

National Park Service
U.S. Department of the Interior

Dayton Aviation Heritage National Historic Park
Ohio



West Third Street Historic District

Cultural Landscapes Inventory



July 2014

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The Cultural Landscapes Inventory Overview:

CLI General Information

The Cultural Landscapes Inventory (CLI) is a database containing information on the historically significant landscapes within the National Park System. This evaluated inventory identifies and documents each landscape's location, size, physical development, condition, landscape characteristics as character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved inventory records when all required data fields are entered, the park superintendent concurs with the information, and the landscape is determined eligible for the National Register of Historic Places through a consultation process or is otherwise managed as a cultural resource through a public planning process.

The CLI, like the List of Classified Structures (LCS), assists the National Park Service (NPS) in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2001), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that responds to NPS strategic plan accomplishments. Two goals are associated with the CLI: 1) increasing the number of certified cultural landscapes (1b2B) servicewide; and 2) bringing certified cultural landscapes into good condition (1a7). The CLI is maintained by the Park Historic Structures and Cultural Landscapes Program, WASO, and is the official source of cultural landscape information servicewide.

Implementation of the CLI is coordinated and approved at the regional level. Each region annually updates a strategic plan that prioritizes work based on a variety of park and regional needs that include planning and construction projects or associated compliance requirements that lack cultural landscape documentation. When the inventory unit record is complete and concurrence with the findings is obtained from the superintendent and the State Historic Preservation Office, the regional CLI coordinator certifies the record and transmits it to the national CLI Coordinator for approval. Only records approved by the national CLI coordinator are included in the CLI for official reporting purposes.

Relationship between the CLI and a Cultural Landscape Report (CLR)

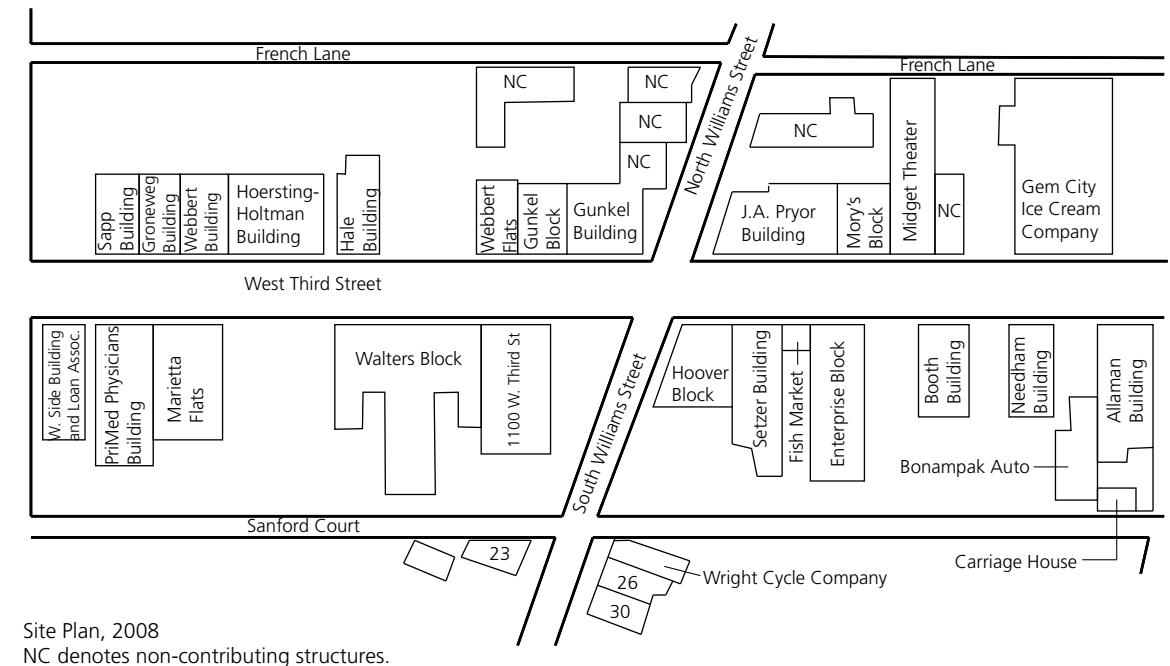
The CLI and the CLR are related efforts in the sense that both document the history, significance, and integrity of park cultural landscapes. However, the scope of the CLI is limited by the need to achieve concurrence with the park superintendent, and resolve eligibility questions when a National Register nomination does not exist, or when an existing nomination inadequately addresses the eligibility of landscape characteristics. Ideally, a park's CLI work (which many include multiple inventory units) precedes a CLR because the baseline information in the CLI not only assists with priority setting when more than one CLR is needed it also assists with determining more accurate scopes of work for the CLR effort.

The CLR is the primary treatment document for significant park landscapes. It therefore requires a more in depth level of research and documentation, both to evaluate the historic and the existing condition of the landscape and to recommend a preservation treatment strategy that meets the Secretary of Interior's Standards for the treatment of historic properties.

The scope of work for a CLR, when the CLI has not been done, should include production of the CLI record. Depending on its age and scope, existing CLR's are considered the primary source for the history, statement of significance, and descriptions of contributing resources that are necessary to complete a CLI record.

Chapter 1: Inventory Unit Summary & Site Plan

Inventory Unit Description



The West Third Street Historic District is an urban cultural landscape located in the city of Dayton, in Montgomery County, in the state of Ohio. It is a commercial district of two and three story brick buildings built between 1885 and 1924. The buildings have stores on the ground levels with offices and apartments above. The facades are made primarily of brick, with stone and metal trim. Styles range widely from the outstanding High Victorian Italianate Walters Block through the turn-of-the-century Italianate and commercial Romanesque Revival, to the Neoclassical Revival theater and bank building. The district is linear and extends over two blocks, with Broadway Street to the west and Shannon Street to the east. There is a short extension south on Williams Street, to include the Wright Cycle Company Building and three residential structures that help convey the area's context. The district is surrounded by blighted residential lots heavily impacted by demolition, although there has been a great deal of urban renewal in recent years. Located only ten blocks from the center of the city, it was one of Dayton's earliest streetcar suburbs. While the district has suffered demolition, it fully conveys its character as an early suburban streetcar commercial block that evolved at the turn of the century.

Third Street is Dayton's main east-west thoroughfare. East of the river on Third Street is an urban renewal area that was once one of the most prestigious residential locations in the city. It is now a widely spaced, starkly modern area that encompasses the urban campus of Sinclair Community College and the Montgomery County Administration Building, both designed by Edward Durrell Stone. Near the district across the Great Miami River Bridge is an area of extensive demolition and several industrial buildings. Downtown Dayton is clearly visible from the eastern edge of the district.

The first building at the southeast end of the district is the Gem City Ice Cream Building, which offered the first manufactured ice cream in Dayton. The present façade dates to 1914, but the industrial building actually consists of a series of additions wrapped around the original structure that housed the first Wright bicycle shop in 1893. On the opposite side of the street is a unique Mediterranean style three story build-

Inventory Unit Description, continued



Webbert Business Block, 1916. (Dayton Aviation Heritage National Historical Park Archives)

ing from 1914 that housed medical offices on the second floor and apartments on the third floor. Past an adjacent vacant lot is the Nedham Building of 1897, a significant example of the mixed residential and commercial façade, now rare in Dayton. Back on the north side there is a brick walled lot and a noncontributing, out-of-period building followed by the Neoclassical revival Midget Theater of 1912. Across the street is the fine commercial Romanesque Revival style Booth Building of 1890.

Next to the Midget Theater is Mory's Block, a pivotal early commercial structure built in 1884. Mory's Block is a two story brick building with a stairway bay and three storefront bays on the street level. The original iron columns and metal storefront cornice have all survived. Seven window bays with stone sills and a continuous lintel service Mory's Hall. Above the lintel are recessed panels with corbelled tops and a label panel. A stone string course supports a blind arcade just below the metal cornice. The store windows have been in-filled with smaller windows and siding, but the original storefront configuration is still apparent.

Adjacent to Mory's Block at the corner of Williams Street is the J.A. Prior Building, a store and office block built in 1924. The south side of the street has an important late nineteenth century collection of commercial Romanesque buildings at the east end of the block. The Enterprise Block, built in 1890, has a hall on the third floor. The Setzer Building, originally built in 1906, is an example of the Romanesque Revival influence upon early twentieth century commercial structures. In the 1990s the Setzer Building was rebuilt to be spatially integrated with the Hoover Block, but it still retains the original 1906 façade. The Hoover Block is the location of the Wright Brothers' printing business and was built from 1890 to 1895. The National Park Service has rehabilitated this building as an aviation museum.

The Williams Street extension is focused on the Wright Cycle Company Building, a National Historic Landmark registered structure which is to the rear of the Hoover Block. It is a typical neighborhood grocery store type of the period. The four additional houses, which create a vital setting for the cycle shop,

Inventory Unit Description, continued



Gunkel Building, 1916. (Dayton Aviation Heritage National Historical Park Archives)

are all properties built as a part of the streetcar suburban development after 1869. The district ends with modern infill structures on South Williams Street.

The 1100 block is in full urban scale resembling a small main street corridor. There is an unfortunate void on the southwest corner of Williams and West Third. Situated on the northwest corner, the Victorian Italianate commercial Gunkel Building, built in 1898, is a significant contributor to the district architecturally and historically. It housed the Hamburger Hardware Store for many years and also Dayton's first branch post office. The Gunkel Building has three storefront bays on West Third Street. The left store cornice is elaborately decorated, while the right is quite plain. The apartments above have semicircular windows with stone head molds, and on each side a Chicago type window with stone sill and decorated lintel. The metal cornice is lavishly decorated, but the storefront bays have been badly renovated.

Adjacent to the Gunkel Building are the Gunkel Block, built in 1893, and the Webbert Flats, built in 1908. Both are fine three story examples of turn-of-the-century mixed-use architecture, with first floor storefronts and apartments above. Unfortunately, the building across the street was badly renovated in the 1950s. It has since been compatibly rehabilitated as part of the Walters Block project.

The Walters Block, built between 1885 and 1893, is the only remaining High Victorian Italianate commercial block left in Dayton that clearly represents its time in history. It is a three story brick commercial block, built in three parts over an eight-year period. There are six storefront bays with cast iron pillars, several of which have been reconstructed. The left two bays also have cast iron pillars, while the right four bays have limestone pillars. A stairway bay leads to apartments on the second floor. The third floor contains a lodge hall. Both second and third floor interiors are in excellent condition. There are seventeen bays of one-over-one double hung sash windows with metal pediments on the second level, and cornices on the third. The façade has two fire escapes, and a sheet metal cornice defines the upper terminal.

Inventory Unit Description, continued



Hersting-Holtman Building, 1916. (Dayton Aviation Heritage National Historical Park Archives)

elaborate cast iron entrance with Doric pilasters, cornice with label and segmental pediment with foliated tympanum. The large door is heavily paneled and has a transom. Above the doorway on the second floor level is a bulls-eye window with swagged garlands. On each side, three bay storefronts have central doors. The right and left bays of the upper façade each have a recessed mullion window that has a molded segmental head and paneled spandrels. The windows are six-over-six double hung sash. There is a strong dentiled cornice above the third floor level. Over the cornice is an attic with three-over-three double hung sash windows, rusticated brickwork and a secondary cornice.

Next on the south side is a noncontributing building constructed after the period of significance. Last, on the corner, is the Neoclassical Revival West Side Building and Loan Association Building of 1922. It has the district's only stone façade.

On the north side, across the street from the void between Walters Block and Marietta Flats, is the Hoersting-Holtman Building. It was built in 1909 then suffered a major fire in 1911, after which it was rebuilt. It has four primary bays and two stairway bays. The storefront bays are mixed in pattern and appear to have considerable original fabric. Each stairway bay has a multiple light transom and stair light above. There are four three-part polygonal oriels with elaborate scroll sawed Eastlake-like detailing. The cornice is whimsical with panels, pendants, rosettes, variformed dentil-like devices, and modillions.

Next are two twin structures, the Groneweg Building, built in 1913, and the William Webbert Building, built in 1912. Both are excellent representatives of their time. The Sapp Building, from 1912, shows the influence of the Prairie style. The Olney Flats used to sit on the north corner of West Third and Broadway, but it was demolished in 2006, and the site is now a vacant lot.

The West Third Street Historic District is significant architecturally as a suburban streetcar commercial block of the late nineteenth and early twentieth century. In 1869 the Dayton Street Railway was established

Inventory Unit Description, continued

to open the real estate market to properties within a short distance of Dayton. The West End was already developing when the railway was put down on West Third Street. The street car further boosted development and shops sprung up along the line, with residential areas growing up behind. Although the architecture of this period has a mixed character, there are common unifying elements such as the metal cornices, brick, and overall rhythm of the facades. This particular streetcar commercial block is considerably different from other examples found in Dayton. It is more urban, compact, architecturally distinguished, and dominated by two and three story buildings.

Aside from architectural features, the West Third Street Historic District is also significant for its association with Orville and Wilbur Wright, the inventors of the airplane. The Wrights lived near the district at 7 Hawthorne Street, which is not extant. Orville Wright began as a printer, and in 1889 he relocated his printing business from his house to a shop at 1210 West Third Street, then to the second floor of the Hoover Block in 1890. Though Wilbur Wright helped his brother in the printing business, he soon developed an interest in the burgeoning bicycle business. In 1892 he opened the Wright Cycle Exchange at 1005 West Third Street, which is now incorporated within the walls of the Gem City Ice Cream Building. The shop moved next door and then across the street until 1894. In 1895 the printing and bicycle businesses merged under one roof at 22 South Williams Street. It was there the Wright Brothers began to experiment with aviation. The Wrights moved to 1127 West Third Street in 1897 and sold their printing business two years later. By 1903 they invented the first airplane. They closed the bicycle shop in 1908, but maintained their office at 1127 West Third Street until 1918. Henry Ford relocated the building to Greenfield Village,



West Third Street and Williams Street, looking east, 1916. (Dayton Aviation Heritage National Historical Park Archives)

Inventory Unit Description, continued

Michigan, in 1936. Orville maintained an office and laboratory (not extant), which has been demolished, at 15 North Broadway until his death in 1948.

The district is also tangentially associated with Paul Laurence Dunbar, an internationally renowned African-American poet who lived from 1872 to 1906. Dunbar was raised in a home just outside of the district, and he graduated from Dayton Central High School in 1890, the only African-American in his class. Although both his parents were illiterate, they strongly encouraged his educational pursuits. In high school he was the president of the literary society and chief editor of the school paper. After graduation he created a black neighborhood paper that had a brief run, the Tattler, which was edited and printed by the Wright Brothers. Over the years Dunbar frequently contributed to a number of neighborhood papers. Although no buildings in the district are specifically associated with Dunbar, his legacy is strongly tied to area's period of significance.

Despite changes that have been wrought through periods of economic decline, large-scale demolitions, the addition of modern buildings, and the remodeling of older ones, the West Third Street District retains integrity as a cohesive cultural landscape. This has been greatly facilitated through the efforts of preservation minded civic organizations and the National Park Service. On January 25, 1989, the district was entered into the National Register of Historic Places, a distinction which will ensure continued efforts to preserve the integrity of the area.

(The bulk of the preceding summary is paraphrased and updated from information provided on the National Register of Historic Places Registration Form that was submitted for the district in 1988.)

Property Level and CLI Numbers

Inventory Unit Name:	West Third Street Historic District
Property Level:	Landscape
CLI Identification Number:	500379
Parent Landscape:	Dayton Aviation Heritage National Historical Park

Park Information

Park Name and Alpha Code:	Dayton Aviation Heritage National Historical Park- DAAV
Park Organization Code:	6295
Park Administrative Unit:	Dayton Aviation Heritage National Historical Park

Chapter 2: Concurrence Status

Inventory Status: Incomplete

Completion Status Explanatory Narrative

Initial research was conducted by seasonals Kathleen Fitzgerald and Richard Radford during FY99 determined that the number of landscapes for the park which are presented in the CLI are correct. At the time Cultural Landscapes Program Leader Sherda Williams and Historical Landscape Architect Marla McEnaney reviewed the landscape hierarchy presented in the CLI Data entry will continue for the inventory unit as scheduled by the CLI Program. Base line information was part of the FY99 upload to the National Center.

Concurrence Status:

Park Superintendent Concurrence: 9/8/2008

National Register Concurrence: Listed to the NRHP - 1/25/1989

Chapter 3: Geographic Information & Location Map

State & County:

State: Ohio
County: Montgomery

Size (Acres): 10.10

Boundary Description:

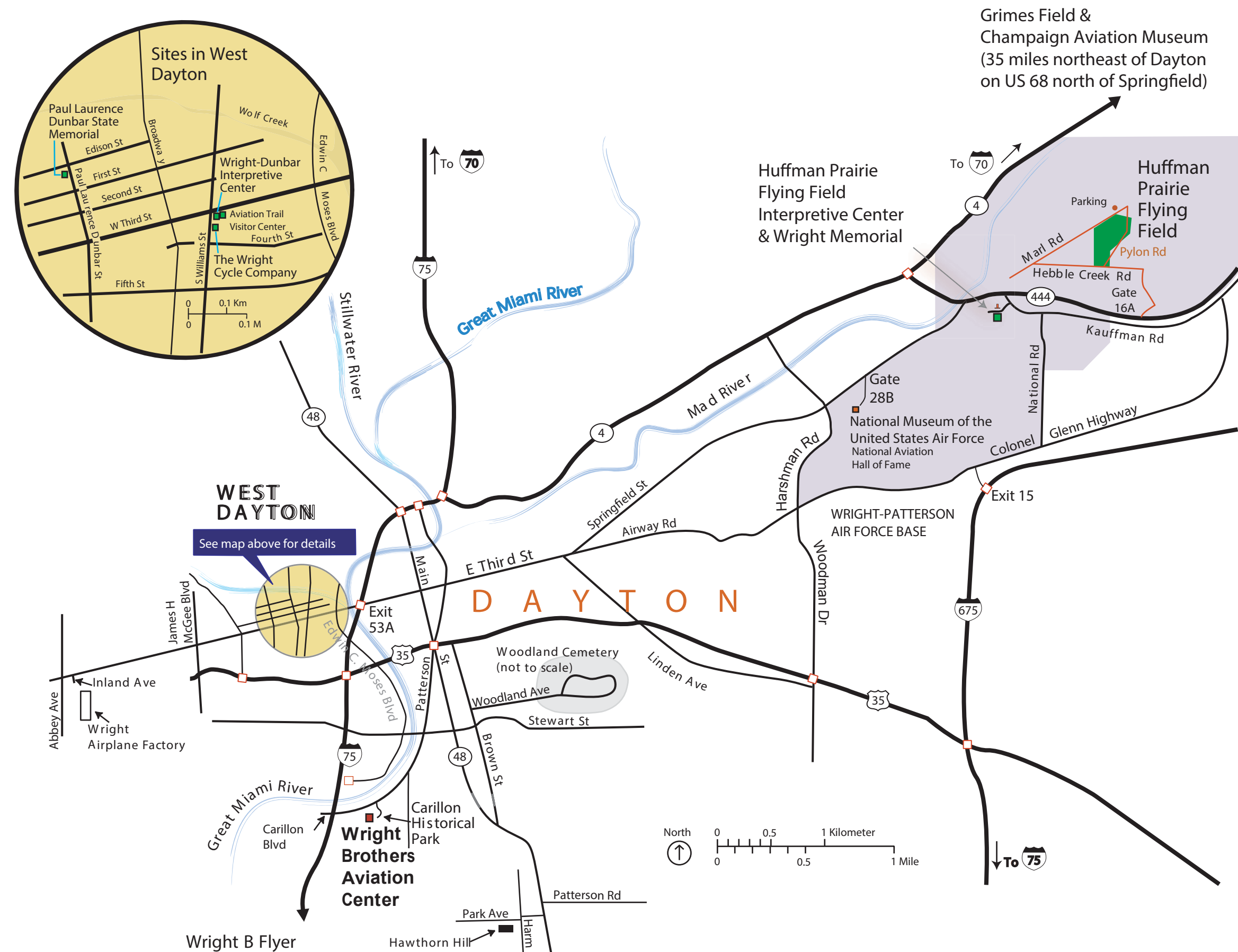
The boundary, as paraphrased from the National Registration of Historic Places Registration Form: Williams to the south lot line of parcel 32 lot 6353 and on to the back lot line to the north side of Sanford Court, then westward to the intersection with Broadway, then northward along the east side of Broadway to the start point.

Boundary UTMs

Source: GPS- Uncorrected
Point Type: Area
Datum: WGS84

Map Point	UTM	Easting	Northing	Long/Lat
1	16	728678	4404405	-84.213937, 39.756153
2	16	738988	4404495	-84.210289, 39.756875
3	16	738998	4404316	-84.210242, 39.755259
4	16	738718	4404316	-84.213503, 39.755332

Following Page: Map of Dayton Aviation Heritage National Historical Park Sites (NPS)



Chapter 4: Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Agreements and Legal Interest

Management Agreement:

Type of Agreement: Lease

Expiration Date: 4/13/2021

Management Category Agreement Narrative:

The National Park Service owns four of the buildings in the district. However, it leases the Setzer Building, which is structurally and spatially adjoined to the Hoover Block. The Setzer Building is owned by Aviation Trail Incorporated, a park partner. On April 13, 2001 the National Park Service signed a twenty year lease with Aviation Trail Incorporated, with the option of two ten year extensions.

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access

Type of Access: Other Restrictions

Explanatory Narrative:

The West Third Street Historic District is comprised of twenty-six contributing structures. The National Park Service operates out of a complex that is comprised of five of the structures and includes the Wright-Dunbar Interpretive Center, which is open to the public during park hours. The remainder of the district is outside of park boundaries and public access varies according to the function of individual buildings.

Adjacent Lands Information

Do Adjacent Lands Contribute? Unknown

FMSS Location Numbers

68309	26 South Williams Street
68311	30 South Williams Street
68316	Hoover Block
68307	Wright Cycle Company Building

Chapter 5: National Register Information

Existing National Register Status

National Register Landscape Documentation:

Entered - Documented

National Register Explanatory Narrative:

The West Third Street Historic District was entered into the National Register of Historic Places on January 25th, 1989.

National Register Eligibility

National Register Concurrence:	1/25/1989
Contributing/Individual:	Contributing
National Register Classification:	District
Significance Level:	National
Significance Criteria:	B - Associated with lives of persons significant in our past C - Embodies distinctive construction, work of master, or high artistic values
Period of Significance:	1885-1924
Historic Context Theme:	Expanding Science and Technology
Subtheme:	Technology (Engineering and Invention)
Facet:	Transportation
Period of Significance:	1885-1924
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Romanesque Revival (1840-1900) Classical Revival, Italianate
Area of Significance:	Invention Architecture

National Register Information (cont.)

Existing NRIS Information:

Name in National Register:	West Third Street Historic District
NRIS Number	500379
Other Names:	W. Third Street Historic District
Primary Certification:	Listed to the National Register
Primary Certification Date:	1/25/1989

Statement of Significance:

The West Third Street Historic District has been found to be significant under National Register Criterion B for its association with Orville and Wilbur Wright, the inventors of the airplane. Several Wright Brothers' printing and bicycle shops were at area locations such as the Hoover Block and the Wright Cycle Company Building. The district is also significant under Criterion C as a cohesive collection of late 19th century and early 20th century commercial buildings that were typical of a suburban streetcar commercial block. There is a prevailing Romanesque Revival style characterized by dark red brick, corbelling, and round arches. There are also examples of Victorian Italianate and Neoclassical buildings. The period of significance, which accounts for both the activities of the Wright Brothers and the representative architecture, spans from 1885 to 1924.

The Wrights lived near the district in a house at 7 Hawthorne Street, (not extant). Orville Wright's earliest enthusiasm was for printing and he set up his first print shop at home. In 1889 he took the business to 1210 West Third Street, which is now demolished. In 1890 he relocated the business to the second floor of the newly built Hoover Block. While primarily job printers, the brothers also published a weekly magazine and several newspapers, including the Tattler, a paper that catered to the neighborhood's African-American population. Wilbur Wright, though involved with his brother's printing business, soon capitalized on the booming bicycle fad. In 1892 the brothers opened the Wright Cycle Exchange at 1005 West Third Street, which later became incorporated within the walls of the Gem City Ice Cream Building. In 1893 the shop moved to 1034 West Third Street, which is now demolished, and then in 1895 the Wright Brothers consolidated their bicycle and printing businesses together at 22 South Williams Street. It was there the brothers began their first experiments with aviation. In 1897 the brother moved to 1127 West Third Street where, in 1903, they invented the first airplane. They had sold the printing business in 1899 and closed the bicycle company in 1908, but maintained an office at the address until 1918. In 1936 Henry Ford purchased and moved the building to Greenfield Village in Michigan. Of all the buildings the Wrights operated from, three remain intact. The National Park service owns and has restored the Hoover Block and the Wright Cycle Company Building, and the City of Dayton owns the Gem City Ice Cream Company Building, which is currently abandoned and structurally deficient.

Aside from the buildings associated with the Wright Brothers, the West Third Street Historic District is architecturally significant as a suburban streetcar commercial block of the late 19th and early 20th century. In 1869 the Dayton Street Railway was established to open Dayton's outlying farmlands to the real estate market. The West End was already blossoming when the railway was laid on West

Statement of Significance, continued:

Third Street. The street car gave development a boost, and shops sprung up along the line with residential areas growing up behind. While the commercial architecture of this period has a mixed character, there are unifying elements such as metal cornices, brick, and the overall rhythm of the facades. Buildings that represent the Romanesque Revival style include Mory's Block, Gunkel Block, Webbert Flats, Hoover Block, the Setzer Building, the Booth Building, the Enterprise Building, and the Needham Building. The Gunkel Building and Walters Block are examples of the Victorian Italianate style, while the Midget Theater and West Side Building and Loan Building exhibit the Neoclassical Revival style. The other contributing structures range across an array of styles from Georgian Revival to Mediterranean to Victorian Vernacular. In all, there are twenty-six contributing buildings which effectively convey a cohesive reflection of the period of significance.

When the district entered the National Register in 1989 there were twenty-eight contributing buildings. However, due to severe structural deficiencies, Olney Flats and the Fish Market have since been demolished. The advanced deterioration of those two buildings is unfortunately indicative of the greatest threat to the future integrity of the district. Beginning with the flooding and fires of 1913, continuing through the violent race riots of 1967 to the economic decline and urban decay that followed, the West Third Street Historic District has lost many defining structures to disaster, neglect, and abandonment. The historic landscape is frequently broken by vacant lots and noncontributing modern structures. Also, many of the contributing structures, while stabilized from further deterioration, remain gutted and vacant. Further restoration of the district principally lies in the realm of private enterprise, in the willingness of corporations or individuals to place a monetary value on the historic importance of the district.

The preceding information is based upon the Statement of Significance from the National Register of Historic Places Registration Form which was successfully submitted in 1988.

Chapter 6: Chronology and Physical History

Cultural Landscape Type and Use

Cultural Landscape type: Designed

Current and Historic Use/Function:

Primary Historic Function: Concession

Primary Current Use: Concession

Other Use/Function: Type:

Exhibit Current

Current and Historic Names:

Name: Type of Name:

West Third Street Historic Dis Current

Chronology

Year	Event	Annotation
CE 1869	Built	W.P. Huffman and H.S. Williams built the Dayton Street Railway, which ran down West Third Street. The area then developed as a suburban streetcar commercial block.
CE 1883	Built	Samuel Mitchell is listed in the 1883 Dayton City Directory as living at 30 S. Williams. Between 1870 and 1881, Mitchell is listed as living at 22 S. Williams between 3rd and 4th Streets. It is being investigated if 22 S. Williams was a change of address rather than a physical move by Mitchell.
CE 1884	Built	Mory's Block built
CE 1885-1893	Built	Walters Block built in three parts over an eight year period for owner Jefferson Walters.

Chronology

Year	Event	Annotation
CE 1886-1914	Built	The original structure of what is known as the Gem City Ice Cream Building was built in 1886. Over a twenty-eight year period a series of additions were constructed that completely enclosed the original structure.
CE 1886	Built	The Wright Cycle Company Building was built for Joseph and Abraham Nicholas.
CE 1889	Inhabited	The Orville and Wilbur Wright operated a printing business at 1210 West Third Street, which is now demolished.
CE 1890	Built	26 South Williams Street built.
	Built	23 South Williams Street built.
	Built	Hoover Block built for owner Zachary Hoover.
	Built	Booth Building built.
	Built	Enterprise Block built.
	Inhabited	The Wright Brothers moved their print shop to the second floor of the newly constructed Hoover Block. While there they printed three issues of Paul Dunbar's Dayton Tattler.
CE 1891	Built	Gunkel Block built.
CE 1892-1893	Inhabited	The Wright Brothers opened and operated their first cycle shop at 1005 West Third Street.
CE 1893-1894	Inhabited	The Wright Brothers moved their cycle shop to 1034 West Third Street.
CE 1895-1897	Inhabited	The Wright Brothers brought their printing and cycle businesses under one roof at 22 South Williams Street, where they began to experiment with aviation.
CE 1897	Built	Needham Building built.

Chronology

Year	Event	Annotation
CE 1897-1918	Inhabited	The Wright Brothers moved their businesses to 1127 West Third Street, which is now demolished. As they began to focus more on aviation, they sold their printing business in 1899. They invented the first airplane in this building in 1903. In 1908 they closed the Wright Cycle Company, but continued to maintain an office in the building until 1918.
CE 1898	Built	Gunkel Building built.
CE 1906	Built	Setzer Building built.
CE 1908	Built	Webbert Flats built for owner Charles Webbert.
CE 1909	Built	The Hoersting-Holtman Building was built.
CE 1911	Damaged	A fire on the north side of West Third Street at the west end of the 1100 block near Broadway damages existing buildings.
CE 1912	Built	Midget Theater built.
	Built	Sapp Building built.
	Built	Twin structures, the Groneweg Building and the Webbert Building, were built
CE 1913	Destroyed	The Great Dayton Flood of 1913, which began on March 21 and crested on March 26, caused a great deal of destruction in the West Third Street District through flood damage, and resulting fires as well.
	Built	Marietta Flats built.
	Built	Olney Flats built.
CE 1914	Built	Allaman Building built for owner Dr. Allaman.
CE 1920-1950	Built	11, 13 and 15 North Williams Street were built.
CE 1922	Built	West Side Building and Loan Building built.
CE 1923	Built	Hale Building built for owner Frank Hale.
CE 1924	Built	J.A. Pryor Building built.

Chronology

Year	Event	Annotation
CE 1932-1933	Built	In 1932, a majority of the Dayton Street Railway streetcar fleet was destroyed in a carbarn fire. The company replaced the streetcars with trolleybuses in 1933. Additional lines were strung along Dayton Street Railway routes, including West Third Street, for trolleybuses.
CE 1936	Moved	Henry Ford purchased and moved the building at 1127 West Third Street to Greenfield Village in Michigan. The building had housed the Wright Cycle Company, where the Wright Brothers invented the first airplane.
CE 1938	Built	A post office was constructed at 10 North Williams Street.
CE 1966	Damaged	In September 1966 violent race riots that stemmed from the drive-by shooting of a black man by a group of white men overtook much of Dayton's west side commercial areas, including the West Third Street District. The riots signalled the beginning of serious economic decline for the district.
CE 1986	Destroyed	The building west of the Walters Block was destroyed by a fire.
CE 1989	Memorialized	On January 25, 1989 the West Third Street District was entered into the National Register of Historic Places.
CE 1990-2000	Built	Single post street lights with acron style globes were placed along West Third, South Williams and North Williams Streets.
CE 1990-1992	Memorialized	Two plaques were placed on the north exterior wall of 22 South Williams Street flanking the first story doorway. A National Historic Landmark plaque for the Wright Cycle Shop was placed in 1990. A second National Register of Historic Places plaque with the seal of the United States was added between 1990 and 1992.

Chronology

Year	Event	Annotation
CE 1992	Established	The Dayton Aviation Heritage National Historical Park was established on October 16, 1992. The park includes four structures in the West Third Street Historic District: the Hoover Block, the Wright Cycle Company Building, 26 South Williams Street, and 30 South Williams Street.
CE 2000	Rehabilitated	30 South Williams Street was rehabilitated by the City of Dayton. A National Register of Historic Places plaque was placed on the south elevation of 30 South Williams during a dedication ceremony.
CE 2000-2003	Built	A large parking structure was built behind 1109-15 West Third Street.
CE 2003	Restored	The Hoover Block was restored by the National Park Service for use as an interpretive center.
CE 2003	Moved	The Dayton Walk of Fame was moved from Dayton International Airport to the West Third Street Historic District. The walk is composed of over 100 single large white tiles engraved with names and achievements of local citizens. The tiles are embedded in the sidewalk along West Third and Williams Streets.
CE 2006	Demolished	Olney Flats demolished.
CE 2007	Rehabilitated	26 South Williams Street was rehabilitated by the National Park Service.

Chapter 7: Analysis and Evaluation of Integrity

Summary:

Integrity is the ability of a property to convey its historic identity or the extent to which a property evokes its appearance during a particular historic period, usually the period of significance. The National Register of Historic Places recognizes seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Aspects of integrity deemed most important for evaluation are based on a property's significance under National Register criteria. Retention of these aspects is essential for a property to convey its significance, though not all seven aspects of integrity need to be present to convey a sense of past time and place. Collectively, these aspects help foster an understanding of the landscape's historic character and cultural importance.

Location

The location of the West Third Street Historic District is unchanged.

Design

The West Third Street Historic District retains its historic linear form, centrally organized by West Third Street, and intersected by Williams Street. A collection of buildings line both sides of the road, most dating to the period of significance. The West Third Street Historic District retains its basic historic design.

Setting

While the district remains in its original location, the west side of Dayton has experienced decades of urban decay, and the district is situated in an area that features deteriorated structures, vacant lots, and demolition sites. Also, because the area is on a main thoroughfare, and is an active business district, the modern features of daily life detract from a conveyance of the historic setting.

Materials

The original building materials for the majority of historic structures remain intact.

Workmanship

The West Third Street Historic District is significant for the architecture of its historic structures, most notably the Romanesque Revival style. Though deteriorated, the majority of the historic buildings have been stabilized, and some have been fully restored. The distinctive architectural characteristics from the period of significance remain visibly evident.

Feeling

Due to the diminished integrity of the setting, the visibility of urban decay, the heavy traffic on West Third Street, and the absence of some of the key buildings associated with the Wright Brothers, the feeling of the period of significance has been greatly reduced.

Association

The West Third Street Historic District is significant for its direct association with the Wright Brothers, and as a suburban streetcar commercial block of the late nineteenth and early twentieth century. While some of the buildings that the Wright Brothers worked in are now missing or deteriorated, the National Park Service has preserved a great deal of the association through its acquisition and restoration of the Hoover Block, and the properties on South Williams Street. The historic look of the suburban streetcar commercial block has also been mostly retained. Although the area has been blighted by demolitions, noncontributing infill structures, and significantly deteriorated historic structures, the district has been stabilized through the efforts of preservation groups such as Wright-Dunbar Incorporated and Aviation Trails Incorporated.

Summary, continued:

Integrity of a Property as a Whole

The West Third Street Historic District retains integrity for location, design, materials, workmanship, and association. It has diminished integrity for setting and feeling. According to the National Register guidelines, a property either does or does not retain its overall integrity, and does or does not convey its significance. Even though there have been changes since the historic period, overall the landscape retains the characteristics, physical attributes, and historic associations it had during its period of significance, from 1885 to 1924.

Aspects of Integrity:

Location
Design
Materials
Workmanship
Association

Landscape Characteristics:

Buildings and Structures
Circulation
Vegetation
Spatial Organization
Small Scale Features

Buildings and Structures: Landscape Characteristics

Buildings are the primary features of this landscape and define the neighborhood spatially.

Feature: 30 South Williams Street
Contributing? Yes
LCS Structure Name: 30 South Williams Street
LCS ID Number 306173
LCS Historic Structure Number: HS-03

Locational Data:

Source: GPS- Uncorrected

Point Type: Point

Datum: WSG84

Zone: 16 Easting: 738860 Northing: 4404333

Longitude: -84.211841 Latitude: 39.755453

Associated Image Page Numbers in CLI: Page 42



20 South Williams Street. (NPS 2007)

Buildings and Structures: Landscape Characteristics, continued

Feature: 26 South Williams Street
Contributing? Yes
LCS Structure Name: 26 South Williams Street
LCS ID Number 306257
LCS Historic Structure Number: HS-04

Locational Data:

Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738863 Northing: 4404342
Longitude: -84.211800 Latitude: 39.755527

Associated Image Page Numbers in CLI: Page 42

Feature: Wright Cycle Company Building
Contributing? Yes
LCS Structure Name: Wright Cycle Company Building
LCS ID Number 70085
LCS Historic Structure Number: HS-01

Locational Data:

Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738864 Northing: 4404348
Longitude: -84.211794 Latitude: 39.755585

Associated Image Page Numbers in CLI: Page 42

Buildings and Structures: Landscape Characteristics, continued



Wright Cycle Company Building (left) and 26 South Williams Street (right). (NPS 2013)

Buildings and Structures: Landscape Characteristics, continued

Feature: 23 South Williams Street
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738824 Northing: 4404340
Longitude: -84.212255 Latitude: 39.755527

Associated Image Page Numbers in CLI: Page 23



23 South Williams Street. (NPS 2007)

Buildings and Structures: Landscape Characteristics, continued

Feature: Hoover Block
Contributing? Yes
LCS Structure Name: Hoover Block
LCS ID Number 70086
LCS Historic Structure Number: HS-02
Locational Data:
Source: GPS- Uncorrected
Point Type:
Datum: WGS84
Zone: 16 Easting: 738865 Northing: 4404400
Longitude: -84.211759 Latitude: 39.756051

Associated Image Page Numbers in CLI: No Image

Buildings and Structures: Landscape Characteristics, continued

Feature: Setzer Building
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738882 Northing: 4404398
Longitude: -84.211563 Latitude: 39.756028
Associated Image Page Numbers in CLI: Page 43

Feature: Fish Market
Contributing? No
LCS Structure Name:
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738889 Northing: 4404415
Longitude: -84.211477 Latitude: 39.756176
Associated Image Page Numbers in CLI: Page 43

Buildings and Structures: Landscape Characteristics, continued



West Third Street, looking west. From right to left, the Setzer Building, the Fish Market, the Enterprise Building (listed on the following page), and the Booth Building. (NPS 2007)

Feature: Booth Building
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738929 Northing: 4404416
Longitude: -84.211011 Latitude: 39.756175
Associated Image Page Numbers in CLI: Page 43

Buildings and Structures: Landscape Characteristics, continued

Feature: Enterprise Block
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738903 Northing: 4404401
Longitude: -84.211313 Latitude: 39.756050

Associated Image Page Numbers in CLI: Page 38



The Enterprise Building. (NPS 2007)

Buildings and Structures: Landscape Characteristics, continued

Feature: Needham Building
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738950 Northing: 4404422
Longitude: -84.210760 Latitude: 39.756225

Associated Image Page Numbers in CLI: No Image

Feature: Bonampak Auto
Contributing? No
LCS Structure Name: Not Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738968 Northing: 4404404
Longitude: -84.210555 Latitude: 39.756064

Associated Image Page Numbers in CLI: No Image

Buildings and Structures: Landscape Characteristics, continued

Feature: Allaman Building
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type:
Datum: WGS84
Zone: 16 Easting: 738976 Northing: 4404430
Longitude: -84.210459 Latitude: 39.756291

Associated Image Page Numbers in CLI: Page 37



Allaman Building. (NPS 2008)

Buildings and Structures: Landscape Characteristics, continued

Feature: Carriage House
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738984 Northing: 4404395
Longitude: -84.210373 Latitude: 39.755971

Associated Image Page Numbers in CLI: Page 40



The Carriage House. (NPS 2008)

Buildings and Structures: Landscape Characteristics, continued

Feature: Gem City Ice Cream Company
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738946 Northing: 4404477
Longitude: -84.210788 Latitude: 39.756725
Associated Image Page Numbers in CLI: Pages 39

Buildings and Structures: Landscape Characteristics, continued

Feature: State Farm Insurance Building
Contributing? No
LCS Structure Name:
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738920 Northing: 4404457
Longitude: -84.211099 Latitude: 39.756551
Associated Image Page Numbers in CLI: No Image



Gem City Ice Cream Building. (NPS 2008)

Buildings and Structures: Landscape Characteristics, continued

Feature: Midget Theater
Contributing? Yes
LCS Structure Name: Not Currently Listed

LCS ID Number

LCS Historic Structure Number:

Locational Data:

Source: GPS- Uncorrected

Point Type:

Datum: WGS84

Zone: 16 Easting: 738907 Northing: 4404468

Longitude: -84.211244 Latitude: 39.756651

Associated Image Page Numbers in CLI: Page 41

Feature: Mory's Block
Contributing? Yes
LCS Structure Name: Not Currently Listed

LCS ID Number

LCS Historic Structure Number:

Locational Data:

Source: GPS- Uncorrected

Point Type: Point

Datum: WGS84

Zone: 16 Easting: 738898 Northing: 4404451

Longitude: -84.211362 Latitude: 39.756502

Associated Image Page Numbers in CLI: Page 41



West Third Street, looking west. From right to left, the Midget Theatre (cut off by the edge of the photograph), Mory's Block, and the J.A. Pryor Building (listed on the following page). (NPS 2007)

Buildings and Structures: Landscape Characteristics, continued

Feature: J.A. Pryor Building
Contributing? Yes
LCS Structure Name: Not Currently Listed

LCS ID Number

LCS Historic Structure Number:

Locational Data:

Source: GPS- Uncorrected

Point Type: Point

Datum: WGS84

Zone: 16 Easting: 738876 Northing: 4404445

Longitude: -84.211616 Latitude: 39.756450

Associated Image Page Numbers in CLI: Page 39

Feature: Gunkel Building
Contributing? Yes
LCS Structure Name: Not Currently Listed

LCS ID Number

LCS Historic Structure Number:

Locational Data:

Source: GPS- Uncorrected

Point Type: Point

Datum: WGS84

Zone: 16 Easting: 738827 Northing: 4404432

Longitude: -84.212194 Latitude: 39.756352

Associated Image Page Numbers in CLI: Page 39

Buildings and Structures: Landscape Characteristics, continued



Intersection of Williams Street and West Third Street. From the left, the Gunkel Building and the J.A. Pryor Building. (NPS 2008)

Buildings and Structures: Landscape Characteristics, continued

Feature: Walters Block
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738790 Northing: 4404376
Longitude: -84.212643 Latitude: 39.755854

Associated Image Page Numbers in CLI: Page 44



West Third Street, looking west. On the left, the Walters Block. On the right, from the right, the Gunkel Building (green awning) and the Webbert Flats. (NPS 2008)

Buildings and Structures: Landscape Characteristics, continued

Feature: Webbert Flats
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738800 Northing: 4404426
Longitude: -84.212508 Latitude: 39.756306

Associated Image Page Numbers in CLI: Page 44

Feature: Gunkel Block
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738812 Northing: 4404429
Longitude: -84.212373 Latitude: 39.756324

Associated Image Page Numbers in CLI: Page 44

Buildings and Structures: Landscape Characteristics, continued



West Third Street, looking west. Starting from the right and moving left, the Webbert Flats (listed on the preceding page), the Hale Building (maroon awnings), and the Hoerstig-Holtman Building. (NPS 2008)

Buildings and Structures: Landscape Characteristics, continued

Feature: Hale Building
Contributing? Yes
LCS Structure Name: Not Currently Listed

LCS ID Number

LCS Historic Structure Number:

Locational Data:

Source: GPS- Uncorrected

Point Type: Point

Datum: WGS84

Zone: 16 Easting: 738765 Northing: 4404418

Longitude: -84.212916 Latitude: 39.755245

Associated Image Page Numbers in CLI: Page 42

Feature: Hoerstig-Holtman Building
Contributing? Yes
LCS Structure Name: Not Currently Listed

LCS ID Number

LCS Historic Structure Number:

Locational Data:

Source: GPS- Uncorrected

Point Type: Point

Datum: WGS84

Zone: 16 Easting: 738744 Northing: 4404412

Longitude: -84.213170 Latitude: 39.756197

Associated Image Page Numbers in CLI: Page 42

Buildings and Structures: Landscape Characteristics, continued

Feature: Webbert Building
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738726 Northing: 4404407
Longitude: -84.213378 Latitude: 39.756156
Associated Image Page Numbers in CLI: No Image

Feature: Groneweg Building
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738714 Northing: 4404405
Longitude: -84.213514 Latitude: 39.756139
Associated Image Page Numbers in CLI: No Image

Buildings and Structures: Landscape Characteristics, continued

Feature: Sapp Building
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738703 Northing: 4404402
Longitude: -84.213650 Latitude: 39.756118
Associated Image Page Numbers in CLI: No Image

Feature: West Side Building and Loan Association
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738700 Northing: 4404356
Longitude: -84.213702 Latitude: 39.755698
Associated Image Page Numbers in CLI: No Image

Buildings and Structures: Landscape Characteristics, continued

Feature: PriMed Physicians Building
Contributing? No
LCS Structure Name:
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 758714 Northing: 4404356
Longitude: -84.213531 Latitude: 39.755694
Associated Image Page Numbers in CLI: No Image

Feature: Marietta Flats
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738731 Northing: 4404368
Longitude: -84.213336 Latitude: 39.755806
Associated Image Page Numbers in CLI: No Image

Buildings and Structures: Landscape Characteristics, continued

Feature: 1100 West Third Street
Contributing? No
LCS Structure Name:
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738817 Northing: 4404383
Longitude: -84.212320 Latitude: 39.755911
Associated Image Page Numbers in CLI: No Image

Buildings and Structures: Landscape Characteristics, continued

Feature: Gunkel Building Annex
Contributing? No
LCS Structure Name:
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738833 Northing: 4404448
Longitude: -84.212115 Latitude: 39.756489
Associated Image Page Numbers in CLI: No Image

Feature: 15 North Williams Street
Contributing? No
LCS Structure Name:
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type:
Datum: WGS84
Zone: 16 Easting: 738835 Northing: 4404461
Longitude: -84.212091 Latitude: 39.756609
Associated Image Page Numbers in CLI: No Image

Buildings and Structures: Landscape Characteristics, continued

Feature: 1100 French Lane
Contributing? No
LCS Structure Name:
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738801 Northing: 4404463
Longitude: -84.212489 Latitude: 39.756637
Associated Image Page Numbers in CLI: No Image

Feature: Post Office
Contributing? No
LCS Structure Name:
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Point
Datum: WGS84
Zone: 16 Easting: 738878 Northing: 4404471
Longitude: -84.211580 Latitude: 39.756685
Associated Image Page Numbers in CLI: No Image

Buildings and Structures: Landscape Characteristics, continued

Feature: Police Station

Contributing? No

LCS Structure Name:

LCS ID Number

LCS Historic Structure Number:

Locational Data:

Source: GPS- Uncorrected

Point Type:

Datum: WGS84

Zone: 16 Easting: Northing:

Longitude: Latitude:

Associated Image Page Numbers in CLI: No Image

Circulation: Landscape Characteristics

The circulation of the West Third Street Historic District remains unchanged from the historic period. The circulation patterns are linear with primary, secondary, and alley ways located on a grid pattern. West Third Street serves as the primary route in an east west direction, as it did historically with the street car. Secondary circulation includes the district's short extension into the residential area of South Williams Street with the alley way, Sanford Court, denoting the "behind the scene" aspect of once bustling commercial operations along West Third Street.

West Third and North Williams Streets are composed of an asphalt roadbed. South Williams Street consists of brick pavers stamped with "TRIMBLE BLOCK." All streets are lined with concrete curbs. Curb extenders were established on West Third Street between 2005 and 2007. This traffic calming measure extends the sidewalk into the street which narrows the roadway.

Pedestrian circulation is still present with sidewalks (brick and concrete) lining the primary and secondary routes. A majority of the sidewalks in the West Third Street District are made of concreted tinted with a dark color. Situated within the concrete sidewalks flanking West Third, North Williams, and South Williams are over 100 stone tablets. Laid flush with the sidewalk, the tablets are part of Dayton's Walk of Fame started in 1996 to mark the bicentennial of the founding of Dayton. Originally situated at the Dayton International Airport, the tablets were moved to the West Third Street Historic District in 2003. The stone tablets are etched with the names and achievements of Daytonians.

The sidewalk in front of 22 and 26 South Williams Street are composed of brick pavers. In this residential area circulation extends from the sidewalk to the front steps of each home.

Circulation: Landscape Characteristics, cont.

Feature: West Third Street
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Area
Datum: WGS84
Zone: 16 Easting: 738675 Northing: 4404373
Longitude: -84.213985 Latitude: 39.755863

Associated Image Page Numbers in CLI: Pages 46



West Third Street looking west towards the intersection of Williams Street. (NPS 2013)

Circulation: Landscape Characteristics, cont.

Feature: South Williams Street
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Area
Datum: WGS84
Zone: 16 Easting: 738839 Northing: 4404300
Longitude: -84.212101 Latitude: 39.755136

Associated Image Page Numbers in CLI: Pages 46



Detail of South Williams Street paving blocks, with TRIMBLE BLOCK embossed on the surface. (NPS 2013)

Circulation: Landscape Characteristics, cont.

Feature: Sidewalks
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Area
Datum: WGS84
Zone: 16 Easting: 738780 Northing: 4404386
Longitude: -84.212756 Latitude: 39.755948

Associated Image Page Numbers in CLI: Pages 47



Example of Dayton's Walk of Fame stone pavers on the sidewalk adjacent to West Third, North Williams, and South Williams Streets. (NPS 2013)

Circulation: Landscape Characteristics, cont.

Feature: Sanford Court
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source: GPS- Uncorrected
Point Type: Area
Datum: WGS84
Zone: 16 Easting: 738846 Northing: 4404353
Longitude: -84.212000 Latitude: 39.755634

Associated Image Page Numbers in CLI: No Image

Vegetation: Landscape Characteristics

Deciduous canopy trees and small scale plants occur throughout the West Third Street Historic District. In general the vegetation of the district likely does not date to the period of significance yet they contribute to the setting of the urban corridor.

Several young Locust and Maple trees with large planters of flowers exist along the Williams and West Third Street corridor. Within the residential area behind 22, 26 and 30 South Williams Street are several young and mature trees. These include Mulberry, Hackberry, Norway Maple, American Elm, Black Locust and several small ornamental trees. Several house plants exist around the South Williams Street buildings. These include day lilies, irises and other ornamental plants and shrubs.

Spatial Organization: Landscape Characteristics

The spatial organization of the West Third Street District is arranged in a grid pattern with buildings facing the primary and secondary streets with identical or similar set backs creating a uniform spatial relationship. The pattern of arrangement (building, sidewalk, street, sidewalk, building) suggests a relationship between structures next to and across from each other, and a relationship between the buildings to the vehicular and pedestrian traffic.

In the residential area, homes have a similar relationship to each other sharing small and/or narrow side yards and alleys. Rear yards were more or less privatized by fencing rear yards. The front yards all have similar set backs and paved connections to the sidewalks. Front doors are oriented towards the street suggesting a relationship between not only neighbors next door but those across and down the street as well.

The scale of the suburban residential area of single family homes is more intimate than that of West Third Street which features 2 and 3 story commercial/multifamily dwelling units. The scale of the street is larger on West Third as well given that it was wide enough to accommodate the street car traffic of that more urban environment.

Small Scale Features: Landscape Characteristics

Historically small scale features would have been limited to the items typically found along sidewalks. In the case of this urban corridor utilities included overhead electric and street car lines, telephone lines, utility poles, fire hydrants, and possibly street lights in addition to street signs, benches and trash cans.

Current small scale features include fewer overhead utility lines, fire hydrants, street signs, cobrahead lights, neon signs as well as benches and trash cans. Other small scale features include single pedestal light post with acorn style globes and stone pavers of Dayton's Walk of Fame. While most likely none of these small scale features date to the period of significance they contribute to the setting of the urban corridor.

Feature:	Famous Clothing Company Neon Sign	
Contributing?	Yes	
LCS Structure Name:	Not Currently Listed	
LCS ID Number		
LCS Historic Structure Number:		
Locational Data:		
Source:		
Point Type:		
Datum:		
Zone:	Easting:	Northing:
Longitude:	Latitude:	

Associated Image Page Numbers in CLI: Page 48



The Famous Clothing Company neon sign on the read of 1120-30 W. Third Street. (NPS 2013)

Small Scale Features: Landscape Characteristics, cont.

Feature: Light post with acorn style globe
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source:
Point Type:
Datum:
Zone: Easting: Northing:
Longitude: Latitude:

Associated Image Page Numbers in CLI: Pages 49



Example of a light post with acorn style globe in front of 22 and 26 S. Williams Street. (NPS 2013)

Small Scale Features: Landscape Characteristics, cont.

Feature: Remnant Fence Line, S. Williams St.
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source:
Point Type:
Datum:
Zone: Easting: Northing:
Longitude: Latitude:

Associated Image Page Numbers in CLI: Pages 49



Remnant of fence line between 22 and 26 S. Williams Street. (NPS 2013)

Small Scale Features: Landscape Characteristics, cont.

Feature: Remnant from Hoover Blk rehab
Contributing? Yes
LCS Structure Name: Not Currently Listed
LCS ID Number
LCS Historic Structure Number:
Locational Data:
Source:
Point Type:
Datum:
Zone: Easting: Northing:
Longitude: Latitude:

Associated Image Page Numbers in CLI: Pages 50



Stone remnant from the rehabilitation of the Hoover Block in the backyard of 30 S. William St. (NPS 2013)

Chapter 8: Condition Assessment

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 6/20/2008

The condition of the buildings under the jurisdiction of the NPS is good as per the definitions of the CLI. The other buildings are outside of park control, however the park can work through various partners if assistance were needed or requested on behalf of the district.

Condition Assessment: Good

Assessment Date: 3/27/2014

Impacts

Inappropriate Maintenance:

Many of the historic buildings are structurally deficient and vacant due to decades of neglect.

Internal/External: External

Structural Deterioration:

Due to improper maintenance, neglect, and natural conditions, structures such as Marietta Flats, the J.A. Pryor Building, Mory's Block, the Midget Theater, the Gem City Ice Cream Building, and the Carriage House have deteriorated to levels that render them uninhabitable.

Internal/External: External

Neglect:

Internal/External: External

Structural Deterioration:

The West Third Street Historic District lies within the Great Miami River's natural flood plain. In the Great Dayton Flood of 1913 the district suffered extensive structural damage from the flood and resulting fires. The Hoersting-Holtman Building, for example, was almost completely destroyed and had to be rebuilt. Following the disaster, the City of Dayton created the Miami Conservancy District and there has not another flood in the area since.

Internal/External: External

Exposure to Elements:

Exposure to the elements has harmed building exteriors and also interiors through leaky roofs, broken windows, or holes in walls.

Internal/External: External

Chapter 9: Treatment

Approved Treatment Document Explanatory Narrative:

While the NPS owns four buildings and leases one, the rest of the historic district falls outside of park boundaries. There is no comprehensive landscape treatment plan for the district as a whole.

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