OH-0001-575_Rev01 to
OH-0001-0581_Rev01,
OH-0001-0592_Rev01 to
OH-0001-0627_Rev01, and OH-1361-0001
to OH-1361-0129

ROH-17

DIMMEYDALE INTENSIVE LEVEL HISTORIC RESOURCE SURVEY

Wheeling, West Virginia

Prepared for:

Wheeling Landmarks Commission
1500 Chapline Street
Wheeling, WV 26003

Prepared by:

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May 28, 2021

DIMMEYDALE INTENSIVE-LEVEL SURVEY REPORT

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May 28, 2021

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TABLE OF CONTENTS

INTRODUCTION 4
METHODOLOGY 6
HISTORIC CONTEXT 7
Pleasant Valley 10
Development of the Neighborhood 11
Neighborhood Residents 18
PHYSICAL DESCRIPTION OF THE SURVEY AREA 20
National Road 20
Dimmeydale Neighborhood 21
SURVEY RESULTS 23
Construction Dates 23
Building Forms 24
Architectural Styles 24
Queen Anne 25
Shingle 26
Colonial Revival 26
Dutch Colonial Revival 28
Craftsman 29
Tudor/English Revival 30
Minimal Traditional 31
Modern 32
NATIONAL REGISTER ELIGIBILITY 35
Eligibility of Surveyed Properties 35
Historic District Recommendation 40
CONCLUSIONS 41
BIBLIOGRAPHY 42

APPENDIX A – PREVIOUSLY DOCUMENTED RESOURCES IN THE SURVEY AREA

APPENDIX B – SURVEY MAPS

INTRODUCTION

The City of Wheeling/ Wheeling Historic Landmark Commission engaged Heritage Architectural Associates (HAA) in September 2020 to complete an Architecture and History Intensive Survey for the Dimmeydale neighborhood of Wheeling, Ohio County, West Virginia. (Fig. 1) The purpose of the survey was to document all properties that were at least 50 years old, regardless of integrity, and to evaluate each property for potential eligibility for listing in the National Register of Historic Places. The survey area is bounded by Cypress Avenue on the north, National Road on the east, Veron Avenue on the south, and Wheeling Creek on the west. The survey area consists of approximately 51 acres and contains 177 properties, 173 of which were included in the survey.

Fig. 1. Map showing boundaries of survey area.
(Google Earth, © 2021 Google, Imagery Date 10/5/2016)

The Ohio County Survey, conducted in 1990-91, documented 43 of the buildings included in the Dimmeydale Intensive Survey. These include seven buildings along National Road and 36 other buildings scattered throughout the Dimmeydale neighborhood. (APPENDIX A, Table 5) The buildings along National Road are included in the National Road Corridor Historic District (NR 92000874), which was listed in the National Register in 1993. (APPENDIX A, Table 6)

HAA completed an Historic Property Inventory Form (HPI) for each resource including photographs, map, narrative description, statement of significance, and National Register evaluation. Relevant information from previously-completed HPI forms and the National Road Corridor Historic District nomination was incorporated into the new HPI forms.

The following report summarizes the results of the survey. All work was done according to the West Virginia National Register and Architecture/History Survey Manual (2016), produced by the West Virginia State Historic Preservation Office (WVSHPO) and the Secretary of the Interior's Standards for Identification and Evaluation.

METHODOLOGY

Prior to the commencement of field work, HAA consulted the WVSHPO Interactive GIS Map and identified 43 previously-surveyed resources in the survey area. (APPENDIX A, Table 5) Since all resources were surveyed more than five years previously, they were all included in the new survey. In addition, HAA consulted the National Road Corridor Historic District nomination for information on the properties located along National Road. (APPENDIX A, Table 6)

HAA developed a list of properties to be surveyed based on the survey area boundaries and construction dates. Only four properties were excluded, as they were constructed after 1970. Lisa Schmidtke of HAA conducted field work for the individual properties, including photography, on September 30, October 1, November 13, 2020 and May 12, 2021. Deborah Griffin of conducted contextual photography for the report on January 29, 2021. Steven Avdakov, Ms. Schmidtke and Ms. Griffin conducted a field review for historic district potential on January 29, 2021.

Historic research on the survey area and specific buildings was conducted by Ms. Griffin using on-line resources. She also visited and conducted research at the Ohio County Courthouse and the Ohio County Public Library. Construction dates were determined through tax records, Wheeling City Directories, and Sanborn maps. Ms. Griffin also conducted research on-line and in printed materials for information on building styles and forms.

Since nearly every building in the survey area has experienced some modification, the criteria for the establishment of eligibility for listing as “contributing” to an historic district was carefully considered. The presence of original materials and features was analyzed. Changes to fenestration were evaluated based on the visibility of the change, with modifications that were somewhat obscured by porches given more latitude. The number and scope of non-contributing modifications were evaluated in context of the remaining historic fabric of the building. Overall, each building was evaluated on its ability to convey its original appearance.

HAA created Historic Property Inventory (HPI) forms for each surveyed property that included a narrative description, photographs, map, statement of significance and evaluation of National Register eligibility. The survey report includes the historic context, physical description of the survey area, findings of the survey, and recommendations for National Register listing.

HISTORIC CONTEXT

The Paleo-Indians were nomadic hunter-gatherers who arrived in the area that is now West Virginia prior to 11,000 BCE. They were followed by the Archaic People (7000-1000 BCE) who were also hunter-gatherers but were not nomadic. The mound-building Adena People (1000 BCE-500 CE) and later the Hopewell people (500-1000 CE) farmed and lived in organized villages. The people of the Monongahela Culture (about 1050 to 1635) farmed and lived in established villages. They traded with other native groups and also with European traders. By the 1600s, the area of West Virginia was populated by the Delaware and Shawnee tribes and also by the Iroquois-speaking Five (later Six) Nations. Between 1722 and 1752, three treaties between the British and Native American tribes opened western Virginia to settlement. Perceived violations of the treaties by the British led to periodic hostilities between Native American tribes and settlers. To ease tensions, King George III of England issued the Proclamation of 1763, barring settlement west of the Alleghenies. In 1768, the Six Nations relinquished its claims on land between the Ohio River and Alleghenies, and the area was again opened for settlement.

The Wheeling area was first settled in 1769, and the colony of Virginia constructed Fort Fincastle (later Fort Henry) on the banks of Wheeling Creek in 1774. In 1793, Ebenezer Zane laid out the first city lots in Wheeling. Three years later, Zane blazed a path from Wheeling to Maysville, Kentucky, a small port on the Ohio River. Zane's Trace facilitated settlement in western Ohio and Kentucky and helped to establish Wheeling as an early commercial center. As the initial western terminus for the National Road, the city became known as the original "Gateway to the West." As a leading commercial and industrial hub on the Ohio River, Wheeling was a transportation center for road, rail, and river traffic, a commercial center for selling and shipping goods and services, and the industrial leader in western Virginia and later West Virginia. Industries in the area included iron mills and associated factories, glassware, brick and tiles, pottery, textiles, stogies and chewing tobacco, and beer.

The National Road, also known as the Cumberland Road, was the first interstate highway financed by the Federal government. Construction began in 1811, and the road reached Wheeling in 1818. The original section of the National Road provided an overland transportation route from the Potomac River, at Cumberland, Maryland, to the Ohio River at Wheeling. This route allowed goods to be transported from the interior to waterways that provided access to the eastern seaboard via the Potomac and to New Orleans via the Ohio and Mississippi Rivers. After the Baltimore & Ohio (B&O) Railroad reached Wheeling in 1853, interstate transportation over the National Road declined, but the road continued to be an important local transportation route.

The area along the National Road east of Wheeling was largely farmland until the late 1880s, when the large farms began to be broken up and sold for development. A number of small communities developed along the road in this area, including Fulton, Leatherwood, Woodsdale, Edgwood, Pleasant Valley, Park View and Elm Grove. These communities were all incorporated into the Wheeling City Limits in 1920.

A major impetus for the development of the National Road east of Wheeling was the establishment of trolley service. The Wheeling & Elm Grove Railway Company was incorporated in 1874 and began laying track from Wheeling to Elm Grove. (Fig. 2) In March 1877, the first trip on the line was completed from downtown Wheeling to Bethany Pike. By the end of that year, the tracks had been laid as far as what is now Wheeling Park. Originally, the streetcars were horse-drawn. Stream was introduced on the line by the mid-1880s, and in January 1897, the first electrified car made the trip from downtown Wheeling to Elm Grove. The trolley tracks ran down the center of National Road, except for an area north of the survey area, where the track veered away from the road to avoid the sharp turn at Chicken Neck Hill.

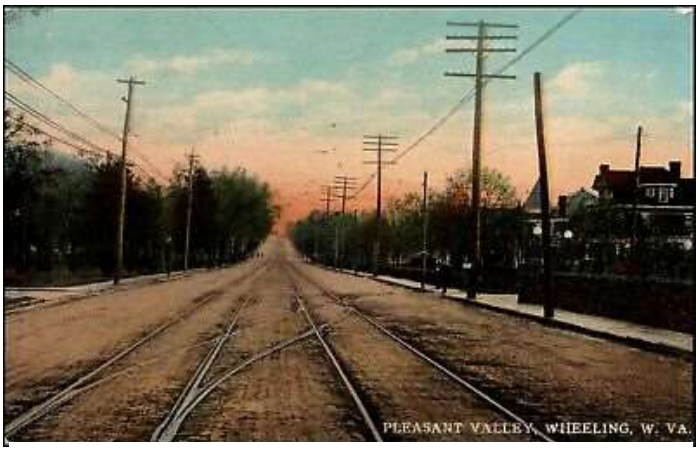

Fig. 2. Postcard showing streetcar tracks in Pleasant Valley, date unk. (ebay.com)

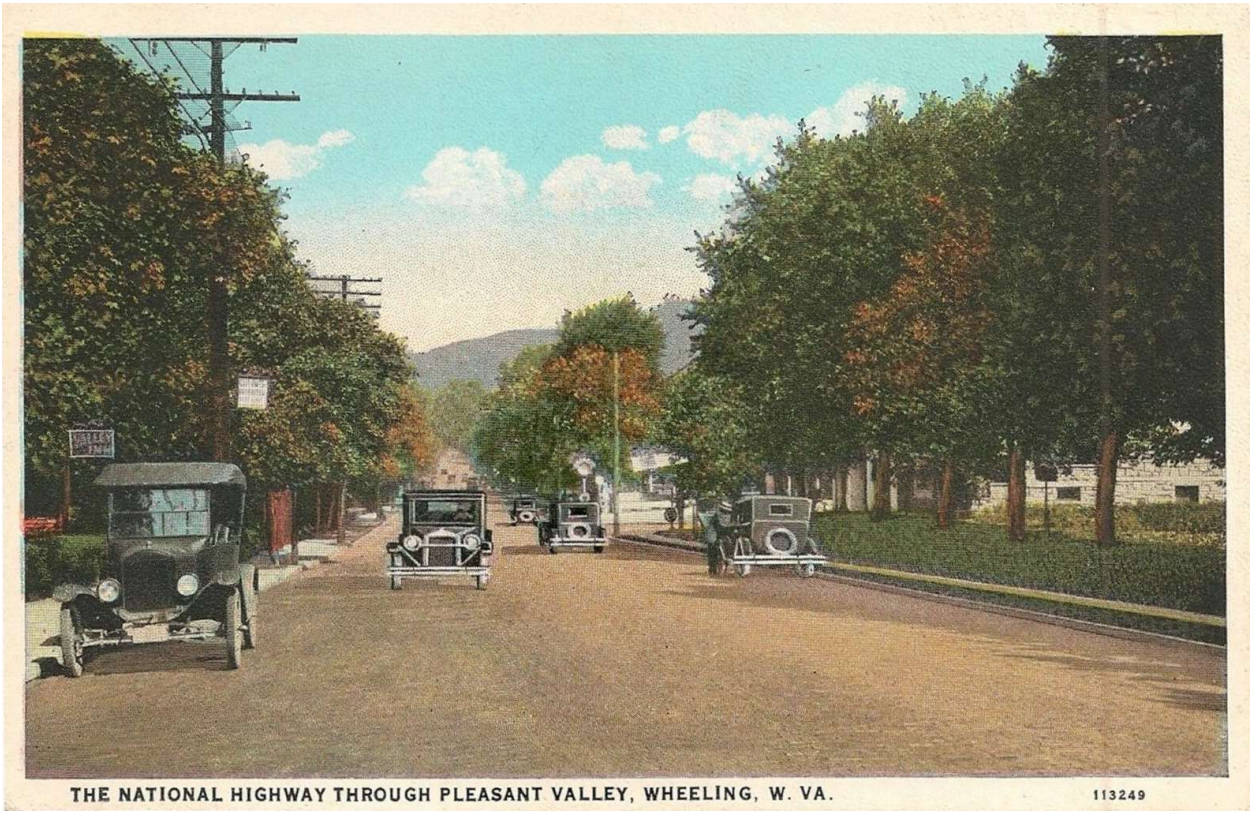

Fig. 3. Postcard showing National Road in Pleasant Valley, 1920s. (ebay.com)

As Wheeling became more industrial, there was an increased desire to move away from the crowds and pollution of the city. The streetcar line allowed people to move to the country but still commute to the downtown business district. Another contributing factor to the growth of the area along "out-the-pike"

was the common occurrence of flooding in Wheeling. Between 1884 and 1913, there were 17 floods in the city.[1] Wheeling Island, an area where many wealthy businesspeople lived, was especially hard hit by flooding. Those with the means to do so moved to higher ground and built large houses along National Road east of Wheeling. Between 1890 and 1910, this area along National Road experienced a large amount of development.

With the ascendance of the automobile, National Road once again became an important transportation route. (Fig. 3) In 1912, the road became part of the Old Trails Road, a transcontinental route that tied together several existing roads. Traffic on the road was heavier than it had been during the stagecoach era. As autos became more popular and more affordable, relocation to areas outside the city increased. By the teens and twenties, many middle class families were relocating to areas east of Wheeling.

[1] Jourdan and Pfeiffer, "National Road Corridor Historic District", 8-3.

Pleasant Valley

The survey area, which includes Dimmeydale neighborhood and the adjacent properties on National Road, is located in Pleasant Valley, which is roughly bounded by Washington Avenue and Bae Mar Place at the north to Park View Lane at the south. (Fig. 4)

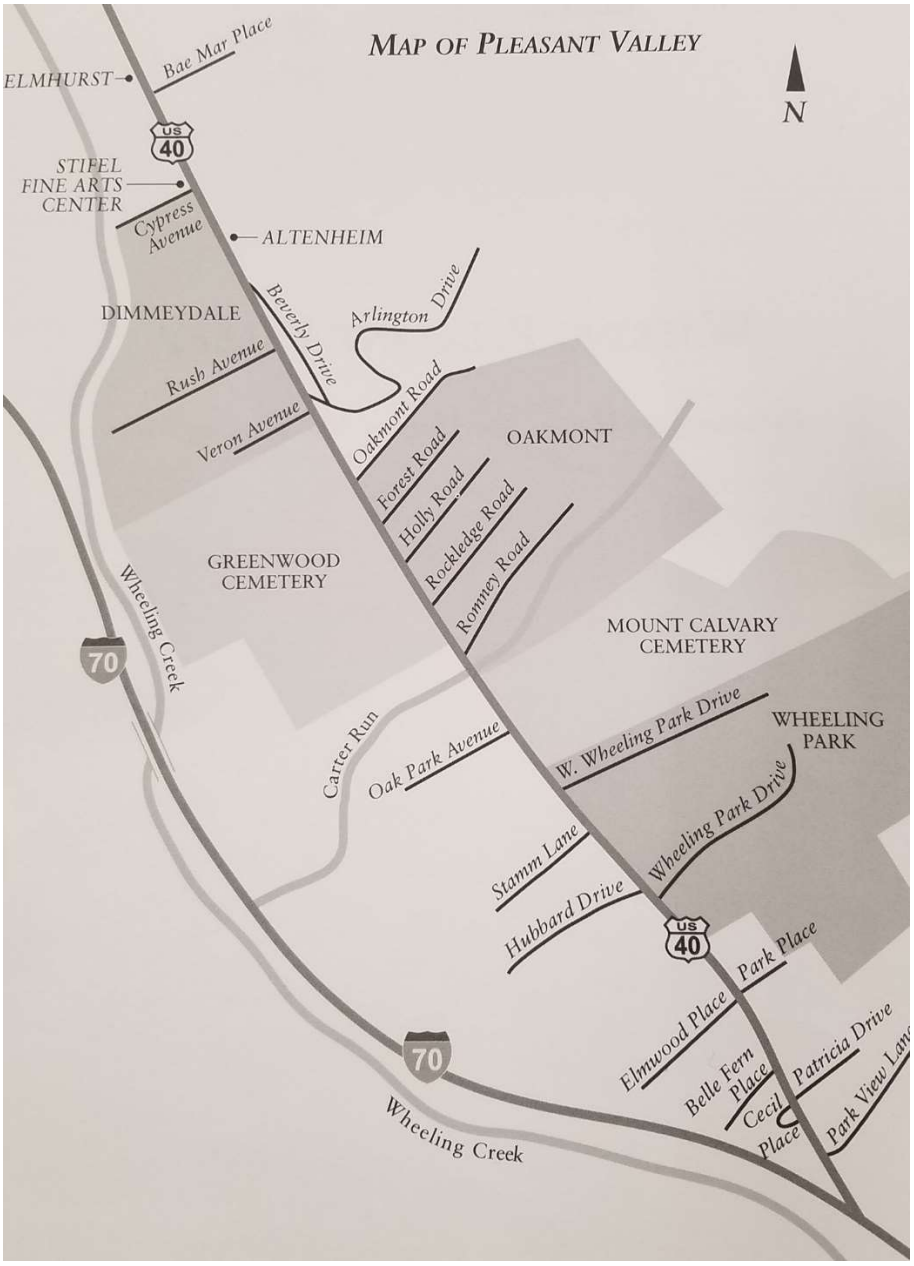

Fig. 4. Map of Pleasant Valley, 2005.
(Walking Pleasant Valley)

Development of the Neighborhood

In 1888, Mary Jane Cochran, daughter of John Reid, inherited the portion of her father's Pleasant Valley farm that was located west (noted as south on the deed) of National Road and bounded by land owned by Isaac Blanchard, National Road, Greenwood Cemetery and Wheeling Creek.[2]

Mary Jane and her husband C. W. Cochran recorded Plat 1 of Cochran's Subdivision of the John Reid Farm (Fig. 5) in 1890. The plat included 14 lots along the west side of National Road. The Stifel Fine Arts Center (1330 National Road, OH-0001-0582) is located on the northernmost three parcels (lots 1-3), which are outside the survey area. The other lots (4-14) are located between what are now Cypress and Rush Avenues (within the survey area).

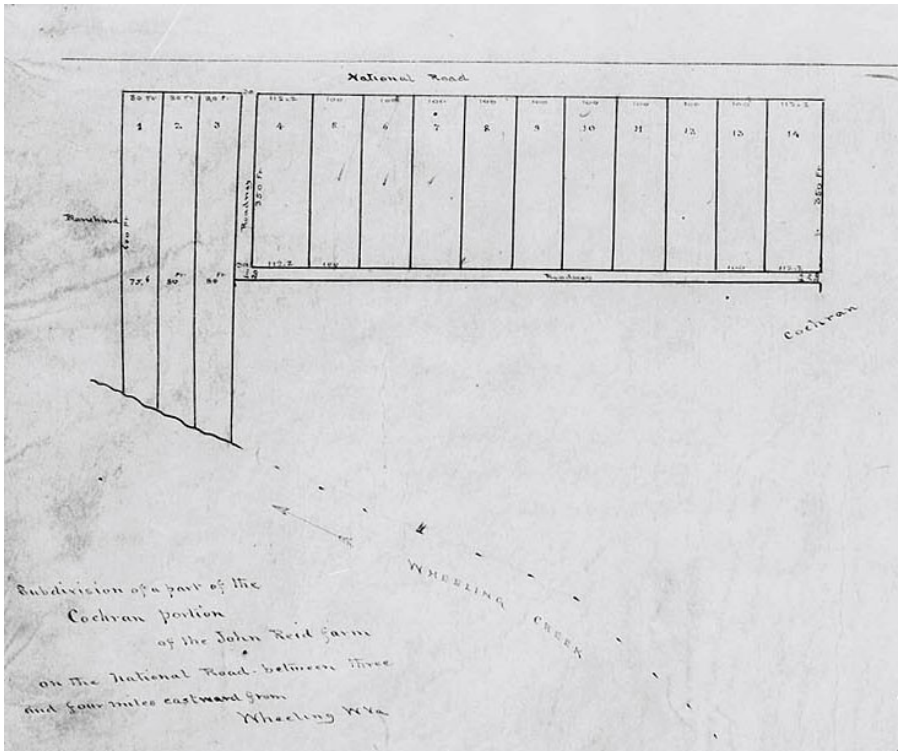

Fig. 5. Plat 1, Cochran's Subdivision of John Reid Farm, 1890.
(Ohio County Deed Book 85, Page 319)

In 1891, the Cochrans sold 32+ acres on the west side of National Road to William H., Joseph A., and Louis W. Dimmey. (Fig. 6) The land was located northeast of Wheeling Creek and south of the corner of Lot 3 of Cochran's Subdivision.[3]

William, Joseph and Louis Dimmey were sons of Joseph A. Dimmey and his wife Rosina Bachmann. The family operated a dairy farm in the Pleasant Valley. After the purchase of this land, William and Joseph operated Dimmey Bros., dairymen, farmers and gardeners, while Louis operated a separate dairy farm in Woodsdale. William constructed a house at what is now 15 Pleasant Drive, and Joseph had a residence at 5 Pleasant Drive, which has been demolished.

[2] Ohio County (West Virginia) Clerk of the County Court, *Will Book 6*, 103.
[3] Ohio County (West Virginia) Clerk of the County Court, *Deed Book 85*, 319.

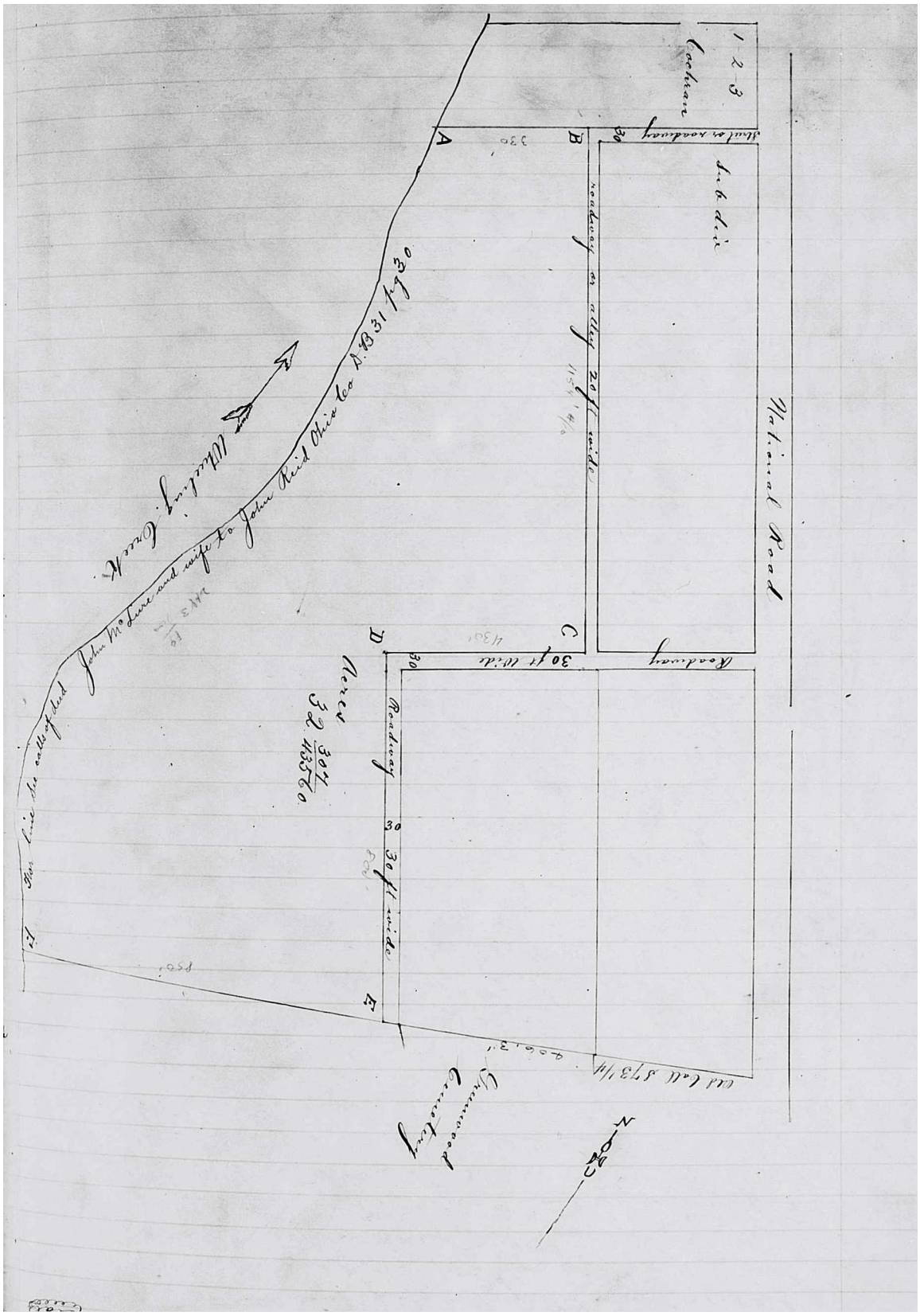

Fig. 6. Map of the Dimmey land purchase, 1891.
(Ohio County Deed Book 87, Page 257-8)

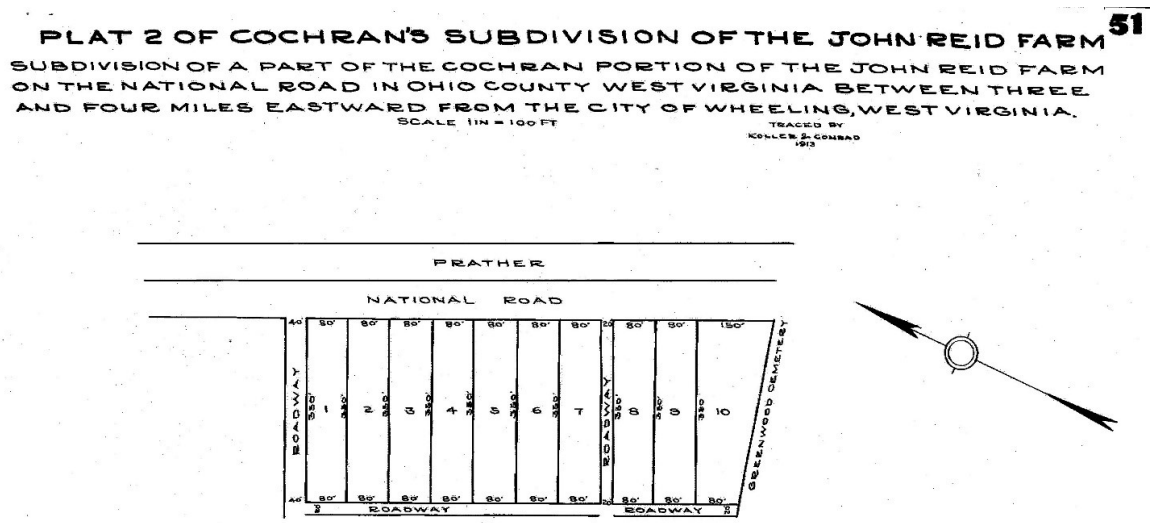

Fig. 7. Plat 2 of Cochran's Subdivision, 1899.
(Ohio County Plat Book 1, Page 51)

Plat 2 of Cochran's Subdivision of the John Reid Farm was recorded in 1899 and included 10 lots on the west side of National Road from Rush Avenue to Greenwood Cemetery. (Fig. 7) Between 1899 and 1902, Louis Bertschy purchased lots 7-10 of Plat 2 of Cochran's Subdivision. In 1902, he purchased 7+ acres from the Cochrans, which was comprised of both sides of the current Greenwood Avenue south of Rush Avenue. Bertschy was a prominent businessman who conducted a furniture and undertaking business in Wheeling.

In 1914, the Dimmeys formed the Dimmeydale Company to subdivide their dairy farm for building lots. The Dimmeydale Company recorded Dimmeydale Addition #1 in 1919. The plat consisted of 22 lots located on the east side of Greenwood Avenue (formerly Dimmey Boulevard) between Cypress and Rush Avenues. (Fig. 8)

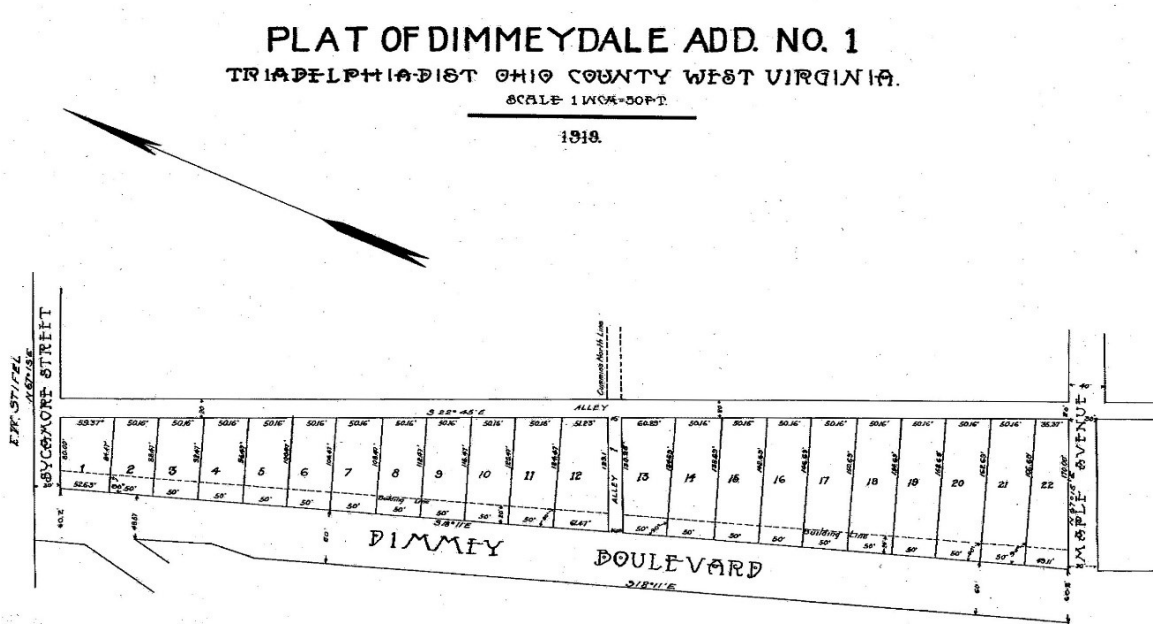

Fig. 8. Plat map of Dimmeydale Addition #1, 1913.
(Ohio County Plat Book 2, Page 27)

Louis Bertschy recorded Bertschy's Addition in 1921, although he had been selling lots since 1904. Bertschy's Addition consisted of 26 numbered lots and Lot "A" on both sides of Greenwood Avenue (formerly Bertschy Avenue) between Rush Avenue and Greenwood Cemetery. (Fig. 9)

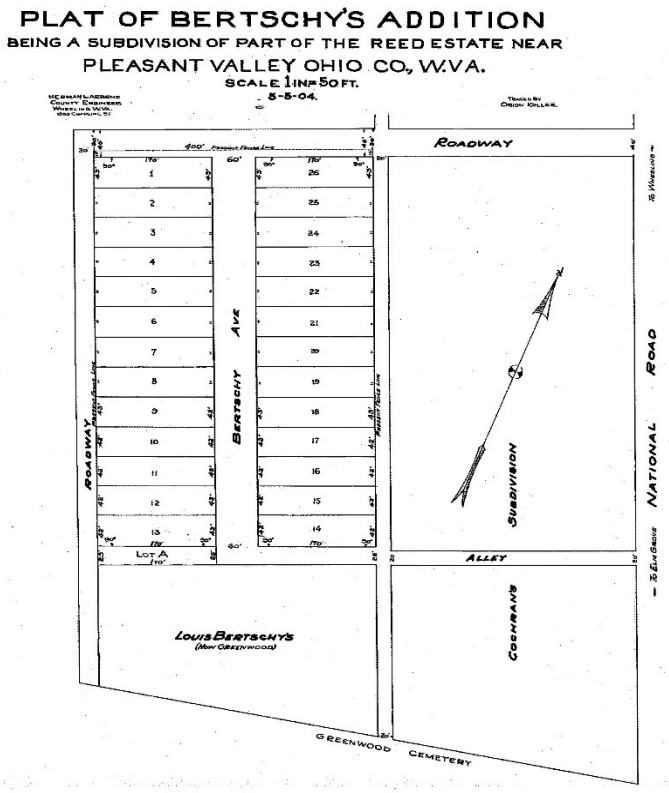

Fig. 9. Plat map of Bertschy's Addition, 1921.
(Ohio County Plat Book 2, Page 35)

The street names in the neighborhood appear to have changed between 1921 and 1924. Dimmey Boulevard (north of Rush) and Bertschy Avenue (south of Rush) became Greenwood Avenue. Cherry became Pleasant Drive. Sycamore became Cypress Avenue, and Maple became Rush Avenue.

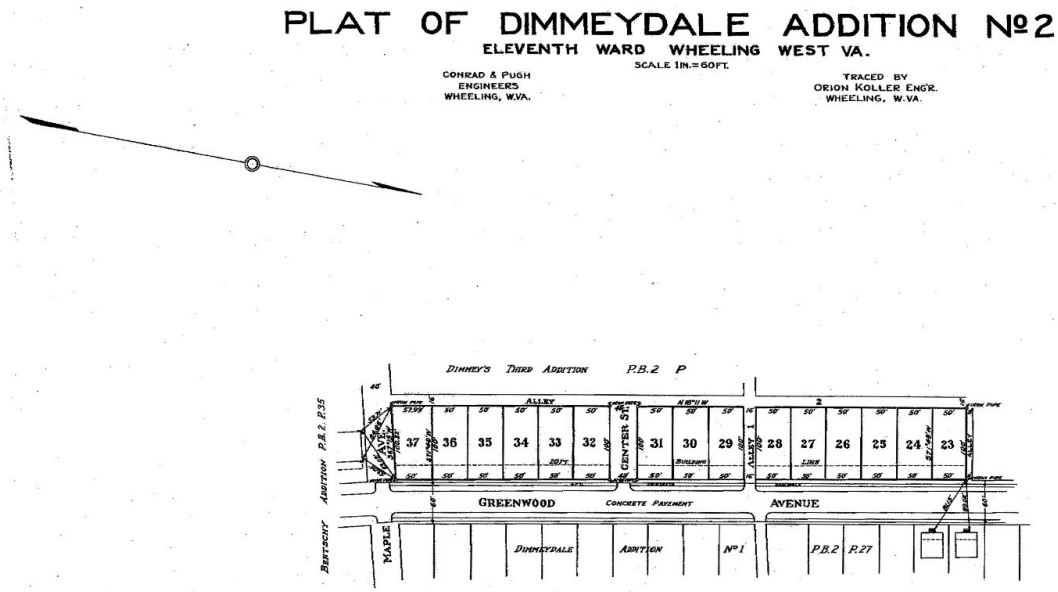

Fig. 10. Plat of Dimmeydale Addition #2, 1927.
(Ohio County Plat Book 2, Page 91)

The Dimmeydale Company began selling lots in Dimmeydale Addition #2 in 1922, although the addition was not recorded until 1927. It continued the lot numbering from #1 and consisted of Lots 23-37 on the west side of Greenwood Avenue, south of Rush Avenue. (Fig. 10) Dimmeydale Addition #3 was recorded in 1924, prior to the recording of Addition #2. It consisted of 24 lots on both sides of Pleasant Drive. (Fig. 11 The first lots were sold in 1924.

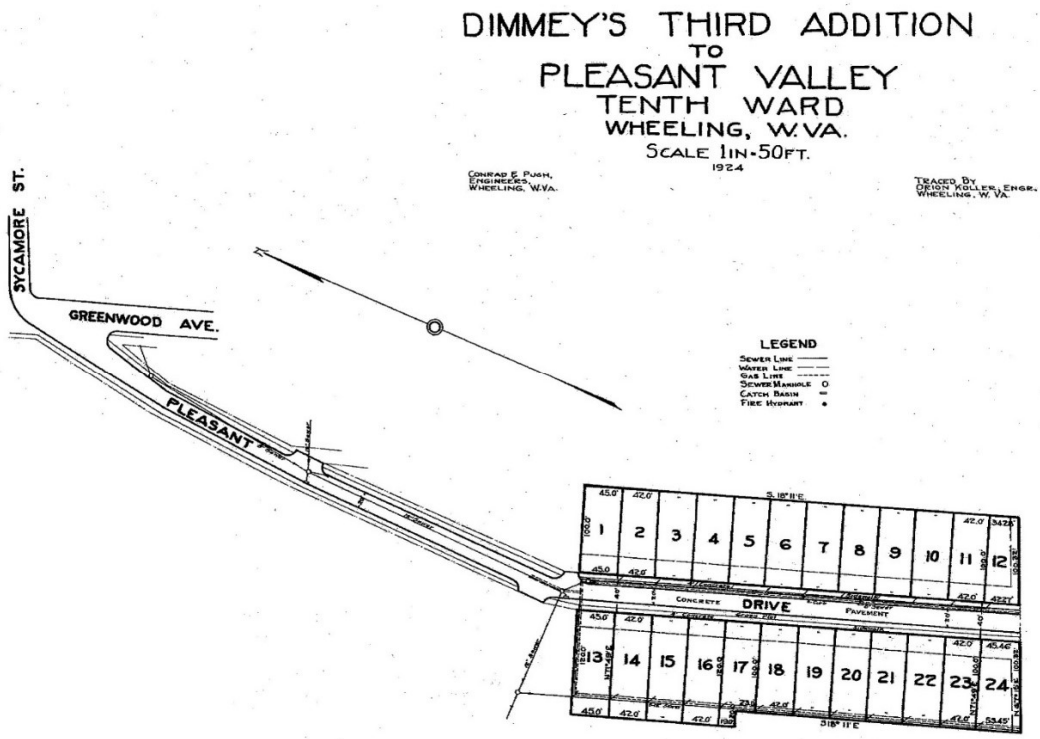

Fig. 11. Dimmeydale Addition #3, 1924.
(Ohio County Plat Book 2, Page 73)

The Home Owners Investment Company was a development concern that was based in Akron, Ohio. It opened a branch office in Wheeling in 1923. The company initially purchased lots and constructed homes in Warwood, a community north of central Wheeling on the Ohio River. In 1924-25, it purchased 23 lots from the Dimmeydale Company. All of the lots were on Pleasant Drive, in the Dimmeydale 2nd, 3rd and 4th Additions. In October 1924, the company announced that it had started construction on 10 new homes in Dimmeydale, and construction of another 12 homes was announced in February 1925. The company filed for bankruptcy in April 1926, and many of the properties were sold by the court as a result of the bankruptcy. It is unknown how many houses were actually constructed by the company.

Dimmeydale Addition #4 was recorded by the Dimmeydale Company in 1941, although lots had been sold since the mid-1920s. The plat consisted of 43 lots on both sides of Pleasant Drive between Rush and Reid Avenues, the south side of Reid Avenue, and the east side of Nottaway Drive. (Fig. 12)

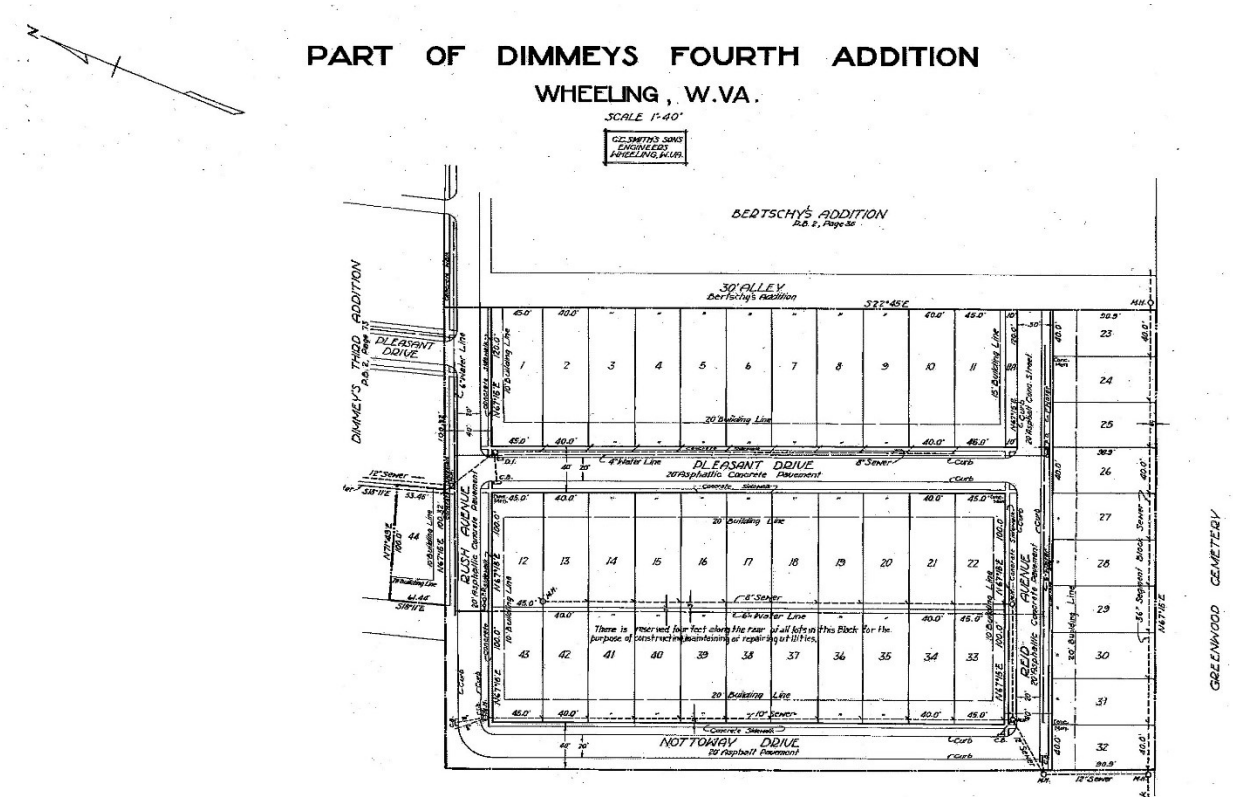

Fig. 12. Dimmeydale 4th Addition, 1941.
(Ohio County Plat Book 3, Page 10)

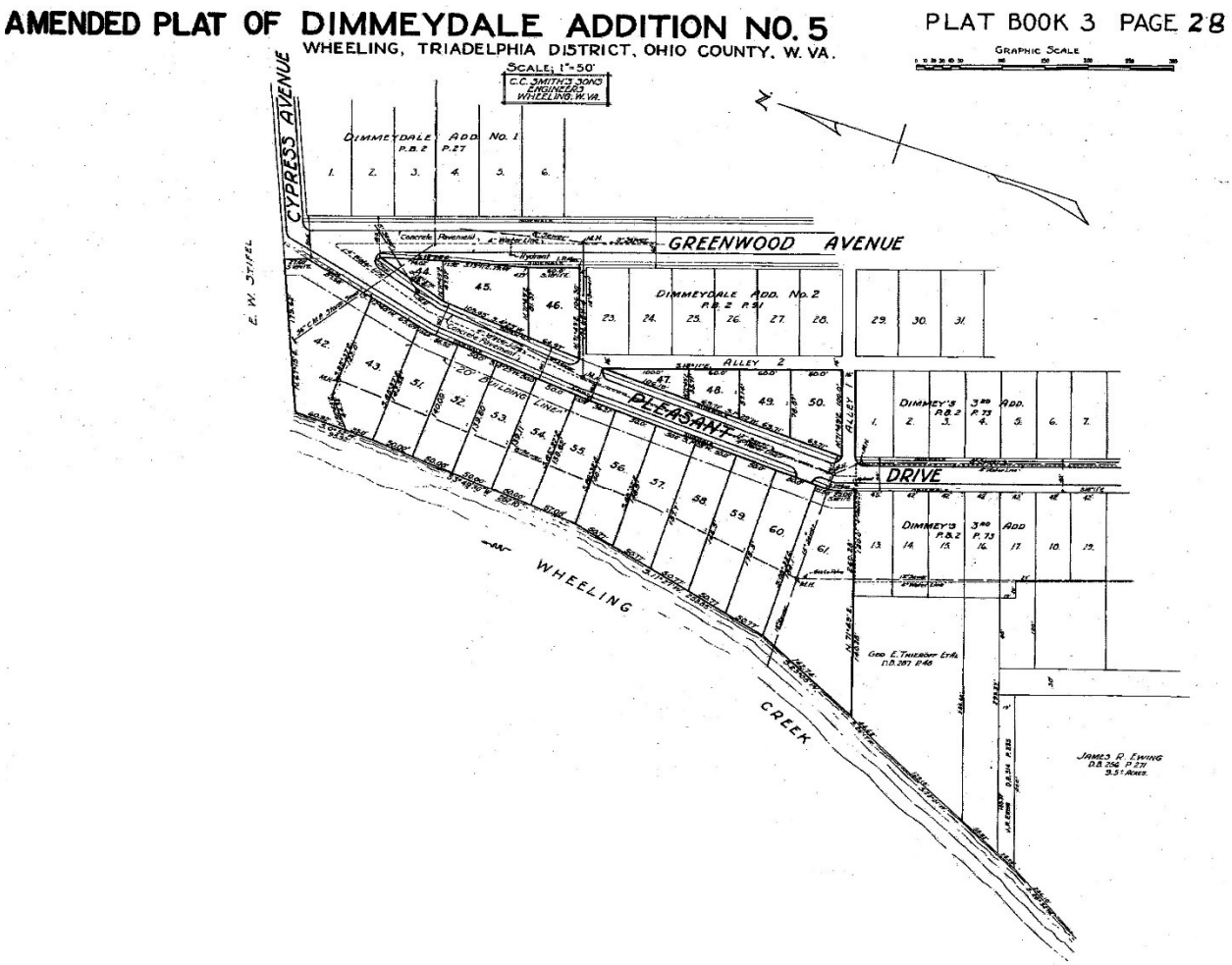

Fig. 13. Dimmeydale Addition #5, 1950.
(Ohio County Plat Book 3, Page 28)

The Dimmeydale Company recorded Dimmeydale Addition #5 in 1950. It consisted of 20 lots at the north ends of Greenwood Avenue and Pleasant Drive. (Fig. 13) William M. Hasdell, Inc. recorded a plat of 10 lots on the west side of Nottoway Drive in 1956. (Fig. *14*)

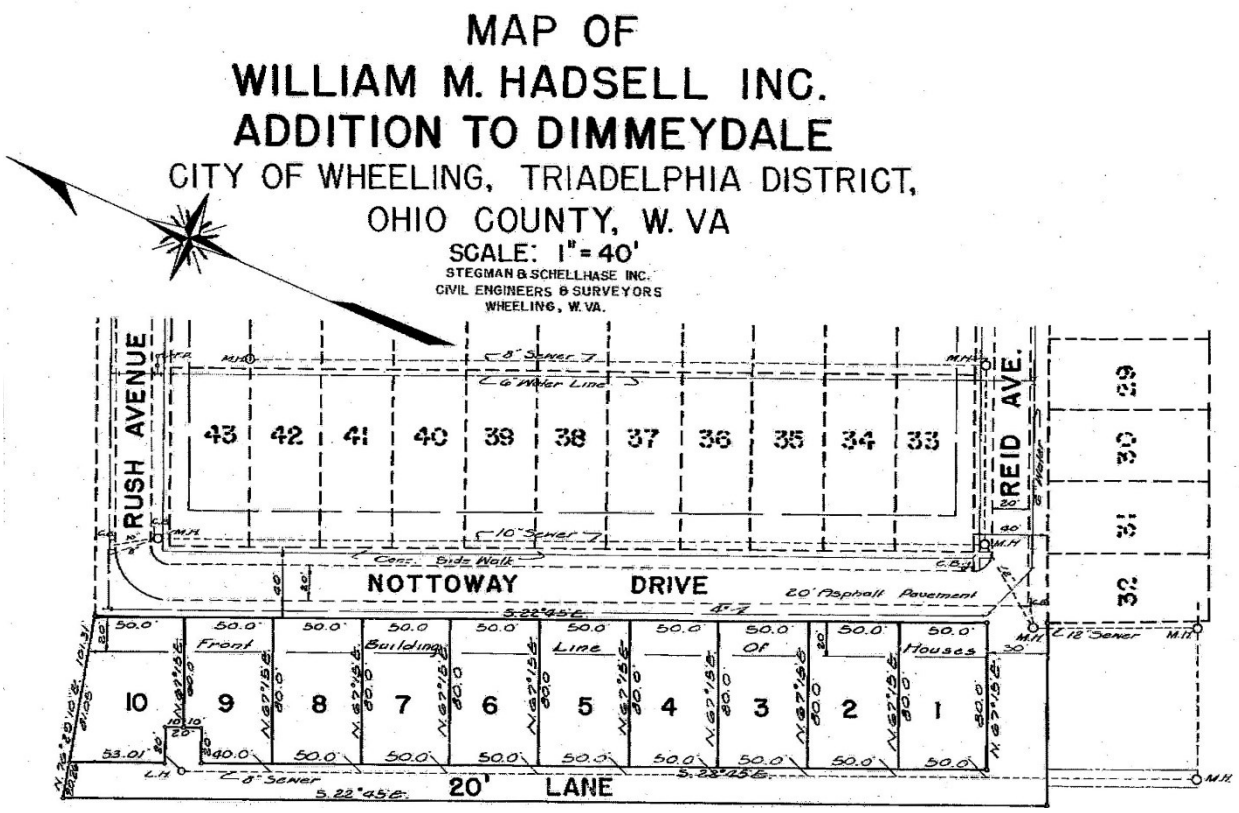

Fig. 14. Hasdell Addition to Dimmeydale, 1956.
(Ohio County Plat Book 3, Page 45)

In addition, two other previously platted lots were subdivided. Moses Sonneborn subdivided Lot 14 in Plat 1 of Cochran's Subdivision into six lots in 1905. Lots 1 and 2 fronted National Road, and Lots 3-6 were located on the north side of Rush Avenue. Lots 1 and 2 in Plat 2 of Cochran's Subdivision were divided into five lots to create Retterer's Subdivision in 1965. Lots 1 and 2 faced National Road, and Lots 3, 4 and 5 were located on the south side of Rush Avenue.

In 1949, the Dimmeydale Community Association purchased 5½ acres of land between Nottaway Drive and Wheeling Creek to be developed into a park and playground. Dimmeydale Community Park was opened in 1950.

Neighborhood Residents

The homes of William and Joseph Dimmey were the only residences located on the Dimmey land until the 1920s. Other than the Dimmey homes, the earliest residences constructed in the neighborhood were along National Road and along Greenwood Avenue south of Rush (formerly Bertschy) Avenue. Occupations of these early residents included company officers, bankers, and business owners.

Even after the Dimmeydale Company was formed in 1914, there was very little new construction until after the end of World War I. In 1919, the Dimmeydale Company sold eight lots, and the increase in sales continued into the 1920s. During the 1920s, approximately 50 houses were constructed in the Dimmeydale and Bertschy Additions. From 1930 through 1941, there were about 32 houses constructed.

Most of these houses were built in the late 1930s and early 1940s, when the country was beginning to recover from the extreme financial downturn of the Great Depression.

The initial heads of household generally were white collar workers, including salesmen, bookkeepers, insurance agents and adjusters, merchandiser buyers, business managers and clerks. A few people were in professional occupations, including physician, attorney, accountant, engineer, chemist and minister. A few residents were business owners, and some were in service occupations, including barber and chauffer. Prior to World War II, there were only a few blue collar occupations represented, including auto mechanic and plumber.

During World War II, there was very little building construction, as all materials were diverted to the war effort. After the end of the war, construction in the Dimmeydale neighborhood resumed with about 17 houses constructed between 1945 and 1950. During the 1950s and 60s, over 50 residences were constructed. Although the neighborhood continued to attract white collar workers, more of the initial residents in the newly constructed post-war homes held blue collar jobs, including telephone lineman, steel worker, machinist and bricklayer. The increase in blue collar occupations in the neighborhood was indicative of the increased standard of living achieved by the middle class in the mid-20th century. As was common at the time, there were few women with occupations outside the home until later in the 20th century. Most of the female heads of household were listed in the city directories with no occupation.

Dimmeydale is a small compact bedroom community that is tucked away from commercial enterprise. There were (and are) no stores for many blocks in each direction along National Road. Residents would likely have traveled by trolley or automobile to shop. The closest public schools were Edgington Lane School and Triadelphia High School (OH-0001-0063), both of which are about one-half mile from the Dimmeydale neighborhood.

On July 4, 1930, a group of ten children paraded through Dimmeydale carrying an American flag and marching to the beat of a small drum. Their impromptu Fourth of July Parade grew each year and became an organized event in 1937. The next year, the community began sponsoring the parade and added a ceremony. An annual Christmas celebration was also established in 1938. The Dimmeydale Association was founded in 1940 and incorporated as the Dimmeydale Community Association (DCA) in 1949. DCA developed the Dimmeydale Community Park, which opened in 1950. The Association continued to sponsor the Fourth of July and Christmas festivities. Other activities of DCA included concerts, dances, summer lawn fete, community picnics and Halloween celebrations. The DCA continues as an active organization and continues to sponsor an annual Fourth of July celebration.

PHYSICAL DESCRIPTION OF THE SURVEY AREA

The survey area contains approximately 51 acres and is bounded by Cypress Avenue on the north, National Road on the east, Veron Avenue on the south, and Wheeling Creek on the west. (Fig. 1) Located immediately to the north of the survey area is the Stifel Fine Arts Center (OH-0001-0582), which is the former home of Edward W. Stifel. Directly across National Road to the east are the First Christian Church, Altenheim Retirement Community and a number of single-family residences. Greenwood Cemetery lies south of Veron Avenue. The terrain along National Road gently rises to a high point at approximately the middle of the survey area. (Fig. 15) The area to the west of National Road is higher at the east and slopes downward as it nears Wheeling Creek to the west. (Fig. 16)

Fig. 15. View of National Road looking north, 2021.

Fig. 16. View of sloped terrain along Veron Avenue looking west from National Road, 2021.

The survey area contains 177 properties and consists of two distinct components: the area along National Road and the Dimmeydale neighborhood, which lies west of National Road. The area along National Road is included in the National Road Corridor Historic District.

National Road

Within the survey area, National Road is a four-lane road, approximately 55' wide, that features a pedestrian walkway on the west side of the street. The properties along the west side of the road are set back significantly from the street and are situated on large lots with mature landscaping. (Fig. 17) Some of the yards slope down from National Road and feature stone or metal fencing at the property line along the road. (Fig. 18) Eleven properties were surveyed, and all of the properties except for the First Baptist Church (OH-1361-0100) were constructed as residences between c. 1891 and 1936 in the Queen Anne, Colonial Revival and Craftsman styles. Four of the former residences are now used for non-residential purposes. The houses are generally larger and more elaborate than the houses in the Dimmeydale neighborhood. The First Baptist Church (OH-1361-0100) was constructed in 1959 and features modern styling.

Fig. 17. Detail of deep setback and large yard at 1372 National Road, 2020.

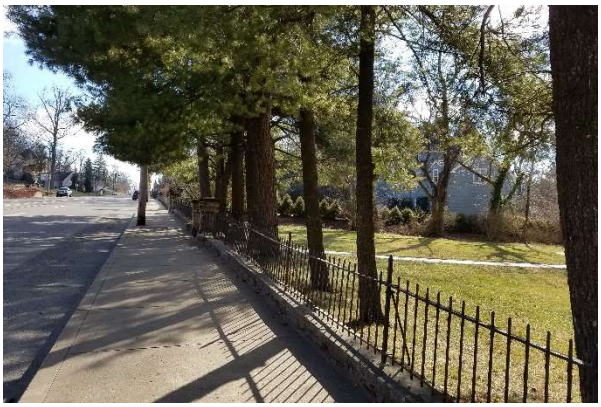

Fig. 18. Detail of iron fencing along sidewalk on west side of National Road, 2021.

The portion of the survey area that lies along National Road was included in the National Road Corridor Historic District, which was listed on the National Register of Historic Places in 1993. Of the 13 properties that were identified on the Historic District map, 10 were listed as contributing to the district. Three properties were listed as non-contributing because they were less than 50 years of age. The First Baptist Church (1959, OH-1361-0100) has now passed the 50-year age limit and was surveyed as part of the current undertaking. The other two properties, 1388 National Road (1985) and 1414 National Road (1981) do not meet the 50-year criteria and were not surveyed. The property at 1456 National Road (1978) sits far back on the lot and was not identified on the Historic District map. Since it is less than 50 years old, it was not surveyed as part of the Dimmeydale Intensive Survey.

Dimmeydale Neighborhood

The Dimmeydale neighborhood consists of the survey area to the west of the properties facing National Road. The terrain is gently rolling, with a general slope down to the west toward Wheeling Creek. (Fig. 16) Three streets, Greenwood, Pleasant, and Nottaway, run generally north-south. The generally east-west streets are Cypress, Rush, Reid and Veron, although there are no properties with addresses on Veron. Wide alleys run behind the houses on Greenwood Avenue and on the east side of Pleasant Drive.

Fig. 19. View of east side of Greenwood Avenue looking south, 2021.

Fig. 20. View of east side of Pleasant Drive looking south, 2021.

Fig. 21. View of east side of Greenwood Avenue looking north, 2021.

Fig. 22. View of east side of Greenwood Avenue looking south, 2021.

Most of the streets feature a paved sidewalk and road verge with scattered mature trees. (Fig. 19, Fig. 20, Fig. 21) The houses have a moderate setback with small front yards. Many of the houses are on fairly level lots, but some streets have raised lots that slope down to the sidewalk. (Fig. 22) Dimmeydale Park, (OH-1369) which features a picnic shelter, playground and baseball fields, is located between Nottaway Drive and the bank of Wheeling Creek. (Fig. 23, Fig. 24)

Fig. 23. View of picnic shelter at Dimmeydale Park looking southwest, 2021.

Fig. 24. View of baseball field at Dimmeydale Park looking west, 2021.

The Dimmeydale neighborhood consists of 162 properties that were originally residences and one park. Only one property, at 3 Pleasant Drive (1973), was constructed less than 50 years ago and was thus omitted from the survey. All of the surveyed properties that were originally residences remain residential except for 22 Cypress Avenue (1959, OH-1361-0091) and 26 Cypress Avenue (1954, OH-1361-0088), which have been converted to commercial use. All of the residential properties were constructed as single-family homes except for a four-unit apartment at 5 Greenwood Avenue (1951, OH-0001-0608) and three duplexes at 7 and 7½ Greenwood Avenue (c. 1923, OH-1361-0052, OH-1361-0053), 19 and 19½ Greenwood Avenue (c. 1925, OH-0001-0606, OH-1361-0057), and 5 and 7 Pleasant Drive (c. 1951, OH-1361-0002, OH-1361-0003) The surveyed properties were constructed between c. 1893 and 1968. The neighborhood features a mixture of styles including Colonial Revival, Craftsman, Tudor Revival, Minimal Traditional, and Modern.

SURVEY RESULTS

A total of 173 properties were surveyed, 43 of which were resurveys. Please refer to APPENDIX A, Table 5 for a list of previously-surveyed properties. Of the surveyed properties, 10 were previously listed in the National Register as contributing to the National Road Corridor Historic District (NR 92000874). Three other properties were included in the District as non-contributing due to age. Please refer to APPENDIX A, Table 6 for a list of previously-listed properties.

The survey results are divided into two groups: the properties in the Dimmeydale neighborhood and those along National Road. The character of the two areas is markedly different in construction dates, lot sizes, house sizes and variety of building forms and styles. In addition, the National Road properties were previously listed in the National Register of Historic Places.

Construction Dates

Although the first houses on National Road and in the Dimmeydale neighborhood were constructed at approximately the same time (early 1890s), the area along National Road was developed far earlier than most of the Dimmeydale neighborhood. On the Dimmey land, there were only two houses (one of which has been demolished) built before 1914, when the Dimmey family formed the Dimmeydale Company to subdivide the property into building lots. All of the other houses built before 1914 in the Dimmeydale neighborhood were located in Bertschy's Addition. In 1920s, development in Dimmeydale skyrocketed. Little construction was completed during the early years of the Great Depression and during World War II, but construction again increased dramatically in the post-war years.

Date Range	Dimmeydale	National Road	Total
1890-1899	1	1	2
1900-1909	2	6	8
1910-1919	3	1	4
1920-1929	51	0	51
1930-1939	14	2	16
1940-1949	36	0	36
1950-1959	41	1	40
1960-1969	14	0	14
Total surveyed	**162**	**11**	**173**
1970-present (not surveyed)	1	3	4

Table 1. Surveyed properties by date range.

Building Forms

Several building forms were seen in the surveyed properties. The most common was the Ranch house (27), followed by Foursquare (21), Bungalow (13), Garrison Colonial (9) and Cape Cod (7). No distinctive building form was identified in over half of the surveyed properties.

Architectural Styles

A variety of architectural styles were identified in the surveyed properties. Table 2 lists the breakdown of styles for the Dimmeydale neighborhood and the properties along National Road.

Style	Dimmeydale	National Road
Queen Anne	0	1
Shingle	1	0
Colonial Revival	40	8
Dutch Colonial Revival	5	0
Craftsman	41	1
Tudor Revival	5	0
Minimal traditional	39	0
Modern	30	1

Table 2. Architectural styles identified in the survey area.

Table 3 lists the styles by decade for the Dimmeydale neighborhood and the properties along National Road.

Date Range	Style	Dimmeydale	National Road
1890-1899	Queen Anne	0	1
	Colonial Revival	1	0
1900-1909	Colonial Revival	2	6
1910-1919	Colonial Revival	2	0
	Craftsman	1	1
1920-1929	Shingle	1	0
	Colonial Revival	9	0
	Dutch Colonial Revival	4	0
	Craftsman	35	0
	Tudor Revival	1	0
	Minimal Traditional	1	0

Date Range	Style	Dimmeydale	National Road
1930-1939	Colonial Revival	5	2
	Craftsman	4	0
	Minimal Traditional	2	0
	Tudor Revival	3	0
1940-1949	Colonial Revival	14	0
	Dutch Colonial Revival	1	0
	Tudor Revival	1	0
	Minimal Traditional	19	0
	Modern	1	0
1950-1959	Colonial Revival	3	0
	Craftsman	1	0
	Minimal Traditional	16	0
	Modern	20	1
1960-1969	Colonial Revival	4	0
	Minimal Traditional	1	0
	Modern	9	0

Table 3. Architectural styles by decade of construction.

Queen Anne

The Queen Anne style (1870s-1910) was based on country-house Elizabethan architecture, with Tudor, Gothic, English Renaissance and American Colonial influences. Queen Anne buildings were asymmetrical, with irregular plans, and emphasized verticality. Many featured cylindrical towers with conical or bulbous roof, while other examples had square or polygonal towers. The style is highly decorative and featured details such as turned posts, spindle work, brackets, carved ornamentation, finials and cast iron cresting. Wall materials included stone, stucco, brick, clapboard (plain or patterned) and wood shingles. Porches covered most of the lower level and sometimes wrapped around to a side elevation. Some houses had upper story porches that were integrated into the building. Roofs were high-pitched and could be hipped, gabled or a combination. Overhanging eaves featured decorative bargeboard. Large windows usually had a multi-light upper sash over a single-light lower sash, sometimes with stained glass. Bay windows and oriels were common. Doorways were usually located off-center and had sidelights and transoms. The upper part of the paneled door might have a single light or many small lights. An exuberant example of this style is the Carson Mansion (1884) in Eureka, California, designed by Samuel and Joseph Cather Newsom.

The only example of the Queen Anne style in the survey area is located at 1358 National Road (c. 1891, OH-1361-0093) and features shingle wall treatment, cylindrical towers with conical roofs and cast iron finials. (Fig. 25)

Fig. 25. 1358 National Road (OH-1361-0093), 2020.

Fig. 26. 47 Pleasant Drive (OH-1361-0016), 2020.

Shingle

Shingle (c.1880-after 1900) was a domestic style that developed along the New England coast. Some of the most notable examples were by H. H. Richardson and McKim, Mead & White. The style was featured in architectural magazines, which resulted in a scattering of the style throughout the country. Houses were rambling and usually asymmetrical, with two or three stories. Cylindrical or hexagonal towers and bays were common. There was little ornamentation, other than the unpainted wood shingles themselves, which covered the walls and roof. Sometimes, the ground story was clad in rough-surfaced masonry with shingles on the upper stories. Large porches, sometimes integral to the house, were supported by plain, classical, shingled or stone columns. Roofs were gabled and covered with wood shingles. There were often intersecting gables, gabled or hipped dormers and eyebrow dormers. Windows were multi-light over single-light double hung or casement and were often grouped. Palladian windows were also common. A notable example of the style is the Isaac Bell House (1883) in Newport, Rhode Island by McKim, Mead & White.

The only Shingle-style house in the survey area is located at 47 Pleasant Drive (1925, OH-1361-0016). It is asymmetrical and features shingle wall treatment, square porch posts, and jerkinhead roofs. (Fig. 26)

Colonial Revival

The Colonial Revival style (1890-mid 1950s) was an attempt to reflect the country's past. Its order and symmetry were a reaction to the excesses of the Victorian era. Colonial Revival architecture featured a free interpretation of the styles popular during the Colonial period. An early advocate of the style was the New York architectural firm of McKim, Mead & White. The style was popularized by the restoration of Colonial Williamsburg in 1925. Numerous magazines and pattern books also publicized and popularized the style. In addition to homes, the style was used for schools, libraries and other public buildings. Colonial Revival buildings tended to be larger than their Colonial prototypes, and architectural details were often exaggerated. The style featured rectilinear forms and symmetry. Walls were clad with brick, often in Flemish bond, or wood siding. There was usually a prominent portico supported by columns, which sometimes extended the full width or full height of the façade. Other features included a classical

cornice with dentils and modillions, pediments, Tuscan columns, Palladian and bay windows, fluted pilasters and classical ornamentation. Roofs were hipped or gabled with a box cornice. Windows were generally double hung with multiple lights. Fanlights, sidelights and shutters were common. Entrance doors were often crowned by a pediment and flanked by pilasters. One of the earliest examples of a Colonial Revival residence was the 1885 H. A. C. Taylor house in Newport, Rhode Island (demolished 1952), by McKim, Mead & White.

Colonial Revival was the most common style identified in the survey area. An example is 1376 National Road (c. 1906, OH-0001-0580), which features a Palladian window, fluted square porch columns, modillions, and sidelights flanked by fluted pilasters. (Fig. 27) Another example with Colonial Revival elements is 51 Greenwood Avenue (c. 1908, OH-0001-0600), which features a foursquare form with Tuscan columns and modillions at the porch. (Fig. 28)

Fig. 27. 1376 National Road (OH-0001-0580), 2020.

Fig. 28. 51 Greenwood Avenue (OH-0001-0600, 2020.

The Garrison Colonial form was an interpretation of Colonial Revival that was popular c. 1925-1955. An example is the house at 1449 Nottaway Drive (1949, OH-1361-0028) which features an entrance with fluted pilasters, broken pediment with finial, and dentil molding. (Fig. 29) The Cape Cod house was another house form that interpreted the Colonial Revival style. The one-and-a-half-story residence at 9 Reid Avenue (c. 1948, OH-1361-0127) features a steeply-pitched side gable roof and dormer windows, but the front façade is asymmetrical, and it has a porch, rather than the more typical stoop. (Fig. 30)

Fig. 29. 1449 Nottaway Drive (OH-1361-0028), 2020.

Fig. 30. 9 Reid Avenue (OH-1361-0127), 2020.

There were several examples of houses with side gable roofs and Colonial Revival elements, such as the brick residence at 44 Greenwood Avenue (c. 1922, OH-0001-0618), which features a prominent cornice returns and a pedimented entrance portico. (Fig. 31) Colonial Revival styling is also evident on the flat-roofed brick apartment building at 5 Greenwood Avenue (1951, OH-0001-0608), which features an entrance with sidelights, fluted pilasters and cornice and a rounded stoop and hood. (Fig. 32)

Fig. 31. 44 Greenwood Avenue (OH-0001-0618), 2020.

Fig. 32. 5 Greenwood Avenue (OH-0001-0608), 2020.

Dutch Colonial Revival

Dutch Colonial Revival (c. 1900-1940) was a sub-style of the Colonial Revival style. It was very loosely based on buildings constructed by Dutch settlers in New York and New Jersey. The style reached its peak in the 1920s and was common in suburban areas and small towns. The most distinctive feature of a Dutch Colonial Revival house is the gambrel roof, sometimes with bell-cast eaves. Some buildings featured cross gambrels or a front-facing gambrel roof. The Revival style introduced dormers into the gambrel roof, which were not present in the original Dutch Colonial style. Windows were generally double hung with multiple lights. Lunette windows were sometimes found at the gambrel ends. Doorways usually had some classical elements. Some buildings featured small porticoes. The Dutch Colonial Revival style was commonly used for modest houses in the early 20th century. Thus, there are few, if any, "high-style" examples.

Fig. 33. 33 Greenwood Avenue (OH-1361-0061), 2020.

Fig. 34. 28 Greenwood Avenue (OH-0001-0615), 2020.

There were only four examples of the Dutch Colonial Revival style found in the survey area. The house at 33 Greenwood Avenue (c. 1924, OH-1361-0061) features a shallow roof dormer, cornice returns, multi-

light upper window sashes, pedimented porch with Tuscan columns, and an entrance door with sidelights and transom. (Fig. 33) The house at 28 Greenwood Avenue (c. 1923, OH-0001-0615) features a shed-roof dormer, hipped roof dormer, and windows with multi-light upper sash. (Fig. 34)

Craftsman

The Craftsman style (1900-1920) was a product of the Arts & Crafts Movement, which was influenced by Englishmen William Morris and John Ruskin. The Movement was a reaction against industrialization and mass-production and advocated traditional craftsmanship and simple forms. In the United States, the Arts & Crafts Movement was popularized by Gustav Stickley, who produced the magazine *The Craftsman* (1901-1916). He also sold architectural plans for Arts & Crafts houses. As a result, Craftsman became the most popular style in the nation for smaller dwellings. The Arts & Crafts Movement influenced both the Craftsman and Prairie styles. Craftsman houses were one, one and a half or two stories. Facades were asymmetrical and occasionally had a battered (tapered) foundation. Often, the walls were a combination of masonry at the first level and stucco, wood shingles or weatherboard at the upper levels. The style featured partial- or full-width porches with front-gabled covers supported by square or battered columns. There was an emphasis on outdoor rooms, such as living, dining and sleeping porches, and pergolas. Porte cocheres were common. Roofs were generally front-gabled with a low to moderate pitch and had wide overhanging eaves with exposed rafter tails and triangular knee braces. Some houses had gabled or shed dormers with exposed beams. Windows were generally double hung, with multi-light upper sash, or casement. Doors were battened with wrought-iron hardware. An exceptional example of this style is the Gamble House (1908), Pasadena, California, designed by Greene & Greene.

The Craftsman style was the second-most common style found in the survey area. The style was expressed in several building forms including bungalow, foursquare and other two-story plans. The one-story bungalow at 34 Pleasant Drive (c. 1926, OH-0001-0625) features a shallow-pitched roof with deep eaves, gable front with fish scale shingles, square porch posts that form an arched opening and windows with three vertical-lights in the upper sash. (Fig. 35) The house at 8 Greenwood Avenue (c. 1924, OH-0001-0609) is a one-and-a-half-story bungalow with a shed-roofed dormer and battered porch posts. (Fig. 36)

Fig. 35. 34 Pleasant Drive (OH-0001-0625), 2020.

Fig. 36. 8 Greenwood Avenue (OH-0001-0609), 2020.

The one-and-a-half-story bungalow at 15 Greenwood Avenue (c. 1925, OH-0001-0607) features a gable-front dormer with knee braces, exposed rafter ends, shingle wall treatment and windows with vertical lights in the upper sash. (Fig. 37) The American Foursquare house at 37 Pleasant Drive (c. 1927, OH-0001-

0624) features shingle wall treatments, battered porch posts, windows with multi-light upper sash and a multi-light door. (Fig. 38)

Fig. 37. 15 Greenwood Avenue (OH-0001-0607), 2020.

Fig. 38. 37 Pleasant Drive (OH-0001-0624), 2020.

The two-story house at 45 Pleasant Drive (1938, OH-1361-0014) features large shed-roof dormers at the front and rear, exposed rafter ends, battered porch posts and windows with multi-light upper sash. (Fig. 39) The two-story residence at 27 Greenwood Avenue (c. 1923, OH-1361-0059) features both shed- and gable-roofed dormers and windows with multi-light upper sash. (Fig. 40)

Fig. 39. 45 Pleasant Drive (OH-1361-0014), 2020.

Fig. 40. 27 Greenwood Avenue (OH-1361-0059), 2020.

Tudor/English Revival

The Tudor/English Revival style (1880-1940) is derived from the English architecture produced during the reign of the Tudors (1485-1558). Although primarily domestic, there are some examples of non-residential architecture that were constructed in this style. The facades were usually asymmetrical. The walls were often a combination of masonry (usually brick) at the first level and stucco with false half-timbering above, although there are many examples that feature all-masonry facades. Roofs were gabled (sometimes cross-gabled) and usually steeply pitched with shallow overhanging eaves and bargeboard at the gable ends. Some roofs were gabled with parapet walls. Many buildings had steeply-pitched triangular dormers at the roof. Windows were double hung or narrow casements and were sometimes arranged in groups of three or four. Door openings featured decorative elements or a structure around the door and often incorporated a round or Tudor (four-centered) arch. An example of this style is Stan Hywet Hall (1911) in Akron, Ohio, by Charles Schneider.

There were five Tudor Revival homes found in the survey area. The brick residence at 40 Greenwood Avenue (1936, OH-0001-0617) features Tudor arches, limestone hood molding, and a hip-roofed oriel. (Fig. 41) The house at 73 Greenwood Avenue (1940, OH-0001-0592) features a steeply-pitched roof, sandstone quoining, and arched door and side porch openings. (Fig. 42)

Fig. 41. 40 Greenwood Avenue (OH-0001-0617), 2020.

Fig. 42. 73 Greenwood Avenue (OH-0001-0592), 2020.

Minimal Traditional

The Minimal Traditional style began in the mid-1930s and remained a dominant style until the emergence of Ranch homes in the 1950s. The simple style became popular during the Great Depression, as houses could be financed using Federal Housing Administration (FHA) insurance. During World War II, many residences in this style were quickly constructed to house defense workers, and the style continued to predominate in the many houses that were constructed as starter homes for returning veterans after the war. In the 1940s, the style was used in individual homes and also in housing tracts. Houses in the Minimal Traditional style were small and simple and were designed for quick construction and affordability. Designs were widely available in pattern books, which helped to popularize the style. The Minimal Traditional style was a simplified version of earlier Colonial Revival, Craftsman or Tudor forms, and elements of these styles were sometimes incorporated in a minimal fashion. Houses were generally asymmetrical and featured a simple floor plan, sometimes with small ells. Roofs were low- to medium-pitched gable or hipped with no eaves. Small entry porches featured simple posts or columns. Garages were often detached or incorporated into a basement level but were not prominently featured. Since this was a simple, vernacular style, there are no “high-style” examples, but there are many examples of the style in communities like Levittown, New York and elsewhere.

Since Dimmeydale was a middle-class neighborhood, there are many examples of the Minimal Traditional style in the survey area. Some of the houses are small and quite modest, while others were built to accommodate larger families. The small one-story frame house at 44 Rush Avenue (c. 1952, OH-1361-0021) features shutters and a curve at the entrance portico. (Fig. 43) The one-story brick house at 54 Greenwood Avenue (1950, OH-1361-0073) has a basement single garage, a front gable and a moderately-sized porch. (Fig. 44)

Fig. 43. 44 Rush Avenue (OH-1361-0021), 2020.,

Fig. 44. 54 Greenwood Avenue (OH-1361-0073), 2020.

The two-story frame residence at 33 Pleasant Avenue (1941, OH-1361-0011) features limited Colonial Revival styling. (Fig. 45) The house as 1445 Nottaway Avenue (1949, OH-1361-0029) features a vague Tudor form but displays no other features of the Tudor style. (Fig. 46)

Fig. 45. 33 Pleasant Avenue (OH-1361-0011), 2020.

Fig. 46. 1445 Nottaway Drive (OH-1361-0029), 2020.

Modern

The post-World War II era ushered in the Modern Movements (1945-1990) which reflected the optimism, growth and affluence of the post-war period. The Movements encompassed a number of new building types and suburban designs. Mobilization for war and later, the war itself, resulted in the standardization of building systems, the refinement of existing technology and the development of new technologies. Pent-up demand as a result of the Great Depression and World War II led to an explosion in new construction after the war, which led to further technological advances and standardization. One of the hallmarks of the Modern Movements is the use of old materials in new ways. The Modern Movements were reflected in the development of the Ranch house type. As the automobile replaced the streetcar as a primary mode of transportation, construction of compact houses on small lots was replaced by rambling one-story Ranch houses built on larger, suburban lots. Split-level homes were constructed on lots that could not accommodate the sprawling ranch house. Modern style residences were generally asymmetrical and featured low pitched roofs with moderate to wide eaves, integral garages, large windows or window groups and small front porches with metal posts and railings. Some houses featured traditional decorative detailing. The Contemporary house type lacked traditional detailing and featured

a flat, shed or low-pitched gable roof with overhanging eaves and exposed rafter ends. A notable example of a Modern residence is the Eames House (1949) in Los Angeles, by Charles and Ray Eames.

The Modern style was found in 30 homes in the survey area. Nearly all of the examples are the Ranch house type and are generally modest in size. Most have roofs with low to moderate-pitch, grouped windows, and small to medium porches. The house at 1458 Nottaway Drive (1958, OH-1361-0105) features grouped windows, a small porch with pedimented hood and no attached garage. (Fig. 47) The residence at 1460 Nottaway Drive (1959, OH-1361-0106) has a larger porch with pedimented hood, grouped windows and no attached garage. (Fig. 48)

Fig. 47. 1458 Nottaway Drive (OH-1361-0105), 2020.

Fig. 48. 1460 Nottaway Drive (OH-1361-0106), 2020.

Large windows and basement-level garages are featured on the houses at 1457 Pleasant Drive (1954, OH-1361-0120) (Fig. 49) and 91 Rush Avenue (1959, OH-1361-0023). (Fig. 50)

Fig. 49. 1457 Pleasant Drive (OH-1361-0120), 2020.

Fig. 50. 91 Rush Avenue (OH-1361-0023), 2020.

The only Split-Level house in the survey area is located at 10 Rush Avenue (c. 1965, OH-1361-0096). It features grouped windows, curved fascia at the porch and plain square porch posts. (Fig. 51) Likewise, there is only one example of a Contemporary house type, which is located at 6 Rush (1965, OH-1361-0098). It features a shed and gable roof with exposed rafter ends. (Fig. 52)

Fig. 51. 10 Rush Avenue (OH-1361-0096), 2020.

Fig. 52. 6 Rush Avenue (OH-1361-0098),2020.

The only purpose built non-residential building in the survey area is the First Baptist Church at 1470 National Road (1959, OH-1361-0100). It features a low-pitched front gable roof, brick wall treatment, large brick pier, and a flat-roofed porte-cochere.

Fig. 53. 1470 National Road (OH-1361-0100), 2020.

NATIONAL REGISTER ELIGIBILITY

The survey area is comprised of two distinct components, the properties along National Road, and the properties lying to the west of National Road in the Dimmeydale neighborhood. None of the properties in the survey area were found to be eligible for individual listing in the National Register.

The 11 surveyed properties along National Road are included in the National Road Corridor Historic District (NRCHD), which was listed in the National Register in 1993. At the time of the listing, the First Baptist Church (1959, OH-1361-0100) was classified as non-contributing due to age. Since it has now passed the 50-year age threshold and retains historic integrity, it should be re-classified as contributing. The other ten contributing resources continue to contribute to the NRCHD.

The 162 surveyed properties in the Dimmeydale neighborhood generally retain a moderate to high degree of historic integrity. Most additions are located at the rear of the properties and are not intrusive. Although many houses have some non-original materials, such as replacement windows and/or siding, they generally continue to convey their original appearance. Therefore, 159 of the 162 properties would contribute to a potential residential historic district.

The following table lists all of the properties surveyed and their eligibility for listing in the National Register as a contributing building to an historic district.

Eligibility of Surveyed Properties

Key:

Yes	Would contribute to a National Register historic district
No	Would not contribute to a National Register historic district
C / NRCHD	Contributes to the existing National Road Corridor Historic District (NRCHD)
C / NRCHD *	Originally listed as non-contributing to the NRCHD due to age, but is now contributing

HPI#	Address	Date Constructed	National Register Eligibility (district)
OH-0001-0575	1464 National Road	c. 1933	C / NRCHD
OH-0001-0576	1458 National Road	1913	C / NRCHD
OH-0001-0577	1446 National Road	c. 1907	C / NRCHD
OH-0001-0578	1440 National Road	1936	C / NRCHD
OH-0001-0579	1380 National Road	c. 1906	C / NRCHD
OH-0001-0580	1376 National Road	c. 1906	C / NRCHD
OH-0001-0581	1372 National Road	c. 1906	C / NRCHD
OH-0001-0592	73 Greenwood Avenue	1940	Yes
OH-0001-0593	71 Greenwood Avenue	1940	Yes
OH-0001-0594	69 Greenwood Avenue	c. 1925	Yes
OH-0001-0595	67 Greenwood Avenue	c. 1925	Yes
OH-0001-0596	65 Greenwood Avenue	1938	Yes
OH-0001-0597	63 Greenwood Avenue	c. 1927	Yes
OH-0001-0598	61 Greenwood Avenue	c. 1922	Yes

HPI#	Address	Date Constructed	National Register Eligibility (district)
OH-0001-0599	57 Greenwood Avenue	c. 1910	Yes
OH-0001-0600	51 Greenwood Avenue	c. 1908	Yes
OH-0001-0601	62 Greenwood Avenue	c. 1911	Yes
OH-0001-0602	74 Greenwood Avenue	c. 1909	Yes
OH-0001-0603	29 Greenwood Avenue	c. 1923	Yes
OH-0001-0604	25 Greenwood Avenue	c. 1925	Yes
OH-0001-0605	21 Greenwood Avenue	c. 1925	Yes
OH-0001-0606	19 Greenwood Avenue	c. 1925	Yes
OH-0001-0607	15 Greenwood Avenue	c. 1925	Yes
OH-0001-0608	5 Greenwood Avenue	1951	Yes
OH-0001-0609	8 Greenwood Avenue	c. 1924	Yes
OH-0001-0610	10 Greenwood Avenue	c. 1923	Yes
OH-0001-0611	14 Greenwood Avenue	c. 1914	Yes
OH-0001-0612	16 Greenwood Avenue	c. 1920	Yes
OH-0001-0613	18 Greenwood Avenue	c. 1925	Yes
OH-0001-0614	26 Greenwood Avenue	c. 1925	Yes
OH-0001-0615	28 Greenwood Avenue	c. 1923	Yes
OH-0001-0616	38 Greenwood Avenue	c. 1925	Yes
OH-0001-0617	40 Greenwood Avenue	1936	Yes
OH-0001-0618	44 Greenwood Avenue	c. 1922	Yes
OH-0001-0619	11 Rush Avenue	1945	Yes
OH-0001-0620	9 Rush Avenue	1941	Yes
OH-0001-0621	40 Pleasant Drive	1925	Yes
OH-0001-0622	38 Pleasant Drive	c. 1937	Yes
OH-0001-0623	39 Pleasant Drive	1925	Yes
OH-0001-0624	37 Pleasant Drive	c. 1927	Yes
OH-0001-0625	34 Pleasant Drive	c. 1926	Yes
OH-0001-0626	32 Pleasant Drive	c. 1925	Yes
OH-0001-0627	15 Pleasant Drive	c. 1893	Yes
OH-1361-0001	1 Pleasant Drive	1952	Yes
OH-1361-0002	5 Pleasant Drive	c. 1951	Yes
OH-1361-0003	7 Pleasant Drive	c. 1951	Yes
OH-1361-0004	9 Pleasant Drive	1956	Yes
OH-1361-0005	11 Pleasant Drive	c. 1952	Yes
OH-1361-0006	13 Pleasant Drive	1956	Yes
OH-1361-0007	25 Pleasant Drive	1952	Yes
OH-1361-0008	27 Pleasant Drive	1952	Yes
OH-1361-0009	29 Pleasant Drive	c. 1949	Yes
OH-1361-0010	31 Pleasant Drive	1957	Yes
OH-1361-0011	33 Pleasant Drive	1941	Yes
OH-1361-0012	35 Pleasant Drive	1925	Yes
OH-1361-0013	43 Pleasant Drive	1925	Yes
OH-1361-0014	45 Pleasant Drive	1938	Yes

HPI#	Address	Date Constructed	National Register Eligibility (district)
OH-1361-0015	93 Rush Avenue	c. 1968	Yes
OH-1361-0016	47 Pleasant Drive	1925	Yes
OH-1361-0017	49 Pleasant Drive	1957	Yes
OH-1361-0018	51 Pleasant Drive	c. 1925	Yes
OH-1361-0019	53 Pleasant Drive	1954	Yes
OH-1361-0020	55 Pleasant Drive	c. 1927	Yes
OH-1361-0021	44 Rush Avenue	c. 1952	Yes
OH-1361-0022	89 Rush Avenue	1958	Yes
OH-1361-0023	91 Rush Avenue	1959	Yes
OH-1361-0024	40 Rush Avenue	1959	Yes
OH-1361-0025	1432 Nottaway Drive	1961	Yes
OH-1361-0026	1430 Nottaway Drive	1961	Yes
OH-1361-0027	1434 Nottaway Drive	1958	Yes
OH-1361-0028	1449 Nottaway Drive	1949	Yes
OH-1361-0029	1445 Nottaway Drive	1949	Yes
OH-1361-0030	39 Rush Avenue	1950	Yes
OH-1361-0031	37 Rush Avenue	1951	Yes
OH-1361-0032	59 Pleasant Drive	c. 1954	Yes
OH-1361-0033	61 Pleasant Drive	1953	Yes
OH-1361-0034	1448 Pleasant Drive	1942	Yes
OH-1361-0035	70 Pleasant Drive	1961	Yes
OH-1361-0036	68 Pleasant Drive	c. 1925	Yes
OH-1361-0037	66 Pleasant Drive	1953	Yes
OH-1361-0038	64 Pleasant Drive	1939	Yes
OH-1361-0039	62 Pleasant Drive	c. 1939	Yes
OH-1361-0040	60 Pleasant Drive	1939	Yes
OH-1361-0041	58 Pleasant Drive	c. 1940	Yes
OH-1361-0042	56 Pleasant Drive	1937	Yes
OH-1361-0043	54 Pleasant Drive	c. 1928	Yes
OH-1361-0044	50 Pleasant Drive	c. 1935	Yes
OH-1361-0045	48 Pleasant Drive	c. 1925	Yes
OH-1361-0046	46 Pleasant Drive	c. 1925	Yes
OH-1361-0047	44 Pleasant Drive	c. 1956	No
OH-1361-0048	42 Pleasant Drive	c. 1954	Yes
OH-1361-0049	36 Pleasant Drive	1954	Yes
OH-1361-0050	30 Pleasant Drive	1951	No
OH-1361-0051	28 Pleasant Drive	1940	Yes
OH-1361-0052	7 Greenwood Avenue	c. 1923	Yes
OH-1361-0053	7 1/2 Greenwood Avenue	c. 1923	Yes
OH-1361-0054	9 Greenwood Avenue	1962	Yes
OH-1361-0055	11 Greenwood Avenue	c. 1923	Yes
OH-1361-0056	17 Greenwood Avenue	1941	Yes
OH-1361-0057	19 1/2 Greenwood Avenue	c. 1925	Yes

HPI#	Address	Date Constructed	National Register Eligibility (district)
OH-1361-0058	23 Greenwood Avenue	c. 1925	Yes
OH-1361-0059	27 Greenwood Avenue	c. 1923	Yes
OH-1361-0060	31 Greenwood Avenue	1938	Yes
OH-1361-0061	33 Greenwood Avenue	c. 1924	Yes
OH-1361-0062	35 Greenwood Avenue	c. 1939	Yes
OH-1361-0063	37 Greenwood Avenue	c. 1927	Yes
OH-1361-0064	30 Rush Avenue	1967	Yes
OH-1361-0065	55 Greenwood Avenue	1955	Yes
OH-1361-0066	70 Greenwood Avenue	c. 1949	Yes
OH-1361-0067	68 Greenwood Avenue	c. 1925	Yes
OH-1361-0068	66 Greenwood Avenue	c. 1939	Yes
OH-1361-0069	64 Greenwood Avenue	1951	Yes
OH-1361-0070	60 Greenwood Avenue	c. 1925	Yes
OH-1361-0071	58 Greenwood Avenue	c. 1925	Yes
OH-1361-0072	56 Greenwood Avenue	c. 1924	Yes
OH-1361-0073	54 Greenwood Avenue	1950	Yes
OH-1361-0074	52 Greenwood Avenue	1956	Yes
OH-1361-0075	14 Rush Avenue	1946	Yes
OH-1361-0076	50 Greenwood Avenue	1948	Yes
OH-1361-0077	36 Greenwood Avenue	1946	Yes
OH-1361-0078	34 Greenwood Avenue	c. 1921	Yes
OH-1361-0079	32 Greenwood Avenue	c. 1921	Yes
OH-1361-0080	30 Greenwood Avenue	c. 1923	Yes
OH-1361-0081	24 Greenwood Avenue	c. 1929	Yes
OH-1361-0082	22 Greenwood Avenue	c. 1924	Yes
OH-1361-0083	20 Greenwood Avenue	c. 1947	Yes
OH-1361-0084	12 Greenwood Avenue	1949	Yes
OH-1361-0085	6 Greenwood Avenue	1941	Yes
OH-1361-0086	4 Greenwood Avenue	1941	Yes
OH-1361-0087	2 Greenwood Avenue	1939	Yes
OH-1361-0088	26 Cypress Avenue	1954	Yes
OH-1361-0089	24 Cypress Avenue	c. 1953	Yes
OH-1361-0090	1348 National Road	c. 1905	C / NRCHD
OH-1361-0091	22 Cypress Avenue	1959	Yes
OH-1361-0092	16 Cypress Avenue	1962	Yes
OH-1361-0093	1358 National Road	c. 1891	C / NRCHD
OH-1361-0094	7 Rush Avenue	1947	Yes
OH-1361-0095	5 Rush Avenue	1939	Yes
OH-1361-0096	10 Rush Avenue	c. 1965	Yes
OH-1361-0097	2 Rush Avenue	1966	Yes
OH-1361-0098	6 Rush Avenue	1965	Yes
OH-1361-0099	1454 National Road	c. 1905	C / NRCHD
OH-1361-0100	1470 National Road	1959	C / NRCHD *

HPI#	Address	Date Constructed	National Register Eligibility (district)
OH-1361-0101	1442 Nottaway Drive	c. 1960	Yes
OH-1361-0102	1436 Nottaway Drive	1960	Yes
OH-1361-0103	1450 Nottaway Drive	1960	Yes
OH-1361-0104	1446 Nottaway Drive	1960	Yes
OH-1361-0105	1458 Nottaway Drive	1958	Yes
OH-1361-0106	1460 Nottaway Drive	1959	Yes
OH-1361-0107	1462 Nottaway Drive	1957	Yes
OH-1361-0108	1451 Nottaway Drive	1954	Yes
OH-1361-0109	1453 Nottaway Drive	c. 1943	Yes
OH-1361-0110	1455 Nottaway Drive	1940	Yes
OH-1361-0111	1457 Nottaway Drive	1943	Yes
OH-1361-0112	1459 Nottaway Drive	1943	Yes
OH-1361-0113	1461 Nottaway Drive	1949	Yes
OH-1361-0114	1460 Pleasant Drive	c. 1941	Yes
OH-1361-0115	1458 Pleasant Drive	c. 1941	Yes
OH-1361-0116	1456 Pleasant Drive	c. 1941	Yes
OH-1361-0117	1454 Pleasant Drive	c. 1941	Yes
OH-1361-0118	1452 Pleasant Drive	c. 1945	Yes
OH-1361-0119	72 Pleasant Drive	c. 1927	Yes
OH-1361-0120	1457 Pleasant Drive	1954	Yes
OH-1361-0121	74 Pleasant Drive	c. 1926	Yes
OH-1361-0122	75 Greenwood Avenue	c. 1927	Yes
OH-1361-0123	72 Greenwood Avenue	c. 1947	Yes
OH-1361-0124	25 Reid Avenue	1948	No
OH-1361-0125	17 Reid Avenue	1949	Yes
OH-1361-0126	11 Reid Avenue	1948	Yes
OH-1361-0127	9 Reid Avenue	c. 1948	Yes
OH-1361-0128	5 Reid Avenue	c. 1952	Yes
OH-1361-0129	1 Reid Avenue	1955	Yes
OH-1369	Nottaway Drive (park)	1950	Yes

Table 4. Surveyed properties with indication of eligibility for National Register listing.

Historic District Recommendation

The Dimmeydale neighborhood, which does not include the properties along National Road, is recommended as an Historic District under Criterion A – association with events that have made a significant contribution to the broad patterns of our history. Dimmeydale is an example of a suburban middle-class residential neighborhood that developed outside of a small industrial city in West Virginia in the early- to mid-20th century. The neighborhood is a compact, cohesive area that retains its location, setting, feeling and design. The variety of architectural styles illustrate the evolution of the neighborhood over time.

Proposed Dimmeydale Historic District

The boundaries of the proposed Dimmeydale Historic District include all of the properties in the survey area except those along National Road, which are included in the National Road Corridor Historic District.

Fig. 54. Map of proposed Dimmeydale Historic District.
(Google Earth, © 2021 Google, Imagery Date 10/5/2016)

CONCLUSIONS

Dimmeydale is a compact, cohesive area that conveys the evolution of a middle-class suburban residential neighborhood over time. Although many resources have undergone modifications typical for residences in the area, such as replacement siding and windows, the neighborhood continues to generally convey its original appearance and retains integrity of location, setting, feeling and design. Although not individually distinctive, the resources in the Dimmeydale neighborhood are eligible for listing in the National Register as an historic district.

The resources located along National Road that were listed as contributing to the National Road Corridor Historic District continue to contribute to the District. The First Baptist Church (1959, OH-1361-0100), which was non-contributing due to age when the District was listed, has passed the age threshold and should be re-classified as contributing to the existing District.

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APPENDIX A

PREVIOUSLY DOCUMENTED RESOURCES IN THE SURVEY AREA

Previously Surveyed Resources

The following resources were documented on HPI forms for the Ohio County Survey of 1990-91. There was no determination made for National Register Eligibility for these properties.

HPI #	Address	Construction Date
OH-0001-0575	1464 National Road	c. 1933
OH-0001-0576	1458 National Road	1913
OH-0001-0577	1446 National Road	c. 1907
OH-0001-0578	1440 National Road	1936
OH-0001-0579	1380 National Road (1378 on HPI form)	c. 1906
OH-0001-0580	1376 National Road	c. 1906
OH-0001-0581	1372 National Road	c. 1906
OH-0001-0592	73 Greenwood Avenue	1940
OH-0001-0593	71 Greenwood Avenue	1940
OH-0001-0594	69 Greenwood Avenue	c. 1925
OH-0001-0595	67 Greenwood Avenue	c. 1925
OH-0001-0596	65 Greenwood Avenue	1938
OH-0001-0597	63 Greenwood Avenue	c. 1927
OH-0001-0598	61 Greenwood Avenue	c. 1922
OH-0001-0599	57 Greenwood Avenue	c. 1910
OH-0001-0600	51 Greenwood Avenue	c. 1908
OH-0001-0601	62 Greenwood Avenue	c. 1911
OH-0001-0602	74 Greenwood Avenue	c. 1909
OH-0001-0603	29 Greenwood Avenue	c. 1923
OH-0001-0604	25 Greenwood Avenue	c. 1925
OH-0001-0605	21 Greenwood Avenue	c. 1925
OH-0001-0606	19 Greenwood Avenue	c. 1925
OH-0001-0607	15 Greenwood Avenue	c. 1925
OH-0001-0608	5 Greenwood Avenue	1951
OH-0001-0609	8 Greenwood Avenue	c. 1924
OH-0001-0610	10 Greenwood Avenue	c. 1923
OH-0001-0611	14 Greenwood Avenue	c. 1914
OH-0001-0612	16 Greenwood Avenue	c. 1920
OH-0001-0613	18 Greenwood Avenue	c. 1925
OH-0001-0614	26 Greenwood Avenue	c. 1925
OH-0001-0615	28 Greenwood Avenue	c. 1923
OH-0001-0616	38 Greenwood Avenue	c. 1925
OH-0001-0617	40 Greenwood Avenue	1936
OH-0001-0618	44 Greenwood Avenue	c. 1922
OH-0001-0619	11 Rush Avenue	1945
OH-0001-0620	9 Rush Avenue	1941
OH-0001-0621	40 Pleasant Drive	1925
OH-0001-0622	38 Pleasant Drive	c. 1937
OH-0001-0623	39 Pleasant Drive	1925
OH-0001-0624	37 Pleasant Drive	c. 1927

HPI #	Address	Construction Date
OH-0001-0625	34 Pleasant Drive	c. 1926
OH-0001-0626	32 Pleasant Drive	c. 1925
OH-0001-0627	15 Pleasant Drive	c. 1893

Table 1. Previously surveyed resources.

Resources Previously Listed in the National Register

The following properties were included in the National Road Corridor Historic District, which was listed in the National Register of Historic Places on 2/11/1993.

HPI#	Address	Construction Date	Contributing / Non Contributing	Non-Contributing Reason
OH-1361-0090	1348 National Road	c. 1905	C	
OH-1361-0093	1358 National Road	c. 1891	C	
OH-0001-0581	1372 National Road	c. 1906	C	
OH-0001-0580	1376 National Road	c. 1906	C	
OH-0001-0579	1380 National Road	c. 1906	C	
	1388 National Road	1985	N/C	Age
	1414 National Road	1981	N/C	Age
OH-0001-0578	1440 National Road	1936	C	
OH-0001-0577	1446 National Road	c. 1907	C	
OH-1361-0099	1454 National Road	c. 1905	C	
OH-0001-0576	1458 National Road	1913	C	
OH-0001-0575	1464 National Road	c. 1933	C	
OH-1361-0100	1470 National Road	1959	N/C	Age

Table 2. Resources previously listed in the National Register.

APPENDIX B

SURVEY MAPS

Dimmeydale Intensive Survey

Wheeling, Ohio County, West Virginia

May 28, 2021

Heritage Architectural Associates

Legend

- Previously listed - National Road Corridor Historic District
- Eligible for listing as a contributing building to a District
- Not eligible for listing as a contributing building

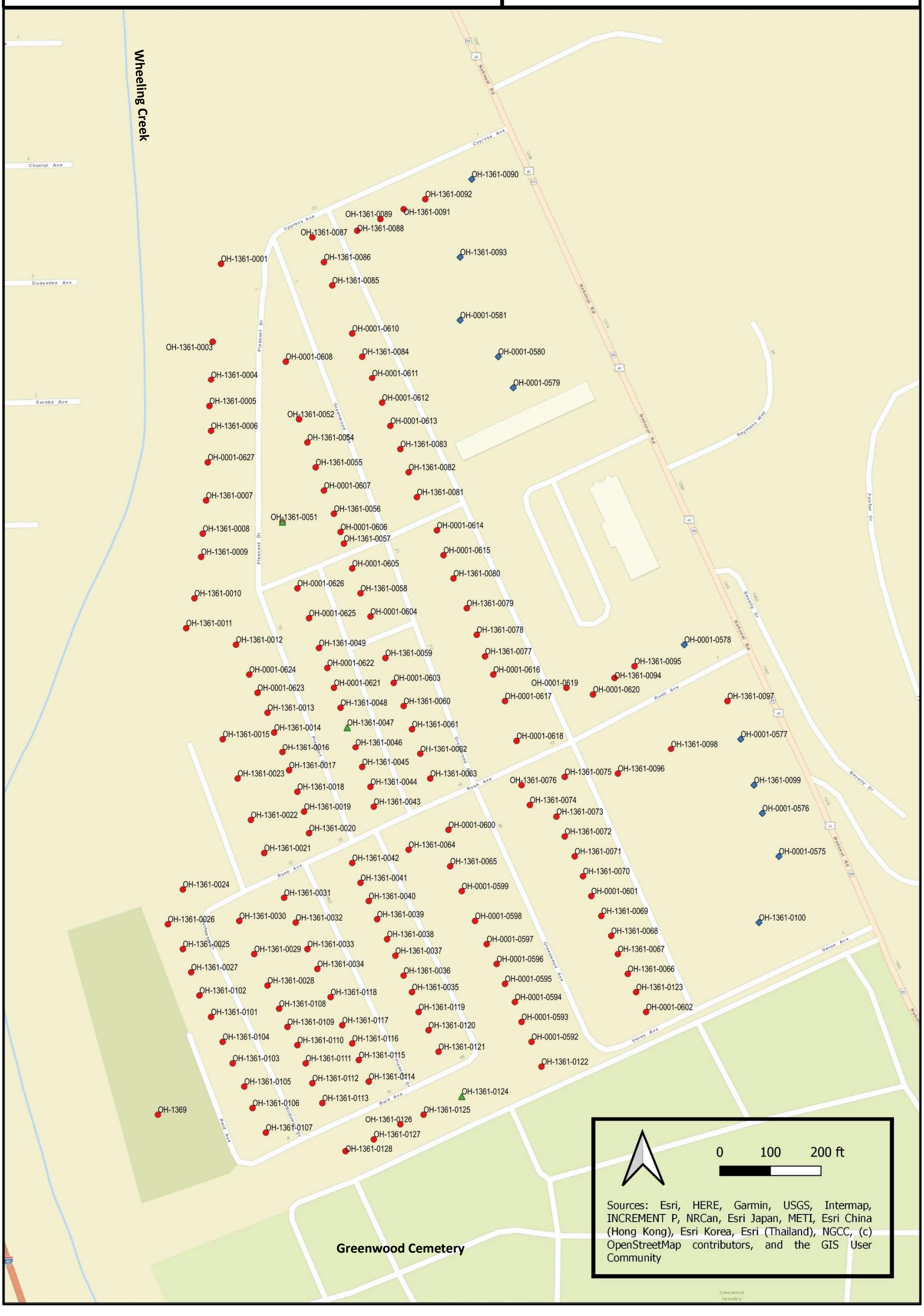

Fig. 56. Map of Dimmeydale Intensive Survey area.

Dimmeydale Intensive Survey
Wheeling, Ohio County, West Virginia
Wheeling USGS Quadrangle
May 28, 2021

Heritage Architectural Associates

Legend

Survey Boundary

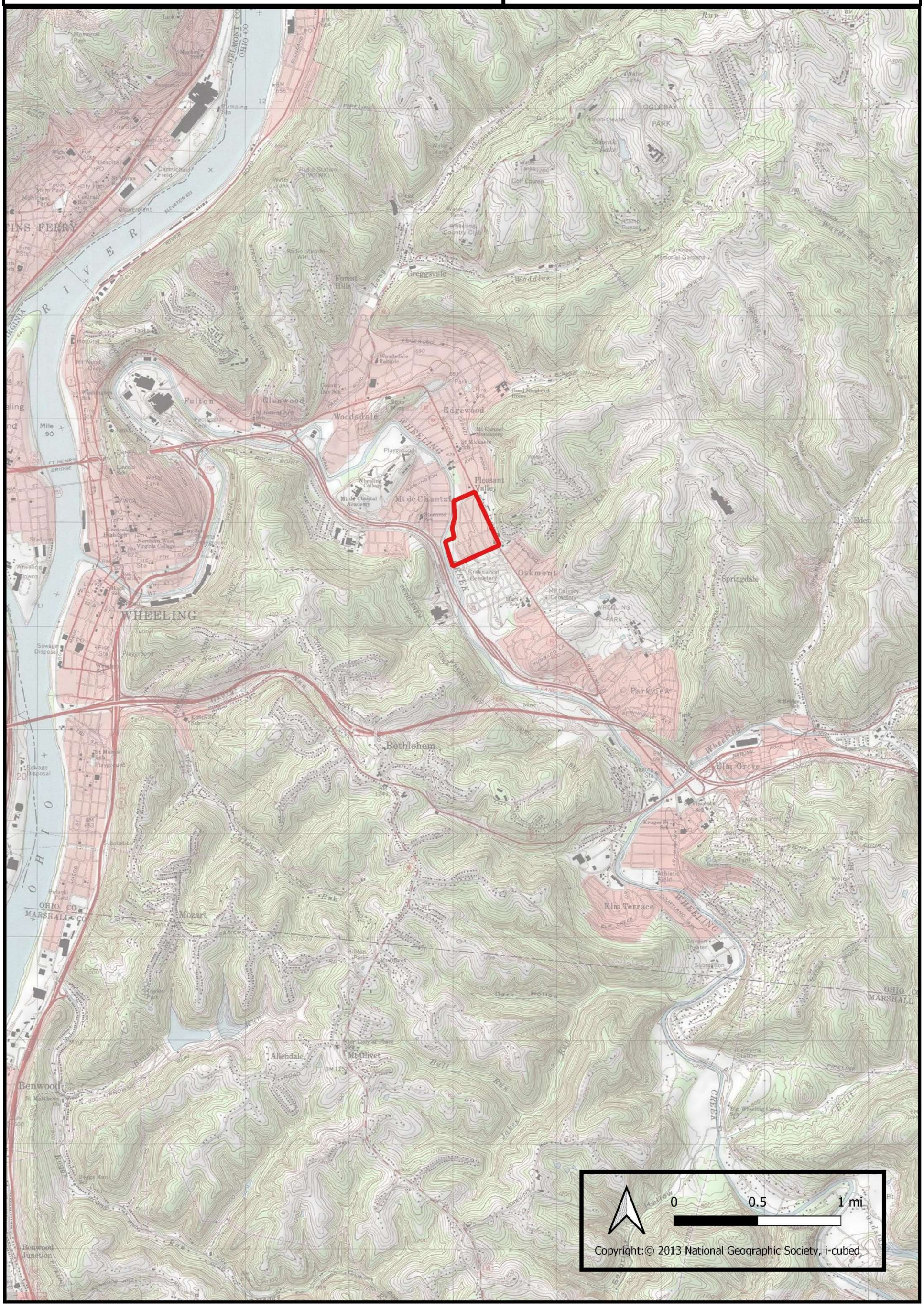

Fig. 57. Topographical map of Dimmeydale Intensive Survey Area.