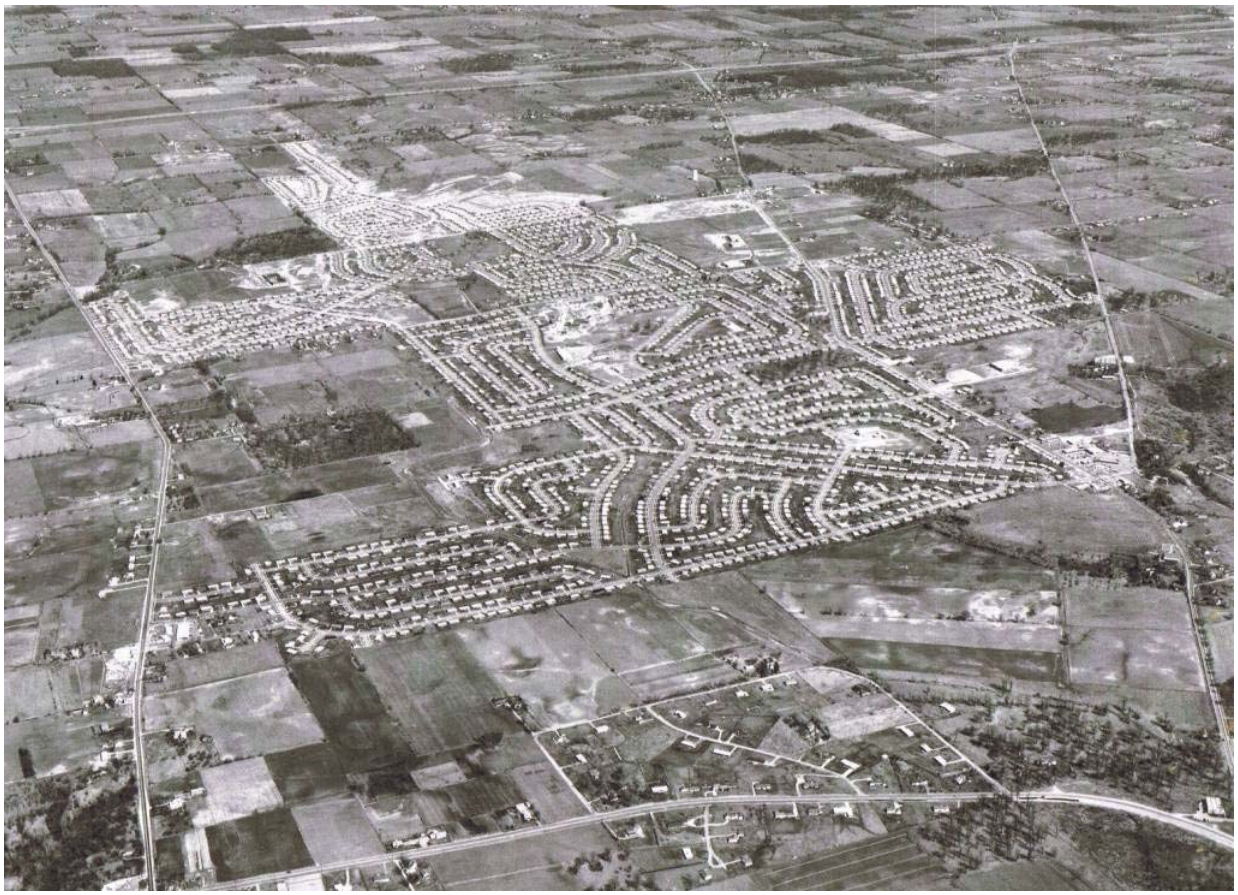
J.N. Haverstick and Sons, founded in 1936 as a home remodeling business, became Haverstick Builders in 1948, building new residential units throughout the 1950s. Although the company's focus turned to commercial construction in the 1960s and later, its last new house was built as recently as 1994. During the 1940s and 50s, Haverstick Builders specialized in tract houses located in and around Kettering. Approximately 600 square feet, their houses were frame construction on slab, selling for $10,000 in 1952. (See Historic Image 61, Appendix B) Circa 1960, the company briefly experimented with the construction of prefab/kit houses, manufactured by National Homes of Indiana, in Oakwood and Kettering. Their largest developments were located near Delco plants, and the intended buyers were factory workers. Haverstick Builders is still in business today and has returned to its original focus of remodeling.



1221 Kim Ln., built in 1953 in Kettering, is a typical example of a Haverstick house (MOT-05535-06)

A Dayton native, Herbert C. Huber began his company, H.C. Huber Construction, in the 1920s. The company constructed houses and apartment buildings in Kettering in the 1940s and early

1950s. Huber died in 1954, and the company subsequently was split up among his wife and five children. Huber Homes, Inc., and 200 acres in the Huber Heights area (Wayne Township) was taken over by Herbert's son, Charles H. Huber. Beginning with three houses, completed in 1956, Huber had built an astounding 3,000 houses by 1960 and 10,000 by 1976. Huber's initial target client for these modestly sized houses was factory workers and returning veterans. Houses ranged from 1,000 to 1,400 square feet, with a price point below $10,000 early on. Huber did not do custom houses, but rather had new named models released at least every three to four years. As the Huber Heights development grew in popularity, larger models were introduced, including two–story houses, and the community became attractive for home buyers of differing economic statuses. A "complete first floor brick wrap" was Huber Homes' signature feature. The last land was platted in 1970s and the last house built in 1992. In addition to Huber Heights, Huber Homes was involved in the construction of subdivisions elsewhere in Ohio and nationally. The company is now a rental management business.



Huber Heights aerial view, looking north. Troy Pike is the western boundary and the location of the first three Huber Homes houses, ca. 1961 (Historic Image 24)

A longstanding family name in Dayton's home building community was Simms. Alexander Simms constructed Cape Cod houses in the 1940s and tract houses, inspired by Levittown, in the early 1950s on Dayton's east side. The Eastview subdivision was designed to contain 800 houses and was a $10 million project. Each house was scheduled to be constructed in 30 days, and Simms stated that the "secret is in engineering and design to reduce lost labor motions and waste." ($10 Million Home Project Planned East of Dayton) Evolving from Alexander Simms' company, Charles V. Simms Development was founded by his son, Charles V. Simms in 1957. Charles Simms constructed houses in the southeast Dayton area, including Kettering. The company continues today under the direction of Charles H. Simms. (No interviews were conducted for this company.)



Cape Cod houses by Alexander Simms, date unknown (Historic Image 25)

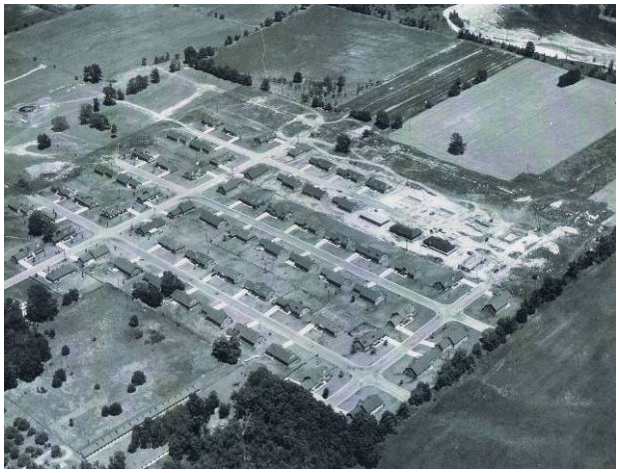
Woodley Development was a division of an earlier established concrete business known as Encrete, Inc. Formed in 1949 by partners Ralph Woodley, Paul Moody, and William Apple, Encrete, Inc., delved into the home building business in the early 1950s. As Woodley Development, the company built approximately 2,000 homes in 10-15 subdivisions in Kettering and Centerville. Woodley Development primarily built tract houses or tri-levels, ranging from 1,500 to 2,000 square feet, depending upon the subdivision, and it catered to the middle- or working-class segment of buyers. The company used model homes for advertisement. Among the Kettering streets the company developed were Tall Timber Trail and Echo Springs Trail. Woodley Development stopped building houses around 1980 and continues today as Moody-Woodley Management, Inc., a continuation of an earlier commercial venture that is considered to have made a larger impact.

Zengel Construction Co., Inc., organized in 1952 as the continuation of a family-run business started in the 1920s and is still in business today. Zengel started with Cape Cod houses and then shifted to Ranches. In the early years, houses were solid masonry, but around 1955 brick veneer was used instead. Focused in Oakwood, south Kettering, and Centerville, Zengel Construction built both custom and speculative houses, with a wide range of square footage. The company also built duplexes for military and larger apartments in Centerville. Throughout a 60-year career, the company built 1,000 units, developed over 500 acres of land and built 15 miles of streets. Centerville's first post-WWII subdivision, known as Pleasant Hill, was constructed by Zengel. Having purchased 125 acres adjacent to a stone quarry in 1948, the

company had difficulty constructing its planned septic systems due to the stone just below the surface. Instead, special permission had to be gained for the construction of two sewage systems. Zengel Construction also built two other subdivisions to the east of Centerville. In 1962, the company won the *American Home* magazine award for "Best Home For The Money."



49 Bradstreet (MOT-05587-03), excavation for the Pleasant Hill sewer system, 1950
(Historic Image 26)



Aerial view of Pleasant Hill's early development, looking northeast with the stone quarry to the east, Centerville, 1954
(Historic Image 27)

Representative examples of suburban neighborhoods throughout the Dayton metropolitan area include the following:

The Carillon neighborhood contains small 1½ story Cape Cod cottages, with minimal, or no, stylistic treatment. Located south of downtown, the neighborhood was under construction 1943-44. Interestingly, the primary street through the neighborhood, W. Stewart, has frame houses on the north side and brick houses on the south.



339 W. Stewart St., Dayton (MOT-05183-19)

Located on Dayton's southeast side, the Patterson Park subdivision was under construction by 1942. Mostly built during the years 1945 to 1950, the neighborhood was complete around 1955 and contained mostly Cape Cod houses or other house types with Period Revival style

details. The neighborhood features curving tree-lined streets. A boulevard frames the development on three sides and a second boulevard divides the neighborhood into north and south sections.



1046 Yorkshire Pl., 1948
(Historic Image 28)



Looking northwest along Yorkshire Pl., 1955
(Historic Image 29)

Located on Dayton's east side, the Wright View neighborhood is comprised of Ranch houses, most of them constructed during the 1950s. The modestly sized houses are constructed of concrete block, much of which has been covered with stucco, retaining original mid-20th-century colors. The materials and appearance of Wright View make it an unusual neighborhood in the context of Dayton.



Wright View streetscape, looking south along S. Wright from 24 S. Wright Ave., Dayton
(MOT-05290-59)

The Northern Hills neighborhood was platted in the 1950s and annexed to Dayton the same decade. Located in the far northwest corner of the city, Northern Hills was constructed during the late 1950s through the early 1960s. The neighborhood is made up of Ranch houses similar in scale, although there are several house configurations.



Looking north onto Thornton Dr. from Hickorydale, Dayton

With a population around 1,000, Trotwood remained a rural village and township commercial center into the 1950s. In the late 1950s, the village's population increased dramatically, reaching 6,400 in 1965. Subdivision plats, with curving streets, quickly surrounded the central core in the 1950s. In the northwest section of the city, a small subdivision of Sherry, Hillpoint, and Elmore Streets reflects the typical suburban development taking place during the late 1950s. The neighborhood has Ranch houses, predominantly brick with one- or two-car attached garages.



Looking north from 500 W. Sherry Dr., Trotwood (MOT-05478-08)

World War II and local manufacturing caused a significant increase in Vandalia's population, changing it from a crossroads village to a city nearly overnight. After the war, Vandalia quickly became one of Dayton's bedroom communities. Large parcels of land with developing subdivisions were added to the east and west of the village's center in the early 1950s. One example is the Circle View subdivision, south of Route 40, which has Ranch and Split-Level houses. The subdivision is somewhat hilly and has tree-lined winding streets.





The houses at 549 Bayonne Dr. (MOT-05453-13) and 315 Scott Ave. (MOT-05446-13) are typical of the Ranches and Split-Levels found in the Circle View neighborhood, Vandalia

Fairborn experienced significant growth during the 1950s, resulting in construction records for the community being broken in 1954, with 671 new houses added to the city's streets. Fairborn's housing boom was largely over by the mid-1960s. The city had little or no room to grow and the region's expanding highway system allowed Wright-Patterson's employees to more easily live farther away from the base. Bonomo Street in the southern portion of the city contains brick Ranch houses and represents Fairborn's housing from the late 1950s.



Looking east from 33 E. Bonomo Dr., Fairborn (GRE-01185-10)

Kettering was established as a city in 1955, and residential construction flourished there in the 1950s, continuing to meet the housing needs of defense-related and factory workers. Working-class neighborhoods with small, often tract, houses made up most of east Kettering. (See Haverstick house example mentioned above.) Neighborhoods with Period Revival houses had been constructed off Far Hills Avenue in the 1940s. Residential development in west Kettering tended to be high-end, larger-scale contemporary Ranches or Modernist houses. The western portion of the city is characterized by steep hills, winding roads, large lots, and dense tree lots.





S. Patterson and Lenox Streets represent the low-density residential development of west Kettering. LEFT: Looking south from 2610 S. Patterson Blvd. (MOT-05522-06); RIGHT: Looking south from 3127 Lenox Dr. (MOT-05549-06)

Transportation/Communication

Transportation was an important component of Dayton's early 19th-century commercial growth, its late 19th- and 20th-century industrial development, and its mid-20th-century expansion. Improved transportation corridors, in particular the interstate system, facilitated suburban growth after WWII. Mid-20th-century roadside properties such as motels, drive-in restaurants, and gas stations dotted the state routes, the Dixie Highway, and the National Road. Drive-in restaurants, where customers would be waited on at their cars, were popular in the mid-20th century. This restaurant type is symbolic of the growing American car culture during the late 1940s through the 1960s. Automated drive-through car washes were a new, post-WWII roadside business enterprise introduced in 1946. (Manual car wash businesses had existed since the 1910s.) Car washes became increasingly popular in the mid-20th century, closely correlating to increased automobile ownership and a general infatuation with cars.

Constructed 1950 to 1968, several of these commercial roadside property types were included in the survey, including seven motels. Four are associated with the Dixie Highway, two with State Route 444, which serves Wright-Patterson AFB, and one with the National Road. The other commercial roadside properties included four drive-in restaurants (see also restaurant types discussion), one gas station, and two car washes.

Four communication-related properties, constructed 1956-1970, were included in the survey project. One was associated with a newspaper and the other three with telephone operations. The *Dayton Daily News* was founded by James M. Cox, who purchased the *Dayton Evening News* in 1898 for $26,000. Since 1986, the *Dayton Daily News* has been the primary newspaper of the metropolitan area. Cox purchased and published other city newspapers throughout Ohio and in other states, beginning in the 1920s, creating a small media empire still present in Dayton. The Dayton Bell Telephone Company was established in 1878. By the early 1900s, the system had more than 4,000 subscribers, and subscriptions more than doubled between 1904 and 1908. As the 20th century progressed, more and more people subscribed for phone service until telephones were commonplace in the home.

Constructed in 1954, the **Royal Motel** (MOT-05401-48) is on the Dixie Highway, north of downtown Dayton. It was advertised as a modern motel with a restaurant and swimming pool. Several motels existed in close proximity to each other on the edge of Harrison Township and north Dayton.



Royal Motel
1450 Keowee St., Dayton

Taking advantage of Vandalia's "Crossroads of America" nickname, the **Crossroads of America Motel** was constructed in 1954 on the National Road, just east of the Dixie Highway. The Crossroads (MOT-05555-13) was also billed as being modern, with air conditioning, TV, and a swimming pool. The roadside sign depicted in the vintage postcard is no longer extant. Vandalia contained a few motels located on the National Road.



Crossroads of America Motel postcard,
date unknown
845 E. National Rd., Vandalia
(Historic Image 30)

Frisch's Big Boy (MOT-05266-08) features a butterfly roof canopy over the former curbside service area behind the restaurant. The drive-in restaurant was constructed in 1968.



Frisch's Big Boy
4081 Salem Ave., Dayton

The former **A & W Root Beer Drive-In** (MOT-05644-63), now Root Beer Stande, is the last operating curb-service drive-in in Dayton. However, of the standard drive-in components (canopy, tele-trays, menu boards), only the canopy remains intact. Constructed in 1962-63, the long-running business illustrates a commercial roadside restaurant concept that was extremely popular countrywide during the 1950s and 60s.



A & W Root Beer Drive-In, date unknown
(Historic Image 31)



A & W Root Beer Drive-In
1727 Woodman Dr., Dayton

Beginning in the 1940s, transportation-related businesses, such as gas stations, moved away from early 20th-century architectural expressions, adapting modern styles. Exhibiting the Googie style, **Turrell's Phillips 66** (MOT-05596-06) featured an extended canopy, attracting customers by creating a sense of reaching out to the road. Several gas station companies or individual owners used similar architectural devices to catch the eye of passing motorists. Turrell's was constructed in 1959 and designed by Clarence Reinhardt.



Turrell's Phillips 66
2560 Woodman Dr., Kettering

Representing a relatively new roadside business, the **Imperial 300 Car Wash** (MOT-05493-06,) is utilitarian in nature, but also expresses a Modernist sensibility. The exposed pre-cast concrete roof beams, flat roof, and bank of full-height storefront window bays are elements of the Modern Movement. While the building itself may not have caught the attention of passing motorists, the property retains the original, vary large roadside sign, complete with an oversized crown. The automated Imperial 300 Car Wash was constructed in 1966.



Imperial 300 Car Wash
2536 Wilmington Pike, Kettering

The 1956 addition to the ***Dayton Daily News*** building (MOT-05396-15) reflects James M. Cox's continued mid-20th-century expansion and acquisition of other newspapers.


Dayton Daily News
37 S. Ludlow St., Dayton

Constructed in 1970, the former **Ohio Bell Telephone Company** (GRE-01211-10) building in Fairborn appears to be an equipment building. While very Modernist in style, the building is reminiscent of early 20th-century high-style telephone equipment buildings commonly found in neighborhoods. An interesting feature of this property is that it still retains a phone booth, a structure rapidly disappearing from the built environment.


Ohio Bell Telephone Co.
21 S. Pleasant St., Fairborn

The former **Ohio Bell Telephone Company** building (MOT-05558-06), now AT&T, contained offices for telephone records processing in Kettering. Constructed in 1962, the building is credited to Roger Wolcott Williams, of the Dayton architectural firm Lorenz & Williams.



Ohio Bell Telephone Co.
3233 Woodman Dr., Kettering

Architectural Findings

Summary of Architectural Trends 1940-70

National architectural trends are evident within the survey area. The breakdown of mid-20th-century styles and building types in the Architectural Findings section gives more detail about the Dayton metropolitan area's built environment and its place within national architectural developments.

In *American Architecture: An Illustrated Encyclopedia*, Cyril Harris defines Modern architecture as "A loosely applied term, used since the late 19th century, for buildings, in any of number of styles, in which emphasis in design is placed on functionalism, rationalism, and up-to-date methods of construction; in contrast with architectural styles based on historical precedents and traditional ways of building. Often includes Art Deco, Art Moderne, Bauhaus, Contemporary style, International Style, Organic architecture, and Streamline Moderne." (Harris 217)

The debate over traditional styles versus those without historic precedent had been occurring within the architectural community since the late 19th century when Louis Sullivan declared that form should follow function and Frank Lloyd Wright argued for a purely American expression of design that eschewed European influence. In 1940, as America was about to enter the middle decades of the 20th century, architects battled over the merits of traditional versus modern design.

Both the traditional Period Revival, or conservative styles, and the early 20th-century Modern styles lingered into the 1940s. Period revival styles, popular for decades, could still be found on commercial, governmental, institutional, and residential buildings. Among these styles were the Colonial Revival and its multiple variations, the Tudor Revival, and the Neo-Classical Revival. As the century progressed, the Colonial Revival in particular would remain popular, used as ornament for Cape Cod and Ranch houses, apartment buildings, and commercial buildings. The Neo-Classical Revival idiom would also persist, especially on public buildings.

In the United States during the early 20th century, Frank Lloyd Wright's Prairie style was the lone dissenter among residential buildings and their reliance upon European-derived academic styles. Wright, influenced by the Midwestern landscape, created a modern style free of historic detail or European precedent. Creating what he considered a uniquely American architectural expression, Wright inspired other contemporary architects to adopt concepts of the Prairie style. Later radical Modernists were inspired by his theories and renegade approach to design.

Some new Modern architectural styles introduced in the 1920s and 1930s continued the long tradition of European architectural inspiration. The European-born Art Deco, International, and Art Moderne styles were part of the architectural vocabulary into the 1940s. International Style lasted into the 1950s, giving way to other Modernist styles and forms. Common elements of Art Deco, International, and Art Moderne styles were a lack of applied historic ornamentation, streamlined cubic forms, flat roofs, metal windows, and banding to create either a vertical or horizontal orientation. Unlike the other two slightly later styles, Art Deco did have ornamentation, but it tended toward largely unprecedented geometric and stylized flora and fauna adornment.

The Modernist architectural manifesto gained great speed during the late 1930s and laid the foundation for a radical Modernist sensibility in the post-WWII decades. Publications such as *Architectural Forum* created a Modern section in the professional periodical in 1938, contributing to the traditionalist versus Modernist discourse. In 1937, Walter Gropius, founder of the Bauhaus, immigrated to the U.S., becoming the chair of Harvard University's architecture program. The next year, Mies van der Rohe, another German Modernist, arrived in Chicago to direct the architecture program of what would soon be the Illinois Institute of Technology. Other European expatriates accepted teaching positions in the U.S., with the result that "by 1950 most American schools were under the sway of radical modernism." (Wilson 107)

While Modernism had its well-known master architects, such as Gropius, Mies, Richard Neutra, Le Corbusier, Alvar Aalto, and Marcel Breuer, the style was also lauded for its ability to be expressed by any architect of any skill level. "Mies's power was summed up by one critic in 1960: 'He has influenced present day American architecture more than any other architect. His is an architectural order which can be *learned*…..Less able architects have been released from the imperatives of originality and architecture is the better for it. They have found in the reasonable, detached clarity of Mies a system of architecture within which they are able to do a decent job.'" (Wilson 109)

After World War II, the International Style's glass curtain walls, smooth exterior wall treatment, and openness of floor plan evolved into a broader Modern Movement that included several subcategories. All were preoccupied with technology, honest expression of construction materials, exposed structural elements, and simplicity of form. Modern architecture "also entailed new concepts of form and space, with space, or volume, as the primary consideration. Architecture thus was no longer conceived so much as masses or blocks enclosing space as it was abstract planes defining space. The idea of a facade was considered antiquated; buildings were to be three-dimensional objects differentiating indoor and outdoor space while permitting a sense of continuity or 'spatial flow' between the two." (Longstreth "Buildings" 126)

Modernist practitioners could agree that the movement was superior to what they perceived as the arbitrary appropriation of historic reference, but there was still a divide between conservative and radical Modernists. Miesian, New Formalism, and Wrightian were among the conservative subcategories. Skyscrapers and other multi-story buildings of the Miesian or New Formalist styles employed a vertical emphasis, as had previous styles, but eschewed the early 20th-century base, shaft, capital configuration. These styles exhibited repetitive expressions of structure and symmetry. Frank Lloyd Wright continued to experiment with form, space, materials, and placement during the mid-20th century. He also continued to respond to the natural environment, and his designs of the 1940s and 1950s, particularly the Usonian houses, have a streamlined essence, even as they harmoniously relate to their natural surroundings.

Beginning in the 1930s with bank designs, the most conservative of the conservative Modernist architects blended the Neo-Classical Revival with Modernist or International Styles. The resulting approach was a Streamlined Classicism, which combined Neo-Classical symmetry, proportion, emphasized entrances, and historic details with the flat roof, smooth masonry walls, contemporary materials, banded windows, or cubist forms of the Modernist or International idiom. In the mid-20th century, Streamlined Classicism was often used for banks and large-scale public buildings.

Radical Modernist styles gaining in popularity by the late 1950s included Neo-Expressionism, Brutalism, and Googie. All three were sculptural in appearance, with each style expressing sculpture in a different manner. The heavy cantilevered blocks, window voids within solid walls, and rough-textured concrete of Brutalism created a brawny, muscular presence. Neo-Expressionism and Googie styles employ daring structural techniques, sweeping curves, the illusion of leaning structural supports, and sharp-pointed gables. However, Neo-Expressionism is the more serious academic illustration of sculptural architecture, whereas Googie is the more playful popular culture interpretation. Neo-Expressionism expressed design and conveyed new forms. Googie related to the automobile and the growing consumer culture. Googie buildings served as advertising. They reached out to the roadside, their shapes often mimicking the shapes of the cars passing by. Futuristic and influenced by space-age designs, they conveyed American confidence and progress.

Both the conservative and radical Modernist approaches were in evidence throughout the Dayton metropolitan area. The conservative Streamlined Classical style was expressed in the survey area through offices and a fraternal building. Older and more conservative, International Style was frequently expressed in schools, commercial, and governmental buildings through the mid-1950s, particularly in downtown Dayton. Miesian and New Formalist commercial buildings and banks were documented in downtown Dayton and along the historic commercial corridors of the suburbs. Banks, restaurants, offices, and churches exemplified

radical Modernist style. At least one radical Modernist, or Neo-Expressionist, church was found in every community surveyed. Googie style occurred in roadside properties along the metropolitan area's major thoroughfares.

Houses of the early 1940s predominantly reflected the traditional Period Revival styles that had been fashionable for years. Since the Modernist dogma could be applied to both residential and nonresidential buildings, the occasional Art Deco or International Style house could be found within an established early 20th-century neighborhood. The more modern Art Deco style did enjoy popularity for small-scale apartment buildings through the mid-1940s.

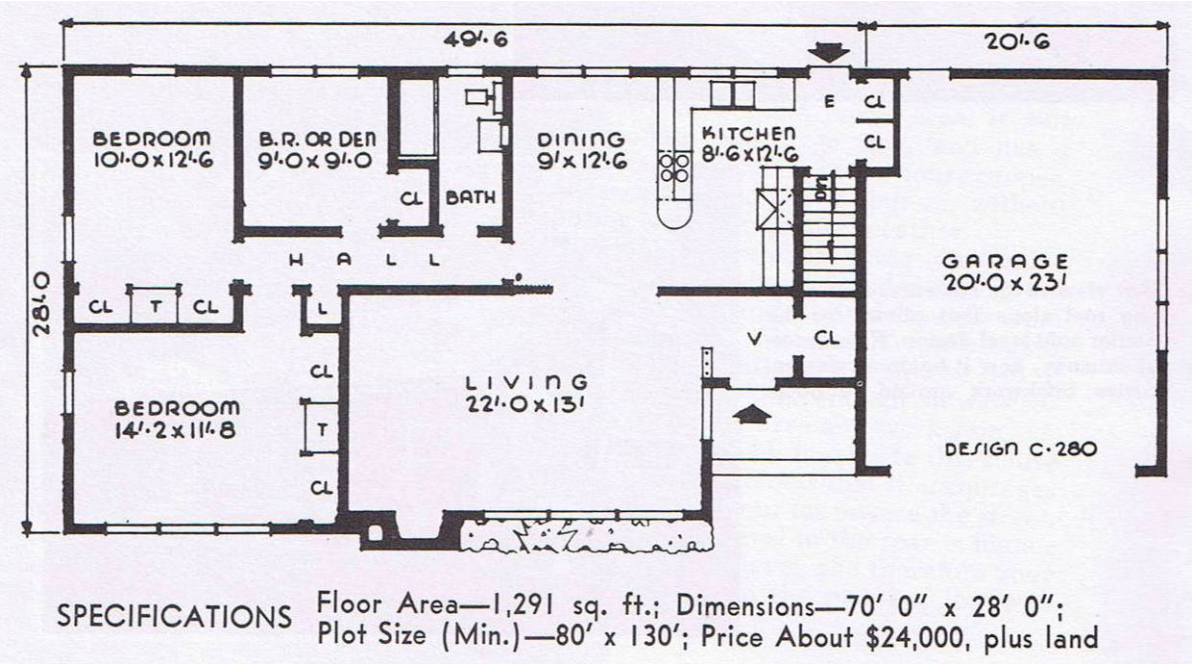
This national pattern of early 1940s continuance of residential period styles was reflected in the Dayton metropolitan area's built environment by the numerous neighborhoods with Tudor Revival, English Cottage Revival, Colonial Revival, and French/Norman Revival houses. With respect to Modernist styles, some International Style houses were observed, most pre-dating 1940. Several Art Deco apartment buildings were noted throughout Dayton's early 20th-century neighborhoods, but few were observed in the surrounding suburbs.

New residential architectural expressions did not occur often until after WWII. New residential design came in the form of house types and configurations, rather than styles. First the Ranch house, and then the Split-Level, introduced new house forms beginning in the 1940s. In the late 1940s and early 1950s, Ranch houses were built concurrently with the Cape Cod house type, which soon disappeared as the Ranch became the preferred house. The Split-Level caught on in the 1960s, and scores of neighborhoods were built with this new modern-looking house form, sitting comfortably beside its Ranch neighbor. The common new feature of post-WWII houses was the attached garage.

In addition to the ubiquitous attached garage, there were other characteristics that defined the Modern house, whether Ranch or Split-Level: the open plan, the living room to the rear of the house, the kitchen facing the front yard, the recreation room, and large windows or window groupings allowing for maximum indoor/outdoor flow.

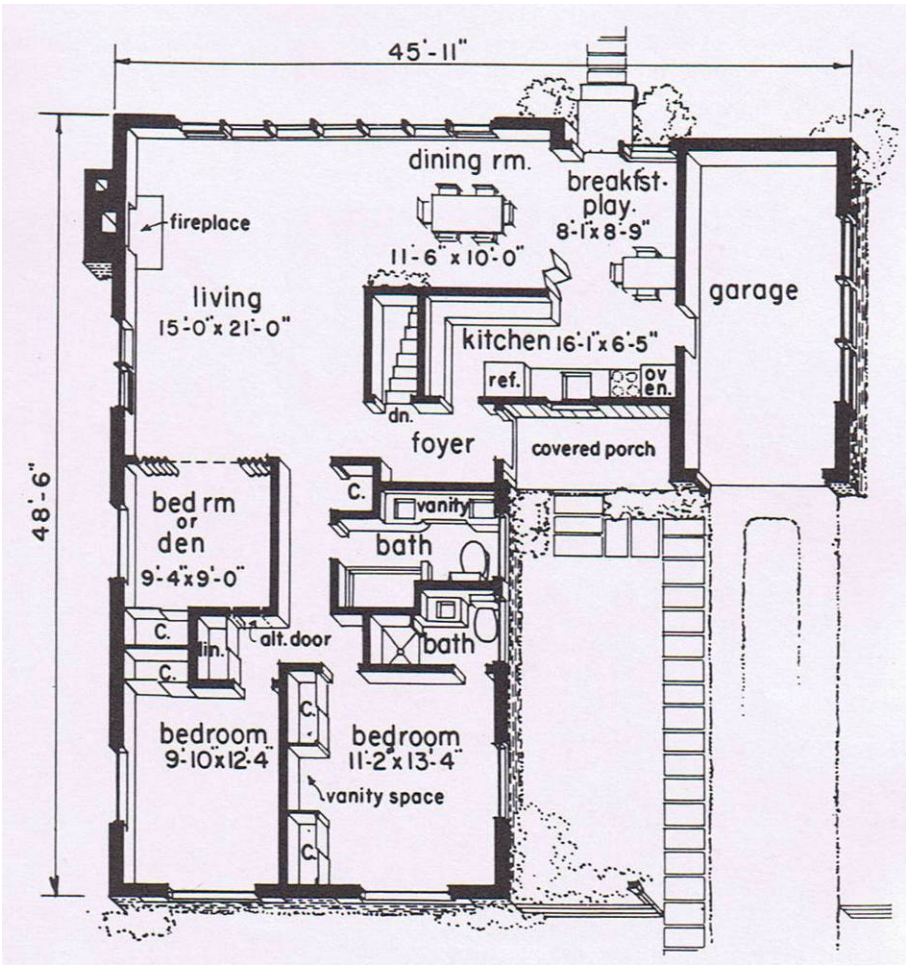
The open plan became a very popular feature for houses after World War II. "Open planning was a phrase that you heard very seldom in the old days before the war. Since then, the phrase has become familiar to almost everyone." (Eisinger 66) (See Historic Image 62, Appendix B) The concept did away with individual rooms for each public function of the house, using a minimum of partitioning. For example, the dining room began to be seen as old fashioned and a waste of space, as it was only used a couple of hours a day. By 1950, the wall separating the dining and living rooms disappeared, creating a large open space. The open space concept was often expanded by adding a study or recreation room off of the open living/dining room. These secondary rooms were sometimes separated with a half wall, curtains, or some other movable

partition. Another way to achieve the open plan was the use of a counter to separate the kitchen and dining area.



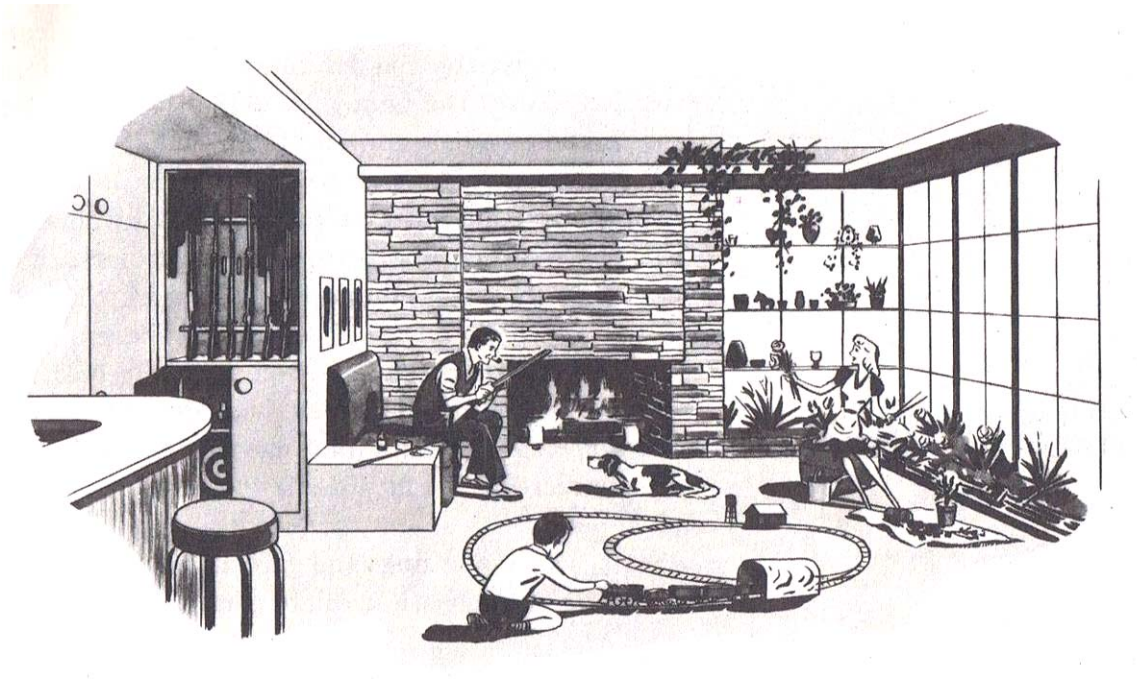
This 1958 floor plan shows an open kitchen and dining room. The living room has an extra wide doorway into the dining room, further enhancing the sense of openness.
(Historic Image 32)

Another change of interior configuration in modern post-WWII houses was the shift of the living room to the rear of the house and the kitchen to the front. This served two functions: one allowed for greater privacy and relaxation at the rear of the house with easier access to the backyard patio and outdoors, the other consolidated the work functions in the front of the house. In his 1958 *Low Cost Homes*, author Larry Eisinger stated that the rear placement of the living room was preferred by people "who value comfort, quiet and leisurely country living. When the living room is in the rear, you are not disturbed by street noises. If you are a flower fancier, you can drink in a scene of quiet beauty in your rear garden." (Eisinger 30) The living room was for quiet relaxation, and the front placement of the kitchen served as a control point for the house. It was seen as a convenience for the mother who could simultaneously prepare meals, clean-up after the meals, do the laundry (which was moved up from the basement creating a work center), watch the children play in the front yard, and have quick access to the front door.



This 1958 floor plan shows the forward placement of the kitchen. "The housewife is only a few steps from the entrance foyer, from another entrance by the side of the garage, and from the stairs to the basement."
(Historic Image 33)

With the average worker having more leisure time than ever before, a new room was created in mid-20th-century housing. "Professional builders in all sections of the country report that when families now examine homes, one of the first questions they ask is the location of the recreation room. This room – a place where everyone can let off steam – has become increasingly important since the end of the war. There are several reasons – the development of television, the increase in our leisure time, the general revival of interest in the home as a center of recreation." (Eisinger 24) The recreation room was marketed as the informal part of a home, usually situated at the back of the house. It was a place where children could play and be messy, teenagers could entertain friends, adults could enjoy a hobby, or the whole family could gather for games.



The requisite recreation room of the mid-20th century was versatile and could accommodate each family member's activity. Junior could play with his train set, while mom arranged flowers and dad cleaned his shotguns. 1950
(Historic Image 34)

Large windows on the facade and on the rear elevation are key components of mid-20th-century Modernist houses. Whether the window was a picture window, grouped fixed panes, sometimes referred to as a studio window, a large sidelight at the front door, or a floor-to-ceiling pane, it was designed to let in a maximum amount of light. (See Historic Image 63, Appendix B) Window boxes, raised planter beds under facade picture windows, and rear full height windows increased the sense of integrated interior-exterior living. "Big, well designed windows are the trademark of modern architecture. They are the means of bringing together the outdoors and indoors in an integrated visual and functional pattern that makes living in modern houses an exciting new experience." (Nelson and Wright 151)

While both Ranches and Split-Levels were considered Modern house types, the underlying battle between traditionalist and Modernist style also played out in the residential arena. The majority of mid-20th-century houses were constructed without applied stylistic features, demonstrating a general Modern Movement sensibility. The traditional Colonial Revival style would not disappear, however, and Ranches in particular were built with Colonial flourishes. The Split-Level was also occasionally subject to minimal touches of historic styles. With its

upper level, it was especially prone to Tudor Revival and even Swiss Chalet historic ornamentation.

Within the Ohio Modern - Dayton Survey project, each of the popular modern house types were documented. Interior access was not part of the project scope, but from the exterior, the character-defining feature of picture windows, or other large-scale window configurations, could be observed. Stylistically, both traditional and Modern styles were documented.

Modernism became less fashionable in the last decades of the 20th century. This is partially attributable to changing tastes. Like any trend, its dominance would not last forever. Lack of ornament or traditional influence did not mean lack of design within the theories of Modernism, but in the hands of less skilled or careful architects, buildings often lost their clarity of design. The well-thought-out simplicity of lines and flow of space had become diluted to become a simple box without design consideration. In his 1946 *Book of Small Houses*, author Harold Group warned potential house builders of this very issue. "If you lean toward the Modern, remember that simplicity of line and mass requires skill in this design, unusually fine workmanship, as well as the best grades of material, if the result is to be effective and remain in favor over a long period of time." (Group 9)

Modernism eventually came to be criticized for its coldness and ascetic appearance. Conversely, the more outlandish examples of the Googie style were eventually seen as frivolous and outdated. People were now trained to drive and read the roadside at the same time; they no longer needed the buildings to reach out to them.

In addition to concern for design and architectural expression, Modernists had always been concerned with social problems, believing that good design could solve society's ills. The more radical Modernists of the 1950s and 1960s believed that architectural change "was not simply an exterior alteration of style but an internal reorganization of how people lived, worked, and existed. It ranged from the planning of the city to the way people sat in chairs and the type they read in books." (Wilson 86-87) It was thought that the science and technology of Modern architecture could elevate the human condition and save cities. The government-funded public housing of the mid-20th century was born of the sincere belief that the high-rise, surrounded by acres of green space, would form its own village within the larger city. Instead, the high-rises created further isolation for the low-income residents. The most famous example was the Pruitt-Igoe complex in St. Louis, a vast public housing development containing multiple high-rises. It was demolished as a crime-ridden failure only 20 years after its completion in 1956. The failure of Modernist high-rises also contributed to the passing of Modernism as the preferred architectural expression in the late 20th century. "A housing project could represent

well-meaning social intentions, yet if it failed, it came to be viewed as a symbol of the failure of an entire architectural approach." (Wilson 116)

A Postmodern movement began to form around 1970 in response to three decades of Modernist influence. Perhaps out of boredom, or nostalgia, architects once again looked to the past, as well as local historic and geographic context, for design inspiration. Although often exaggerated, the elements of historic styles and ornament reappeared in the 1970s. "Arguing that 'less is a bore' rather than Mies' 'less is more,' Postmodernists made use of architectural conventions in a unique and relevant way." (Gordon 117) With that, the nonchalant designs of the mid-20th century gave way to the whimsical classicism of the late 20th century.

While architects were busy debating the merits of Modernism, local builders and developers were busy shaping the landscape and streetscape of post-WWII America. The real-estate developer had been a contributor to urban and suburban growth since the late 19th century. Developers were instrumental in transforming the suburban commercial streetscape after the war. "The car had fascinated architects and architectural theoreticians since well before World War I, and yet the primary drivers behind car-oriented architecture were real-estate developers seeking to turn vacant land into long-term profit. They created the template that would be followed by many others, seeking out marginal land and bringing it value with markets and restaurants, which in turn helped to attract housing and create neighborhoods." (Hess 31)

The influence of the residential builder during the mid-20th century cannot be overlooked or overstated (also see discussion in the Suburban Development thematic section). As real-estate developers had once driven the location and construction of new subdivisions, builders largely assumed that role during the mid-20th century. From the large-scale nationally known generic tract-house developments of Levitt & Sons on the east coast, consisting of four Levittowns in New York, Pennsylvania, New Jersey, and Puerto Rico, to the Modernist tract houses of Eichler Homes in California, builders across the country were shaping the residential landscape after World War II. Local builders purchased undeveloped acreage, built the houses, marketed the houses, and sold the houses. They dominated the entire housing construction process. The appearance, style, and character of new houses were dictated by builders more than by architects. House configuration was adapted according to construction costs, sales, buyer feedback, and information gathered from other builders at trade shows.

The National Association of Home Builders (NAHB) was established in 1942 to provide a cohesive voice for builders, rather than relying on multiple regional groups. (Haverstick). The NAHB served as a national lobbying group, seeking a Congressional reprieve from materials rationing. The organization eventually took on the role of a trade association as well, allowing members to share ideas. The NAHB sponsored conferences, where new house models,

construction techniques, and designs were debuted. The national organization had a Dayton connection through Joseph Haverstick, of J.N. Haverstick and Sons. Haverstick was instrumental in the founding of the National Association of Home Builders and the local chapter, Montgomery County Home Builders Association, also formed in 1942. Haverstick served as president of the local chapter twice, (1942 and 1945), as president of the Ohio Home Builders Association in 1946, and as president of the NAHB in 1956.

Despite the overall hold of Modernism during the mid-20th century, the years between 1940 and 1970 reveal a wide variety of architectural expression. This is evident through high style architect-designed properties, more modest interpretations of Modernism, commercial roadside design, and new standards of modern living, with all the conveniences that a Ranch or Split-Level house could provide. "An absence of consensus within the architectural community helped mark this period as one of contradiction and stylistic pluralism." (Gordon 115)

Architects

Thirty-eight architects or firms were identified during the Ohio Modern – Dayton Survey. Collectively their work is represented in a variety of buildings, including offices, religious structures, municipal buildings, restaurants, apartment buildings, schools, recreational buildings, and commercial buildings. The majority of the architects identified were from Dayton. Eleven architects were from outside Dayton, with Cincinnati providing four. Among the non-Dayton architects, two were internationally prominent names (Richard Neutra and Edward Durell Stone), practicing during the mid-20th century.

The following architects were identified as associated with buildings surveyed.

Eugene W Betz	**Dayton**		
	Eugene W. Betz, Architect office	1965	MOT-05492-06
	Kettering City Hall	1970	MOT-05488-06
William Paul Craig	**Cincinnati**		
	Church of the Incarnation	1969	MOT-05593-03
Paul H. Deneau	**Dayton**		
	Capri Motel & Coffee Shop	1956	MOT-05498-06
	AFL-CIO - The Lakewoods Apartments	1966	MOT-05176-62
	Grant-Deneau Tower	1969	MOT-05154-15
Keith L. Dunker	**Dayton**		
	John F. Kennedy Junior High	1967	MOT-05496-06
Dunker & Schioler	**Dayton**		
	United States Post Office [1]	1970	MOT-05160-57
Edge & Tinney Architects	**Dayton**		
	Tower Heights Middle School	1997 addtn	MOT-05594-03
E.A. Glendening	**Cincinnati**		
	Rockafield House - Wright State	1969	GRE-01209-10
H. C. Harlan	**Dayton**		
	Dayton Motor Hotel	1950	MOT-05403-48
Thomas J. Henderson, Jr.	**Dayton**		
	Tower Heights Middle School	1970	MOT-05594-03

Robert Louis Holtmeier	**Cincinnati**		
	Our Lady of the Immaculate Conception Church	1966	MOT-05175-63
Henry Jung	**Philadelphia**		
	Southminster Presbyterian Church	1960	MOT-05592-03
Hugh L. Lagedrost	**Dayton**		
	IBM Building [2]	1967	MOT-05305-15
Richard Levin	**Dayton**		
	Globe Motors	1968	MOT-05513-50
	Senior Citizens Center	1970	MOT-05302-15
Lorenz & Williams	**Dayton**		
	Allyn Hall - Wright State University	1964	GRE-01182-10
George B. Mayer	**Cleveland**		
	Beth Abraham Synagogue	1949-1951	MOT-05293-36
Richard Neutra	**Los Angeles**		
	Dayton Natural History Museum	1958	MOT-05169-47
Emory J. Ohler	**Dayton**		
	Dayton Boys Club	1956	MOT-05457-60
Freeman A. Pretzinger	**Dayton**		
	Dayton Safety Building	1955	MOT-05152-15
	Board of Education Building	1954	MOT-05150-15
Pretzinger & Pretzinger	**Dayton**		
	Dayton and Montgomery County Public Library	1962	MOT-05153-15
	Montgomery County Courts Building	1964-1965	MOT-05372-15
	Roesch Library, University of Dayton	1969	MOT-05158-60
	Arena, University of Dayton	1969	MOT-05157-60
Clarence Reinhardt	**Bartlesville, OK**		
	Turrell's Phillips 66 Service Station	1959	MOT-05596-06
Samborn, Stekette, Otis & Evans	**Flint, MI and Toledo, OH**		
	United States Post Office [1]	1970	MOT-05160-57
Shaw Metz & Associates	**Chicago**		
	IBM Building	1967	MOT-05305-15

Ole Schioler	**Dayton**		
Miami Valley Unitarian Fellowship		1965 addtn	MOT-05217-24
Elmer H. Schmidt	**Cincinnati**		
St. Rita's Catholic Church		1964	MOT-05335-09
Edward Durell Stone	**New York City**		
Sinclair Community College Plaza		1967-1972	MOT-05203-15
Taylor Administration Center, Sinclair C. C.		1967-1972	MOT-05202-15
Fred Stritzel	**Columbus**		
St. Timothy Lutheran Church		1970 addtn	MOT-05519-14
John Sullivan, Jr.	**Dayton**		
Bomberger Recreation Center		1955	MOT-05161-57
Dayton Natural History Museum [3]		1958	MOT-05169-47
John Fred Surman	**Dayton**		
Wilbur Wright High School Addition		1951	MOT-05278-59
Howard Templin	**Dayton**		
Kettering Masonic Center		1958	MOT-05503-06
C. Arnold Thoma	**Piqua**		
Our Lady of Mercy Convent		1959	MOT-05306-09
Richard Thomas	**Dayton**		
Wright Elementary School, Fairborn		1966-67	GRE-01202-10
Walker, Norwick & Assoc.	**Dayton**		
Murlin Heights Elementary School		1952	MOT-05312-13
C.L. Stingley Elementary School		1965	MOT-05586-03
George E. Walter	**Dayton**		
IBM Building [2]		1967	MOT-05305-15
Gareth Rogers Williams	**Dayton**		
Montgomery County Courts Building [4]		1964-1965	MOT-05372-15
Milton Rogers Williams	**Dayton**		
Leland Electric/AMF		1953	MOT-05441-13

Roger W. Williams **Dayton**		
State Employment Service	1959	MOT-05256-35
Dayton Builders Exchange	1961	MOT-05386-09
Ohio Bell Telephone Co.	1962	MOT-05558-06
Allyn Hall - Wright State University	1964	GRE-01182-10
Winters National Bank & Trust	1969	MOT-05411-09
W. W. Wurst **Dayton**		
W. W. Wurst, Architect office	1954	MOT-05267-08
Demmitt Elementary School	1957	MOT-05435-13
Mary Help of Christians Church	1970	GRE-01193-10
Calvary Cemetery Office Building	1970-1971	MOT-05643-06
L. Morgan Yost **Chicago**		
Siebenthaler Garden Center	1960	MOT-05218-03

[1] Associate architect with Samborn, Stekette, Otis & Evans of Flint, MI and Toledo, OH
[2] Associate architect with Shaw Metz & Associates, Chicago
[3] Associate architect with Richard Neutra, Los Angeles
[4] Associate architect with Pretzinger & Pretzinger, Dayton

Selected Architect/Architectural Firm Biographies

Richard Neutra arrived in the United States from Vienna in the 1920s and established his architectural practice in Los Angeles in 1925. He is credited with being one of the early proponents and leading Modernist architects in America, designing hundreds of buildings. Although he designed buildings elsewhere in the United States and around the world, most of his designs were built in California. In 1958, the Neutra-designed Dayton Museum of Natural History opened, and in 1959 he designed the planetarium addition. Neutra's most famous museum building, the Gettysburg Cyclorama built for the National Park Service, was completed in 1962.

Edward Durell Stone is recognized as one of the United States' leading proponents of Modernist architecture. Born in Arkansas, Stone attended Harvard and M.I.T. and traveled in Europe during the 1920s, studying the burgeoning International Style. Although Stone was an early devotee of the International Style doctrine, he eventually came to embrace an individualistic Modernist viewpoint, retaining "the axial nature of the classical plan and the columnar basis of its architecture, but to infuse the building elements with a sense of lightness, a quality that he associated with both a modern and American sensibility." (Handlin 248) Stone designed a number of well known buildings, such as the John F. Kennedy Center for the Performing Arts in Washington D.C. Among his higher education designs are the medical center at Stanford University, the State University of New York, Albany, Harvey Mudd College in Claremont, California, and the medical center at the University of Arkansas. Designed in 1962, the Albany campus shares a similar design arrangement with Dayton's Sinclair Community College, constructed 1967-1972. Each features campus buildings organized around a central plaza, containing a fountain. Both feature a tower that soars above the campus building, within the plaza space, much like a church bell tower. Stone also designed the Montgomery County Administration Building 1972 across the street from Sinclair (not inventoried).

Established in 1927, **Lorenz & Williams** (now called Lorenz Williams Inc.) is the oldest architectural firm in southwest Ohio. (Strategic Reuse Project: The Leigh Building) The firm's mid-20th-century design work has ranged from the 1970 downtown Dayton skyscraper, Winters Bank Tower, now known as Kettering Tower, to one-story office buildings to municipal buildings. Lorenz & Williams designed three of the four original Wright State University buildings, 1964-66. The firm is still active and has branched out to historic preservation work, including the recent renovation of the Art Deco style Hulman Building and the Old Post Office, both located in downtown Dayton.

The Dayton architectural firm of **Pretzinger & Pretzinger** was another one of the city's long-running firms. Evolving from the 1906 Albert Pretzinger Architect firm, the family business

became Pretzinger & Pretzinger in 1962. The firm designed several downtown Dayton municipal buildings. Pretzinger & Pretzinger designed the new Dayton and Montgomery County Public Library, main branch, completed in 1962, plus several neighborhood branches. The firm also contributed to the University of Dayton's 1960s expansion, designing the 1969 Roesch Library and the basketball arena. In the 1980s, the firm shifted its focus to engineering and was closed in 2010 upon Robert B. Pretzinger's death.

Eugene W. Betz graduated from the University of Cincinnati in 1942 with a degree in architecture. He began practicing at Schenck & Williams in 1945 and started his own firm in 1956. Betz was a prominent architect in the Dayton area for over 50 years. He occupied the office, which he designed in 1965, at 2223 S. Dixie Highway, Kettering, until 1999. His other works include the Kettering and Middletown YMCAs, Van Cleve Elementary School in Dayton, and the Montgomery Co. Children Services Building. His most famous project was the Kettering City Hall, which won several awards and was featured in the book *America's City Halls*, published by the National Trust for Historic Preservation.

Wilbur W. Wurst designed exclusively commercial and institutional structures. His commissions included Burkhardt Community Center (1954), Carroll High School (1961), Our Lady of the Rosary Catholic Church (1967), and Mary Help of Christians Catholic Church (1970). Wurst graduated from the Ohio State University in 1933 and began practicing that year. He opened his own firm in 1946, locating in downtown Dayton and later at 4699 Salem Avenue which he designed. His practice occupied the building from the time it was constructed in 1954 until his death in 1972. His son, Thomas Wurst, is also an architect and continues to use the building.

Introduction of Property Types and Styles

Within the Ohio Modern – Dayton Survey, the recorded Ohio Historic Inventory forms represent all of the popular architectural styles built during the mid-20th century. The built environment of Dayton and surrounding suburbs conveyed both the Period Revival and Modern Movement styles. As such, the metropolitan area illustrates national architectural trends from 1940-1970 and reflects the ongoing debate within the architectural profession over traditional versus Modern design.

Included among the area's styles are Art Deco, International, Art Moderne, Wrightian, Miesian, Googie, New Formalism, Neo-Expressionism, Brutalism, and general Modernism. In addition, older Period Revival styles, such as Colonial Revival and Tudor Revival, were found throughout the survey area. Largely confined to residential properties, the Period Revival styles were predominantly constructed during the early 1940s in Dayton and its suburbs, particularly Oakwood and Kettering. Because Period Revival styles and older Modern styles, such as Art Deco, are more commonly documented and understood, less emphasis is being placed on these styles and more to the styles found after 1945.

Identifiable building types of the period are also represented in the survey. Residential building types, such as the Cape Cod, duplex, Ranch, Split-Level, and multi-family apartments, were included among the documented properties. Several nonresidential building types were recorded during the survey. Among these properties, churches, banks, offices, restaurants, and schools were identifiable building types.

Representative Residential Styles and Building Types

Period Revival Styles

Period Revival styles, also known as academic revival styles, have been popular since about 1895, beginning as part of a movement among architects and builders to evoke America's past and restore a sense of order in contrast to the perceived chaos of the Victorian styles popular during the late 19th century.

Colonial Revival

Although in use in the late 19th century, the Colonial Revival style became particularly widespread and popular after the onset of the restoration of Colonial Williamsburg in 1926. The style was employed on houses of the Cape Cod Cottage type as early as the 1920s, but examples of this style proliferated in the 1940s and 1950s in the survey area. In addition, the style was used in more restrained ways on Ranch and Split-Level type houses in the 1950s and 1960s, sometimes limited to the mere application of louvered shutters, cornice returns and a projecting gable.

Characteristic of the Colonial Revival style is the use of design elements such as columns, pilasters, Palladian windows, shutters, fanlights, pediments, dormers, dentiled cornices, porticos, multiple light windows and balustrades common in Colonial America. However, these elements were not necessarily implemented in true classical proportions. Elements might be oversized or attenuated or disproportionate to one another.

Seventy-four residential buildings with Colonial Revival styling were identified in the survey in Dayton, Centerville, Fairborn, Huber Heights, Kettering, Oakwood, Trotwood, and Vandalia. Although the majority were single-family homes, there were also a few duplexes and apartment buildings and one planned community. Construction dates ranged from 1940 to 1970. Although no architects were identified for these buildings, home building companies interviewed, including Richard W. Fisher, Inc., Haverstick Builders, Huber Homes and Zengel Construction Company, all constructed homes of this style.

The house at **1343 Ashland Ave.** (MOT-05311-62), built in 1944, is a side-gabled Cape Cod Cottage with a pedimented porch, gabled wall dormer and multiple light windows.



1343 Ashland Ave., Dayton

3325 Lenox Dr. (MOT-05548-06) was built in 1949 and has a classically inspired entry surround with broken pediment and pilasters, slightly projecting cornice and shutters beside the steel windows.



3325 Lenox Dr., Kettering

Constructed in 1951, **1161 Ashland Ave.** (MOT-05180-62) is an early Ranch house with decorative exterior chimney and recessed front entry with classical features.



1161 Ashland Ave., Dayton



Detail of paneled recessed entry with fluted pilaster
1161 Ashland Ave., Dayton

1956 S. Smithville Rd. (MOT-05495-06) is an apartment complex built in 1951-53 with repeated buildings of symmetrical design, classically decorated front entry surrounds (multiple designs), shutters, and prominent end chimneys.



1956 S. Smithville Rd., Kettering

2343 Rawnsdale Rd. (MOT-05530-06) is a Ranch house built in 1965. The house has a central bay with a contrasting stone facing and broken pediment details surrounding both the front entry and front picture window. These elements are protected by a four-columned one-story portico with balustrade atop.



2343 Rawnsdale Rd., Kettering

Dutch Colonial Revival

Dutch Colonial Revival is an early 20th-century style reflecting a desire to reference earlier American architecture, in this case that of the Hudson River area. The main distinguishing feature of this style is the gambrel roof, frequently interrupted by a nearly full width dormer. Houses are generally two stories, and the gables may be front-facing or to the side. Facades are often symmetrical with additional Colonial Revival features, including shutters, multiple-light sashes, classically inspired front entries and porches or porte-cocheres. The lone example surveyed as part of this project was built in 1942 in the Airline Heights neighborhood of Vandalia.

Built in 1942, the distinguishing Dutch Colonial feature of the house at **30 Skyview Dr.** (MOT-05438-13) is the gambrel roof. This roof style is atypical for this house type, which is usually gabled. Absent from the house are the flourishes of earlier 20th-century examples of Dutch Colonial Revival, including dormers, classical details, and decorative porch.



30 Skyview Dr., Vandalia

Tudor/English Revival

Derived from 16th-century English vernacular architecture, defining characteristics of the Tudor/English Revival style of the 20th century include steeply pitched gabled roofs, asymmetry, tall chimneys, casement windows, Tudor- and ogee-arched doorways, steep front-facing gables over entrances and exterior materials of stone, brick or stucco with decorative half-timbering in the upper stories. No high-style examples were documented in the Ohio Modern survey, but several buildings were found with elements of the style, especially half timbering.

Nine houses built between 1940 and 1962 were identified as having Tudor/English Revival styling. They were located in Dayton, Centerville, Fairborn, and Kettering. No architects were identified, but one house in Centerville was built by Zengel Construction.

Constructed in 1943, the shallow-pitch gable-fronted house at **2368 Rustic Rd.** (MOT-05421-40) has a prominent chimney and Tudor-influenced arched entry with decorative stone surround.



2368 Rustic Rd., Dayton

Built in 1953, **3349 Ridgeway Rd.** (MOT-05551-06) is an early Ranch house with a gabled entry bay and half-timbering detail.



3349 Ridgeway Rd., Kettering

5 Zengel Dr. (MOT-05591-03) is a Split-Level with a front-facing gabled section, built in 1962 by Zengel Construction Co. in the Pleasant Hill subdivision. Most of the exterior of this house has half-timber treatment.



55 Zengel Dr., Centerville

French Colonial/Norman Revival

Derived from 16th- and 17th-century French antecedents, defining characteristics of the French Colonial/Norman Revival style of the 20th century include steeply pitched hip roofs, off-center entrances and a picturesque appearance. Norman Revival style houses have round towers with prominent conical turrets and finials, often in the re-entrant angle. No high style examples were documented in the Ohio Modern project, but one house in Dayton, dating to 1941, had elements of the style.

Constructed in 1941**, 509 W. Parkwood Dr.** (MOT-05419-40) has Norman Revival features including a round tower in the re-entrant angle of the L-shaped plan with stone trimmed arched opening. This house, although only 1 ½ stories, also has a steep pitched roof, prominent chimney and random stone ornamentation and quoining at the corners.



509 W. Parkwood Dr., Dayton

Swiss Chalet

The Swiss Chalet style is one of the more exotic Period Revival styles and much less common. This style was popular in the second half of the 19th century, having been introduced to America by Andrew Jackson Downing in his 1850 pattern book, *The Architecture of Country Houses*. The following examples (the only two surveyed) illustrate how the style was re-introduced into mid-century modern architectural design. Defining characteristics include low-pitched front-gabled roofs, wide eave overhangs, patterned stickwork or false timber-framing decoration on wall surfaces, upper story porches or balconies, and flat cut-out wood balustrades and trim.

The 1970 house at 1010 Runnymede Rd. (MOT-05645-24) is an interesting Modernist interpretation of Swiss Chalet, with Tudor Revival elements. The house has a curved barge board and ornate exposed rafters, both Swiss Chalet features. The other prominent Swiss Chalet characteristic is the angled wood wrap-around deck rail with flat, cutout balusters. Tudor Revival elements include the diamond-patterned vertical windows and upper story half-timbering (also a Swiss Chalet feature). The curved brick partition wall at the entrance and the exaggerated porch gable, which has A-frame proportions, give the house an overall Modernist essence.



1010 Runnymede Rd., Oakwood

The 1966 Split-Level house at 226 Pleasant Hill Ct. (MOT-05584-03) has an unusual Swiss Chalet decorative treatment. The house is faced with random coursed stone and wood vertical boards in the gable ends. The vertical boards are rounded at the bottom. The low pitch of the gable end has deep eaves supported by decorated knee brackets, a common Swiss Chalet feature. Adding to the picturesque quality of the house are wood window boxes under the upper-story windows and the garage window.



226 Pleasant Hill Ct., Centerville

Modern Styles

For residential properties, a few different styles could fall under the Modern Movement umbrella. The Modern Movement can include Wrightian style houses as well as those categorized as organic architecture. Aside from a general Modern classification, two Modernist styles were found among residential properties during this survey. Art Deco and International were pre-1940 styles that remained beyond the war years. Residential properties in the Art Deco style are limited to apartment buildings, and a total of five were identified, all built between 1940 and 1948. Only one International Style house (built 1949) was identified during the project. Each identified Modernist style can also be seen on non-residential buildings. (See the Non-residential Styles and Building Types section for more detail regarding the features of these styles.)

Art Deco

Constructed in 1944, the small apartment building at **2226 Emerson Ave.** (MOT-05422-40) exhibits modest elements of the Art Deco style. The symmetrical facade, metal casement windows, parallel lines created by the stepped entrance, and the rounded porch roof are basic characteristics of the style.



2226 Emerson Ave., Dayton

International

The 1949 house at **301 Avon Way** (MOT-05550-06) illustrates basic features of the International Style, although the façade has been altered with replacement windows, shutters, and Colonial Revival detailing. The metal casement windows, flat roof, cubic massing, and asymmetrical quality of the house are all defining International Style characteristics.



301 Avon Way, Kettering

Modern Movement

As discussed in the General Architectural Trends section, the debate over Modern versus traditional architecture carried over to the residential realm. This debate can be illustrated by quotes from two different 1940s house publications. In 1945, the authors of *Tomorrow's House: How to Plan Your Post-War Home Now* blasted the popular Colonial house as something that had been designed for people that had been dead for two hundred years. They further lamented the traditional house's impact on the streetscape, stating, "Today's house is a peculiarly lifeless affair. The picture one sees in residential neighborhoods the country over is one of drab uniformity: pathetic little white boxes with dressed-up street fronts, each striving for individuality through meaningless changes in detail or color." (Nelson and Wright 2)

Conversely, in the 1946 *Book of Small Houses*, the author claimed that choice of house style did not matter as long as it was harmonious with existing neighborhood housing. However, in 1946, extant housing was probably a Cape Cod or of a Period Revival style. Despite some examples of modern-looking Ranches and an early Split-Level, the author appears to be skeptical of Modern houses. "Also remember that as far as can be seen today you must anticipate a very limited resale market for Moderns. No records are available to prove whether the Modern house is to be an accepted style of tomorrow, or possibly turn out to be a passing fad." (Group 9-10)

Modern Movement for houses took hold mostly after 1945, but as a style it was more popular in the late 1950s and the 1960s. Whether the house was the Ranch or Split-Level type, or no defined type, there were key characteristics that architecture books of the 1940s and 50s defined as Modern for residential living. The open plan, recreation room, living room to the rear of the house, kitchen facing the front yard, large windows or window groupings allowing

for maximum indoor/outdoor flow, and attached garages were all interior features that contemporary architecture books espoused as being Modern. Exterior features include the latest technological or trendy materials, flat-roof sections, steep gable roof sections, a prow extension of the end gables, and floor-to-ceiling window banks on the façade.

Thirty-three houses of the general Modern Movement were recorded during the survey. Construction dates ranged from 1955 to 1969. Although many defining characteristics of Modernist houses are interior, recording these features was beyond the scope of the project.

Constructed in 1955, the Ranch house at **5764 Barbanna Ln.** (MOT-05521-08) features both a shed roof and a flat roof, characteristic of the Modernist style. The house is clad in elongated brick with a rusticated horizontal stripe in running bond, a fashionable mid-20th century brick treatment. A large random ashlar stone chimney is situated in front and is connected to a matching ashlar planter at the base. Planters were a common device used to apply landscape accents directly to the building. The integral carport, with rectangular roof opening over the pathway to the door, and clerestory windows in the shed roof section are also Wrightian characteristics.



5764 Barbanna Ln., Trotwood

Constructed in 1960, the Split-Level house at **220 Burgess Ave.** (MOT-05484-08) has elements of the Modern Movement style. The floor-to-ceiling window and front door configuration, along with the large bank of plate glass windows on the façade, allow natural light to flow inside. The asymmetrical low-pitched roof extends from the two-story section across the house and incorporates the garage, which serves to create an overall horizontal emphasis.



220 Burgess Ave., Dayton

The Modernist house located at **1320 Neva Dr.** (MOT-05381-47) was constructed in 1969. Characteristics include steep gable front, use of lava rock for accents, a popular material of the time, and the unusual perforated brick half-wall framing the porch. Three decorative stylized wrought iron posts rest on the porch half-wall and provide support for the roof. The porch features a classic 1960s milk glass globe-shaped light with decorative metal shade. The decorative wooden address board is adorned with a starburst pattern.



1320 Neva Dr., Dayton

The **Rockafield House** (GRE-01209-10) serves as the home of Wright State University's president. Completed in 1969, it was designed by E.A. Glendening, a Cincinnati architect. The Modernist house is made up of a series of blocks that vary in height and width. A massive stone chimney is visible between the two larger blocks. Faced with vertical boards, the house has few windows facing the driveway. Built at the edge of a ravine, only the upper portion of the house is easily visible, which also gives it characteristics of organic architecture. Decks overlooking the ravine are on the rear elevation.



Rockafield House-Wright State University, Fairborn

Constructed in 1960, the Ranch house at **2501 Parklawn Ave.** (MOT-05527-06) is an example of Modernist experimentation with different house shapes. The round one-story house has a 1-1/2 story round section rising from the center of the flat roof. A breezeway connects the house with a carport, which is accessed from the rear. A stylized round window with a square section inside is in the carport wall.



2501 Parklawn Ave., Kettering,

The modest 1956 Ranch house at **4624 Christopher Ave.** (MOT-05350-39) features decorative concrete block porch walls. A half-height extension of the façade wall contains four courses of matching concrete blocks. Decorative concrete blocks were a popular device for privacy screens during the 1950s and 60s. Formed blocks were an inexpensive easy way to provide a Modernist detail on a residential property. Although the blocks are seen on residential porches, garage side walls, and as landscape features, they are more often found on commercial buildings.



4624 Christopher Ave., Dayton

House Types

Cape Cod Cottage

The Cape Cod Cottage/Williamsburg Colonial house type was a popular model for post-World War II housing, inspired in part by the planned community of Levittown, New York. Characteristics of the house type include 1- or 1-1/2-story height, with a side-facing steep-pitched gabled roof. In its simplest form, the house is rectangular in plan and symmetrical in design, with three or five bays across the front. It may or may not have a pair of gabled dormers. It may have no chimney, a chimney centered in the roof or a more prominent exterior chimney on one side. Walls are typically of frame or concrete block construction. Exterior materials include wood siding, brick veneer, or stone facing, and aluminum or vinyl siding. Often the exterior material of the dormers and gable ends is different from that of the first floor. Variations in the house type include gabled wall dormers or projecting gabled bays that intersect the main roofline. Houses with these features may maintain symmetry or become asymmetrical as a result. Stylistic influences include Colonial Revival, Tudor/English Revival, or no academic style. Versions exist with no garage, a detached garage or an attached garage. A breezeway may connect the house with a garage or stand alone. Later examples of the Cape Cod Cottage tend to take on more Ranch-like proportions, being more elongated with an attached garage and a less steeply pitched roof.

Sixty-one examples of the Cape Cod Cottage were identified as part of the Ohio Modern project, with construction dates ranging from 1940 to 1959. They were located in Dayton, Centerville, Fairborn, Huber Heights, Kettering, Trotwood, and Vandalia. No architects were identified, but these houses were included in Huber Homes and Zengel Construction Company developments. Frequently the 1-½ story homes were built with the half story unfinished, making the home more affordable and ready to be expanded in the future by the homeowner. “One reason the Cape Cod type of house remains so popular is that it affords the economy of the one-story bungalow and yet makes it possible to expand at low cost.” (Eisinger 90)

Built in 1951, **41 S. Westview Ave**. (MOT-05273-59), is an example of frame construction, a rectangular plan with no dormers, and a chimney in the center of the roof and on the side. There is no garage.



41 S. Westview Ave., Dayton

11 W. Sherry Dr. (MOT-05475-08), built in 1953, is faced with brick and has Tudor/English Revival stone detailing. The house is rectangular in plan and has no dormers, but it has a centered front gable, side chimney and attached side-loaded garage.



11 W. Sherry Dr., Dayton

This simple example at **5708 Rosebury Dr.** (MOT-05597-14) was constructed in 1959 by Huber Homes. Called the Ohioan, it is rectangular in plan and has no dormers or chimney. The primary stylistic detail is a front overhanging eave. It has an attached garage.



5708 Rosebury Dr., Huber Heights

The house at **2143 Bataan Dr.** (MOT-05534-06) was built in 1945 and is a traditional example of the Cape Cod Cottage with a pair of dormers, no chimney and no garage.



2143 Bataan Dr., Kettering

Built in 1950, the residence at **1732 Academy Pl.** (MOT-05239-36) has one dormer, a side chimney, an intersecting gable and attached garage.



1732 Academy Pl., Dayton

115 Bradstreet Rd. (MOT-05583-03), built in 1954 by Zengel Construction Co., is an example of a later variation with a more elongated appearance, attached garage and more shallow-pitched roof.



115 Bradstreet Rd., Centerville

Garrison Colonial

The Garrison Colonial house type is a variation on a standard two-story Colonial Revival house. The Garrison Colonial's distinctive feature is the slightly projecting second story. The second story overhang was a common feature of 17th-century New England houses. Believing the historic overhang to have a defensive function, the configuration became known as a garrison house. The mid-20th-century version was popular in the late 1940s and 1950s. Only one example of this type was documented among the surveyed properties. It is located in Dayton, its architect and builder are unidentified.

Constructed in 1955, the house at **813 Westminster Pl.** (MOT-05193-62) has the defining Garrison Colonial second story overhang. The house has other typical Colonial Revival features, such as a brick veneer lower facade and clapboard (or aluminum) siding above and on the side elevations, shutters, and a detailed door surround.



813 Westminster Pl., Dayton,

Duplex

In addition to single family houses, multi-family house types, including duplexes, were constructed to accommodate the mid-century population boom in Dayton. A duplex is defined as a residential building with two separate dwelling units sharing a common interior wall. Typically the units are side-by-side. Duplexes common in Ohio in the late 19th and early 20th centuries tended to be 2 or 2 ½ stories tall with front- or side-facing gabled roofs. The floor plans were more deep than wide. By the mid-20th century, duplexes took on the smaller 1- to 1-½-story form of other housing stock predominant during the era. "The ranch house duplex, scattered around the country, was a stylish update of the side-by-side double house." (Busch 61) The updated duplex had a decidedly suburban appearance, in contrast to the older doubles seen throughout Ohio.

At least seven two-family homes, constructed between 1945 and 1970, were included in the survey. Examples include a duplex Ranch house type with attached carports, a Split-Level duplex, a Cape Cod Cottage duplex, and a Cape Cod Cottage type duplex that is not side-by-

side, but oriented to two streets on a corner lot. These were located in Dayton, Fairborn, Kettering, and Vandalia. No architects or builders were identified.

214-216 Wayne Dr. (GRE-01194-10), built in 1945, is an example of a symmetrical side-by-side brick-clad Cape Cod Cottage duplex with a central chimney, pair of dormers, and a centered porch protecting the two entrances.



214-216 Wayne Dr., Fairborn

The duplex at **3708 E. Fifth St.** (MOT-05275-59), built 1952-53, is somewhat disguised as a single-family because of its corner siting and orientation to two streets. Cape Cod Cottage features include exterior end wall chimneys, a steeply gabled roof, gabled dormers, projecting gabled entry bay, simple gabled front porch, and shutters. Two one-car garages are recessed on the Westview side of the house. The majority of homes in this neighborhood are single family and obvious effort was made to make this duplex blend in.



3708 E. Fifth St., Dayton

The Split-Level duplex at **36-38 N. Brown School Rd.** (MOT-05443-13), constructed ca. 1966, has two garages centered below grade with living space above and to each side. The shallow hip roof, 1-½ story height and horizontality contrast with more typical early 20th-century duplexes.



36-38 N. Brown School Rd., Vandalia

The 1970 Ranch type duplex at **65-67 Halifax Dr.** (MOT-05442-13) has a shallow gabled roof that extends to each side, creating an integral carport. The two single-door entries are centered in the building, each with a rounded arched brick surround. The support columns for the carports are thick turned posts that appear to be original. This house type is repeated throughout this neighborhood, with variations created by different colors of brick.



65-67 Halifax Dr., Vandalia

Ranch

Like the bungalow house three decades earlier, the Ranch house evolved as a new suburban house type in California. Originating in the 1930s, the design made its way east, becoming the most popular house type after WWII. It appeared in house plan books of the 1940s and "had such an enormous influence that by 1950 it accounted for 90 percent of all new housing construction." (Braun 211) The Ranch type remained fashionable until around 1970, when the Split-Level and other house forms replaced it.

The very basic definition of a Ranch is a one-story house with a low-pitched roof, either hipped or gable. A further defining characteristic is the horizontal emphasis created by the low roof and the typical lateral orientation toward the street. Other common features contributing to the overall horizontality are deep eaves, horizontal windows, and attached garages. Porches, if present, were usually small, as outdoor living space had shifted to the backyard in the postwar years. Main entries vary from having minimal porches to simply being protected by projecting eaves. Stylized period details often adorn the entries or carports.

Many of the basic Ranch houses constructed during the late 1940s through the early 1950s were built quickly to meet the massive housing shortage. Known as tract houses, their targeted demographic was low- to lower-middle-class families, or young married couples buying their first home. Some have basements, but most tract houses were slab-on-grade in order to save expense and construction time. Tract houses look very standardized and were often grouped in large subdivisions.

The Ranch house type characteristically is asymmetrical, horizontal, single story, with a low-pitched roof, but many variations are evident.

One variable is the roof line. Roof lines vary from a simple shallow gable or hip with the ridge running parallel to the street, to multiple intersecting or stepped gabled or hipped (or a combination of both) sections in rectangular or V-plan or L-plan configurations. Flat and shed roofs are less common. The degree of projection of the eaves ranges from deep to minimal. In some examples, one or more projecting bays with a window, door, or garage door also break up the front elevation. When there is a projecting ell, it may either be living space or a garage. A few examples with below-grade elevations that contained either living space or a garage were also identified, and there were a few two story or double residence examples.

Of the non-rectangular configurations, the L-shaped plan was particularly popular with builders. It was advertised in builder's magazines as being the most flexible for providing varying room configurations. The L-shaped plan was also praised for its ability to adapt to any lot size and offer relief from monotonous subdivision streetscapes.

Chimneys are typically wide rectangles, frequently with some portion exposed on the exterior. However, chimneys vary in location within the roof surface and in relationship to the front and side elevations. Chimneys also vary in orientation – short side or long side to the front.

An oversize picture window is another typical Ranch detail. It may consist of multiple sections arranged together or a single large pane. Other windows in Ranch houses include wood, steel frame, and aluminum frame windows that are sidelights, sliders, hopper, awning, casement, single-light fixed sash and double-hung styles.

Ranch houses may have no garage, a detached garage, or a carport, but typically they have an attached garage. Orientation of attached garages varies from front loading to side or rear side loading. Garages vary in size from two-car (one door), two-car (two doors), to one car. There are also many examples where the garage has been converted into living space. Garages may be flush or recessed in relationship to the front elevation. Overhead garage doors often have distinctive patterns and period detailing.

Ranch houses could illustrate the Colonial Revival style through the application of shutters, cupolas with weathervanes (usually placed over garage or a breezeway), a Colonial door surround, and Doric columns for the porch. Particularly in the later 1950s and the 1960s, they could also illustrate Modernist features, such as flat-roof sections, steep gable roof sections, a prow extension of the end gables, and floor-to-ceiling window banks on the facade. More commonly, most Ranches did not exhibit any academic stylistic features.

One hundred forty-four Ranch houses, constructed as early as 1940 and as late as 1970, were surveyed in Dayton, Centerville, Fairborn, Huber Heights, Kettering, Miami Township, Oakwood, Trotwood, and Vandalia. Several developers were identified with Ranch houses throughout the survey area (See Post WWII Subdivision discussion – Thematic Breakdown section). No architects were identified.

Constructed in 1940, the Ranch house at **3812 Shroyer Rd.** (MOT-05567-06) is an early example of the building type. The house has the basic horizontal configuration, picture window, and asymmetrical façade found on the Ranch house type. A pedimented roof section emphasizes the recessed porch and three columns in-antis support it, giving the house a Colonial Revival essence. The glass block for the entrance sidelights and the corner casement windows contradict the traditional Colonial components of the house, providing a more Modern sensibility. The house has an integral side-loaded double garage. This garage may have been expanded from a single at some point, as a two-car garage would have been less common in this period.



3812 Shroyer Rd., Kettering

The residence at **330 North American Blvd.** (MOT-05464-13), built in 1955, features a rectangular plan, shallow gable roof, picture window in multiple sections and a detached garage.



330 North American Blvd., Vandalia

Constructed in 1966, **506 W. Sherry Dr.** (MOT-05479-08) features a V-shaped plan, intersecting gable roofs, deep eaves, picture window with multiple sections and a two-car garage.



506 W. Sherry Dr., Trotwood

269 Elmwood Dr. (MOT-05581-03), built 1956, has a rectangular plan, hipped roof, projecting bay in front, front-loading garage, and interior chimney.



269 Elmwood Dr., Dayton

3860 Ackerman Blvd. (MOT-05526-06) features Modern Movement styling, the short side of the chimney to the front, and a side-loading garage. It was constructed in 1957.



3860 Ackerman Blvd., Kettering

Built in 1963, **4231 Larchmont Dr.** (MOT-05394-32) has the long side of the chimney to front, picture windows with multiple sections, and no garage.



4231 Larchmont Dr., Dayton

5678 Folkestone Dr. (MOT-05566-03) was built in 1959 and has a center gable with pediment and front-loading two-car garage. It features Colonial Revival styling with gable returns, multiple light windows, and louvered shutters.



5678 Folkestone Dr., Dayton

The L-shaped house at **600 Harman Ave.** (MOT-05646-24) is a typical example of that Ranch variation. Constructed in 1952, the shorter leg of the L contains an integrated carport.



600 Harman Ave., Oakwood

Constructed in 1956, the small house at **2315 Hickorydale Dr.** (MOT-05367-39) is an intact example of a basic Ranch house without stylistic treatment. The house has deep eaves, which, coupled with the horizontal division of the window sash, gives an overall sense of horizontality. Although the house is roughly the same size as a tract house, the integrated carport, brick planter under the picture window, and contrasting wall materials provide details that would not be present on a simple tract house.



2315 Hickorydale Dr., Dayton

The modest residence at **3922 Larkspur Dr.** (MOT-05319-38) is an example of a tract house. Constructed in 1955, the house is slab-on-grade construction and does not have an attic. The sizeable picture window gives a Modernist touch to this otherwise detail-less tract house. The garage was a later addition. It was typical for tract housing to have carports rather than garages.



3922 Larkspur Dr., Dayton

The small-scale Ranch house at **3434 Zephyr Dr.** (MOT-05378-47) exhibits Modernist elements with the use of a flat roof. Constructed in 1955, it also makes use of Permastone, the latest material popular for wall treatments during the 1950s.



3434 Zephyr Dr., Dayton

The V-shaped Ranch house at **2421 Sylvester Dr.** (MOT-05533-06) is a good example of a Ranch house with Modernist features. The front door is flanked by large full-height sidelights. A triangular prow gable clerestory window is above the entry. The gable ends also feature prow extensions. The side wall of the garage, facing into the V, has an intricately detailed concrete panel, further adding to the Modernist sensibility.



2421 Sylvester Dr., Kettering



Decorative detail at 2421 Sylvester Dr., Kettering

Split-Level

The Split-Level house type first appeared in the 1950s and replaced the one story Ranch type in popularity in the 1960s and later. Also known as the Tri-Level, the multiple levels of this postwar suburban house type are reflected in the roofline. In most examples of this style, a main two-story block is intersected mid-story by a one story wing, creating the three levels. An alternative design has a two-story section at the rear with an asymmetrical side gabled roof that slopes downward to cover a one-story section in the front. On the inside, the multiple levels are linked by short flights of stairs. Typically, upon entering the house there is a landing inside the front door with steps up to the main living space with kitchen, dining room and living room at one end. Up steps at the other end of the house are the bedrooms. Below the bedrooms, in the lower level, partially below grade, there is a family room or recreation room ("rec room") combined with a utility room. An attached garage is a standard feature, located either at the end of the wing with the kitchen or under the bedrooms at below grade level. Some examples, especially the alternative design, featured an attached carport or detached garage.

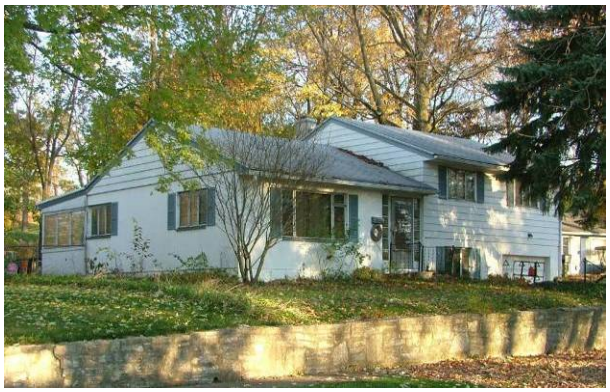
One theory of the Split-Level interior plan is that it accommodates a family's need for three types of interior spaces: quiet living areas, noisy living and service areas, and sleeping areas. "The Split-Level made it possible to locate these on separate levels. The lower level usually housed the garage and, commonly, the 'noisy' family room with its television, which was

becoming a universal possession. The mid-level wing contained the 'quiet' living areas and the upper level the bedrooms." (McAlester and McAlester 481)

The Split-Level retained the Ranch horizontal lines, low-pitched roofs and overhanging eaves. Stylistic influences identified in the twenty-five Split-Level houses documented in the Ohio Modern survey included Swiss Chalet, Modern Movement, Colonial Revival, and Tudor/English Revival. A wide range of exterior materials is used, often a combination of them among the different levels of a single house. Split-Levels surveyed ranged in date of construction from 1955 to 1970, and they were built in Dayton, Centerville, Fairborn, Kettering, Trotwood, and Vandalia. Richard Fisher and Karl Zengel were among the Dayton area builders identified with the house type; no architects were found.

"Since the end of [World War II], Split-Level houses have become the ruling favorite in many sections of the country. There's a reason for the popularity…These houses may have as many as five different levels. They are perfect for problem lots that slope in one direction or another…Unlike a typical house where space may be wasted in the basement or attic, a typical split-level makes use of most or all of it." (Eisinger 8)

312 Great Oaks Dr. (MOT-05281-59), built in 1956-57, is a side-gabled concrete Split-Level with a partially below-grade garage.



312 Great Oaks Dr., Dayton

214 Mimosa Dr. (MOT-05589-03) was built in 1964 with a shallow intersecting hip roof, L-plan, and two-car garage attached to the end.



214 Mimosa Dr., Centerville

Built in 1970, **405 Halifax Dr.** (MOT-05445-13) has a front-facing gable and wing with attached garage.



405 Halifax Dr., Vandalia

Built in 1960, the residence at **1881 Bordeaux Dr.** (GRE-01186-10) is a variation of the standard split level, with the one-story portion in the front of the house and the two-story portion to the rear. An asymmetrical side-gabled roof covers the entire structure. This house has a later detached double garage.



1881 Bordeaux Dr., Fairborn

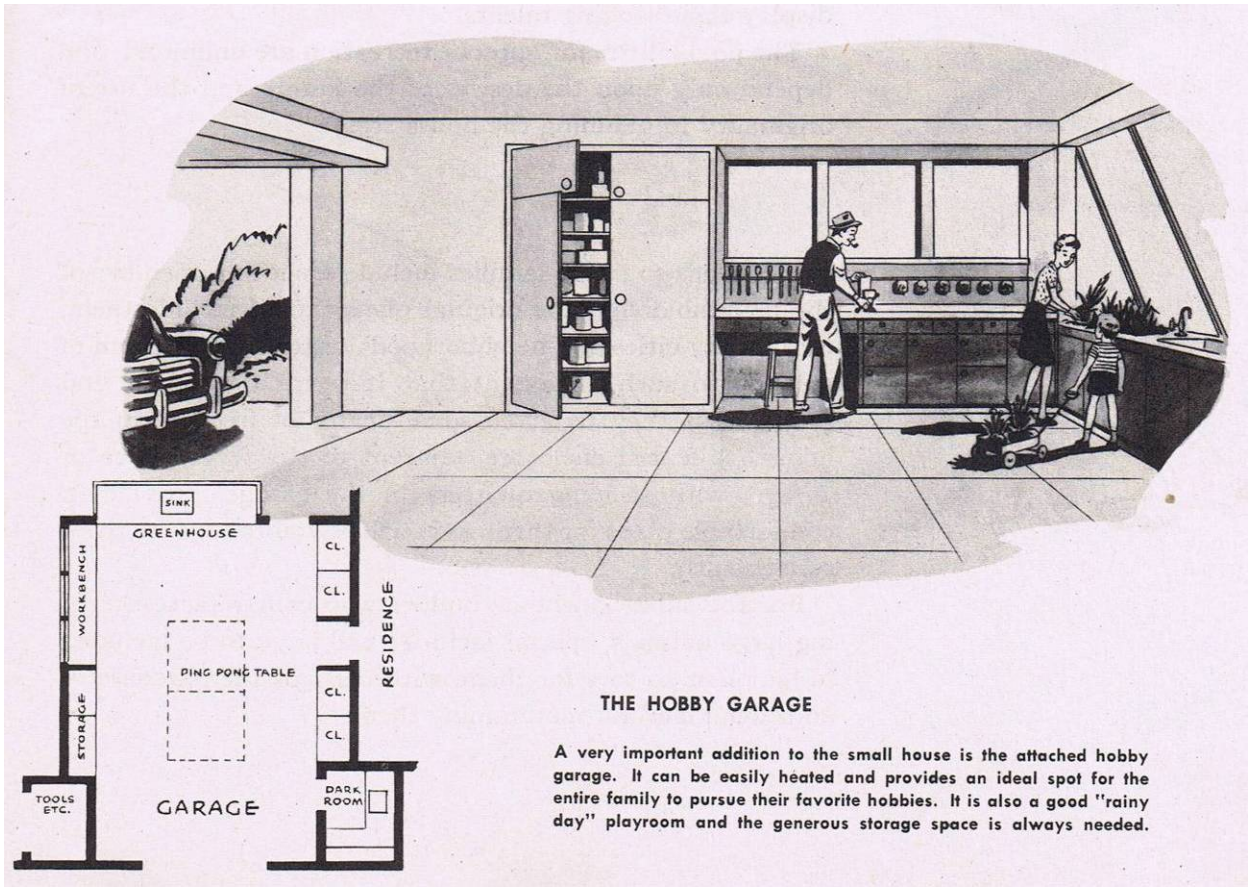
Garages

In the car-dependent era after World War II, the majority of houses and apartments built had garages or carports associated with them to provide shelter for the resident's automobile(s). One type of garage, popular since the early 20th century, was detached from the house, often set to the side and back on the lot. Detached garages typically accommodated one or two cars if associated with a single family residence. Sometimes detached garages were originally or after-the-fact attached to houses by way of a breezeway or hyphen. Apartment buildings built between 1940 and 1970 also often had multiple-bay detached garages.

More commonly in mid-century architecture, garages were integrated or attached to the house. Carports--basically a roof with supports and open sides--were either built as freestanding units or attached to the house or garage. Garages and carports physically connected to houses may be integral to the house roofline or attached as an ell or add-on to the original plan. Sometimes garages were built below grade. Garages were typically either front-loading or side-loading. Some add-on garages or carports were original to the construction of the house, but others post-dated the original construction. Some houses had both a garage and a carport.

Although a garage may be attached to a house, it should not be assumed that it opens directly into the house. An examination of house plan books from the 1940s and early 1950s reveals that frequently garages did not have an interior connection to the house. Also, one variation of an attached garage was that it had openings at both ends allowing for garages to double as play rooms. Some were converted to permanent living space. "More and more families are recognizing the value of the garage as a play space for their youngsters when the weather is bad outside. You can easily cover the garage floor with durable paint that resists grease and keeps it clean and suitable for play…If you did not care to store your car indoors, you could use windows in place of the garage door and you would have a fine family room." (Eisinger 28)

Garages, along with basements, were also promoted as additional space to be used for leisure time activities, such as workshops or darkrooms. Beyond the informality of the recreation room, the garage was considered appropriate space for further family activity. By 1950, house plan books were advising consumers to carefully consider their hobbies before planning their new house. "One space that offers a natural spot for hobbies is the garage." (Pollman 106) In *125 Designs for Convenient Living*, Pollman designated this extracurricular garage a "hobby garage."



The Hobby Garage could accommodate a greenhouse, darkroom, tool shed, and workbench, and organized storage for sporting equipment. 1950
(Historic Image 35)

Made popular in the 1930s by Prairie School architecture and Frank Lloyd Wright, carports were built as an alternative to garages, compatible with the horizontally oriented designs of the 1940s through 1960s. Some carport designs include enclosed storage or utility spaces to the rear or side. Roof types included flat, shed and gabled and support posts were metal or wood, ornamental or plain.

The design of detached and attached garages and carports often reflected the design of the house. If part of the original construction, the same type and color of exterior wall materials or framing was often used, for example, as well as matching stylistic features. Garages that accommodated more than one car either had multiple single doors in multiple bays or one wider single door and bay. Styles and types of residential buildings with garages in the Ohio Modern survey included vernacular, Ranch, Split-Level, Cape Cod Cottage, Colonial Revival, Tudor Revival, and Modern Movement, and they ranged in date from 1940-1970. Because many of the residences surveyed were done so at a reconnaissance level and because the database for the OHI does not accommodate coding for attached garages, an estimated count of garages surveyed is not available, although a majority of residences did have some type of garage or carport.

Built in 1940, **3301 S. Smithville Rd.** (MOT-05178-62) has a two-car detached garage built of the same exterior brick as the Cape Cod house with Tudor/English Revival elements.



3301 S. Smithville Rd., Dayton

1220 Ashland Ave. (MOT-05307-62), built in 1946, is a Cape Cod type house with an integral one-car garage that is partially below grade with living space above.



1220 Ashland Ave., Dayton

Constructed in 1945, **200 Holmes Dr.** (GRE-01199-10), a Cape Cod house with Tudor Revival elements, features an integral front-loading two-car garage with two separate bays.



200 Holmes Dr., Fairborn

608 Chandler Dr. (MOT-05486-08), a Ranch built in 1967, has an attached front-loading two-car garage.



608 Chandler Dr., Trotwood

450 Sunnycliff Pl. (MOT-05577-03) is a Ranch house built in 1959. Its two-car side loading attached garage is an addition.



450 Sunnycliff Pl., Centerville

321 Kirkwood Dr. (MOT-05431-13), built in 1957, is an example of a Ranch house with an integral gable-roofed carport and detached two-car garage built of the same materials as the house.



321 Kirkwood Dr., Dayton

Built in 1957, **12 Mario Dr.** (MOT-05468-08) is a Modernist house with an integral carport. A storage unit is located at the rear of the carport.



12 Mario Dr., Trotwood

3919 E. Fifth St. (MOT-05284-59), a 1953 concrete Ranch house, has an attached metal flat canopy carport.



3919 E. Fifth St., Dayton

Built in 1950, **1756 Academy Pl.** (MOT-05247-36) is a Cape Cod house with a single front-loading attached garage that has been converted to living space.



1756 Academy Pl., Dayton

541 Willowhurst Dr. (MOT-05575-03) is a 1960 Ranch house with an integral garage that has been converted to living space.



541 Willowhurst Dr., Centerville

Built in 1951, **3219-3233 White Oak Dr.** (MOT-05177-62) is one of a row of apartment buildings. Each has a multiple-unit garage with single bays located to the rear of the building.



3219-3233 White Oak Dr., Dayton

Apartment Buildings

In the late 1930s, Dayton's factories began producing war-related materials for allies in Europe. The increase of factory jobs resulted in an influx of job-seeking residents. In an effort to meet the resulting housing shortage, several builders constructed small-scale apartment buildings in established neighborhoods, such as Hillcrest and Belmont. After the war, apartment buildings were constructed to house veterans and help ease the continued housing crisis, but apartment construction accounted for a small percentage of new housing starts during the 1940s and most of the 1950s. By the late 1950s, there was a shortage of middle-income rental housing and a subsequent suburban apartment construction boom occurred from the late 1950s into the 1960s. The new Two- to three-story suburban apartments featured the latest appliances and technology not typically available in older urban apartments. Amenities such as dedicated parking lots, outdoor living space, and recreational facilities became common apartment features. Apartments began to be viewed as convenient living and as a stylish alternative to a house, particularly for the elderly, singles, or young married couples without children.

Nationally, "apartment construction climbed rapidly in the sixties, continuing the rise begun in the late fifties. By 1969 it accounted for half the market, and in some cities much more." (Mason 110) Similar construction was happening locally. The 1968-69 *Greater Dayton Newcomer's Guide* noted the popularity of suburban apartment living. "The demand for apartments appears insatiable. One recent local survey covering more than 14,000 units uncovered an occupancy rate of close to 94%. And apartment communities of all varieties are found in any direction." (O'Keefe 43)

Twenty apartment buildings were inventoried, representing differing types of multiple family housing. Construction dates for the inventoried apartment buildings ranged from 1940 to 1967. Among the identified apartment building types were the fourplex, garden apartments, modern high rise, and the multiple-unit complex. One publicly funded apartment complex was recorded by this project. It is discussed under the Ethnic/Immigration section for its association with Dayton's African-American history (MOT-05369-21).

Apartment buildings from the early 1940s tended to be small scale, often fourplexes, with Art Deco stylistic features. The 1940 **Parkwood Arms** (MOT-05417-40) is located within the Hillcrest neighborhood, which contains several early 1940s apartment buildings. Although northwest of downtown and not in close proximity to the large factories, Hillcrest is situated between N. Main Street and Salem Avenue, both arterial roads. The neighborhood also was served by streetcar lines through the late 1940s.



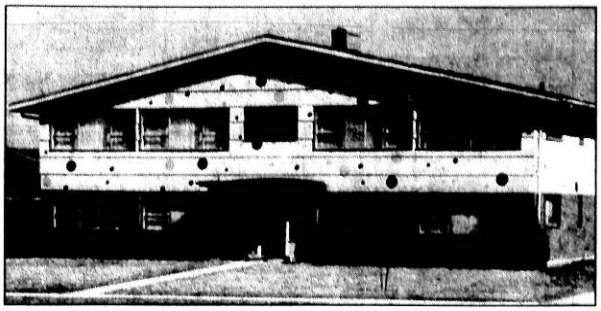
Parkwood Arms
420 W. Parkwood Dr., Dayton

Two other 1940s examples in the Hillcrest neighborhood include The Steven, 2210 Emerson Ave., Dayton (MOT-05423-40) and 2226 Emerson Ave., Dayton (MOT-05422-40).

The 4-unit apartment building at **109 Mossoak Dr.** (MOT-05214-06) was constructed in 1952. It is one example of several early 1950s fourplexes in the neighborhood constructed by Herbert Huber. After World War II, Huber, president of H.C. Huber Construction, purchased 146 lots at a sheriff's sale and began constructing houses and four-unit apartments in what was soon to become Kettering. Following Huber's death in 1954, his son Charles took over the construction business. In 1955, he painted the apartments with colorful stripes, squares and polka dots to attract attention. The polka-dotted apartments were featured in a front-page article of *The Wall Street Journal* in August 1955 (The Wall Street Journal). The resulting publicity caused the apartments to fill quickly. In the mid-1950s, many of the tenants were employed by the large manufacturing firms of Dayton, such as NCR, Frigidaire, and Delco.



109 Mossoak Dr., Kettering



Huber apartment building
with polka dots, ca. 1955
(Historic Image 36)

Each unit of the stylish Huber apartment buildings featured large picture windows and a garage immediately behind the building. Although similar in scale, materials, and design, the fourplexes featured differing details. The porch treatments, window configurations, and brick color distinguished each building, creating a varied but cohesive streetscape. The apartment buildings form a distinct grouping within the context of Kettering.


4309 Lesher Dr., Kettering

Five other Huber apartments are in the inventory: **4309 Lesher** (MOT-5211-06), 4209 Lesher (MOT-05209-06), 4234 Lesher (MOT-05210-06), 4324 Pennlyn (MOT-05212-06) and 4325 Lesher (MOT-05213-06), all built in 1952.

Constructed between 1951 and 1953, the **Van Buren Apartments** (MOT-05495-06) are an example of the large apartment complex configuration that was becoming popular in the mid-20th century. The 125-building complex comprises small clusters of two to four buildings, varying between townhouse and apartment blocks. The buildings are surrounded by grassy lawns and the complex's streets are sidewalk lined, which create a neighborhood. The complex was built for employees of the nearby Delco plant and Gentile Air Force Station.


Van Buren Apartments
1956 S. Smithville Rd., Kettering

Constructed in 1963, the downtown 13-story **Dayton Towers** (MOT-05159-57) was built on land that had been cleared under Urban Renewal programs. The modern high-rise apartment building, situated on acres of grassy lawn, was much praised as a successful example of contemporary urban apartment living and an improvement over previous housing stock. Despite the praise, and perhaps due to competition from suburban apartment development, the building had a 75% vacancy rate in 1966.



Dayton Towers
425 Dayton Towers Dr., Dayton

Subsequently, Dayton Towers was turned over to the Federal Housing Administration. It has since returned to private ownership and remains much as it was intended in the beginning – a middle-class high-rise apartment building with a commanding view of the city. Another high-rise apartment building identified during the survey was The Lakewoods, 980 Wilmington, Dayton (MOT-05176-62). As part of its landscape amenities, the 1966 Lakewoods features a pond behind the building.

Built in 1967, the **Parliament Garden Apartments** (MOT-05204-62) are a pair of three-story garden apartment buildings arranged symmetrically to create an interior courtyard. The courtyard contains a central circular walk around a tree, low hedges, mature trees and grassy areas. Most of the first tenants held white-collar occupations, such as salesperson, nurse, physician, and engineer. One tenant was a female programmer for IBM, which was unusual at the time. Located just north of the Kettering boundary, the Parliament Garden Apartments exemplify Kettering as one of several havens for professional people and junior executives. This pattern of residential location for professionals was identified in the 1968-69 *Greater Dayton Newcomer's Guide*.



Parliament Garden Apartments
737 Wilmington Ave., Dayton

Constructed in 1962, the **Embassy Arms** (MOT-05649-06) is a good example of an individual suburban garden apartment. Each unit features its own sliding glass door onto a patio or balcony, allowing for outdoor living. The central entrance has a two-story foyer with full-height glass panels on the front and rear elevations. This also serves to "bring the outside in," conforming to contemporary house design. Architecturally, the building features the popular materials and design techniques of the day, including the decorative concrete block balcony walls, "floating" staircase in the foyer, decorative wrought iron stair railings, and fashionable interior lighting fixtures. The large wooded lot creates a sizeable lawn for resident use, and convenient parking is at the rear.



Embassy Arms
1717 Big Hill Rd., Kettering



Detail of entrance
Embassy Arms
1717 Big Hill Rd., Kettering

Non-Residential Styles and Building Types

Non-Residential Styles

Neo-Classical Revival

The Neo-Classical Revival style (1895-1950) became fashionable as a result of its use at the 1893 World's Columbian Exposition and the 1901 Pan-American Exhibition. Although similar in some ways to the ornate Beaux-Arts style, Neo-Classical Revival relies more on Grecian forms, rather than the Roman forms found in Beaux-Arts. The style was especially popular for governmental buildings, banks, and large-scale public buildings.

In the mid-20th century, the Neo-Classical Revival was often simplified and merged with elements of the Modernist or International Style movements. The resulting style was a Streamlined Classicism, which combined the Neo-Classical symmetry, proportion, its emphasized entrances, and historic details with the flat roof, smooth masonry walls, contemporary materials, banded windows, or cubist forms of the Modernist or International idiom. A similar Neo-Classical merger was used for bank designs of the 1930s, then combining with the Art Deco or Art Moderne styles.

Three examples of Neo-Classical styling were found in the survey area. All three were constructed in the mid-1950s.

The 1955 **Antioch Shrine Temple** (MOT-05304-15) is a Modernist example of the Streamlined Classicism described above. Materials include blonde brick, granite at the entrance portico, concrete window surrounds, and aluminum doors and windows. The building exhibits the symmetry and the emphasized entrance of the Neo-Classical, plus minimal detailing, such as dentils, but uses the banded windows, smooth masonry walls, and contemporary materials of the International Style.



Antioch Shrine Temple
107 E. First St., Dayton

The 1955 **Dayton Safety Building** (MOT-05152-15) is another example of Streamlined Classicism design. It exhibits the International Style's sensibility of materials, overall cubist form, and vertical ribbon windows. The building also features Neo-Classical emphasis on façade symmetry and a prominent entrance pavilion.



Dayton Safety Building, 1955
(Historic Image 37)

The main entrance is defined by a projecting flat entry portico with cast stone walls. Recessed panels with fluted relief at the tops, capped by simple cornice bands, flank the entrance. Maroon granite, a popular mid-20th-century detail material, is used to define the base of the plinth in front of the central entrance.



Dayton Safety Building
335 W. Third St., Dayton

Art Deco

The Art Deco style (1927-1940), was seen as rejection of the past precedents and a celebration of the new industrial age. Although primarily based on geometric shapes, it was also influenced by historical sources, such as Classicism, and by the streamlined design influences that became popular during the Great Depression.

Typical of the style were the bold use of rectilinear massing, geometric shapes, stepped forms, sweeping curves and stylized ornament. Chevrons, sunbursts and fountains were common ornamental features. Buildings were usually symmetrical and often featured strong parallel lines. Brick, limestone, terra cotta, concrete, and glass were used to create smooth surfaces accented by zigzags, fluting, trapezoids, and other geometric forms.

At its peak, Art Deco was seen as an elegant and stylish form of modern design. Although it was seriously waning in popularity by World War II, a few Art Deco buildings were still being constructed in Dayton in the early 1940s. The survey included two non-residential structures, a band shell (1940) and a fast food restaurant (1942), that featured Art Deco styling. Of these, only the Municipal Band Shell exhibited strong Art Deco features.

The former **Municipal Band Shell** (MOT-05640-48), built 1940, is constructed of concrete and features a soaring, arched proscenium with corbelled layers. Rectilinear massing at the base of the shell contains storage rooms, topped by large planters featuring bas relief sculptures of musical and dramatic muses.



Municipal Band Shell
101 E. Helena St., Dayton

Art Moderne

The Art Moderne style (1935-1950), also known as “Streamline Moderne”, developed slightly after Art Deco and eventually replaced it in popularity. The style was influenced by the aerodynamic designs of automobiles, trains, airplanes and other high-speed devices. The difficult economic times of the Depression years were reflected in the Moderne design. The sharp angles and decorative ornament of Art Deco were stripped away, creating streamlined aerodynamic shapes with curving forms and long, sleek horizontal lines.

Features of the style include horizontal orientation, rounded corners, and flat roofs. Glazed ceramic brick and porcelain-enameled steel were used to create smooth wall surfaces. Glass block was used in walls and rounded corner windows.

Seven buildings, all built between 1941 and 1951, were identified as having Art Moderne styling. The buildings consist of three offices connected to manufacturing facilities, a bowling alley, a retail store, a parochial high school, and a fast food establishment.

The brick-clad former **Stanley Greetings** building (MOT-05510-48), built in 1950, features streamlined forms, curved corners with glass block banded windows, and smooth ceramic tile blocks. Above the windows, the simple articulation of projecting stacked rowlock brick provides a subtle articulation of a frieze. A rounded-corner metal canopy tops the entrance doors.



Stanley Greetings
1752 Stanley Ave., Dayton

Completed in 1942, the **McCook Bowling Alley** (MOT-05400-48) features curved corners, banded glass block, smooth masonry walls, and an emphasized central entrance pavilion. The façade walls are glazed ceramic tile blocks, with various color combinations defining different sections of the building. The entrance pavilion features a marble water table and glass block windows above the doors.



McCook Bowling Alley
1301 N. Keowee St., Dayton

International

The International Style (1932-1960) was inspired by European design, especially by the work of Walter Gropius. The design principles were based on the availability of modern structural forms and materials and a desire to free architecture from the past, especially of ornament.

Principles of the style include the view of architecture as volume rather than mass, regularity and not axial symmetry serving as the primary means of ordering design, and the absence of applied ornament. Concrete, glass, and steel were used to create box-like forms with curtain wall or ribbon window systems.

Nineteen non-residential International Style buildings were included in the survey. All were built between 1947 and 1970, but most were constructed between 1950 and 1961. Original occupants of these buildings include governmental, religious, educational, financial, commercial and organizational entities.

The former **Board of Education** building (MOT-05150-15) was designed by Freeman A. Pretzinger and built in 1954. It is clad in buff-colored brick and features a flat roof and continuous bands of aluminum hopper windows. An asymmetrically placed cast stone vertical bay surrounds a recessed storefront system with the aluminum glass doors and upper level spandrel panels.



Board of Education Building
348 W. First St., Dayton

Constructed in 1951, the former **Chaminade High School** (MOT-05207-56) combines the curved corners of Art Moderne with elements of the International Style, such as horizontal orientation and asymmetrical massing. Also featured in the buff-colored brick complex are continuous concrete sills and stack bond at the corners. The main entrance is a two-story recessed glass and spandrel system framed by a projecting limestone panel surround.



Chaminade High School
505 S. Ludlow St., Dayton

Modern Movements

Changes in construction methods, materials, and styles were the hallmarks of the post-World War II era. The demands of the war led to the development of new technology and materials and to improvements in the efficiency of existing building technology. Large scale construction projects for war mobilization contributed to standardizing building systems.

The end of the war marked the beginning of a period of great optimism. Between the Great Depression and World War II, the public had been "doing without" for 15 years. When the war was over, the demand for housing and consumer goods exploded in Dayton, as well as in the rest of the country. The automobile, and the freedom and mobility it provided, was a symbol of postwar optimism. The ascendancy of the auto as a primary form of transportation led to the development of the suburbs and the roads that traveled there. The postwar period witnessed the emergence of several new building types, many of which were made possible by the new "car culture." Among these types found in the Dayton area were drive-in theaters and restaurants, shopping malls, office parks, sports arenas, and large suburban subdivisions.

Advances in technology resulted in new uses for materials. Concrete and its many forms, including pre-cast, aggregate and pre-stressed, became a primary building material, especially in non-residential construction. The desire to bring in more light led to increased use of glass, including glazed curtain wall systems. Metals such as aluminum and stainless steel were favored over other metals because of their durability and sleek appearance.

The Modern period is marked by an absence of stylistic consensus. Several stylistic movements evolved to respond to the rapid changes of the postwar period. Although there were several defined styles, such as Miesian, New Formalism, and Brutalism, many buildings feature elements of Modern movements that do not fit a defined style. Stylistic features found in the Dayton area include flat or low-pitched gable roofs with overhanging eaves, expansive glazing, recessed entrances, and flat canopies. Contrast was a defining feature of the era, as expressed in the use of contrasting materials, the juxtaposition of horizontal and vertical planes, and the contrast of solid with void and light with dark.

A total of 141 Modern Movement buildings were surveyed in the Dayton area. Construction dates range from 1947 to 1970. Virtually all types are represented, including schools, churches and synagogues, offices, retail, manufacturing, entertainment, and funerary. Since this category includes Modern buildings that do not fit a defined style, the examples were chosen to illustrate a broad spectrum of stylistic features. The properties are presented in construction date order to show the evolution of features between the mid-1950s and 1970.

The former **W. W. Wurst, Architect office** (MOT-05267-08) is an earlier example of Modern Movements found in the surveyed properties. The brick building was designed and built by the architect in 1954. It features a strong horizontal orientation with three district planes on the primary façade. Vertical massing visually penetrates the roof plane with a brick pier and limestone panel system that caps the main bay window and entrance.



W. W. Wurst, Architect office
4699 Salem Ave., Dayton

The former **General Diaper Service** (MOT-05506-48), built in 1955, is clad in stack bond brick with regularly spaced reveals. A vertical random ashlar stone pier projects above the parapet and separates the entrance bay from a continuous band of aluminum awning windows that returns at the eastern corner.



General Diaper Service
1407 Stanley Ave., Dayton

Constructed in 1957, **Aggarwal Dental Center** (MOT-05163-36), is a later 1950s example of Modernist styling. The one-story brick-clad building has a flat roof and continuous clerestory windows that extend across the primary and side elevations. The recessed main entrance has a canopy with chamfered rafters projecting from the fascia.



Aggarwal Dental Center
2640 Salem Ave., Dayton

The **Siebenthaler Garden Center** (MOT-05218-03) was built in 1960. Designed by L. Morgan Yost of Chicago, it is a front-gabled building with exposed substantial wood framing and eaves. The most prominent feature is a squared and coursed rubble stone vertical pier that extends above the eave. The area under the northern half of the gable features a storefront system which returns under the ridge beam to create a recessed entrance.



Siebenthaler Garden Center
6000 Far Hills Ave., Centerville

The 1962 **Dayton and Montgomery County Public Library** (MOT-05153-15) was designed by Dayton architects Pretzinger & Pretzinger. Features include a projecting second level on one elevation, curved metal canopy, metal wall sculpture, and ribbon windows. Plate glass window walls with granite panels recessed in projecting stone surrounds are located on all four elevations.



Dayton and Montgomery County Public Library
215 E. Third St., Dayton

135 W. Dorothy Lane (MOT-05499-06), built in 1963, is a floating two-story brick-clad office building on pilotis. Features include a projecting entrance colonnade, an aluminum and glass curtain wall system, metal stairway with stylized metal railings, and metal canopy at the rear entrance.



135 W. Dorothy Ln., Kettering

The former **Eugene W. Betz, Architect office** (MOT-05492-06) was designed and built by the architect in 1965. It is a two-building complex linked by a curtain wall connector. Piers and beams of pre-cast concrete form panels that are filled with split-face stone block. Features include window openings with rounded corners, clerestory windows, rain chains, large round paving pads, blue-gray rock in the planting beds, and blue entrance doors.



Eugene W. Betz, Architect office,
drawing, ca. 1965
2223 S. Dixie Hwy., Kettering
(Historic Image 38)

Charles Davis Florist (MOT-05501-06) was built in 1968. It is distinguished by its A-frame roof, which is reminiscent of the earlier Swiss Chalet style. Features include a glass storefront system, vertical "pecky" cypress paneling, and an asymmetrically located stone chimney that projects through the roof of the A-frame.



Charles Davis Florist
3817 Wilmington Pike, Kettering

Roesch Library (MOT-05158-60) at the University of Dayton, built in 1969, consists of a six-story tower situated on a larger base. Features include a stone and window spandrel system, continuous glass curtain wall at base, recessed entrances, and cast concrete fins that express the structural bays of the tower and project slightly above the roofline.



University of Dayton, Roesch Library
300 College Park, Dayton

The **Trotwood Government Center** (MOT-05469-08) was built in 1970 and features a floating second floor above a recessed base. A horizontal band of curtain wall with spandrels of exposed aggregate is situated on the second floor of the lateral elevations. A recessed entrance is located at the corner. The light color and glazing on the lateral elevations contrast with the dark brick of the ends.



Trotwood Government Center
3035 Olive Rd., Trotwood

Constructed in 1970, the **Kettering City Hall** (MOT-05488-06), was designed by Kettering architect Eugene W. Betz. It sits on a triangular plan with the second story concealed within the volume of the roof. The building is constructed of cast-in-place concrete with a variety of different finish treatments, giving it an element of Brutalism. The roof is a metal frame structure with angled metal fascia covered by a light-colored membrane roof.


Kettering City Hall
3600 Shroyer Rd., Kettering

Miesian

The Miesian style (1945-1970) is characterized by clarity of design using clean lines and functional style. The proponents of the style, Ludwig Mies van der Rohe and Walter Gropius, advocated the principles of "rational clarity and intellectual order" in design. The style used the freedom of plan and elevation obtained by a skeletal construction method that removed structural functionality from the exterior walls. The essence of architectural expression lay in the elevation of the industrial vernacular to art using steel beams, columns, spandrels, and curtain wall. Emphasis was on the structural grid resulting in a design that was logical, regular, and ordered.

The Miesian style was not common in the survey. Only four buildings, with construction dates between 1964 and 1970, were classified as Miesian. Since the elements of the style dictate a boxy structure, the buildings in the Miesian style are almost exclusively office or educational structures. The surveyed properties consist of three office buildings (one government, two private), and a college building.

The **Montgomery County Courts Building** (MOT-05372-15), built 1964-65, features a recessed ground floor, symmetrical arrangement of windows and doors and expressed concrete forms, characteristics of the Miesian style. Although the flat-roofed building is box-like, it has an overall sense of verticality due to the vertical ribbons of windows, separated by vertical bands of concrete. The architects on this project were Pretzinger & Pretzinger with Lorenz & Williams as associates.



Montgomery County Courts Building
41 N. Perry St., Dayton

The former **IBM Building** (MOT-05305-15), built in 1967, features the typical rectangular form, recessed ground floor, and overall sense of symmetry that are characteristics of the Miesian style. The building differs from a pure expression of the style because the use of piers and spandrels instead of slender mullions takes away from the glass curtain wall effect that is more typical. The entire surface of the building is covered with embedded pebbles, giving the building a sense of applied ornament that is not seen with the Miesian style. Shaw, Metz and Association of Chicago were the architects, with Dayton's Lagedrost and Walter as associates.



IBM Building
33 W. First St., Dayton

The 1969 former **Grant-Deneau Tower** (MOT-05154-15) features elements of the Miesian and New Formalism styles. Miesian features include the set back ground floor entrance, symmetrical elevations, skeletal construction, dark-tinted glass curtain wall and slender mullions. The architect was Paul H. Deneau, who was also one of the building's original owners.



Grant-Deneau Tower
40 W. Fourth St., Dayton

Wrightian

The Wrightian style (1935-present) developed from the Prairie School design principles advocated by Frank Lloyd Wright and his disciples. The style focused on organic architecture and the "destruction of the box." Features included slab roofs, large windows, and open plans. Man-made materials such as glass, concrete and steel were juxtaposed with traditional materials such as stone and wood.

There was little presence of the Wrightian style in the survey. Only three properties, built 1951 to 1965, were identified as exhibiting elements of this style. Wrightian elements were found on a school, a commercial building and a mid-century addition to a funeral home.

Routsong Funeral Home (MOT-05173-24) is a 19th-century Italianate residence that underwent a ca. 1957 addition and overall style change. Stylistic features include a flat roof and a large overhanging porch cover that extends over the driveway to create a porte-cochere.



Routsong Funeral Home
6 Oakwood Ave., Dayton

Googie

The Googie style was born on the suburban commercial strip. Although the style is closely associated with roadside commercial architecture in California, examples of it can be found across the country. The style was named after Googie's Coffee Shop, built in 1949 on Sunset Boulevard in Los Angeles. Designed by John Lautner, a Frank Lloyd Wright disciple, Googie's was a kinetic collection of materials, colors, angles, and spaces. In February 1952, Douglas Haskell, editor of *House and Home*, printed an article about the building, dubbing it Googie architecture. The term was quickly adopted in the architecture and design community.

Now also referred to as Coffee Shop Modern, Googie was a very liberally interpreted offshoot of the Modernist movement. While it was Modernist in spirit, Googie in no way adhered to the minimalist doctrine of the more academically minded idiom. In addition to using the typical concrete, steel, and glass materials of Modernism, Googie style incorporated any new material available on the market, including plywood and plastic. Juxtaposition of materials, colors, and futuristic design motifs defined both the interior and exterior of Googie buildings. Despite the fantastical imagery of the style, Haskell defined it as having three basic design principles, belying its playful nature. First, the building could evoke an organic shape, but it had to be abstract or geometric. Second, the building had to appear to defy gravity. Soaring rooflines and extreme cantilevers were common devices employed to convey a sense of weightlessness. Plate glass walls tucked well underneath the cantilevered eave also contributed to a Googie building's lightness. The third principle was the use of at least two structural systems for variety. This was often accomplished with exaggerated signage that was either integrated into the body of the building or attached to, but independent of, the building.

Most closely associated with restaurants, the style was also applied to other buildings such as gas stations, bowling alleys, banks, or any commercial building that was commonly found on the suburban commercial strip. While Googie can be considered a merger of mid-20th-century design, architecture, and Pop Art, it was first and foremost an architectural device employed to catch the eye of the passing motorist. The unusually shaped buildings and large sign posts, or pylons, stood out on the surrounding streetscape. The angular shapes found in the Googie style mimicked the angular designs of the cars passing by, in essence letting the potential customer know that the business within was as stylish and sleek as the car being driven.

Three Googie examples were found in Dayton, plus a few buildings that have some elements of the style. All were designed to catch the attention of passing motorists and pull them onto the lot.

The former **Turrell's Phillips 66** (MOT-05596-06), built 1959, is an example of gas station Googie. The extreme cantilever of the canopy roof covering the gas pumps and the triangular metal cage extending through the canopy, which would have held the Phillips 66 sign, are both elements of the Googie style.



Turrell's Phillips 66
2560 Woodman Dr., Kettering

The angled walls and soaring cantilever of the roof form an abstract bird shape in the front portion of the former **Fox Kettering Theate**r (MOT-05557-06), built in 1967. The shape, plus the contrasting materials and an integrated sign post jutting skyward, are design elements creating the Googie style in this theater building.



Fox Kettering Theatre
1441 E. Dorothy Ln., Kettering

The former **Howard Johnson's** restaurant (MOT-05554-09) was built in 1961-62. The A-frame shape, angled exaggerated gable roof, predominantly glass walls, and the juxtaposition of the glass, porcelain-enameled roof, and concrete and steel roof supports are all characteristics that define the Googie style.



Howard Johnson's
2221 Wagner Ford Rd., Harrison Twp.

New Formalism

The New Formalism style (1955-1970) is characterized by old forms and images restyled into a modern look. The leaders, Phillip Johnson and Edward Durell Stone criticized the austerity of functionalism and wanted to reestablish architecture as an art. Stylistic features include smooth wall surfaces, ornament in the form of screens or grilles using metal, cast stone, or concrete, and flat roofs with overhanging eaves. The style alludes to Classicism using simplified forms.

A total of 10 buildings, built between 1965 and 1970, were identified as New Formalism in the survey. New Formalism styling was found in office buildings, banks, manufacturing facilities, college campus buildings, and a retail store.

The former **Third National Bank** (MOT-05433-13), built in 1970, features a stucco-clad pre-cast concrete segmental arched arcade with a projecting cornice on all four sides. The columns taper, with the narrowest point at the base. A stand-alone three-bay drive-through facility features the same New Formalism style as the bank building.



Third National Bank
205 E. National Rd., Vandalia

Taylor Administration Center, Sinclair College (MOT-05202-15) was designed by Edward Durell Stone of New York and constructed 1967-72. Each facade features a pair of vertical blank stair towers flanking a central expanse of a recessed vertical glazing spandrel system of individual bays separated by projecting concrete piers.



Taylor Administration Building, Sinclair College
444 W. Third St., Dayton

The **Globe Motors** building (MOT-05513-50) was designed by Dayton architect Richard Levin and constructed in 1968. It is symmetrical with an odd number of regularly spaced bays on each elevation. Cast-in-place concrete used in the columns, cantilevered floor slabs, and podium walls emphasize the structural module. A vertical grille of slightly chamfered exposed aggregate concrete units screens the curtain wall system on the upper two stories.



Globe Motors
2275 Stanley Ave., Dayton

The façades of the 1967 **Beerman Building Annex** (MOT-05208-15) are divided into bays with piers that frame glass and spandrel curtain wall systems. The piers extend from the base and flare out at the top into a continuous concave canopy with arches that cap each curtain wall bay.



Beerman Building Annex
5 W. Monument Ave., Dayton

The **International Union of Electrical, Radio & Machine Workers Building** (MOT-05648-06), built 1965, is characterized by regularly spaced elongated oval window bays formed by vertical concrete sections with protruding dividers. The entrance alcove features a granite floor panel, a large plate glass window flanked by doors and sidelights, and white glazed brick.



International Union of Electrical, Radio & Machine Workers Building
3461 Office Park Dr., Kettering

Neo-Expressionism

Neo-Expressionism (1950-1970) was based on modern European trends that used abstract designs to emphasize function and structure. Stylistic features include an emphasis on bold structural techniques, including sweeping curves and curved surfaces or sharp, pointed gables.

Four examples of Neo-Expressionism, built between 1949 and 1970, were found in the surveyed properties. Three of the four buildings were religious properties and one was a senior citizens center.

The **Church of the Incarnation** (MOT-05593-03), designed by William P. Craig of Cincinnati, was built in 1969. This Catholic church combines the styles of Neo-Expressionism and Brutalism. The entire church is clad in concrete panels with embedded stone, providing a textured wall treatment. Sculptural elements include the tall, slender bell tower with shafts of varying height, the curved façade with beveled piers, and the recessed vertical bands of windows.



Church of the Incarnation
7415 Far Hills Ave., Kettering

Faith Presbyterian Church (MOT-05638-14), built in 1962, is characterized by a soaring cross gable roof with deep eaves and exposed rafters. Other features of the blonde-brick building include a rounded front façade and angled clerestory windows. The sculptural aspects of the church's roof and curved front façade suggest Neo-Expressionism.



Faith Presbyterian Church
5555 Chambersburg Rd., Huber Heights

Brutalism

The style of Brutalism (1960-1970) rejected the modern conservative tradition in favor of a system of the blunt expression of buildings as machines using mass, weightiness, roughness and solidity. Cantilevered blocks, boxy forms, and exposed slabs of rough concrete were elements of the style.

The five examples of Brutalism were built between 1964 and 1970. Only one property was categorized exclusively as this style. The other four were combinations of Brutalism and International, Neo-Expressionism, or Modern Movements. Building types include post office, senior citizens center, medical building, city hall, and church.

The **Dayton Main Post Office** (MOT-05160-57) was constructed in 1970. Brutalism is expressed by the building's monumental scale, pre-cast concrete block forms and exposed structural elements. The architects were Samborn, Stekette, Otis & Evans of Flint, Michigan and Toledo, Ohio, with Dayton's Dunker and Schioler as associates.



Dayton Main Post Office
1111 E. Fifth St.

Designed by Dayton architect Richard Levin and constructed in 1970, the **Senior Citizens Center** (MOT-05302-15) features elements of Brutalism such as cantilevered blocks, flat roof, and austere masonry surface with minimal window openings. However, its irregular massing and juxtaposition of triangular, round, and rectilinear shapes gives it an element of Neo-Expressionist sculptural quality. The double stretcher Flemish bond brick pattern and the concrete, used as exaggerated trim, also lend a sculptural quality to the building.



Senior Citizens Center
105 S. Wilkinson St., Dayton

Churches and Synagogues

Roman Catholic Church

Modern era changes in the Catholic Church affected the form of church buildings. The Second Vatican Council (Vatican II, 1962-65) established a goal of expanding non-clergy participation in the liturgy. Some Catholic churches were constructed in an "amphitheater" form rather than the traditional rectilinear cruciform plan, bringing the mass more to the center of the sanctuary and closer to the congregation.

The four Catholic Church complexes surveyed were built between 1964 and 1970. They are located along commercial boulevards in mixed-use areas. The sanctuary is the largest building in scale and is usually situated at the front of the complex. The bell tower is prominently expressed and is sometimes a separate structure. Support buildings are set back from the sanctuary, forming a somewhat rectilinear complex. There is typically a large expanse of parking at the front or sides. Some complexes also contain a school.

The primary material is brick, although one of the churches (Incarnation Church, MOT-05593-03, 1969) is cast concrete panels. Elsewhere, concrete is used as an accent and in bell towers. Stained glass is typically composed of *dalle de verre* panels in a somewhat abstract style. Entrance doors are usually aluminum storefront-type systems. Sculpture is of concrete or metal and is attached to the face of the buildings.

Entrances are featured and often accessed via a porte-cochere or canopy. In some cases, the bell tower is connected to the main building by a canopy that is integrated into the design. An example of this type is **St. Rita's Catholic Church** (MOT-05335-09), designed by Elmer H. Schmidt of Cincinnati and built in 1964.



St. Rita's Catholic Church
5401 N. Main St., Dayton

The traditional form contains a narthex and elongated nave with side transepts to create a cross shape. The nave and transepts may have clerestory or narrow vertical windows with art glass. The apse typically contains bands of windows that are often terminated by projecting brick wing walls. St. Rita's Catholic Church (above) and **Our Lady of Immaculate Conception Church** (MOT-05175-63, built 1966, Robert Louis Holtmeier of Cincinnati, architect) are examples of the traditional form in a modern design.



Our Lady of Immaculate Conception Church
2300 S. Smithville Rd., Dayton

The amphitheater style building departs from the traditional cruciform or rectangular plan. It is asymmetrical in shape with an expansive, low-sloped shed roof. The side elevations are often irregular rather than linear. Art glass is used in clerestory windows and around door openings. **Mary Help of Christians Catholic Church** in Fairborn (GRE-01193-10, built 1970, W.W. Wurst of Dayton, architect) is the only example of this type of church building in the survey.



Mary Help of Christians Catholic Church
954 N. Maple Ave., Fairborn

Protestant Churches

The eleven mainline Protestant churches surveyed (Lutheran, Presbyterian, Evangelical United Brethren/Methodist, UCC), constructed 1948 to 1965, are located in mixed-use areas on commercial streets. They are generally multi-building complexes connected by wings, often forming a "U" or "W" shape. The sanctuary is the largest and most prominently placed building. A fellowship hall, which in some cases served as the original sanctuary, is often located a distance from and parallel to the sanctuary. The two buildings are joined by a classroom wing. Parking is typically located to the side or rear, although some churches have parking lots in the front. Many feature entrances adjacent to a porte-cochere.

Most churches are constructed of regular or elongated brick laid in running or offset bond. Stacked bond or projecting brick is sometimes used to accent a primary feature, such as the primary façade of the sanctuary. Concrete is used as an accent, often to frame windows and

doors. Stained glass includes traditional leaded glass in abstract patterns, *dalle de verre*, and solid color panels arranged in rectangular offset panels. Some churches have no colored glass at all. Standard windows are typically aluminum awning, and there are some with mosaic tile spandrel systems. Entrance doors are either aluminum storefront-type systems or red double doors with lights.

The surveyed churches embraced the modern style with clean facades and strong vertical and horizontal lines. The sanctuary and hall buildings are typically topped by a gable roof, but the style varies greatly. Gable roofs include arched, modified A-frame, prow, steep-pitched, and low-pitched gable. Other roof types include butterfly and hexagon. Distinct bell towers are rare, with most of the bells integrated into the primary structure. Spires are typically sculpted metal and are usually, but not always, mounted on the sanctuary.

Trinity Evangelical Lutheran Church (MOT-05331-09), built 1963, is designed in a W-shaped plan with the sanctuary in the middle. The complex has red doors with lights forming the shape of a cross. *Dalle de verre* art glass is used extensively, both in the sanctuary and in small square lights in the fellowship hall.



Trinity Evangelical Lutheran Church
6540 N. Main St., Dayton

The 1965 **Mt. Olive United Church of Christ** (MOT-05471-08) complex is square in shape, with the sanctuary projecting from one side of the square. The sanctuary has a modified A-frame roof and a spire with an abstract form at the base. A curved half-barrel shape with vertical art glass windows projects from the front façade, suggesting the traditional curved apse. Entrance doors are painted red.



Mt. Olive United Church of Christ
5501 Olive Rd., Trotwood

Southminster Presbyterian Church (MOT-05592-03), built in 1960, differs from most of the churches surveyed in that it is primarily clad in random coursed stone. The sanctuary walls are double height and are topped by a low-pitched roof. The side walls of the sanctuary ceiling angle inward so that the rear elevation appears as an exaggerated cross. This church has no spire. The architect was Henry Jung of Philadelphia.



Southminster Presbyterian Church
7001 Far Hills Ave., Centerville

The sanctuary of the 1948 **Memorial Presbyterian Church** (MOT-05174-61) has a six-sided standing seam metal roof that extends upward into a tower in a chevron design. An exposed concrete structure, tapered at the base, is interspersed between stained glass and roof panels and terminates in the tower. Entrance doors are painted red.



Memorial Presbyterian Church
1541 S. Smithville Rd., Dayton

Other Churches

Seven other churches were surveyed, including Baptist, Christian, Nazarene, Brethren, and Unitarian. These churches, built between 1955 and 1965, are typically located in mixed-use areas. Like the mainline churches, many are multi-building complexes connected by wings. The sanctuary is the largest and most prominently placed building, and a fellowship hall is usually situated to the side with classroom connecting the two. Parking is typically located to the side or rear, although some churches have parking lots in the front. Some have passenger drop-off areas under a porte-cochere.

Most churches are constructed of regular or elongated brick laid in running or offset bond. Projecting brick is sometimes used to accent a primary feature, such as the primary façade of the sanctuary. Ashlar stone or decorative concrete block is used to feature elements such as

entrances and bell towers. There is less use of art glass in these churches. Some feature modern style *dalle de verre* panels, while others have simple colored rectangles set in a frame. One has leaded art glass windows in abstract patterns. Some of the churches have no colored glass at all. Standard windows are typically aluminum awning, with greater use of spandrel and curtain wall systems. Entrance doors are typically aluminum storefront-type systems.

These churches feature little outward religious symbolism. Bell towers are prominently featured on several of these buildings, and attached ornament is usually limited to a cross. Many of the buildings have low-pitched or flat roofs.

The former **Dayton Baptist Temple** (MOT-05201-61), built 1958, is flanked by an education wing and a school. The sanctuary is two stories in height with a low-pitched gable roof. Sections of vertical tinted plate glass windows with awning window dividers run the full height of building on the primary façade.



Dayton Baptist Temple
1707 Ohmer St., Dayton

Fairview Baptist Church (MOT-05332-09), built in 1965, could easily be mistaken for an office building, but it was built for this congregation in 1962. A low horizontal steel canopy system is detached from the primary façade but returns to the building at the two entrances. Entrances are through storefront systems of clear glass. Other than signage, there are no outward indications that this building houses a church.


Fairview Baptist Church
6401 N. Main St., Dayton

Calvary Brethren Church (MOT-05489-06), constructed in 1962, features a more traditional styling. The sanctuary has a medium-pitch gable roof and is connected to a flat-roofed administration wing. A large square bell tower and porte-cochere screen are made of ornamental concrete block. Art glass panels are arranged in a staggered vertical pattern in the gable end. Entrance doors are clear glass with colored glass panels forming the shape of a cross.



Calvary Brethren Church
2850 E. Dorothy Lane

First Church of the Nazarene (MOT-05330-09), built in 1964, is a multi-building complex clad in brick and ashlar stone. The sanctuary features a medium-pitch gable roof, and other wings are one or two stories with flat roofs. A tall bell tower is at the front of the complex. Art glass panes arranged in a staggered vertical pattern are found in the gable end of the sanctuary and also near the entrance doors.



First Church of the Nazarene
7031 N. Main St., Dayton

Synagogues

The two former synagogues included in the survey are now being used by Christian organizations. The practice of occupying a religious structure originally built for another faith is not a new one. The first Jewish temple in Dayton was formed in 1850, and the congregation eventually occupied a former church as their first synagogue. Both of these congregations were originally located in east Dayton. As the Jewish population began to relocate to Dayton View in the early 20th century, these two congregations built synagogues in that neighborhood. Both are large, imposing buildings with little fenestration. In addition to these two former synagogues, the survey included a former Lutheran and later Unitarian church now occupied by a Jewish organization, Chabad Center of Dayton (MOT-05217-24).

The former **Beth Abraham Synagogue** (MOT-05293-36) was designed by George B. Mayer of Cleveland and completed in 1951. It exhibits International and Neo-Expressionist styles. The building is oriented so that there are two primary façades connected by a curved corner that features a stone relief of the Ten Commandments. Four enormous stained glass windows depicting the holidays of Judaism were on each façade, but these were removed and replaced with clear multi-light panes when the Conservative congregation moved to its current location in 2008. This building is now occupied by the Canaan Community Center, a Baptist organization.



Beth Abraham Synagogue
1306 Salem Ave., Dayton

The former **Temple Israel** (MOT-05294-41) features a 1952-53 addition to the original 1925 synagogue. The addition features an off-center entrance pavilion covered by a shed roof that is angled to slope towards the main block of the newer structure. An angled canopy covers the main entrance. Clerestory windows provide the only natural light to the interior. The Reform congregation moved to its new location in 1994, and this building is now occupied by the Omega Baptist Church.



Temple Israel
1812 Salem Ave., Dayton

Banks

Before the Great Depression of the 1930s, bank buildings were purposely imposing, stern, and stately. Using architectural styles such as Beaux-Arts, Second Renaissance Revival, Colonial Revival and Neo-Classical Revival, the bank building was meant to convey seriousness, tradition, and authority. When the stock market crashed on October 29, 1929, resulting in the failure of thousands of banks through the early 1930s, the general public lost trust in the security of the banking industry. New federal regulations established in 1933 and 1934 helped the banking industry regain some stability, and by the waning years of the decade, new bank construction resumed. However, bank industry leaders and bank owners quickly looked to new architectural expressions in order to distance the industry from the recent disastrous bank failures. Traditional bank architecture no longer conveyed confidence; "all those columns and pediments had not been able to avoid the Depression-era bank holidays that had undermined people's faith in banks." (Hess 58)

Although Frank Lloyd Wright and Louis Sullivan had experimented with the vocabulary of bank architecture in the early decades of the century, their nontraditional approach was not widely accepted, despite being widely praised by the architecture community. The fresh Art Deco and Art Moderne styles were the preferred choice for new banks in the late 1930s. Mostly though, conservative bank owners (and architects) clung to the traditional Neo-Classical style but merged it with elements of the new sleeker styles. This hybrid formed a Streamlined Classicism that became quite popular for banks, as well as other institutional buildings, for a number of years.

Nationwide, bank architecture changed most dramatically after World War II. Participating in the massive postwar housing- and auto-lending markets, financial institutions courted their customers in the same way as retailers. This conceptual approach directly affected the appearance of banks. The openness, floor-to-ceiling storefront windows, and the asymmetry of Modernism were perfect for relating to customers in a friendlier, more transparent manner. Visibility of the interior and the inner workings of the bank's business were key design elements of mid-20th-century banks.

Nine banks were surveyed during the project. Constructed between 1950 and 1970, all have some variation of Modern design, and all feature a drive-through, which had come into common use in the 1950s. Modernism could be expressed through simple asymmetrical, horizontal forms or by high style architectural expression, such as New Formalism (MOT-05433-13, Third National Bank, Vandalia and MOT-05216-24, State Fidelity Federal Savings & Loan, Oakwood).

The eye-catching 1½ story beams, angled shed roof with exaggerated eaves, and separate sign pylon give the 1965 former **Winters National Bank** (MOT-05190-62) more expressionist elements of Modernism and modest touches of the Googie style. The vertical bands of continuous windows on the dominant section of the façade create a sense of openness to the interior. Another example of a bank design using metal beams to create architectural detail and interplay between solid and void spaces was inventoried at 5730 N. Dixie Drive (MOT-05411-09).



Winters National Bank
1078 Patterson Rd., Dayton

Constructed in 1957, the former **Third National Bank & Trust** (MOT-05263-40) is a more modest example of a Modernist bank. It features an entrance block with a storefront system. The entrance block is only partially enclosed, with an open colonnaded portico, further creating a sense of openness for the façade. The building is otherwise solid, limiting the amount of visibility into the bank. Two other similar examples were recorded: MOT-05407-09 and MOT-05341-40.



Third National Bank & Trust
2951 Salem Ave., Dayton

Constructed in 1968, the **Monroe Federal Savings & Loan** (MOT-05439-13) features a predominantly glass façade. Juxtaposition of the glazed blue brick wall section on the façade and tan porcelain enameled steel panels at the cornice introduce an element of the Googie style through the use of color. Otherwise, the bank is a typical illustration of a Modernist bank.



Monroe Federal Savings & Loan
264 E. National Rd., Vandalia

The curved façade of the former **Merchant & Mechanics Federal Savings & Loan** (GRE-01212-10) is a modest example of geometric experimentation that savings and loans were exploring in the 1960s. Completed in 1965, the building features vertical bands of full-height window openings and, despite the unusual building shape, is a typical Modernist bank building.



M&M Federal Savings & Loan
77 S. Central Ave., Fairborn

The **National City Bank** (MOT-05296-08) features full-height windows, creating a great deal of visibility into the interior. Constructed in 1970, the bank is integrated into a small strip mall on an out lot of a larger shopping center. The National City Bank begins to indicate a shift from distinctive bank designs to the more generic.



National City Bank
5145 Salem Ave., Trotwood

Offices

Medical Arts Office

Many of the medical arts buildings surveyed are located near a hospital complex, such as Good Samaritan Hospital on Salem Avenue in Dayton. Many others are on commercial arterials. Parking is usually at the rear of the building, with access from the side or front. The buildings are typically one story, although some have two stories.

The primary material is standard brick of varying colors, laid in running bond. Several of the buildings feature panels or walls of decorative rubble or random ashlar. The windows are generally clad in aluminum, and entrance doors are storefront.

Fourteen medical office buildings, with construction dates between 1952 and 1970, were included in the survey.

Many of the one-story buildings feature a pair of wings connected by a recessed central entrance bay with substantial glazing. These buildings feature straight or curved rubble stone walls framing the entrance. Some of the buildings feature flat canopies. Clerestory windows are common on the side elevations. An example of this type is the 1957 **Salem Professional Center** in Dayton (MOT-05260-42).



Salem Professional Center
1217 Salem Ave., Dayton

The two-story buildings are similar to other office buildings of the era. Some feature decorative stone panels and canopies, and all have flat roofs. The building located at **2139 Salem Ave.** in Dayton (MOT-05261-41), built in 1965, is an example of this type.



2139 Salem Ave., Dayton

One- or Two-Story Commercial Office

The typical one- or two-story commercial office building surveyed is located on a commercial arterial street. Most are set back from the street to allow parking in front as well as at the sides and rear. Some of the two-story buildings are mixed-use with retail at the first level and office space on the second floor. Others are occupied by a single tenant that maintains offices on both floors.

The survey included 19 one- and two-story commercial office buildings built between 1951 and 1969. This total excludes non-commercial offices such as government, social services, and union, discussed in the Thematic section – Political/Social Welfare.

The buildings are generally clad in brick and have spandrel or curtain wall window systems. The mixed use buildings typically feature storefronts on the first floor. Entrances are emphasized on the single-use buildings through canopies and glazing. Horizontality is emphasized by the flat roofs and window banding. An example of a mixed-use building is the **Roberts Building** in Kettering (MOT-05500-06).



Roberts Building
1373-1389 E. Stroop Rd., Kettering

Large Commercial Office

Four large commercial office buildings, located on busy commercial boulevards and constructed between 1964 and 1967, were included in the survey. These buildings are generally located on busy commercial boulevards. Parking is typically to the side and rear or off-site.

These buildings feature a regular emphasis of structure, often using curtain wall systems. They are usually large rectangular multi-story buildings with flat roofs. Entrance areas are emphasized, often with large amounts of glazing and entrance canopies. An example of a large commercial office building is the Financial South Office Building in Kettering (MOT-05496-06).



Financial South Office Building
5335 Far Hills Ave., Kettering

Restaurants

Restaurants popular during the mid-20th century are commercial buildings with distinct building types. Nine restaurants built between 1940 and 1968, representing working-class hamburger diners, mid-20th-century coffee shops, motel restaurants, and drive-ins, were identified for this project. Small hamburger joints frequented by a working-class clientele enjoyed popularity from the 1920s through the late 1940s. Typically, they were located in dense downtowns on tiny lots or near factories. Larger restaurants with expanded menus and table seating, in contrast to a diner's counter-only seating, increased in popularity after WWII. Also referred to as coffee shops, these restaurants appealed to families and contributed to a broader acceptance of eating outside the home. Restaurants or coffee shops integrated into motel buildings represent a unique design feature during the mid-20th century. Although the restaurant could be a separate building, such as Howard Johnson's, they often were incorporated into the body of the motel with a change in building shape or roofline signifying the distinct usage.

Drive-in restaurants with curbside service were all the rage in the mid-20th century. Service by car-hops, usually on roller skates, to customers seated in their car developed in the southwestern United States during the 1930s, especially in Los Angeles. The concept spread eastward after WWII, and drive-ins were particularly popular with teenagers who previously had congregated at downtown drugstore soda fountains. "Drive-ins became meeting places, especially for youths. This was the beginning of a new way to use private space for public purposes - a fundamental redefinition of space by the car." (Hess 33) See discussions of the Googie style and Transportation themes for other restaurant examples.

Two competing early 20th-century restaurant chains were inventoried: a White Tower (MOT-05156-15), and **Wympee** (MOT-05155-15). Both were constructed ca. 1940 and represent the early history of fast food restaurants. White Tower and Wympee were both located near Dayton's remaining downtown factories, providing quick inexpensive meals to factory workers. The buildings are architecturally similar in that they were constructed of porcelain-enameled



Wympee
416 E. Third St., Dayton

panels and made use of the streamlined features of the Art Deco style, both common design motifs of the era, used to symbolize cleanliness. Each has a distinctive design unique to the respective company's image, illustrating early corporate branding for restaurants.

The former **Frisch's Big Boy** (MOT-05440-13), built in 1964, exemplifies a coffee-shop style of restaurant that gained popularity on the suburban strip after WWII. In contrast to the more fantastical Googie style, the Vandalia Frisch's illustrates a commercial trend toward mimicking residential architecture. The front-facing low-pitch gable roof with deep eave evokes the numerous Ranch houses being built in neighborhoods across America. Despite the more conservative exterior, this design scheme would have had a very sleek stylish interior.



Frisch's Big Boy
275 E. National Rd., Vandalia



Frisch's Big Boy sign, Vandalia, date unknown
(Historic Image 39)

A second **Frisch's Big Boy** (MOT-05266-08) included in the survey was built in 1968 and featured the company's more modern flat-roofed, mostly glass-enclosed design. It also included a drive-in service, covered by the extant butterfly roof canopy. As the Cincinnati company was franchised during the 1950s and 60s, the differing building type may be attributable to owner preference.



Frisch's Big Boy
4081 Salem Ave., Dayton

The former **Capri Motel** (MOT-05498-06) contained a coffee-shop style restaurant, denoted by an exaggerated gable and dominant signage pylon on the facade. The façade was probably glass-enclosed originally. That, combined with the oversized A-frame shape, contrasting materials, and massive sign post gives the restaurant portion of the building elements of the Googie style. The motel was designed by Dayton architect Paul H. Deneau and built in 1956. Another example is the Royal Motel (MOT-05401-48) at 1450 Keowee Street, Dayton, where the restaurant is denoted by an octagonal space at one end of the motel wing.



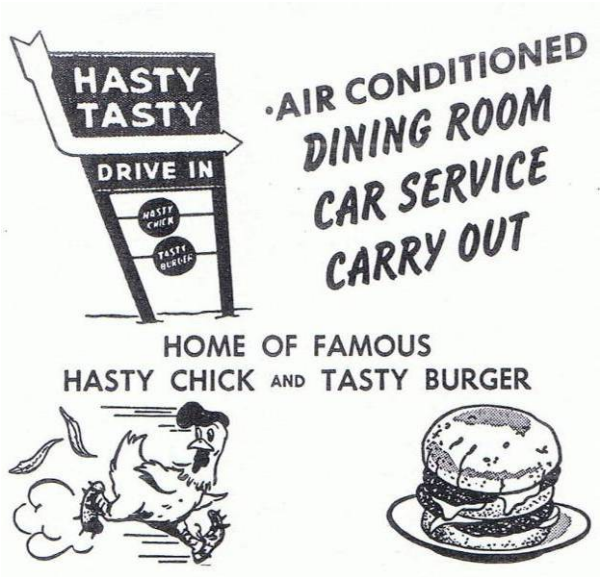
Capri Motel and Coffee Shop
2700 S. Dixie Hwy., Kettering

The 1959 former **Char Burger Drive-In Restaurant** (MOT-05170-09) is of the coffee-shop restaurant type and exhibits modest elements of the Googie style. The drive-in components (canopy, tele-trays, menu boards, etc.) have been removed. The projecting gable canopy, exaggerated wood-frame storefront windows comprising nearly the entire façade, contrasting materials (mosaic ceramic tiles, stone, oversized wood details), and asymmetrical massing are all attention-grabbing characteristics of the style.



Char Burger Drive-In Restaurant
3651 Salem Ave., Dayton

The former **Hasty Tasty Drive-In** (MOT-05184-61), built in 1952, was once part of a local chain. It exhibits the typical placement of the restaurant within a large parking lot, accommodating car service. It has also lost its drive-in components, but the property retains its oversized, angular sign.



Hasty Tasty Drive-In advertisement, 1965
(Historic Image 40)



Hasty Tasty Drive-In
3509 Linden Ave., Dayton

Schools

Some of the schools surveyed were built to house higher grades and have since been re-purposed to house younger students. The categorization of schools into elementary and upper levels is based on the original use of the school.

The survey included nine elementary schools with construction dates between 1952 and 1967, two middle or junior high schools, built in 1967 and 1970, and five high schools, constructed primarily between 1951 and 1965. All were public schools except for one high school that was a parochial school.

Elementary

Most of the elementary schools surveyed are located in residential neighborhoods. The typical site features include an expansive lawn in front and parking, playgrounds, and grass playing fields at the rear. The buildings are generally one story with a two-story gymnasium. Some have a vertical chimney, contrasting with the generally horizontal character.

The primary material is regular or elongated brick, laid in running or offset bond with accent areas in stack bond. Cast stone, glazed brick or concrete is used to emphasize entrances and other elements. Windows are aluminum awning with fiberglass panels. Some glass block is used within window openings or as an accent feature. The main entrance is an aluminum storefront-type.

Entrances are distinguished from classroom wings by recessing that interrupts the horizontal classroom bands. The entrances are clearly emphasized with cast stone or colored panel accents and are accessed through flat-roofed entrance canopies. Classroom blocks consist of expansive horizontal wings with bands of windows that often terminate at projecting brick wing walls. Flat roofs with projecting eaves emphasize horizontality. The gymnasium is the most prominent structure due to scale and its solid volume with little fenestration. It is typically placed asymmetrically.

The elongated rectangular configuration features a one-story rectangular plan classroom block with a two-story integral gymnasium. An example of this type is **Rushmore Elementary School** (MOT-05517-14), built in 1964.



Rushmore Elementary School
7701 Berchman Dr., Huber Heights

The L-plan consists of two perpendicular rectangular one-story classroom wings connected to form an L-shaped plan. The main entrance and two-story gymnasium block are located at the intersection of the 'L'. An example of this type is the former **Rolling Hills Intermediate School** in Kettering (MOT-05490-06), constructed in 1955.



Rolling Hills Intermediate School
2900 Acosta St., Kettering

The T-plan consists elongated rectangular block with a shorter wing projecting from the rear center. Adjacent to the short wing is the two-story gymnasium. An example of this type is the former **Gardendale Elementary School** (MOT-05172-34), built in 1957.



Gardendale Elementary School
1733 N. Gettysburg Ave., Dayton

The U-plan consists of a one-story classroom block with an L-shaped two-story gymnasium block fitted against one leg of the U. The other leg of the U may be extended with a two-story classroom block. An example of this type is **Orville Wright Elementary School** in Dayton (MOT-05283-59), constructed 1952-1954.



Orville Wright Elementary School
200 S. Wright Ave., Dayton

The former **Wright Elementary School** (GRE-01202-10), now part of Fairborn Primary School, is distinctive for its round shape. The outer portion of the roof is flat, and another roof rises above it in the center of the building. Designed by Dayton architect Richard Thomas, this school was built 1966-67.



Wright Elementary School
480 W. Funderburg Rd., Fairborn

Middle / High Schools

Generally the junior high and high schools surveyed are located on large scale sites. Some are adjacent to larger municipal park complexes. Since they are not oriented to residential neighborhoods, there is more emphasis on the automobile, with drop-off areas and large parking lots. Athletic fields and courts (baseball, football, and tennis) are located on the grounds. The school complexes include multiple buildings housing classrooms, administrative offices, auditorium, gymnasium, library, cafeteria, and industrial arts. The buildings differ in size and scale, with classrooms usually located in one- or two-story buildings with gymnasium and auditorium space in the larger structures.

The primary material used in the school complexes is regular or elongated brick, which is laid in running or offset bond with accent areas in stack bond. Cast stone, glazed brick, tile or concrete is used to feature entrances and as decorative elements. Windows are generally aluminum awning arranged in horizontal bands. There may be some use of curtain wall at entrances or in circulation areas. The main entrance is usually an aluminum storefront-type.

Entrances are clearly defined by cast stone, concrete, or colored tile ornamentation and are accessed via projecting flat-roofed canopies. The classrooms feature horizontal bands of windows that often terminate with projecting wing walls. Gymnasium buildings are usually of solid brick with little or no fenestration. The auditorium is typically the most prominent building due to its scale and placement to the front of the site. It is usually of solid volume with an expanse of glazing and other detailing to emphasize the front facade. Libraries usually have a distinct form and feature clerestory lighting. Exterior circulation areas are often covered by canopy systems, particularly in the expanded campus and evolving campus-style complexes.

The compact campus style features a large one-story rectangular classroom block with a two-story gymnasium integrated into the block. Circulation between different areas of the building is provided by interior hallways. An example of this type is the former **John F. Kennedy Junior High** (now Elementary) in Kettering (MOT-05496-06). This school was designed by Dayton architect Keith L. Dunker and constructed in 1967.



John F. Kennedy Junior High, date unknown
5030 Polen Dr., Kettering
(Historic Image 41)

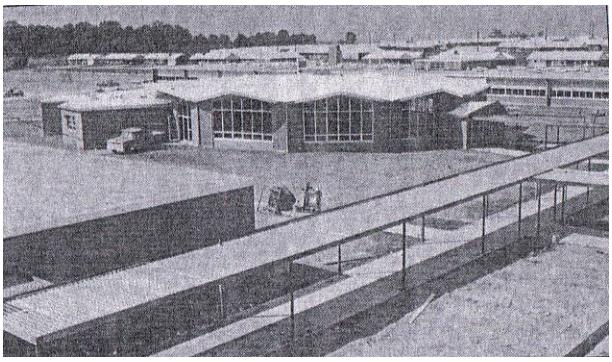
The expanded campus features numerous buildings with open space between them to create an internal "quad" of green space. The buildings vary in height, scale and plan depending on their purpose. Circulation between buildings may be via interior passageways or by exterior paths often covered by flat canopy structures. An example of the expanded campus type is the former **Fairmont East High School** (now Kettering Middle School) in Kettering (MOT-05491-06). The school was built in 1962-65.



Aerial view, Fairmont East High School
under construction, 1962
(Historic Image 42)



Fairmont East High School
3000 Glengarry Dr., Kettering

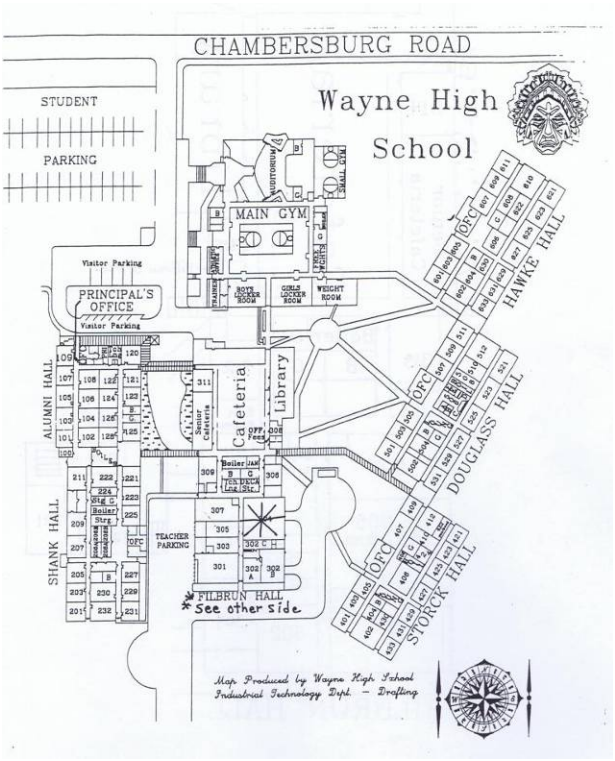


Fairmont East High School, 1963
(Historic Image 43)

The evolving campus is similar to the expanded campus in that it features many buildings surrounding open green space. However, the evolving campus was constructed over a period of time and features multiple generations of architectural style. An example of the evolving campus type is **Wayne High School** in Huber Heights (MOT-05516-14), constructed between 1959 and 1975.



Wayne High School
5400 Chambersburg Rd., Huber Heights



Wayne High School map, date unknown
(Historic Image 44)



Quad area, Wayne High School

Additions to Schools

Some older school buildings have been enlarged by Modern additions. These additions generally conform to the style of the period rather than to the style of the original building. Materials used in the addition are the same types used in new construction of the period. The primary building material is brick, with concrete used as an accent. Windows are typically aluminum awning and are arranged in horizontal bands. The main entrance is usually an aluminum storefront-type. Entrances are emphasized by large flat-roofed canopies.

An example of a school addition is the former **Wilbur Wright High School** (MOT-05278-59), which is now a middle school. The original building was constructed in the early 20th century. The 1951 addition, which is a separate structure connected to the original building by a second-story connector, was designed by Dayton architect John F. Surman.



Wilbur Wright High School
1361 Huffman Ave., Dayton

Structures, Objects, Sites

In addition to buildings, the Ohio Modern-Dayton Survey project identified other historic property types, including structures, objects, and sites. One structure, six objects, and six sites were documented.

Structures

Completed in 1940, the **Municipal Band Shell** (MOT-05640-48) was the only structure identified during the survey project. Also known as the Diehl Band Shell, it is located in the middle of Island Park. The band shell was constructed through the efforts of the City of Dayton and the Chamber of Commerce, with support from the federal Works Progress Administration.



Municipal Band Shell, ca. 1940s
101 E. Helena St., Dayton
(Historic Image 45)

Objects

All of the inventoried objects were individual signs, illustrating the evolution of signage during the mid-20th century. Although neon signs were widely used from the late 1920s, they are most closely associated with the mid-20th century. Neon signs from the 1920s through the 1940s tend to be smaller and simpler than examples from the 1950s and 60s. This is particularly evident in more urban settings where density prohibited large free standing signs on a parcel, or where traffic was moving at a slower pace and a larger sign was not necessary.

More cars driving faster on increasingly dense suburban routes had an impact on commercial sign usage. As more and more businesses vied for the consumer's attention, and consumers were spending more time in their automobiles, a new genre of signage developed to grab the awareness of the prospective customer. In the post-WWII years, signs became much larger, more colorful, more creative, and sometimes outlandish to compete for the motorist's attention and to help create a business identity. Motion was also a frequent device for increasing the visibility of a sign. See Section E - Representative Architectural Elements for discussion of sign materials and technology.

The **Century Bar Sign** (MOT-05299-15), dating from 1946, is an example of a smaller neon sign affixed to a building. These simpler signs were an ordinary sight in urban settings.



Century Bar Sign
10 S. Jefferson St., Dayton

The 1962 **Hock's Pharmacy Sign** (MOT-05436-13) illustrates a typical 1960s roadside sign. It is larger in scale, uses a combination of back-lit panels and neon, and rests in a typical stone-faced planter base. The second support post is angled, creating a subtle visual sense of motion.



Hock's Pharmacy Sign
535 S. Dixie Dr., Vandalia

The ca. 1960 **Patterson Park Laundromat Sign** (MOT-05191-62) is located at the corner of a fairly busy intersection. It has four separate back-lit panels and does not have any neon. The oval top section has a corrugated yellow plastic background, which was also found on other 1960s signs (GRE-01206-10, Command Motel). Although as a whole it is not quite as large or fanciful as other signs of the period, the top section of the sign spins. The Patterson Park Laundromat sign was the only one documented with a motion feature.



Patterson Park Laundromat
501 Patterson Rd., Dayton

The **Arby's Sign** (MOT-05164-38) is an example of chain restaurant signage designed to create corporate identity. Some fast food chains, such as White Tower or White Castle, relied on distinctive building shapes to generate customer notice, while others, such as McDonald's or Arby's, relied on distinctive signs for corporate identity. Corresponding with Arby's roast beef sandwich menu, the oversized sign features a stylized 10-gallon cowboy hat with individual lights around the perimeter and white neon highlighting painted lettering underneath. The 1967 sign is an example of the chain's mid-20th-century sign design. Current Arby's signs have the same outline, but no longer feature the neon or exposed lights.



Arby's Sign
2848 Salem Ave., Dayton

The eye-catching design for the 1959 **Capri Lanes Sign** (MOT-05497-06) illustrates Googie era advertising. Multiple colors and juxtaposition of shapes are key elements of the Googie style. The contrasting orientation of the two primary sections creates a sense of dynamism within the design. Another characteristic of the Googie style are the "tailfins" of the horizontal section, which mimics contemporary car design.



Capri Lanes
2727 S. Dixie Hwy., Kettering

Sites

Landscapes

Bringing the outdoors in was a fashionable design component during the mid-20th century. The concept was an important part of residential design and was also seen in public buildings. Designed landscapes such as courtyards, plazas, gardens, and seating areas were often features of many public and office buildings. The Plaza at the Sinclair Community College represents the only individually surveyed designed landscape. However, several integrated landscape features were documented, along with the associated buildings.

Constructed between 1967 and 1972, the Plaza (MOT-05203-15), along with the seven buildings surrounding it, was part of the original design for Sinclair Community College. It is flanked by buildings of a 'megastructure' that are linked above grade and below. The Plaza caps a large multi-level interior space below grade connecting the buildings. Small deciduous trees and low planters flank the perimeter buildings. The Plaza's most prominent feature is the narrow vertical concrete tower at the southwestern corner. A low square fountain with concrete walls is situated at the northwestern corner. Architect Edward Durell Stone's design integrated the Plaza's open space with the buildings, creating a uniform architectural vocabulary for the campus.





Sinclair Community College Plaza
444 W. Third St., Dayton

The **Rothenburg Medical Building** (MOT-05258-42), built in 1963, comprises a pair of one-story office buildings around a central courtyard. The courtyard is defined by curved, dark brick walls, which contrast with the white brick of the elevations. Within the courtyard are concrete sidewalks and planting areas. This building was counted as noncontributing within the National Register-listed Kenilworth Avenue Historic District. The Salem Professional Center (MOT-05260-42) and the Greystone Medical Building (MOT-05502-06) have similar configurations and integrated courtyards. See Section III, Architectural Findings for further discussion on office building types.



Rothenburg Medical Building
1131-33 Salem Ave., Dayton

The original design for the **Dayton and Montgomery County Library** (MOT-05153-15) included a sculpture garden to the rear of the building. The landscaped sculpture garden is enclosed by a brick serpentine wall. A decorative metal gate with interlocking circles provides vehicular access from E. Third Street. The 1962 library was designed by prominent local architects Pretzinger & Pretzinger.


Dayton and Montgomery County Public Library
215 E. Third St., Dayton

Also designed by Pretzinger & Pretzinger and built 1964-65, the **Montgomery County Courts Building** (MOT-05372-15) includes a landscaped front lawn. The lawn features a concrete terrace, raised planters, and low concrete benches. Small shrubs and trees are within the planting beds and planters. A portion of the terrace is sunken and contains a swath of grass. Sections of grass lie between the terrace and sidewalk. Large trees within the grass segments create the sense of an enclosed courtyard.



Montgomery County Courts Building
41 N. Perry St., Dayton

Designed and constructed in 1965 by the architect as his office, the former Eugene W. Betz, Architect office (MOT-05492-06) is an example of a professional building with an accompanying landscape. Architectural Resources rests on a slight rise and the approaching sidewalks are lined with stone retaining walls. A raised planting bed, which is mostly enclosed by a stone retaining wall, partially obscures the building from the street. The rear retaining wall is several feet higher than the others, forming a private courtyard with a bench. The office comprises two separate buildings, one set at an angle to the other, connected by a glass walkway. A pathway with concrete stepping stones set within a black stone garden is in the space between the buildings.



Eugene W. Betz, Architect office
2223 S. Dixie Hwy., Kettering



Recreational Properties

Two drive-in movie theaters and a tourist camp were recorded as sites. Drive-ins typically have several acres of land surrounded by a fence and landscaping, a massive movie screen, a playground, a central concession stand, ticket booths at the entrance, and a large roadside sign.

The 10-acre Skyborn Drive-in (GRE-01208-10) is an intact example of a recreational site. It maintains the typical drive-in theatre components, including the posts where the speakers would have been attached. Most drive-in theatres now use an FM radio station to broadcast the movie's audio, resulting in the removal of the speakers and posts. Opened in 1950, the Skyborn Drive-in is still an active outdoor movie theater.





Skyborn Drive-in
5269 Haddix Rd., Fairborn

The 21-acre Dixie Drive-in (MOT-05413-09) is an intact example of a recreational site. It maintains the typical drive-in theatre components, including the posts where the speakers would have been attached. Opened in 1957, the Dixie Drive-in is still an active outdoor movie theater and was recently rehabilitated. A second movie screen was added during the 2002 rehabilitation work.





Dixie Drive-in Theatre
6201 N. Dixie Dr., Dayton

The present Dixie View Trailer Park originated as the **Nipgen Tourist Camp** (MOT-05404-09) in 1947. Located on the Dixie Highway, the vacant trailer park is the only campground that was identified during the survey project. As several vintage trailers remain on the wooded lot, the site nicely illustrates the appearance of a small family-run, semi-urban tourist camp. Mailboxes and mobile home trailers indicate that at some point people lived there permanently. The present name was acquired in 1965, and it is likely that the use changed at that time. The property is currently vacant and seems deserted. Interestingly, one of the remaining historic campers is a Trotwood trailer, manufactured in nearby Trotwood.



Nipgen Tourist Camp
2915 N. Dixie Dr., Dayton





Trotwood Trailer
Nipgen Tourist Camp
2915 N. Dixie Dr., Dayton



Trotwood Trailer detail
Nipgen Tourist Camp
2915 N. Dixie Dr., Dayton

Districts

Due to the number of resources, two properties were recorded as sites for a more comprehensive approach, although they are more appropriately historic districts. One property is a residential trailer park and the other is Greenmont Village, a comprehensive planned development.

Opened in 1943, Shadylawn operated as a camp in the late 1940s, changing to a residential trailer park in 1960, with rows of trailers and modular homes. Most of the trailers are of a ca. 1950s vintage and exhibit colors, window types, and designs popular during the era. They are arranged along narrow lanes, which create a streetscape effect within the complex. **Shady Lawn Trailer Park** (MOT-05406-09) currently functions as rental housing. A vintage trailer court was also observed in Trotwood, but not recorded.



Shady Lawn Trailer Park
3320 N. Dixie Dr., Dayton





Constructed September 1941 to June 1942, **Greenmont Village** (MOT-05641-06) is a comprehensive planned development that includes one- and two-story duplexes, single family houses, a clubhouse, a commercial building, a maintenance building, and a school. Greenmont Village was constructed by the Federal Works Agency to meet the housing crisis being faced by area defense workers. Since 1942, Greenmont Village has been an owner's cooperative, including the associated commercial building on Patterson Road. Greenmont Village, which contains 300 residential buildings, is oriented around the central school building (2005 replacement). The duplexes are located along the central Wren Circle and regularly spaced cul-de-sacs off of it.



Greenmont Village
20 Rembrandt Blvd., Kettering





Greenmont Village Aerial View, 1949
(Historic Image 46)

Representative Architectural Elements

by Steven Avdakov, R.A., NCARB and Deborah Griffin, Heritage Architectural Associates

Common Materials

"The development of building materials may be considered evolutionary rather than revolutionary." (Jester 14) The modern period of 1940-1970 saw the continued use of traditional materials, but the materials were used in new ways and with new stylistic treatments. In the United States, the scarcity of labor combined with the low cost of materials provided a constant motivation for use of technology to develop building products that were more efficient to produce and install.

World War II was the catalyst for many changes in material production and use. Mobilization for war resulted in large scale construction projects that contributed to the standardization of building systems. Wartime demands led to the development of new technology and the refinement of existing technologies, leading to greater efficiency and a decrease in cost. The development of plastics, aluminum and pre-cast concrete systems were all advanced during the war years.

The postwar building boom resulted from pent-up demand for new construction. During the Depression and war years, there was little domestic construction. After the war, servicemen were returning home, marrying, and starting families. The GI Bill assisted veterans in buying homes. In addition, demand for consumer goods led to increased construction in commercial and manufacturing areas. The explosive demand for construction drove the process and resulted in the further standardization and efficiency. Technological advances in material production continued through the postwar years.

Modern styles were heavily influenced by technological developments. The Art Moderne style featured the smooth, streamlined components of glass block and glazed brick. The Miesian style made use of standardized components of glass, steel and aluminum to create functional structures with clean lines. Brutalism and New Formalism were concerned with the expression of concrete through pre-cast and cast-in-place units.

The industrial state of Ohio was well placed to contribute to the building boom of the postwar era. Many traditional building products manufacturers were already located in the state. Existing businesses developed and marketed new technologies, and new manufacturing companies also were founded. Some examples of existing Ohio manufacturers include Belden Brick of Canton (masonry products), Libbey-Owens-Ford of Toledo (Vitrolite structural glass) and Owens-Illinois of Toledo (glass block). The Permastone Company of Columbus was founded

in the late 1920s and marketed a simulated masonry product that was widely used in the Modern era. The Lustron Company, also of Columbus, manufactured pre-fabricated porcelain enameled steel houses.

The period 1940 through 1970 witnessed a great deal of development of new materials and new treatments of existing materials. These changes were reflected in the stylistic evolution of architecture during the era.

Concrete

Concrete Block

Concrete Block was developed during the early 20th century. It became popular because it was inexpensive, easy to manufacture, made from readily available materials, and installed quickly.

Decorative Concrete Block

Concrete block was not only a solid building material, but it could also be used decoratively. Blocks were designed to form patterns when laid in a prescribed way.



Recessed diamond pattern
Sprague Electric Company (1962)
300 W. National Rd., Vandalia
MOT-05432-13



Projecting diamond pattern
Pingle's Trophies and Engraving (1965)
5312 N. Main St., Dayton
MOT-05336-09



Vertical reveal
Fill It Up Car Wash (1970)
5505 N. Main St., Dayton
MOT-05334-09



Angled pattern
Merkle Pharmacy (1960)
7600-2 N. Main St., Dayton
MOT-05329-12

Elongated split face block

Elongated split face block mimicked rough face stone and was often laid in an offset bonding pattern.



Dr. Stanley Scott office (1962)
2234 Salem Ave., Dayton
MOT-05262-36

Ornamental concrete block

Ornamental concrete block was usually square with decorative patterns and voids and was used to form a screen. Although more common in non-residential settings, this treatment was also found in some houses.



Screen integrated into façade
Vandalia State Bank (1950)
4600 N. Dixie Dr., Dayton
MOT-05407-09



Used as a porch screen
4624 Christopher Ave., Dayton (1956)
MOT-05350-39



Standalone screen with signage
First Finance (1964)
1013 N. Main, Dayton
MOT-05344-44



Applied ornament
Hoover Skate Arena (1965)
4623 Hoover Ave., Dayton
MOT-05556-32

Reinforced Concrete

Reinforced concrete was widely used because it was readily available, durable, and could be used architecturally to emphasize Modern styles. It was cast in place around steel reinforcement. The completed appearance was influenced by the formwork, as the angles and patterns of the forms created an architectural effect.



Decorative formed finish
Globe Motors (1968)
2275 Stanley Ave., Dayton
MOT-05513-50



Decorative formed finish
Kettering City Hall (1970)
3600 Shroyer Rd., Kettering
MOT-05488-06



Formed concrete panels
Wright Elementary School (1967-68)
480 W. Funderburg Rd., Fairborn
GRE-01202-10

Architectural Pre-cast Concrete

Architectural pre-cast concrete was developed and refined during the World War II era. It was manufactured, which offered control over quality and price. Standardized pieces allowed ease of assembly, and many different finish options were available. Pre-cast concrete could be used in different ways, including structural elements, decorative panels, and curtain wall cladding. Several treatments were observed in the Dayton survey, including use as a decorative element, exposed aggregate finish, smooth finish panels, and structural elements – canopies, columns, and beams.

Decorative elements

Pre-cast concrete allowed the use of non-rectangular sculptural forms. It was observed on a few buildings, primarily of the New Formalism style.



Globe Motors (1968)
2275 Stanley Ave., Dayton
MOT-05513-50



Third National Bank (1970)
205 E. National Rd., Dayton
MOT-05433-13

Exposed aggregate finish

An exposed aggregate concrete finish is created by removing the outer layer of cement paste to reveal the aggregate layer beneath. Aggregates may be mixed into the concrete, seeded into placed concrete, or mixed with a topping material and applied as an overlay. Aggregate size, shape and color determine the appearance of the final product. Several examples of exposed aggregate finish were observed in the surveyed properties. This finish was seen mostly in walls and spandrel panels. Aggregate materials included rock chips, pebbles and pea gravel; colors were generally beige, tan or golden.



Curtain wall system
Roesch Library,
University of Dayton (1969)
300 College Park Ave., Dayton
MOT-05158-60



Spandrel
Beerman Building Annex (1967)
5 W. Monument Ave., Dayton
MOT-05208-15



Spandrel
Fox Kettering Theatre (1967)
1441 E. Dorothy Ln., Kettering
MOT-05557-06



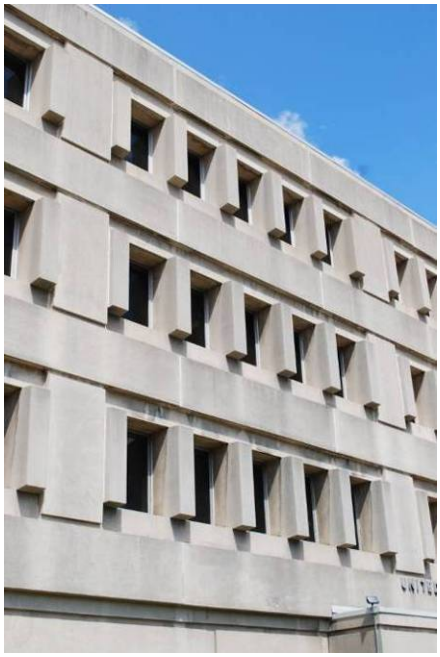
Spandrel of ribbon wall system
Trotwood Government Center (1970)
3035 Olive Rd., Trotwood
MOT-05469-08



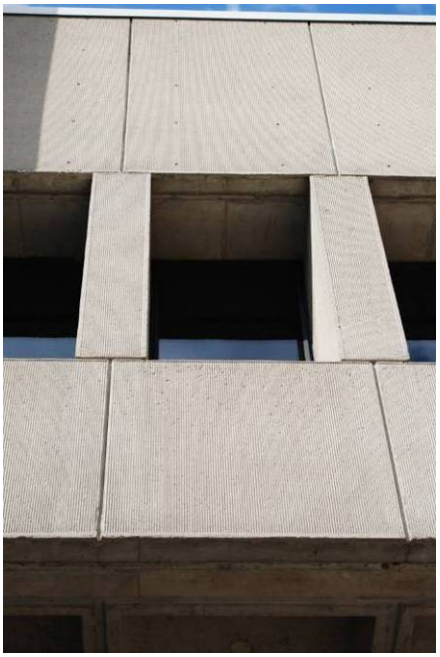
Wall system
A&W Root Beer Drive-In (1962)
1727 Woodman Ave., Dayton
MOT-05644-63

Panels

Large pre-cast concrete panels were thick, boxy forms used on buildings that were weighty and massive in form, such as those of the Brutalism style. These panels were seen on a few buildings in the Dayton survey area.



United States Post Office (1970)
1111 E. Fifth St., Dayton
MOT-05160-57



Taylor Administration Center
Sinclair Community College (1967-72)
444 W. Third St., Dayton
MOT-05202-15

Structural elements

Pre-stressed concrete was used in structural elements subject to loads, such as beams and slabs. Several examples of concrete structural elements were observed in the surveyed buildings.



Beams
Fire Station 74 (1966)
14 W. Trotwood Blvd., Trotwood
MOT-05481-08



Canopy
Imperial 300 Car Wash (1966)
2536 Wilmington Pike, Kettering
MOT-05493-06

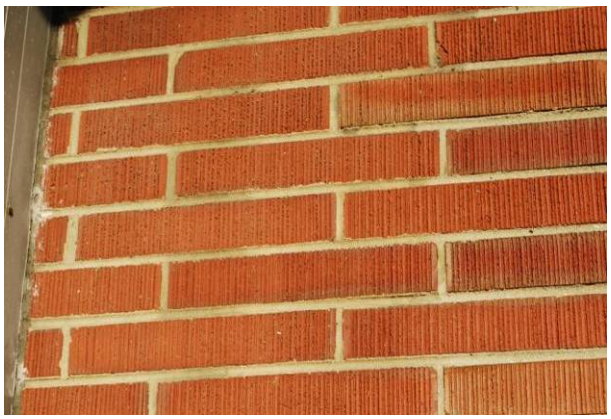


Piers
Eugene W. Betz, Architect office (1965)
2223 S. Dixie Hwy., Kettering
MOT-05492-06

Masonry

Brick

Brick was one of the oldest and most commonly used building materials in the Dayton area, and it continued to be widely used in the Modern era. It was readily available from factories in Ohio and surrounding states. Factories produced standardized pieces, allowing ease of assembly. Modern era brickwork varied from the traditional in color, shapes, finishes, and bonding pattern. Colors included shades of red, orange, buff, yellow, cream, gray, brown and black. Elongated brick was commonly seen, and some featured a rusticated horizontal band. Other finishes included scored, textured, and split face. Bonding patterns included stretcher, offset, stack and projecting, with stretcher and offset the most common. Brick construction of this era was also different than its predecessors. Face brick was manufactured with holes in the top and bottom to ensure even firing. In addition, brick was usually laid as a one-wythe veneer tied to a structural framing system of wood, metal or concrete.



Elongated with scored finish
1711 E. 3rd St., Dayton (ca. 1960)
MOT-05269-57



Elongated with rusticated horizontal band
5764 Barbanna Ln., Trotwood (1955)
MOT-05521-08

Ornamental Patterned Bonding



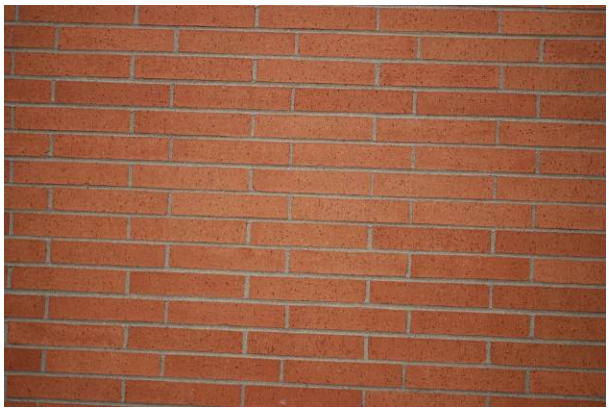
Alternating projecting pattern
Fairview Baptist Church (1965)
6401 N. Main St., Dayton
MOT-05332-09



Corner treatment
Merkle Pharmacy (1960)
7600-2 N. Main St., Dayton
MOT-05329-12



Elongated split face with offset bond
Fox Cleaners & Laundromat (1947)
4333 N. Main St., Dayton
MOT-05339-09



Elongated with offset bond
Kitty Hawk Elementary (1959)
5758 Harshmanville Rd., Huber Heights
MOT-05518-14



Elongated with offset bond and projecting pattern
Capri Motel & Coffee Shop (1956)
2700 S. Dixie Hwy., Kettering
MOT-05498-06



Ornamental treatment with contrast
Vandalia Evangelical United Brethren Church (1963)
200 S. Dixie Dr., Vandalia
MOT-05437-13



Stack bond
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06



Stack bond with contrasting accents
Vandalia Evangelical United Brethren Church (1963)
200 S. Dixie Dr., Vandalia
MOT-05437-13



Wall with recessed reveals
Rothenburg Medical Building (1963)
1131-33 Salem Ave., Dayton
MOT-05258-42

Glazed Brick / Ceramic Block

Glazed brick and ceramic block were used for emphasis and accent. The sleekness of appearance reflects attributes of the Modern style. Factory-manufactured standardized pieces ensured quality and ease of assembly. Bricks and blocks were available in different shapes and a variety of colors. Bonding patterns include stretcher, offset and stack. The survey revealed that earlier uses of these materials tended to be as accent striping, though later it was used to fill larger fields.



Elongated glazed brick with color accent
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06



Horizontal panels of stack bond
Richards Electric Supply (1961)
1569 Stanley Ave., Dayton
MOT-05514-48



Large field used to emphasize entrance
Rushmore Elementary (1964)
7701 Berchman Dr., Huber Heights
MOT-05517-14



Used as an accent
PMF Associates (1946)
1280 McCook Ave., Dayton
MOT-05508-48

Lava Rock

Lava rock was a popular stylistic treatment in the Modern era. It was found in panels and as a wall cladding. This treatment was found on a few residential and non-residential buildings, but it was not common.



Lava rubble used as wall cladding
Falcon Motel (1967)
36 N. Broad St., Fairborn
GRE-01205-10



Vertical panels
2139 Salem (1965)
2139 Salem Ave., Dayton
MOT-05261-41

Simulated Masonry

Simulated masonry became a popular treatment during the period because it was more affordable and quicker to install than traditional stone. Concrete products, applied either to lath or directly to other masonry, was formed into a simulated stone using molds and stamps. It was used in both new construction and renovation. Permastone, an Ohio product, was readily available in the Dayton area. Simulated masonry was observed in curved, flat, and accent panels. This treatment was observed on a number of residential and non-residential buildings in the Dayton area.



Curved panel
Salem Professional Center (1957)
1217 Salem Ave., Dayton
MOT-05260-42



Flat panel
1711 E. 3rd St., Dayton (ca. 1960)
MOT-05269-57



Accent panel
3740 Salem Ave., Dayton (1956)
MOT-05264-09



Accent panel
500 W. Sherry Dr., Trotwood (1957)
MOT-05478-08

Stone

Stone was a traditional material that was used in new ways. Large rubble stone walls or piers were used as a contrast to the surrounding materials. This feature was observed on several buildings in the survey.



Large panel and planter
Shelton Pharmacy (1962)
1525 Wayne Ave., Dayton
MOT-05205-60



Front wall
Siebenthaler Garden Center (1960)
6000 Far Hills Ave., Centerville
MOT-05218-03



Side wall
Greystone Medical (1965)
2033 E. Stroop Rd., Kettering
MOT-05502-06

Thin Stone Veneer

The cutting and manufacturing process to create thin stone veneer developed during the early part of the era. Veneer was used extensively with the curtain wall systems that became prominent during the period. Factory manufacture offered standardization, quality, attractive pricing, and a variety of options. Types of stone offered as veneer included limestone, marble, and granite.

Limestone

Limestone was locally available in the Dayton area and predominates in this type of treatment in the surveyed properties. It was often used to accent entrances.



Wayne High School (1959-75)
5400 Chambersburg Rd., Huber Heights
MOT-05516-14



W. W. Wurst, Architect office (1954)
4699 Salem Ave., Dayton
MOT-05267-08

Marble / granite panels

Seen rarely in the survey, marble or granite was used to frame entrances or as an accent area.



Ohio Bell (1970)
21 S. Pleasant St., Fairborn
GRE-01211-10



Wilbur Wright High School addition (1951)
1361 Huffman Ave., Dayton
MOT-05278-59

Metals

Aluminum

Aluminum "came of age" during the postwar era due to advances in production and cost reduction. It was available in many different finishes as well as being lightweight and resistant to corrosion. The survey revealed extensive use in curtain wall systems and other types of window framing. It was also seen in residential construction, especially in windows and ornamental elements. Aluminum became popular as a replacement siding on older homes during this period.



Extruded mullions
Fairview Baptist Church (1965)
6401 N. Main St., Dayton
MOT-05332-09



Vertical panel cladding
University of Dayton Arena (1969)
1801 S. Edwin C. Moses Blvd., Dayton
MOT-05157-64

Porcelain Enameled Steel

In addition to being lightweight, durable and strong, porcelain enameled steel gave a Modern, streamlined look to both commercial and residential structures. It was used both as decorative panels and as cladding for an entire structure. The Lustron Company was based in Columbus, Ohio, and produced pre-fabricated enameled steel houses from 1947-1950. The surveyed properties featured this material as decorative panels, spandrel panels, and panel cladding.



Decorative panels
David's Reliable Glass (1959)
3306 N. Dixie Dr., Dayton
MOT-05405-09



Spandrel panels
Burroughs Corp. Business Machines (1964)
131 Salem Ave., Dayton
MOT-05291-43



Panel cladding
Chapman-Lustron House (1949)
3007 Cornell Dr., Dayton
MOT-05162-38



Panel cladding
White Tower (1940-42)
200 E. Fifth St., Dayton
MOT-05156-15

Stainless Steel

Stainless steel became popular due to its resistance to corrosion, sleek appearance and Modern styling. It was observed in railings and ornamental applications.



Hand rails
135 W. Dorothy Ln., Kettering (1963)
MOT-05499-06

Steel

Steel roofing was observed on several non-residential buildings in the survey. Almost all examples were standing seam roofing.



Wolf Creek Company (1962)
6051 Wolf Creek Pike, Trotwood
MOT-05482-08



Memorial Presbyterian Church (1948)
1541 S. Smithville Rd., Dayton
MOT-05174-61

Wrought Iron – Decorative

Decorative wrought iron was used extensively in Modern-era residential properties, primarily as porch elements and screen doors. This porch treatment was observed in many types of homes, including Cape Cod cottage, Ranch and homes with no distinctive type or style. The use of decorative wrought iron was found to have extended from the early 1940s until the mid-late 1960s. During the same time period, wrought iron was also used as a railing material in multi-story apartments and motels in the Dayton area.



Porch elements, including screen door
1643 Academy Pl., Dayton (1958)
MOT-05232-36



Balcony elements
Richard Fisher House (1962)
5835 Kimway Dr., Dayton
MOT-05564-03



Post
Jerry's Barber Shop (1963)
5200 Markey Rd., Dayton
MOT-05338-09



Railings
Dayton Motor Hotel (1950)
1639 N. Keowee St., Dayton
MOT-05403-48

Doors and Windows

The evolution of windows and doors reflects the developments in materials. Metal window and door frames, which were made from steel in the 1940s, were later produced from aluminum. Glazing also experienced new developments in technology, which reduced costs. As the years progressed, more and more glass was used in buildings.

Windows and doors reflected Modern styles. Corners were emphasized by the placement of windows and entrance doors. Expansive use of glazing became a hallmark of Modern era buildings. Although usually more traditional, residences also featured Modern styling in windows and doors.

Door Types

Blonde wooden entrance doors were commonly found on houses of the 1940s and 1950s. These doors usually had one to three lights, often in diamond or rectangular shapes. A large number of houses retain these original front doors, although some have been painted. Double entrance doors were sometimes found on houses built in the 1960s.



Residential entrance – blonde and painted
724-728 Adams St., Fairborn (1954)
GRE-01196-10



Residential entrance - double
506 W. Sherry Dr., Trotwood (1966)
MOT-05479-08



Residential garage door
220 Burgess Ave., Harrison Twp. (1960)
MOT-05484-09

Door Treatments

Stylized handles

Stylized door handles were found on several commercial establishments.



White Tower (1940-42)
200 E. Fifth St., Dayton
MOT-05156-15



Antioch Shrine Temple (1955)
107 E. First St., Dayton
MOT-05304-15



Sears, Roebuck & Co. (1967)
5200 Salem Ave., Trotwood
MOT-05297-08



3816 E. Third St., Dayton (1966)
MOT-05289-59



Airline Theater (1947)
246 N. Dixie Dr., Vandalia
MOT-05465-13

With sidelights

Sidelights were more commonly found in residential settings, as most commercial doors were of the storefront type (see below).



Eugene W. Betz, Architect office (1965)
2223 S. Dixie Hwy., Kettering
MOT-05492-06



Residential door with sidelights
272 Balmoral Dr., Kettering (1950)
MOT-05543-06

Window Types

Awning

Awning windows were observed in the Dayton area in both residential and non-residential settings, beginning in the early to mid-1950s and continuing into the early 1960s.



Individual
3740 Salem Ave., Dayton (1956)
MOT-05264-09



Grouped
Dayton Boys' Club (1956)
601 S. Keowee St., Dayton
MOT-05457-60

Art glass

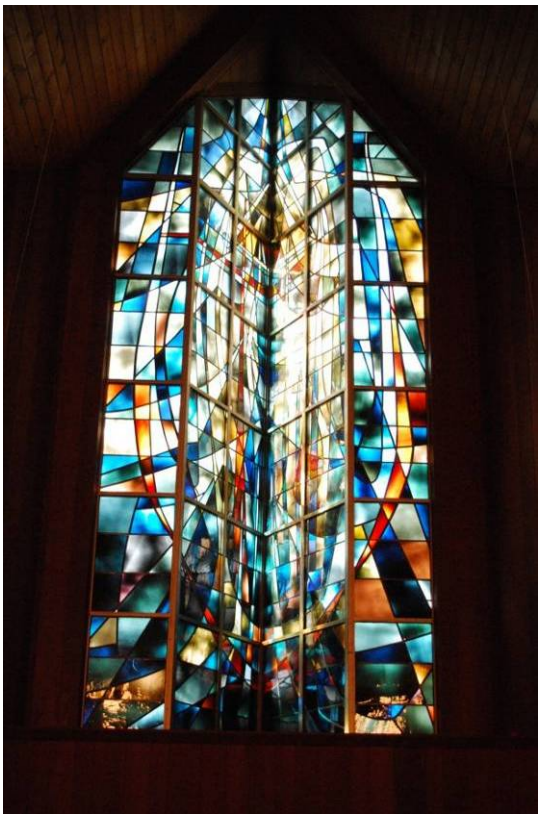
Some traditional art glass was found in Dayton-area churches, but the predominant type of art glass treatment was *dalle de verre*. *Dalle de verre* was developed as a new glass technique in France during the 1930s. Instead of using shapes cut from sheets of colored glass, *dalle de verre* used heavy faceted glass pieces. Originally, the glass pieces were set into a metal mesh that was then covered with a Portland cement mixture. Cement was not very practical, as it made for very heavy panels and had a long cure time. Eventually the metal mesh and cement combination was replaced by a specially developed epoxy resin. Aggregate was seeded into the newly poured resin to create a surface treatment. Also observed were several examples of panels of colored glass set in an offset pattern.



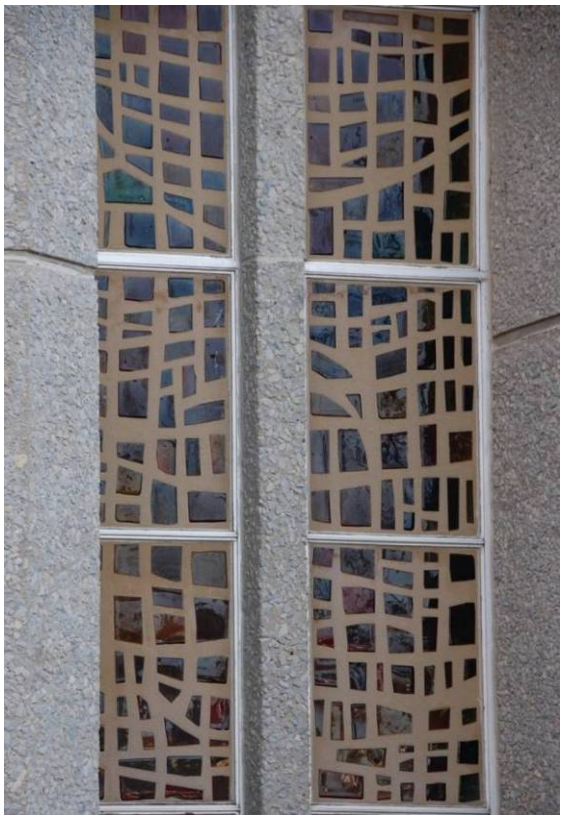
Leaded – traditional pattern
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06



***Dalle de verre* panel**
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06



Leaded – abstract pattern
Trinity Evangelical Lutheran Church (1963)
6540 N. Main St., Dayton
MOT-05331-09



***Dalle de verre* - detail**
Church of the Incarnation (1969)
7415 Far Hills Ave., Dayton
MOT-05593-03



***Dalle de Verre* - curtain wall**
St. Rita's Catholic Church (1964)
5401 N. Main St., Dayton
MOT-05335-09



Colored offset lights
First Church of the Nazarene (1964)
7031 N. Main St., Dayton
MOT-05330-09

Casement

Steel casement windows were observed in both residential and non-residential settings in Dayton. These types of windows were mostly found in buildings dating from the 1940s and 1950s. By the late 1950s, aluminum generally had replaced steel as a window framing material.



Trailmobile (1949)
1749 Stanley Ave., Dayton
MOT-05505-48



3325 Lenox Dr., Kettering (1949)
MOT-05548-06

Fixed wood with transom

Although this treatment was seen rarely in the surveyed buildings, a similar type of treatment was observed on some picture windows in residential housing (see Picture type).



3761-63 Salem Ave., Dayton (1956)
MOT-05265-09

Glass block

Glass block was used both as a decorative element and as a method of filtering light. It was very common in 1940s Art Moderne buildings, but it was also used in the 1950s in the Dayton area.



Used in large windows
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06



Used in entrance
Dayton Builders Exchange (1961)
2077 Embury Park Rd., Dayton
MOT-05386-09



Used in rounded corners
Univis Lens Company (1941, 1944)
401 Leo St., Dayton
MOT-05507-48

Hopper

Hopper windows were found both as individual windows and in groups. They were usually of aluminum and were found from the 1950s through the mid-1960s.



Individual
Electricians Union Building (1962)
1407 E. Third St., Dayton
MOT-05270-57



Banded with colored lights
Calvary Brethren Church (1962)
2850 E. Dorothy Ln., Kettering
MOT-05489-06

Horizontal slider

Horizontal slider windows began appearing in the Dayton area in the mid-1950s and were common on both residential and non-residential buildings. The popularity of horizontal sliders continued through the 1960s and beyond.



Capri Motel and Coffee Shop (1956)
2700 S. Dixie Hwy., Kettering
MOT-05498-06



Salem Professional Center (1957)
1217 Salem Ave., Dayton
MOT-05260-42

Jalousie

Although not common in Ohio due to lack of weather resistance, jalousie windows were found on several enclosed porches.



229 North American Blvd., Vandalia (1953, enclosure date unknown)
MOT-05463-13

Steel

Steel windows were found on earlier 1940s buildings. The survey results indicate that steel had been replaced with aluminum-framed windows by the mid- to late 1950s.



PMF Associates (1946)
1280 McCook Ave., Dayton
MOT-05508-48

Window Treatments

Clerestory

Clerestory windows were a common feature in the Modern style. They were found in both residential and non-residential properties in the survey, beginning in the 1950s and continuing through the rest of the period.



Continuous
Aggarwal Dental Center (1957)
2640 Salem Ave., Dayton
MOT-05163-36



Angled
Fill It Up Car Wash (1970)
5505 N. Main St., Dayton
MOT-05334-09



Corner
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06



Above adjacent roofline
5764 Barbanna Ln., Trotwood (1955)
MOT-05521-08

Horizontal banded

Horizontal banded windows were common features of the Modern era. They were found primarily on non-residential buildings from the early 1950s through the mid-1960s. Most of these windows were aluminum-clad, although steel-clad examples were occasionally found.



Continuous - turning corner
General Diaper Service (1955)
1407 Stanley Ave., Dayton
MOT-05506-48



Turning corner
Harrison Twp. Fire Station #94 (1958)
5190 Markey Rd., Dayton
MOT-05337-09



With wingwall
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06



Two-story with piers
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06



Turning curved corner
Chaminade High School (1951)
505 S. Ludlow St., Dayton
MOT-05207-56



With surround
Board of Education Building (1954)
348 W. First St., Dayton
MOT-05150-15

Rounded corner with curved glass

Only one curved glass window was observed in the survey area. Rounded corners in other Art Moderne buildings were usually filled with glass block.



440 W. Main St., Fairborn (1949)
GRE-01192-10

Picture

The survey data showed that picture windows were very common in residences built in the 1940-1970 period.



Wooden, multi-pane
330 North American Blvd., Vandalia (1955)
MOT-05464-13



Aluminum, multi-pane
312 Lesher Dr., Kettering (1954)
MOT-05546-06



Flanked by casements
2550 England Ave., Dayton (1958)
MOT-05354-39



Flanked by awnings
4223 Breezewood Ave., Dayton (1959)
MOT-05353-39



Flanked by double hung
214 Curtiss Wright Blvd., Vandalia (1943)
MOT-05460-13



Full height
12 Mario Dr., Trotwood (1957)
MOT-05468-08

Glazed Aluminum Curtain Wall and Storefront Systems

Glazed Aluminum Curtain Wall

Glazed aluminum curtain wall was one of most prominent stylistic elements of Modern design. Its clean lines reflected the "machine aesthetic" that was a common theme of Modern styling. Framing systems featured prominent use of aluminum. Spandrels were comprised of many different types of materials, including porcelain enamel, exposed aggregate reinforced concrete, and ceramic tile. Curtain wall systems were found in many non-residential buildings in the Dayton area.



With entrance system
Kettering Masonic Center (1958)
2251 S. Smithville, Kettering
MOT-05503-06



With entrance system
Bomberger Recreation Center (1955)
1306 E. Fifth St., Dayton
MOT-05161-57



With entrance system
Wayne High School (1959-75)
5400 Chambersburg Rd., Huber Heights
MOT-05516-14



Horizontal ribbon window system
Globe Industries, Inc. (1954)
1784 Stanley Ave., Dayton
MOT-05509-48



With exposed aggregate spandrel panels
Beerman Building Annex (1967)
5 W. Monument Ave., Dayton
MOT-05208-15



With porcelain enamel metal spandrel panels
Linden Professional Building (1964)
2838 Linden Ave., Dayton
MOT-05200-61



With piers
Dayton Auto Club (1959)
825 S. Ludlow St., Dayton
MOT-05206-56



With piers
Taylor Administration Center,
Sinclair Community College (1967-72)
444 W. Third St., Dayton
MOT-05202-15



With vertical concrete panels
Financial South Office Building (1968)
5335 Far Hills, Kettering
MOT-05494-03

Storefront System

Storefront systems consist of glass entrance doors with metal framing that are surrounded by glass panels. These systems were found not only on retail establishments, but as entrances to churches, schools, and office buildings.



With porcelain enamel metal spandrel panels
Brandt Medical Center (1963)
5173 Brandt Pike, Huber Heights
MOT-05520-14



Church entrance
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06



School entrance
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06

Finishes

Ceramic Tile

Ceramic tile was used to provide color accents. Mosaic tile was the most frequent type observed, usually in school or church settings.



Accent on facade
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06



Used in a canopy
Dayton Towers (1963)
425 Dayton Towers Dr., Dayton
MOT-05159-57



Used in spandrels
St. John's Lutheran Church (1958)
122 W. National Rd., Vandalia
MOT-05466-13



Used in spandrels
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06



Large ceramic dimension tile
Tower Heights Middle School (1970)
195 N. Johanna Dr., Centerville
MOT-05594-03

Signage

Neon and light bulb

By 1940, exposed light bulb and neon signs had been in use for many years. Both types featured lights attached to a hollow-core metal base. Neon was popular due to the malleable quality of the neon tubing and wide variety of colors. Despite the popularity of neon, the exposed light bulb remained an important element of mid-20th-century signs. Many sign manufacturers took advantage of both lighting technologies well into the 1960s. Both neon and exposed light bulb signs were found in the survey.



Combination neon and exposed light bulb
Esther Price Candies (1952)
1709 Wayne Ave., Dayton
MOT-05195-60



Exposed light bulb
Command Motel (1960)
130 N. Broad St., Fairborn
GRE-01206-10



Neon with plastic panel
Dixie Drive-in (1959)
6201 N. Dixie Dr., Dayton
MOT-05413-09

Plastic and metal hollow core

Plastics for signs began to be used in the late 1940s and remained a staple of sign construction through the 1970s. Plastic panels, whether or not back-lit, also provided the ability to create a sign's wording with individual letters. This allowed signs to take on even greater dynamic proportions and irregularity in shape. Hollow-core metal sections were sometimes intermixed with plastic hollow-core sections. A number of period plastic and metal hollow core signs were observed in the survey area.



Plastic hollow core – individual letters
Westown Shopping Center (1957)
4227 W. Third St., Dayton
MOT-05300-32



Plastic hollow core – pole mounted
Price Stores (ca. 1950s)
50 S. Jefferson St., Dayton
MOT-05298-15



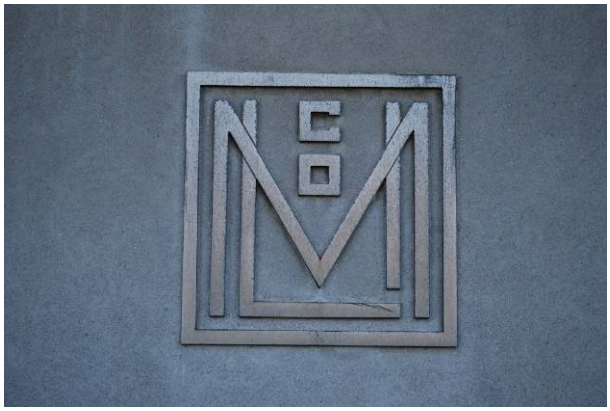
Plastic hollow core – detached with planter
Charles Davis Florist (1968)
3817 Wilmington Pike, Kettering
MOT-05501-06



Plastic and metal hollow core – pole mounted
Imperial 300 Car Wash (1966)
2536 Wilmington Pike, Kettering
MOT-05493-06

Ornamental metal

Ornamental metal was attached to the building and contained simply a name and/or logo. Though not common, several examples of this type of signage were found in the survey area.



Plaque
Metropolitan Life Insurance Co. (1959)
3760 Salem Ave., Dayton
MOT-05314-09



Individual letters
Montgomery County Family Court Center (1961)
303 W. Second St., Dayton
MOT-05151-15

Ornamental cast stone

Ornamental case stone signage was integral to the wall and was inscribed only with a name. This type of sign was not common among the surveyed properties.



Oakview Manor (1951)
3219-3223 White Oak Dr., Dayton
MOT-05177-62



Dayton Boys Club (1956)
601 S. Keowee St., Dayton
MOT-05457-60

Other

Asbestos/asphalt shingles

Although asbestos and asphalt shingles had been produced since the early 20th century, wood grain siding shingles became popular in the 1940s and 1950s. This type of siding was found on a few houses in the survey area. Asphalt roofing shingles were found on nearly every house in the survey. A few examples of patterned roof shingles were observed.



Wood grain siding
1113 Mendota Ct., Kettering (1954)
MOT-05537-06



Patterned roof shingles
2816 Ghent Ave., Kettering (1956)
MOT-05532-06

Design Elements

The period of 1940-1970, in Dayton as well as elsewhere, was influenced by a confluence of forces that shaped Mid-Century Modern style. Technological advances during and after World War II produced new materials and new uses and expressions for traditional materials. New building types resulted from the ascendancy of the automobile and suburban development. A sense of energy and optimism arose after the long period of deprivation caused by the Depression and war. A number of Modern stylistic movements evolved in this period, and the diversity in styles was reflected in various expressions of architectural elements.

Non-residential structures tended to be architect-designed and reflected a broad spectrum of modern styles. A sense of energy and optimism was reflected in bold forms and the forward-looking use of materials. These buildings often featured a juxtaposition of elements, such as horizontal and vertical, glass and solid, and recessed and projecting. Quality and care were reflected in the treatment of architectural elements and forms as well as in the way they were used to interpret and accent style.

The period featured large scale residential construction in the suburbs. Home ownership was seen as the realization of the "American dream," and more and more people were buying their first homes. Residential design generally used more repetitive elements due to the large scale of development. Suburban developers often employed a palette of individual stock treatments that could be repeated to differentiate house models and types. Modern design features found in non-residential buildings were often incorporated into housing as well.

A number of design elements of the Mid-Century Modern era were noted in the surveyed properties.

Canopies

Canopies were one of most prominent features of Modern buildings. Early in the era, canopies were simple, but they tended to become more expressive with forms as styles and technologies evolved. Canopies ranged from those with clean, rational lines to curved, plastic forms that conveyed exuberance along with functionality. Materials used included reinforced and pre-cast concrete, aluminum, steel, and ceramic tile. A wide variety of canopy types was observed in the survey area.



Butterfly
Vandalia Evangelical United Brethren Church (1963)
200 S. Dixie Dr., Vandalia
MOT-05437-13



Campus
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06



Cantilevered with tie rods
Our Lady of Mercy Convent (1959)
220 W. Siebenthaler Ave., Harrison Twp.
MOT-05306-09



Continuous above storefront
Brandt Medical Center (1963)
5173 Brandt Pike, Huber Heights
MOT-05520-14



Continuous above entrance and windows with return
1501 N. Main St., Dayton (1957)
MOT-05343-42



Continuous above overhead doors
Harrison Twp. Fire Station #94 (1958)
5190 Markey Rd., Dayton
MOT-05337-09



Curved
AFL-CIO - The Lakewoods Apartments (1966)
980 Wilmington Ave., Dayton
MOT-05176-62



Drive in
Frisch's Big Boy (1968)
4081 Salem Ave., Dayton
MOT-05266-08



Floating
Wilbur Wright High School Addition (1951)
1361 Huffman Ave., Dayton
MOT-05278-59



Horizontal entrance with ornamental metal posts
Kitty Hawk Elementary (1959)
5758 Harshmanville Rd., Huber Heights
MOT-05518-14



Prow
Our Lady of Mercy Convent (1959)
220 W. Siebenthaler Ave., Harrison Twp.
MOT-05306-09



Sidewalk with angled metal supports
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06



Scalloped
State Fidelity Building (1963)
2601 Far Hills Ave., Dayton
MOT-05216-24



Stepped
Financial South Office Building (1968)
5335 Far Hills, Kettering
MOT-05494-03

Eaves

One of the most common features of Modern styling is large overhanging eaves. Stylistic eave treatments were observed on both residential and non-residential properties in the Dayton area.



Continuous projecting - angled
Kettering City Hall (1970)
3600 Shroyer Rd., Kettering
MOT-05488-06



Continuous projecting - thick
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06



Continuous projecting - thin
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06



Corner projecting
Ft. McKinley Library (1955)
3735 Salem Ave., Dayton
MOT-05171-09



Prow
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06



Prow - stepped
Trinity Evangelical Lutheran Church (1963)
6540 N. Main St., Dayton
MOT-05331-09



Scalloped
Fountainhead Apartments (1967)
5610 N. Main St., Dayton
MOT-05333-09



Exposed roof beams
396 Highland Terr., Kettering (1960)
MOT-05545-06

Entrances

Entrances were one of the most prominent treatments on Modern buildings and were often emphasized by the use of a canopy or other distinguishing feature. They generally were contrasted with the main structure through juxtaposition of different materials, planes, or orientation. The use of curtain wall and storefront entrance systems was commonly found in the Dayton area.



Corner recessed with planter and wing wall
Trotwood Government Center (1970)
3035 Olive Rd., Trotwood
MOT-05469-08



Corner recessed with storefront
General Diaper Service (1955)
1407 Stanley Ave., Dayton
MOT-05506-48



Recessed with storefront
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06



Vertical emphasis - projecting with concrete wing walls
Globe Industries, Inc. (1954)
1784 Stanley Ave., Dayton
MOT-05509-48



Vertical emphasis
Board of Education Building (1954)
348 W. First St., Dayton
MOT-05150-15



Vertical emphasis with canopy
State Employment Service (1959)
222 Salem Ave., Dayton
MOT-05256-35



Multi-story entrance with projecting canopy
135 W. Dorothy Ln., Kettering (1963)
MOT-05499-06



Recessed multi-story with canopy
Financial South Office Building (1968)
5335 Far Hills, Kettering
MOT-05494-03

Entrance features

Entrance features reinforced and emphasized a building's style. Projecting planes and relief elements were used frequently to guide the eye to the entrance door. Planters were sometimes situated in or near the entrance area. A number of different entrance features were observed in the survey area.



Ornamental cast stone - relief
Winters National Bank & Trust (1955)
3703 N. Main St., Dayton
MOT-05341-40



Planter wall at entrance
Rothenburg Medical Building (1963)
1131-33 Salem Ave., Dayton
MOT-05258-42



Vertical pier at entrance
General Diaper Service (1955)
1407 Stanley Ave., Dayton
MOT-05506-48



Wing wall at entrance
State Employment Service (1959)
222 Salem Ave., Dayton
MOT-05256-35

Pilotis

Pilotis were used to elevate the main body of a structure and make the building appear to "float" above ground. This stylistic feature was made popular by Le Corbusier, amongst others. Several examples of pilotis were noted among the non-residential surveyed properties.



Pilotis
Roesch Library, University of Dayton (1969)
300 College Park Ave., Dayton
MOT-05158-60



Pilotis
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06



Pilotis with driveway
Anesthesia Associates of Dayton (1964)
1100 S. Main St., Dayton
MOT-05197-60



Pilotis with bank drive-through window
State Fidelity Building (1963)
2601 Far Hills Ave., Dayton
MOT-05216-24

Planters

Planters were used extensively to soften entrances and buildings within a site. Planters noted in the survey often referenced and coordinated with the style of the building. They were found in both residential and non-residential settings. Some residential planters contained a light post.



Brick stack bond
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06



Trellissed
Third National Bank & Trust (1967)
2951 Salem Ave., Dayton
MOT-05263-40



Porch wall
2512 Arlene Ave., Dayton (1956)
MOT-05361-39



Standalone
Trotwood Government Center (1970)
3035 Olive Rd., Trotwood
MOT-05469-08

Plinth

The plinth used a traditional architectural technique of elevating a building from its surroundings. This stylistic feature was used to "separate and elevate" the rational Modern built environment from the site. Only one plinth was found in the Dayton survey area.



Globe Motors (1968)
2275 Stanley Ave., Dayton
MOT-05513-50

Porch Posts

Several styles of decorative wooden porch posts, dating from the mid-1950s, were found in selected areas of Dayton and Fairborn. In contrast, decorative metal porch posts and railings were extremely common and were found in most of the residential areas surveyed. See also Materials – Decorative Wrought Iron.



Wooden ladder style
1602 Academy Pl., Dayton (1955)
MOT-05219-36



Wooden decorative
1626 Academy Pl., Dayton (1955)
MOT-05227-36



Wooden triangular
1619 Academy Pl., Dayton (1955)
MOT-05224-36



Wooden triangular - corner
20 E. Bonomo Dr., Fairborn (1957)
GRE-01188-10

Porte-Cochere

The expanded use of the porte-cochere reflected the significance of the automotive age. Due to its function, it often reinforced clean, horizontal lines. The treatment was also used to visually soften and screen walls. Most residences in the survey did not feature a porte-cochere because the building had an attached garage or carport. However, porte-cocheres were found in several types of non-residential buildings, including churches, medical offices, and businesses that feature quick drop off/pick up, such as dry cleaners. A specialized version of the porte-cochere was used in banks to shelter the drive-up teller window.



Church - ornamental screen
Calvary Brethren Church (1962)
2850 E. Dorothy Ln., Kettering
MOT-05489-06



Dry Cleaners
Fox Cleaners & Laundromat (1947)
4333 N. Main St., Dayton
MOT-05339-09



Medical office
3761-63 Salem Ave., Dayton (1952)
MOT-05265-09



Bank drive-up window
Monroe Federal Savings & Loan Assn. (1968)
264 E. National Rd., Vandalia
MOT-05439-13

Railings

Railings were a functional detail used to reinforce the individual style of the building. Railings reflected rational Modernism with lightness and cleanness of lines. Very few of these examples were found in the survey area. Decorative wrought iron railings were found on some 1940s and 1950s non-residential buildings in the survey. For more information on this type of railings, refer to Materials – Decorative Wrought Iron.



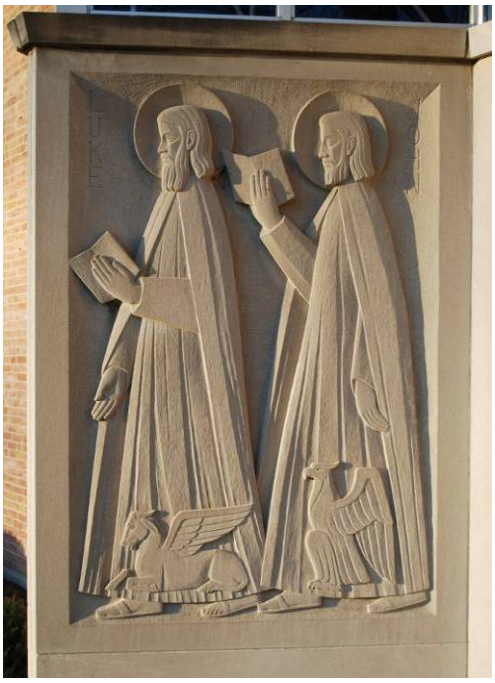
Guardrails
135 W. Dorothy Ln., Kettering (1963)
MOT-05499-06



At stairs
135 W. Dorothy Ln., Kettering (1963)
MOT-05499-06

Relief Ornament

Relief ornament provided an accent on public buildings, especially religious and civic structures. It was prominently located, usually on the primary façade. Only two examples were found in the survey.



Cast stone
Trinity Evangelical Lutheran Church (1963)
6540 N. Main St., Dayton
MOT-05331-09



Cast stone
Beth Abraham Synagogue (1949-51)
1306 Salem Ave., Dayton
MOT-05293-36

Roofs

Modern era roofs were not only utilitarian elements, but they were used for sculptural effect as well. Many geometric forms and shapes were found, ranging from flat and low-pitched gable to vertically oriented A-frames.



A-Frame
Charles Davis Florist (1968)
3817 Wilmington Pike, Kettering
MOT-05501-06



Asymmetrical
220 Burgess Ave., Harrison Twp. (1960)
MOT-05484-09



Butterfly
Northridge One Hour Martinizing (1968-70)
5901 N. Dixie Dr., Dayton
MOT-05412-09



Multiple butterfly
Fill It Up Car Wash (1970)
5505 N. Main St., Dayton
MOT-05334-09



Geometric
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06



Low pitched gable with porte cochere
Capri Motel & Coffee Shop (1956)
2700 S. Dixie Hwy., Kettering
MOT-05498-06



Low pitched gable with projecting eaves
Siebenthaler Garden Center (1960)
6000 Far Hills Ave., Centerville
MOT-05218-03



With prow gable clerestory window
2421 Sylvester Dr., Kettering (1960)
MOT-05533-06



With prow gable
Riverdale Congregational Christian Church (1959)
2560 N. Main St., Dayton
MOT-05342-45



With prow gable
4633 Hedgewood, Trotwood (1957)
MOT-05359-39



Varied roof planes
2626 S. Patterson Blvd., Kettering (1957)
MOT-05523-06



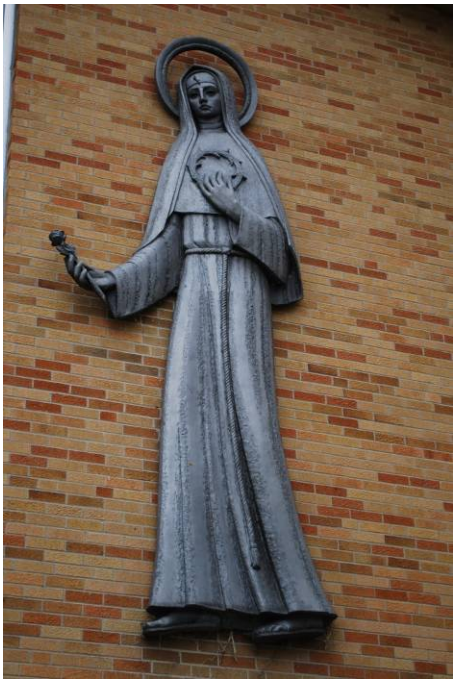
Varied roof planes
5764 Barbanna Ln., Trotwood (1955)
MOT-05521-08

Sculpture

Sculpture, sometimes with modern lines and graphic symbolism, was typically attached to civic or religious buildings. Only a few examples were observed in the survey.



Attached ornamental metal - civic
Dayton and Montgomery County
Public Library (1962)
215 E. Third St., Dayton
MOT-05153-15



Attached ornamental metal - religious
St. Rita's Catholic Church (1964)
5401 N. Main St., Dayton
MOT-05335-09

Towers and Spires

Towers and spires were vertical elements used to emphasize horizontal architectural composition in public buildings or spaces. They featured clean Modern lines in both elevation and plan. Most towers were found on religious structures, but there was one example in a college plaza. Spires were found exclusively on church buildings.



Bell tower
First Church of the Nazarene (1964)
7031 N. Main St., Dayton
MOT-05330-09



Bell tower with canopy
St. Rita's Catholic Church (1964)
5401 N. Main St., Dayton
MOT-05335-09



Tower with ornamental block
Calvary Brethren Church (1962)
2850 E. Dorothy Ln., Kettering
MOT-05489-06



Tower with projecting elongated units
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06



Tower with porte-cochere
Church of the Incarnation (1969)
MOT-05593-03



Spire
Mt. Olive United Church of Christ (1965)
5501 Olive Rd., Trotwood
MOT-05471-08

Wing walls

Vertical projecting wing walls were used to terminate the horizontal expanse of façade or to emphasize the building entrance. Ornamental masonry bonding, especially stack bond, was often found in brick wing walls. This treatment was observed in a number of schools, as well as on commercial and government buildings.



Elongated brick offset bond terminating façade
1711 E. Third St., Dayton (ca. 1960)
MOT-05269-57



Brick stack bond
Wayne High School (1959-75)
5400 Chambersburg Rd., Huber Heights
MOT-05516-14



Multiple brick stacked bond
Fairmont East High School (1962)
3000 Glengarry Dr., Kettering
MOT-05491-06



Angled concrete fins
Kettering City Hall (1970)
3600 Shroyer Rd., Kettering
MOT-05488-06

Existing Historic Designation

The following properties from the survey time period and area are individually listed on the National Register of Historic Places:

Areas of Significance	**Date**	**NR Number**	**Name**	**Address**	**City**
Architecture	1948	05000755	Fairborn Theatre	34 S. Broad St.	Fairborn
Art	1965	91001582	Holy Cross Lithuanian Roman Catholic Church	1924 Leo St.	Dayton
Entertainment/ Recreation Performing Arts	1942	05000756	Deeds Carillon	100 Carillon Rd.	Dayton
Science	1943	06000480	Unit III, Dayton Project	1601 W. First St.	Dayton

Proposed Historic Designation

Summary of Findings

The Dayton metropolitan area has a wealth of mid-20th-century residential and non-residential resources, representing a broad cross-section of building types and architectural styles common to the era. Many individual properties and some potential historic districts have been identified as likely eligible for the National Register of Historic Places. As with any historic resource, when determining National Register eligibility for mid-20th-century properties, historic integrity is an important consideration. See separate discussion in the next sections for general observations related to historic integrity in the project area, as well as a list of potentially eligible properties.

Most of the identified properties would be National Register eligible under Criterion C, illustrating a particular building type, architectural style, work of an architect, or construction method. Perhaps more than any other era, the post-WWII decades saw a huge increase of experimentation with new construction materials and methods. The innovative use of these materials and methods yielded expressive architectural forms such as canopies, wing walls, curtain walls, and other prominent features. Innovation in materials is a more important consideration during the mid-20th century than in earlier generations of architecture.

Due to the nature of the Ohio Modern- Dayton Survey, fewer individual properties were noted that would qualify under National Register Criteria A, B, or D. Examples of properties that might qualify under Criterion A are the Hoover Skate Arena, which exemplifies the broad pattern of Dayton's African-American commerce and recreation, and the Dixie Drive-in, which exemplifies the broad pattern of transportation-related roadside commerce and entertainment along the Dixie Highway. Examples of resources that might qualify under Criterion B (pending further research) are the Loritts-Neilson Funeral Home, for its association with a local African-American community leader, and early sections of Huber Heights, for the community's association with Charles H. Huber and his influence on large-scale post-WWII residential development in the Dayton metro area. No properties were identified that would qualify under Criterion D.

With the exception of an occasional architect-designed house or one with specific historic associations, residences would usually only be eligible as part of historic districts. There are several districts that have National Register listing potential for their architectural merit. There are also a few residential districts that may be eligible for their association with broad patterns of events, specifically government-sponsored WWII housing.

Non-residential properties may be eligible as individual buildings or as historic districts. Several office buildings, road-related properties, banks, schools, and churches might be eligible as representatives of particular building types. Many of these buildings also illustrate a particular architectural style. The McCook Field Industrial Park in Dayton and the Governor's Hill Office Park in Kettering are two examples of clusters of a similar building type that have both architectural merit and an interesting development history. Other possibilities for small historic districts include school campuses, church complexes, and governmental groupings.

Historic Integrity

Because the Ohio Modern - Dayton Survey was a representative sampling of properties spread over several communities rather than a comprehensive survey, properties that lacked historic integrity were largely excluded. The survey methodology was selective at the outset, with the most intact properties from the 1940-1970 era chosen for documentation. This approach was particularly true for nonresidential properties. Residential properties were chosen for their ability to represent different house types, with historic integrity a secondary consideration.

The seven defined qualities of historic integrity (location, design, setting, materials, workmanship, feeling, association) were evaluated for individual properties as well as for historic districts. Observations from the field work and windshield survey of nearly all of the metropolitan area revealed an overall difference between residential and non-residential properties with respect to historic integrity. Lack of proper maintenance and underutilization of a property can contribute to the decline of historic integrity, and this pattern was noticed more often in commercial properties. On the other hand, residential properties collectively had less integrity than non-residential.

Residential

Although parts of neighborhoods and individual houses maintained integrity, there was an overall lack of historic integrity in the residential sector. The removal of original windows was the most common alteration noted among residential properties. As with housing stock from earlier eras, mid-20th-century houses have been susceptible to subsequent alterations, such as the installation of vinyl siding. The narrower replacement vinyl siding presents a busier appearance than the wider wood clapboard or aluminum siding historically found on Ranch and Split-Level houses. The wider siding better emphasizes the horizontal nature that was intended in the original designs. Conversion of the attached garage into another room also alters the appearance of the façade and was a frequently observed, but less common, alteration. The fenestration of garage conversions often does not match that of the original house, and the loss

of the attached garage changes one of the character-defining features of mid-20th-century housing.

Housing stock during the years 1940-1970 had less ornamentation than housing of earlier decades; therefore even a small alteration affects the overall historic integrity. The replacement of original windows on a Ranch or Split-Level house makes a big difference to the house's character, especially if does not have any other character-defining features. For example, if a Craftsman house loses its original windows or an Italianate house loses its historic brackets, there are still several other characteristics that help to define the style. Retention of original materials and components is critically important with respect to integrity for mid-20th-century housing.

Housing of the mid-20th century is often maligned as being unattractive, uninspired, uninteresting or lacking in character. In comparison to the housing of the early 20th century or the late 19th century, the post-WWII era of residential properties is certainly more simplistic with regards to aesthetics. However, houses of the mid-20th-century era, upon closer examination, do have their own set of design characteristics. For example, Ranch houses alone have many different variables with respect to plan, layout, and details than originally imagined. Mid-20th-century housing is more appealing and resonates when intact, but when altered reads differently.

Two nearly identical houses in the Northern Hills neighborhood, Dayton, illustrate the difference that replacement windows can have on the appearance of a basic Ranch house. The house at 2315 Hickorydale Drive retains its paired horizontal-slider picture window and wood two-over-two windows, but the house at 2446 Marchmont Drive has had vinyl replacement windows installed.



2315 Hickorydale Dr., Dayton (1956)
MOT-05367-39



2446 Marchmont Dr., Dayton (1956)
MOT-05368-39

The vinyl windows along with the vinyl-clad framing on 2446 Marchmont are out of proportion compared to the original design and reduce its clean simplicity. The original windows of 2315 Hickorydale reinforce the intentional horizontality of the house.

Nonresidential

Throughout the Dayton metro area, non-residential properties were found to have a higher level of historic integrity overall than residential properties. An additional factor that affected historic integrity that was observed among nonresidential properties was location. In particular, commercial buildings located in areas that have experienced economic decline suffered from a lack of maintenance and higher vacancy rates. This unfortunate cycle ultimately can lead to loss of historic integrity, as the property deteriorates and historic fabric is replaced rather than repaired. Vacancy and property neglect were especially noticeable along the Salem Avenue corridor in Dayton and Trotwood. For example, medical arts buildings on Salem Avenue suffered a greater rate of vacancy and deferred maintenance than the same building type located in Kettering.

Because the primary characteristic of much of the mid-20th-century built environment is its simplicity of line, there is more subtle and often less ornament used than in earlier architectural styles. Resources from this period have less architectural fabric to lose, so retention of original materials is essential for maintaining integrity of Modernist era architecture. The mid-20th century was an era of great experimentation with new construction materials, which was especially evident on nonresidential buildings. The presence of the often innovative historic materials is important in conveying the original essence of the property's design. Lava rock, porcelain-enameled panels, exposed aggregate finish, simulated masonry, ceramic tile, various metals, many different glazing and curtainwall systems, and decorative concrete block were all popular construction materials for non-residential buildings. These materials should remain intact, unpainted, and uncovered, in order to maintain historic integrity.

Two examples of commercial buildings that have lost their historic integrity and would not qualify for National Register listing are the Capri Lanes and the Hasty Tasty Drive-in. Coincidentally, both enterprises do retain their historic roadside signs. The Capri Lanes is only moderately intact. The masonry has been painted, and part of the entrance canopy has been enclosed with modern materials. Two horizontal windows on the front façade have been covered. The Hasty Tasty Drive-in has been dramatically altered with additions, a new roof configuration, and the replacement of storefront windows. As a result, it now has a late 20th-century appearance.



Capri Lanes (1959)
2727 S. Dixie Hwy., Kettering
MOT-05497-06



Hasty Tasty Drive-in (1952)
3509 Linden Ave., Dayton
MOT-05184-61

Potential National Register Eligible Properties

Although every effort has been made to include all likely eligible properties identified during the Ohio Modern-Dayton Survey, the following list is not exhaustive. Further research would probably yield additional historic resources that are eligible for designation. Future access to interior spaces could reveal other eligible properties. Conversely, access to interior spaces may prove that a building that has been suggested for individual listing does not maintain sufficient integrity for nomination to the National Register.

Representative individual properties were noted for Oakwood. The entire community, however, retains a great deal of historic integrity, and a majority of the village might be eligible for National Register listing for architectural significance. Neighborhoods in the eastern portion of the village represent early 20th century through mid-1940s development. The western portion of the village predominantly represents post-WWII residential development. In addition to the Kettering properties in the table below, the neighborhoods of West Kettering had such a quantity of potentially eligible mid-century modern resources with high integrity that comprehensive neighborhood-wide surveys and designation should be explored.

List of Potential National Register Eligible Properties

	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Individual Residential	GRE-01209-10	Rockafield House - WSU President's House	Fairborn	1969	E.A. Glendenning			x	Architecture
	MOT-02577-24	Joseph Haverstick House	Oakwood	1949	J.N. Haverstick and Sons		x		Community Planning, Architecture
	MOT-05159-57	Dayton Towers	Dayton	1963		x		x	Community Planning, Architecture
	MOT-05176-62	AFL-CIO - The Lakewoods Apartments	Dayton	1966	Paul Deneau			x	Architecture
Individual Non-Residential	GRE-01202-10	Wright Elementary	Fairborn	1966-1967	Richard Thomas	x		x	Education, Architecture
	GRE-01208-10	Skyborn Drive-in Theatre	Fairborn	1950		x			Recreation
	MOT-05153-15	Dayton and Montgomery County Public Library	Dayton	1962	Pretzinger & Pretzinger	x		x	Education, Architecture
	MOT-05154-15	Grant-Deneau Tower	Dayton	1969	Paul Deneau	x		x	Commerce, Architecture
	MOT-05157-64	University of Dayton Arena	Dayton	1969	Pretzinger & Pretzinger	x		x	Recreation, Architecture
	MOT-05158-60	Roesch Library (University of Dayton)	Dayton	1969	Pretzinger & Pretzinger	x		x	Education, Architecture
	MOT-05160-57	United States Post Office	Dayton	1970	Samborn, Stekette, Otis & Evans / Dunker & Schioler			x	Architecture
	MOT-05174-61	Memorial Presbyterian Church	Dayton	1948				x	Architecture

	Associated OHI Number	Property	Location	Construction Date	Architect/Developer	Criteria			Area of Significance
						A	B	C	
Individual Non-Residential	MOT-05175-63	Our Lady of Immaculate Conception Church	Dayton	1966	Robert Louis Holtmeier			x	Architecture
	MOT-05205-60	Shelton's Prescriptions	Dayton	1962		x		x	Commerce, Architecture
	MOT-05216-24	State Fidelity Building	Oakwood	1963		x		x	Commerce, Architecture
	MOT-05278-59	Wilbur Wright High School Addition	Dayton	c. 1951	John Fred Surman	x		x	Education, Architecture
	MOT-05283-59	Orville Wright Elementary School	Dayton	1952-1954		x		x	Education, Architecture
	MOT-05304-15	Antioch Shrine Temple	Dayton	1955		x		x	Architecture
	MOT-05331-09	Trinity Evangelical Lutheran Church	Dayton	1963				x	Architecture
	MOT-05332-09	Fairview Baptist Church	Dayton	1965				x	Architecture
	MOT-05335-09	St. Rita's Catholic Church	Dayton	1964	Elmer H. Schmidt			x	Architecture
	MOT-05339-09	Fox Cleaners & Laundromat	Vandalia	1947		x		x	Commerce, Architecture
	MOT-05399-08	Hara Arena	Dayton	1965		x		x	Recreation, Architecture
	MOT-05407-09	Vandalia State Bank	Dayton	1950		x		x	Commerce, Architecture
	MOT-05413-09	Dixie Drive-in Theater	Dayton	1959		x		x	Recreation, Architecture

	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Individual Non-Residential	MOT-05437-13	Vandalia Evangelical United Brethren Church	Dayton	1963				x	Architecture
	MOT-05441-13	Leland Electric	Vandalia	1953		x		x	Industry, Architecture
	MOT-05469-08	Trotwood Government Center	Trotwood	1970		x		x	Government, Architecture
	MOT-05471-08	Mt. Olive United Church of Christ	Trotwood	1965				x	Architecture
	MOT-05488-06	Kettering City Hall	Kettering	1970	Eugene W Betz	x		x	Government, Architecture
	MOT-05491-06	Fairmont East High School	Kettering	1962-1965		x		x	Education, Architecture
	MOT-05492-06	Architect's Office (Eugene Betz)	Kettering	1965	Eugene Betz			x	Architecture
	MOT-05493-06	Imperial Car Wash	Kettering	1966		x		x	Commerce, Architecture
	MOT-05494-03	Far Hills Financial Center	Kettering	1968		x		x	Commerce, Architecture
	MOT-05496-06	John F Kennedy Jr. High	Kettering	1967	Keith L Dunker	x		x	Education, Architecture
	MOT-05499-06	135 W. Dorothy Lane	Kettering	1963		x		x	Commerce, Architecture
	MOT-05503-06	Kettering Masonic Center	Kettering	1958	Howard Templin/Henry Stock & Son	x		x	Architecture
	MOT-05504-06	Central Christian Church	Kettering	1957, 1962				x	Architecture
	MOT-05520-14	Brandt Medical Center	Huber Heights	1963		x		x	Health, Architecture

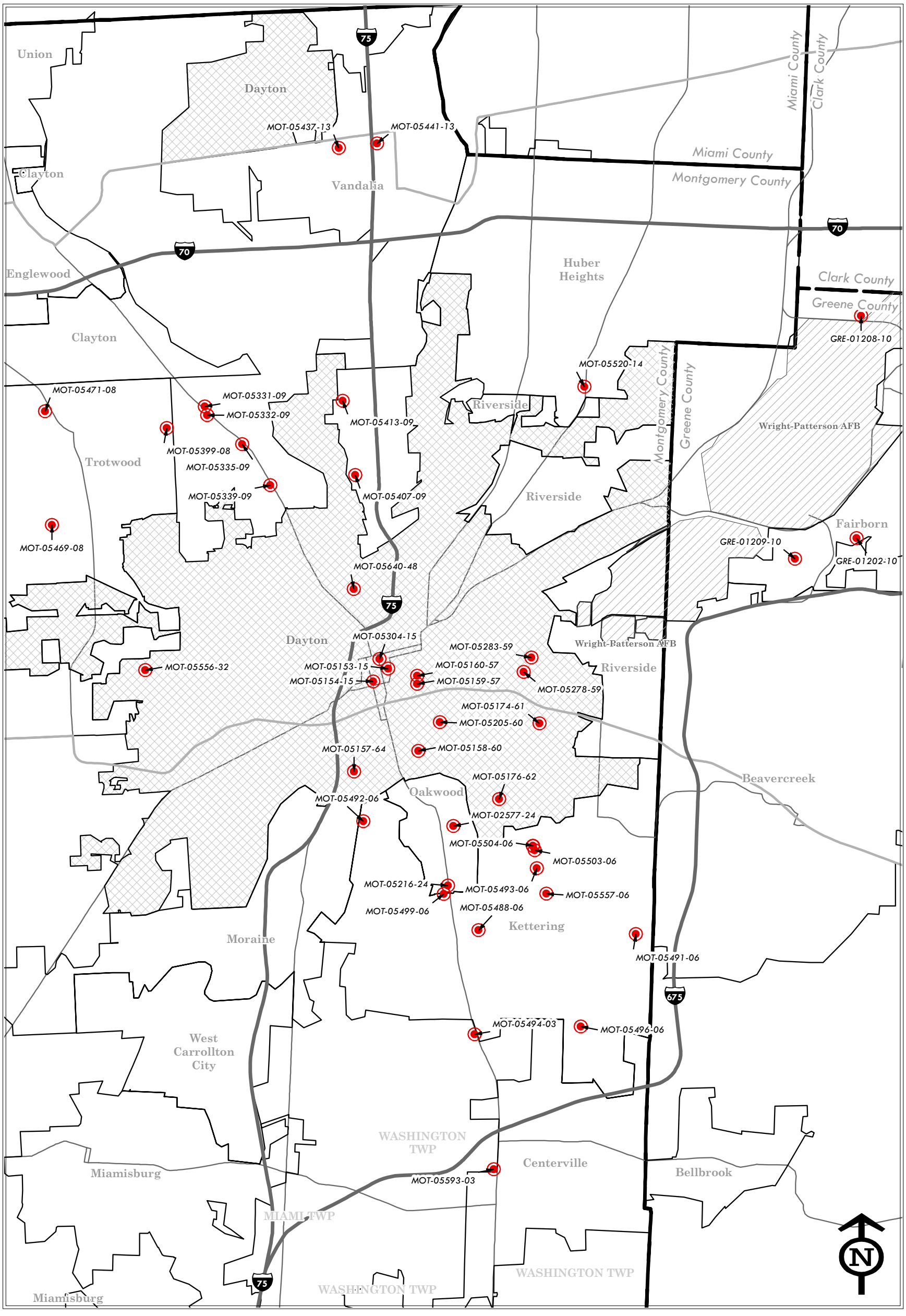
	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Individual Non-Residential	MOT-05556-32	Hoover Skate Arena	Dayton	1965		x			Recreation, Ethnic Heritage
	MOT-05557-06	Fox Kettering Theatre	Kettering	1967		x		x	Recreation, Architecture
	MOT-05593-03	Church of the Incarnation	Centerville	1969	William Paul Craig			x	Architecture
	MOT-05640-48	Diehl Band Shell	Dayton	1940	Works Progress Administration	x		x	Government, Architecture
Residential Districts	MOT-05182-183-19	Carillon Neighborhood	Dayton	1943-1944				x	Architecture
	MOT-05346-354-39 & MOT-05356-367-39	Northern Hills Neighborhood	Dayton	1954-1966				x	Architecture
	MOT-05369-21	DeSoto Bass Courts	Dayton	1940		x			Government, Ethnic Heritage
	MOT-05186-194-62	Patterson Park	Dayton	1946-1949				x	Architecture
	MOT-05388-395-32	Residence Park	Dayton	1941-1963				x	Architecture
	MOT-05272-290-59 & MOT-05355-59	Wright View	Dayton	1951-1957				x	Architecture
	MOT-05177-181-62 & MOT-05307-311-62	Belmont Woods	Dayton	1940-1945				x	Architecture
	MOT-05455-13	Continental Court Apartments	Vandalia	1969				x	Architecture
	MOT-05177-62	White Oak Apartments	Dayton	1951				x	Architecture

	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Residential Districts	MOT-05271-59	E. Third St. Apartments	Dayton	1944				x	Architecture
	MOT-05597-611-14	Sections Built 1956-1970	Huber Heights	1956-1970	Charles Huber	x		x	Community Planning, Architecture
	GRE-01184-185-10 & GRE-01188-10	Bonomo Drive	Fairborn	1956-1957				x	Architecture
	MOT-05209-214-06	Huber Apartments	Kettering	1952				x	Architecture
	MOT-05641-06	Greenmont Village	Kettering	1942		x			Government
	MOT-05527-531-06	Residential District along South Wilmington	Kettering	1960-1970				x	Architecture
	MOT-05583-03 & MOT-05587-03	Pleasant Hill Neighborhood	Centerville	1953-1960	Zengel Construction Co.	x		x	Community Planning, Architecture
	MOT-05649-06	Apartment cluster on Southdale	Kettering	1962				x	Architecture
Non-Residential Districts	GRE-01182-10	Wright State University - Founder's Quad buildings	Fairborn	1964	Lorenz and Williams	x		x	Education, Architecture
	MOT-05202-203-15	Sinclair Community College	Dayton	1972	Edward Durell Stone	x		x	Education, Architecture, Landscape Architecture
	MOT-05511-512-49 & MOT-05513-50	Warehouse district along Stanley near I-75	Dayton	1968		x		x	Industry, Architecture
	MOT-05505-515-48	McCook Field Industrial Park	Dayton	1941-1968		x		x	Industry, Architecture

	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Non-Residential Districts	MOT-05648-06 & MOT-05650-06	Governor's Hill Office Park	Kettering	1964-1965		x		x	Commerce, Architecture
Multiple Property Document	Multiple	Multiple downtown civic buildings	Dayton	Various					
	Multiple	Metropolitan library system	Dayton & Environs	Various					
	Multiple	Banks	Dayton & Environs	Various					
	Multiple	Churches	Dayton & Environs	Various					
	Multiple	Schools	Dayton & Environs	Various					
	Multiple	Medical Arts Offices	Dayton & Environs	Various					
	Multiple	Automobile or commercial roadside properties	Dayton & Environs	Various					

Ohio Modern

Potential Individual National Register Properties

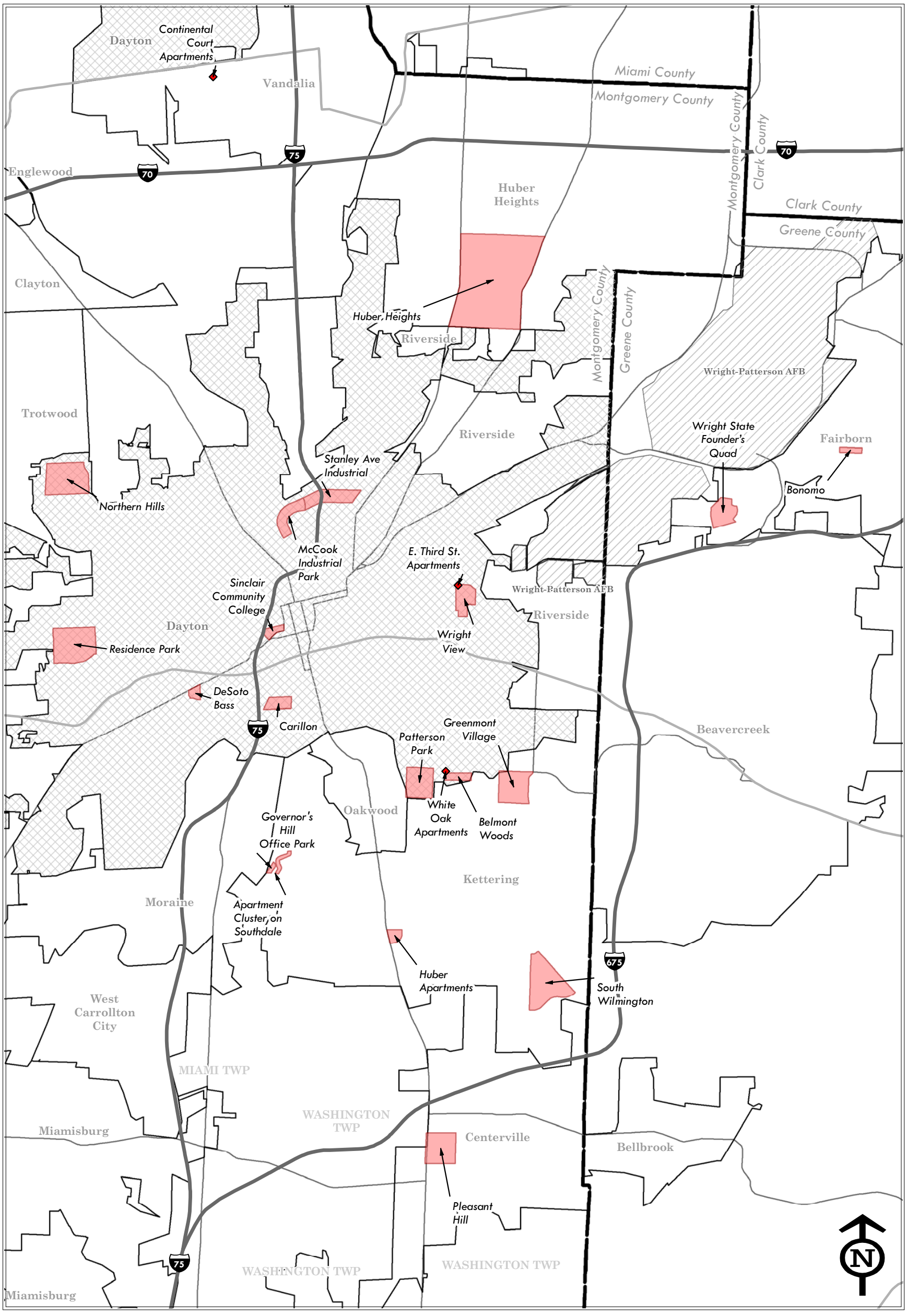


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Potential Individual National Register Properties

Ohio Modern

Potential National Register Historic Districts



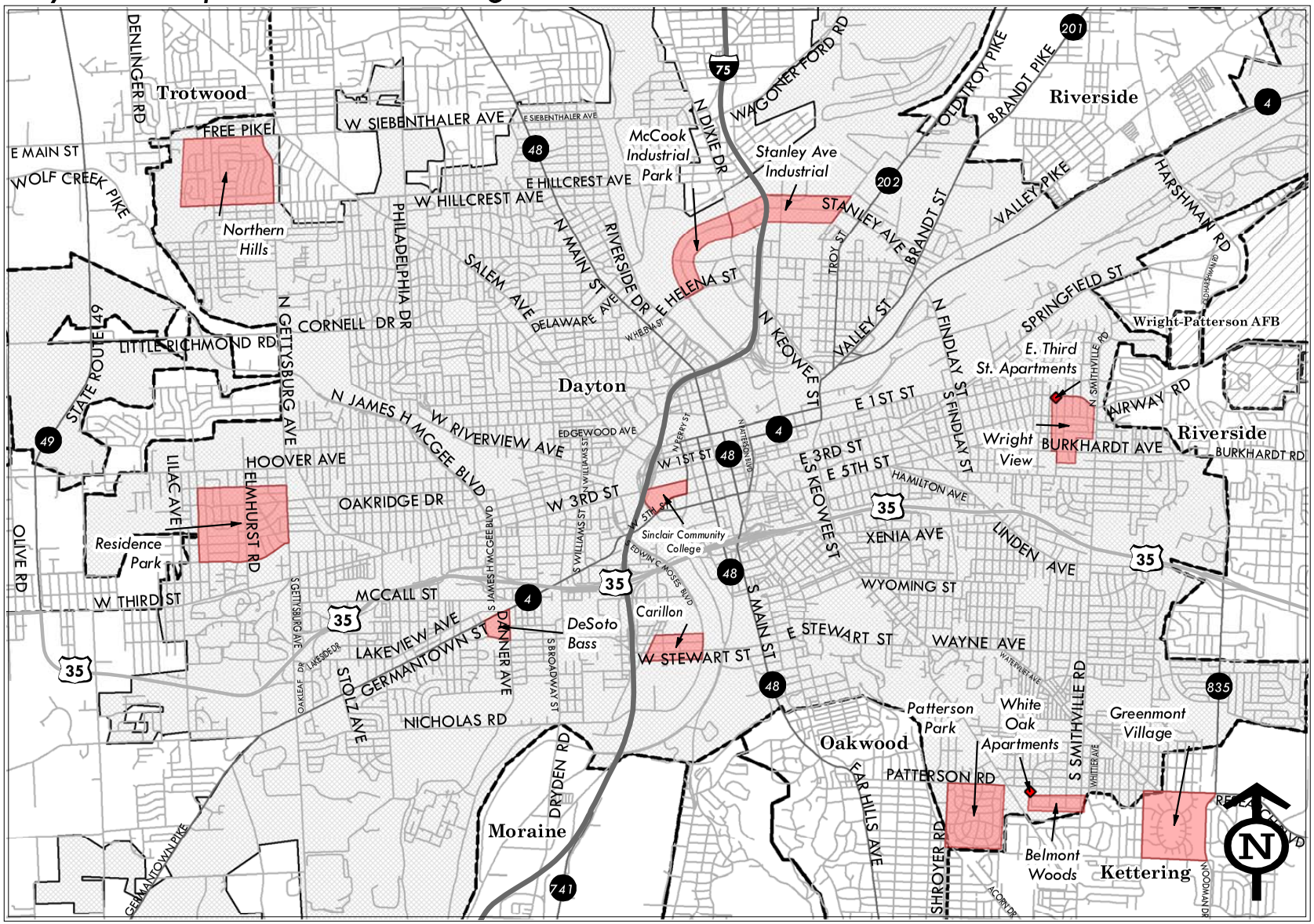
Potential Districts

Approximate Potential District Boundaries

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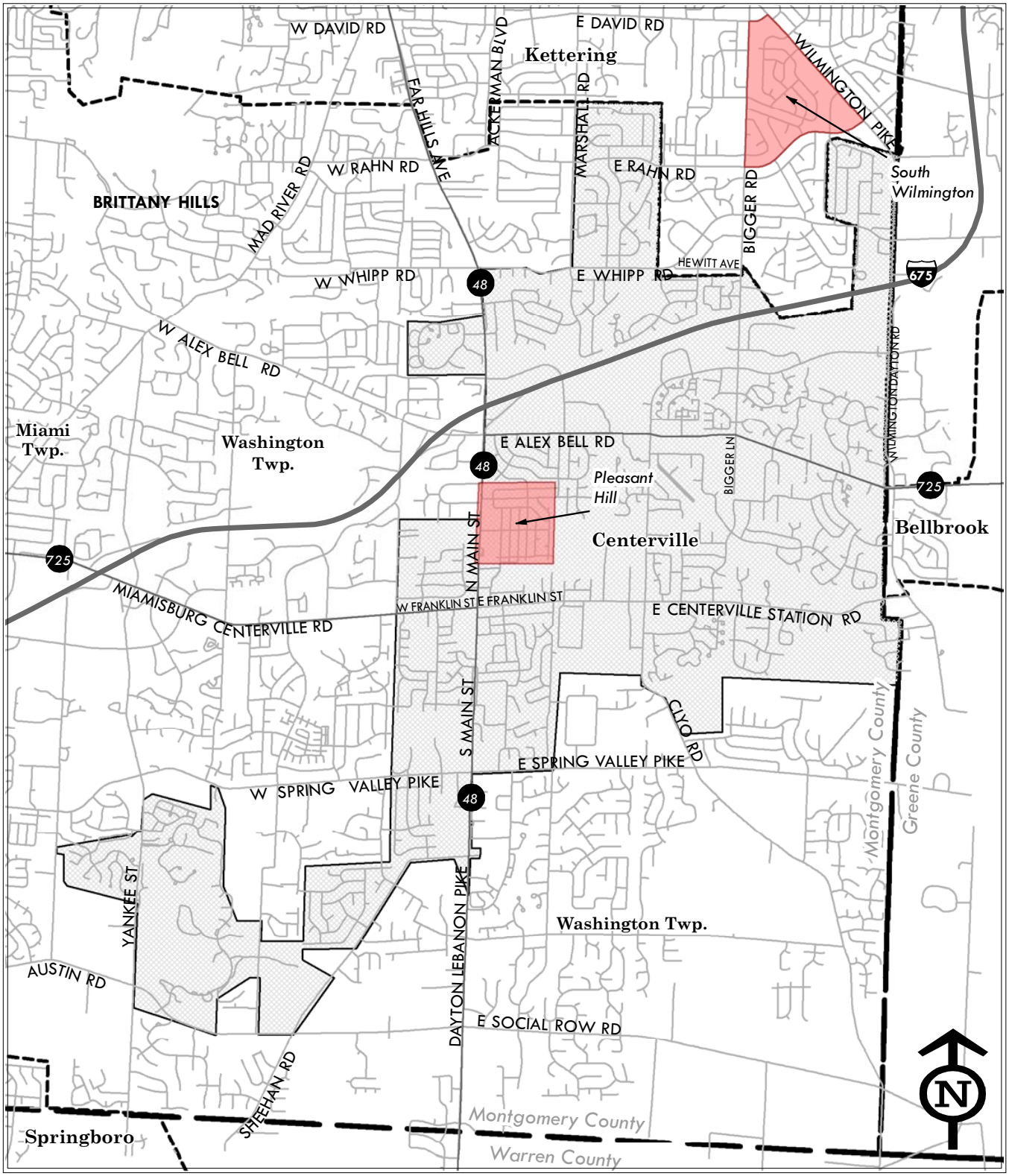
Ohio Modern

Dayton - Proposed National Register Historic Districts



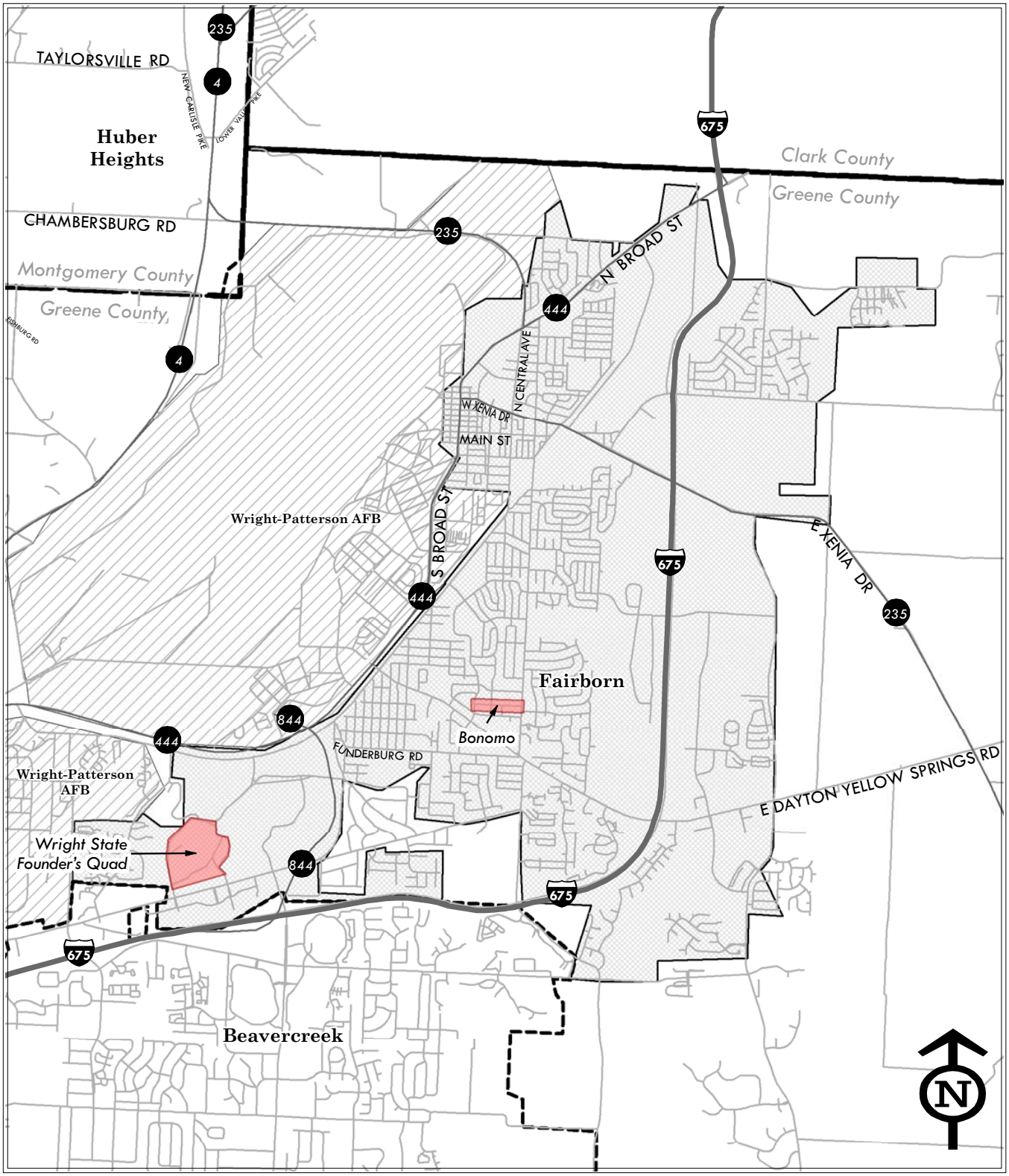
Ohio Modern

Centerville - Potential National Register Historic Districts



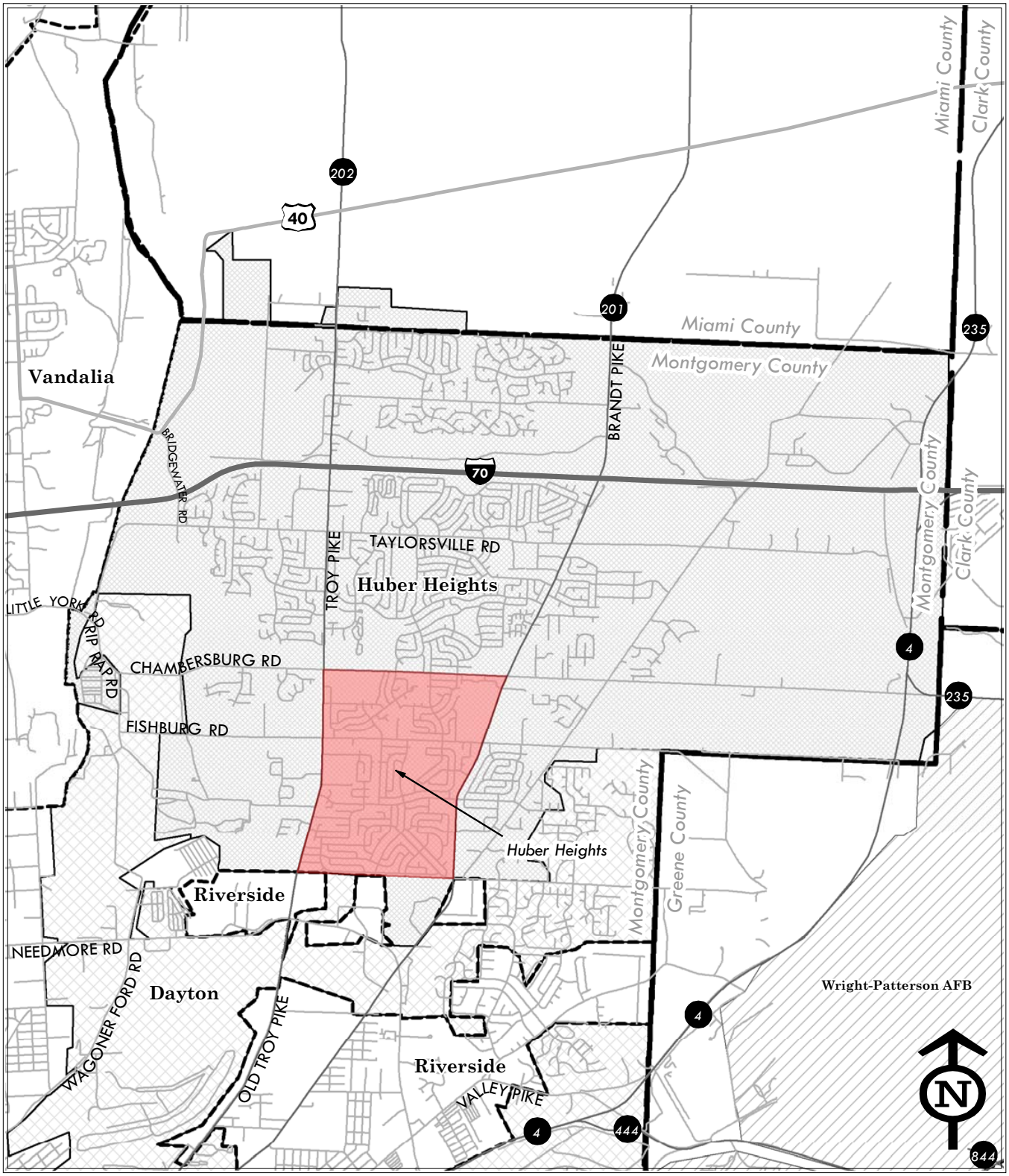
Ohio Modern

Fairborn - Potential National Register Historic Districts



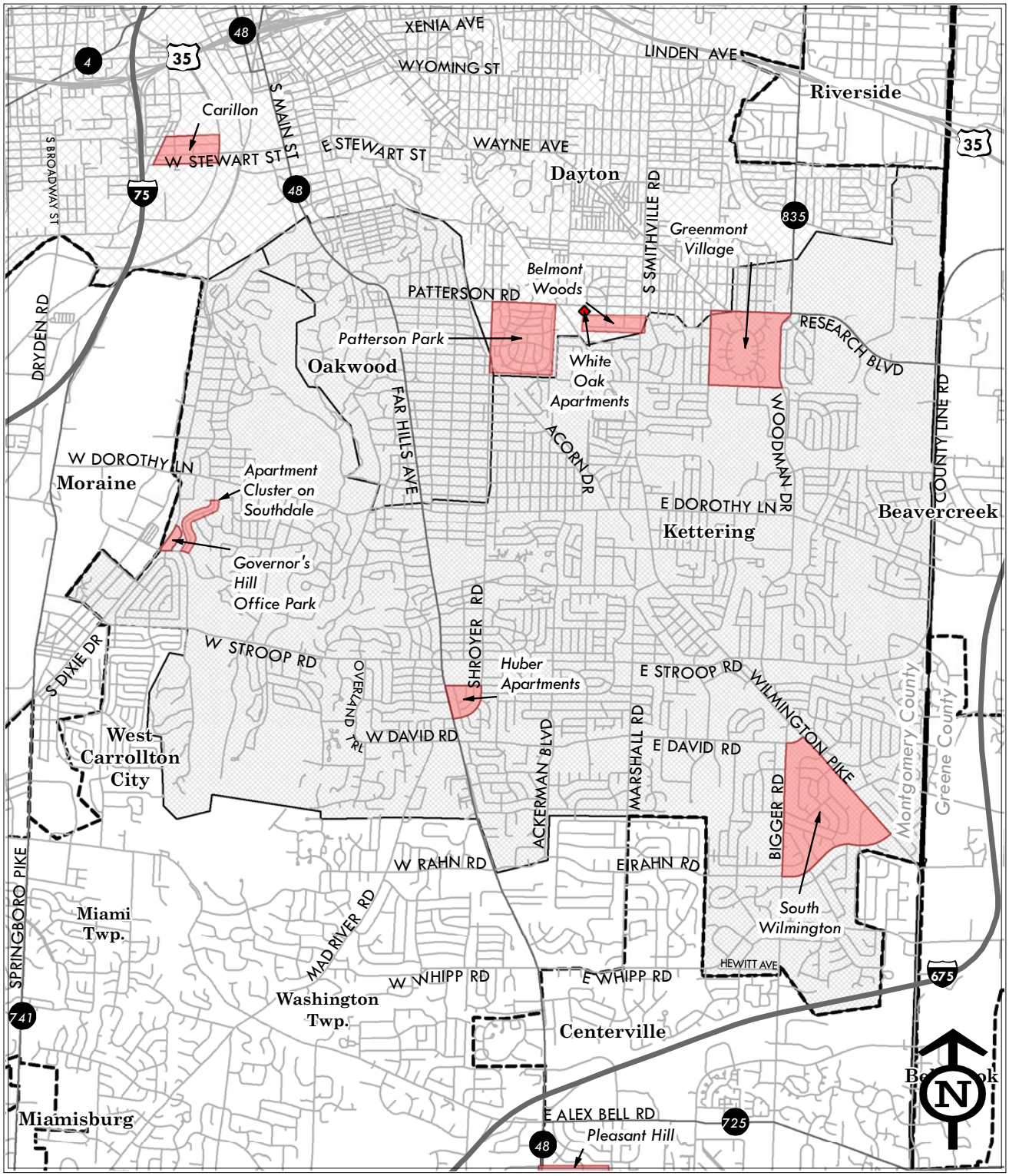
Ohio Modern

Huber Heights - Potential National Register Historic Districts



Ohio Modern

Kettering/Oakwood - Potential National Register Historic Districts



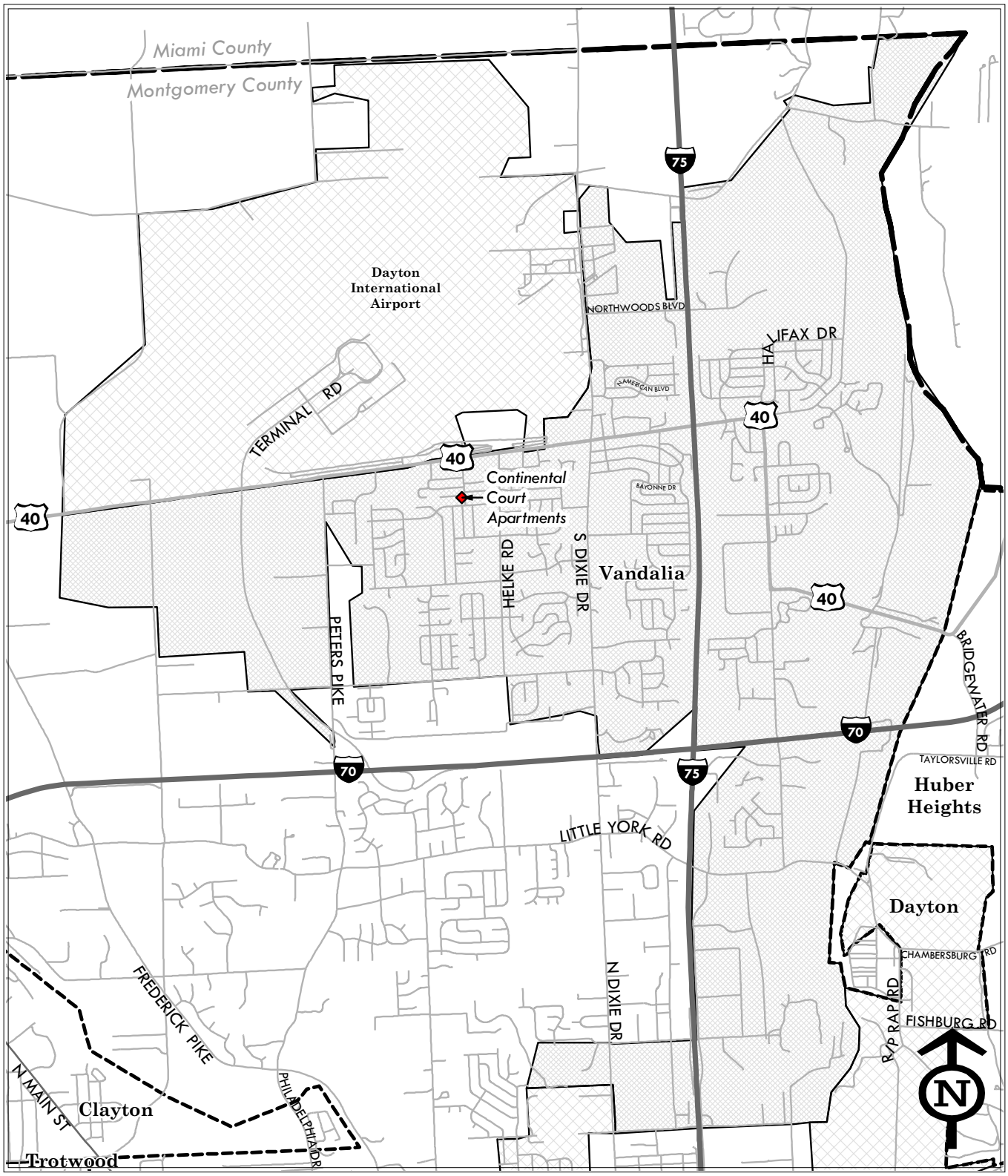
Potential Districts

Approximate Potential District Boundaries

0 0.25 0.5 1 Miles

Ohio Modern

Vandalia - Potential National Register Historic Districts



◆ Potential Districts

Recommendations for Further Survey in the Dayton Area

Because a significant objective of the Ohio Modern survey was to document a broad cross-section and representative sampling of properties of many different types, uses, styles, ages, conditions, and qualities of construction, it was not possible to fully document any one property type, style, builder, or architect. Some property types were so numerous that they merit additional documentation. During the course of research following completion of the survey, it became evident that additional properties should be documented.

Another result of the broad cross-section sampling was an awareness of multiple categories of properties that are potentially endangered. Under-appreciated and often viewed as disposable, mid-century modern resources appear to be quickly disappearing from the survey area's landscape. For example, the Rike's Department Store parking garage, located at the southeast corner of N. Main and E. Monument Streets in downtown Dayton, has been razed. Built in 1959, it was the first multi-level parking garage in the city. (Zumwald 190) A second Rike's parking garage, built by 1965 on W. Second Street, has also been replaced with a newer parking garage that does not have the distinctive towering round access ramp.



Rike's Parking Garage, 1959
(Historic Image 47)

Also, an entire era of "updated" mid-century commercial façades, or "slipcovers" and commercial signage have been removed or left unmaintained and in deteriorated condition. An example of a removed mid-20th-century slipcover is the former Metropolitan Building, located beside the Victoria Theater on N. Main Street. It was added to the building in the 1950s and removed ca. 1989, when the adjacent Citizen Federal Tower was constructed. The building was then covered with Dryvit.



Metropolitan Building, 1959
(Historic Image 48)

Several roadside restaurants along the metropolitan area's transportation corridors have been demolished. Significantly, the entire 1966 Salem Mall in Trotwood, with the exception of Sears (MOT-05297-08), was demolished in 2006.

As discussed elsewhere in the report, five representatives of building construction companies were interviewed as part of the survey project. The names of other people associated with mid-20th-century builders were discovered during the course of research. In addition to further property documentation, we recommend interviews with other identified builders, including Charles Simms, who built many homes in Kettering, and Donald Huber, a son of Herbert C. Huber who is now associated with the Huber apartments and Huber South rentals (both in

Kettering). Other interviewees could include representatives from local construction suppliers and subcontractors from the era, including Schriber Roofing, Siebenthaler Company (landscaping), Requarth Lumber, and Gem City Brick.

Following World War II, the booming economy, vast industrial infrastructure, and military presence contributed towards a population explosion, which in turn affected the built environment. Future efforts should be made to continue the process started by the Ohio Modern survey project, continuing to record what remains from this vital era of the built environment in the Dayton metropolitan area. It is the hope that this project will serve as a starting point engaging the many local individuals and organizations that expressed an interest in the preservation of these resources. Among the many organizations that offered information or supported the Ohio Modern project were Preservation Dayton, Inc., Oakwood Historical Society, Totally Trotwood, Historical Society of Vandalia-Butler, and a number of Dayton neighborhood associations.

Resources Meriting Additional Documentation

Hundreds of religious structures were built between 1940 and 1970 in the Dayton area, designed by many local architects and featuring a wide range of design influences, materials, and styles. Only a relatively small sample of this important chapter of Dayton's ecclesiastical architecture was documented.

Although a generous sampling of banks and office buildings was included in the survey, each of these building types could be further explored throughout the region. For example, a pattern of sophisticated designs for medical arts professional buildings was observed, and further investigation of this office type is warranted.

With respect to residential properties, the project's focus was an inventory of representative house types, rather than the development of geographic representation. As such, some neighborhoods were only cursorily examined, and some neighborhoods, such as Eastmont in Dayton and Rona Hills in Fairborn, were not explored. A more comprehensive survey approach to Dayton's and the surrounding suburbs' mid-20th-century neighborhoods should be undertaken.

List of Addresses Noted, But Not Inventoried

The following list of recommendations for additional properties to survey was brought to the survey team's attention through research or by recommendation from interested citizens, historical societies, and municipal officials. Due to scope limitations, it was not possible to explore all of the suggested properties. As the properties on the list have not been field

verified, it is possible that not all of them are still standing or have sufficient integrity to merit documentation.

Name	Address	Date	Source
Lustron house	162 W. Franklin St. Centerville	ca. 1947	Citizen recommendation
Hithergreen Middle School	5900 Hithergreen Dr. Centerville	1966	General research
Meadowdale High School	Dayton	1958	*Dayton Daily News*, "Buildings of the Century," 12/18/99
Ponderosa Headquarters	Dayton	ca. 1965	*Dayton Daily News*, "Williams '10'," 1/24/93
Multiple 1966 buildings	Dayton	1966	*Dayton USA*, v 3, no 2, 2/67
Frank L. Smith Realty Co.	609 Watervliet Ave., Belmont neighborhood Dayton	1959 Addition	Citizen recommendation – historic images
Streets around Germantown, Maplegrove, Lakeview, Argonne	West Side Dayton	Early 1950s	Home Builders Association scrapbooks
Harold Mitchell House	5 Kimberly Circle Dayton	1953	Identified in *Dayton's African American Heritage*
International Union of Operating Engineers	6061 N. Dixie Dr. Dayton	ca. 1960	General research
County Administration Bldg.	451 W. Third Dayton	1972	General research
Office/Industrial Building	2551 Needmore Rd. Dayton	1961	General research
Dayton Convention Center	Dayton	1972	General research

Name	Address	Date	Source
Courthouse Square	Dayton	1974	General research
Former NCR Buildings	S. Main St. Dayton	Various	General research
Winters National Bank-Kettering Tower	Dayton	1970-72	General research
House models not surveyed	Huber Heights	1956-1970	General research
Office Building	1563 Dorothy Ln. Kettering	1968	General research
Kettering Justice Building	Kettering	1974	General research
Kettering Memorial Hospital	3535 Southern Blvd. Kettering	1958	General research
Town & Country Shopping Center	Far Hills Ave. and Stroop Rd. Kettering	1950-51	General research
Concrete block Modernist house	930 Runnymede Oakwood	1970	General research
Vacant commercial building	W. National Road Vandalia	ca. 1960	Historic image in City of Vandalia office – contact Julie Trick., Assistant to City Manager (her father's business)
Dayton Airport	Vandalia	1961	General research
Amateur Trapshooting Association	W. National Road Vandalia	Clubhouse, remodeled in 1968	Vandalia Historical Society
Vandalia City Building	Vandalia	1971	Vandalia Historical Society
Vandalia Elementary	346 Dixie Dr. Vandalia	1945	Vandalia Historical Society – to be demolished

Name	Address	Date	Source
Vandalia-Butler High School	Vandalia	1958	Vandalia Historical Society
Helke Elementary School	Vandalia	1970	Vandalia Historical Society – open classroom design
Cory Building (office building)	117 Dixie Dr. Vandalia	ca. 1965	Vandalia Historical Society
Imperial Hills Plaza	Vandalia	Unknown	Citizen recommendation
Vandalia Firehouse #1	N. Dixie Dr. Vandalia	1960	Vandalia Historical Society – to be replaced by new station
Beardshear Methodist Church	3145 Stop Eight Rd. Vandalia	Unknown	Vandalia Historical Society

Threatened Resources

Within the historic preservation community, it is a well known observation that mid-20th-century properties are often more endangered by neglect or demolition than older properties. Post-WWII buildings suffer from a perception problem about their relative historic value and architectural significance, contributing to their endangerment. It is commonplace that people judge the materials or design of the mid-20th century as inferior to other eras of design. Because the design aesthetic was simpler, less ornate, and more subtle than earlier periods, it is often perceived that buildings did not exhibit artistic thought or craftsmanship, resulting in a devaluing of mid-20th-century design. Due to the massive scale of construction undertaken in the post-WWII era in Dayton and throughout the country, buildings from the mid-20th century are relatively plentiful. Consequently, they do not appear to have the "scarcity" factor necessary for their value to be perceived. Whether it's due to the relatively young age, the sheer volume of post-WWII construction, or the use of materials that are no longer routine, there is a sense of disposability for properties of the recent past. Consideration of specific threatened properties should be given during any future documentation of the mid-20th-century built environment.

Perhaps of greatest concern are Dayton's and Huber Heights' entire inventory of schools, many of which were built in response to the post-World War II population boom. All schools within these jurisdictions are scheduled for demolition as part of present-day facilities improvement

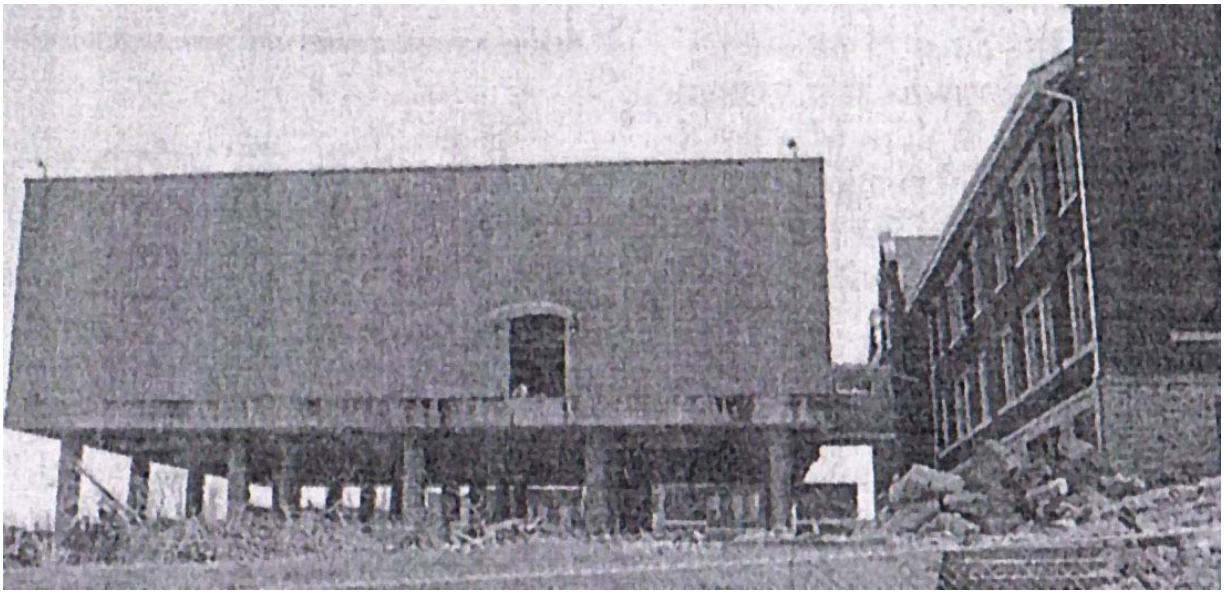
initiatives. Many of these schools have served as the hearts of their residential neighborhoods. An effort should be made to document all schools within these districts prior to their demolition.

Already lost among Dayton's schools are the unique raised gymnasiums. In response to crowded inner-city neighborhoods, gym additions were built on stilts, which allowed for outdoor play during bad weather and parking after hours. "The gym on stilts at Van Cleve Elementary School – just the second of its kind in the nation – was hailed in 1963 as an innovative 'space architecture' answer for crowded urban schools." (Elliot)



Van Cleve Elementary School, 1975
(Historic Image 49)

Between 1961 and 1966, two other elementary schools (Cleveland, Edison) and Colonel White High School also received stilted gym additions. The creative design solution generated interest nationally, from school officials in places such as Milwaukee, Baltimore, and New Jersey. Although once considered innovative, the gyms were eventually deemed a failure as they were hard to heat and highly susceptible to mold. All four stilted gyms have been demolished within the last six years.


Cleveland Elementary School gym (built early 1960s), under demolition, 2004
(Historic Image 50)

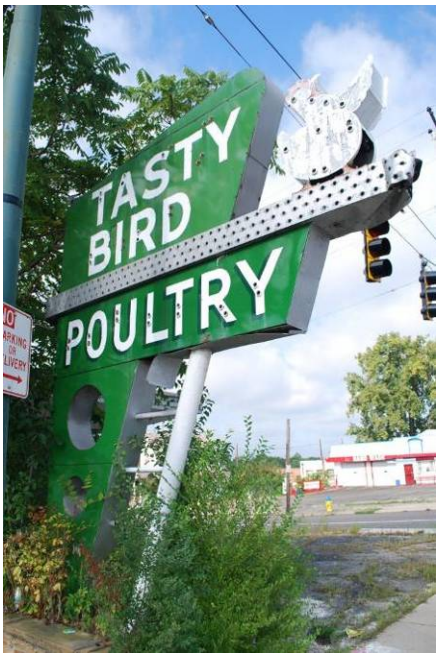
Another resource that proliferated in response to the mid-century growth of the metropolitan area was library branches. Three examples were surveyed, and some have been altered, but several others remain undocumented. Threats to this specific type of resource have been recognized nationally due primarily to budgetary constraints.

Other threatened resources from the era include movie theaters, automobile tourist-related buildings such as motels, and roadside signage. Single and twin screen movie theaters are endangered nationwide. Once the predominant type of movie theater, they have largely disappeared due to competition from multi-plex cinemas. The multi-screen cineplexes, typically owned and operated by national chains, eventually forced the majority of the smaller, independently owned cinemas out of business. Within the survey area, the Fox Kettering Theatre (MOT-05557-06) was recorded. The theatre's exterior is intact, but the building is for sale and has been vacant since 2006. Located near the corner of a busy intersection, it is a prime candidate for demolition if no creative buyer comes forward to either reopen the theatre or adaptively reuse the space. An identical theater, known as Fox Northwest Plaza Theater, at 3375 W. Siebenthaler Avenue on Dayton's northwest side, is also vacant. Closed in 1998, it does not have the same level of historic integrity as the Kettering theater and is also a likely candidate for demolition. Dayton's Polynesian-themed Kon-Tiki Theatre was demolished in 2005, after six years of vacancy. Constructed in 1968, it was on the Salem Avenue commercial corridor in Trotwood. Locally owned, it faced increased competition from larger cineplexes and in the 1980s was leased by a national theater chain. Ultimately the demolition of the nearby Salem Mall and the decline of commercial activity on Salem Avenue also contributed to the destruction of the Kon-Tiki. Documentation of any other remaining single or twin screen cinemas should be completed.

Small independent motels are particularly threatened due to real or perceived crime problems. By the late 20th century, with the ascension of the interstate highway system, most travelers frequented chain hotels and motels which proliferated on these new corridors, rather than the "mom and pop" motels which predominated along the previous generation of transportation routes. Consequently, many locally owned independent motels often deteriorated into the seedy havens that they were purported to be. Of the eight motels surveyed, four were vacant, one was temporarily closed due to public nuisance violations, and three were still in operation, at least one of which is of dubious character. The vacant motels are not likely to be rehabilitated or adaptively re-used and are probable demolition candidates. The former Howard Johnson's on Wagner Ford Rd. (MOT-05554-09) has had half of the exterior walls removed from the rooms and certainly will be demolished, as the building is exposed to the weather. Several motels remain on the Dayton metro area's pre-interstate transportation corridors, and they should be documented for their association with roadside commerce.

Mid-20th-century roadside signs are very susceptible to demolition, and the need to document the fast disappearing roadside signs from the metropolitan area's commercial streetscape is important. Although signs are frequently altered with a new business name, they are likely to be replaced or demolished if a property changes ownership or use. Signs located on vacant properties are in danger of deterioration without proper maintenance. Once deteriorated, roadside signs are rarely repaired. Often perceived as ephemeral and unnecessary, signs are readily torn down or left to collapse, even at functioning businesses. Small in scale in comparison to buildings, roadside signs are also vulnerable to removal due to changing tastes regarding what is visually pleasing on a commercial strip. By the end of the 20th century, people began to lament the clutter of roadside signage along major transportation corridors. What today might be considered a valuable relic of the mid-20th-century automobile culture was often readily torn down in an effort to homogenize the commercial streetscape.

The Tasty Bird Poultry sign (MOT-05165-38) is an example of a large-scale, flashy design. The juxtaposition of the shapes and angles of the sign and the Swiss cheese base give it elements of the Googie style. The "over-the-top" sign also featured a band of exposed light bulbs and neon over the lettering. A slightly abstracted chicken stands on top of the projecting band of bulbs (now missing). The Tasty Bird sign advertised a poultry farm store and was recorded as part of that property. The building is currently vacant and boarded up.



Tasty Bird Poultry
2860 Salem Ave., Dayton

Schultz's Breakfast Nook (MOT-05268-57), now known as Abner's, was a former hot dog stand. The business's sign is a horizontal platform with a cartoonish dog at each end. The dogs flank the outline of a house, which is missing its plastic panels. A horizontal section with plastic panels, featuring the Abner's name and a cowboy, is below the platform. The metal components of the sign are rusted. Once a very nicely designed sign, it is now endangered from neglect. The overall property is in fair condition and located in a low-income neighborhood. The sign is a likely candidate to be demolished.



Schultz's Breakfast Nook
2424 E. Third St., Dayton

This 1971 image of Trotwood's 700 block of E. Main Street shows the extent of roadside signage that was once present on the community's suburban edge and illustrates the types of signs still to be documented. Located east of the historic village center and State Route 49, the basic structure of the Beeber Center sign is intact, including the name and giant arrow. Constructed in 1961, it has been altered, with the individual business nameplates simplified into a larger back-lit plastic sign. The sign was noted but not inventoried during the survey and would be a good prospect for OHI recording.



Trotwood signs, 1971
(Historic Image 51)

The photo and the accompanying newspaper article also illustrate the beginning of sign debates in the waning decades of the 20th century. As Trotwood's administration struggled to create a succinct sign ordinance that would regulate size and setback, William Beeber, owner of the largest sign, ironically stated "we've let signs get out of hand. They're like a jungle." (Riley) Hal

Koinis, owner of the neighboring Flint's Hamburgers, took the opposite view, stating that there would be "a blight on business if any drastic change is made…hamburgers won't sell unless the sign is out front." Constructed in 1969 for $5,000, the fantastic Flint's sign, topped with a revolving starburst, no longer exists. While Trotwood's E. Main Street was certainly hectic in 1971, contemporary observers might note that Googie signs such as Flint's were a work of artistry, and their loss lessens the visual tapestry of the commercial roadside.

Recommendations for Mid-Century Modern Survey in Other Communities

The mid-20th century is an architecturally important era that should not be overlooked. While architecture from the decades 1940 through 1970 is sometimes casually dismissed as being cold or as consisting of generic, nondescript boxes (particularly among nonresidential properties), the reality is quite different. The Ohio Modern Survey in Dayton revealed that much of the built environment from the era in this community exhibits a great deal of design detail. Because people often do not understand or value the design sensibilities of mid-20th-century architecture, buildings of the era frequently suffer unsympathetic alterations. As discussed in the previous sections, certain building types, such as schools, libraries, motels, and theaters, are especially likely to be demolished.

Although generally defined as the recent past, many properties from the mid-20th century are approaching or have reached 50 years old. In order to understand the evolving historic preservation needs within a city or neighborhood, it will become increasingly important for communities, as well as entities dealing with Section 106, to document and evaluate buildings from the Modernist era.

Items of consideration for recent past surveys include:

- **Determining the community's priority for developing a survey project**.
  Many mid-20th-century surveys around the United States have first focused on the residential sector. Some cities such as New Canaan, Connecticut, further refined their residential survey to document only architect-designed houses. Conversely, some communities have begun their recent past documentation with non-residential properties, such as the *Recent Past Survey - Suburban Cook County*, completed 2006-2008. Thus far, all-encompassing surveys, such as Dayton's are in the minority of known projects. Another similar example, completed in 2006, is *The Development of Modernism in Raleigh, 1945-1965* survey, which included residential, both typical and architect-designed, and non-residential resources.

- **Determining the date range of the survey.**
  Some communities merely begin the survey where their previous one stopped at the 50 year cutoff and extend to, or just beyond, the current 50 year cutoff. During the Ohio Modern – Dayton Survey, it was observed that properties from 1940-45 generally were the same as pre-1940 properties. It was not until after World War II that a noticeable difference in architectural styles and building types took place. Depending on that and other historic development factors, a community may choose to begin their survey at 1945. It was also observed that

the architectural styles that came into prominence during the 1950s and 60s continued to the mid-1970s. Therefore, 1975 might be more logical ending date for a survey project, as architectural style was beginning to shift from Modernism to Post-Modernism around that time.

- **Determining the survey location.**
  In addition to the obvious subdivisions, suburban strips, and historic transportation corridors, good mid-20th-century representatives can be found interspersed among older buildings in historic downtowns and neighborhood commercial clusters.

Conclusion

Dayton and the suburbs included in the Ohio Modern: Preserving Our Recent Past History-Architecture Survey experienced a tremendous amount of growth from 1940 to 1970. A wealth of resources remains intact throughout the metropolitan region, reflecting the area's post-World War II prosperity. The resulting architecture has left a tangible legacy on each community's streetscape. Many of these buildings have architectural merit and are worthy of historic preservation. They also are noteworthy in their ability to convey the region's story of mid-20th-century development. From restrained Modernist offices to the artistic forms of Brutalism and Neo-Expressionism, to the soaring angles of Googie buildings and signs, to the rambling Ranch house, the architecture of the mid-20th century has much to be celebrated and preserved. The challenge for the preservation community is to raise awareness of the value of these resources that reflect the apex of Dayton's-- and Ohio's--manufacturing-based economic prosperity.

SECTION IV RESOURCES

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Historic Image Reference

Image **Description, Date, Source**

1 Gentile AFS, 1949
Courtesy of Kettering Planning Department

2 Town & Country Shopping Center, 1950s
(Dayton, The Junior League of 115)

3 Huber Homes Open House, ca. 1960, The Ohioan model is seen in the background.
Courtesy of Huber Heights City Council

4 I-75 through downtown Dayton, ca. 1966
(Zumwald 204)

5 Aerial view of East Dayton Urban Renewal Area showing Dayton Towers near completion, 1963
(City Commission Office)

6 Montgomery County Courts Building, 1969
(Images: Dayton in the 1960s)

7 1975 Aerial view showing the extent of mid-20th -century buildings added to the campus. Roesch Library is in the center.
(The Greater Dayton, Montgomery County Story 26)

8 Sinclair Community College and the Montgomery County Administration Building in the background (both designed by Edward Durell Stone), 1975
(The Greater Dayton, Montgomery County Story 20)

9 Dayton and Montgomery County Public Library, 1962
(Images: Dayton in the 1960s)

10 Fairborn's N. Broad Street/S.R. 444, ca. 1970. Shown in the foreground is the Falcon Motel. Its oversize falcon sign is no longer extant.
(eFairborn.com)

11 A giant cake in the shape of Huber's new two-story Executive model was created for the company's sixth anniversary celebration in 1962.
(Huber Heights Growing Up 1B)

Image	Description, Date, Source
12	Fox Cleaners, ca. 1970 (City of Vandalia Archives)
13	Wright State University, Allyn Hall, 1964 (Zumwald 200)
14	Engineering and Science Institute of Dayton, 1970 (Dayton City Directory,1970 43)
15	Desoto Bass Courts ca. 1945 (Peters 91)
16	Mark Mayo Sr. and son Harry Mayo in front of Hoover Skate Arena, date unknown (Peters 116)
17	American Machine & Foundry Co. and Leland Electric Company, date unknown (City of Vandalia Archives)
18	Burroughs Corp. Business Machines, date unknown Courtesy of Haverstick Builders
19	Fire Station #18, 1958 (Images: Dayton in the 1950s)
20	Univis Corporation/Univis Lens Company, 1950 (Dayton City Directory, 1950 24)
21	Dayton Natural History Museum, ca. 1968 (O'Keefe 36)
22	Taking advantage of views of the Great Miami River and downtown, the proposed high-rise apartments would feature recreational amenities, such as outdoor living space with a swimming pool, 1965 (Dayton Area Chamber of Commerce 12)
23	Zengel Construction Company brochure for Pleasant Hill, Centerville, 1959-1961 Courtesy of Karl Zengel
24	Huber Heights aerial view, looking north. Troy Pike is the western boundary and the location of the first three Huber Homes houses, ca. 1961 Courtesy of Huber Heights City Council

Image **Description, Date, Source**

25 Cape Cod houses by Alexander Simms, date unknown
(Charles Simms Development)

26 49 Bradstreet (MOT-05587-03), excavation for the Pleasant Hill sewer system, 1950
Courtesy of Karl Zengel

27 Aerial view of Pleasant Hill's early development, looking northeast with the stone quarry to the east, Centerville, 1954
Courtesy of Karl Zengel

28 1046 Yorkshire Place, 1948
Courtesy of Jane Dunwoodie, property owner

29 Looking northwest along Yorkshire Place, 1955
Courtesy of Jane Dunwoodie, property owner

30 Crossroads of America Motel postcard, date unknown
(Cardcow.com)

31 A & W Root Beer Drive-In, date unknown
(Root Beer Stande)

32 This 1958 floor plan shows an open kitchen and dining room. The living room has an extra wide doorway into the dining room, further enhancing the sense of openness.
(Eisinger 64)

33 This 1958 floor plan shows the forward placement of the kitchen. "The housewife is only a few steps from the entrance foyer, from another entrance by the side of the garage, and from the stairs to the basement."
(Eisinger 73 and quote 16)

34 The requisite recreation room of the mid-20th century was versatile and could accommodate each family member's activity. Junior could play with his train set, while mom arranged flowers and dad cleaned his shotguns. 1950
(Pollman 107)

35 The Hobby Garage could accommodate a greenhouse, darkroom, tool shed and workbench, and organized storage for sporting equipment. 1950
(Pollman 107)

Image	Description, Date, Source
36	Huber apartment building with polka dots, ca. 1955 (Al & Marge (column) 3C)
37	Dayton Safety Building, 1955 (Images: Dayton in the 1950s)
38	Eugene W. Betz, Architect office, drawing, ca. 1965 Photograph of architectural drawing hanging in building
39	Frisch's Big Boy sign, Vandalia, date unknown (City of Vandalia Archives)
40	Hasty Tasty Drive-In advertisement, 1965 Kettering Chamber of Commerce pamphlet
41	John F. Kennedy Junior High, date unknown Photograph of historic photograph hanging in school office
42	Aerial view, Fairmont East High School under construction, 1962 (Ronald and Ronald “School Days” 80)
43	Fairmont East High School, 1963 (Fisher 3)
44	Wayne High School map, date unknown Produced by Wayne High School Industrial Technology Department - Drafting
45	Municipal Band Shell, ca. 1940s (Dayton, The Junior League of 101)
46	Greenmont Village Aerial View, 1949 Courtesy of Kettering Planning Department
47	Rike’s Parking Garage, 1959 (Images: Dayton in the 1950s)
48	Metropolitan Building, 1959 (Images: Dayton in the 1950s)
49	Van Cleve Elementary School, 1975 (The Greater Dayton, Montgomery County Story 19)

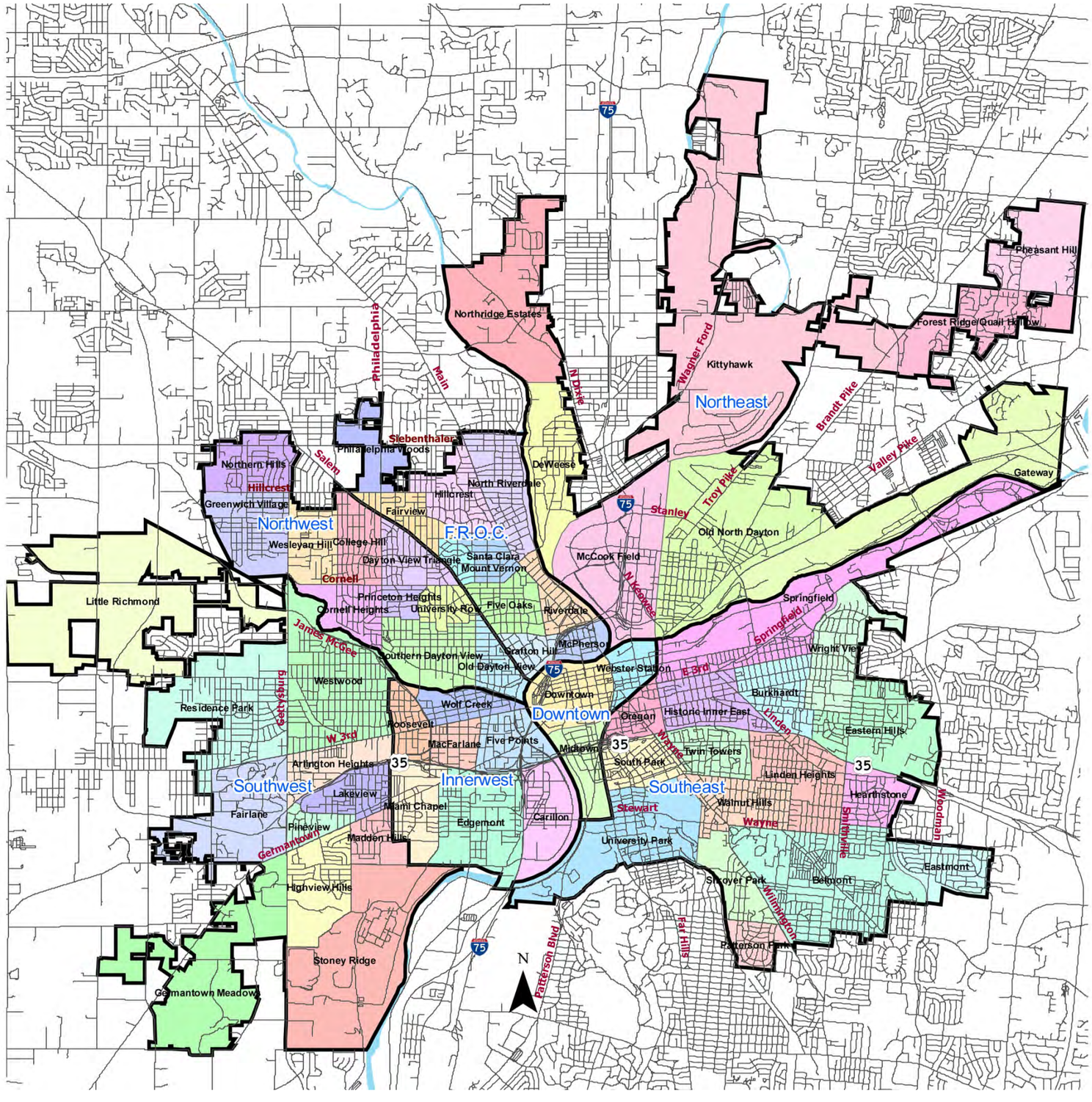
Image	Description, Date, Source
50	Cleveland Elementary School gym (built early 1960s), under demolition, 2004 (Elliot)
51	Trotwood Signs, 1971 (Riley)

SECTION V

APPENDICES

APPENDIX A

Maps



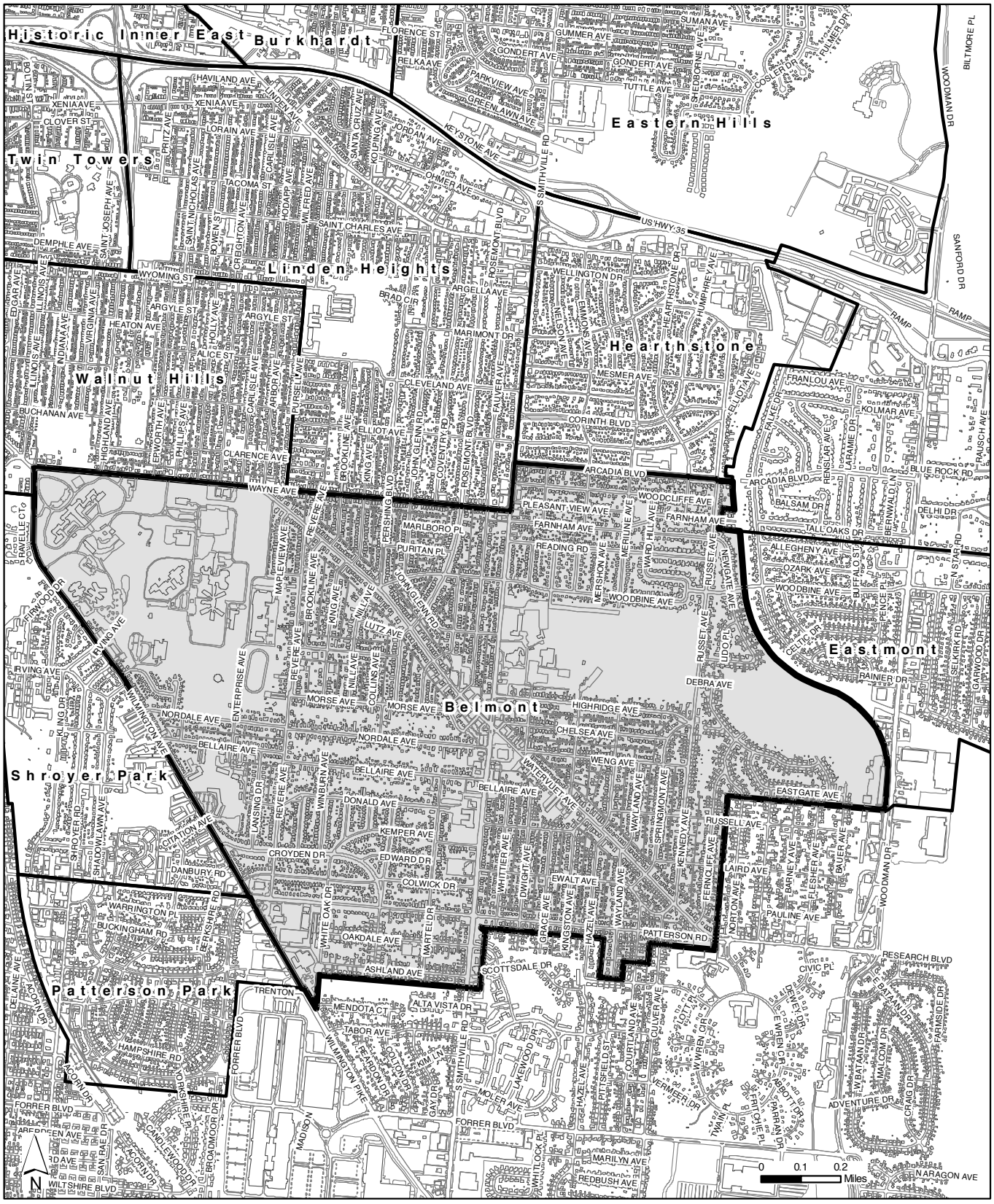
City of Dayton Priority Boards and Neighborhoods

(with added street names)

City of Dayton
Department of Planning and
Community Development
2/07 tdk

City of Dayton

Belmont Neighborhood



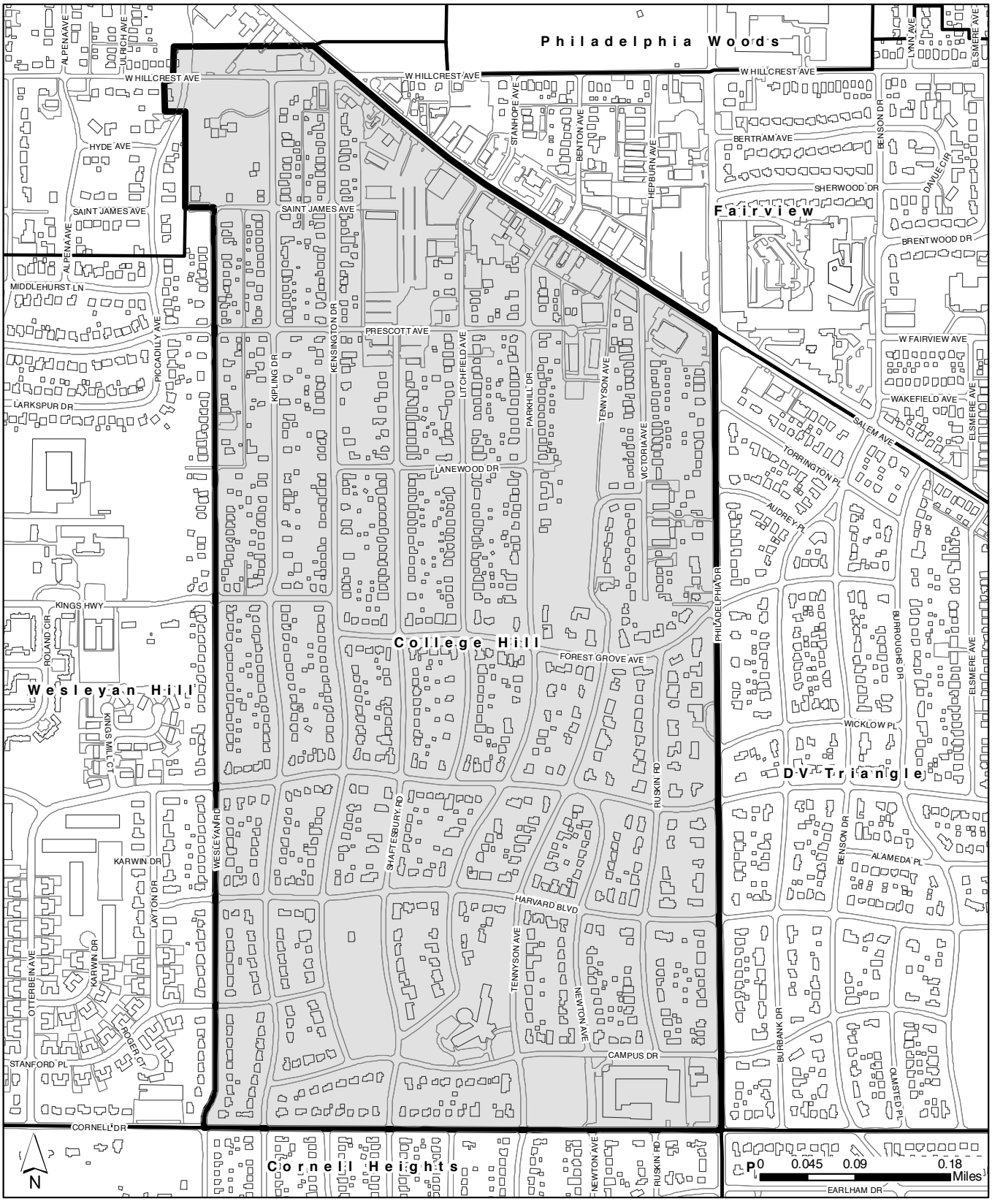
City of Dayton

Carillon Neighborhood



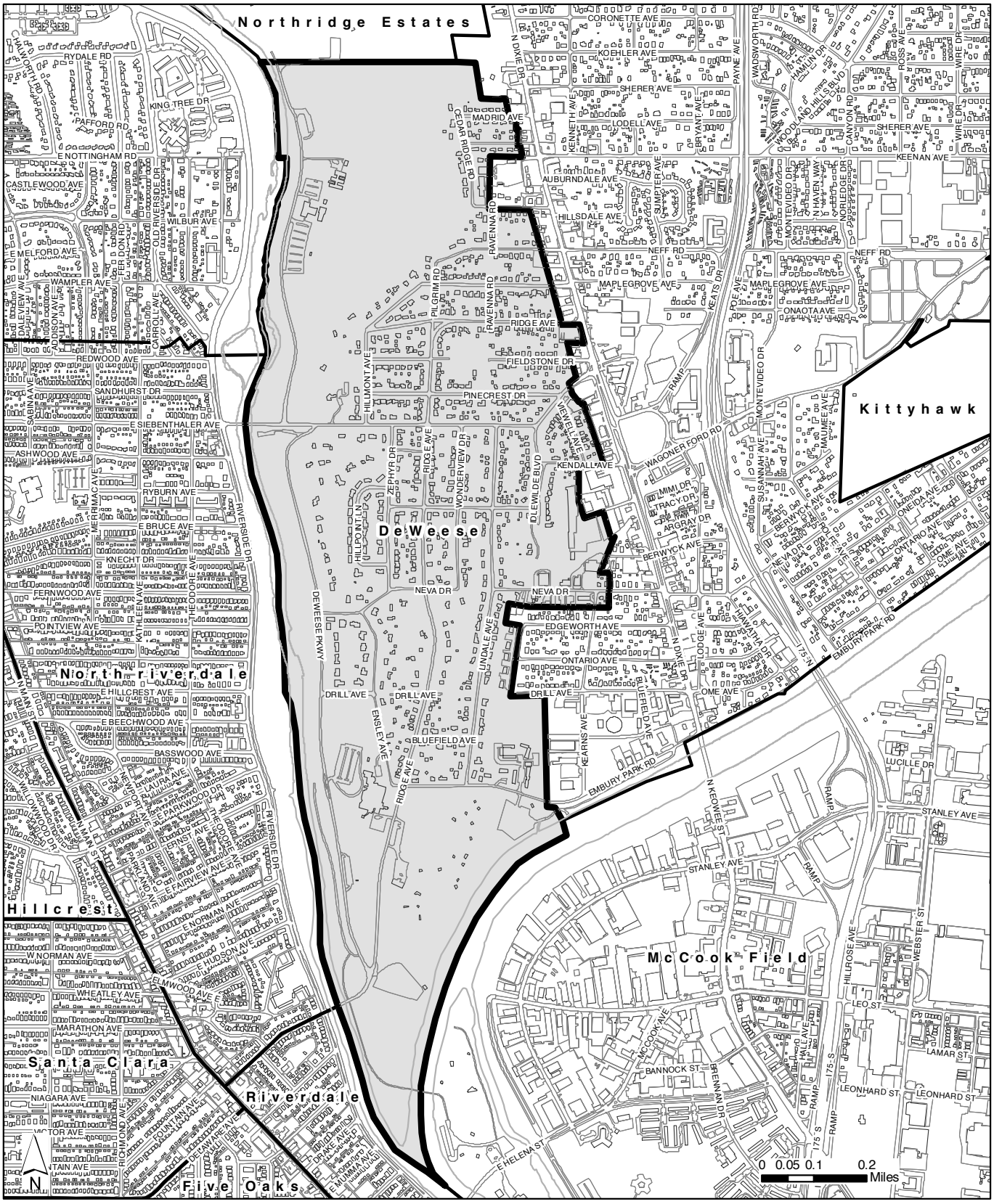
City of Dayton

College Hill Neighborhood



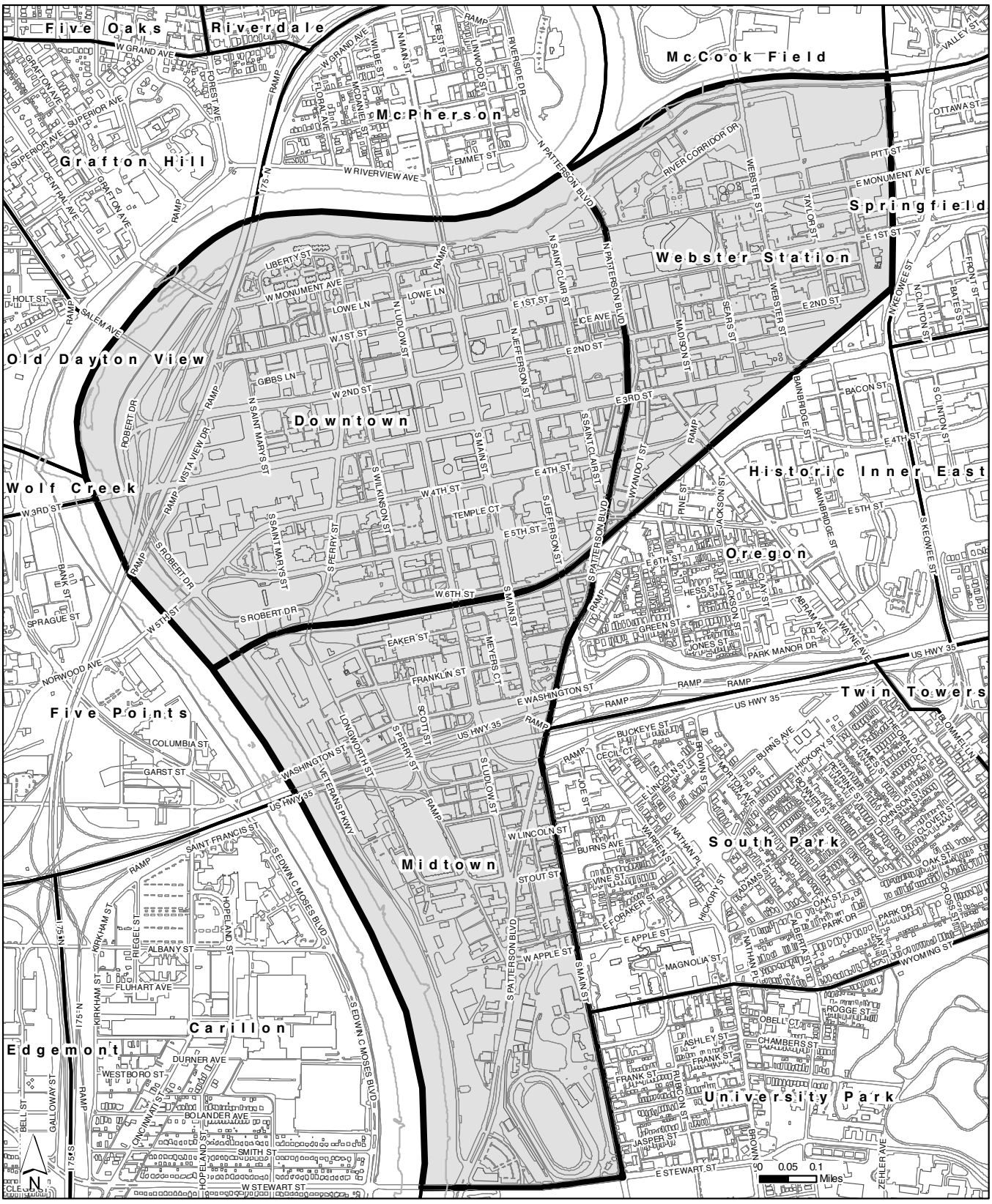
City of Dayton

DeWeese Neighborhood



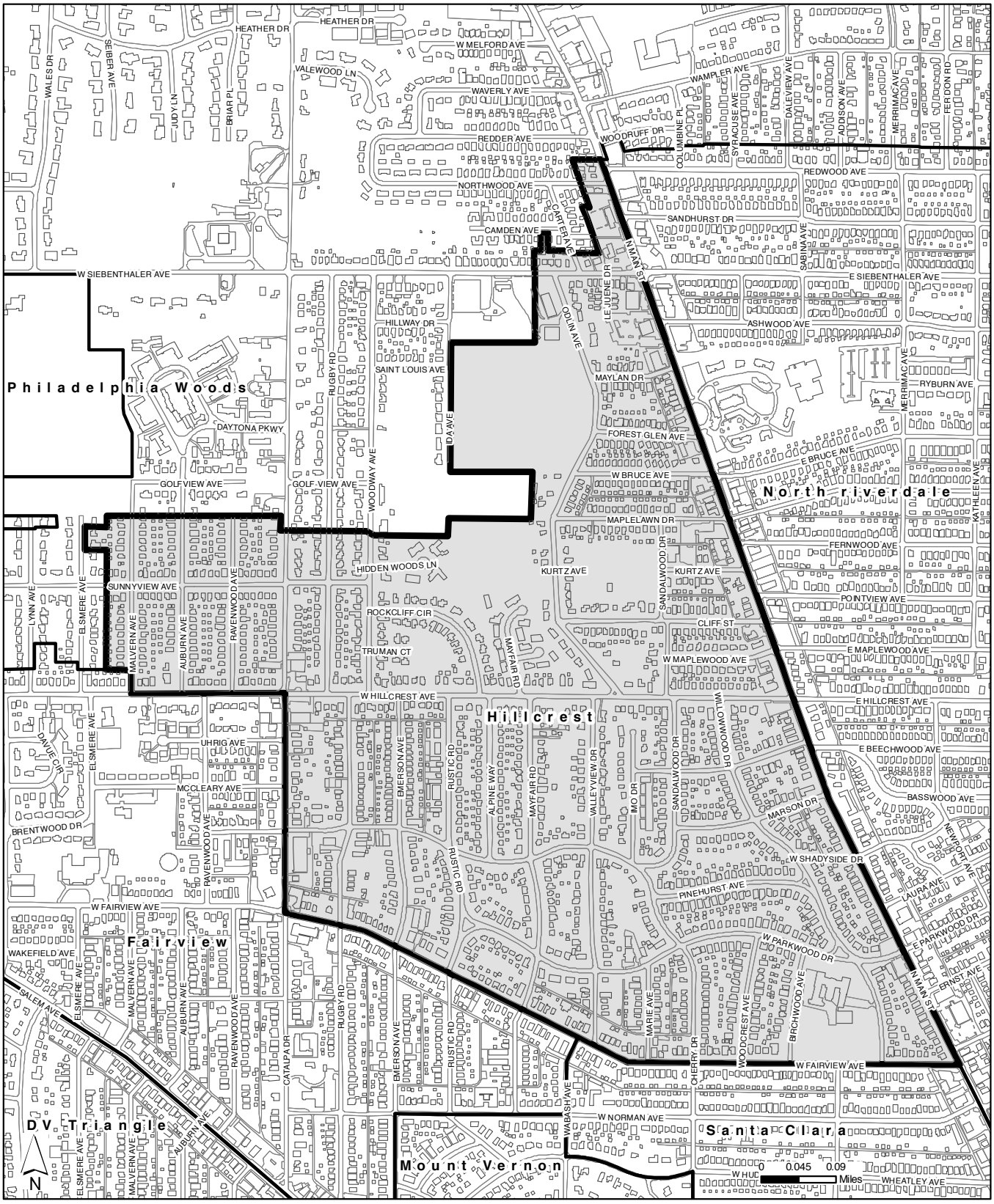
City of Dayton

Downtown Planning Districts



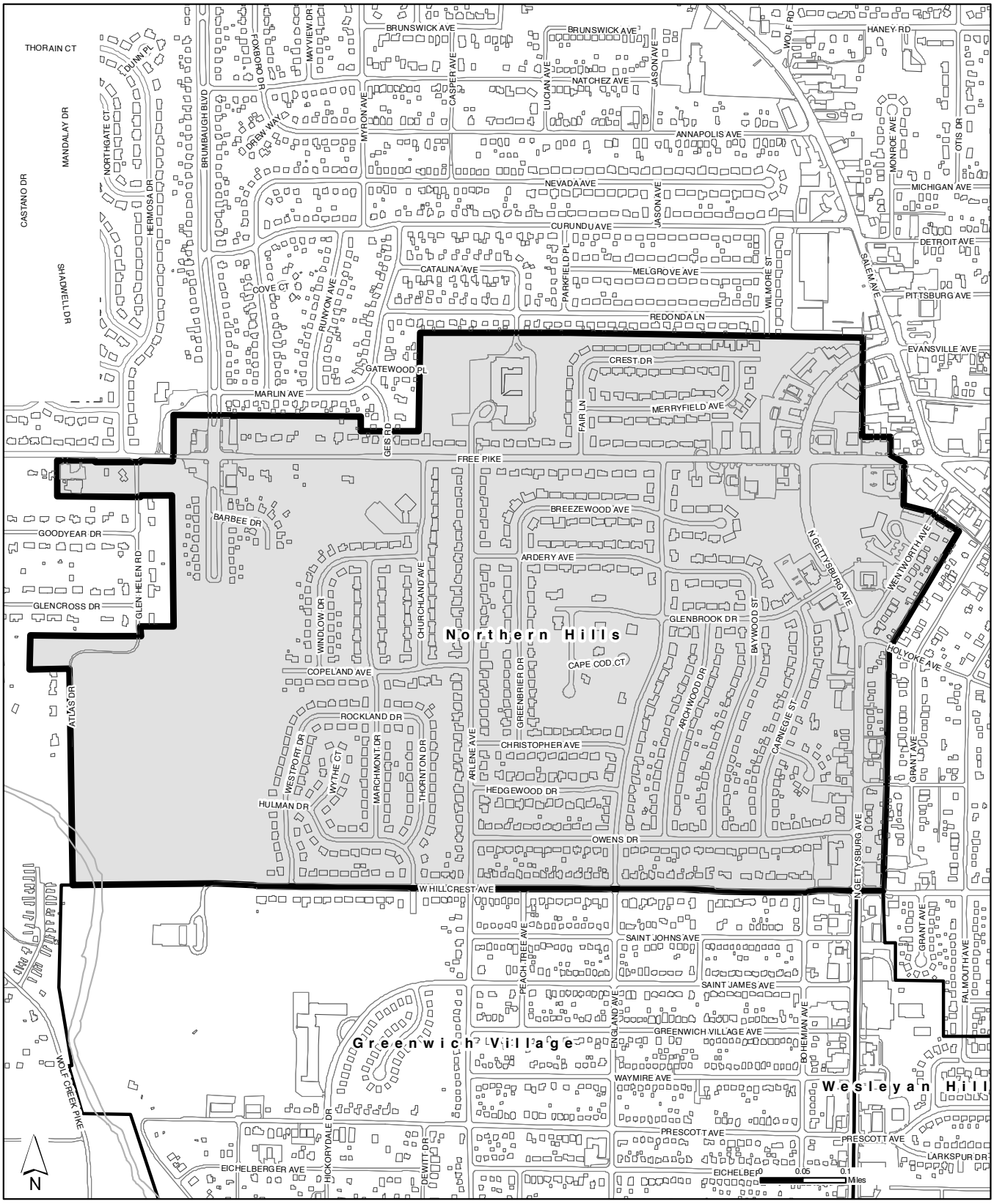
City of Dayton

Hillcrest Neighborhood



City of Dayton

Northern Hillls Neighborhood



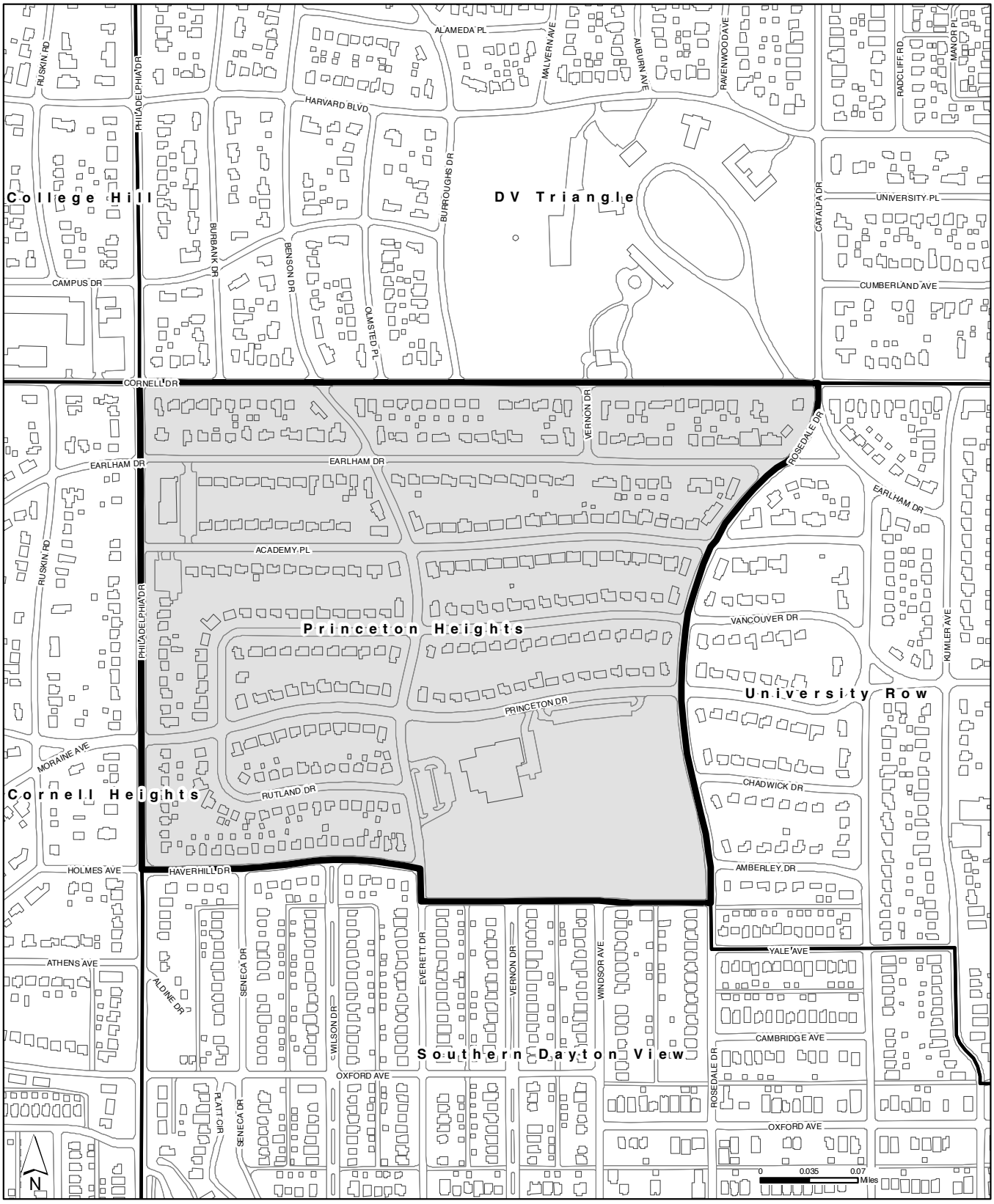
City of Dayton

Patterson Park Neighborhood



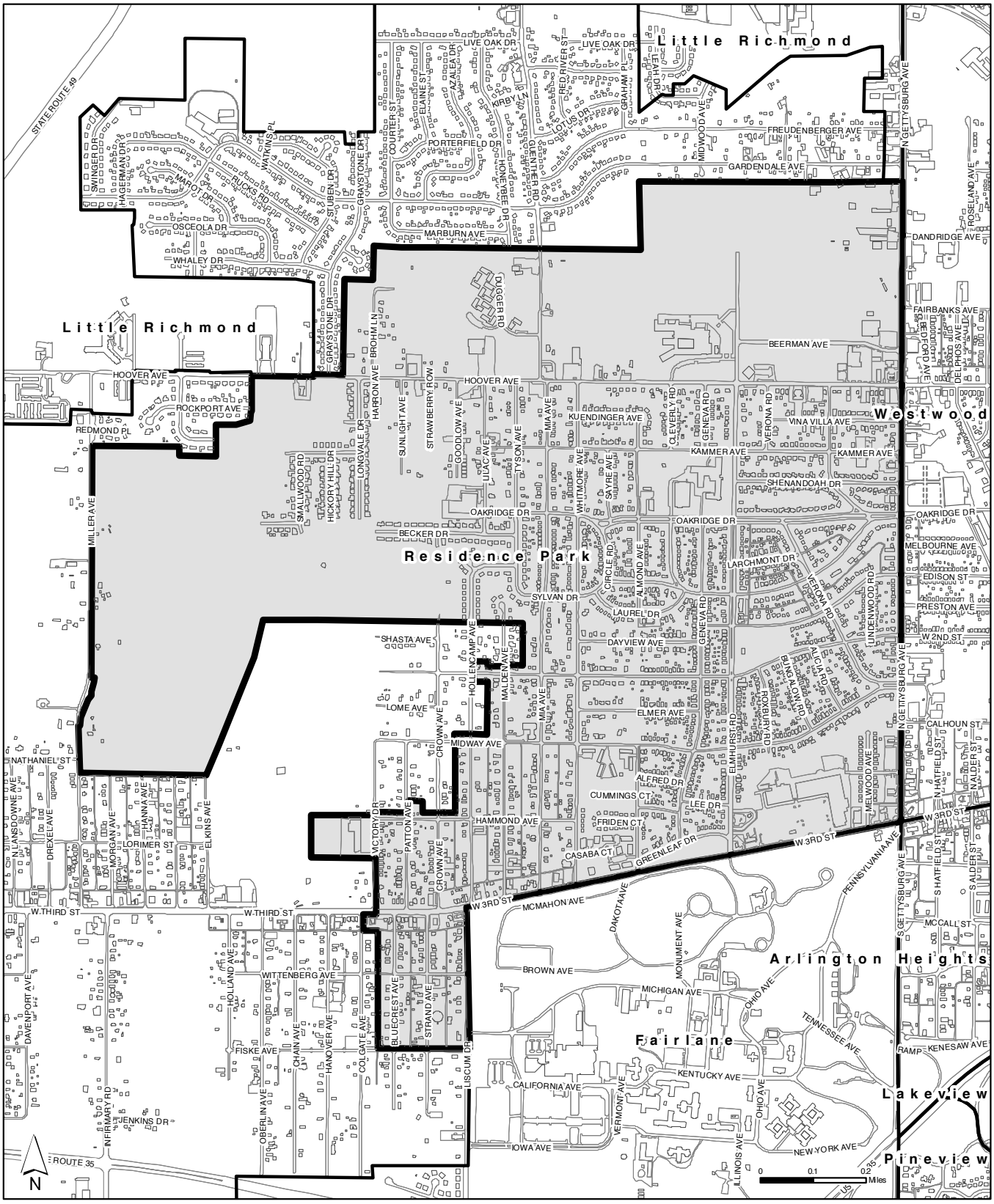
City of Dayton

Princeton Heights Neighborhood



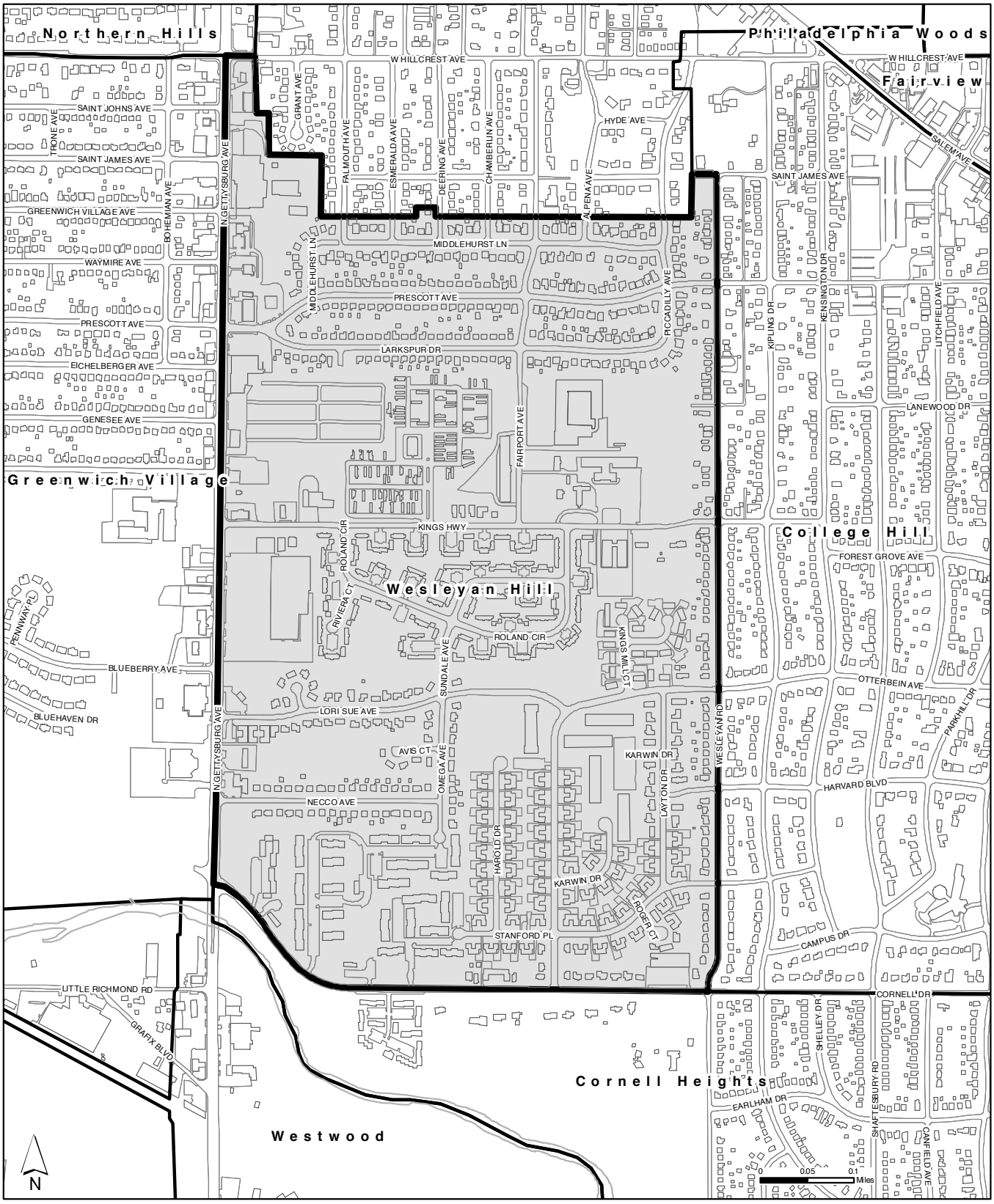
City of Dayton

Residence Park Neighborhood



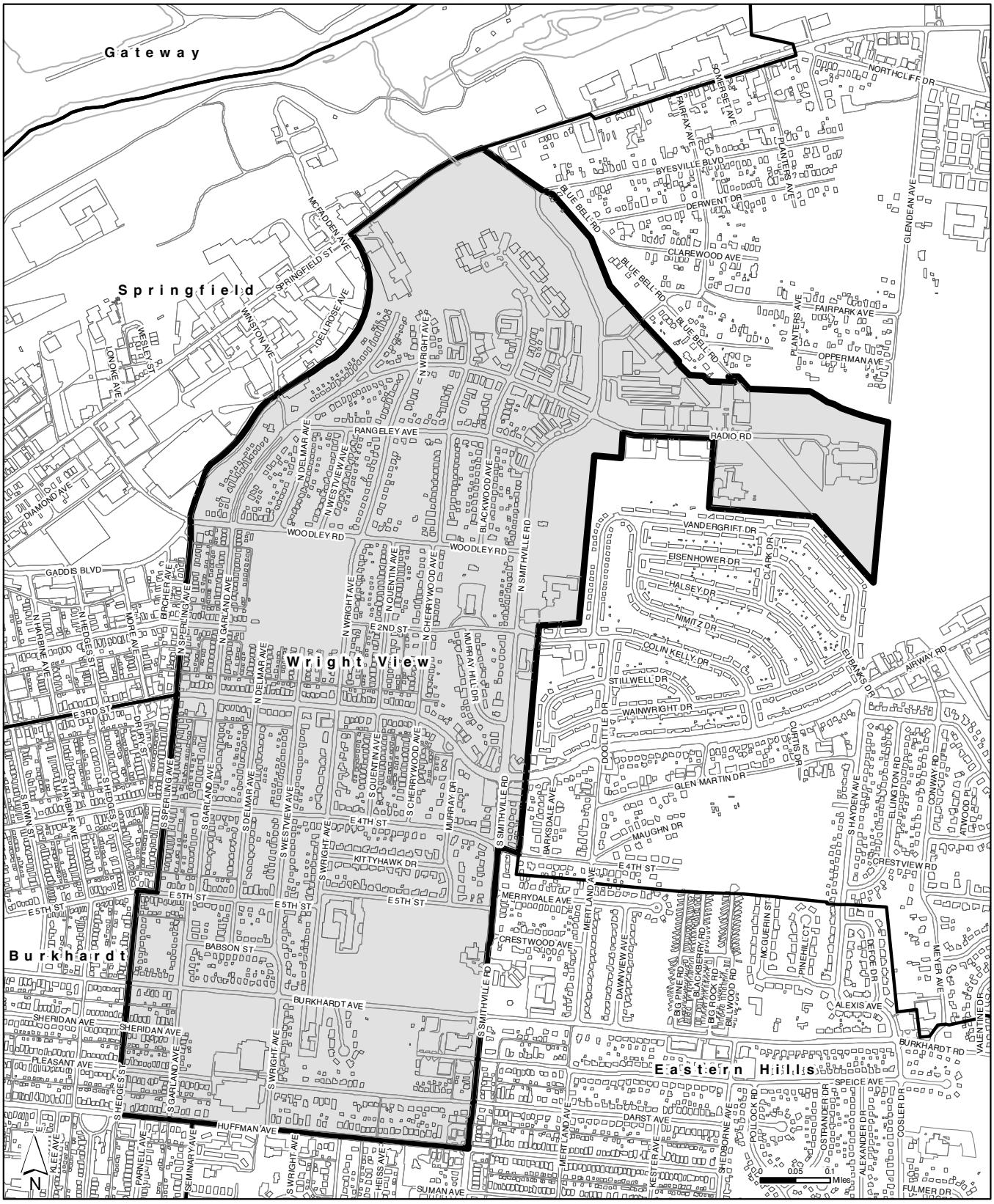
City of Dayton

Wesleyan Hill Neighborhood



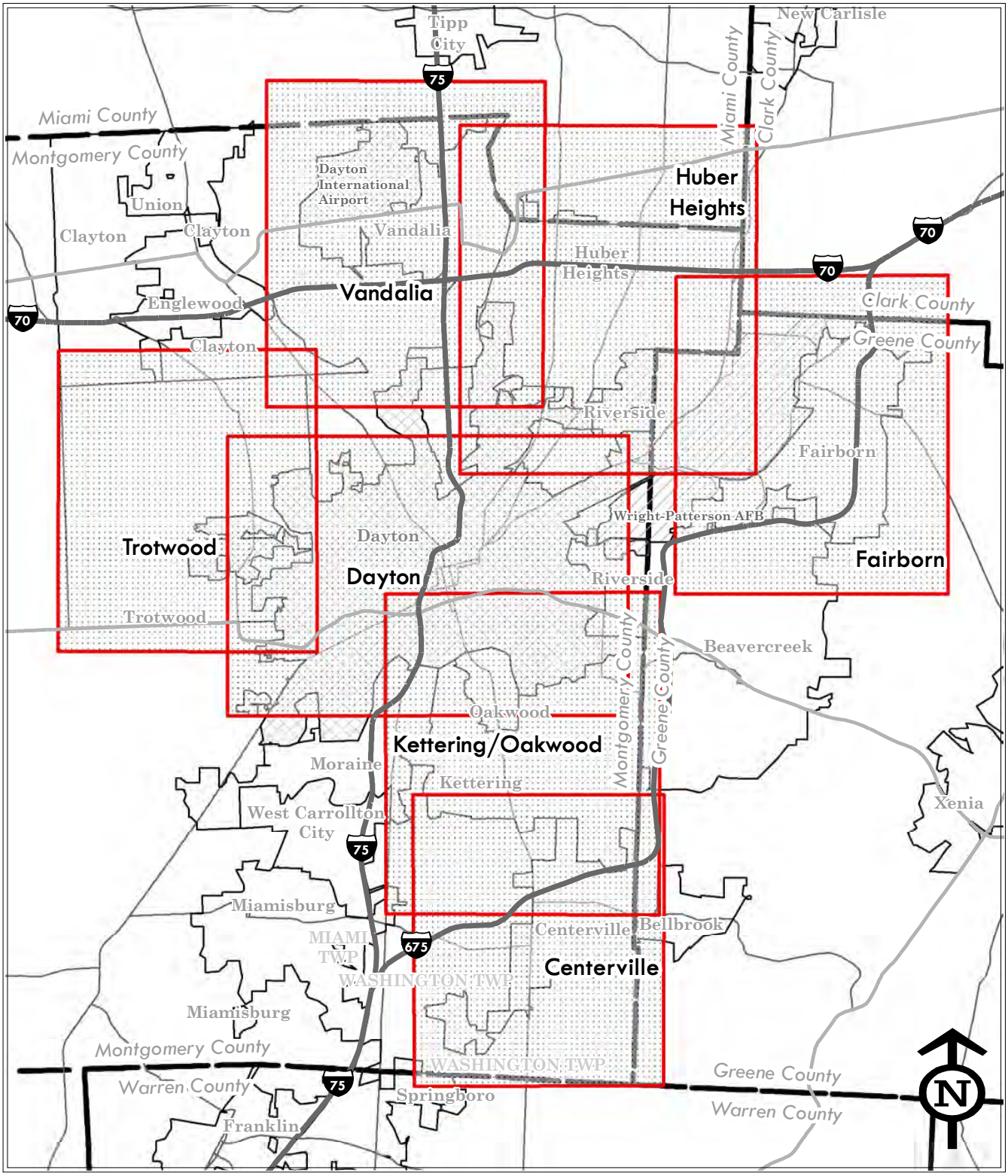
City of Dayton

Wright View Neighborhood



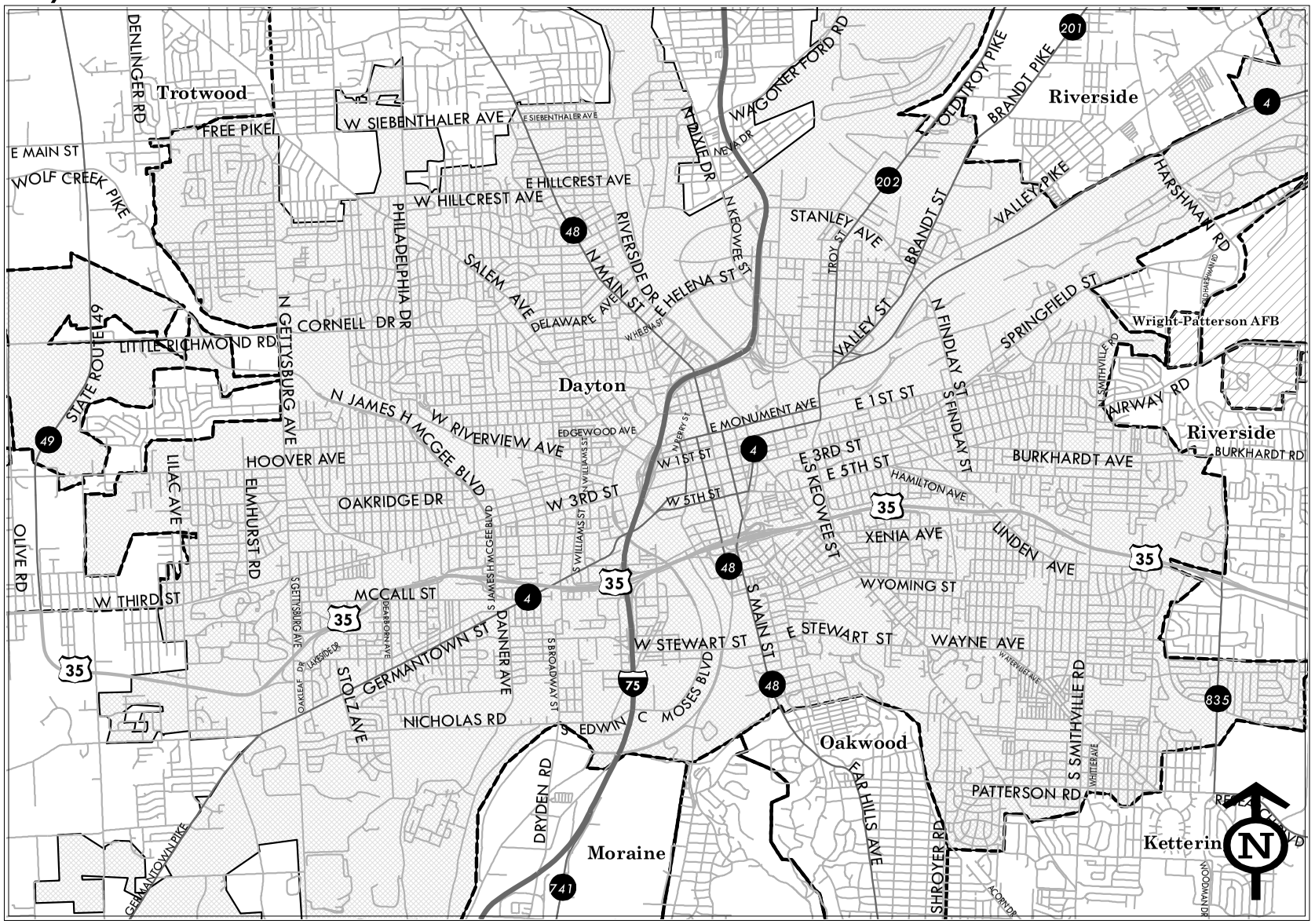
Ohio Modern

Regional Map Context



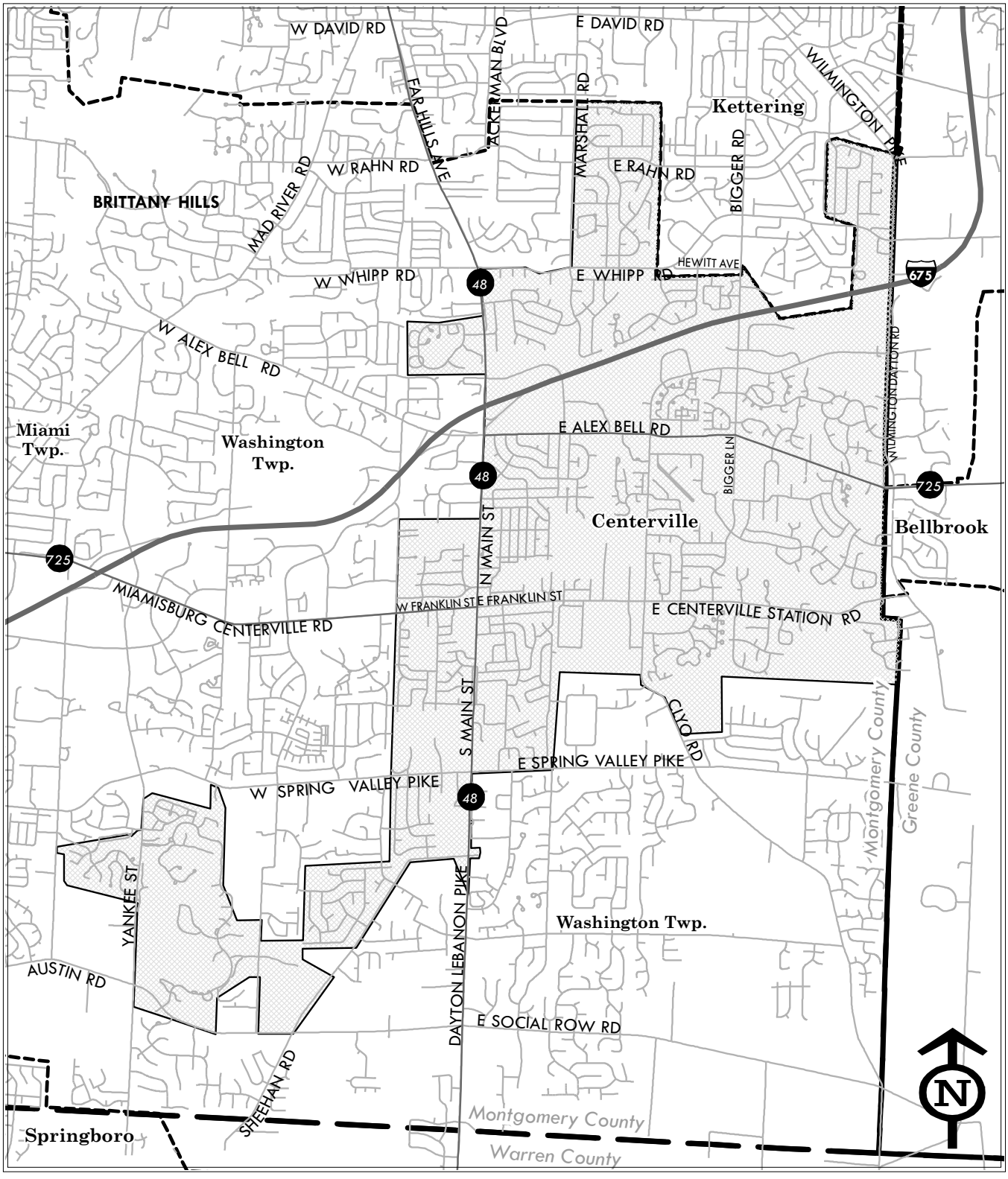
Ohio Modern

Dayton



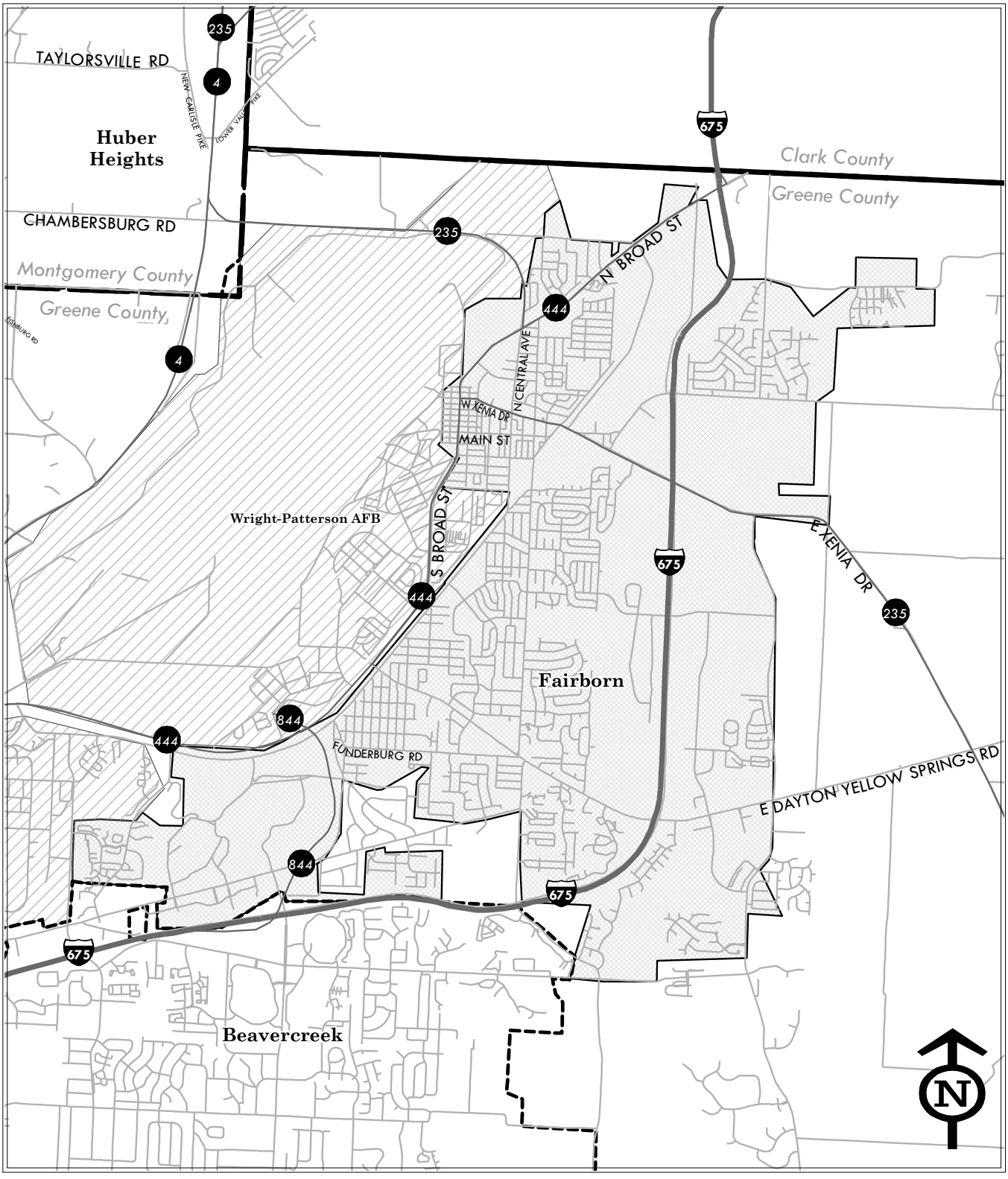
Ohio Modern

Centerville



Ohio Modern

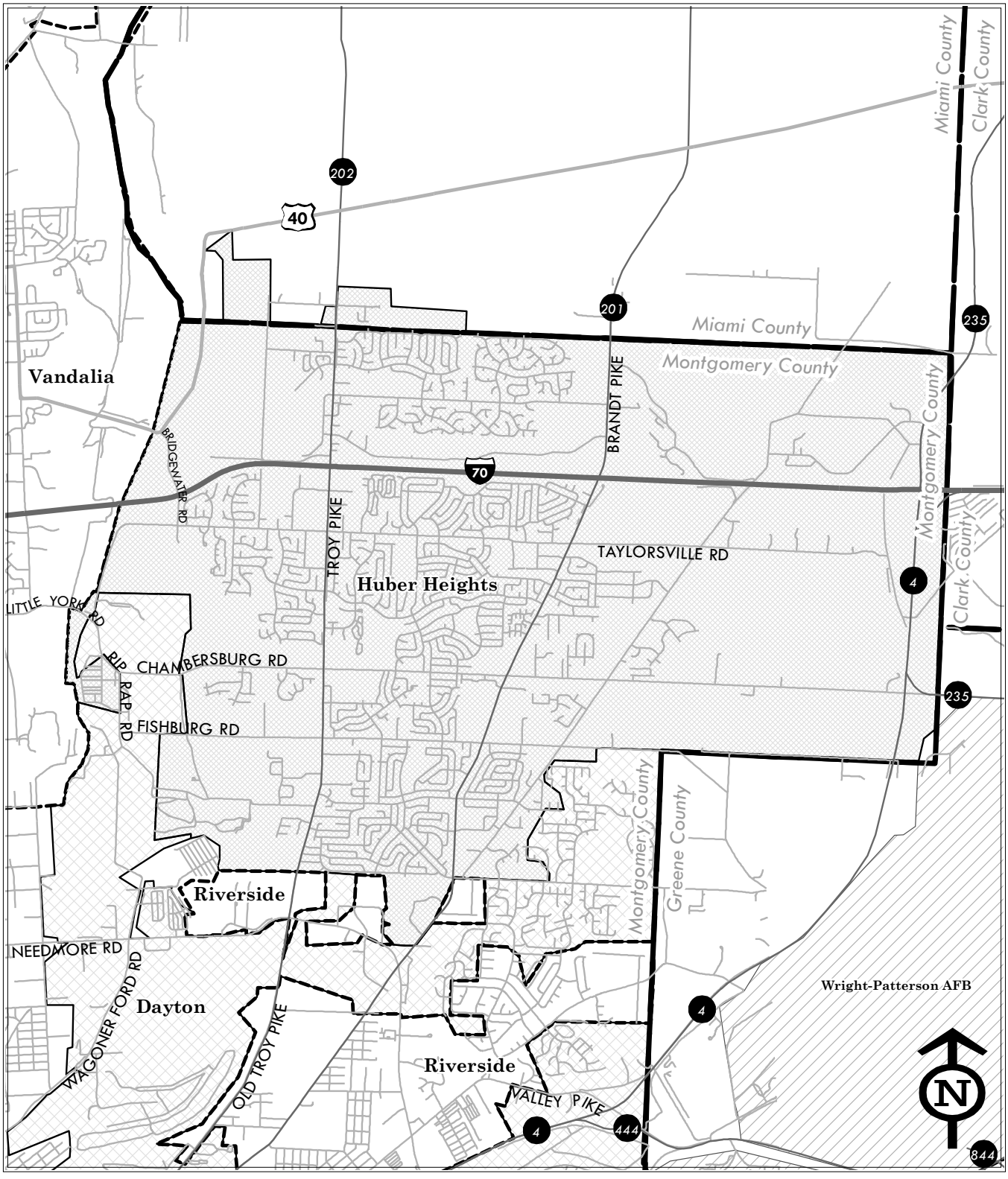
Fairborn



0 0.25 0.5 1 Miles

Ohio Modern

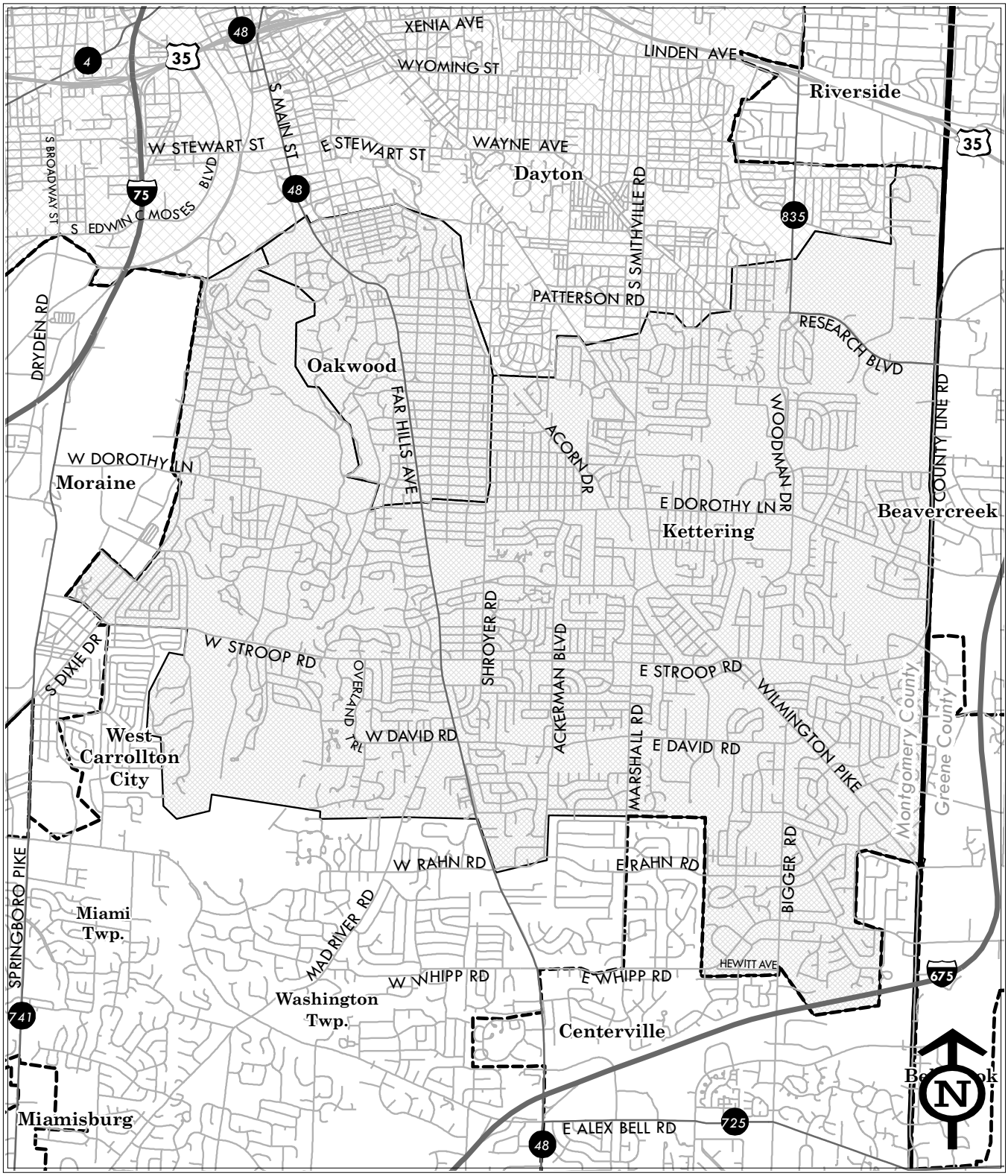
Huber Heights



0 0.3 0.6 1.2 Miles

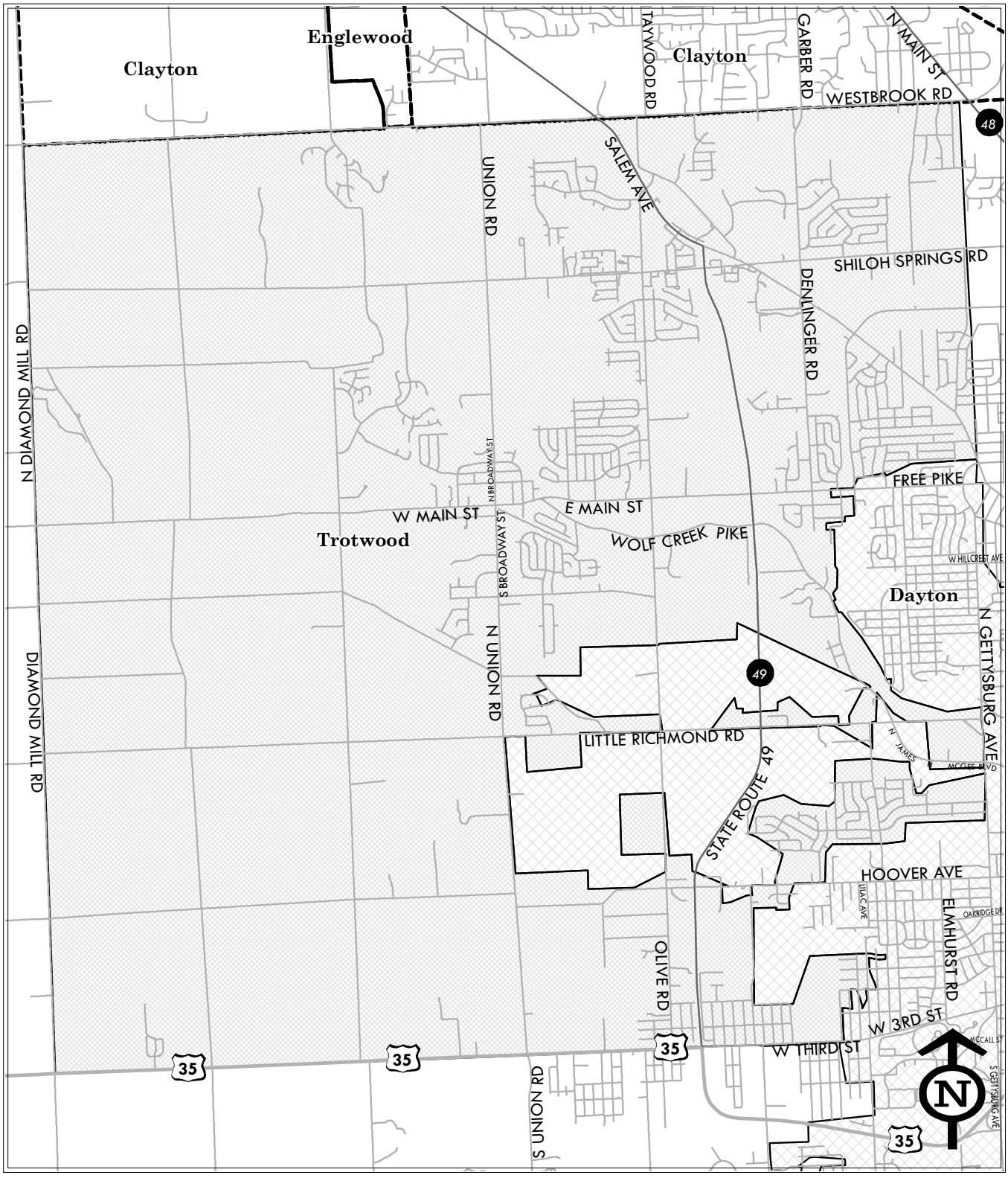
Ohio Modern

Kettering/Oakwood



Ohio Modern

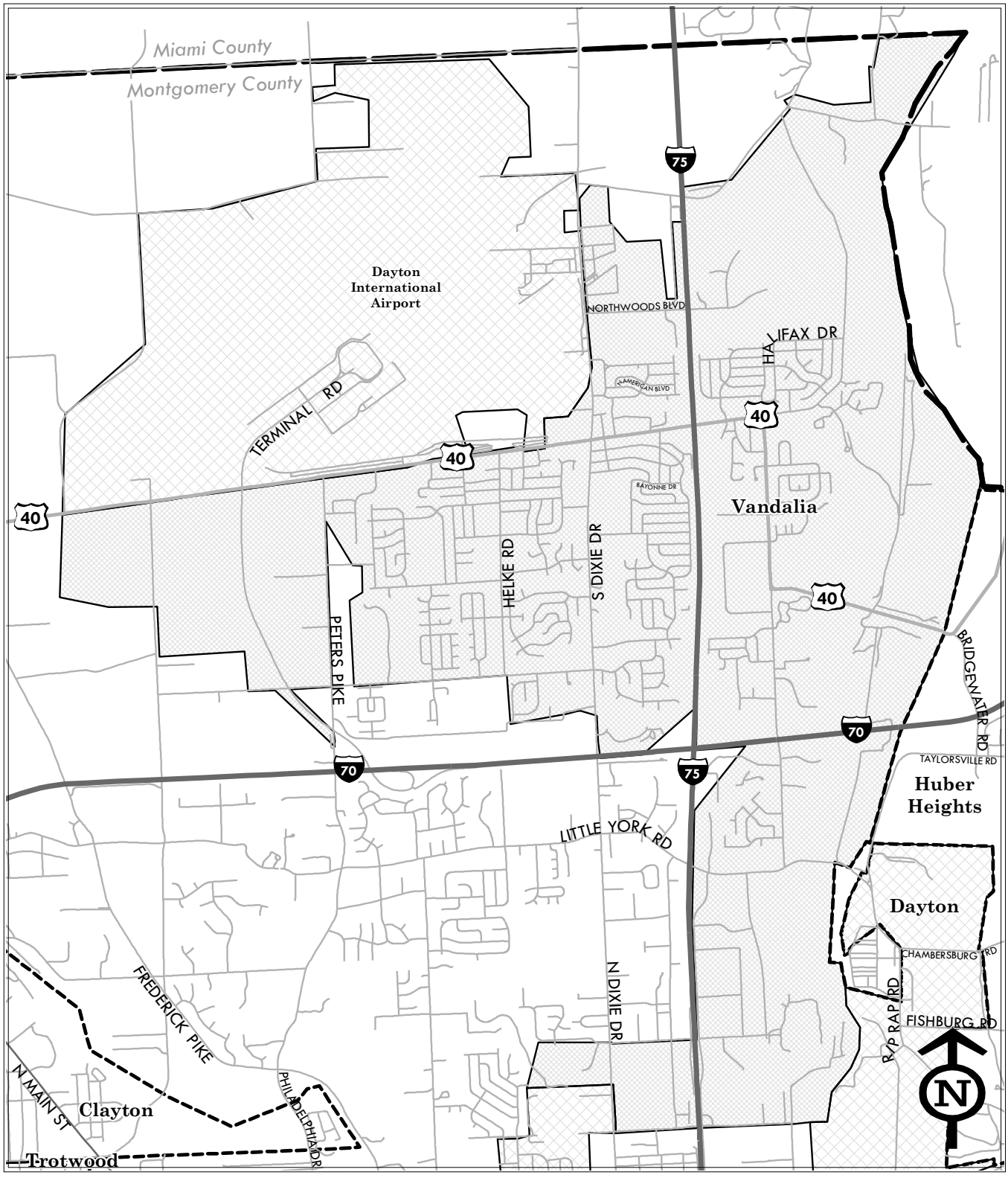
Trotwood



0 0.25 0.5 1 Miles

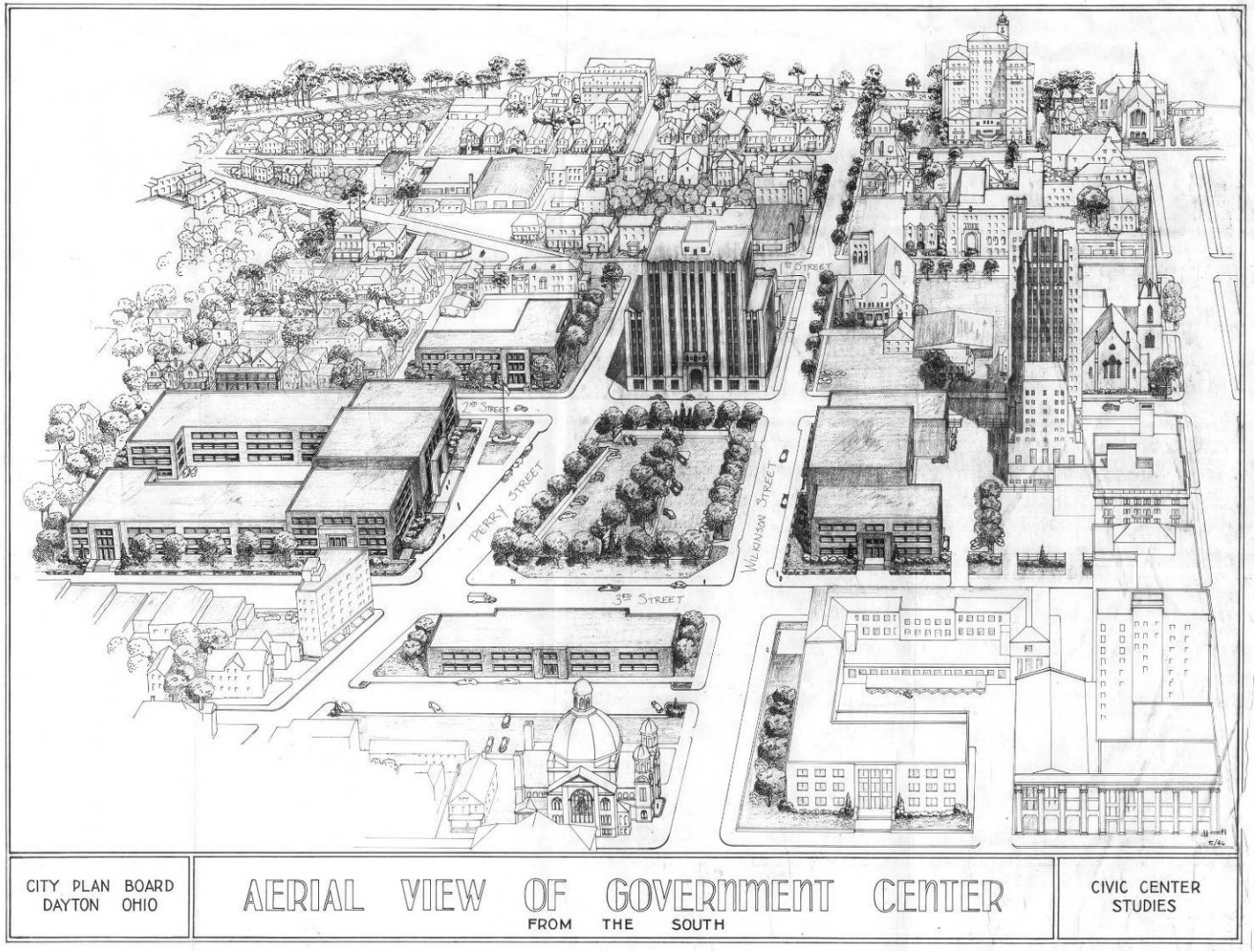
Ohio Modern

Vandalia

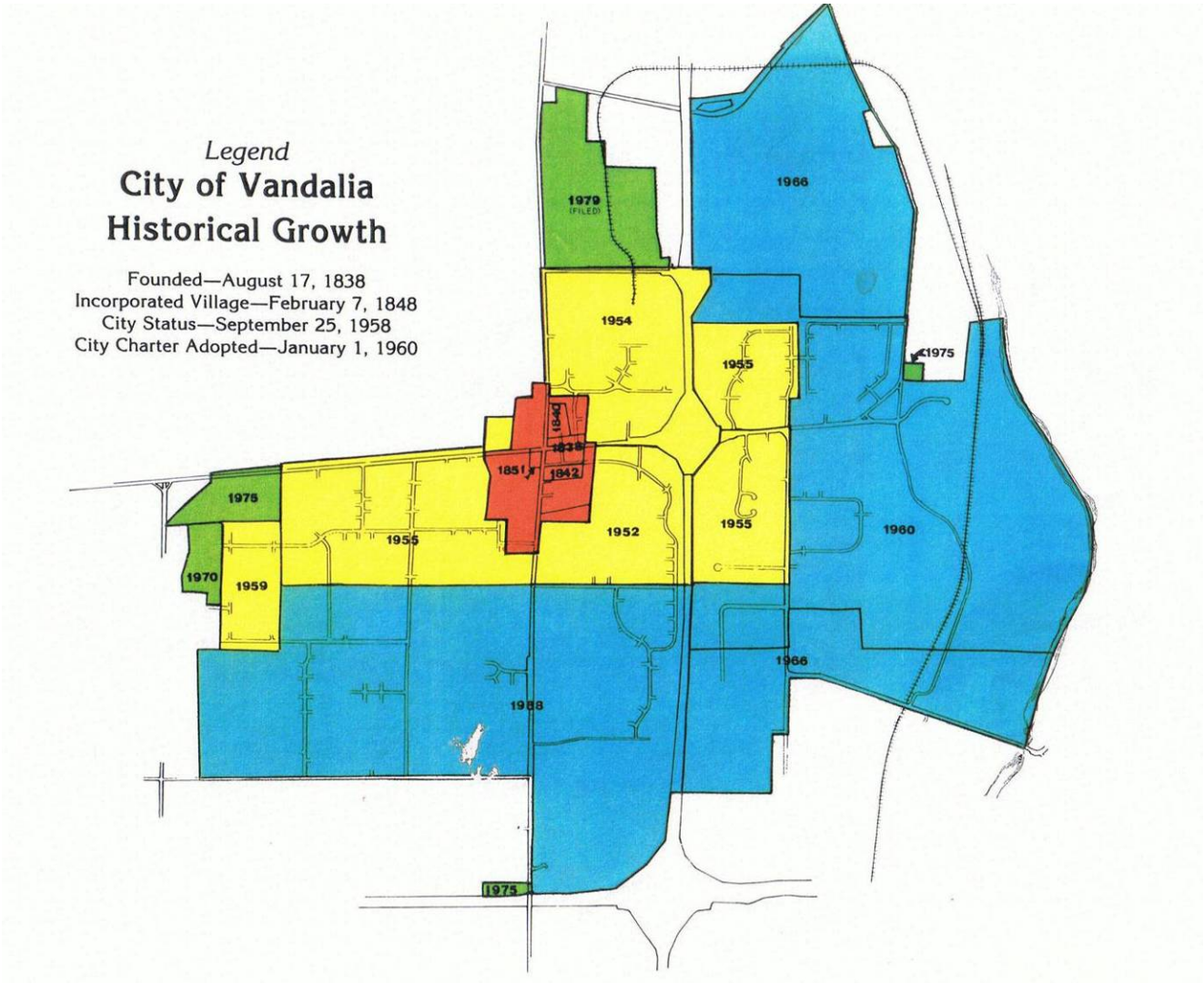


APPENDIX B

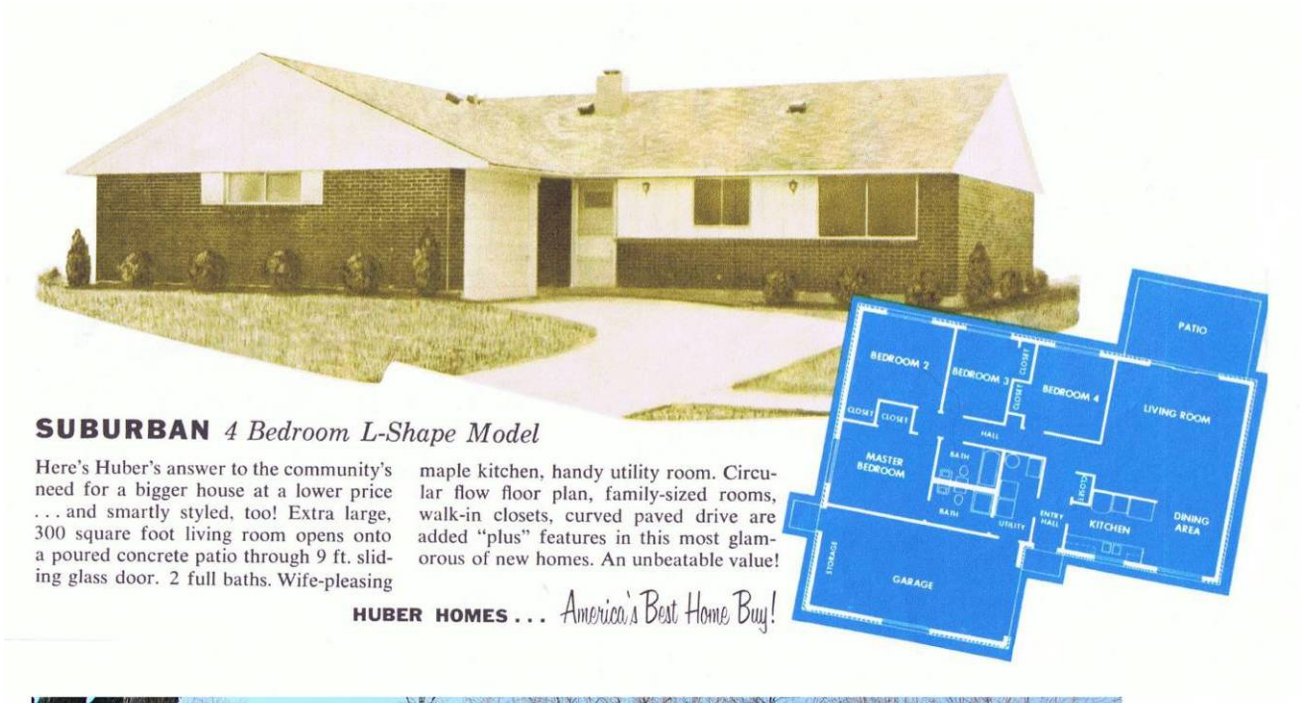
Supplemental Historic Images



Aerial View of Government Center from the South, 1946
Civic Center Study, Courtesy of the Dayton Planning Department
(Historic Image 52)



Vandalia Historic Growth Map, post 1979
City of Vandalia Archives
(Historic Image 53)





Huber Homes - The Suburban model, ca. 1960; current photo: 7743 Harshmanville Rd.
Historic image courtesy of Huber Heights City Council
(Historic Image 54)

MRS. AMERICA

Best described by the single word "Magnificent," this home is a close replica of the house Huber Homes, Inc. built in Ft. Lauderdale, Florida, as the top prize in the 1960 Mrs. America Contest. Only such revisions as neceaasry to fit the plan to a northern climate have been make.

The home is a marvel of luxury and convenience.

You would never expect to find this L-shaped brick home in the truly low cost field. But there it is, its quality and livability backed by Huber Homes' enviable record as one of the country's most conscientious builders.

Brick mixes charmingly with board-and-batten siding to form the pleasing contemporary exterior. The front facing garage has its own access door into the mammoth family room with an open living area leading directly into the kitchen. Eating space is available in both kitchen and family room.

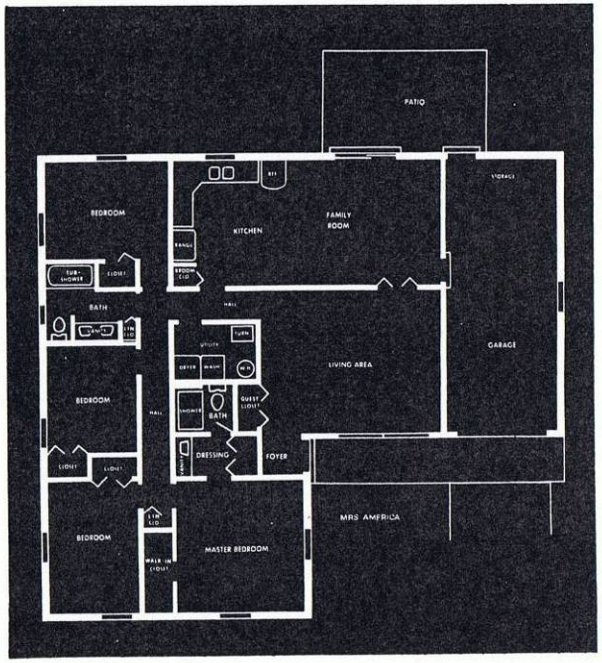
Sliding glass doors open on a poured concrete patio, perfect for summer entertaining. When the occassion is more formal, louver doors separate family room and a living area of more than 250 square feet.

There are four oversized bedrooms, each featuring its own walk-in closet. The size and convenience of the master bedroom must be seen to be believed, with its private bath and dressing room. A second full bathroom has a double-bowl, Formica vanity, linen closet and tub-shower combination.

Foresighted planning separates living and sleeping areas and allows free traffic flow without interference with any family function.

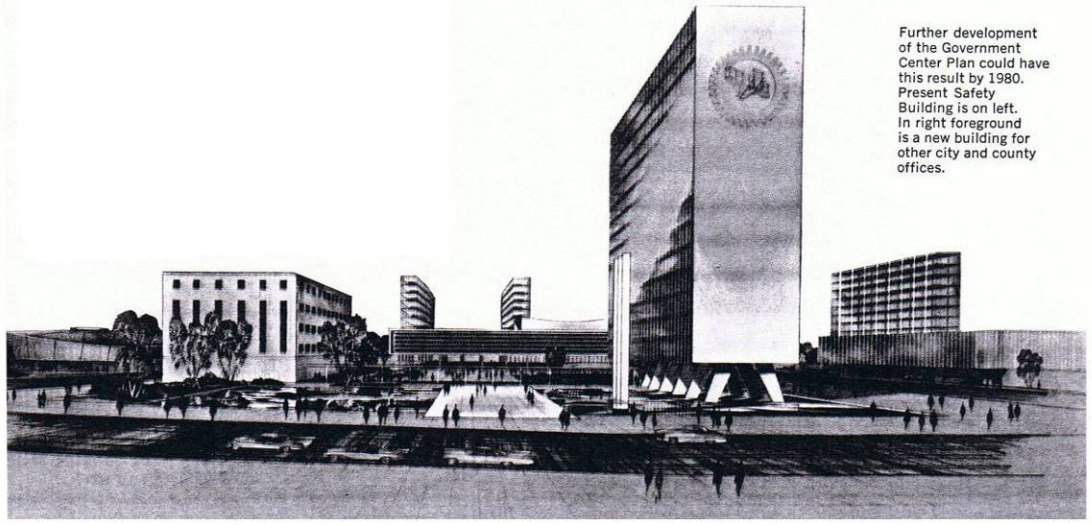
Huber Homes has the answer to America's new trend toward larger families and more gracious family living - and this new house is a wonderful example.



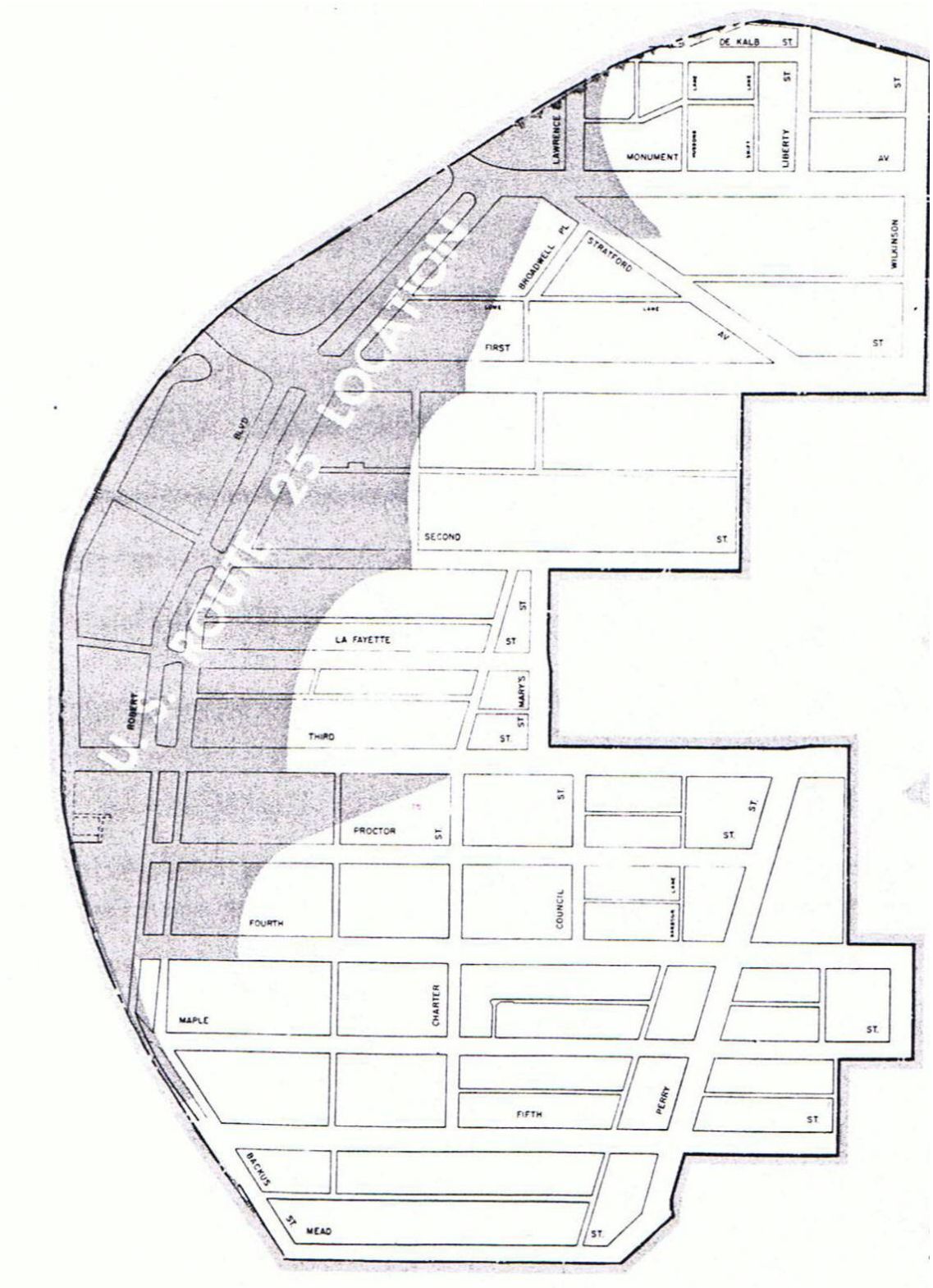


Huber Homes - Mrs. America page from Huber community newsletter, 1960
The Hub. Huber Homes, Inc., March 1960 4-5
(Historic Image 55)

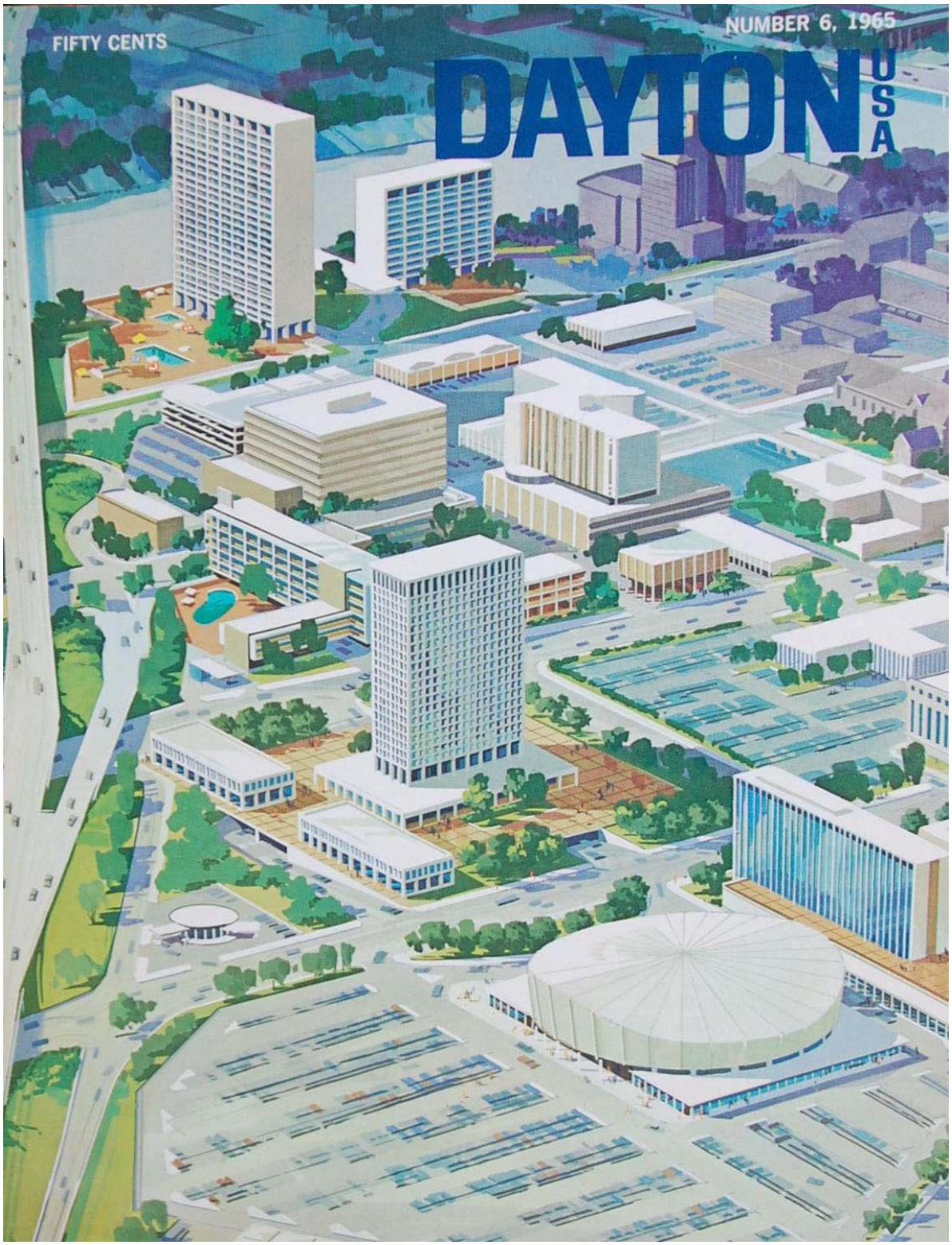




1960 Renewal Plan showing proposed sports arena and hotel (top) and proposed government tower and plaza with the Dayton Safety Building at left (bottom).
City Commission Office. "Dayton, Ohio: Annual Report." 1960
(Historic Image 56)



1961 Central Business District Urban Renewal map
City Plan Board. "Downtown Dayton Redevelopment Plan." 1961
(Historic Image 57)



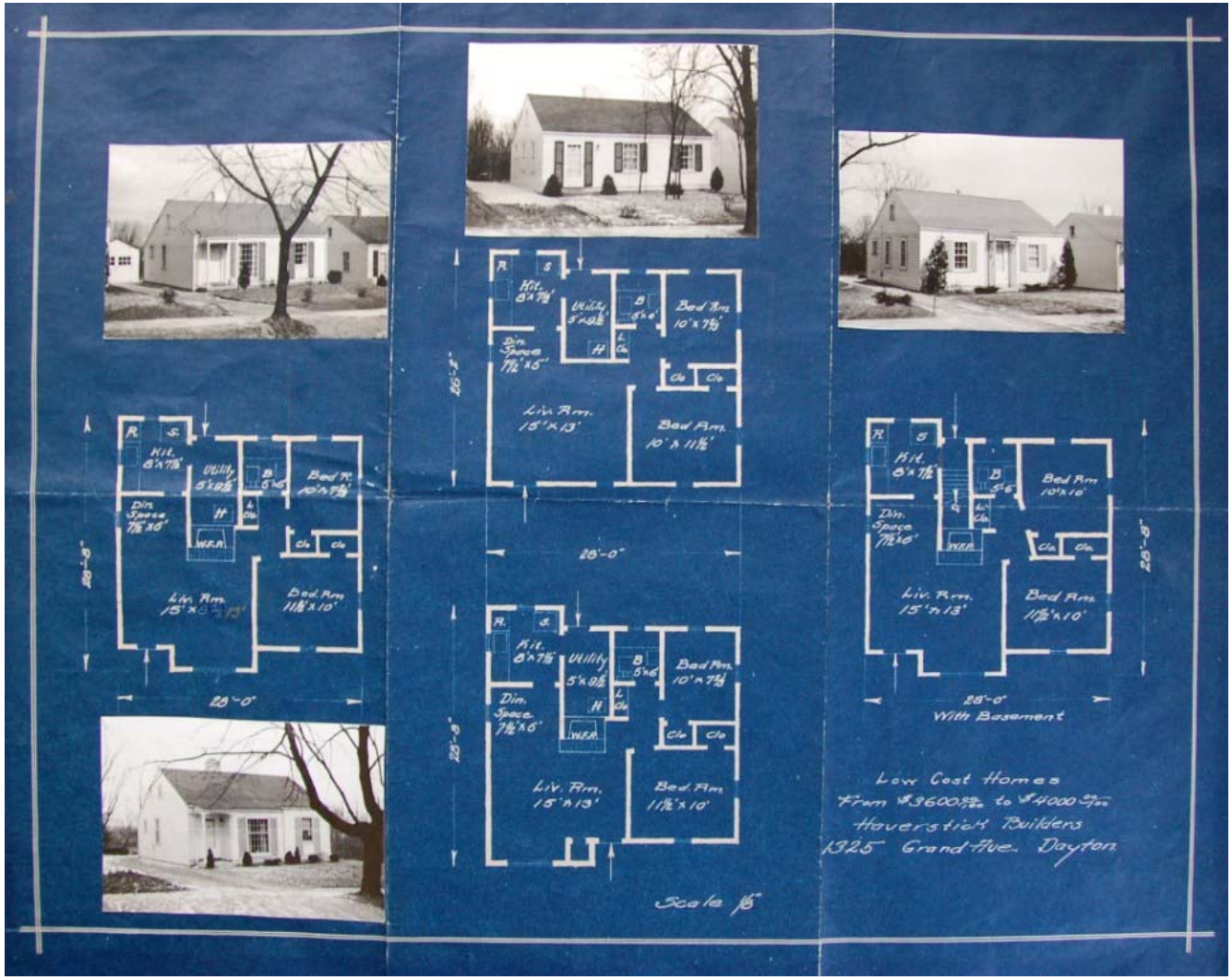
1965 Renewal Plan showing different design for arena and hotel than 1960, as well as government building where the Montgomery County Administration Building was later constructed.
Dayton Area Chamber of Commerce. "Dayton USA." November 1965
(Historic Image 58)



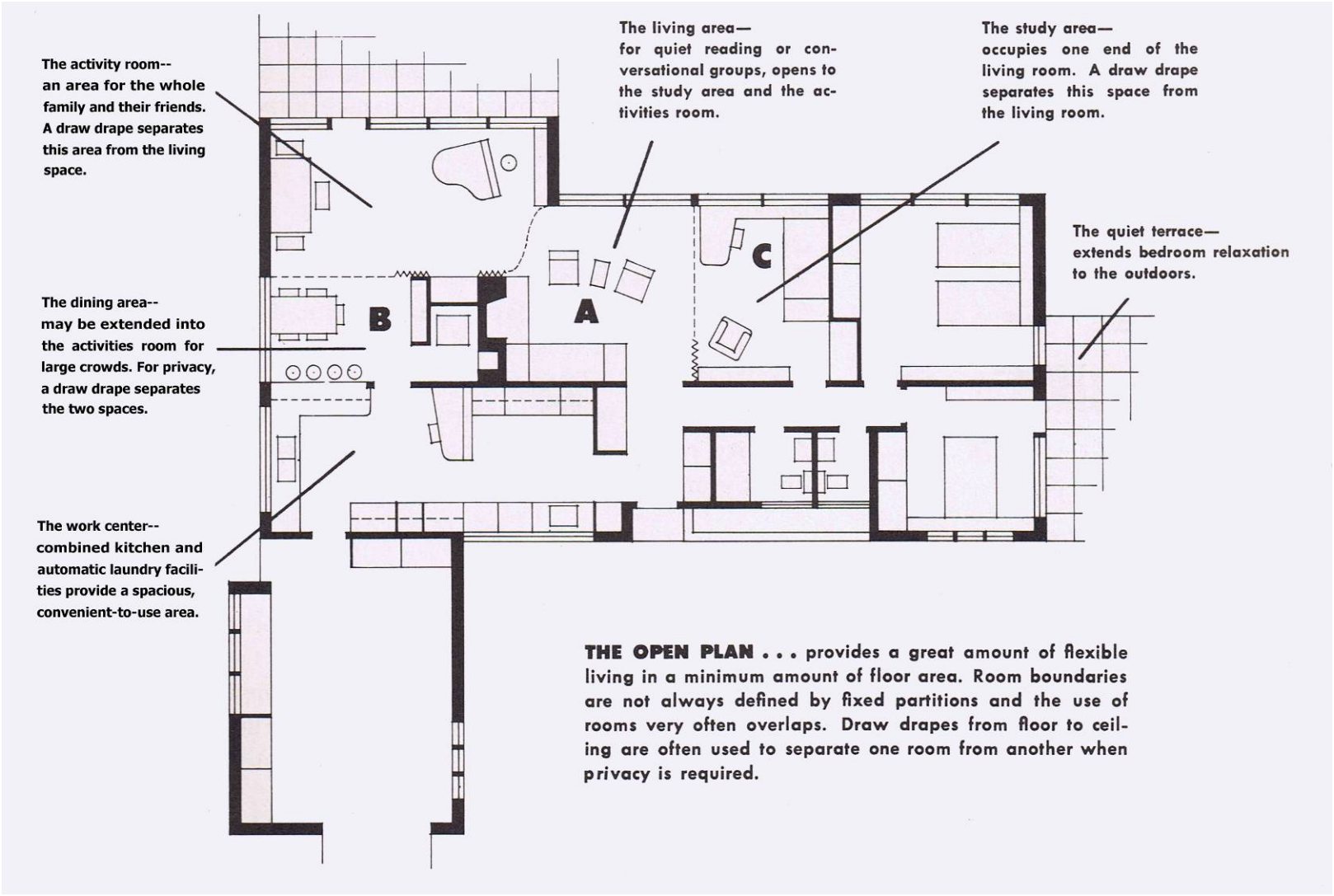
Dayton aerial looking east, ca. 1965; W. Third Street is in the middle, cleared urban renewal land is where Sinclair will be built.
Courtesy of the Dayton Planning Department
(Historic Image 59)



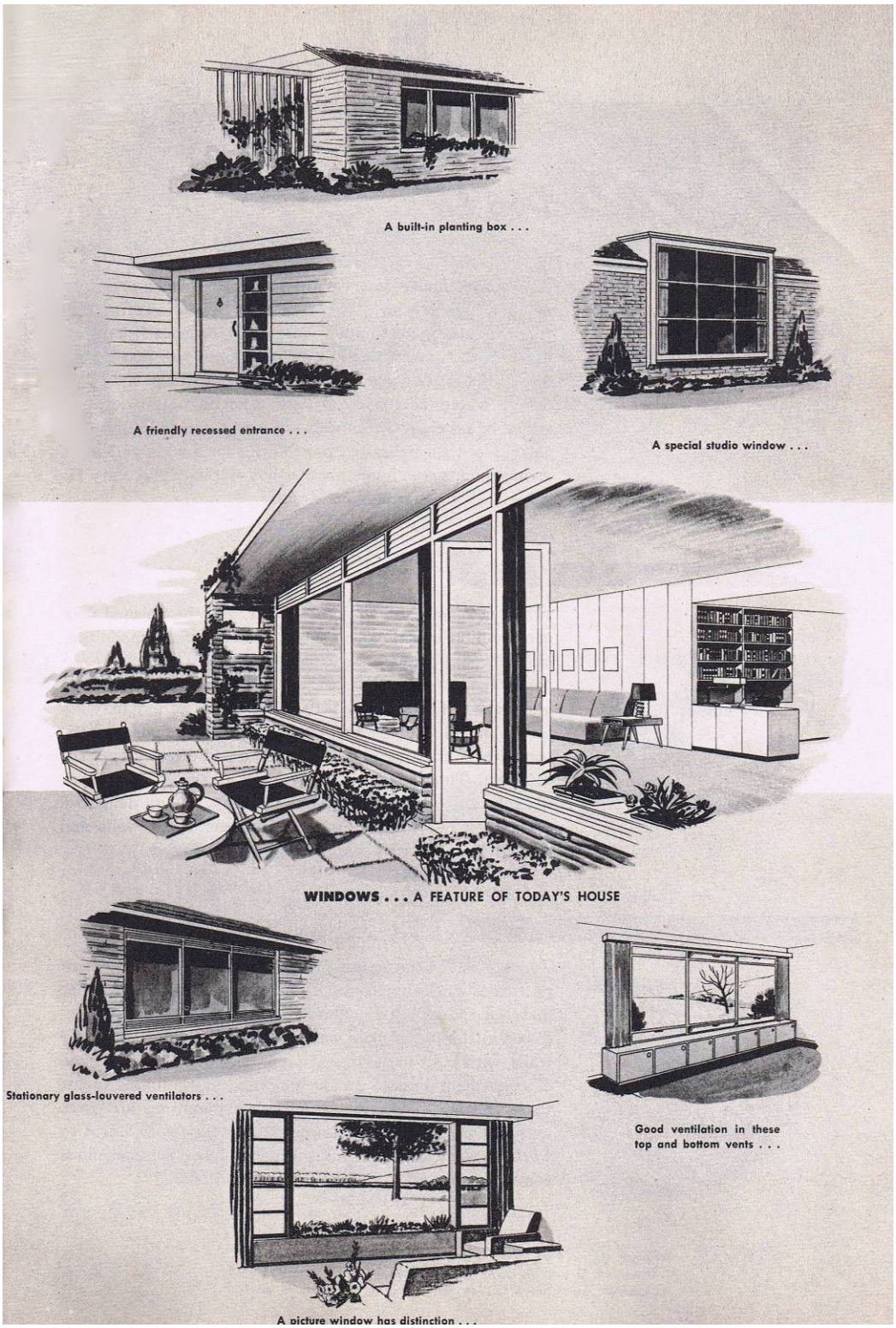
Example of typical house plans via construction suppliers' advertisement, 1956
Courtesy of Kathy Mast Kane
(Historic Image 60)



Sample floor plans and photographs, ca. 1950
Courtesy of Haverstick Builders
(Historic Image 61)



Architectural plan books promoted the Open Plan as the best alternative flexible living
Pollman, Richard B. 125 Designs for Convenient Living. Detroit: Home Planners, Inc., 1950 91
(Historic Image 62)



Architectural plan books promoted large windows as essential for modern living, 1950
Pollman, Richard B. 125 Designs for Convenient Living. Detroit: Home Planners, Inc., 1950 113
(Historic Image 63)

APPENDIX C

Architects Practicing in the Dayton Area

The following list is a compilation of architects who had offices in the Dayton area during the period 1940-1970. The list was derived from the American Architects Directory, published by the American Institute of Architects for 1956, 1962, and 1970.

Unless noted, all architects were located in Dayton. In 1962 and 1970, the directory also listed firm names, which are in ***bold and italics***.

1956

Betz, Eugene W.
Bolinger, Donald
Brodrick, Hermon Stephens
Buchanan, Glenn W.
Carnahan, Ralph Wilson
Clement, Ralph Byron
Cowden. Craighead
Gebhart, Rollin E.
Grannis, Robert Bruce
Harlan, H. C.
Hart, Erskine A.
Heist, Marlin L. (Miamisburg)
Hock, Charles A.
Jaekle, William L.
Jay, Charles Emerson
Kaltenbrun, James A.
Kielawa, Philip Henry
Korns, Howard A.
Lagedrost, Hugh
Lecklider, Robert W.
Lorenz, James Douglas
Lucisano, Michael
Makarius, Robert J, Jr.
Neuffer, George T.
Ohler, Emory Jay
Parker, Thomas H.
Pretzinger, Freeman A.
Rabold, Walter A.
Reed, James Allen
Reuther, Henry Ernst
Rosser, Rollin L.
Schenck, Harry I.
Siebenthaler, George
Stowe, William A, M.D.
Sullivan, John, Jr.
Surmann, John Fred
Templin, Howard M.
Thomas, D. Richard
Walker, George Richard
Ward, William G.
Welty, Wilbert Nelson
Wertz, William Charles
Whitmore, L. Damon
Williams, Gareth Rogers
Williams, Milton Rogers
Williams, Roger W.
Wurst, W. W.
Yount, W. Ray

1962

Betz, Eugene
Brodrick, Hermon Stephens
Brodrick-Makarius
Brown, Paul P.
Paul Brown & John Head
Buchanan & Cowden
Buchanan, Glenn W.
Carnahan, Ralph W.
Clement, Ralph Byron
Coates, Russell LeRoy
Cowden, Craighead
Deneau, Paul H.
Grannis, Robert Bruce
Harlan, H. C.
Hart, Erskine A.
Hart, James Erskine
Head, John William
Heist, Marlin L. (Miamisburg)
Henderson, Thomas J, Jr.
Igleburger, Arnold F.
Jay, Charles Emerson
Kielawa, Philip Henry
Klein, Lewis D.
Korns, Howard A.
Lagedrost, Hugh
Lagedrost & Walter
Lecklider, Robert W.
Levin, Richard D.
Lively, Roy M.
Lorenz, James Douglas
Lorenz & Williams
Makarius, Robert J., Jr.
Merdinger, Irving M.
Muth, Louis William (Vandalia)
Nemeth, Joseph O.
Newland, Donald A.
Ohler, Emory Jay
Parker, Thomas H.
Pretzinger, Albert, H.
Pretzinger, Freeman A.
Rabold, Walter A.
Reed, James Allen
Rosser, Rollin L.
Siebenthaler, George
Slager, James R.
Stowe, William A, M.D.
Sullivan, John, Jr.
Surmann, John Fred
Walker, George Richard
Walter, George E.
Ward, William G.
Welty & Kielawa
Welty, Wilbert Nelson
Wertz, William Charles
Whltmore, L. Damon
Williams, Gareth Rogers
Williams, Milton Rogers
Williams, Roger W.
Wurst, W. W.
Yount, Sullivan & Lecklider
Yount, W. Ray

1970

Anderson, Larry Arthur
Beachler, Mark Henry
Bechtel, Richard N(eil)
Bechtel & Longnecker
Betz, Eugene William
Eugene W. Betz
Brodrick, Hermon Stephens
Brodrick-Makarius
Brown, Arthur
Brown, P. P.
Brown & Head & Assocs.
Clement, R. B.
Coates, R. L.
Cook, David Ronald
Daily, W. H.
Deneau, P. H.
Dunker, Keith Lawrence
Dunker & Schioler
Edge, Thomas Leslie
Hart, James Erskine
Hart-Ruetschle-Hart
Head, J. W.
Heist, M.L. (Miamisburg)
Henderson, Thomas J, Jr.
Igleburger, Arnold Franklin
Igleburger & Henderson
Jay, C. E.
Jones, Ralph Coursey, Jr.
Kielawa, Philip Henry
Kirkwood, David Mather
Klein, Lewis D.
Korns, H. A.
Lagedrost, Hugh L.
Lagedrost & Walter
Lauterbach, Leo E.
Lecklider, R. W.
Levin, Richard Donald
Richard Levin Assocs, Inc.
Lively, Roy Morgan
Longnecker, R. K.
Lorenz, J(ames) Douglas
Lorenz, Williams, Williams, Lively & Likens
Lucisano, M. (Kettering)
Makarius, Robert Joseph, Jr.
Martin, C. H.
Merdinger, I. M.
Misel, Harry Earle, Jr. (Kettering)
Misel & Cook (Kettering)
Mitchell, Stanley Lee
Nemeth, Joseph O.
Ohler, Emory J(ay)
Ostendorf, Philip Joseph
Parker, T. H.
Pierce, H. J.
Porter, Donald A.
Pretzinger, A, II
Pretzinger, F. A.
Rabold, W. A.
Rapp, Edgar Lee
Reed, J. A.
Roediger, Richard Merrill
Schioler, Ole Torben
Siebenthaler, George
Sleco, Inc.
Slager, J. R.
Slager & Beachler
Smith, Dale D.
Sullivan, John, Jr.
Sullivan, Lecklider, Jay & Mitchell
Surmann, John Fred
Tltsch, D. A.
Walter, George E.
Ward, W. G.
Weiler, Richard E.
Welty, W. N.
Wertz, Philip Alfred
Williams, Gareth Rogers
Williams, Roger Wolcott
Wurst, Wilbur William
Yount, William Ray

Non-local architects that were found to have done work in the area during the 1940-1970 period:

William Paul Craig	Cincinnati	Church of the Incarnation, 1969
Bud Frank	Chicago	Huber developments, 1960s, 1970s
E.A. Glendening	Cincinnati	Rockafield House - Wright State, 1969
Robert Louis Holtmeier	Cincinnati	Our Lady of Immaculate Conception Church, 1966
Herman Hunter	Springfield, OH	Fairborn Theatre, 1948
Henry Jung	Philadelphia	Southminster Presbyterian Church, 1960
George B. Mayer	Cleveland	Beth Abraham Synagogue, 1949-1951
John Mulokas	(no location)	Holy Cross Lithuanian Catholic Church, 1965
Richard Neutra	Los Angeles	Dayton Natural History Museum, 1958
Clarence Reinhardt	Bartlesville, OK	Turrell's Phillips 66 Service Station, 1959
Reinhard and Hofmeister	New York City	Deeds Carillon, 1942
Samborn, Stekette, Otis & Evans	Flint, MI Toledo, OH	United States Post Office, 1970
Shaw Metz & Associates	Chicago	IBM Building, 1967
Elmer H. Schmidt	Cincinnati	St. Rita's Catholic Church, 1964
Edward Durell Stone	New York City	Sinclair Community College Plaza, 1967-1972 Taylor Administration Center, Sinclair, 1967-1972
Fred Stritzel	Columbus	St Timothy Lutheran Church, 1970 addition
C. Arnold Thoma	Piqua	Our Lady of Mercy Convent, 1959
L. Morgan Yost	Chicago	Siebenthaler Garden Center, 1960
Lloyd Zeller	Springfield, OH	Fairborn Theatre, 1948

APPENDIX D

Interview Summaries

SAMPLE FORM

Suggested Questions for Oral History Interviews

*Note: First complete Release Form with interviewee!

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

- How long has your (your family's) company been in the construction business?
    - What are the names of principal employees in the company?
    - Has your company had more than one name since founded?
    - Is your company still in the construction business?

- Did your company have a specialty: residential, commercial, institutional?

- Did your company have a particular area of town that it focused on?

- Did your company specialize in a particular material: brick, concrete, etc.?

    - What innovations in technology, materials, or construction /project management were utilized? How was large scale of construction addressed?
    - Who were your major suppliers of materials locally and otherwise?

- Who were the major businesses or subcontractors that you worked with?

- Was your hiring of subcontractors based on bidding or a working relationship?

- What role did labor unions play in your business?

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
    - Was there a theme to the design / subdivision?
    - What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
    - What was the typical square footage of the housing?
    - What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc?
    - What innovations in construction approach / systems were developed to deal w/ large scale of developments?

- Did you work with an architect or use standardized plans?

    - If no architect, what did you reference for design? Builders plans? Books?
    - Were you in contact with builders in other locations, and did they share plans?

- Did you work with a landscape architect?
    - (See above comments for architect)

- How many subdivisions did your company build?
    - What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
    - What were locational considerations in development of subdivisions?
- How were your projects advertised and marketed?
- Did you build model or speculative houses? If so, explain.
- What combination of housing for sale versus rental housing was built within your development(s)?

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan config? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

  No

Interviewee Information:
Date: August 18, 2009
Have signed release form
Name ***Richard W. Fisher***
Affiliation ***Richard W. Fisher Inc.***
Address
Phone
E-mail

- How long has your (your family's) company been in the construction business?
  1950 started home building as Supt./Civil Engineer with Haverstick Builders, Inc. after graduating from OSU in '49. 1952 started own company, Richard W. Fisher Inc . Note: Haverstick was 1st pres of OH Home builders association and HBA of Dayton, also Past President of National Home Builders Assn. No other organizations that home builders would've belonged to. Remodelers, apartments, home builders - all had subgroups within the National Home Builders Association.

- What are the names of principal employees in the company?
  None others

- Is your company still in the construction business?
  No

- What do you see as the future for your company's type of construction in Dayton?
- What type of adjustments have been made to work in today's economic climate in Dayton?
- Did your company have a specialty: residential, commercial, institutional?
  Haverstick houses sold for $8,950 in early 1950s, 2 bedroom (down), living room, kitchen, unfinished upstairs, 1 ½ story, in a development, built about 200 a year. Plat development. Sold so far in advance, didn't need model home.
  Did not like plat development, so started own company. Built around 25-30 custom houses a year, more high end. $23,500 first one sold in 1953 in Waterloo Road, Washington Township. This was a 2 bedroom, 1 ½ bath ranch. Built houses into the '70s and built apartments after that until ca. 1975 – approx. 500 units in 2-3 years. Built savings and loan branches 1970s, and approximately 1000 storage centers in 1980s (in retirement), Also bought wholesale millwork

business in Columbus. Preferred building homes to apartments, due to management needs of apartments.

- Did your company have a particular area of town that it focused on?
  Most houses were in Centerville or Washington Township; Worked in Brittany Hills subdivision - ¾ acre sites.

  On Geography/Demographics: west side - black, northwest - Jewish, north - working class, east - middle class, south was thrust of development after WWII. First Oakwood, then Kettering (had mix of upper and middle class), west side of Kettering was mfg./industrial - then Centerville started to develop, grew fast.

- Did your company specialize in a particular material: brick, concrete, etc.?
  All brick veneer, no basements until 1970s, mostly ranches, ½ acre sites, specialized in "Early American" or Colonial Revival style. Two story houses came back in 1970s.

  All brick veneer, gabled roof, wood or brick gables, wood framing (metal framing was 1970s)

- What innovations in technology, materials, or construction /project management were utilized? How was large scale of construction addressed?
  None, except custom design. Customers would get upset when they saw a similar plan being constructed, but it was not uncommon for his designs to be copied. Customer was provided with floor plan and front elevation and then customer adjusted it as they desired, with his help. Houses were typically sold in advance of construction. If not, "Generally opened house at noon and sold it by 12:30pm."

- Who were your major suppliers of materials locally and otherwise?
  Were 6 or 7 lumber companies at the time. West Side Lumber or Requeth (Requath?) Lumber. Did own excavating and carpentry.

- Who were the major businesses or subcontractors that you worked with?
  Always used Moraine Ready Mix for concrete and Hoffler-Steckline for building supplies. Subbed plumbing (E. J. Loawer – union), heating (Crawford Heating & Air Conditioning), and electric (Chapman Electric). Used Pyper for street work; Hear & Sons Masonry did brick work. Only had laborers and carpenters on payroll. Had own equipment for site prep and landscaping.

- Was your hiring of subcontractors based on bidding or a working relationship?
  Working relationship. Used same company when found one that he liked.

- What role did labor unions play in your business?
  Never bothered me in residential, but was pushed during apartment construction. Always had union plumbers, E.J. Lower, that kept union pressure at bay.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
  Family rooms were not common in the 1950s. Ranches on ½ acre lot – typical features: on slab, 3 bedrooms, 1 ½ bath, kitchen with eating space, living room, dining room, back porch, 2-car attached garage, and wood burning fireplaces in early 50/60s. Early 60s, homeowners began desiring 2 baths (one connected to master), with minimum of 3 bedroom, living room, dining room, kitchen with eating space and porches. By mid-1960s, family room was common with fireplace (back-to-back in living room/family room), kitchen with eating space open to living space.

  Had only a few dozen different floor plans. Mid-late 1950s, tri-level was introduced (3 bedrooms and 2 baths up, ½ bath in lower level (for extra $). Sold for $42,000.

- Was there a theme to the design / subdivision?
  Early American Ranch. Divided-light wood double-hung windows with storms, dark green shutters, pink brick, white wood trim, black roof, recessed porch panels, pillars. Always one story, 2 car garage. (In contrast with "contemporary ranch" which had no divided lights in the windows.) Mid-1960s insulated glass became popular, used instead of storms, no divided lights. Ca.1957 people wanted air conditioning, but didn't have $, so big ceiling fan (attic fan?) was recommended in hallway – early '60s, would rough-in for AC, by mid 1960s, required by the homeowner. Sodded front, sides, and 10-15' in back, and front was landscaped.

  Brittany Hills subdivision in Washington Township had all English street names, named by wife. Note: Off Mad River Road, Kimway Dr. = Dick's house.

  Chose Col. Rev. because liked antiques and old things. Colonial Revival was a different option for customers during era, because contemporary was popular. Used wood siding and wrought iron. Presswood introduced in late 50s as wood substitute, but didn't last.

  Tri-level had pillars, recessed door, and separate entrance from living room (not directly into it) for Colonial Revival.

- What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
  White collar, mostly business owners, company executives, Wright-Patt and Top Value executives. His homes were typically 2nd or 3rd home purchased by the customer – in the 1970s this meant a home in the range of $40-50K.

- What was the typical square footage of the housing?
  Early 1950s=1800SF, kept increasing over decades; average 2-3,000SF; Oakwood subdivision 3,000-4,000SF. Increase reflected in larger bedrooms and larger or more baths.

- What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc?

Initially, in the kitchens, bricked-in oven and range in kitchen was a signature component (built-in with brick wall surround). Disposal was standard, but dishwasher was not. Later, the dishwasher became standard and after that, double ovens.

Always used Frigidaire – they were local, made good deals for the home builders and really catered to them, liked the bricked-in oven. Colored appliances and metal cabinets became popular in late 1950s – didn't last long in popularity, considered cheap, used in Haverstick type tract houses. Fisher used wood cabinets. Did good lighting, especially dining room and exterior. Did a lot of wallpapering around 1955. Planter box and guest closet was standard separation between entry and living room.

- What innovations in construction approach / systems were developed to deal w/ large scale of developments?
  Range, oven, disposal, later dishwasher in late 1950s. All electric ranges, except for one in career. Did use gas furnaces and hot water heaters. Not a lot of utility models in Dayton. Silent switches, and recessed lighting start to become popular. Low voltage wiring (door bell wire) became popular, but only lasted 5-10 years.

- Did you work with an architect or use standardized plans?
  Did own drawings. Did custom designs, customer would look at floor plan and pick exterior materials. Would have people look at previously built houses to have idea of what size or amenities they wanted.

- If no architect, what did you reference for design? Builders plans? Books?
  Home builder magazines, would incorporate new ideas into own plans, nothing in particular used as primary resource. Picked up brochures and saw new products/displays at Nat'l Home Builders conventions. Conventions would have 1,000,000 sq. ft. of displays. Local homebuilders also had a showcase or model home show with booths annually.

- Were you in contact with builders in other locations, and did they share plans?
  A little in Middletown, helped get someone started in custom building. Adam Cristo.

- Did you work with a landscape architect?
  Siebenthaler did landscape plans for every house, sometimes people would keep plans for 10-15 years and keep going back to Siebenthaler's for plant purchase.

- How many subdivisions did your company build?
  Worked in different subdivisions including Oak Mead in Oakwood, Kettering, Brittany Hills in Washington Township, did do own plats after awhile – bought land and did subdivisions a section at a time. Started home building on scattered sites (individual houses), then worked with developer with parceled lots, then developed own plats.

- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
  Was on zoning/planning commission for Washington Township for 12 years. Parks in 1960s were instigated by zoning commission as bargain with commission. Schools in Centerville and Washington Township were big deal. Mostly older kids, school and house development. Hand and hand.

- What were locational considerations in development of subdivisions?
  Land and cost, control of land (if one had control of the land, could save money in cost of lots) , location 90% of decision, wanted terrain - something interesting, not a flat cornfield.

- How were your projects advertised and marketed?
  Signage at property or word of mouth; previous clients would open their homes for new clients to see. Ran very few ads.

- Did you build model or speculative houses? If so, explain. What combination of housing for sale versus rental housing was built within your developments?
  Did 2 apartment complexes with 200-300 units, would completely develop from ground up – also Early American. North Dayton and Washington Twp.=Hampton Square North and South.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan configuration? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

  Yes, at HBA
  ****Will provide us drawings of tract houses***
  ****Rendering of 1 ½ story house – Carnahan?***
  Scanning photographs for us
  We have borrowed one book

Interviewee Information:
Date: ***December 1, 2009***
Have Signed Release Form
Name ***Kim Haverstick***
Affiliation ***Haverstick Builders***
Address ***6575 Grants Walk Lane, Dayton OH 45459***
Phone ***937-294-6898***
E-mail

- How long has your (your family's) company been in the construction business?
  Grandfather, J. Nicholas Haverstick (died 1953), moved to Dayton 1919 from Indiana and became involved with the renovation business. Company disbanded for awhile during Depression. Joe worked for Delco, sold Buicks, and owned Standard Oil gas station on Salem in interim. In 1936, started J.N. Haverstick and Sons with sons Joe (Kim's father) and Bob (Robert). Continued with remodeling business. In 1939, the company built some spec houses on Edison Ave, west Dayton – probably 1st spec houses started since Depression. In 1948, name became Haverstick Builders, as J.N. retired. Also, used name of Haverstick Homes, c.1950 (Joe & Bob only). 1960s more commercial, very few homes; 1970s other commercial work and apartment building introduced; also additional companies.

  Haverstick offices were in Oakwood, now demo'd for Graeters. 2412 Far Hills Avenue. Have photos of evolution of offices: photo of residence where the business was housed ca. 1951, photo of house remodeled for the offices, photo of ca.1955 remodeling (lowered 2nd story) and photo of ca.1967 remodeling (mansard roof, Colonial details).

- What are the names of principal employees in the company?
  Was a family business until 1950s, then expanded some

- Is your company still in the construction business?
  Yes, but now exclusively remodeling

- What do you see as the future for your company's type of construction in Dayton? What type of adjustments have been made to work in today's economic climate in Dayton?

In late 1980s, refocused business on remodeling as result of the economy then. Last new house built in 1994.

- Did your company have a specialty: residential, commercial, institutional?
  1939 purchased Edison lots for $100 from government (city or county) and built 3 houses. Trying to meet pent up demand for new houses. Sunday ad for the houses resulted in heavy traffic because no one had seen new houses for long time, requiring police to direct traffic. 2 bedroom, 1 bath houses. In 1940 & 41, built more. Approximately 600 sq ft. frame, built on slab, 1-1 ½ story. Haverstick has negatives and floor plans for houses.

  Commercial venture=built first Holiday Inn in Ohio, 1956, on Turnpike, exit 5, outside Toledo. Built as a subsidiary to Haverstick builders. Partnered with house builders from Tennessee (Kimmons Wilson and Wallace Johnson). They had a concept for hotels and acted as developers for project. Joseph Haverstick knew these builders through the national homebuilders association. Acquiring franchise for Holiday Inn involved purchasing the Holiday Inn sign for $5000.

  Were also building houses on Wilmington near Patterson in Kettering. Near Smithville point. About 180 houses of over 600 sq.ft. 4057 and 4119 Reading Rd – 1950 (may be in Springfield). Kim Lane (named for Kim). Frame, on slab construction. $10,000 in 1952.

  Didn't build much housing in 1960s.

- Did your company have a particular area of town that it focused on?
  Off of Smithville to east, north of 35; Wilmington in Kettering; Lamme Rd.; Springfield

- Did your company specialize in a particular material: brick, concrete, etc.?
  Used kit houses, manufactured by National Homes of Indiana, some built on Wilmington near WHIO station. (have photos) Built a house in Town & Country Shopping Center parking lot as a demo during National Home Week - "The Ranger". Some built in the Wilmington and Smithville development. There might be one on Harmon Ave across from school in Oakwood from c.1960, and also on Durban.

  Really just focused on frame with wood siding and wood sash. Used redwood and cedar on residential in 1970s, after coming back to residential from a commercial focus. Did custom, upper end houses in Brittany Hills, off Mad River Road, where multiple builders were building homes. Mid-late 70s, built in Centerville area subdivisions.

- What innovations in technology, materials, or construction /project management were utilized? How was large scale of construction addressed?
  Lack of basements helped to expedite faster construction, and raised basements also helped. Many basements had poured concrete walls vs. concrete block – the forms for concrete

became the decking for the house (when remodeling, can see evidence of concrete on wood). Influence of Levittown. Later, more municipal input/requirements – zoning laws in 1950s

- Who were your major suppliers of materials locally and otherwise?
  F.A. Requarth major lumber co at Sears/Monument. Alan Pippenger is current principal. Used HBA connections w/subcontractors

- Who were the major businesses or subcontractors that you worked with? Was your hiring of subcontractors based on bidding or a working relationship?
  1950s mostly employees, framing and concrete, and interior. Elec/HVAC/Plumbers subcontracted

- What role did labor unions play in your business?
  No union involvement in residential. Kim pushed to join union when working on Bill Knapp's. Work stoppage involved in labor union issue. Father argued no, only learning the trades for the family businesses.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
  1 ½ story frame on slab. Left upstairs unfinished for owners to do (HAVE FLOORPLANS)

- Was there a theme to the design / subdivision? What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
  Many buildable lots from 1920s left over from Depression era that were owned by government entities. Started with purchasing them first in the late 30s. No lots left after WWII. In the 50s, went into land development business by necessity. Lamme (airfield originally) and Wilmington/Smithville areas purchased and developed on a larger scale.
  No theme or style, more concerned with sales and affordability. Entry level housing for returning GIs or factory workers.

- What was the typical square footage of the housing?
  Approximately 600

- What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc? What innovations in construction approach / systems were developed to deal w/ large scale of developments?
  Not really, demand strong enough, just built simple product. Slab key element of Haverstick construction.

- Did you work with an architect or use standardized plans?
  Used architect, Carnahan, for 1940s house design.

- If no architect, what did you reference for design? Builders plans? Books?Were you in contact with builders in other locations, and did they share plans?
  Probably some influence from Levittown.

- Did you work with a landscape architect?
  Not really, but one listed on office on sign for model house, The Ranger.

- How many subdivisions did your company build?
- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
  Not a factor until 1960s, when Haverstick not building. By then municipalities having more say in what was built.

- What were locational considerations in development of subdivisions?
  Lamme Rd development close to Frigidaire plant. Wilmington outside Dayton, but close to NCR, etc.

- How were your projects advertised and marketed? Did you build model or speculative houses? If so, explain.
  Primarily newspaper ad driven. 1977 was first Home-A-Rama in Dayton. Home built as model for people to look at, maybe showroom of products in the garage to show choices; used as marketing tool to sign a contract for new house to be constructed. Haverstick built on contract and on speculation. Spec houses built without an identified owner. Helped to keep cash flow going, and smooth flow of business. Spec houses financed. Available more quickly for buyers who didn't have time to wait for commissioned house.

- What combination of housing for sale versus rental housing was built within your developments?
  Built for owner occupancy. Haverstick had no interest in being a landlord. Targeted market was entry level, blue collar worker and veterans.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan config? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Other Information

Lamme Road = In Moraine, between Stroop & Alex Bell Rd/Belbrook – going south. New subdivision, Oak Pointe, after that to the west are 1 ½ story frame on slab Cape Cods built by

Haverstick Homes. East of Lamme Rd are Huber South homes, brick ranch houses on slab. All built around same time. Interesting contrast.

Local HBA Chapter est. 1942 (founded as Mont Co. Builders Association), as was National Association of Home Builders. (NAHB) Joe Haverstick involved with founding both. Formed largely to form cohesive voice, previously multiple groups regionally) to get materials for building after years of shortages. Lobby group for Congress. Ohio Home Builders Association (OHBA) is housed in Columbus. Vince Squilles is the Executive Director.

Basements dug by hand or horse in early half of 20th century.

**Ranch houses: 100 blk of Dellwood, J.N. Haverstick house. 150 Spirea, Joe Haverstick house.*

Commercial examples:

- *Culp's Cafeteria, 3100 block of Far Hills, Kettering, 1961 remodel of a grocery. Now Fountain Sq. Shopping Center.*
- *Orthodontist office on Loop Rd at exit #48.*
- *131 Salem – Burroughs building (surveyed as part of Ohio Modern project) likely designer was Schooley Cornelius Schooley (did other Burroughs buildings not in Dayton).*
- *1970, Bill Knapp's on Far Hills, brick veneer on conc blk, other walls structural clay tile. Haverstick built first Ohio Knapp's in Findlay and 5 in Ohio overall, 3 in Dayton area.*

See Practical Builder magazine for more information about national trends and more info on GI Bill?

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

  Yes, extensive: old newspaper ads, scrapbooks, notebook of all models, published booklet.

Interviewee Information:
Date: March 19, 2010
Have signed release form
Name ***Teresa J. Huber and Chip Huber***
Affiliation ***C. H. Huber Enterprises, Huber Homes, Inc., Huber Investments, Huber Home Rentals***
Address 5550 Huber Road, Huber Heights, OH 45424
Phone 937-233-1122
E-mail

- How long has your (your family's) company been in the construction business?
  Terry is now CEO, after Charles H. Huber died May 2003; previously vice president from 1992-2003. All started with Herbert C. Huber (father of Charles), c.1920s, H.C. Huber Construction. Herbert died in 1954, five children running company at time, with mother. When split off, Charles, then 27 years old, took the extant name of Huber Homes, c.1957 and 200 acres in Huber Heights (HH) area. Other siblings took land, cash, rental properties.
  Hubers were from Dayton.

- What are the names of principal employees in the company?
- Is your company still in the construction business?
  No, last platting in 1970s and 6/12/1992 last home built, closed Huber Homes Construction business.

- What do you see as the future for your company's type of construction in Dayton?
- What type of adjustments have been made to work in today's economic climate in Dayton?
- Did your company have a specialty: residential, commercial, institutional?
  Yes, mostly residential; built 2nd playboy club in Miami, FL; original Huber company built some commercial including racquet club, restaurants (Christopher Club on Dixie), Hlls & Dales shopping center,some gas stations, including ones in HH.

- Did your company have a particular area of town that it focused on?
  HH area; Huber senior built much of Huber South and the apartments. (Villa __)

- Did your company specialize in a particular material: brick, concrete, etc.?
  "Complete brick wrap" on 1st floor and some in gables was specialty; asbestos board soffits (Bestos Board by Johns Mansfield); chose materials based upon best options for low maintenance and durability.

- What innovations in technology, materials, or construction /project management were utilized?
  Used non-skid flooring in K apartments, innovative; used prefabricated homes (Jacob Huber was one of first builders to use prefab); used king and queen size bricks shipped by train loads from Charlotte NC to keep costs down.

- How was large scale of construction addressed?
- Who were your major suppliers of materials locally and otherwise?
  Used same contractors and multiple generations of ownership: Gem City brick; Siebenthaler's landscaping, Dayton Builders Supply; Versco and Pease Co. (Prefab housing companies); Russ Miller drywall/paint; Rollin (Rollands?) Carpet; Jack Wiley (Wylie?) (land development, then D& M Construction); Buddie Bryant – roofing; Donnie Kesler – framer; Dayco Plumbing; Gibson concrete; some contractors started with Huber senior.

- Who were the major businesses or subcontractors that you worked with? Was your hiring of subcontractors based on bidding or a working relationship?
  See above. Also, Charles Abramowitz was engineer for Huber. Arthur Lee Hall was one contractor mentioned, several other builders and employees named.
  Huber would time builders to establish payment – would build a test model before building a house for selling to establish labor time and price; wanted everyone to make a living without gauging; would work systematically to cut back on labor costs – down to counting bricks. Huber's relationship with employees and subcontractors went beyond a business relationship – extremely loyal.

- What role did labor unions play in your business?
  None, company workers once tried to unionize, but only a couple voted for.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
  Didn't do custom housing.
  New models were released every 3-4 years, sometimes annually.

  Tried to change as times change, keep houses contemporary; quality and affordability were his key ideas; would go back to smaller houses during years of high interest percentages; built 109 bungalows in 45 days in 1979 for $29,995.

- Was there a theme to the design / subdivision? What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
  Factory workers looking for modern house; post war veterans returning; people who don't want to live in Dayton; 36,000 workers at WPAFB during era; Families were focus, housing/neighborhood desirable above and beyond the house itself. $9,995 price of earliest homes; "The Executive", 1961, cost $17,500.

- What was the typical square footage of the housing?
  Approximately 1000-1400 SF

- What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc?
  Depended on market; in beginning the only choice was hip or gable; brick color was a later choice in the 1960s; formicas standard in lower-end and cultured marble in higher end; sill materials changed according to model; different models/economic class mixed in neighborhoods, until later then built neighborhoods with one model type; 1970s really beginning of choices in models;

- What innovations in construction approach / systems were developed to deal w/ large scale of developments?
  Carpeting and air conditioning were optional. If a house didn't sell, would rent. Still made money, plus didn't devalue other houses by selling cheaper.

- Did you work with an architect or use standardized plans?
  Architect Bud Frank, from Chicago did some design work in 1960s, 1970s.

- If no architect, what did you reference for design? Builders plans? Books?
  Originally, Levittown was an influence – Charles went there; always looking at other builders' work; Huber drew some sketches; listened to feedback from sales people, would look at developments around country; visit HBA

- Were you in contact with builders in other locations, and did they share plans?
- Did you work with a landscape architect?
  No, landscaping raised prices; would sod front, side and 5' to rear and rest left up to owner; FHA = 2 trees& 8 shrubs (3 trees for corner lots); these items minimum requirements for most financing entities

- How many subdivisions did your company build?
  To name a few: Huber Heights, Villages of Miami (partial), Landon, White Pines, Sharonville, Cincinnati, Westerville, Reynoldsburg, Columbus, Miamisburg, Indianapolis IN, Ft. Lauderdale FL (Coral Ridge estates), Atlanta GA

- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
  Would build house shell for classrooms, if schools couldn't keep up with development, rented to school board for $1/year; 1974 last schoolhouse returned to Huber

  Huber donated and set aside land for parks = concern for community development and not just plat

- What were locational considerations in development of subdivisions?

1st houses south, I-70 not that much of a deciding factor; utilities were important consideration for other developments; built HH's utilities (sewer and water) at own cost, no public funding; As pilot, would go flying to look for property.

- How were your projects advertised and marketed?
  Usual, plus billboards; knick knacks. "The Hubs" was published by company for homeowners. "The Hubey" was a cartoon character with hat used in promotion.

- Did you build model or speculative houses? If so, explain. What combination of housing for sale versus rental housing was built within your developments?
  Furnished models; catered events; press parties; VIP openings; 28,000 people would come in a day for an open house. They were events! Would do some construction during the event. Had model home parks – with 6 to 17 models (Courtyards, Charles Gate, Wayne Gate), i.e. at Brandt & Fishburg; All house models have names; Houses were built for sale, but if didn't sell, would become rentals. Company has transitioned from building homes for sale to rental business.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan config? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Had own utilities: Huber Utilities (later sold to Suburban) built them and built streets, no zoning at time.

Twp zoning code not approved until late 50s

Ambulances = if twp. needed something Huber would find it. Bought a Cadillac ambulance and donated; also donated other equip.

Would build developments from the back out, so as to not bother residents in front and would build streets last so wouldn't tear them up with construction

"Anyone can build a house. The secret is building a house that people want at a price they can afford. From the same materials, one man builds palaces while another man builds slums.

Bricks, concrete and wood make the house – people make the home."
Charles H. Huber (Quote on wall in office)

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

  Have scrapbooks from Ralph Woodley (was partner with Dad in company started 1949. Woodley was engineer for the company, managed construction side of the business. Scrapbook from 1964 (?) was given to Home Builders Association of Dayton archives.

  Also have old photo files and old model home brochures at Moody's office. (These items were not located for this project.)

Interviewee Information:

Date:	August 18, 2009
Have signed release form	
Name	***Richard J. Moody***
Affiliation	***Moody-Woodley Management, Inc.***
Address	***3085 Woodman Dr., Dayton, OH 45420***
Phone	***937-293-1149***
E-mail	Ric@moodywoodley.com

- How long has your (your family's) company been in the construction business?
  Started in 1949 Encrete Inc. (for Engineered Concrete), started doing anything having to do with concrete: pools, curbs, sidewalks, gutters, small county bridges. Started with buildings early to mid 1950s. Home building component started in mid to late 50s. Did motels, offices, nursing homes, bowling alleys, shopping centers, industrial. Started in Columbus and Dayton, did work with U.S. AEC (Atomic Energy Comm.) in Oakridge,Tennessee.

- What are the names of principal employees in the company?
  Ralph G. Woodley, Paul H. Moody, William D. Apple = started Encrete. (Apple split off from the company in 1979.)

- Has your company had more than one name since founded?
  Moody-Woodley is no longer involved with Encrete, Inc., but do still have Encrete Investments, which was started in 1951. Early 1950s, new division started called Woodley Development, which did all of the home building. Still extant today, but only in management/ownership of commercial properties - no longer do construction. Big Hill Investment was one of many subsidiaries (about 64 companies at one point), involved in real estate ownership (commercial buildings and land). About names…this subsidiary constructed a housing development behind Kettering's house and it was named for Big Hill Road there. Echo Springs Trail was named for

bottle of booze that happened to be sitting on the table when maps for development were due and they needed to come up with a name.

- Is your company still in the construction business?
  Stopped in 1980-81, due to recession.

- Did your company have a specialty: residential, commercial, institutional?
  Woodley home building arm, built around 2000 homes in south Dayton since early 1950s. Commercial really largest impact of company. Moody-Woodley Management, Inc. formed 1979 from Arlington Arms, Inc. (founded in 1959) was management focused. Included Imperial House motels, hotels, restaurants, bars and shopping centers.

- Did your company have a particular area of town that it focused on?
  Everything in south Dayton, including the suburbs, i.e. Kettering, Washington Township.

- Did your company specialize in a particular material: brick, concrete, etc.? Was engineered concrete something new that company was bringing to area?
  U.S. brought Italian war prisoners to Dayton during WWII, all were concrete craftsmen. Those prisoners built the Dayton Electronic Supply Company (at Springboro Pike and Dorothy Lane). Four buildings total - 17" concrete floors were built for the buildings (6-8" was standard). Over half stayed after war and created boom of concrete finish work. Italians drove this line of finish work in Miami Valley/Dayton area up until 10-15 years ago.

  Influx of Italians were in area around the Green (new commercial development). Note Italian Hall on County Line Rd.

  Standard commercial buildings = concrete block building with brick facing was their specialty. Italians were also skilled brick layers.

  1950s-early 60s developments would have a community pool club in middle. Encrete built numerous large pools for communities, Boy Scouts, etc. Encrete pools are stamped with the name and date (6-8 still in existence).

  Houses built were all in Kettering and Centerville. All clustered in developments. Did entire development; bought ground, did street design/infrastructure and house design (in contrast to those home builders who just built homes).

  Huber South homes priced at $9,999. Had to have $1000 down payment. Only option was aluminum gutters for $100 extra or driveway on right or left. People lined up around the block wanting to place an order.

- What innovations in technology, materials, or construction /project management were utilized? How was large scale of construction addressed?
- Who were your major suppliers of materials locally and otherwise?

P.K. Lumber (Peter Kuntz) was major supplier and controlled building supplies in the area during that era. No longer in business, however Peter Kuntz's son is still living and in the area.

- Who were the major businesses or subcontractors that you worked with?
  All in-house workers, except electricians. Had architects, etc.

- Was your hiring of subcontractors based on bidding or a working relationship?
  Relationships

- What role did labor unions play in your business?
  Not unionized. Union did attempt to force itself in during 1950s, but his father stood up to them. Although Dayton was a union town, company was never forced to do union construction, mainly because they were working for themselves.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
  Designs were all the same – tract houses built on slabs (1950s), but each subdivision had its own character due to price points. Tri-levels popular in Dayton in 1960s, they built many of them. Dayton was known as "tri-level" capitol of the world. Also, the "home of basements." Popular here because soil is conducive to building houses with basements. Tri-level description: upon entering front door, greeted by set of stairs; ½ floor down is rec room (and ½ basement); ½ floor up is main level (on slab); another level; sleeping rooms above rec room.

- Was there a theme to the design / subdivision?
  Names were given Skyline Ridge was one. Street names such as Tall Timber Trail, (due to virgin forest). Did not do custom houses. Buyers could pick colors, but because of time involved in making changes, few options were offered.

- What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
  All middle class, Kettering and Van Buren Township workers

- What was the typical square footage of the housing?
  1500-2000 square feet

- What amenities were provided as standard? What amenities were considered innovative – finishes, spaces, appliances, etc?
- What innovations in construction approach / systems were developed to deal w/ large scale of developments?
- Did you work with an architect or use standardized plans?
  Harry Misell was company architect during 50s-60s and worked into the 1990s.

- If no architect, what did you reference for design? Builders plans? Books?
- Were you in contact with builders in other locations, and did they share plans?
  Homebuilders conventions and shows were major source of ideas.Always looking for other ideas, always went on home tours at conventions.

- Did you work with a landscape architect?
  On commercial side yes, not residential. On commercial side, however, landscape and landscape design was always the budget that got cut. Left up to homeowners on residential side. Idea was to make building appealing (curb appeal).

- How many subdivisions did your company build?***Did 10-15 subdivisions overall. Often had more than one development going at a time due to the housing demand.***

- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
  Schools not as important then as now.

- What were locational considerations in development of subdivisions?
  Price of land and roads (accessibility).

- How were your projects advertised and marketed?
  Newspaper, brochures, on site and radio.

- Did you build model or speculative houses? If so, explain.
  Yes, models were a big thing back then. Models were decorated, Haluam (Halaum?)Furniture Store did models. Lorraine Moody (mother) did the decorating for the business. The models were ultimately sold.

- What combination of housing for sale versus rental housing was built within your developments?
  All for sale.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan configuration? Style? Cost? How was scale of design of development addressed?
- What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

Potential Questions for Oral History Interviews

- Do you have any photographs, brochures, newspaper articles, specifications, architectural drawings, scrapbooks or other memorabilia related to your business that we might duplicate or use for our research?

  Yes, photos and brochures.

Interviewee Information:
Date: December 1, 2009
Have signed release form
Name ***Karl Zengel, Sr.***
Affiliation ***Zengel Construction Co.***
Address
Phone
E-mail

- How long has your (your family's) company been in the construction business?
  1923, father came from Germany, built first house in Oakwood on Clarana in 1928; started business as stone, brick and cement contractor before branching out. Also delivered coal ($1/ton) during Depression. Pre-1940, Brick basket weave pattern on porches commonly built by Zengel, (45 degree angle).

- What are the names of principal employees in the company?
  Adam and Elizabeth Zengel founded company. Elizabeth (Betty) took care of company books, all bookkeeping. 7 children including Karl, kids from early age involved with construction. All family- brothers =John, George, and Adam. John did heavy construction, concrete and site work; George did brickwork, fireplaces; Adam did concrete and helped all around; and Karl, as manager/pres. did drafting, pricing, sales. Karl started laying bricks with family business at age 14.

- Is your company still in the construction business?
  Yes. Incorporated in 1952 as Zengel Construction Co.

- What do you see as the future for your company's type of construction in Dayton? What type of adjustments have been made to work in today's economic climate in Dayton?
- Did your company have a specialty: residential, commercial, institutional?
  Built 2 convents, 2 medical buildings, library school addition, all post 1970, but mostly residential. Medical building built in 1973 had first elevator in Centerville.

- Did your company have a particular area of town that it focused on?

Oakwood and south Kettering, Centerville

- Did your company specialize in a particular material: brick, concrete, etc.?
  Did building with solid masonry, after two spec houses on East Drive burned in 1939. Later switched to brick veneer like other builders, around 1955 – enabled installation of insulation, seen as energy conservation measure.

- What innovations in technology, materials, or construction /project management were utilized?
  First built with detached garages, then moved garage closer with a breezeway – often later enclosed. When garages were pushed forward to the facade, created space behind it; rear elevation was then squared off and a family room was created. Transitioned from Cape Cod type to flat roof. Built with unfinished attics, plumbing roughed in – to be finished by owner. Used 9" poured concrete basement walls (8" was typical).

- How was large scale of construction addressed?Who were your major suppliers of materials locally and otherwise?
  Raquarth Lumber (1955-60 exclusively)and Israel Builders Supply, which became Supply One of Dayton.

- Who were the major businesses or subcontractors that you worked with?
  Had own plumber, own HVAC, own engineer in-house. Subbed with Miller Electric Co., Liberty Insulation Co.

- Was your hiring of subcontractors based on bidding or a working relationship?
  working relationship

- What role did labor unions play in your business?
  Didn't have union laborers. Unions didn't give any problems with residential.

If residential focused:

- Did the company specialize in a particular type of house or was there a particular floor plan/model that was more popular?
  Didn't bother with house names. Aerial photos show houses to be Cape Cod. 1962, received "best house for the money" in Ohio award from American Home magazine.

- Was there a theme to the design / subdivision? What was the intended market? Middle class (air force base, auto / factories)? Upper middle class (white collar)?
  Middle-class, some professional; duplexes built as military personnel housing – using necessary permits and materials.

- What was the typical square footage of the housing?
  Wide range

- What amenities were provided as standard?

Fireplaces; dishwashers available in the '60s, but extra; air conditioning and dishwashers not standard into the 1970s

- What amenities were considered innovative – finishes, spaces, appliances, etc?
  used radiant heat in slab for houses that couldn't have basement (due to natural stone below grade), c.1950. Found the radiant heat difficult to regulate. Used ornamental iron (Jack Byrne) in exterior designs. Switched from steel windows to aluminum awning windows ca. 1955.

- What innovations in construction approach / systems were developed to deal w/ large scale of developments?
- Did you work with an architect or use standardized plans?
  No, all in house. Worked out custom designs with owners. Architect redrew plans in Oakwood to enable getting permits.

- If no architect, what did you reference for design? Builders plans? Books?
  Adam did all plans for homes originally, then Karl drew them up from 1958 to 1988. Then son, Karl II, took over (architect trained). Karl, Sr. had no formal design training, but for mechanical drawing in high school. Would do basic plan, and then owners would ask for changes, making houses customized. Home builders magazines and plan books used as references, including <u>American Home</u>.

- Were you in contact with builders in other locations, and did they share plans?
  Builders would ask permission to use each other's material schemes or design, if requested by client.

- Did you work with a landscape architect?
  No, did in-house

- How many subdivisions did your company build?
  Throughout 60-year career, built 1000 units, developed over 500 acres of land and built 15 miles of streets.

  Started with individual lots available at sheriff sale in Patterson Park area, just before and during WWII. Had land on Harmon in Oakwood where 9-10 houses were built and 9 or 10 lots on Strathmore.

  In 1948 bought 125 acres in Centerville off Rt 48, called it Pleasant Hill subdivision, frame housing: 1st large development in Centerville; Brad Street 1st street, named after mayor. (HAVE 1954 AERIAL PHOTOS). City water, but no sewer. 24-acre lake in quarry was running dry – once dry, Montgomery County water line put in. Stone quarry adjacent to land purchase = trouble with land because of 2-3' of stone below surface, so couldn't do planned septic systems. Put in 2 sewage systems as a result, had to get special permission from state. 1950-56 first phase of development with around 100 houses. Sewage systems were removed once

county system installed (ca. 1959-60). By 1972, all 350 houses built. Early 1960s required to set aside park land in subdivision.

Miami Twp., off Route 741, adjacent to defense project, Dayton Powder makers of rocket powder, 80 acres owned by Patterson widow. 1969, Miami Twp started 380 acre development, called <u>Vienna Park</u> on this land (originally farmland). Started building on east end off Mad River Rd. Zengel Park (5-acre) added voluntarily. 1990s to 2000, added 74 condo units (Vienna Estates); 2000 to present, 51 units (Lorien Woods). Patio homes on small lots (L-shaped with projecting garage on front and patio space in front adjacent to garage), minimum of 2000 sq. ft., built 1990s. Bigger lots too, 1968 began construction on single family houses; ultimately 350 of them. Has an additional 30 acres still on hold.

1957, Forest View Estates, built @ 135 houses on approx. 85 acres through 1980, at Alex Bell Rd and I-675.

- What types of community amenities were provided? Schools? Parks / swimming pools? Community centers?
  No, except Parks in all 3 developments. Development did ultimately spur construction of schools.

- What were locational considerations in development of subdivisions?
- How were your projects advertised and marketed?
  Brochures; newspaper ads.

- Did you build model or speculative houses? If so, explain.
  Custom and speculative housing. And always had a model to view

- What combination of housing for sale versus rental housing was built within your developments?
  Built some rentals for Wright-Pat service members and employees, c.1942; only way to get material and permission for construction. Cape Cod doubles in Oakwood for military. Acorn Rd and Harmon have doubles. Built larger apartments in Centerville too.

If Architects / Landscape Architects:

- What were your design influences? (Modern, Frank Lloyd Wright, traditional, etc) Where did you study? Any significant mentors?
- What type of work did you do – commercial, residential, institutional?
- What innovations did you utilize: Design / style? Construction / detailing? Materials?
- If residential – what issues / items were most important that drove design? Plan configuration? Style? Cost? How was scale of design of development addressed?

What impact did government / regulatory agencies have upon design – zoning, building codes, etc.

APPENDIX E

Table of Ohio Historic Inventory Forms

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
GRE-01182-10	Allyn Hall	3640 Colonel Glenn Hwy	Fairborn	1964	Modern Movements		College/University
GRE-01183-10		2004 Redstone Dr	Fairborn	1963	No academic style - Vernacular	Ranch	
GRE-01184-10		107 E Bonomo Dr	Fairborn	1957	No academic style - Vernacular	Ranch	
GRE-01185-10		33 E Bonomo Dr	Fairborn	1956	No academic style - Vernacular	Ranch	
GRE-01186-10		1881 Bordeaux Dr	Fairborn	1960	No academic style - Vernacular	Split-Level	
GRE-01187-10		1863 Ironwood Dr	Fairborn	1960	No academic style - Vernacular	Split-Level	
GRE-01188-10		20 E Bonomo Dr	Fairborn	1957	No academic style - Vernacular	Ranch	
GRE-01189-10		1331 Mapleridge Dr	Fairborn	1959	Modern Movements	Ranch	
GRE-01190-10		1360 Mapleridge Dr	Fairborn	1959	Modern Movements	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
GRE-01191-10		1409 Maplegrove Dr	Fairborn	1960	Modern Movements	Ranch	
GRE-01192-10		440 W Main St	Fairborn	1949	Art Moderne		Retail store/shop
GRE-01193-10		954 N Maple Ave	Fairborn	1970	Modern Movements		Church/Religious Structure
GRE-01194-10		214-216 Wayne Dr	Fairborn	1945	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
GRE-01195-10		427 Margaret Dr	Fairborn	1951	No academic style - Vernacular	Ranch	
GRE-01196-10		724-728 Adams St	Fairborn	1954	No academic style - Vernacular	Duplex (side-by-side)	
GRE-01197-10		1004 Adams St	Fairborn	1954	No academic style - Vernacular	Ranch	
GRE-01198-10		514 Hillridge Dr	Fairborn	1956	Modern Movements	Ranch	
GRE-01199-10		200 Holmes Dr	Fairborn	1945	Tudor/English Revival	Cape Cod Cottage/Williamsburg Colonial	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
GRE-01200-10		234 Holmes Dr	Fairborn	1943	No academic style - Vernacular	Non-discernable House Type	
GRE-01201-10		316 Holmes Dr	Fairborn	1943	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
GRE-01202-10	Wright Elementary School	480 W Funderburg Rd	Fairborn	1966-67	Modern Movements		School
GRE-01203-10	Giovanni's Pizzeria-Fairborn Hobby Center	219-223 W Main St	Fairborn	1955	Modern Movements		Retail store/shop
GRE-01204-10		300 W Main St	Fairborn	c.1960	Modern Movements		COMMERCIAL
GRE-01205-10	Falcon Motel	36 N Broad St	Fairborn	1967	Modern Movements		Hotel/Inn/Motel
GRE-01206-10	Command Motel	130 N Broad St	Fairborn	1960	No academic style - Vernacular		Hotel/Inn/Motel
GRE-01207-10	Baker High School	200 Lincoln Dr	Fairborn	1950-55	Modern Movements		School
GRE-01208-10	Skyborn Drive-in	5269 Haddix Rd	Fairborn	1950	Modern Movements		Outdoor Entertainment/Recreation

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
GRE-01209-10	Rockafield House	President's House	Fairborn	1969	Modern Movements		Single Dwelling
GRE-01210-10		601 W Xenia Dr	Fairborn	1970	No academic style - Vernacular	Other Building Type	
GRE-01211-10	Ohio Bell Telephone Co.	21 S Pleasant St	Fairborn	1970	Modern Movements		
GRE-01212-10	M&M Federal Savings & Loan Association	77 S Central Ave	Fairborn	1965	Modern Movements	Financial Institution	Financial institution
MOT-02577-24	Joseph Haverstick House	150 Spirea Dr	Oakwood	1949	Colonial Revival		Single Dwelling
MOT-05150-15	Board of Education Building	348 W 1st St	Dayton	1954	International	Office	Local Gov't office
MOT-05151-15	Montgomery County Family Court Center	303 W 2nd St	Dayton	1961	International: Neo-classical Revival		Courthouse
MOT-05152-15	Dayton Safety Building	335 W 3rd St	Dayton	1955	International: Neo-classical Revival		Police Station
MOT-05153-15	Dayton and Montgomery County Public Library	215 E 3rd St	Dayton	1962	Modern Movements		Library-Public and Private

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05154-15	Grant-Deneau Tower	40 W 4th St	Dayton	1969	New Formalism: Meisian	Office	Office
MOT-05155-15	Wympee	416 E 3rd St	Dayton	1938-1943	Art Moderne	Restaurant/Bar	Restaurant/bar
MOT-05156-15	White Tower	200 E 5th St	Dayton	1940-1942	Art Deco	Restaurant/Bar	Restaurant/bar
MOT-05157-64	University of Dayton Arena	1801 S Edwin C Moses Blvd	Dayton	1969	Modern Movements		Arena/Field
MOT-05158-60	Roesch Library, University of Dayton	300 College Park Ave	Dayton	1969	Modern Movements		Library-Public and Private
MOT-05159-57	Dayton Towers	425 Dayton Towers Dr	Dayton	1963	International		Apartment House
MOT-05160-57	United States Post Office	1111 E 5th St	Dayton	1970	Brutalism		Post Office
MOT-05161-57	Bomberger Recreation Center	1306 E 5th St	Dayton	1955	Modern Movements: International		Sport Facility
MOT-05162-38	Chapman-Lustron House	3007 Cornell Dr	Dayton	1949	No academic style - Vernacular	Other House Type	Single Dwelling

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05163-36		2640 Salem Ave	Dayton	1957	Modern Movements	Professional	Medical Business/Office
MOT-05164-38		2848 Salem Ave	Dayton	1967	Other		Restaurant/bar
MOT-05165-38		2860 Salem Ave	Dayton	1953	Modern Movements	Retail Store/Shop	
MOT-05166-38		3115 Forest Grove Ave	Dayton	1949	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05167-38		1720 Shaftesbury Rd	Dayton	1950		Cape Cod Cottage/Williamsburg Colonial	
MOT-05168-31		1872 N Gettysburg Ave	Dayton	1950			
MOT-05169-47	Dayton Natural History Museum, Dayton Museum of Discovery	2600 Deweese Pkwy	Dayton	1958	Modern Movements: Deconstructivism	Other Building Type	Museum/Exhibition
MOT-05170-09	Char Burger Drive-In Restaurant	3651 Salem Ave	Dayton	1959	Modern Movements: Swiss Chalet	Restaurant/Bar	Restaurant/bar
MOT-05171-09		3735 Salem Ave	Dayton	1955	Modern Movements		Library-Public and Private

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05172-34	Gardendale Elementary School	1733 N Gettysburg Ave	Dayton	1957	Modern Movements		School
MOT-05173-24		6 Oakwood Ave	Dayton	c.1880	Wrightian	Non-discernable House Type	Single Dwelling
MOT-05174-61		1541 S Smithville Rd	Dayton	1948	Modern Movements		Church/Religious Structure
MOT-05175-63		2300 S Smithville Rd	Dayton	1966	Modern Movements	Bascilican Plan Church	Church/Religious Structure
MOT-05176-62	AFL-CIO - The Lakewoods Apartments	980 Wilmington Ave	Dayton	1966	New Formalism	Other Commercial	Apartment House
MOT-05177-62		3219-3223 White Oak Dr	Dayton	1951	No academic style - Vernacular	Other Building Type	
MOT-05178-62		3301 S Smithville Rd	Dayton	1940	Tudor/English Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05179-62		1145 Oakdale Ave	Dayton	1940	No academic style - Vernacular	Other House Type	
MOT-05180-62		1161 Ashland Ave	Dayton	1951	Colonial Revival	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05181-62		1134 Ashland Ave	Dayton	1945	Tudor/English Revival	Non-discernable House Type	
MOT-05182-19		344 W Stewart St	Dayton	1944	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	Single Dwelling
MOT-05183-19		339 W Stewart St	Dayton	1943	No academic style - Vernacular	Non-discernable House Type	
MOT-05184-61	Hasty Tasty Pancake House	3509 Linden Ave	Dayton	1952	Not Determined	Restaurant/Bar	Restaurant/bar
MOT-05185-61	Liberal Grocery	2821 Linden Ave	Dayton	1964	Modern Movements	COMMERCIAL	Retail store/shop
MOT-05186-62		900 Devonshire Rd	Dayton	1948		Cape Cod Cottage/Williamsburg Colonial	
MOT-05187-62		804 Gainsborough Rd	Dayton	1947	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05188-62		801 Gainsborough Rd	Dayton	1946	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05189-62		829 Gainsborough Rd	Dayton	1946	Colonial Revival	Non-discernable House Type	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05190-62	Winters National Bank	1078 Patterson Rd	Dayton	1965	Modern Movements	Financial Institution	Financial institution
MOT-05191-62		501 Patterson Rd	Dayton	1955-1965	Modern Movements		
MOT-05192-62		925 Warrington Pl	Dayton	1949	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	
MOT-05193-62		813 Westminster Pl	Dayton	1955	Colonial Revival	Garrison Colonial	
MOT-05194-62		1053 Yorkshire Pl	Dayton	1948	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05195-60	Esther Price Candy	1709 Wayne Ave	Dayton	1952	No academic style - Vernacular	Other Commercial	FOOD PROCUREMENT/PROCESSING
MOT-05196-60		1300 Wayne Ave	Dayton	1967	New Formalism	Office	Office
MOT-05197-60	Anesthesia Associates of Dayton	1100 S Main St	Dayton	1964	International: Brutalism	Professional	Medical Business/Office
MOT-05198-59		207 S Smithville Rd	Dayton	1950	International	Other Building Type	Fire station

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05199-60	Coliseum Building	1043 S Main St	Dayton	1922	No academic style - Vernacular	Other Building Type	Fairground
MOT-05200-61		2838 Linden Ave	Dayton	1964	Modern Movements	Office	Professional
MOT-05201-61	Dayton Baptist Temple	1707 Ohmer St	Dayton	1958	Modern Movements	Bascilican Plan Church	Church/Religious Structure
MOT-05202-15		444 W 3rd St	Dayton	1967-1972	New Formalism		College/University
MOT-05203-15	Sinclair Community College Plaza	444 W 3rd St	Dayton	1967-1972	New Formalism		College/University
MOT-05204-62		737 Wilmington Ave	Dayton	1967	Modern Movements		Apartment House
MOT-05205-60	Shelton's Prescriptions	1525 Wayne Ave	Dayton	1962	Modern Movements	Retail Store/Shop	Retail store/shop
MOT-05206-56	Dayton Auto Club	825 S Ludlow St	Dayton	1959	Modern Movements	Office	Road (vehicular) Related
MOT-05207-56	Chaminade High School	505 S Ludlow St	Dayton	1951	International: Art Moderne		School

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05208-15		5 W Monument Ave	Dayton	1967	New Formalism	Office	Office
MOT-05209-06		4209 Lesher Dr	Kettering	1952	Modern Movements	Fourplex	
MOT-05210-06		4234 Lesher Dr	Kettering	1952	Modern Movements	Fourplex	
MOT-05211-06		4309 Lesher Dr	Kettering	1952	Modern Movements	Fourplex	
MOT-05212-06		4324 Pennlyn Ave	Kettering	1952	Modern Movements	Fourplex	
MOT-05213-06		4325 Lesher Dr	Dayton	1952	Modern Movements	Fourplex	
MOT-05214-06		109 Mossoak Dr	Kettering	1952	Modern Movements	Fourplex	Apartment House
MOT-05215-06	Kettering Moraine Library	3496 Far Hills Ave	Dayton	1958	Modern Movements		Library-Public and Private
MOT-05216-24	State Fidelity Building	2601 Far Hills Ave	Dayton	1963	Modern Movements	Financial Institution	Financial institution

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05217-24	Miami Valley Unitarian Fellowship	2001 Far Hills Ave	Dayton	1948	Modern Movements		Church/Religious Structure
MOT-05218-03		6000 Far Hills Ave	Centerville	1960	Modern Movements	Retail Store/Shop	Retail store/shop
MOT-05219-36		1602 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05220-36		1605 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05221-36		1608 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05222-36		1611 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05223-36		1614 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05224-36		1619 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05225-36		1620 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05226-36		1625 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05227-36		1626 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05228-36		1631 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05229-36		1632 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05230-36		1637 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05231-36		1638 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05232-36		1643 Academy Pl	Dayton	1958	No academic style - Vernacular	Ranch	
MOT-05233-36		1707 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05234-36		1710 Academy Pl	Dayton	1955	No academic style - Vernacular	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05235-36		1720 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05236-36		1725 Academy Pl	Dayton	1952	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05237-36		1726 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05238-36		1731 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05239-36		1732 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05240-36		1737 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05241-36		1738 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05242-36		1743 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05243-36		1744 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05244-36		1749 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05245-36		1750 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05246-36		1755 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05247-36		1756 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05248-36		1761 Academy Pl	Dayton	1955	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05249-36		1762 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05250-36		1767 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05251-36		1768 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05252-36		1773 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05253-36		1774 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05254-36		1779 Academy Pl	Dayton	1950	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05255-36		1780 Academy Pl	Dayton	1949	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05256-35	State Employment Service	222 Salem Ave	Dayton	1959	Modern Movements	Office	State Gov't office
MOT-05257-43	Klopf's Music Shop Records	323 Salem Ave	Dayton	1959	Modern Movements	Office	Retail store/shop
MOT-05258-42	Rothenburg Medical Building	1131-33 Salem Ave	Dayton	1963	Modern Movements	Professional	Medical Business/Office
MOT-05259-41	Tahy Medical Building	1401 Salem Ave	Dayton	1970	Modern Movements	Professional	Medical Business/Office
MOT-05260-42	Salem Professional Center	1217 Salem Ave	Dayton	1957	Modern Movements	Professional	Medical Business/Office
MOT-05261-41		2139 Salem Ave	Dayton	1965	Modern Movements	Office	Medical Business/Office

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05262-36	Dr. Stanley Scott office	2234 Salem Ave	Dayton	1963	Modern Movements	Professional	Medical Business/Office
MOT-05263-40	Third National Bank & Trust	2951 Salem Ave	Dayton	1967	Modern Movements	Financial Institution	Financial institution
MOT-05264-09		3740 Salem Ave	Dayton	1956	Modern Movements	Office	
MOT-05265-09		3761-63 Salem Ave	Dayton	1952	Modern Movements	Office	Medical Business/Office
MOT-05266-08	Frisch's Big Boy	4081 Salem Ave	Dayton	1968	Modern Movements	Restaurant/Bar	Restaurant/bar
MOT-05267-08	W. W. Wurst, Architect office	4699 Salem Ave	Dayton	1954	Modern Movements	Office	Office
MOT-05268-57	Schultz's Breakfast Nook	2424 E 3rd St	Dayton	1966	Modern Movements	Restaurant/Bar	Restaurant/bar
MOT-05269-57		1711 E 3rd St	Dayton	1900	Modern Movements	Office	
MOT-05270-57	Electrician's Union Building	1407 E 3rd St	Dayton	1962	Modern Movements	Office	Organization/Association

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05271-59	'Ganet'	3722 E 3rd St	Dayton	1944	Art Deco	Fourplex	Apartment House
MOT-05272-59		35 S Westview Ave	Dayton	1951	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05273-59		41 S Westview Ave	Dayton	1951	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	
MOT-05274-59		135 S Westview Ave	Dayton	1951	No academic style - Vernacular		
MOT-05275-59		3708 E 5th St	Dayton	1952 - 1953	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05276-59		248 S Westview Ave	Dayton	1954	No academic style - Vernacular	Ranch	
MOT-05277-59		318 S Wright Ave	Dayton	1951	No academic style - Vernacular	Ranch	
MOT-05278-59	Wilbur Wright High School Addition	1361 Huffman Ave	Dayton	1951	Modern Movements		School
MOT-05279-59		720 Burkhardt Ave	Dayton	1954-1955	Modern Movements	Bascilican Plan Church	Church/Religious Structure

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05280-59		304 Great Oaks Dr	Dayton	1956-1957	No academic style - Vernacular	Ranch	
MOT-05281-59		312 Great Oaks Dr	Dayton	1956-1957	No academic style - Vernacular	Split-Level	
MOT-05282-59		323 Great Oaks Dr	Dayton	1956-1957	No academic style - Vernacular	Ranch	
MOT-05283-59		200 S Wright Ave	Dayton	1952-1954	Modern Movements		School
MOT-05284-59		3919 E 5th St	Dayton	1953	No academic style - Vernacular	Ranch	
MOT-05285-59		148 Murray Dr	Dayton	1957	No academic style - Vernacular	Ranch	
MOT-05286-59		4011 E 5th St	Dayton	1954	No academic style - Vernacular	Ranch	
MOT-05287-59		3621 E 5th St	Dayton	1957	Other	Duplex (side-by-side)	
MOT-05288-59		3616 E 4th St	Dayton	1953	No academic style - Vernacular	Non-discernable House Type	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05289-59		3816 E 3rd St	Dayton	1966	International	Other Commercial	
MOT-05290-59		24 S Wright Ave	Dayton	1951	No academic style - Vernacular	Ranch	
MOT-05291-43	Todd Div., Burroughs Corp.; ADT Security Systems	131 Salem Ave	Dayton	1964	Modern Movements	Retail Store/Shop	Other Industrial/Engineering Facility
MOT-05292-35	Children's Bureau of Dayton; Family & Children Services Assn	184 Salem Ave	Dayton	1955	Modern Movements	Organization/Association	Organization/Association
MOT-05293-36	Beth Abraham Synagogue	1306 Salem Ave	Dayton	1949-1951	International: Neo-expressionism		Church/Religious Structure
MOT-05294-41	Temple Israel	1812 Salem Ave	Dayton	1925	International		Church/Religious Structure
MOT-05295-08	Salem Chrysler Plymouth	5010 Salem Ave	Dayton	1968-1970	Modern Movements	Other Commercial	Retail store/shop
MOT-05296-08		5145 Salem Ave	Dayton	1970	International	Retail Store/Shop	
MOT-05297-08	Sears	5200 Salem Ave	Trotwood	1967	New Formalism	Department/General Store	Department store

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05298-15	Price Stores	50 S Jefferson St	Dayton	1915	Modern Movements	Retail Store/Shop	
MOT-05299-15		10 S Jefferson St	Dayton	1946			
MOT-05300-32	Westown Shopping Center	4227 W 3rd St	Dayton	1956-57			Retail store/shop
MOT-05301-55		120 N Keowee St	Dayton	1960	International	Office	
MOT-05302-15	Senior Citizens Center	105 S Wilkinson St	Dayton	1970	Brutalism: Neo-expressionism		Social/Civic
MOT-05303-15		370 W 1st St	Dayton	1954	Modern Movements	Office	Office
MOT-05304-15	Antioch Shrine Temple	107 E 1st St	Dayton	1955	Neo-Classical Revival: Modern Movements	Organization/Association	Fraternal/Patriotic org.
MOT-05305-15	IBM Building	33 W 1st St	Dayton	1967	Miesian	Professional	Office
MOT-05306-09	Our Lady of Mercy Convent	220 W Siebenthaler Ave	Harrison (Township of)	1959	Modern Movements		Convent

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05307-62		1220 Ashland Ave	Dayton	1946	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	
MOT-05308-62		1231 Ashland Ave	Dayton	1942	Tudor/English Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05309-62		1256 Ashland Ave	Dayton	1949	Tudor/English Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05310-62		1315 Ashland Ave	Dayton	1941	Colonial Revival	Ranch	
MOT-05311-62		1343 Ashland Ave	Dayton	1944	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05312-13		8515 N Dixie Dr	Dayton	1952	Modern Movements		School
MOT-05313-36	First Brethren Church; First Grace Brethren Baptist Church	1684 Earlham Dr	Dayton	1955	Modern Movements	Bascilican Plan Church	Church/Religious Structure
MOT-05314-09	Metropolitan Life	3760 Salem Ave	Dayton	1959	Modern Movements	Office	Office
MOT-05319-38		3922 Larkspur Dr	Dayton	1955	No academic style - Vernacular	Non-discernable House Type	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05320-38		3950 Larkspur Dr	Dayton	1955	No academic style - Vernacular	Non-discernable House Type	
MOT-05321-38		3955 Larkspur Dr	Dayton	1955	No academic style - Vernacular	Non-discernable House Type	
MOT-05322-38		4023 Larkspur Dr	Dayton	1952	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05323-38		4104 Larkspur Dr	Dayton	1952	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05324-38		2130 Piccadilly Ave	Dayton	1968	No academic style - Vernacular	Ranch	
MOT-05325-38		4078 Middlehurst Ln	Dayton	1954	No academic style - Vernacular	Non-discernable House Type	
MOT-05326-38		4011 Middlehurst Ln	Dayton	1954	No academic style - Vernacular	Ranch	
MOT-05327-38		3927 Prescott Ave	Dayton	1955	No academic style - Vernacular	Non-discernable House Type	
MOT-05328-38		3920 Prescott Ave	Dayton	1955	No academic style - Vernacular	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05329-12	Merkle Pharmacy	7600-2 N Main St	Dayton	1960	Modern Movements		Retail store/shop
MOT-05330-09	First Church of the Nazarene	7031 N Main St	Dayton	1964	Modern Movements		Church/Religious Structure
MOT-05331-09	Trinity Evangelical Lutheran Church	6540 N Main St	Dayton	1963	Modern Movements		Church/Religious Structure
MOT-05332-09	Fairview Baptist Church	6401 N Main St	Dayton	1965	Modern Movements		Church/Religious Structure
MOT-05333-09	Fountainhead Apartments	5610 N Main St	Dayton	1967	Modern Movements		Apartment House
MOT-05334-09	Fill It Up Car Wash	5505 N Main St	Dayton	1970	Modern Movements		Service Station
MOT-05335-09	St. Rita's Catholic Church	5401 N Main St	Dayton	1964	Modern Movements	Bascilican Plan Church	Church/Religious Structure
MOT-05336-09	Pingle's Trophies and Engraving	5312 N Main St	Dayton	1965	Modern Movements		Retail store/shop
MOT-05337-09	Harrison Twp Fire Station #94	5190 Markey Rd	Dayton	1958	Modern Movements	Other Building Type	Fire station

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05338-09	Jerry's Barber Shop	5200 Markey Rd	Dayton	pre 1956	Modern Movements	Retail Store/Shop	Retail store/shop
MOT-05339-09	Fox Cleaners & Laundromat	4333 N Main St	Dayton	1947	Modern Movements	Other Commercial	Retail store/shop
MOT-05340-09		4321 N Main St	Dayton	1962	Modern Movements		Retail store/shop
MOT-05341-40	Winters National Bank & Trust	3703 N Main St	Dayton	1955	Modern Movements		Financial institution
MOT-05342-45	Riverdale Congregational Christian Church	2560 N Main St	Dayton	1959	Modern Movements		Church/Religious Structure
MOT-05343-42		1501 N Main St	Dayton	1957	Modern Movements		Medical Business/Office
MOT-05344-44	First Finance	1013 N Main St	Dayton	1964	No academic style - Vernacular	Office	Financial institution
MOT-05345-08	John Meyer Volkswagen	4440 Salem Ave	Dayton	1965	Modern Movements	Other Commercial	Road (vehicular) Related
MOT-05346-39		2553 Greenbrier Dr	Dayton	1960	Modern Movements	Non-discernable House Type	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05347-39		2552 Greenbrier Dr	Dayton	1961	No academic style - Vernacular	Ranch	
MOT-05348-39		2604 Greenbrier Dr	Dayton	1961	No academic style - Vernacular	Split-Level	
MOT-05349-39		2635 Greenbrier Dr	Dayton	1966	No academic style - Vernacular	Ranch	
MOT-05350-39		4624 Christopher Ave	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05351-39		4320 Breezewood Ave	Dayton	1962	No academic style - Vernacular	Ranch	
MOT-05352-39		4315 Breezewood Ave	Dayton	1960	No academic style - Vernacular	Ranch	
MOT-05353-39		4223 Breezewood Ave	Dayton	1959	No academic style - Vernacular	Ranch	
MOT-05354-39		2550 England Ave	Dayton	1958	No academic style - Vernacular	Ranch	
MOT-05355-59		223 S Wright Ave	Dayton	1953	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05356-39		2318 England Ave	Dayton	1953	No academic style - Vernacular	Ranch	
MOT-05357-39		4682 Hedgewood Ave	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05358-39		4650 Hedgewood Ave	Dayton	1956		Ranch	
MOT-05359-39		4633 Hedgewood Ave	Dayton	1957	No academic style - Vernacular	Ranch	
MOT-05360-39		4615 Hedgewood Ave	Dayton	1957	No academic style - Vernacular	Ranch	
MOT-05361-39		2512 Arlene Ave	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05362-39		2518 Arlene Ave	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05363-39		3257 Arlene Ave	Dayton	1954	No academic style - Vernacular	Ranch	
MOT-05364-39		3328 Arlene Ave	Dayton	1954	No academic style - Vernacular	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05365-39		3325 Arlene Ave	Dayton	1954	No academic style - Vernacular	Ranch	
MOT-05366-39		4372 Ardery Dr	Dayton	1954	No academic style - Vernacular	Ranch	
MOT-05367-39		2315 Hickorydale Dr	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05368-39		2446 Marchmont Dr	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05369-21	DeSoto Bass Courts	Danner & Germantown	Dayton	1939-1940	Colonial Revival		Apartment House
MOT-05370-40		437 Sandalwood Dr	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05371-40	Rustic Manor	2367 Rustic Rd	Dayton	1948	Art Deco	Other Commercial	Apartment House
MOT-05372-15	Montgomery County Courts Building	41 N Perry St	Dayton	1964-1965	Miesian	Other Building Type	Local Gov't office
MOT-05373-47		3286 Hillpoint Ln	Dayton	1954	No academic style - Vernacular	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05374-47		3252 Hillpoint Ln	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05375-47		1404 Hillpoint Ln	Dayton	1964	No academic style - Vernacular	Ranch	
MOT-05376-47		3206 Deweese Pkwy	Dayton	1954	No academic style - Vernacular	Ranch	
MOT-05377-47		2946 Deweese Pkwy	Dayton	1957	Modern Movements	Other House Type	
MOT-05378-47		3434 Zephyr Dr	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05379-47		3262 Zephyr Dr	Dayton	1957	No academic style - Vernacular	Ranch	
MOT-05380-47		3226 Zephyr Dr	Dayton	1953	No academic style - Vernacular	Ranch	
MOT-05381-47		1320 Neva Dr	Dayton	1969	Modern Movements	Other Building Type	
MOT-05382-47		1308 Neva Dr	Dayton	1965	Modern Movements		

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05383-47		2919 Ensley Ave	Dayton	1940	No academic style - Vernacular	Ranch	
MOT-05384-47		2943 Lindale Ave	Dayton	1953	Colonial Revival	Ranch	
MOT-05385-47		2830 Lindale Ave	Dayton	1953	Colonial Revival	Ranch	
MOT-05386-09	Dayton Builders Exchange	2077 Embury Park Rd	Dayton	1961	International	Professional	Professional
MOT-05387-15	St. John's Lutheran Church	141 S Ludlow St	Dayton	1965	Modern Movements		Church/Religious Structure
MOT-05388-32		741 Elmhurst Rd	Dayton	1950	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	
MOT-05389-32		717 Elmhurst Rd	Dayton	1950	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	
MOT-05390-32		4115 Shenandoah Dr	Dayton	1947	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05391-32		4120 Shenandoah Dr	Dayton	1947	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05392-32		4133 Shenandoah Dr	Dayton	1946	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	
MOT-05393-32		4239 Oakridge Dr	Dayton	1941	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05394-32		4231 Larchmont Dr	Dayton	1963	No academic style - Vernacular	Ranch	
MOT-05395-32		4100 Oakridge Dr	Dayton	1948	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	
MOT-05396-15	Dayton Daily News Building	37 S Ludlow St	Dayton	1910	Modern Movements	Office	Office
MOT-05397-15	Clark Roland Building	131 N Jefferson St	Dayton	1962	Modern Movements	Office	Office
MOT-05398-15	Third National Bank Offices	40 S Perry St	Dayton	1967	Modern Movements	Office	Office
MOT-05399-08	Hara Arena	1001 Shiloh Springs Rd	Dayton	1965	Modern Movements	Other Building Type	Auditorium
MOT-05400-48	McCook Bowling Alley	1301 N Keowee St	Dayton	1942	Art Moderne	Other Building Type	Bowling Alley

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05401-48	Royal Motel	1450 N Keowee St	Dayton	1954	No academic style - Vernacular	Other Commercial	Hotel/Inn/Motel
MOT-05402-48	Plaza Motel	1728 Stanley Ave	Dayton	1956	No academic style - Vernacular	Other Commercial	Hotel/Inn/Motel
MOT-05403-48	Dayton Motel	1639 N Keowee St	Dayton	1950	Modern Movements	Other Commercial	Hotel/Inn/Motel
MOT-05404-09	Nipgen Tourist Camp	2915 N Dixie Dr	Dayton	1947			ENTERTAINMENT/RECREATION/CULTURAL ACTIVITIES
MOT-05405-09	David's Reliable Glass	3306 N Dixie Dr	Dayton	1959	International	Retail Store/Shop	Retail store/shop
MOT-05406-09	Shadylawn Trailer Park	3320 N Dixie Dr	Dayton	1943	No academic style - Vernacular		Road (vehicular) Related
MOT-05407-09	Vandalia State Bank	4600 N Dixie Dr	Dayton	1950	International	Financial Institution	Financial institution
MOT-05408-09		5125 N Dixie Dr	Dayton	1968	Modern Movements	Office	Office
MOT-05409-09	U.S. Post Office	5135 N Dixie Dr	Dayton	1959	International	Office	Post Office

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05410-09	Goodwill	5400 N Dixie Dr	Dayton	1963	Modern Movements	Other Commercial	Retail store/shop
MOT-05411-09	Winters National Bank & Trust	5730 N Dixie Dr	Dayton	1969	New Formalism	Financial Institution	Financial institution
MOT-05412-09	Northridge One Hour Martinizing	5901 N Dixie Dr	Dayton	1968-1970	Modern Movements		COMMERCIAL
MOT-05413-09	Dixie Drive-in Theatre	6201 N Dixie Dr	Dayton	1959			Outdoor Entertainment/Recreation
MOT-05414-40		201 W Beechwood Ave	Dayton	1948	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05415-40		2260 Mayfair Rd	Dayton	1955	No academic style - Vernacular	Ranch	
MOT-05416-40		2250 Mayfair Rd	Dayton	1951	Colonial Revival	Non-discernable House Type	
MOT-05417-40	Parkwood Arms	420 W Parkwood Dr	Dayton	1940	Art Deco	Other Commercial	
MOT-05418-40		405 W Parkwood Dr	Dayton	1953	No academic style - Vernacular	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05419-40		509 W Parkwood Dr	Dayton	1941	French Colonial/Norman Revival		
MOT-05420-40		532 W Parkwood Dr	Dayton	1951	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	
MOT-05421-40		2368 Rustic Rd	Dayton	1943	Tudor/English Revival		
MOT-05422-40		2226 Emerson Ave	Dayton	1944	Art Deco	Other Commercial	
MOT-05423-40	The Steven	2210 Emerson Ave	Dayton	1940	Art Deco	Other Commercial	
MOT-05424-40		2445 Mayfair Rd	Dayton	1960	No academic style - Vernacular	Split-Level	
MOT-05425-40		2439 Mayfair Rd	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05426-40		2433 Mayfair Rd	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05427-40		2430 Mayfair Rd	Dayton	1958	No academic style - Vernacular	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05428-40		2427 Mayfair Rd	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05429-40		248 Cellarius Ct	Dayton	1958	No academic style - Vernacular	Ranch	
MOT-05430-15	Engineering and Science Institute of Dayton	140 E Monument Ave	Dayton	1970	Miesian	Professional	College/University
MOT-05431-13	W. E. Llewellyn, Jr. House	321 Kirkwood Dr	Dayton	1957	No academic style - Vernacular	Ranch	Single Dwelling
MOT-05432-13	Sprague Electric Company; Alpha School	300 W National Rd	Vandalia	1962	Modern Movements	Office	Office
MOT-05433-13	Third National Bank	205 E National Rd	Dayton	1970	New Formalism	Financial Institution	Financial institution
MOT-05434-13	Fox Cleaners	417 Helke Rd	Dayton	1968	Modern Movements: International	Retail Store/Shop	Retail store/shop
MOT-05435-13	Demmitt Elementary School	1010 E National Rd	Vandalia	1957	International		School
MOT-05436-13	Hock's Pharmacy Sign	535 S Dixie Dr	Dayton	1962	Modern Movements		Road (vehicular) Related

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05437-13	Vandalia Evangelical United Brethren Church	200 S Dixie Dr	Vandalia	1963	Modern Movements	Bascilican Plan Church	Church/Religious Structure
MOT-05438-13	Sayers-Rabith House	30 Skyview Dr	Vandalia	1942	Dutch Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	Single Dwelling
MOT-05439-13	Monroe Federal Savings & Loan Association	264 E National Rd	Vandalia	1968	Modern Movements	Financial Institution	Financial institution
MOT-05440-13	Frisch's Restaurant	275 E National Rd	Vandalia	1964	Modern Movements	Restaurant/Bar	Restaurant/bar
MOT-05441-13	American Mach & Fndry; Leland Elec. Aircft; Thomson Hardware	740 E National Rd	Vandalia	1952-1953	Modern Movements		Other Industrial/Engineering Facility
MOT-05442-13		65-67 Halifax Dr	Vandalia	1970	Colonial Revival	Ranch	Double
MOT-05443-13	Lawrence Matson Residence	36-38 N Brown School Rd	Vandalia	ca. 1966	No academic style - Vernacular	Split-Level	Double
MOT-05444-13		230 Halifax Dr	Vandalia	1970	No academic style - Vernacular	Non-discernable House Type	Single Dwelling
MOT-05445-13	James R. Metzler Residence	405 Halifax Dr	Vandalia	1970	Colonial Revival	Split-Level	Single Dwelling

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05446-13	Rousseau - Jackson Residence	315 Scott Ave	Vandalia	1960	Colonial Revival	Ranch	Single Dwelling
MOT-05447-13	Krimm-Peters-Whiteted Residence	221 S Tionda Dr	Vandalia	1967	Modern Movements	Fourplex	Apartment House
MOT-05448-13	Prince-Swartz House	335 S Tionda Dr	Vandalia	1961	No academic style - Vernacular	Split-Level	Single Dwelling
MOT-05449-13	Harry C. Henger House	538 Kenbrook Dr	Vandalia	1955	Tudor/English Revival	Split-Level	Single Dwelling
MOT-05450-13	William Kraft House	663 Kenbrook Dr	Vandalia	1959	Modern Movements	Ranch	Single Dwelling
MOT-05451-13	Brown-Francis-Reichard House	421 Bayonne Dr	Vandalia	1955	No academic style - Vernacular	Ranch	Single Dwelling
MOT-05452-13	Paul E. Brown House	402 Bayonne Dr	Vandalia	1958	No academic style - Vernacular	Ranch	Single Dwelling
MOT-05453-13	Delmar Morton House	549 Bayonne Dr	Vandalia	1958	Colonial Revival	Split-Level	Single Dwelling
MOT-05454-13	Richard E. Partlow House	827 Stewville Dr	Vandalia	1956	Colonial Revival	Ranch	Single Dwelling

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05455-13		806-810 Continental Ct	Vandalia	1969	Modern Movements	Other Building Type	Apartment House
MOT-05456-13	James H. Grimsley House	547 Adeline Ave	Vandalia	1956	Colonial Revival	Ranch	Single Dwelling
MOT-05457-60	Dayton Boys Club	601 S Keowee St	Dayton	1956	International	Organization/Association	Social/Civic
MOT-05458-09		2712 Falmouth Ave	Dayton	1958	Modern Movements	Professional	
MOT-05459-13		231 Curtiss Wright Blvd	Vandalia	1947	No academic style - Vernacular	Non-discernable House Type	
MOT-05460-13		214 Curtiss Wright Blvd	Vandalia	1943	No academic style - Vernacular	Non-discernable House Type	
MOT-05461-13		208 Curtiss Wright Blvd	Vandalia	1943	No academic style - Vernacular	Non-discernable House Type	
MOT-05462-13		206 North American Blvd	Vandalia	1950	No academic style - Vernacular	Ranch	
MOT-05463-13		229 North American Blvd	Vandalia	1953	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05464-13		330 North American Blvd	Vandalia	1955	No academic style - Vernacular	Ranch	
MOT-05465-13	Airline Theater	246 N Dixie Dr	Vandalia	1947	International	Other Commercial	Movie Theater
MOT-05466-13	St. John's Lutheran Church	122 W National Road	Vandalia	1958	Modern Movements		Church/Religious Structure
MOT-05467-08		107 Rio Grande Dr	Trotwood	1957	Modern Movements	Non-discernable House Type	
MOT-05468-08		12 Mario Dr	Trotwood	1957	Modern Movements	Non-discernable House Type	
MOT-05469-08	Trotwood Government Center	3035 Olive Rd	Trotwood	1970	Modern Movements	Office	Office
MOT-05470-08		4624 Tara Way	Trotwood	1969	No academic style - Vernacular	Split-Level	
MOT-05471-08	Mt. Olive United Church of Christ	5501 Olive Road	Trotwood	1965	Modern Movements		Church/Religious Structure
MOT-05472-08	Vaniman Ford	21 E Main St	Trotwood	1955	Modern Movements		Road (vehicular) Related

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05473-08		103 Oak St	Trotwood	1955	Modern Movements	Non-discernable House Type	
MOT-05474-08		114 W Sunrise Ave	Trotwood	1952	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05475-08		11 W Sherry Dr	Trotwood	1953	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05476-08		12 W Sherry Dr	Dayton	1953	No academic style - Vernacular	Ranch	
MOT-05477-08		306 W Sherry Dr	Trotwood	1955	No academic style - Vernacular	Ranch	
MOT-05478-08		500 W Sherry Dr	Trotwood	1957	Modern Movements	Ranch	
MOT-05479-08		506 W Sherry Dr	Trotwood	1966	No academic style - Vernacular	Ranch	
MOT-05480-08		6 Elmore St	Trotwood	1956	No academic style - Vernacular	Ranch	
MOT-05481-08	Fire Station 74	14 W Trotwood Blvd	Trotwood	1966	Modern Movements		Fire station

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05482-08	Wolf Creek Company	6051 Wolf Creek Pike	Trotwood	1962	Modern Movements	Other Commercial	COMMERCIAL
MOT-05483-08		408 E Eppington Dr	Trotwood	1957	No academic style - Vernacular	Ranch	
MOT-05484-09		220 Burgess Ave	Harrison (Township of)	1960	Modern Movements	Split-Level	
MOT-05485-08		604 Chandler Dr	Trotwood	1967	No academic style - Vernacular	Non-discernable House Type	
MOT-05486-08		608 Chandler Dr	Trotwood	1967	No academic style - Vernacular	Ranch	
MOT-05487-08		908 Bradfield Dr	Trotwood	1966	No academic style - Vernacular	Ranch	
MOT-05488-06	Kettering City Hall	3600 Shroyer Rd	Kettering	1970	Modern Movements: Brutalism		Village/Twp/City Hall
MOT-05489-06	Calvary Brethern Church	2850 E Dorothy Lane	Kettering	1962	Modern Movements		Church/Religious Structure
MOT-05490-06	Rolling Fields Intermediate School	2900 Acosta St	Kettering	1955	Modern Movements		School

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05491-06	Fairmont East High School	3000 Glengarry Dr	Kettering	1962-1965	Modern Movements		School
MOT-05492-06	Eugene W. Betz, Architect office	2223 S Dixie Hwy	Kettering	1965	Modern Movements	Office	Professional
MOT-05493-06	Imperial 300 Car Wash	2536 Wilmington Pike	Kettering	1966	Modern Movements		Service Station
MOT-05494-03	Financial South Office Building	5335 Far Hills Ave	Kettering	1968	Modern Movements	Office	Office
MOT-05495-06	Van Buren Village Apartments	1956 S Smithville Rd	Kettering	1951, 1953	Colonial Revival		Apartment House
MOT-05496-06	John F Kennedy Jr High	5030 Polen Dr	Kettering	1967	Modern Movements		School
MOT-05497-06	Capri Lanes	2727 S Dixie Hwy	Kettering	1959	Modern Movements		Bowling Alley
MOT-05498-06	Capri Motel & Coffee Shop	2700 S Dixie Hwy	Kettering	1956	Modern Movements		Hotel/Inn/Motel
MOT-05499-06		135 W Dorothy Ln	Kettering	1963	Modern Movements	Office	Office

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05500-06	Roberts Building	1373-1389 E Stroop Rd	Kettering	1966, 1969	Modern Movements	Office	Office
MOT-05501-06	Charles Davis Florist	3817 Wilmington Pike	Kettering	1968	Modern Movements: Swiss Chalet		Retail store/shop
MOT-05502-06		2033 E Stroop Rd	Kettering	1965	Modern Movements	Professional	Professional
MOT-05503-06	Kettering Masonic Center	2251 S Smithville Rd	Kettering	1958	Modern Movements	Organization/Association	Masonic Hall
MOT-05504-06	Central Christian Church	1200 Forrer Blvd	Kettering	1957, 1962	Modern Movements		Church/Religious Structure
MOT-05505-48	Trailmobile	1749 Stanley Ave	Dayton	1949	No academic style - Vernacular		Road (vehicular) Related
MOT-05506-48	General Diaper Service; Waltham Machine and Tool Co.	1407 Stanley Ave	Dayton	1955	Modern Movements		Retail store/shop
MOT-05507-48	Univis Lens Company	401 Leo St	Dayton	1941, 1944	Art Moderne		Mill/Processing/Manufacturing Facility
MOT-05508-48	Reich Machinery Rebuilding Co.; Dayton Machine Tool Co.	1280 McCook Ave	Dayton	1946	Art Moderne		Mill/Processing/Manufacturing Facility

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MOT-05509-48	Globe Industries, Inc.	1784 Stanley Ave	Dayton	1954	Modern Movements		Mill/Processing/Manufacturing Facility
MOT-05510-48	Stanley Greetings, Inc.; Master Vibrator Co.; Master Consoli	1752 Stanley Ave	Dayton	1950	Art Moderne		Mill/Processing/Manufacturing Facility
MOT-05511-49	Fidelity Medical Supply	1330 Farr Dr	Dayton	1963	Modern Movements	Office	Warehouse
MOT-05512-49	Dybvig and Frydman Realtors; Levitorn Construction Co.	2349-51 Stanley Ave	Dayton	1968	Modern Movements	Office	Office
MOT-05513-50	Globe Industries	2275 Stanley Ave	Dayton	1968	New Formalism		Mill/Processing/Manufacturing Facility
MOT-05514-48	Henry Straus Co.; McKenney-Weber	1569 Stanley Ave	Dayton	1961	Modern Movements	Warehouse	Warehouse
MOT-05515-48	Metallurrgical Services, Inc.; Safety Inc.	1353 Stanley Ave	Dayton	1953	Modern Movements		Mill/Processing/Manufacturing Facility
MOT-05516-14	Wayne High School	5400 Chambersburg Rd	Huber Heights	1959-1975	Modern Movements		School
MOT-05517-14	Rushmore Elementary	7701 Berchman Dr	Huber Heights	1964	Modern Movements		School

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MOT-05518-14	Kitty Hawk Elementary	5758 Harshmanville Rd	Huber Heights	1959	Modern Movements		School
MOT-05519-14	St Timothy Lutheran Church	5040 Rye Dr	Huber Heights	1959, 1962, 1970	Modern Movements		Church/Religious Structure
MOT-05520-14	Brandt Medical Center	5173 Brandt Pike	Huber Heights	1963	Modern Movements	Professional	Medical Business/Office
MOT-05521-08		5764 Barbanna Ln	Trotwood	1955	Modern Movements	Ranch	Single Dwelling
MOT-05522-06		2610 S Patterson Blvd	Kettering	1957	Modern Movements	Ranch	
MOT-05523-06		2626 S Patterson Blvd	Kettering	1957	Modern Movements	Ranch	
MOT-05524-06		2250 E Rahn Rd	Kettering	1967	Modern Movements	Split-Level	
MOT-05525-06		2080 E Rahn Rd	Kettering	1970	No academic style - Vernacular	Ranch	
MOT-05526-06		3860 Ackerman Blvd	Kettering	1957	Modern Movements	Ranch	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05527-06		2501 Parklawn Dr	Kettering	1960	Modern Movements	Non-discernable House Type	
MOT-05528-06		4655 Parklawn Dr	Kettering	1962	Modern Movements	Ranch	
MOT-05529-06		4607 Woodwell Dr	Kettering	1965	Modern Movements	Ranch	
MOT-05530-06		2343 Rawnsdale Rd	Kettering	1965	Colonial Revival	Ranch	
MOT-05531-06		2357 Westlawn Dr	Kettering	1968	No academic style - Vernacular	Split-Level	
MOT-05532-06		2816 Ghent Ave	Kettering	1956	No academic style - Vernacular	Ranch	
MOT-05533-06		2421 Sylvester Dr	Kettering	1960	Modern Movements	Ranch	
MOT-05534-06		2143 E Bataan Dr	Kettering	1945	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05535-06		1221 Kim Ln	Kettering	1953	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	Single Dwelling

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MOT-05536-06		2100 Colton Dr	Kettering	1955	No academic style - Vernacular	Ranch	
MOT-05537-06		1113 Mendota Ct	Kettering	1954	No academic style - Vernacular	Non-discernable House Type	Single Dwelling
MOT-05538-06		3613 Pobst Dr	Kettering	1960	Modern Movements	Ranch	
MOT-05539-06		3548 Tiffany Dr	Kettering	1960	No academic style - Vernacular	Split-Level	
MOT-05540-06		2428 Olson Dr	Kettering	1958	No academic style - Vernacular	Ranch	
MOT-05541-06		2425 Olson Dr	Kettering	1958	No academic style - Vernacular	Ranch	
MOT-05542-06		1440 Cardington Dr	Kettering	1944	No academic style - Vernacular	Other House Type	
MOT-05543-06		272 Balmoral Dr	Kettering	1950	No academic style - Vernacular	Ranch	
MOT-05544-06		261 Snow Hill Ave	Kettering	1958	No academic style - Vernacular	Ranch	

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MOT-05545-06		396 Highland Ter	Kettering	1960	Modern Movements	Ranch	
MOT-05546-06		312 Lesher Dr	Kettering	1954	No academic style - Vernacular	Duplex (side-by-side)	
MOT-05547-06		424 Tamarac Trl	Kettering	1955	Modern Movements	Ranch	
MOT-05548-06		3325 Lenox Dr	Kettering	1949	Colonial Revival	Non-discernable House Type	
MOT-05549-06		3127 Lenox Dr	Kettering	1952	No academic style - Vernacular	Non-discernable House Type	
MOT-05550-06		301 Avon Way	Kettering	1949	International: Colonial Revival	Non-discernable House Type	
MOT-05551-06		3349 Ridgeway Rd	Kettering	1953	Tudor/English Revival	Ranch	
MOT-05552-30	Loritts Funeral Home	3924 W 3rd St	Dayton	1960	Modern Movements		Funeral Home
MOT-05553-09	Cheerhart Laundry and Dry Cleaning	5210 N. Dixie Dr	Dayton	1963	Modern Movements	COMMERCIAL	COMMERCIAL

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05554-09	Howard Johnson's Motor Lodge and Restaurant	2221 Wagner Ford Rd	Dayton	1961-1962	Modern Movements		Restaurant/bar
MOT-05555-13	Crossroads of America Motel	845 E National Rd	Vandalia	1954	Modern Movements		Hotel/Inn/Motel
MOT-05556-32	Hoover Skate Arena	4623 Hoover Ave	Dayton	1965	Modern Movements		Sport Facility
MOT-05557-06	Fox Kettering Theatre	1441 E Dorothy Ln	Kettering	1967	Modern Movements		Movie Theater
MOT-05558-06	Ohio Bell Telephone Co.	3233 Woodman Dr	Kettering	1962	Modern Movements		Communications Facility
MOT-05559-06	Top Value Enterprises Building	3085 Woodman Dr	Kettering	1964	Modern Movements		Office
MOT-05560-02		2124 Timberidge Cir	Dayton	1965	Modern Movements	Ranch	
MOT-05561-02		7301 Mad River Rd	Miami (Township of)	1965	Modern Movements	Ranch	
MOT-05562-03		1028 Viewpoint Dr	Dayton	1961	Colonial Revival	Split-Level	

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MOT-05563-03		1021 Viewpoint Dr	Dayton	1961	Colonial Revival	Ranch	
MOT-05564-03	Richard Fisher House	5835 Kimway Dr	Dayton	1962	Colonial Revival	Split-Level	Single Dwelling
MOT-05565-03		5710 Barnsley Pl	Dayton	1960	Colonial Revival	Ranch	
MOT-05566-03		5678 Folkestone Dr	Dayton	1959	Colonial Revival	Ranch	
MOT-05567-06		3812 Shroyer Rd	Kettering	1940	Colonial Revival	Ranch	
MOT-05568-03		6009 Kimway Dr	Dayton	1957	Colonial Revival	Ranch	
MOT-05569-03		1160 Westridge Rd	Dayton	1961	Modern Movements	Ranch	
MOT-05570-03		1047 Westridge Rd	Dayton	1959	Modern Movements	Ranch	
MOT-05571-03		329 Estates Dr	Dayton	1970	No academic style - Vernacular	Non-discernable House Type	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05572-03		463 Cedarleaf Dr	Centerville	1970	Colonial Revival	Ranch	
MOT-05573-03		427 Cedarleaf Dr	Centerville	1970	No academic style - Vernacular	Split-Level	
MOT-05574-03		386 Silvertree Ln	Centerville	1968	No academic style - Vernacular	Split-Level	
MOT-05575-03		541 Willowhurst Dr	Centerville	1960	Colonial Revival	Ranch	
MOT-05576-03		131 Blackstone Dr	Centerville	1959	No academic style - Vernacular	Ranch	
MOT-05577-03		450 Sunnycliff Pl	Centerville	1959	Colonial Revival	Ranch	
MOT-05578-03		440 Sunnycliff Pl	Centerville	1959	No academic style - Vernacular	Ranch	
MOT-05579-03		35 E Elmwood Dr	Centerville	1959	No academic style - Vernacular	Ranch	
MOT-05580-03		106 E Elmwood Dr	Centerville	1959	No academic style - Vernacular	Ranch	

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MOT-05581-03		269 E Elmwood Dr	Dayton	1956	No academic style - Vernacular	Ranch	
MOT-05582-03		146 Lakeview Dr	Centerville	1957	No academic style - Vernacular	Ranch	
MOT-05583-03		115 Bradstreet Rd	Centerville	1954	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	
MOT-05584-03		226 Pleasant Hill Dr	Centerville	1966	Swiss Chalet	Split-Level	
MOT-05585-03		365 Zengel Ct	Centerville	1969	No academic style - Vernacular	Split-Level	
MOT-05586-03	C.L. Stingley Elementary School	95 Linden Dr	Centerville	1965	Wrightian: Modern Movements		School
MOT-05587-03		49 Bradstreet Rd	Centerville	1953	Colonial Revival	Cape Cod Cottage/Williamsburg Colonial	Single Dwelling
MOT-05588-03		141 Zengel Dr	Centerville	1962	No academic style - Vernacular	Split-Level	
MOT-05589-03		214 Mimosa Dr	Centerville	1964	No academic style - Vernacular	Split-Level	

OHI Number	Historic Name	Address	City	Date	Style	Type	Historic Use
MOT-05590-03		50 Mimosa Dr	Centerville	1962	Modern Movements	Split-Level	
MOT-05591-03		55 Zengel Dr	Centerville	1962	Tudor/English Revival	Split-Level	
MOT-05592-03	Southminster Presbyterian Church	7001 Far Hills Ave	Centerville	1960	Modern Movements		Church/Religious Structure
MOT-05593-03	Church of the Incarnation	7415 Far Hills Ave	Centerville	1969	Neo-Expressionism: Brutalism		Church/Religious Structure
MOT-05594-03	Tower Heights Middle School	195 N Johanna Dr	Centerville	1967	Modern Movements		School
MOT-05595-03	Metropolitan Cleaners	70 N Main St	Centerville	1966	Modern Movements		Retail store/shop
MOT-05596-06	Turrell's Phillips 66 Service Station	2560 Woodman Dr	Kettering	1959	Other	Service Station	Service Station
MOT-05597-14	The Ohioan	5708 Rosebury Dr	Huber Heights	1959	No academic style - Vernacular	Cape Cod Cottage/Williamsburg Colonial	
MOT-05598-14	The Midwesterner	5772 Rosebury Dr	Huber Heights	1959	No academic style - Vernacular	Ranch	

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MOT-05599-14	The Executive	7737 Harshmanville Rd	Huber Heights	1962	No academic style - Vernacular		
MOT-05625-10	Foresters Hall	1298 Woodman Dr	Dayton	1967	Modern Movements		Fraternal/Patriotic org.
MOT-05626-14	The Highlander	7430 Harshmanville Rd	Huber Heights	1961	No academic style - Vernacular	Ranch	
MOT-05627-14	The Stonehaven	7030 Longford Rd	Huber Heights	1965	No academic style - Vernacular	Ranch	
MOT-05628-14	The Colony	6813 Longford Rd	Huber Heights	1966	No academic style - Vernacular	Ranch	
MOT-05629-14	The Futura	6700 Longford Rd	Huber Heights	1966	Modern Movements	Ranch	
MOT-05630-14	The Director	6407 Longford Rd	Huber Heights	1966	No academic style - Vernacular		
MOT-05631-14	The Director	6309 Longford Rd	Huber Heights	1966	No academic style - Vernacular		
MOT-05632-14	The American	4578 Powell Rd	Huber Heights	1967	No academic style - Vernacular	Ranch	

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MOT-05633-14	The Midwesterner	4272 Macon Ave	Huber Heights	1957	No academic style - Vernacular	Ranch	
MOT-05634-14	The Charleston	6329 Longford Rd	Huber Heights	1966	Colonial Revival		
MOT-05635-14	The Villager	6514 Longford Rd	Huber Heights	1966	No academic style - Vernacular	Ranch	
MOT-05636-14	The Victorian	7023 Cliffwood Pl	Huber Heights	1969	No academic style - Vernacular	Ranch	
MOT-05637-14	The Stonehaven	6911 Cliffwood Pl	Huber Heights	1969	No academic style - Vernacular	Ranch	
MOT-05638-14	Faith Presbyterian Church	5555 Chambersburg Rd	Huber Heights	1962	Neo-Expressionism		
MOT-05639-14	Huber Heights Animal Hospital	7200 Brandt Pike	Huber Heights	1965	Modern Movements	Professional	
MOT-05640-48	Municipal Band Shell	101 E. Helena St.	Dayton	1940	Art Deco		Outdoor Entertainment/Recreation
MOT-05641-06	Greenmont Village	20 Rembrandt Blvd	Kettering	1941-1942	Colonial Revival		RESIDENTIAL/DOMESTIC

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MOT-05642-06	Millonig House	325 Tamarac Trail	Kettering	1962	Other		Single Dwelling
MOT-05643-06	Calvary Cemetery Office Building	1625 Calvary Dr	Dayton	1970-1971	Modern Movements		Office
MOT-05644-63	A&W Root Beer Drive-In	1727 Woodman Ave	Dayton	1962	No academic style - Vernacular	Restaurant/Bar	Restaurant/bar
MOT-05645-24		1010 Runnymede Rd	Oakwood	1970	Swiss Chalet		
MOT-05646-24		600 Harman Ave	Oakwood	1952	No academic style - Vernacular	Ranch	
MOT-05647-24		55 Park Ave	Oakwood	1951	Wrightian		
MOT-05648-06	International Union of Electrical, Radio & Machine Workers	3461 Office Park	Kettering	1965	New Formalism: Modern Movements		Office
MOT-05649-06	Embassy Arms	1717 Big Hill Rd	Kettering	1962	Modern Movements		
MOT-05650-06	Big Hill Professional Arts Building	1735 Big Hill Rd	Kettering	1964	Modern Movements		Office