



Grafton-Rockwood-Wroe Historic District in the Five Oaks Neighborhood

Welcome to a self-guided walking tour of the Grafton-Rockwood-Wroe Historic District in Dayton, Ohio.

This walking tour will highlight a few of the architectural features of the homes in the area.

This walking tour is intended to provide a leisurely walk through the Grafton-Rockwood-Wroe neighborhood, allowing ample time to pause and appreciate the architecture and the streetscape of the area. We recommend that you allow 90 minutes to complete the tour, and we ask that you walk carefully, as streets and sidewalks can be uneven.

The Five Oaks neighborhood in Dayton, Ohio, evolved from a rural area with small farms in the 19th century to a middle-class residential district by the early 20th century.

In 1869, the area was primarily rural with a few farms, but by 1875, Dayton's expansion had reached north of the Great Miami River, and the first subdivision in Five Oaks was recorded in 1889 with 30 lots.



In the late 1880s, the Dayton View Street Railway connected the neighborhood to downtown, attracting new residents due to improved passenger transportation.

The Grafton-Rockwood-Wroe Historic District features early 20th-century homes, predominantly American Foursquare, with some Bungalow and Craftsman styles, constructed between 1910 and 1928.

The district includes primarily single-family homes, with a few duplexes that add stylistic variance. The duplexes are characterized by wide facades with two entrance bays and dormer treatments.

The district is notable for its architectural detailing and contribution to Dayton's suburban development, reflecting the middle-class residential growth of the early 20th century.

Initial development in the Five Oaks area was slow, with early speculative communities like Peirce-ton and North Dayton failing to attract residents due to flooding and poor transportation.

Significant development began in 1869 with land speculators William A. Barnett and James O. Arnold, who platted tracts with upscale home requirements, attracting wealthy citizens.

Upscale development continued into the 20th century with deed restrictions on land sold by J. Elliot Peirce's heirs and along Kenilworth Avenue, creating a distinctive residential community.



J. Elliot Peirce

The Peirce Grove.

(CALLED FIVE OAKS.)

Fronting on Forest Avenue, has been laid out into beautiful building lots, the finest Dayton has ever before offered to the public. Beautiful 75-foot avenues are being cut through this grove and cement walks are being laid and everything in perfect order. Lots on sale now at our office.

Weller & McClure

Room 40, Davies Bldg.

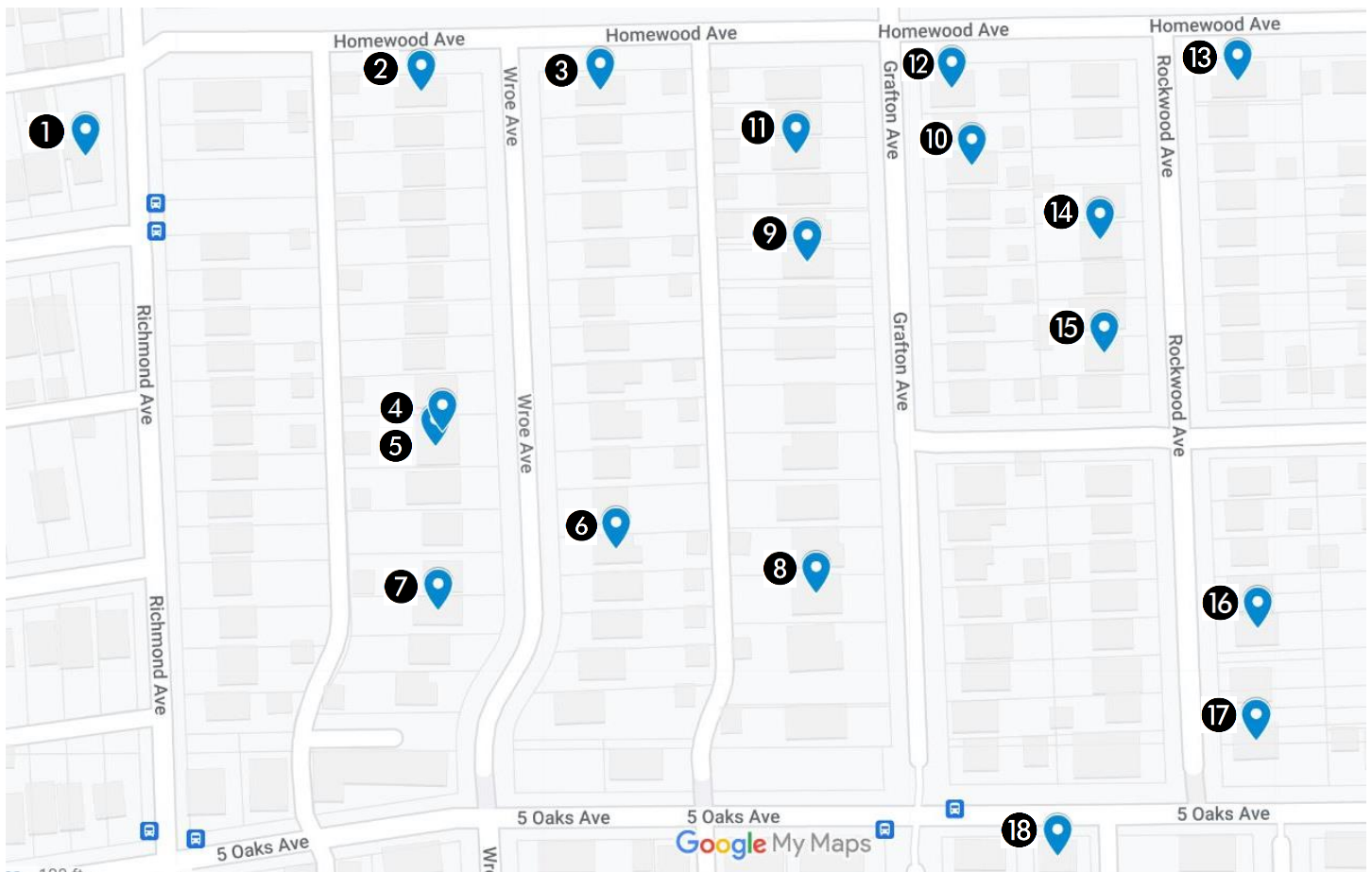
The neighborhood is named after Jeremiah Hunt Peirce's estate, known as Five Oaks, due to the prominent oak trees on his property.

Dayton supported Five Oaks' development by annexing land in 1891 and 1909, providing infrastructure improvements, which helped attract middle-class residents and the establishment of the Corpus Christi Catholic Parish in 1911 also attracted residents to the neighborhood, contributing to its growth.

The first house on the tour is located at 805 Manhattan Avenue facing Richmond Avenue. You will then walk north to Homewood Avenue turn right heading east and stop at 706 Homewood. Turn right and walk south down Wroe Avenue to Five Oaks Avenue. Turn Left and head east to Grafton Avenue making a left turn and head north up the street to Homewood again. Turn right, heading east to Rockwood Avenue. Turn right and head south down Rockwood Avenue. This will take you to Five Oaks Avenue where you will turn right, heading west and stop at 518 Five Oaks Avenue. This concludes your walking tour of the Grafton-Rockwood-Wroe Historic District in the Five Oaks Neighborhood.

Rockwood – Grafton – Wroe Walking Tour

- | | |
|------------------------|-------------------------|
| 1 805 Manhattan Avenue | 10 726 Grafton Avenue |
| 2 706 Homewood Avenue | 11 731 Grafton Avenue |
| 3 264 Wroe Avenue | 12 734 Grafton Avenue |
| 4 235 Wroe Avenue | 13 332 Rockwood Avenue |
| 5 233 Wroe Avenue | 14 319 Rockwood Avenue |
| 6 220 Wroe Avenue | 15 307 Rockwood Avenue |
| 7 217 Wroe Avenue | 16 214 Rockwood Avenue |
| 8 621 Grafton Avenue | 17 202 Rockwood Avenue |
| 9 719 Grafton Avenue | 18 518 Five Oaks Avenue |



805 Manhattan Avenue

This house features a symmetrical façade with two end chimney's and three pedimented roof dormers. Additionally, there is a one-story porch on the south side with a flat roof. The portico features a Tuscan entablature columned entryway with roof.



In November 1917, resident in the home Miss Pauline Towle, daughter of Mr. and Mrs. George C. Towle, became engaged to Lieutenant Lewis Harry Lehman, son of Mr. and Mrs. L. L. Lehman, of Mattoon, Illinois. Lehman was attached to the construction division of the quartermaster corps, in Washington, D. C.

In October 1919, Dr. and Mrs. E. R. Arn and son Raymond are living at the residence and in 1921, Dr. and Mrs. Arn announced the birth of a son, Kenneth Dale, on July 19.

In May 1922, Dr. and Mrs. Arn entered their home in "Class B" of the *Daily News* "Better Homes" contest. It was reported that "it was one of the most striking entries thus far submitted in "Class B." One of the features of the "Better Homes" contest was the offer of the *Daily News* to pay a part of a year's taxes on the prize-winning homes in the various classes.



In September 1941, the home was listed in the real estate pages of *The Journal Herald* with this description: 805 Manhattan. Corner Richmond. This beautiful 5-bedroom brick home with servants' quarters and bath, in excellent condition, is now offered at \$9,800. A fine home for a large family or an exceptional opportunity for renting rooms.

In November 1941, Mr. and Mrs. Anthony G. Horvath, of 1822 Salem Avenue, bought the large brick home and moved in shortly thereafter. Mr. Horvath was an executive with the Dayton Pump Company.



In April 1944, Pvt. Allan L. Horvath, son of Mr. and Mrs. Anthony Horvath, was stationed with the Army Air Forces at Wright Field working at the aircraft laboratory. Before his induction on October 29, 1943, he was employed at the Dayton Camera Shop.

Reported in the newspaper in April 1944, 30 of the 65 graduates in the Class of 1943 at Chaminade High School were serving in the armed forces. Seven of the group were stationed overseas. Allan Horvath was one of the 30. In March 1946, Allan was discharged from service at Camp Atterbury, Indiana.

In August 1948, Allan entered photographs he had taken in the Ninth Annual North American International Salon of Photography at the California State Fair, in Sacramento, California.

Continuing his interest in photography contests, in November 1950, Allen was named a winner in the annual "Popular Photography" magazine photo contest. Horvath was a photographer at Wright Field and won a \$25 bond. His photo was published in the December issue of the magazine.

In May 1951, the Cincinnati Art Museum included the works of Allan in their photography exhibition and in November of the same year, Allan, still a civilian photographer at Wright-Patterson Air Force Base was winner of two \$25 defense bonds for his entries in the annual "Popular Photography" magazine contest. His two entries were titled "The 38th Room" and "Far Horizons." The former was a scene in an art gallery, the latter of sand dunes.

In August 1956, Allan graduated from the University of Dayton with a Bachelor of Science degree and in July 1957, he graduated from the University of Dayton with a Master of Arts degree.

In August 1957, Allan took first prize in the fourth weekly *Journal Herald* snapshot contest. He won with a picture of a student on his way to an early class.

In February 1960, four new instructors were welcomed at the University of Dayton. One of them was Allan Horvath as an instructor of geology. Since 1957, he had been working as a geologist with the Atlantic Refining Company in New Mexico.

In July 1960, once again, *The Journal Herald* held a six-week photo snapshot contest. In week one, Allan won in the category of Scenes and Tabletops. By October 1960, Allan had made the grand-winner list for *The Journal Herald* entries into the National Amateur Snapshot contest.

In September 1994, the home was listed for sale for \$74,900. The description: Five Oaks area, 3 story Historic Brick colonial, 5-6 bedrooms, 2 ½ baths, formal living and dining rooms, winding three-story oak staircase, butler pantry with wet bar, eat-in kitchen. Florida room, wood burning fireplace, basement, security and fire alarms.

In July 2022, the home sold for \$305,000.

706 Homewood Avenue



This 1925 Eclectic style home borrows from the Tudor style. It features a stucco and wood exterior and a symmetrical face with colonial porticos and entry ways. It also sports a wide "jerkinhead" roof with gently sloping sled dormers on the eave sides.

During the 1960s and 70s, Alan and Judith Oddie lived in the home. In October 1963, Alan was working as the advertising manager for the George A. Pflaum Publishing Company, a publisher of Catholic materials.



In May 1966, Alan held a one-man photographic exhibit at Kennedy Union at the University of Dayton. On display were his photographs taken in Scotland, England, Portugal, Switzerland, Canada, and the United States. He had had pictures published in *America*, *Living Light*, *Catholic School Journal*, and other magazines. He won first prize at the 1965 Dayton biennial advertising art show with a 3 by 5-foot photograph of a girl wading in the Mad River.



In 1970, Oddie was teaching the film class at Julianne High School on his lunch breaks from the Pflaum Company. He had just instructed the class in making a movie called “The Corridor.” The film depicted life in a fictional high school set in the future, 1985, where students were disciplined by death for passing notes in class.

The next family to live at this address were William and Barbara Dyer. In August 1975, William writes a letter to the Dayton Daily News giving a description of his neighborhood.

Just People, Living in Peace Together

In the City of Dayton in the FROC (North Central) area where my family lives, is a neighborhood – not a neighborhood in the traditional sense, a small area where an individual’s home, friends and work are located – but simply a place where people live and know one another.

It is a place where attractive homes are easy to find, where neighbors look out for one another, where children amicably congregate to talk and play and attend quality schools.

Of course, the neighborhood has problems. Everyone does not see eye to eye. Opinions and styles of living differ, but that makes our neighborhood dynamic.

Downtown is five minutes away by bus. The endless hours of excitement it has provided our children is immeasurable. The Art Institute, parks, and shopping areas can be reached in a few short steps. Apartments, neighborhood stores, office buildings and the like break the monotony that exists in many suburban tracts.

In our neighborhood people talk over the back fence, parents help out one another with daily problems, sugar and eggs can be borrowed without arousing suspicion. These homey exchanges, which storybooks portray as “neighboring things,” still go on.

Well said William.



Most everyone knows that Rob Lowe and his brother Chad are native Daytonians. Rob is an actor and was a member of the 1980s “Brat Pack,” and his younger brother, also an actor, Chad Lowe, divided their time between their mother’s home at 706 Homewood Avenue and their father’s home at 248 Green Street in the Oregon District. Chad attended Van Cleve Elementary School and Rob attended Longfellow Middle School before they moved to California in 1976 with their mother. Chad was 8 and Rob was 12 at the time.

Ten years later in 1986, the Marshall family was living at the home. John and Paul Marshall were twins who were winning wrestlers for Chaminade-Julienne High School. They were the sons of Ruth and the late Robert Marshall.



In July 1993, Ruth Marshall, still occupying the home said of the Lowe family: “I can’t say I thought much of anything when I found out the Lowe brothers lived in the house.

They were pretty much ordinary kids when they lived here. I’ve never had anyone come to the house, but when people hear about it, they go, ‘Oh, wow!’”

264 Wroe Avenue



Just like 706 Homewood, 264 Wroe, also built in 1925, is in the Eclectic style, borrowing from the Tudor style. It features a stucco and wood exterior and a symmetrical face with colonial porticos and entry ways. It too sports a wide “jerkinhead” roof with gently sloping sled dormers on the eave sides.

On Sunday, March 13, 1927, an open house was held. The description of the home was listed as “A dandy 7-room center hall type home, located on the southeast corner of Wroe and Homewood Avenues, No. 264 Wroe Avenue. This house is complete in every respect. Hardwood floors, hardwood finish, large living room across the front, dandy sunroom, 4 large bedrooms, 2 large closets in each bedroom, breakfast alcove, tile bath, lavatory on first and second floors and the rest you will have to see for yourself.”



In 1930 we find Fred B. Price and his wife Louise living in the home. Fred was in the grocery business and in March 1911 this headline was in the newspaper: “Blaze of Unknown Origin Breaks Out at Grocery Store of Fred Price. Fire destroys about \$12,000 worth of property at the junction of Gettysburg and National avenues.” The fire destroyed the large new grocery store and residence belonging to Fred Price. The property was adjacent to the Soldier’s Home.

In July 1926, a Grocer’s Picnic was held at Triangle Park where 25 to 30 thousand guests were expected to attend. Fred served on the reception and general committee. It was noted that all grocery stores were scheduled to close at noon so that all employees could attend the picnic and the Dayton Police team was scheduled to play the Grocers in a baseball game.



In March 1934, Fred is in the news again for purchasing a fleet of Dodge trucks for his grocery stores, Price & Foust. Price & Foust stores were located at 2501 North Main Street and 2334 Salem Avenue.



Fred Price died at the age of 96 in September 1976 at Siena Nursing Home.

The next person to live at the home was Lawrence Bentz and his wife Kathryn. In May 1926 Lawrence was a sophomore and member of the Officer’s Club of the University of Dayton. All members of the club would graduate from the department of military science and tactics and receive commissions of second lieutenant of infantry in the U. S. Army. In March 1928, Lawrence was a senior at UD and voted by the student body as “the student who has done most for the school.” He was also the editor of “The Daytonian,” the senior annual at UD.

Fast forward to 1950 and the Bentz’s are living at the home, and he is working at Inland. On March 13, 1956, Lawrence died at the age of 49. He was a life resident of Dayton and was a sales manager of the Automotive Division, Inland Manufacturing Division of the General Motors Corporation. He had been employed there

since graduation from the University of Dayton in 1928. His first assignment was in the engineering department. In 1936 he transferred to Inland's Detroit Office as a sales manager. He returned to Dayton in 1942 as a sales engineer in the sales department and was

promoted to sales supervisor in March 1947. In late 1947, he was named sales manager of the Automotive Division. Lawrence was a member of the Inland 25-year Club and the Knights of Columbus Council 500. Kathryn remained at 264 Wroe through the mid-1970s.

In April 1998 the house was up for sale with this description: Five Oaks! Beautifully decorated 4 bedroom, 1 and 1/2 bath, walk up 3rd floor, large dining room. \$89,900 Forest to Homewood to Wroe. The house is reported as being sold by October for \$86,000.

235 Wroe Avenue



This 1924 double home is a variant of the Eclectic Colonial Revival style. It has short windows on the second floor, stout porch columns, and wide wood siding. Note the 8/1 double-hung sash windows, the faux full-width porch, and the symmetrical facade.

In January 1937, Thomas Harrison is listed in the newspaper as a newcomer to Dayton from Canton, Ohio and lives at 229 Wroe Avenue. The 1940 Census tells us that Thomas and his wife Mary were born in England. He was working as an assistant superintendent at GHR Foundry and is now living at 235 Wroe Avenue.

In 1944, Mr. Harrison founded and was director of the Foreman's Club Concert Orchestra. It began with just 15 amateur musicians ranging in age from 14 to 70 years old and by 1949 it had 100 members. Harrison resigned this post citing pressing business duties at the GHR Division of the Dayton Malleable Iron Company as reasons for his resignation.



It was announced in January 1949, soon after Harrison's resignation, that Dwight W. Mikesell would succeed Harrison as the director of the Foreman's Club Orchestra. Mikesell was a violinist with the group.

Thomas died May 1959 and was retired as Chief Inspector of the GHR Foundry Division, Dayton Malleable Iron Co.

In 1955 Alma A. Puslat, office secretary at St. Paul's Lutheran Church was living at 235 Wroe. She lives in the home until her death in 1965. In March 1948, Alma was celebrated for her 25 years as secretary of St. Paul Lutheran Church. She began her career on February 11, 1923, after graduation from Miami-Jacobs Business College.



233 Wroe Avenue



233 Wroe Avenue is the second half of the double as described in the 235 Wroe Avenue description.

The typical middle-class families lived in this home including Gilbert and Elsie Langman in the 1940s and early 50s. Gilbert was a salesman for Fidelity Medical Supply Company. He held this position with the company for 23 years. Elsie was a member of the Fortnightly Club, a women's social club.

In 1959, Paul and Betty Applegate were living in the home. Paul was a graduate of Sidney High School and then of Ohio State University. He married Elizabeth Rauchfleisch in 1956 when he was a private stationed in Georgia at Ft. Gordon, U. S. Army Base. His wife was a graduate of Julienne High School and was employed at Ohio Bell Telephone Company. Paul was a toolmaker at NCR. He was also a bicycle enthusiast and was the founder of Steve's Cycle Center located at 2131 Salem Avenue at Ravenwood Avenue.



Norman J. Drewing and his wife Carol were living at 233 Wroe in 1970. He was the display manager at Walker's. On September 2, 1981, Norman made a hole-in-one on the third hole at Holly Hills Golf Course in Waynesville. Norman died in 2006, and his obituary stated he was an inventor, poet, entrepreneur and Korean War veteran. It also stated that "He stormed the gates of Heaven as he lived, with a cigar in his hand and a glass of wine by his side."

220 Wroe Avenue



This Foursquare style home was built in 1919. It features clipped gables, a street facing sled dormer, anchored by a heavy stucco porch and decorated columns.

Harry Schaper and his family lived in the home until the early 1930s. Harry was a grocery merchant in 1930, daughter Jeanette was the bookkeeper, and son Henry was a delivery clerk. Mrs. Schaper was the supervisor of the

Thread and Needle Hour at the Notre Dame Academy at Corpus Christi. In 1932, Jeanette suffered a bullet wound in the jaw when the revolver her brother was cleaning accidentally discharged. She was taken to Good Samaritan Hospital in good condition. By 1940, Harry was retired, and the family was living at 357 Kenwood Avenue. Jeanette was a bookkeeper at the Register Company and Henry was a truck driver for a coffee house.



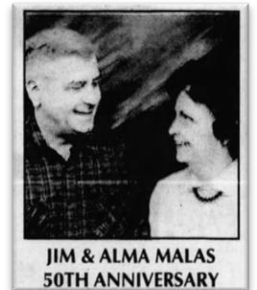
217 Wroe Avenue



This 1924 Foursquare style home features a front facing clipped-gable and stucco and wood exterior. There are arts and craft era details to the fascia and porch columns.

In 1960, James C. Malas, an IRS agent, and his wife, Alma, lived in the home. James was an avid fisherman and in February 1965, he took an ice fishing trip to Lake Erie with friends. The group caught 900 perch. The men said the ice was 11 inches thick in places and they fished from two-man shanties with coal stoves inside. James stated that it got so warm inside they had to shed most of their clothes even though the temps outside were zero to five above. They also reported cars and a couple of private planes parked on the ice. That was for fun. His day job was to investigate tax fraudsters.

In March 1966, Wiley Evans, of Central Avenue in the Grafton Hills Neighborhood, a couple of blocks from here, was facing income tax evasion charges. His family had to be warned on multiple occasions to stop harassing court officers. Mr. Malas gave a report of non-cooperation by Evans and his attorney. In May the same year, Esther Spaid, of Bertram Avenue in the Fairview Neighborhood, was pleading not guilty of making false statements to government agents and evading payment of estate taxes. She had concealed the existence of \$68,500 in U. S. Treasury Bonds and the government was seeking a tax payment of over \$9,700. Once again, Mr. Malas was the special agent in charge.



In July 2006, James and Alma celebrated their 50th wedding anniversary. In October 2015, James died at the age of 87 in Beavercreek. He was a graduate of Xavier University. He served with the 7th Infantry Battalion of the United States Marine Corp, the 9th Weather Squadron detachment, and 93rd Bombardment Wing of the United States Air Force. He retired as a Special Agent for the U. S. Treasury Department.

After the Malas' moved out, James and Beverly Wimsatt moved in and a Wimsatt lived at this address into the 1990s.

621 Grafton Avenue



This 1915 decorative Foursquare has a large pedimented gable porch roof, mixed clapboard wall treatment, asymmetrical main facade, and a side gable pierced by separate pedimented gable dormers.

John Q. Sherman lived at 621 Grafton Avenue as early as 1919. In September 1928, as president of the Good Samaritan Hospital Association, Sherman successfully raised the \$1,000,000 needed to build the hospital.

In July 1939, John Q. Sherman died at the age of 57. He was president of the Standard Register Company and a philanthropic leader in Dayton who led the building of Good Samaritan Hospital and was the largest donor of the cause giving \$25,000. He was a member of the board of trustees at the University of Dayton from 1930 to 1939 and served as president of the board from 1937 to 1939. He was technically inclined

and industrious. He first opened a real estate brokerage office and when the Dayton Real Estate board was organized, Sherman wrote the first bylaws and code of ethics.

Sherman was fascinated by Theodore Schirmer's continuous forms invention. In May 1912, Sherman organized the Standard Register Company with Schirmer as president and himself a member of the board of directors. After the 1913 Flood, John became president and his brother, William C. Sherman became vice president and treasurer.



By 1938, several factory buildings were located at Albany and Campbell streets in the Edgemont neighborhood. By 1939, the company had factories in London, England, Ottawa, Canada, and the Pacific Coast.

John was active in Community Chest work, now known as the United Way, and was a director of Third National Bank and former director of Dayton Chamber of Commerce. He was survived by his wife Katharine and eight children.

In February 1942, the main lobby of the new Miami Valley Hospital was dedicated as a memorial to John Q. Sherman after a contribution of \$22,500 was made by the Standard Register Company and the Sherman family.

Another resident at 621 Grafton Avenue were Joseph and Constance Varley. Joseph graduated from the University of Dayton in 1938. By December 1942, Lt. Varley was stationed at Hunter Field, Savannah, Georgia. He married Connie Hochwalt in October 1947. In January 1964, Joseph was given the government's Award for Meritorious Civilian Service for outstanding work as deputy chief of the management analysis division at Air Force Logistics Command Headquarters. He had held that position since 1956. Joseph Varley died in Palm Harbor, Florida on March 3, 1990, at the age of 72. He was survived by 10 children.

719 Grafton Avenue



This 1918 Foursquare home has a large decorative porch entry and elliptical stucco porch enframingent. It features a dominant two and a half story gabled end with symmetrical upper windows.

J. Ernest and Clara Eberly lived at 719 Grafton Avenue in 1925. He was a Certified Public Accountant for the firm of Wall, Hardman and Lane located at 11 West Monument Avenue, the 8-story historic building at the corner of Main and Monument.

In September 1935 J. Ernest was president of the Dayton Chapter of the Ohio Society of Certified Public Accountants and in May 1936, he was chosen for the new board of directors of the Dayton branch of the National Association of Cost Accountants.

The death of J. Ernest Eberly, age 47 was reported in January 1938. His death occurred in Milwaukee from a fall from the 18th floor of the Hotel Schroeder. Eberly had been a patient in Sacred Heart Sanitarium in Milwaukee since November 1. He had been in ill health since May 1936 when he suffered a compound fracture of the leg when an elevator in which he was a passenger, in a downtown Dayton hotel, dropped two floors. Following the accident, he suffered a nervous breakdown and was unable to attend to his duties on a regular basis.



Friends indicated that he was on the road to recovery. He had been employed at Wall, Hardman, and Lane since 1919. He was made a member of the firm in 1928, the firm name changed later to Wall, Cassel and Eberly. He had been the accountant for the Baltimore and Ohio Railroad from 1916 to 1919. For ten years he had been chairman of the auditing committee of the Community Chest. Mr. Eberly had been born in Zanesville, Ohio on June 4, 1890. He was a member of the Rotary Club, Miami Valley Golf Club, Knights of Columbus, American Institute of Accountants, and Nomad Club. He had been director of Rotary for the year ending June 30, 1937.

Clara was a member of the Burroughs Nature Study Club and lived at the home through the mid-1960s. Clara Eberly died at the age of 80 in July 1967. She was living at 1245 Arbor Avenue in the Walnut Hills neighborhood.

726 Grafton Avenue



This 1920s, small-scale variant of the Craftsman style is found at 726 Grafton Avenue. Detailing applies to a 1-½ story brick Bungalow inspired motif. It is distinguished by the cottage look to the main facade that incorporates an asymmetrical porch, capped with a pedimented gable end accentuated with simple engaged strut bracing beneath the ridge and large plain wood bracing. The cross-gable roof, above the house, exhibits projecting eaves supported with low profile plain brackets.

In January 1898, Mamie Kappeler was mentioned as second mandolin in the Fontello Mandolin and Guitar Club. By 1926, Mamie Kappeler is living here. Mamie was a committee member of the March 1941 St. Patrick's Day social at the Maria Joseph home on Salem Pike.

A rash of thefts took place on December 8, 1948, while women shopped at downtown stores. Mamie said \$50.50 and a bank book was stolen from her purse. The police report stated that a white woman about 60 years of age jostled each victim while they were in the store. When the victims examined their purses, they found billfolds, money, and in some cases, personal papers missing.

Mamie died on December 7, 1958, at the age of 82. She had been employed for 28 years at the Corpus Christi Church Cafeteria, retiring at the age of 80.

731 Grafton Avenue



This 1918 Foursquare at 731 Grafton Avenue exhibits decorative paired wooden columns and brackets, asymmetrical gable end porch treatment, interior eaves band above first floor, clapboard wall treatment, hipped gable end with wooden strapwork, and projecting eaves.

By June 1923, John W. Maag and his wife Nellie were living at the home. John was in the dry-cleaning business operating the French Dry-Cleaning Company as early as 1910. Nellie became vice president elect of the Harriet Stevens Club in March 1917. In May 1926, John is chairman of the administration committee of the Dayton Council of Churches.

In June 1926, John filed a suit against a hotel company looking to build a 16-story hotel at the northeast corner of First and Main streets. Maag held a lease on his dry-cleaning shop at 208 North Main Street which did not expire until May 31, 1928. He asked that the hotel be restrained from any activity that may be detrimental to his business.

By July 1927, excavation work on the new Jonathan Dayton hotel at the corner of First and Main streets was slated to begin. The dispute between Maag and the hotel promoters had not been settled. Construction plans changed slightly. The three-story building at 17 E. First Street, formerly occupied by the YMCA cafeteria, had been razed. Excavation work began in the space between First and Steele High School in the rear of the Main Street buildings. The building at the corner of Main Street and First Street had been gutted and partially demolished except for the space occupied by Maag. In July 1928, burglars broke into the dry cleaning company office and stole \$7.



John Maag died in March 1941. He was the owner/operator of the French Dry-Cleaning Company and the J. W. Maag Cleaning Company. Nellie, his wife, lived at the house until the early 1950s.

734 Grafton Avenue



The eclectic nature of the home at 734 Grafton Avenue expresses a mixed use of window and porch elements. It incorporates a large semi-circular wall dormer with smaller semi-circular headed main entry bay at the porch. Additionally, it has a strong gable end treatment and smaller companion gable headed wall dormer. The brick construction of this 1920 building adds interest.

In May 1904, Edward T. Hoban was living at 141 W. Washington Street, where Chaminade-Julienne School is located today, and he played short stop on the Candy Kids baseball team.

In June 1906, Edward and a couple of his friends stoked the ire of several neighbors and Judge Sullivan. "It is a fact that in all parts of the city there are crowds of young men and boys who congregate on the street corners, and that their talk and conduct annoy residents and business people," stated the judge. The boys had been accused of gathering on the corner, talking loudly, jumping on street cars, and talking to passersby.

In June 1914, Edwaard married Pauline Bergman. He was working at the Hoban Brass Foundry, the company his father, Ed Hoban, founded in 1905.

In May 1937, the “Frog Island Boys” held a reunion and picnic at Triangle Park. Edward took up his old position playing on the Candy Kids baseball team. Frog Island was a large green pasture below the Washington Street Bridge. There the boys would gather and play sports and games. After the Miami Conservancy District was formed, Frog Island became no more.

In June 1937, a fire started in the Hoban Brass Foundry at 44 Wyandot Street about 2 a.m. A seven-hour struggle ensued. The blaze was fanned by a strong wind. Nine pumpers and twenty-one hose lines were used along with all available firemen in the city both on and off duty. Fifteen firemen were injured fighting the blaze. Losses totaled \$75,000 and the company executives began searching for a new location to move to and they found it at 949 South Patterson Boulevard. Early in the company’s history, the foundry furnished castings for the first airplanes produced by the Wright Brothers and for the auto self-starter invented by Charles F. Kettering.

In 1939, Mrs. Hoban was chairwoman of the Corpus Christi PTA. Edward lived at the home until the early 1970s. In September 1980, Edward T. Hoban dies at the age of 93 at Maria Joseph Living Care Center.

332 Rockwood



332 Rockwood Avenue is a 1925 good brick Foursquare with square columns supporting simple stone capitals. It has a hip porch roof, wooden sash windows, and another low hip roof with low profile dormer.

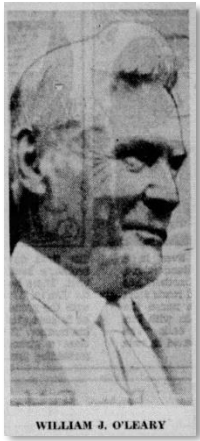
In 1965, William G. Polakowski, wife Jean and their children are living in the home. In 1973, Jim Polakowski was a 17-year-old senior at Chaminade High School who won the First Annual Bob Batz Open Monopoly Tournament held at the Dayton Convention Center. He used the silver cannon as his token and won in just two hours and forty-eight minutes in the final round. Before the tournament began, he was asked about the competition in which he replied, “I want to rise to fame and glory as monopoly king of the world...and this is a good place to start.” After the tournament, a friend joked, “He’s so all-American and clean-cut, he’ll probably celebrate his victory by drinking a glass of water, studying for two or three hours, and going to bed early.” Polakowski was also president of his high school chess team, an Eagle Scout, and a Dayton Daily News paperboy.

319 Rockwood Avenue

This highly decorated Craftsman home was built in 1902 in the chalet style. The 2-½ story home has mixed stucco and clapboard wall treatment. It exhibits the characteristic low slope gable roof with projecting eaves supported with large and moderate brackets. The building is further highlighted with the vertical and horizontal delineation across its main and second floor facades. It has very decorative fish scale siding as well as symmetrical window placement on the second and half floors.



In 1923, from April to October, there were several ads placed in the newspaper regarding the sale of the home. The following description was offered: Modern 8-room house newly painted and papered, enameled woodwork, hard wood floors, cement basement, excellent plumbing, new fireproof roof. Possession at once.



In July 1930, William J. O'Leary was head of the Rotor Corporation of America and lived at 319 Rockwood Avenue. Bishop Louis J. O'Leary of Prince Edward Island, Canada died in Dayton while visiting his brother William. Archbishop Henry O'Leary of Edmonton, Alberta, Canada, another brother of William, came to Dayton to return the body of his brother Louis to Canada.

By April 1933, William had moved to Harvard Boulevard and in January 1935, William died at his home at 1304 West Harvard Boulevard at the age of 58. He had been a resident of Dayton for 15 years. Prior to coming to Dayton, he was president of Canadian Electric Inventions Corporation and president of Motor Patents, Ltd. of Canada. He was president of the Rotor Corporation of America in Dayton. William was an electrical engineer and held the following degrees: BA from the Institution of Montreal; MA from Georgetown University in Washington, D.C.; and BS in electrical engineering from Massachusetts Institute of Technology.

In September 1966, Joseph J. Reichert was the head of the Defense Electronics Supply Center (DESC) in Dayton. He headed up the move of DESC from Area C at WPAFB to its new location at Wilmington Pike.

In September 1968, Lt. Col. Reichert shipped off for a year's tour in Vietnam. His nine children gave him a send-off at the Cox Municipal Airport. His wife, Suzanne, was home, in a cast with a broken arm. This was not Reichert's first overseas assignment as he was sent to the Far East during World War II. Reichert had



been in service for 27 years by 1968. He had been with DESC since 1965 as commander of the Dayton District of Defense Contract Administration Services.

Joseph died on April 2, 1997. He spent 30 years in the Air Force, retiring in 1971. He served as a fighter pilot with the Flying Tigers in China and also served in Vietnam. He was appointed as a Mad River Township Trustee in 1977.

307 Rockwood Avenue

Another mixed wall treatment and large porch combination is expressed at this Foursquare home at 307 Rockwood Avenue. This example includes the mixed wall treatment and large characteristic porch; however, it also incorporates a large single bay of five sashes at the second floor with a pseudo balcony below window. The asymmetrical porch is one variation of porch detailing found with the style.



In July 1918, Charles Heald had served as president of the Kiwanis Club for two years and stepped down from that position only to be selected as a trustee. He was presented with a diamond studded watch fob in appreciation of his service.

Charles lived at 307 Rockwood Avenue in 1919 but had moved to Central Avenue by 1929.

In August 1930, the Dayton Biltmore Hotel was put into receivership under the direction of Charles D. Heald. The receivership gave Heald complete power to manage and operate the hotel, collect rents, make repairs and improvements, etc. The hotel company was organized on December 1, 1927, and opened November 16, 1929. It was unfortunately at the same time as the stock market slump. The court action was designed to help put the hotel on a firmer financial footing.



Charles died November 6, 1931, at his home on Blossom Heath Road in Hills and Dales. He was a 33 degree Mason and a charter member of the Dayton Kiwanis Club and served as its first president. He was also a member of the Noontide Club, Acacia Club, Miami Valley Golf Club, and Chamber of Commerce.

He was a graduate of Yale Law School. In 1913, he started the law firm Burkhart and Heald with former two term mayor Edward E. Burkhart. In 1915, William G. Pickrel was admitted to the firm, and it was then known as Burkhart, Heald and Pickrel. Today it is known as Pickrel, Schaeffer and Ebeling. Charles was a member of the Montgomery County, Ohio State and American Bar Associations.

Charles was the secretary of the building committee during the construction of the \$2.5 million-dollar Masonic Temple. He also served as a director of the following businesses: the City Engineering Company, the Vacuum Tool Company, and the Seifreat-Elstead Company.

214 Rockwood Avenue



A building exhibiting a mixed motif with a dominant Bungalow flair is located at 214 Rockwood Avenue. A very characteristic side gable slope extends over the deep porch and is supported with almost oversized round wooden columns. At the side slope a three-part window bay is found at the shed roof horizontal dormer. The remaining portion of the main facade is composed of a strong gable end with plain eave boards.

In the 1920 Census, Frank Llewellyn Walker is living at 214 Rockwood Avenue with Grace, his wife and Thomas, his son. Frank was working as a patent attorney.

In 1943 he served as president of the Dayton Patent Law Association. He was a member of the Engineers Club, Montgomery County Bar Association and the Rotary Club. He was a charter member of the Masonic Conservancy Lodge. He made his office in the Reibold Building for 40 years and at the time of his death, he was the oldest tenet in the building. In May 1947, Frank died at the age of 70.



202 Rockwood Avenue



202 Rockwood Avenue is a 1915 decorative two-story brick Foursquare with tapered columns supporting a red tiled shed roof. The entry bay has a sidelight door design. It has symmetrical windows on the second floor. It also features a red tiled low hip roof with low dormer.

Frank Sargent lived at 202 Rockwood Avenue as early as 1919. In July 1922, Frank was 49 years old and was compared to Walter Travis, a golfer who started the game after he was 40 years old and won the British Amateur Cup. Frank had been playing golf for less than two years when he broke the amateur record at Miami Valley Golf Course, shooting an 81.

In July 1924, the Exchange Club held its first annual golf outing at Miami Valley and Frank won the event shooting an 82 which entitled him to the President's Cup for one year. In January 1926, the list of the Twenty Best Golfers of Dayton for 1925 came out and Frank Sargent was listed at number sixteen. He was also the oldest on the list.

Frank would golf every day he could, going to Florida in the winter to golf year-round. He was considered the most consistent player shooting in the low 80s nearly every game.

Frank died on March 13, 1946. He was born in 1873 and had been a restaurant owner since 1896, opening his first place on West Fifth Street near where the Savoy Hotel stood and shortly after, moved to 105 East Third Street at Jefferson Street, now The Right Corner Bar. There he charged just 25 cents for a Sunday chicken dinner and the restaurant remained there for 10 years. In 1916, he opened a cafeteria at 34 South Main Street on the site where the Richman Brothers Company once was. There was an old three-story building there that he razed and built a new two-story structure. He operated the restaurant until his retirement in 1928. It was a premier self-serve cafeteria. "Sargent's" celebrated its 25th Anniversary on April 27, 1927. Frank held multiple real estate properties including two apartment buildings on Salem Avenue. He had been a member of the Exchange Club and Miami Valley Golf Club.



Frank's business philosophy: "Make hay while the sun shines."

In June 1955, Evelyn B. Sargent, widow of Frank died at the age of 83. She had continued to live at the home after her husband's death. She had been a member of the Dayton Woman's Club and the Burrough's Club. It was reported in September 1955 that Evelyn's estate was valued at \$133,626.

518 Five Oaks Avenue

Built in 1911, this Craftsman-style bungalow features flared roof lines on dormers and gables. One end has clapboard siding while the other has an airy enclosed 2-story sleeping porch. Sleeping porches were popular at a time when central air conditioning was not available. The eaves are supported by stylized brackets.

Joseph Legler of 518 Five Oaks Avenue died on May 6, 1925 at the age of 73. He had spent his entire life in the Gem City. He worked with his brother Thomas A. Leger, the founder of the Legler and Barlow Company, a clothing company, of which he had retired from four years before his death. He was survived by his widow, Rose. The funeral was held at Corpus Christi Church and Joseph was buried in Calvary Cemetery.



The Legler and Barlow Company was located where Donnenfeld's was located at Courthouse Square.

In October 1929, a fire ravaged the duplex home owned by Mrs. Rose Legler. It spread to the home of attorney Charles Elliff, next door on Grafton Avenue. The upper part of the duplex was occupied by Susan Rohrer, an invalid, and her daughter Ruth. Susan was carried to safety by several men who were in the neighborhood when the fire was first discovered. The lower floor of the duplex was the home of Perry Pottle. Fire officials reported the damage to the duplex at \$4,500 and the Elliff residence at \$1,500.

Rose Legler died at the age of 80 in March 1936 at the home. She had been a Dayton resident since her childhood. Funeral services were held at Corpus Christi Church, and she was buried at Calvary Cemetery.

In November 1940, John and Helen Minch were living at the home and they welcomed home a son.

The house was for sale in November 1960 with this description: a real good 7-room brick 2-story home at the low price of \$17,000. 4 bedrooms. Gas fired steam heat, water softener, basement. Wall-to-wall carpet in living room, dining room, hall and stairway, venetian blinds. Thoroughly modern. Good Financing.

Renovation began in fall 2024 in which the owner is working with the city's preservation officer to follow historic guidelines during the rehabilitation.

This concludes your walking tour of the Grafton – Rockwood - Wroe Historic District in the Five Oaks Neighborhood. If you have any questions about this remarkable residential neighborhood, please contact the Five Oaks Neighborhood Improvement Association via their Facebook page at <https://www.facebook.com/profile.php?id=100064422170723>.

The history of Jeremiah Hunt Peirce and the Peirce family's role in developing the Five Oaks and Grafton-Rockwood-Wroe areas is excerpted from a blog post authored by Lisa P. Rickey. Rickey is a Miami Valley archivist.

The bios of the residents of the homes come from the newspapers *Dayton Daily News* and *The Journal Herald* found on newspapers.com. Photos of the homes come from websites Google Maps and Zillow and from photos taken by Preservation Dayton volunteers.

This walking tour is a project of Preservation Dayton, Inc. Preservation Dayton is a grassroots alliance of neighborhoods and individuals who actively promote preservation and historically sympathetic revitalization of the Dayton community. For more information, visit the Preservation Dayton website at www.preservationdayton.com.

Preservation Dayton gratefully acknowledges the initial support received for creation of this tour from the Montgomery County Regional Arts and Cultural District and recent funding from a City of Dayton Mini-Grant.

We hope you will join us to explore all of Dayton's vibrant historic neighborhoods.

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