# United States Department of the Interior

National Park Service

**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. **Name of Property**

Historic name: \_Steele’s Hill or Belmonte Park \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Other names/site number: \_Grafton Hill Historic District (2020 Amendment and Boundary
 Increase)\_\_\_\_\_\_\_\_

Name of related multiple property listing**:**\_NA\_

1. **Location**

Street & number: \_\_Streets Bound by Harvard Avenue (North), Grand Avenue (North East), the Great Miami River (East-South East) and Salem Avenue (West)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City or town: \_Dayton\_\_\_\_\_\_\_\_\_\_\_ State: \_Ohio\_\_\_\_\_\_\_\_\_\_\_ County: \_Montgomery\_\_\_\_

Not For Publication: Vicinity:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following
level(s) of significance:

 **\_\_\_national \_\_\_statewide \_\_\_local**

Applicable National Register Criteria:

**\_X\_A \_\_\_B \_X\_C \_\_\_D**

|  |
| --- |
| **Signature of certifying official/Title: Date****\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_****State or Federal agency/bureau or Tribal Government** |

|  |
| --- |
| In my opinion, the property meets does not meet the National Register criteria.  **Signature of commenting official: Date****Title : State or Federal agency/bureau or Tribal Government**  |

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **National Park Service Certification**

 I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of the Keeper Date of Action

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Classification-**

 **Ownership of Property**

 (Check as many boxes as apply.)

Private:

X

X

 Public – Local

 Public – State

X

 Public – Federal

 **Category of Property**

 (Check only **one** box.)

X

 Building(s)

X

 District

X

 Site

X

 Structure

 Object

 **Number of Resources within Property 338**

 (Do not include previously listed resources in the count)

Contributing Noncontributing

\_\_\_\_**324**\_\_ \_\_\_\_**14**\_\_\_\_\_ buildings

\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_ sites

\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_ structures

\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_ objects

\_\_\_\_\_**324**\_\_\_\_ \_\_\_\_\_**14**\_\_\_\_\_ Total

 Number of contributing resources previously listed in the National Register
 Per the 1986 Nomination Form, \_Contributing 158, Non-Contributing 16\_\_\_\_\_\_\_\_\_\_\_

1. **Function or Use**

**Historic Functions**(Enter categories from instructions.)

 \_DOMESTIC/single-multiple dwelling\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_COMMERCE/TRADE/business/professional/restaurant/hotel\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_SOCIAL/social clubs\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_EDUCATION/school\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_RELIGION/churches\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 GOVERNMENT/-post office

 \_FUNERY/ funeral home\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 RECREATION/CULTURE/art institute, concert hall

 INDUSTRY/PROCESSING/power plant

 HEALTHCARE/ nursing home

 LANDSCAPE/park/river embankement

 VACANT/ lots

**Current Functions**(Enter categories from instructions.)

 DOMESTIC/single-multiple dwelling\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_COMMERCE/TRADE/business/professional/restaurant/hotel\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_SOCIAL/meeting hall, clubhouse\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_EDUCATION/school\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_RELIGION/religious facility\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 GOVERNMENT/-post office

 \_FUNERY/ mortuary (vacant)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 RECREATION/CULTURE/art institute, concert hall

 INDUSTRY/PROCESSING/ power plant

 HEALTHCARE/ nursing home

 LANDSCAPE/city park/river embankement

 VACANT/ lots

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Description**

 **Architectural Classification**

(Enter categories from instructions.)

 \_Colonial\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_Early Republic/Federal\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_Mid-19th Century\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_Late Victorian\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_Late 19th and 20th Century Revivals\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_ Late 19th and 20th Century American Movements \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_Modern Movements \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Materials:** (enter categories from instructions.)

Principal exterior materials of the property: \_Wood, Brick, Stone, Metal, Stucco, Terra Cotta,
 Asphalt, Asbestos, Concrete, Glass,

**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Summary Paragraph**

**This** amendment builds upon the (REFNUM 86001237A) “Steel’s Hill or Belmonte Park-Grafton Hill Historic District” National Register Nomination of 1986. This amendment expands the Period of Significance and increases and rationalizes the district’s natural historic boundaries, consistent with NPS standards. This expanded Period of Significance more fully and correctly defines the subject area’s important historic development, and includes those remaining physical manifestations of the neighborhood’s development. It updates the Statement of Significance to cover historically significant trends impacting the expanded boundary area.

The Grafton Hill neighborhood contains a unique and varied combination of extraordinary architectural assets. Beginning with the 1835 federal style Steele’s house, through 1870s Eastlake stick, Queen Ann Shingle, Foursquares, Tudors, Late Victorian, Colonial revivals, Italianate Villas, Georgian Revivals, Greek Revivals, Modernist Apartments, and Post-Modern structures… no other area in the Dayton region has as many top quality diverse structures on display. This variety was driven by a unique confluence of local historical events and impacted by broad trends in Federal housing policy. Together they exhibit a uniquely American historic ensemble, and serve as a physical recording of the community’s history, and are deserving of the preservation protection and incentives afforded by National Register Historic District status.

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**Narrative Description**

The 1986 GRAFTON HILL HISTORIC DISTRICT is an extension of the “Central Avenue Historic District” (listed on the National Register in September 1980),a primarily residential area northwest of the Miami River and the downtown business district in Dayton, Ohio.

The fact that in 1980 The Central Avenue Historic District, one of the streets within the 1986 designated Grafton Hill Historic District, was nominated individually as opposed to a district nomination was frankly an oversight and a matter of poor judgment. Grafton Hill **contains** a wonderful grouping of late nineteenth and early twentieth century houses in the Queen Anne, Neo-classic, Arts and Crafts, Craftsman, **Colonial Revival** and Jacobethan styles. Enormous old trees shade the approximately 300 houses, many with carriage houses located at the rear of their lots. The bulk of the buildings have remained unchanged over the years and exhibit few modern alterations. This cohesive neighborhood is bordered by the Miami River to its south-east, McKinley park and the interstate to its east, two **1920-1940 National Register Historic District** neighborhoods to the north,( Grafton-Rockwood- Historic District, Squirrel--Forrest Historic District) and a commercial strip to its west **along Salem Avenue.**

The architectural variety of the Grafton Hill Historic District is one of its most striking characteristics.

The eastern portion of Grafton Hill in 1890 consisted of four large estates with Third Empire mansions dating from the 1870s and 1880s. Two of these mansions were displaced in 1927-1928 by the Dayton Art Institute and the Masonic Center.

The 1928 Dayton Art Institute was built on the site of the Reibold Third Empire mansion, and the design was inspired by two Italian Renaissance palazzos: the Villa d’Este near Rome and the Villa Farnese at Caprarola. The architect was Edward B. Green, The building has received additions at the rear, and has an impressive Post-Modern arched entrance in compatible sandstone and terra-cotta tile off Belmonte Park North (Photo 23) The building is listed individually on the National Register.

Masonic Temple constructed started in 1925 (architect unidentified as per Masonic practice). An enormous Greek revival structure now stands on the site of the Third Empire Stoddard Mansion. Built at a cost of $30,000,000 the structure is 265 long, 190 feet wide, 80 feet tall. Thorough construction records, including aerial photography and motion picture footage document the construction and the finished structure. The Preston Mayfield photo collection offers unmatched 8”x10” glass plate negative photo documentation of the Grafton Hill area from the air from 1925-1929.

The district contains large and distinctive Queen Anne houses, a few of which are considered the nicest in the city. These are typically of frame and brick construction with limestone foundations, large verandas, dominant corner turrets, and a complexity of wood detailing and trim. Excellent of these Queen Annes are 338 Central (Photo 37), 23 Rockwood (photo#33), 308 Central, and 318 Grand.

In addition to Queen Anne is the Jacobethan. Like the Queen Ann, the Jacobethans in the district are some of the most outstanding in the city.(Photo36) These large houses exhibit brick faces with large leaded glass windows, a multitude of strap work detailing and dominant roof lines with roofs sheathed in either red tile or slate shingles. The houses at 234 Belmont Park, 60 Stoddard, 220 Central,326 Grand, and 212 Belmont Park are typical of the Jacobethans found in the district.

The Neo-classic style foursquares also makes an impressive appearance in the district with its large square floor plan and decorative dormers. (photo 38) Of both frame and brick construction, these houses are large structures with restrained yet elaborate and classical detailing, beautifully decorative entranceways and sidelight and facade-spanning porches.

Such houses as 631 Belmont Park, 459 Grand, 337 Neal (photo 34), 319 Grafton, are the Arts and Crafts blending into Craftsman influenced style. These houses are large rectangular structures with exposed roof beams, brace work, mullion windows and dominant and distinctive front porches. The style is well represented by such houses as 139 Forest, 75 Stoddard, 120 Richmond (Photo 35) and 144 Central (Photo 18).

In addition to the residential houses, there are a few other period structures in the district. One is Longfellow School, built in 1882 as the 11th District School and changed to Longfellow in 1904. Originally, this school served the children of the whole Dayton View area. Currently closed, it is undergoing historic tax credit rehabilitation into housing. A late Victorian structure, it is of brick construction, four stories in height, with an irregular floor plan, decorative cornice detailing and large rectangular windows with decorative stone incised surrounds. The rear of the structure contains additions of 1910, 1926, and 1953-68.

An important funerary building, the 1925 Boyer Funeral House at 609 Riverview (Photo 27). A two storey structure built of brick in classic revival style, the site served important community leader funerals such as the Wright Brothers, Charles Kettering, George Mead. The structure is in the lower Central-embankment expansion area

Steele House is the earliest home in the district. The 1836 Federal style brick structure was home to Jonathan Steele, a prominent Dayton educator. The homestead was the site of the earliest platting from farmland-to-urban housing lots. The house is in the lower Central-embankment expansion area

One of the Four churches in the district is the Northminster United

Presbyterian Church. Constructed in 1902 by architect Frank L. Packard, it is an architecturally interesting Romanesque structure with its red variegated sandstone, beautiful Ti1ffiny stained glass windows, and very dominant low red tile roof. Located on a corner lot, it is a focal point to the district.

Another church is the Greek Orthodox located on Steeles Hill at the eastern edge of the district. The only such church in Dayton, it was constructed in 1951 to serve the Greek community who had long settled in the Dayton View area. It is a beautiful structure with a domed roof and much decorative mosaic interior detailing; in design, it is influenced by St. Sophia in Constantinople.

Another early 20th Century district structure is the commercial Miller Building and its architectural complement, the Deluxe Apartments, both built in 1926. Faced in brick and buff pink terra cotta, they are without a doubt the most outstanding terra cotta structures in the city of Dayton. Classically and highly detailed, the two story Miller Building faces Salem Avenue and curves around to face Grand. Next to its Grand Avenue facade are the Deluxe Apartments, three stories in height, with two wing extensions projecting outward and flanking a recessed wing with a beautifully elegant curving exterior stairway. The Miller building and Deluxe Apartments were consumed by Fire in June 1988, but were meticulously rebuilt by St Mary Development Corp in 1990 using Federal Historic Tax Credits.

The Christian Scientist church,(443 West Grand Avenue in the Neal Area) an impressive 1926 limestone Greek-Temple edifice with 3 center bays and four Doric columns and echoes the Masonic Temple presence.

**ORIGINAL APARTMENT CONSTRUCTION-PRE-REDLINING DEVELOPMENT**

Between 1910-1937 a series of high-end luxury apartment houses were built to meet the demands of Daytons explosive growth downtown, examples of these are located in the district at:

* 522 West Grand, **Commodore Luxury Apartments** (built in 1926) Sulivanesque of brick and cast decorative concrete, with 12 floors of airy-spacious apartments with commanding views give evidence to the continued development of exclusive housing. The First floor was outfitted with as an “apartment-hotel”, with furnished suites and an on-site restaurant. Such structures addressed upscale housing demand driven by the growth of downtown commercial and manufacturing. Easy access the Citys’ Street Car system at the Commodore’s front door made the building a desirable residence. (Photo 11) Contributing.
* 434 Grand Avenue, **Grandview Residence**, a Classic Revival, brick and limestone center courtyard apartment developed in 1918 as luxury housing. Built with an underground auto garage anticipated the growth of an auto-centric future. With limestone and decorative metal cornice, and balconies the building was an attractive addition to the area. Contributing.
* **300 Grand Avenue: Park Place on Grand** and **Park Place on Palmer** (1 Palmer), represent gracious living in an Italian Villa, yellow brick, limestone trims with a central arched 3 story palazzo, with garages and parking, servants quarters, spacious luxury apartments in the Palmer addition area. Contributing. (Photo 17)
* 227 Belmont Park 1926 double house, are excellent examples of the Neo-classic style. Constructed of brick, large sunroom facing the street, with well appointed interior and garage. Contributing.
* 729 West Grand Avenue: 1929 Grand Place Apartment-Hotel (Miller Building), Flemish Revival, contributing. (Photo 21)
* Plymouth at Central: 1924, Plymouth luxury apartments, with internal parking, with spacious sunrooms, servants quarters, Tudor Revival, contributing (Photo 25)
* 906 Neal Avenue: (ADD INFO ) Neal area addition, contributing (Photo 5)

**POST 1934 REDLINING IMPACTED APARTMENT DEVELOPMENT**

Redlining impacted construction of additional 1934-1968 apartments. These examples of higher density, low amenity apartment houses, all of utilitarian brick construction, are located in the district at:

* 79 Central Avenue: **1947 Hallmark Apartments**, a yellow and red brick three storey structure. Built using pre-cast concrete plank building with fifty-six apartments in an L-shape in the utilitarian Bauhaus style. In 1980 the building received sensitive renovations to the rear which added a parking garage, a community room, larger/fewer units and upgraded mechanical systems. These updates connected this structure to the adjacent Meridian Building. Listed as contributing in the lower Central-embankment expansion area (Photo 26)
* 59 Central Avenue: **Meridian Apartments,** 1950. Built in the Bauhaus style with brick and stone façade rises six floors above a half basement. The building originally contained sixty units. It was considered high-end in 1950 because of its expansive yards and sufficient on-site parking. In 1980 the building received sensitive renovations suitable for conversion to senior housing. There were handicap-accessible alterations to the hallways and rear, and a separate parking garage was added, a community room, larger/fewer units and upgraded mechanical systems. These updates reduced total apartments to forty and connected this structure to the adjacent Hallmark Building. Listed as contributing in the lower Central-embankment expansion area (Photo 26)
* 50 Central Avenue: 1970, **The Metropolitan**, 78 unit seven storey brick and glass apartment, Bauhaus style, few amenities, surface parking, contributing in the lower Central-embankment expansion area.(Photo 27)
* 111 Grafton Avenue: **Riverstone Apartment**, 1965, displacing three original houses, built in the Bauhaus style. Rising seven stories, and featuring a roof-top community social room, and private Juliette balconies. Classified as **contributing in the** lower Central-embankment expansion area. (Photo 19)
* 51 Grafton Avenue: **The Executive House of 1965**?, built of brick in the Bauhaus style. Rising eight stories, with 96 units, featuring a roof-top pool and community social room, and private full and Juliette balconies. Classified as contributing in the lower Central-embankment expansion area. Contributing in the lower Central-embankment expansion area. (Photo 19)
* 515 West Grand Avenue: 1966, **Rockwood Apartments**, seven storey 80 units, rectangular apartment displacing three original houses. Built of blond brick in the Bauhaus style, it features integrated basement parking, private balconies, and **community rooms. In the** Neal area addition, contributing. (Photo 11)
* 531 Belmonte Park North, **Park Layne Apartments**, 1969, eleven storey brick L-shaped, 150 unit Mid Century Modern, with integrated underground parking, in a park-like community area with pool, featuring luxury design and services, and private balconies. contributing
* 465 West Grand, **(named 465 Grand Apartments)** 1971, Nine storey, built by displacing four original houses, Bauhaus style, building has community room and fenced yard amenities. Located in the Neal area expansion area, contributing in 2021. (Photo 11)

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1. **Statement of Significance**

 **Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register

 listing.)

1. Property is associated with events that have made a significant contribution to the broad patterns of our history.

X

X

1. Property is associated with the lives of persons significant in our past.
2. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
3. Property has yielded, or is likely to yield, information important in prehistory or history.

 **Criteria Considerations**

 (Mark “x” in all the boxes that apply.)

X

1. Owned by a religious institution or used for religious purposes

1. Removed from its original location

1. A birthplace or grave
2. A cemetery
3. A reconstructed building, object, or structure

1. A commemorative property

1. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**(Enter categories from instructions.)

\_\_Architecture\_\_\_\_\_\_\_

\_\_Social History\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Period of Significance**

\_\_1847=1970\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Significant Dates**

\_\_\_1869 Successful Plat of Greater Dayton View\_\_\_\_

 \_\_\_1913- Great Flood of Dayton\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_1932 Redlining Begins\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_1968 Redlining Ends, Fair Housing Era Starts\_\_\_\_

 \_\_\_1970 Recovery From Redlining Begins\_\_\_\_\_\_\_\_\_

**Significant Person**(Complete only if Criterion B is marked above.)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Cultural Affiliation**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Architect/Builder**

\_Charles Insco Williams-338 Central\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_Frank L. Packard-Northminster Church, Forest at Grand\_\_\_\_\_\_\_\_\_

 \_Edward B. Green- Dayton Art Institute, 456 Belmonte Park North\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

(This 2020 amendment builds upon and includes updated information from the (REFNUM 86001237A) “Steel’s Hill or Belmonte Park-Grafton Hill Historic District” National Register Nomination The “Steel’s Hill or Belmonte Park-Grafton Hill Historic District” amended Period of Significance WAS 1880 to 1925, is updated here to 1847 to 1970)

The GRAFTON HILL HISTORIC DISTRICT is significant for both historical **(Criteria A)** and architectural **(Criteria C)** reasons.

Historically, the Grafton Hill district is significant as a reminder of Dayton's earliest high-end suburban development, of the movement of population from the center of the city outward, north of the Miami River The district is part of the much larger area generally known as Dayton View and represents part of the first successful development of Dayton across the river. The district tangibly reflects profound economic and social influences from the introduction of Federal Housing Administration Redlining policies which substantially impacted Dayton. This legacy and constitutes a unique and important manifestation of Greater Dayton’s’ civic evolution.

Architecturally, the Grafton Hill Historic District contains some of the finest examples of turn-of-the-century through modern styles in architecture in Dayton,and that tangibly records the impact of the introduction in 1934 of Redlining on the evolution of an important and prestigious inner city neighborhood. This significant area constitutes an excellent grouping of high style residences which date roughly from the 1835 to circa 1970 and which display a remarkable degree of integrity. A number of them are among the finest of their style in Dayton. Of those neighborhoods within the city limits, the district's Queen Anne’s, Jacobethan, Revival Styles, late 19th and 20th Century American Movements, Craftsman houses and Mid-Century Modern hi-rise apartments are unrivaled in scale and detail. For these reasons, the amended Grafton Hill Historic District deserves to be included on the National Register of Historic Places.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**STATEMENT OF SIGNIFICANCE:**

About 1819, a small community known as Pierceton existed in the vicinity of the Riverview, Salem, and Central avenues area but had failed and was vacated. This land eventually passed to Judge James Steele and his brother Samuel, early Dayton residents who are interested in development on the north side of the Miami River.

In 1847, another brother, Dr. John Steele, a Dayton physician, submitted for record, his plat for Dayton View near Central Avenue and westward.

The name implied that Dayton could be viewed from his plat across the river. His holdings included the hill at the eastern edge of the district now being nominated. Eventually this area became known as Steele's Hill or Steele's Woods, it was a favorite picnicking area for pre-Civil War Daytonians.

In 1869, J.0. Arnold, the "father of Dayton View," set the final pattern for this section by his important plat extension northward along Central Avenue.

A major key to the success of the Dayton View development was the Dayton View Street Railroad Company, set up in 1871 by Arnold and co-developers -J.W.Stoddard and W.A.Barnett. These principals owned large nearby tracts and were constructing large mansions in the “Greater Dayton View” eastern area. Street car service made development quickly accessible to downtown commercial and manufacturing destinations, while being removed from the malodorous 19th Century city center.

After 1871,a series of subsequent plats led to the rapid development of Greater Dayton View northward (into the Neal Avenue area)and westward of Salem Pike (Plat Maps Reference in “Photos-Maps-Grafton Hill Amendment”).

Finally, in 1875, John Stoddard, a wealthy and prominent farm implement manufacturer, platted an exclusive residential suburb Titled “East Dayton View” due east of Arnold's 'plat on Steele's Hill, also labeling the prominent Street “Bellmont Park”. He filed two additional extensions of this plat in 1890 and 1906. Envisioned was a plat filled• with pretentious homes in a beautiful woodland setting with Olmstead influenced winding streets. Bellmonte Park flourished and was considered one of the finest residential sections of Dayton well into the 1930s. In addition to Stoddard, family names such as Canby, Reynolds, and Kumler were among the many representative residents and leading citizens of Dayton who maintained elegant homes here. A sampling of other original or early residents of the Grafton Hill district includes:

* 221 Central: Charles Seybold, President, Seybold Machine Co.
* 240 Central: Thomas Elder, President, Elder & Johnson Co., dry goods
* 308 Central: H.B.Canby, Vice-president, Crawford, McGregor, and Canby
* 319 Central: Colonel Edward Deeds, NCR Executive, founder Dayton Engineering Laboratories company-DELCO, Appointed Chief of Aircraft Production coordinator in WW1
* 319 Central: Richard Burkhardt, General Manager, National Cash Register (NCR) and co-founder of Dayton Electric Co. (Corrected Information coming here)
* 338 Central: John Lenz: Founder of Lenz Hydraulic Co.
* 520? XXXXXX Belmonte Park North: Harry Canby: President of Crawford Canby McGregor, golfing equipment manufacturer
* 515 Belmont Park: Charles Kelso, President, Kelso Wagner Co.
* 205 Belmont Park: T.A. Ferreding, Judge
* 221 Belmont Park: Allen O. Freehafer, President, Ki& Freehafer Co.
* 607 Belmont Park: Edwin Reynolds, Treasurer, Reynolds & Reynolds
* 75 Stoddard: Clarence Gondert, Vice-president, Gondert & Leinsch Box Co.
* 60 Stoddard: Cecil Edwards, attorney and one of the first airmail pilots in U.S.
* 33 Stoddard: Ellis J. Fink, President, Homestead Loan and Saving Assoc.
* 211 Forest: John Schoenhals, owner, John A Schoenhal's Shoes
* 117 Forest: Roy Fitzgerald, attorney
* 225 Grafton: John Stemler, Bookkeeper
* 319 Grafton: Samuel Rothenburg, dealer in leaf tobacco
* 318 Grand: Joseph H. Painter, Principal, Steele High School
* 320 Grand: Edward Leo, President, National Broiler Protector Co.
* 450 Grand: Hans Hayden, Purchasing Agent, Dayton Motor Car Co.(Stoddard)

The early residents of this district continued to be among the entrepreneurs of the Dayton business and professional class. The district's preeminence was further enhanced by the construction of the 1928 Dayton Art Institute (DAI)and the 1925 Masonic Temple on the section of Steeles’ Hill from which downtown Dayton can be most easily viewed. These two structures were built in the district because of the social and economic prominence of the district and its inhabitants as well as the prime "visibility" of the location. Also, of equal importance, is the fact that Mrs. Carnell, the Dayton benefactress responsible for the building of the DAI, and Mr. Charles Underwood, president of the Masonic Temple, were residents of the district at the time of these buildings' construction. The construction of these two structures, representing major segments of Dayton's social and artistic life, secured the prestige of the district until the late 1930's when the district began to suffer a sharp decline.

THE GOLDEN AGE OF GRAFTON HILL

Through the 1920s higher density luxury apartments were developed in Grafton Hill to satisfy strong demand from people interested in living in the area. Salem Avenue began to transition away from large double-houses to commercial establishments. A Buick Automobile dealership was added, the Miller Commercial Building arose, and many stand-alone commercial buildings removed earlier 1880-1910 residential structures.

Many additional sites throughout “Greater Dayton View” saw large double-lot houses taken down for new large scale luxury apartments, taking desirable larger locations within the park-like setting. These sites offered a more attractive environment than the crowded Downtown alternatives.

This “Golden Age” of “Greater Dayton View-Grafton Hill” was accompanied by a creative social scene… with student artists (The DAI was an Art College), “bohemian taverns” frequented by musicians, photographers and stage performers. All of these creative types mingled in the same neighborhood with inventors and the wealthy business and social elite. Eclectic populations were drawn to the area, individuals such as spiritualist author Edgar Cayce, photographer Jane Reece and comedian Jonathan Winters.

During prohibition some houses developed “Speak-Easies” in basements and carriage houses (221 Central, 301 Central). This “bohemian” relaxed culture flourished and was substantially accommodating of racial, ethnic, religious and sexual diversity. Bars and theaters on Salem Avenue catered to this eclectic mix. Both residences and business were patronized by all types.

“Greater Dayton View-Grafton Hill” properties did not have the enforced racial and ethnic discrimination and deed restrictions typical in other area communities such as Oakwood, Miamisburg and Fairborn.

THE BEGINNING OF FEDERAL HOUSING ADMINISTRATION REDLINING

Then, in 1934 Federal Housing Administration Policy introduced “Redlining” policies into Dayton. (SEE **Photos-Maps-Grafton Hill Amendment**”) Federal Housing Policy was then dominated by long-serving southern congressmen steeped in “Jim Crow” racial segregation ideology. The federal housing policies promulgated were designed to “reward white-modern” communities, and discourage investment in “older” communities: especially those where residents were African American, Jewish, Mexican, Greek, Italian, Hispanic, Southern-slavic, Arabic and any other dark skinned population. (FootnoteXXX)

The policies flowing out of Federal Redlining worked devastatingly against neighborhoods like Greater Dayton View-Grafton Hill. “FHA appraisal manuals instructed banks to steer clear (financing) of areas with "inharmonious racial groups", and recommended that municipalities enact racially restrictive zoning ordinances” (https://en.wikipedia.org/wiki/Redlining)

Below are FHA standards for “ranking” neighborhoods identified 4 categories for classifications: (FootnoteXXX)

A: First Grade.(Green on Map areas) Typically reserved for new modern middle and upper class neighborhoods with exclusively “white” populations, having enforceable deed restrictions against non-whites, with a “substantial distance or barrier” from any nearby non-white neighborhood areas. Financing in First Grade neighborhoods was considered safe, and benefited from the lowest interest rates.

B: Second Grade.(Blue on Map areas) Typically reserved for older middle and upper class neighborhoods still with exclusively “white” populations, but lacking enforceable deed restrictions against non-whites, and still possessing a substantial distance or barrier from any nearby non-white neighborhood areas. Interest rates here were slightly higher than First Grade areas.

C: Third Grade.(Yellow on Map areas) Typically reserved for older middle-to-working class neighborhoods with mostly “white” populations but possibly including Jewish, Greek, Italian residents, and also those areas near non-white neighborhoods. Interest rates here were higher, and investment was considered risky.

C: Fourth Grade.(Red on Map areas) Reserved for older neighborhoods with any non-white population, but especially presence of any Blacks, Hispanics or dark skinned populations. Financial investment here was discouraged, and frequently prohibited by individual financing institutions policies. Any loans here would be at a substantial premium.

Recent reporting on lingering impacts of redlining support the impacts seen in Grafton Hill area.

Richard Rothstein's book, *“The Color of Law,”* examines the local, state and federal housing policies that mandated segregation. He notes that the Federal Housing Administration, which was established in 1934, furthered the segregation efforts by refusing to insure mortgages in and near African-American neighborhoods — a policy known as "[redlining](http://www.npr.org/sections/thetwo-way/2016/10/19/498536077/interactive-redlining-map-zooms-in-on-americas-history-of-discrimination). “The government's efforts were "primarily designed to provide housing to white, middle-class, lower-middle-class families," he says. African-Americans and other people of color were left out of the new suburban communities — and pushed instead into urban housing projects. (FootnoteXXX)

" At the same time, the FHA was subsidizing builders who were mass-producing entire subdivisions for whites — with the requirement that none of the homes be sold to African-Americans.

(<https://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america> (FootnoteXXX)

The 1937 Redlining Map of Dayton (Photos-Maps-Grafton Hill Amendment) began a process which was to profoundly impact the development of Greater Dayton View-Grafton Hill neighborhood.

Formerly prestigious residential addresses began to experience dramatically declining valuations due to the “Second Grade” and “Third Grade” and “Fourth Grade” residential rankings. Other exclusively white neighborhoods achieved First Grade rankings, and attracted the upper income populations away from Dayton View-Grafton Hill towards racially exclusive (First Grade) Oakwood and University Row in Dayton. As the wealthier populations moved away, large historic homes were converted into rooming houses for the increasing working class market, as selling the older homes became more difficult in the declining market. Maintenance suffered as the property values declined.

Concurrent with this change, the expansion of the clerical workforce in Downtown increased demand for inexpensive housing in nearby streetcar neighborhoods. Grafton Hill’s large lots and increasingly deteriorating, inexpensive and subdivided houses became targets of opportunity for investors looking to build large apartments. These larger scale lower quality apartments began displacing the original 1890-1910 historic housing stock. The largest lots with the now-old fashioned victorian mansions were the first to succumb.

* 201 Centrall Avenue
* 319 Central Avenue
* 327 Central Avenue
* 310 Grafton Avenue
* 475 West Grand Avenue
* 645 West Grand Avenue
* 633 West Grand Avenue

By the 1950s and 1960s with the impacts of redlining fully in force, the displacing of the original housing stock was with low quality-high density apartments, with a single original house at times being replaced by a 36 unit efficiency apartment buildings. Also during this period, earlier spacious luxury apartments from the 1920s were themselves subdivided to serve as low-income housing. (62 Central, 618 Plymouth) This trend continued steadily through 1971, when the decline of the downtown employment population trend became apparent, and the market driving this process subsided.

Additionally, Redlining impacts upon Grafton Hill (Barlyn Kerr, Banker, lifelong resident at 230 Grafton Avenue- Statement-Comments and confimed quotes pending here)

1. “As an example of Redlinings’ effect, around (date) Ashley Brown, a Dayton attorney (African American???) had approved credit, but could not get the required insurance to cover the mortgage amount (of his potential hoime?) . He won an important Ohio Court Case around (date) that determined that (clarify here)”
2. “Circa 1974-75 Redlining Story (on Phone recording) Using redlining books after 1968 to Steer and discriminate at (Gem Savings) and others. Institutional resistance to change ordered by Fair Housing Act and the CRA Act.” (quotes from transcript)
3. “Redlining depression of values continued after “Fair Housing Act of 1968” outlaws the practice” (1932-1968 timeframe)
4. Redlining was used by finance companies to either deny mortgages, or raise interest rates , increased costs for home insurance, used by health insurance companies to raise rates, or penalize targeted populations. This continued past the 1968 Fair Housing Act,

From 1934 through the 1970s, these redlining racial/low-income steering policies changed the face of Greater Dayton View-Grafton Hill. Much of the original housing stock was displaced by mid-century modern buildings of various density and quality. In 1972 the Dayton Art Institute College closed, further lowering housing demand in Grafton Hill. The housing values further collapsed, houses were abandoned, and the population became predominately low-income. Hi density low amenity apartments also began failing, and problems with abandonment, drug dealing and prostitution became substantial. Housing conditions were at a low point.

TURNAROUND BEGINS

Beginning in 1980, local residents undertook to include the Grafton Hill District onto the National Register (1986) and then onto the local historic register (1988). This additional zonin**g overlay was undertaken to improve** financibility of the properties in the neighborhood, to combat the low value legacy of the “redlining” era.

Dayton had experienced success with rehabilitating the historic neighborhoods of Oregon and St. Ann’s Hill, and those neighborhoods’ improving “comparable values” could support improving the existing low financing ratios and resale values. This effort was successful, and Grafton Hill values increased steadily and dramatically from 1988 through 2020

The City endorsed Grafton Hill Strategic Plan of 2000 was adopted, and promotion of historic restoration and utilization of Historic Tax Credits was made a priority. **(List Examples Grand Place, Commodore, 329 Central, 104 Federal)**

The 2005 Grafton Hill Neighborhood Renaissance Plan further identified rehabilitation targets and renewal, and received Federal Funding in support of the 2000 plan.

Currently, the district has a strong and dedicated neighborhood association which is determined to bring the district back to a high quality of life standard.

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1. **Major Bibliographical References**

# Bibliography (Cite the books, articles, and other sources used in preparing this form.)

**(Bibliography Reference in** “**Photos-Maps-Grafton Hill Amendment**”**)**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Previous documentation on file (NPS):**

\_\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested

\_\_\_\_ previously listed in the National Register

\_\_\_\_ previously determined eligible by the National Register

\_\_\_\_ designated a National Historic Landmark

\_\_\_\_ recorded by Historic American Buildings Survey #\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_\_\_\_\_\_

\_\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_\_\_\_\_\_\_

**Primary location of additional data:**

\_\_\_\_ State Historic Preservation Office

\_\_\_\_ Other State agency

\_\_\_\_ Federal agency

\_\_\_\_ Local government

\_\_\_\_ University

\_\_\_\_ Other

 Name of repository: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**\_**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **Geographical Data**

 **Acreage of Property** \_TBD\_\_\_\_\_\_\_\_

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Photos-Maps-Grafton Hill Amendment**”

Datum if other than WGS84:\_\_\_\_\_\_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: Longitude:
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

**Or**

**UTM References Photos-Maps-Grafton Hill Amendment**”

Datum (indicated on USGS map):

 NAD 1927 or NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

Starting at the intersection of Grand Ave and W Great Miami Blvd the proposed Historic district goes SW along W Great Miami Blvd for 1,550', then continues SW 1,874' along W Riverview Ave to the intersection with Salem Ave. The District goes NW for 4,320' along Salem Ave and captures the East side of Salem Ave up to Harvard Blvd and then goes West along Harvard Blvd for 1,166' to the intersection of Harvard Blvd and Richmond Ave. Go South along Richmond for 312' to intersect with 5 Oaks Ave. Continue W along 5 Oaks Ave for 1,380'. Turn S along Old Orchard Ave for 490'then E on Neal Ave for 254' to Belmont Park N. Follow Belmont Park N South for 623'. Finally follow W Grand Ave East for 1,854'

16S 739374,4405139

16S 739502,4405135

16S 739836,4405530

16S 739926,4405544

16S 740007,4405789

16S 740024,4405899

16S 739746,4405858

16S 739740,4405898

16S 739697,4405894

16S 739703,4405853

16S 739471,4405873

16S 739479,4405949

16S 739472,4405960

16S 739482,4406054

16S 739440,4406054

16S 739402,4406026

16S 739404,4406058

16S 739399,4406059

16S 739392,4406168

16S 739356,4406188

16S 739354,4406242

16S 739310,4406241

16S 739310,4406215

16S 739217,4406209

16S 739217,4406180

16S 739142,4406180

16S 739140,4406206

16S 739038,4406205

16S 739042,4406234

16S 738939,4406219

16S 738930,4406319

16S 738617,4406261

16S 738634,4406233

16S 738591,4406196

16S 739374,4405139
Return to Starting point

# Boundary Justification (Explain why the boundaries were selected.)

Considerations for boundary justification: See“Photos-Maps-Grafton Hill Amendment”

The Dayton View Historic District (in the Western section of the Greater-Dayton View area) nomination was accepted to the National Register July 1984 but included only limited areas west of Salem Avenue, a major thoroughfare which bisects North Dayton. Dayton View originated at Park Street (now Central Avenue in Grafton Hill, located east of Salem and expanded North towards Harvard Avenue. While similar to its western counterpart in development pattern and architectural style, the growth of Salem Avenue into a major throughway (Ohio SR 49) created a barrier which divided the neighborhood down the middle.

While developmentally one neighborhood, the eastern portion of Greater Dayton View became known as “Grafton Hill”. This Grafton Hill name reflects a 1970s Dayton Planning Department neighborhood development strategy to encourage “urban villages”. This strategy was intended to encouraging social cohesiveness and rehabilitation of deteriorated neighborhoods. Both (Western) Dayton View, and (Eastern) Grafton Hill were encouraged to build separate neighborhood associations to cultivate grass-roots advocacy and neighborhood recovery.

The boundary identified and proposed here corrects omissions in the prior National Register Nomination (REFNUM 86001237A). This 1986 Nomination named “Steel’s Hill or Belmonte Park-Grafton Hill Historic District” itself addressed the preceding “Central Avenue District” nomination form. This “Central Avenue District” was described in the 1986 nomination as follows… “The fact that Central Avenue, one of the streets within the locally designated Grafton Hill Historic District, was nominated individually as opposed to a district nomination was not broad enough in its scope”

This 1986 nomination (REFNUM 86001237A) itself did not include a listing all of the structures within the boundaries. The 1986 nomination did not clearly state the Period of Significance, and incorrectly classified properties as contributing or non-contributing. Most importantly, the 1986 nomination boundaries were not defined by National Register Boundary directives, but were delineated by local planning district boundaries, defined by political and economic considerations, irrespective of historical relevance.

The boundaries proposed below conform to the guidance in “National Register Bulletin-Standards-15”, the “National Register Bulletin-Standards-16A”, the “How to Complete the National Register Registration Form”, and the “Secretary of the Interior’s Standards for the Treatment of Historic Properties”

In preparation for this amendment, extensive research was undertaken to ascertain fully the evolution of the community, it’s construction sequence and contiguous development, as defined by the common architectural characteristics and shared community history.

The Existing Grafton Hill National Register Boundaries: The existing Grafton Hill National Register Historic District map is identified on page XX in (“Photos-Maps-Grafton Hill Amendment”) Local Jurisdiction-CLG Letter of support and approval

**.**

In keeping with the above standards, additional areas with the same historic relevance are proposed to be added to Grafton Hill National Register Historic District. These areas of addition are The Palmer Area to the East, The Riverview/Lower Central/Embankment area to the South, The Salem Avenue area to the West, and the Neal Area to the North. All of these proposed areas include properties and areas defined with contiguous contemporary platting, with concurrent construction styles and materials, retaining significant historic assets and integrity. These boundaries comply with NPS district selection guidelines.

THE PALMER AREA:

To the East of Grafton Hill defined by Palmer Street, Forest Avenue, Grand Avenue and Great Miami Boulevard. The properties on Palmer Street and Grand Avenue were historically developed in 1883, and exhibit consistent architectural styles with Grafton Hill. This area was built during the Grafton Area POS of 1847-1970. This area was previously excluded as it was considered to be in the “Riverdale” planning district.

THE RIVERVIEW/LOWER CENTRAL/EMBANKEMENT AREA:

The Riverview/Embankment is the Southern edge of the Grafton District, and the area abuts the Great Miami River, adjacent to Riverview Avenue. The embankment is a “site” which comprises the “front lawn” viewshed of the hillside upon which the Dayton Art Institute, Masonic Temple, and the Greek Orthodox Church rest. This view-shed is an important visual component of the Grafton Hill District, warranting inclusion and protection.

This embankment area contains the last remaining historic structure of the Dayton Electric Power System (Edison Technology. This system utilized the industrial Dayton Hydraulic Millrace Canal (circa 1860-1913) which traversed the area now containing McKinley Park and Interstate I-75.

The Lower Central area includes a rectangular area defined by Grafton Avenue to Plymouth avenue, along Salem Avenue and back to Riverview. This area contains the oldest house in the area, the 1835 Steele house at 36 Central Avenue (this house was the origin of the name Steele’s Hill) . The area also contains many mid-century modern structures now classified as contributing in the amended POS.

The Western Salem Avenue Area:

A small rectangular area defined by Superior, north along Sable to Grand, west on Grand, and returning down Salem. The growth of “Salem Pike” into Salem Avenue/Ohio Route 49 changed the character of the Western edge of Grafton Hill from residential to primarily commercial. The area proposed here includes 3 of 4 properties within the amended Period of Significance.

THE NEAL AREA:

To the North is a residential area centered upon Neal Avenue defined by Harvard and Five Oaks on the North, Belmonte Park North on the east, North Avenue along the south, and Salem avenue along the west. The subdivision and construction starting from 1890 through 1916, was built concurrently with Grafton Hill, and featured similar lot sizes and an angular street grid consistent with Central Avenue. This area also suffered the exact same high density development pressures and the detrimental effects resulting from the institution of Grade 3 and 4 Redlining practices as Grafton Hill. Built in the same styles and materials as Grafton Hill, with similar deed restrictions, the area experienced the same intensive development pressures as Grafton Hill. This area abuts the architecturally later “Grafton-Rockwood-Wroe Historic District”, and the “Squirrel-Forest Historic District” which both avoided the detrimental impacts of Grade 3 and 4 Redlining. These later districts also were designed with more curvalenear streets then popular with the Olmstead firm’s work in Dayton.

APPROVED BY DAYTON CLG LANDMARKS COMMISSION

The Dayton Landmarks Commission held a hearing on December 10, 2020 to review the proposed National Register District Amendment, as required by NPS directives. At that meeting the CLG Board determined that:

“The Landmark Commission found, based on the presented materials, that the proposed areas of expansion, including the area to the southwest of the current district, the Palmer Street area, and the area to the North of the current boundaries (“Neal Area”) are appropriate for inclusion into the Grafton Hill National Register Historic District. The Board found the evidence regarding the evolution of development trends in the area, and the impact of redlining on such, to be particularly compelling.”

See (“Photos-Maps-Grafton Hill Amendment”) Notice of Board Determination

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1. **Form Prepared By**

name/title: \_\_\_\_\_\_DanBarton\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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e-mail\_dan.barton@brainwave-connection.com\_

telephone:\_\_937-781-9750\_\_

date:\_\_\_November 23, 2020\_\_\_\_\_

 Mailing Address: PO Box 65, Dayton Ohio, 45401\_\_\_

**Additional Documentation**

Submit the following items with the completed form:

* **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
* **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
* **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

**Draft Nomination Photos: (Photos-Maps-Grafton Hill Amendment-V1)**

**Photo Log**

Name of Property:

City or Vicinity:

County: State:

Photographer:

Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement**: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.