

B: Grafton Hill Amendment: Historic Plat Maps , National Register Historic District Maps

1986 Grafton Hill Historic Boundaries: Period of Significance 1880's - 1925

United States Department of the Interior
National Park Service

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

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

1. Name

historic Steele's Hill or Belmonte Park

and or common Grafton Hill Historic District

2. Location

Streets bounded roughly by Grand, Plymouth,
Forest and Salem

street & number not for publication

city, town Dayton vicinity of

state Ohio code 039 county Montgomery code 113

3. Classification

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

4. Owner of Property

name Multiple Ownership

street & number

city, town Dayton vicinity of state

5. Location of Legal Description

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

street & number 451 West Third Street

city, town Dayton state Ohio 45402

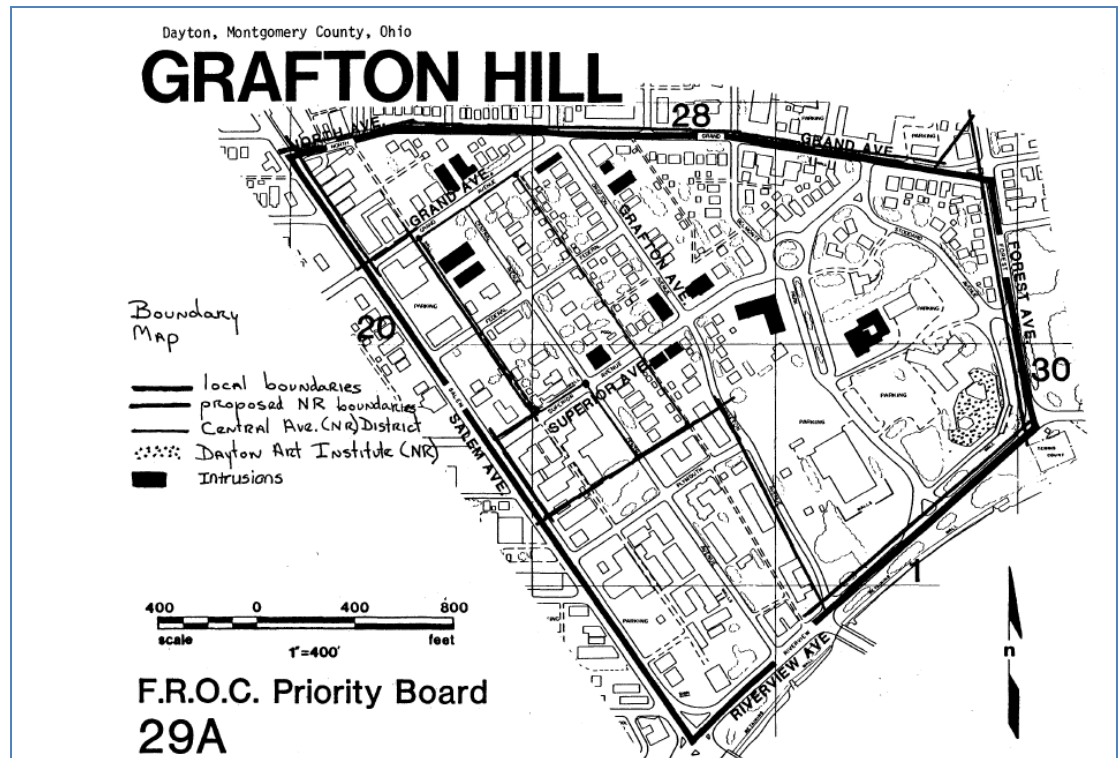
6. Representation in Existing Surveys

title Ohio Historic Inventories has this property been determined eligible? ☐ yes ☒ no

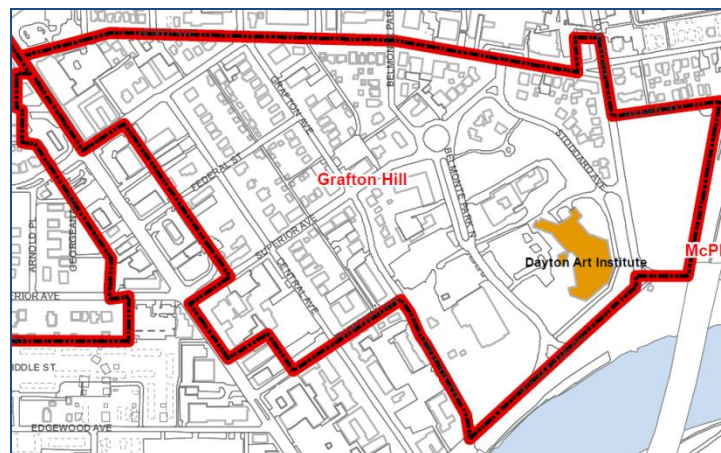
date 1978-1979 federal ☒ state ☐ county ☐ local

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

city, town Columbus state Ohio 43211



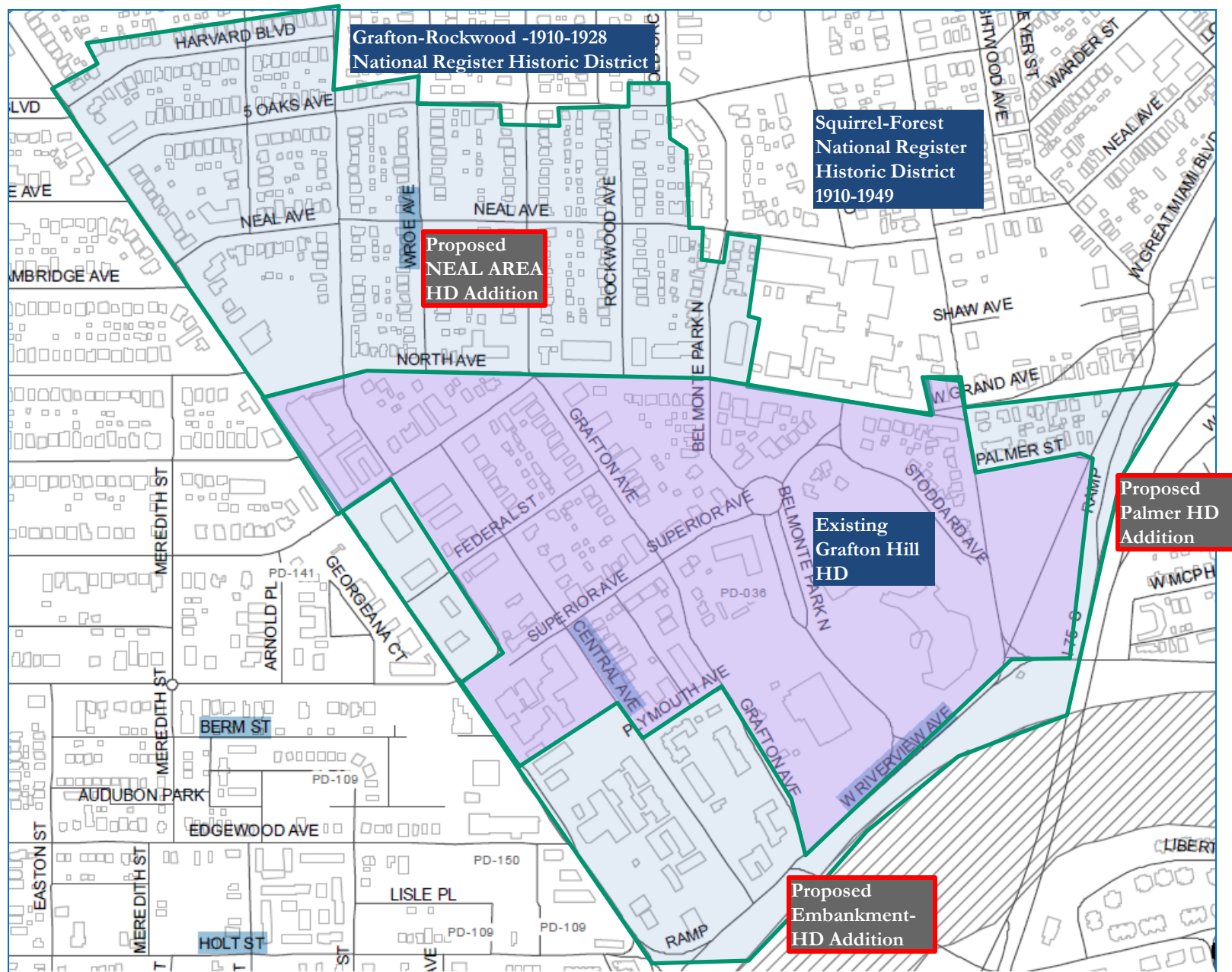
1986 map with structures



2006 National Register
map with structures

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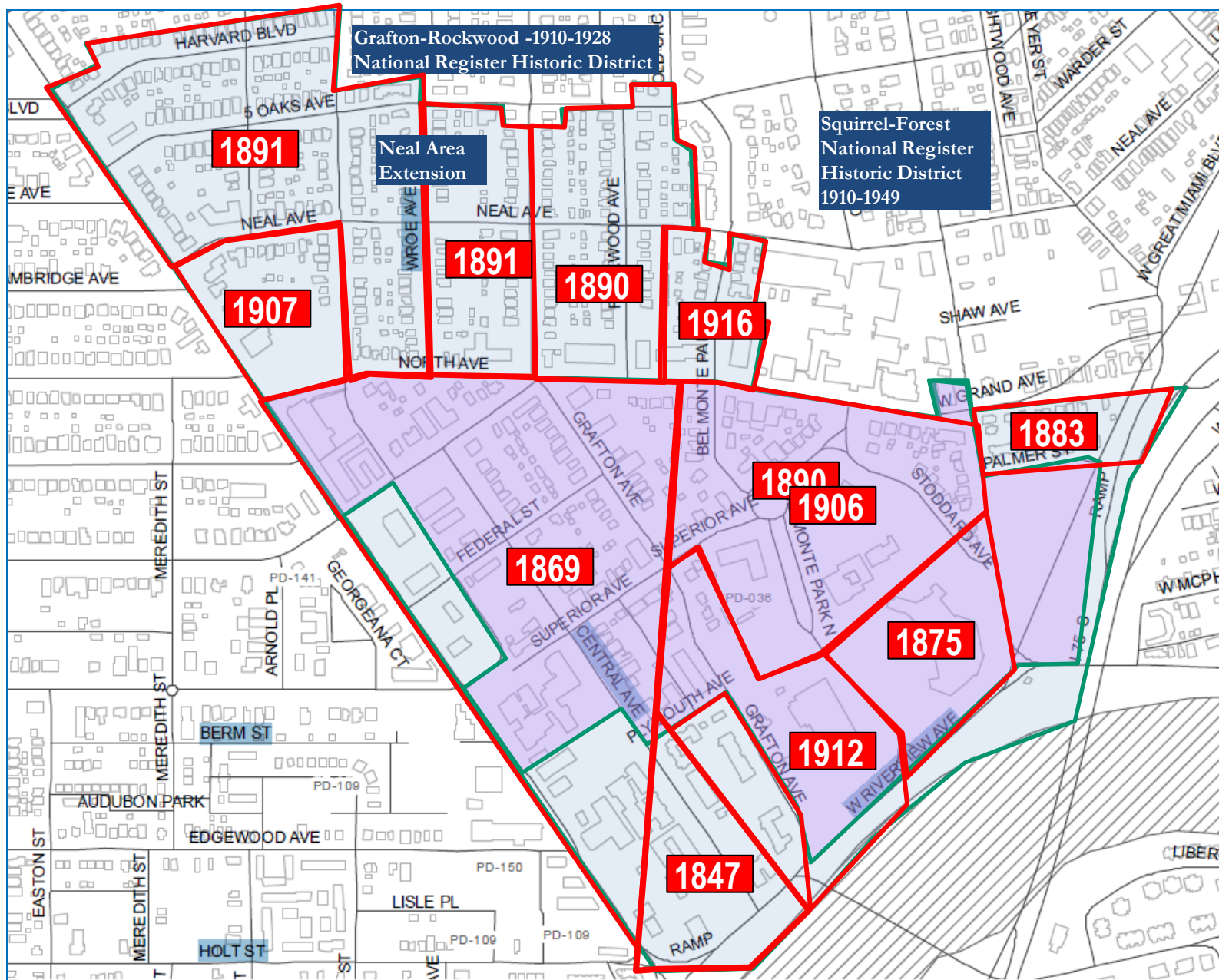
6. Maps: Proposed Amended Boundaries of the Grafton Hill -National Register Historic District, Period of Significance 1847-1970



Items of Note: Mid Century high-density apartments displace original housing stock.

B: Grafton Hill Amendment: Historic Plat Maps , National Register Historic District Maps

6. Maps: Grafton Hill Platting Dates



Items of Note: Mid Century high-density apartments displace original housing stock.

Amendment Boundary Considerations: Palmer Area-East

1. The Palmer Area was part of the “Greater Dayton View” historic area, as was Grafton Hill, as historically bounded by the Dayton View Hydraulic (Now in McKinley Park) (See page 4) and is appropriate for inclusion in the amended Grafton Hill National Register District
2. The 1883 development timeframe of the Palmer Area is concurrent with Grafton Hill and is appropriate for inclusion in the amended Grafton Hill National Register District
3. **Finding: Inclusion of the Palmer Area is appropriate in the amended Grafton Hill National Register District**

Amendment Boundary Considerations: South Central Avenue Embankement Area

1. The Central Avenue (South) Area of 1847 was the first part of the “Greater Dayton View” historic area and contains historically significant assets (See page xxxxxxxx) and is appropriate for inclusion in the amended Grafton Hill National Register District
2. **Finding: Inclusion of the South Central Area is appropriate in the amended Grafton Hill National Register District**

Amendment Boundary Considerations: Neal Area

1. The Neal Area was part of the “Greater Dayton View” historic area as was Grafton Hill (See page 2)
2. The development timeframe of the Neal Area is concurrent with Grafton Hill (See pages 3-4)
3. The history of the community development in the Neal Area is completely consistent and concurrent with the development of the Grafton Hill area of “Greater Dayton View”. All the historic trends which impacted Grafton Hill were fully present in the Neal Area, such as the **extraordinarily devastating effect of 3rd and 4th Grade Neighborhood Redlining in Neal and Grafton areas**, and increasingly dense residential development. (See pages 5-6 for Redlining maps and impacts) There is no “Neal Area” history which would diverge from the Grafton Hill narrative.
4. The Neal Area is significantly earlier (1890-1906) than the adjacent Historic Districts to the North (Squirrel-Forest, and Grafton-Rockwood -Wroe Districts) The Neal Area development timeframe is completely consistent with the development of Historic Dayton View and Grafton Hill.
5. The historic Fabric of the Neal Area is completely stylistically and historically consistent with Grafton Hill area (See pages 7-29)
6. The greater Dayton View Area historic neighborhoods have been poorly “balkanized” by the planning departments use of planning districts as NR boundaries, instead of following the Sec of Interior directives in “Standards for Rehabilitation and Guidelines...” Including Neal Area into the Grafton Hill Area NR repairs some of those inappropriate boundaries
7. **Finding: Inclusion of the Neal Area is appropriate in the amended Grafton Hill National Register District**

D: Grafton Hill Amendment: Red-Lining Impacts-1937-1971

6. Maps: 1937 Redlining Map of Dayton View/Grafton Hill

The 1937 Redlining Map of Dayton began a process which was to profoundly impact the development of Dayton View-Grafton Hill neighborhood. Formerly prestigious residential addresses began to experience declining valuations due to the “Second Grade” and “Third 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. 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 subdivided houses became opportunities for investors looking to build large apartments to begin displacing the original historic housing stock. The largest lots with the now-old fashioned Gothic and Third Empire mansions were the first to succumb. This trend continued steadily through 1971, when the decline of the downtown employment population trend became apparent.



“From 1935 to 1939, government surveyors interviewed local officials and bankers in 239 cities to document what local lenders considered credit risks in different neighborhoods. The surveyors considered a variety of factors, including access to transportation and the quality of the housing. But a primary driver of the grading system was the racial and ethnic makeup of the neighborhood’s residents.

The agency marked entire communities in red ink where they deemed the influx of racial and ethnic minorities as credit risks. The maps are still known for those red lines and “redlining” is now a modern term for discrimination in housing and lending.

The HOLC maps show how local banks defined credit risks based on neighborhoods rather than on an individual’s ability to repay a loan. In short, they documented institutionalized discrimination. Today, they graphically display how racism was embedded into the structure of American cities from at least the 1930s until 1968, when the Fair Housing Act abolished redlining and banned racial discrimination in housing.”

<https://ncrc.org/how-1930s-discrimination-shaped-inequality-in-todays-cities/>

Items of Note: Redlining Maps were used by financial institutions, City planners, Insurers, Developers, Realtors

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1937 Redlining Map of Grafton Hill/Neal Area/Dayton View

FHA Redlining starting in 1932 devastated historically tolerant neighborhoods like Grafton-Belmonte, the Neal Area, and Dayton View. 3rd Grade status was applied to any neighborhood with Jews, Hispanics, Greeks, Italians, and other dark skinned residents. 3rd Grade was also applied when the neighborhood lacked legally enforceable deed restrictions to completely ban African Americans from all ownership. 3rd rank status also was determined by proximity to 4th Grade African American neighborhoods.

- 4th Grade status was applied to all areas with observable African American residents. 4th Grade (Red) areas received the lowest possible ratings for lender risk assessment.

- FHA racial discrimination becomes imbedded into all Federal Housing Policy driven by Southern segregationists in the Congress

- Financial loans unavailable (to minorities) and more expensive to others considering an area

- Insurability reduced for all buyers. More expensive if available at all

- Private financing impacted negatively by insurability

- Federal Building Codes begin to require 100% compliance updates for older areas

- GI bill Loans made off-limits in areas Redlining classes 3-4

- Realtors steered prospects away from 3rd and 4th grade neighborhoods

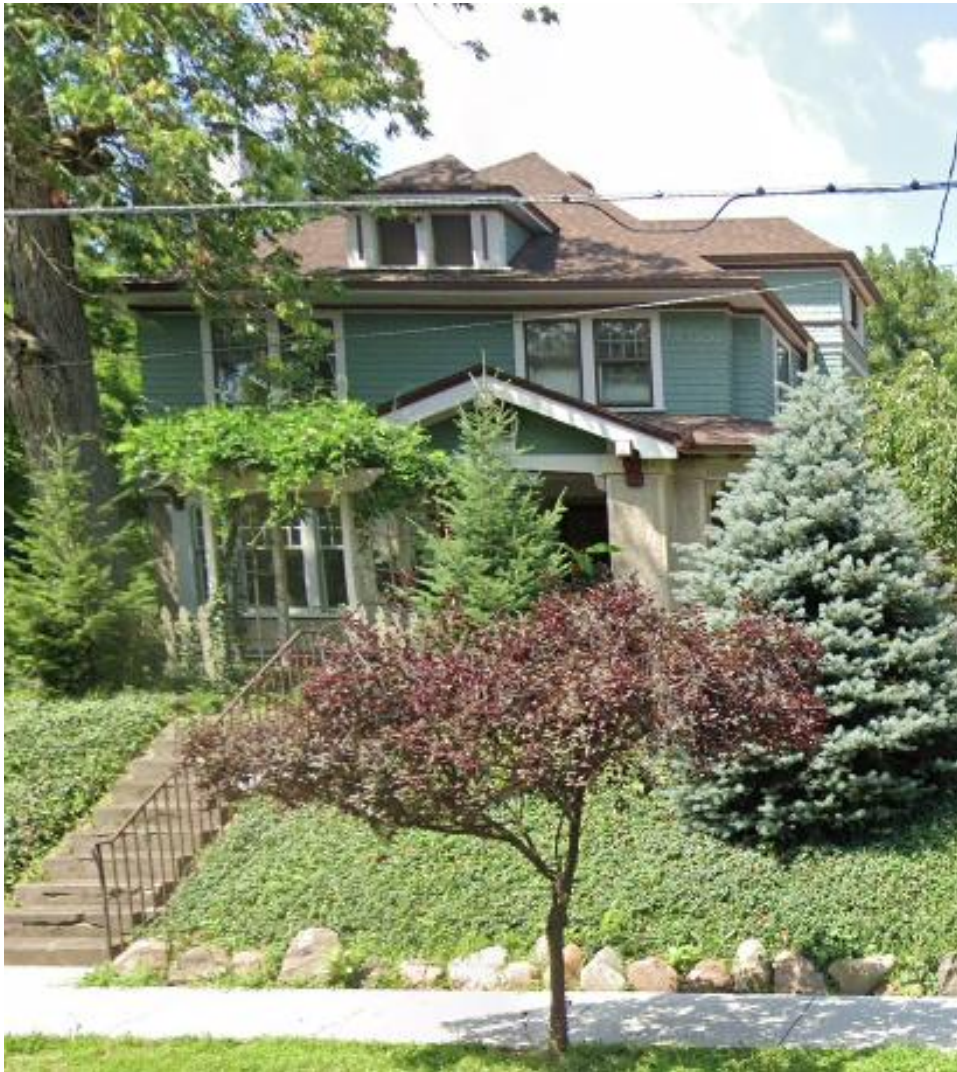
- City planners developed high-density low income “project” housing to redevelop declining 3rd and 4th grade neighborhoods in a slum-clearance strategy



Items of Note: Redlining Maps were used by FHA, Financial Institutions, City Planners, Housing Insurers, Health Insurers, Developers, Realtors

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples
Riverview



Neal Area Housing Examples
708 North Ave



Items of Note: 1900-1910 era Extended Foursquare influenced Houses exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples
100 Block Central



Neal Area Housing Examples
19 Richmond Ave



Items of Note: 1900-1910 era Dutch Colonial influenced Houses exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples
323 Superior Avenue



Neal Area Housing Examples
47 Richmond Ave



Items of Note: 1900-1910 era Arts and Crafts influenced 1.5 Story structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples

212 Central Avenue



Neal Area Housing Examples

53 Richmond Ave



Items of Note: 1900-1910 era Extended Foursquare influenced Houses exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples

100 Block of Grafton Avenue



Neal Area Housing Examples

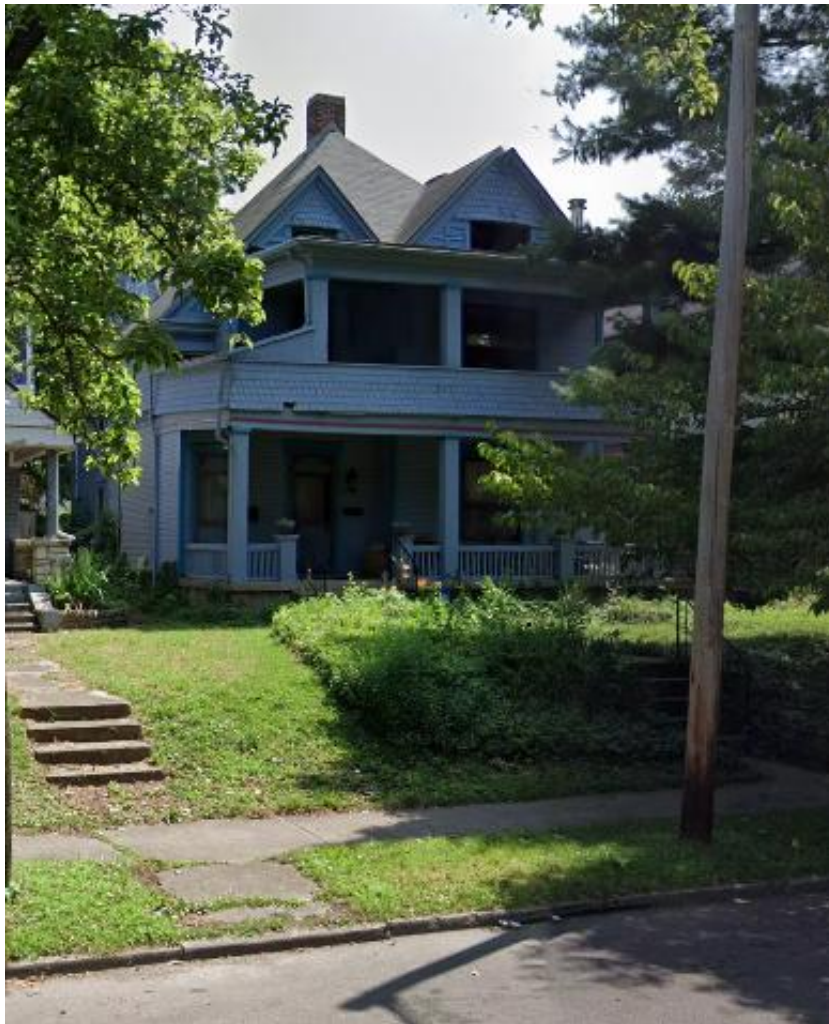
48 Richmond Ave



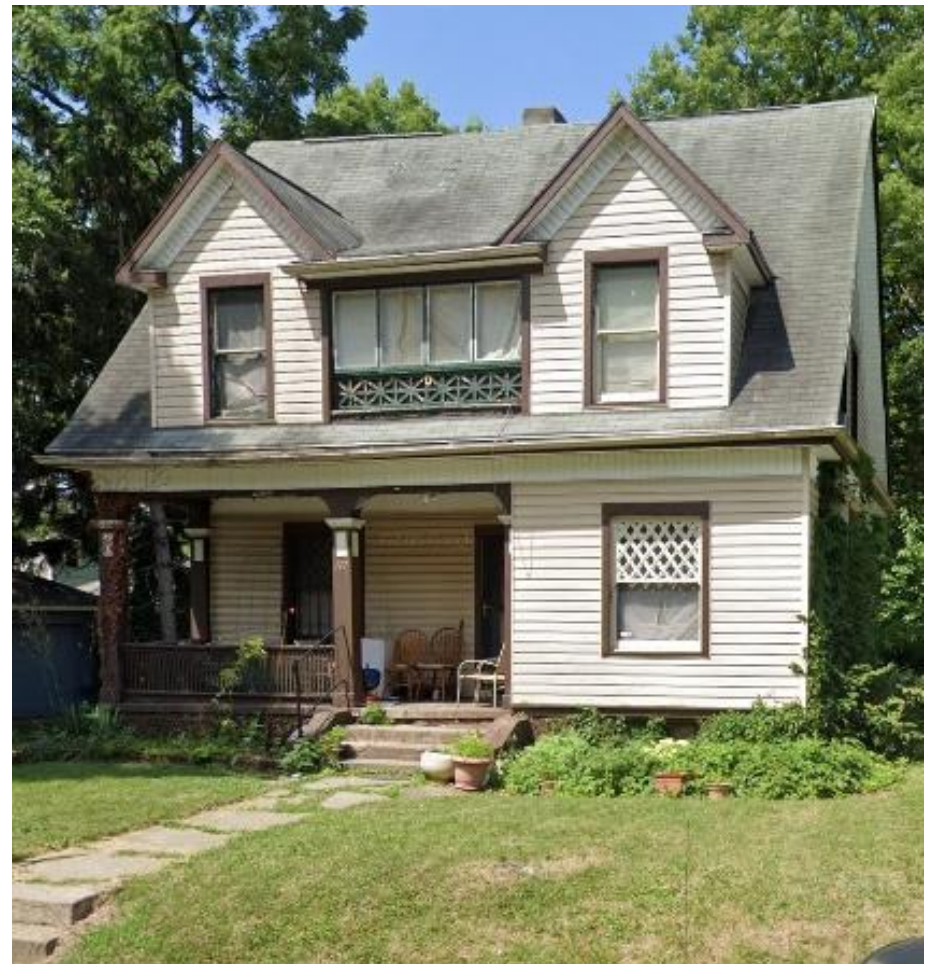
Items of Note: 1900-1910 era Extended Foursquare influenced Houses exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples
200 Block Grafton



Neal Area Housing Examples
116 Richmond Ave



Items of Note: 1900-1910 era Arts and Crafts influenced designed structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples



Neal Area Housing Examples
120 Richmond Ave

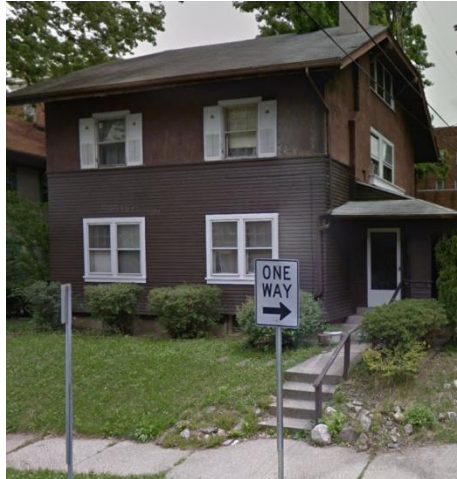


Items of Note: 1900-1910 era Arts and Crafts influenced designed structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples

615 West Grand,
Belmonte Park East, Belmonte Park North



Neal Area Housing Examples

650 Neal Ave



Items of Note: 1900-1910 era Arts and Crafts influenced designed structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples

232 Grafton Avenue



Neal Area Housing Examples

650 Grafton Ave



Items of Note: Initiation of Street Car service corresponded within two years of Barnett and Arnolds' successful Dayton View plat.

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples

Belmonte Park East



Neal Area Housing Examples

420 Grafton Ave



Items of Note: 1900-1910 era Arts and Crafts/Prairie influenced designed structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

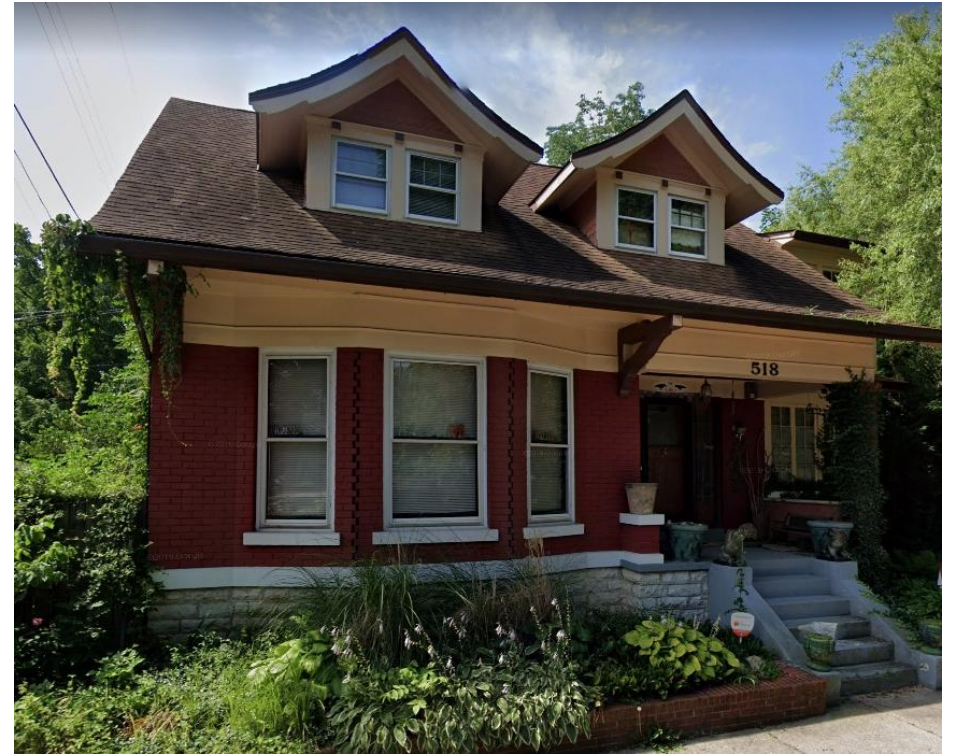
Grafton Housing Examples

Forest Avenue



Neal Area Housing Examples

518 5 Oaks Ave



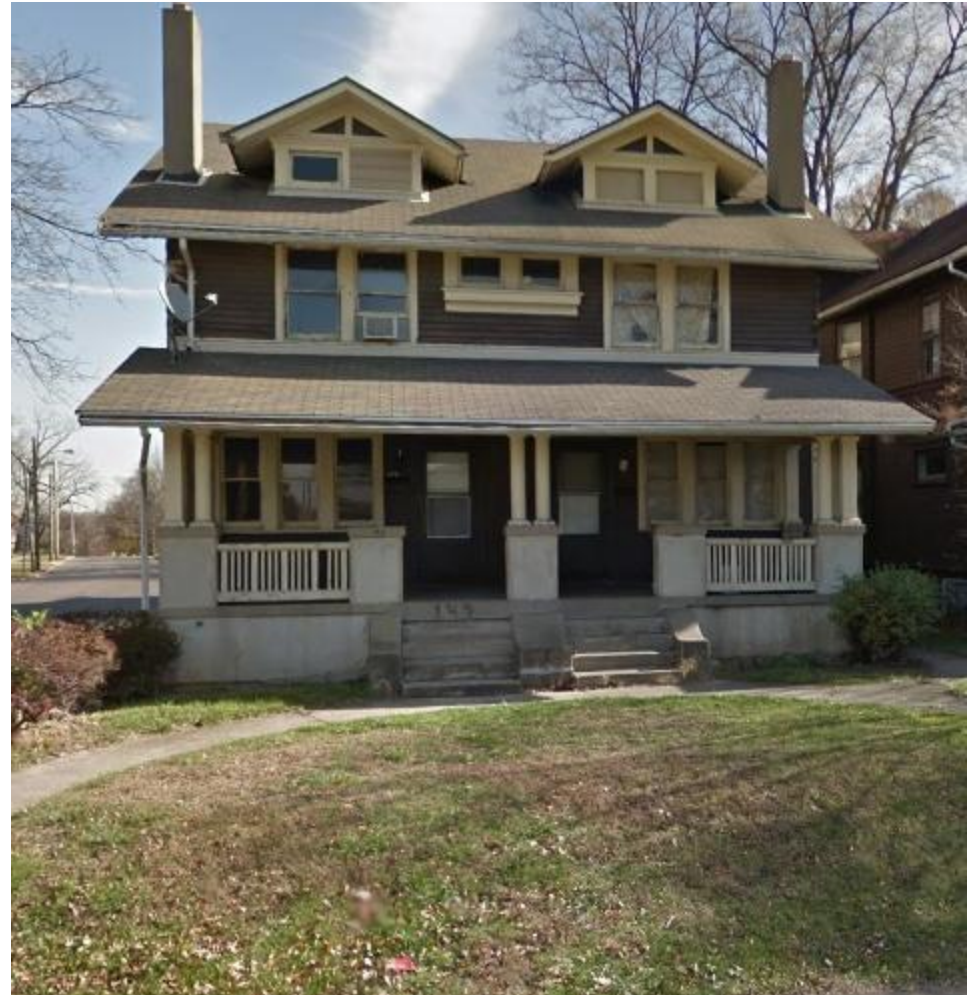
Items of Note: 1900-1910 era Arts and Crafts influenced designed structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples
100 Block Grafton



Neal Area Housing Examples
141 Rockwood Ave



Items of Note: 1900-1910 era Extended Foursquare/Duplex structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples
Superior Avenue



Neal Area Housing Examples
38 Rockwood Ave



Items of Note: 1900-1910 era Arts and Crafts influenced 1.5 Story structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

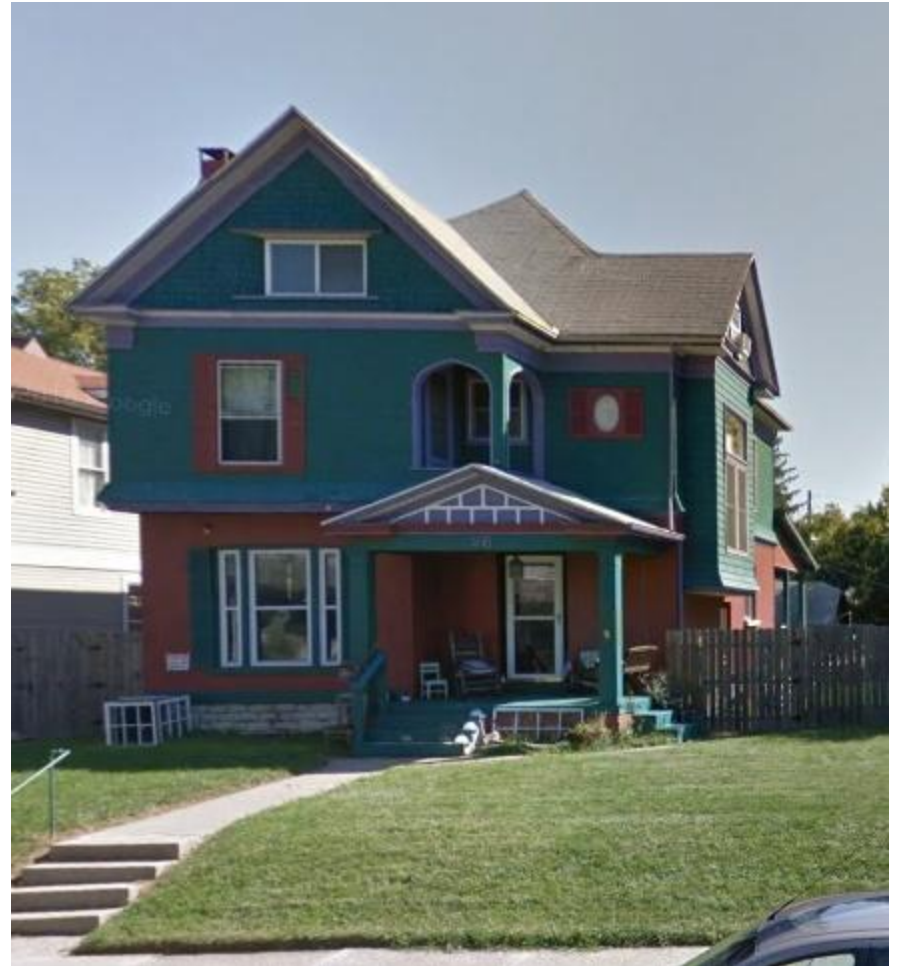
Grafton Housing Examples

313 Grafton Avenue



Neal Area Housing Examples

23 Rockwood Ave



Items of Note: 1900-1910 era Queen Ann influenced designed structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples

103 Grafton Avenue



Neal Area Housing Examples

962 Harvard Blvd



Items of Note: 1900-1910 era Extended Foursquare/Colonial Revival influenced structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples



Neal Area Housing Examples
699 Salem Ave at Neal Avenue



Items of Note: 1900-1910 era Arts and Crafts influenced designed Churches exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples
604 West Grand



Neal Area Housing Examples
908 Neal Ave



Items of Note: 1960's era 2.5 Story Apartment Structures exist in Both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples
65 Stoddard



Neal Area Housing Examples
337 Neal Ave



Items of Note: 1900-1910 era Arts and Crafts influenced designed structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples

36 Plymouth



Neal Area Housing Examples

752 Neal Ave



Items of Note: 1910-1920 era Colonial Revival structures exist in both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

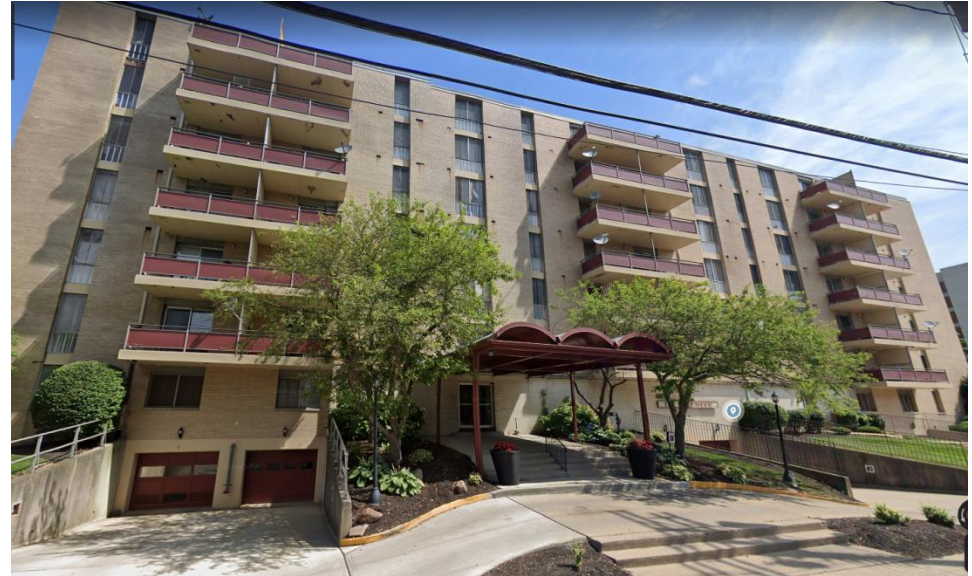
Grafton Housing Examples

51 Grafton Avenue



Neal Area Housing Examples

522 West Grand Ave



Items of Note: 1960's era 9+ Story Apartment Structures exist in Both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples

523 Belmonte Park North



Neal Area Housing Examples

470 West Grand Ave



Items of Note: 1960's era 9+ Story Apartment Structures exist in Both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples

315 Grafton Avenue



Neal Area Housing Examples

475 West Grand Ave



Items of Note: 1960's era 2.5 Story Apartment Structures exist in Both the Neal Area and the Grafton HD

C: Grafton Hill Amendment: Proposed Houses in Neal Area vs Grafton Hill District Housing Stock

Grafton Housing Examples
Masonic Center-Riverside



Neal Area Housing Examples
470 West Grand Ave



Items of Note: 1920's era Greek Revival Structures exist in Both the Neal Area and the Grafton HD