



# Ohio Modern: Preserving Our Recent Past



OHIO HISTORICAL SOCIETY



Dayton Survey  
Team

Steven Avdakov

Deborah Griffin

Kathy Mast Kane

Nathalie Wright



Survey Team  
Support

Susan Burnam

Allison Spiker

James Wade

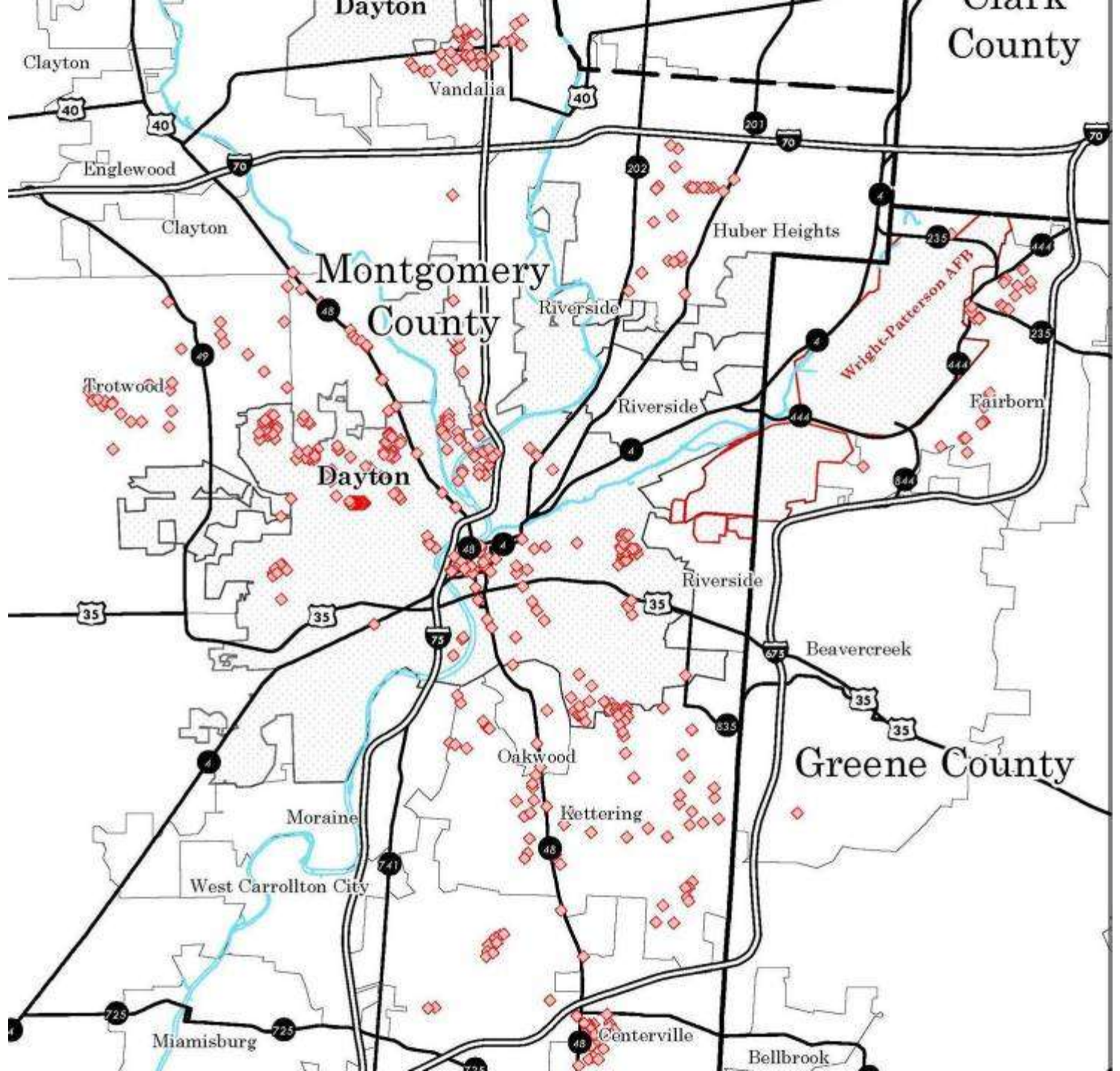




# Ohio Modern: Preserving Our Recent Past

A multi-component project to document the historic themes and buildings in Ohio between 1940-1970 including:

**A survey to identify and evaluate mid-20th century architecture and neighborhoods in Dayton and surrounding suburban communities.**





# Ohio



MODERN

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A  
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N

# Objects, Sites, Structures

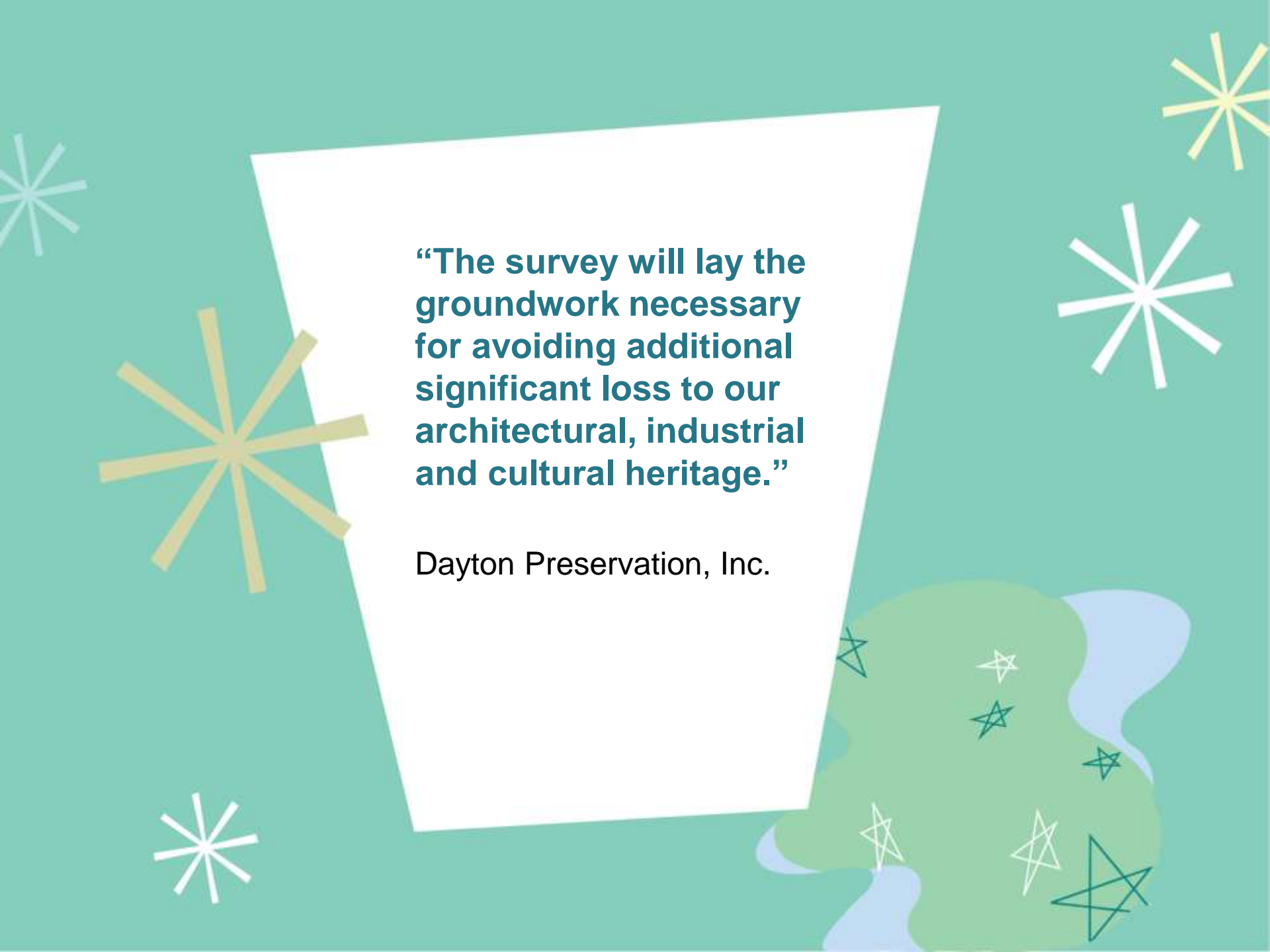




In addition to differing uses and property types, the Dayton area survey encompassed a range of:

- Property Ages
  - Construction materials
  - Architectural details
  - Stylistic influences
- 
- 
- 
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The background is a solid teal color. It features several decorative elements: a large gold starburst on the left, a white starburst on the top right, a white starburst on the bottom left, and a cluster of smaller teal and white starbursts in the bottom right. In the bottom right corner, there are abstract shapes in shades of green and blue, resembling a stylized landscape or water. The main text is centered within a white, irregularly shaped box.

**“The survey will lay the groundwork necessary for avoiding additional significant loss to our architectural, industrial and cultural heritage.”**

Dayton Preservation, Inc.



# Project Objectives



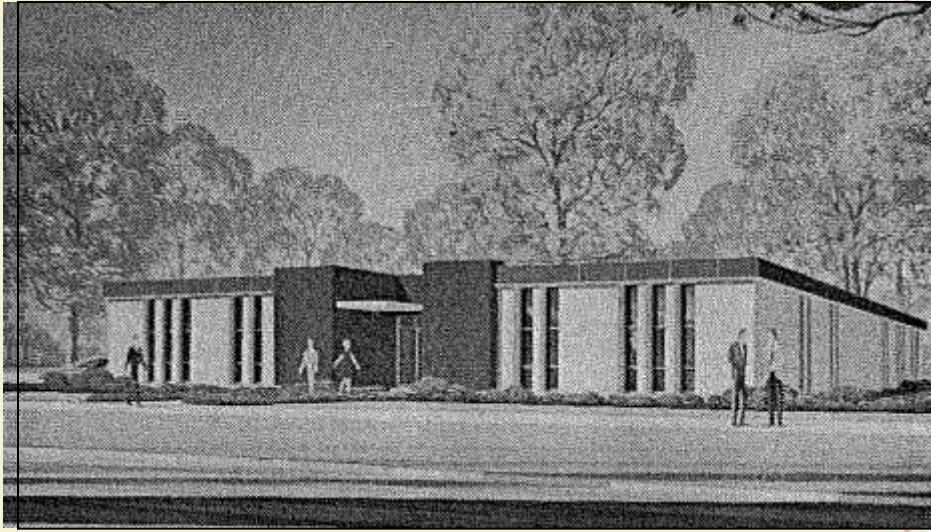
- Foster understanding of resources from 1940-1970
- Create a context for the application of National Register criteria
- Raise appreciation for recent past resources in the greater Dayton area





# Survey Methodology

- Windshield survey
- Suggestions from city staff and others
- Interviews with builders
- Research and historic photographs
- Transportation corridors



Corwin M. Nixon Building, 1970  
1970 Dayton City Directory



Corwin M. Nixon Building, 2010



Command

MOTEL

Dawson Inc  
REALTORS

G.A. CAMPBELL AGENCY INC  
INSURANCE

K&A

NATION-WISE  
AUTO PARTS

Falcon  
MOTEL

Interstate  
SECURITIES COMPANY  
financial house

LOFT  
LOUNGE

FORD

USED CARS

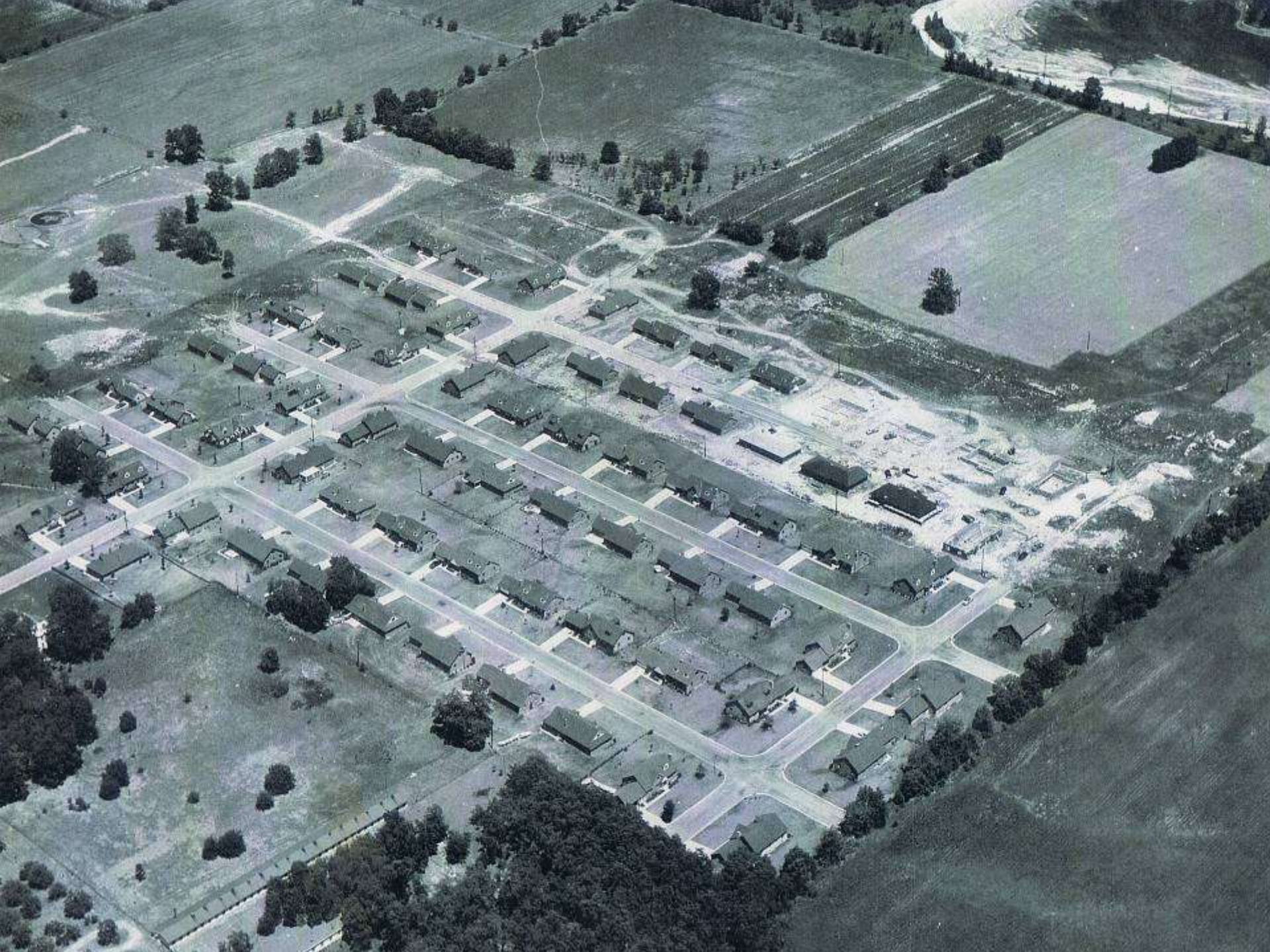
Blank sign

OPEN



# Dayton During World War II





# Mid 20<sup>th</sup> century growth included:



- Schools
- Libraries
- Churches
- Offices
- Commercial buildings





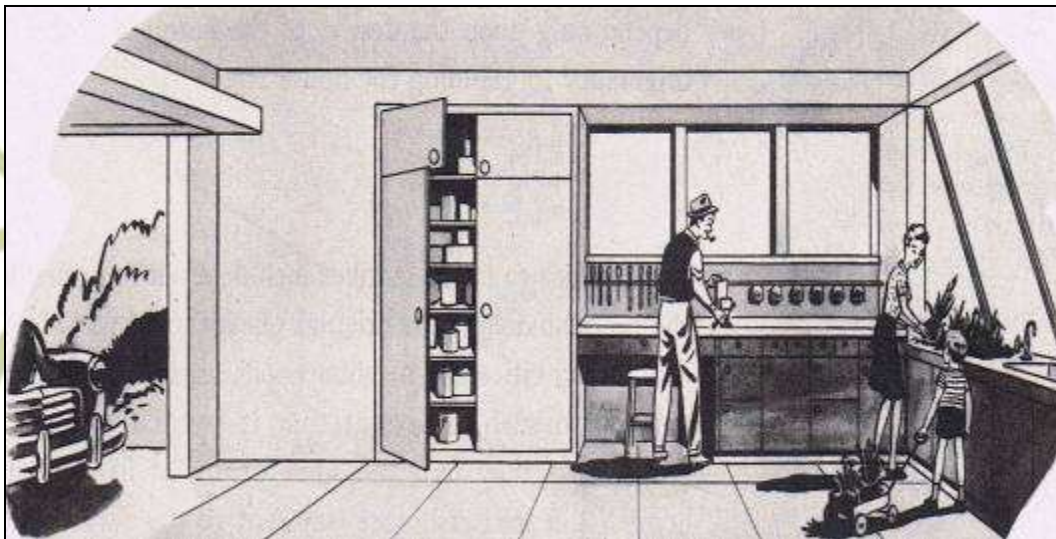
# I-75 completed through downtown Dayton in 1966





Residential properties varied from basic tract houses to houses with Modernist stylistic features

# Garages



# Carports



# 1940s House Types and Styles





## 1950s Ranch Houses



# 1960s Split-Level Houses





# Oral History Interviews

- Richard Fisher (Richard Fisher, Inc.)
- Kim Haverstick (Haverstick Builders)
- Chip Huber (Huber Homes)
- Teresa Huber (Huber Homes)
- Richard Moody (Woodley Development)
- Karl Zengel (Zengel Construction Co.)





Haverstick Builders

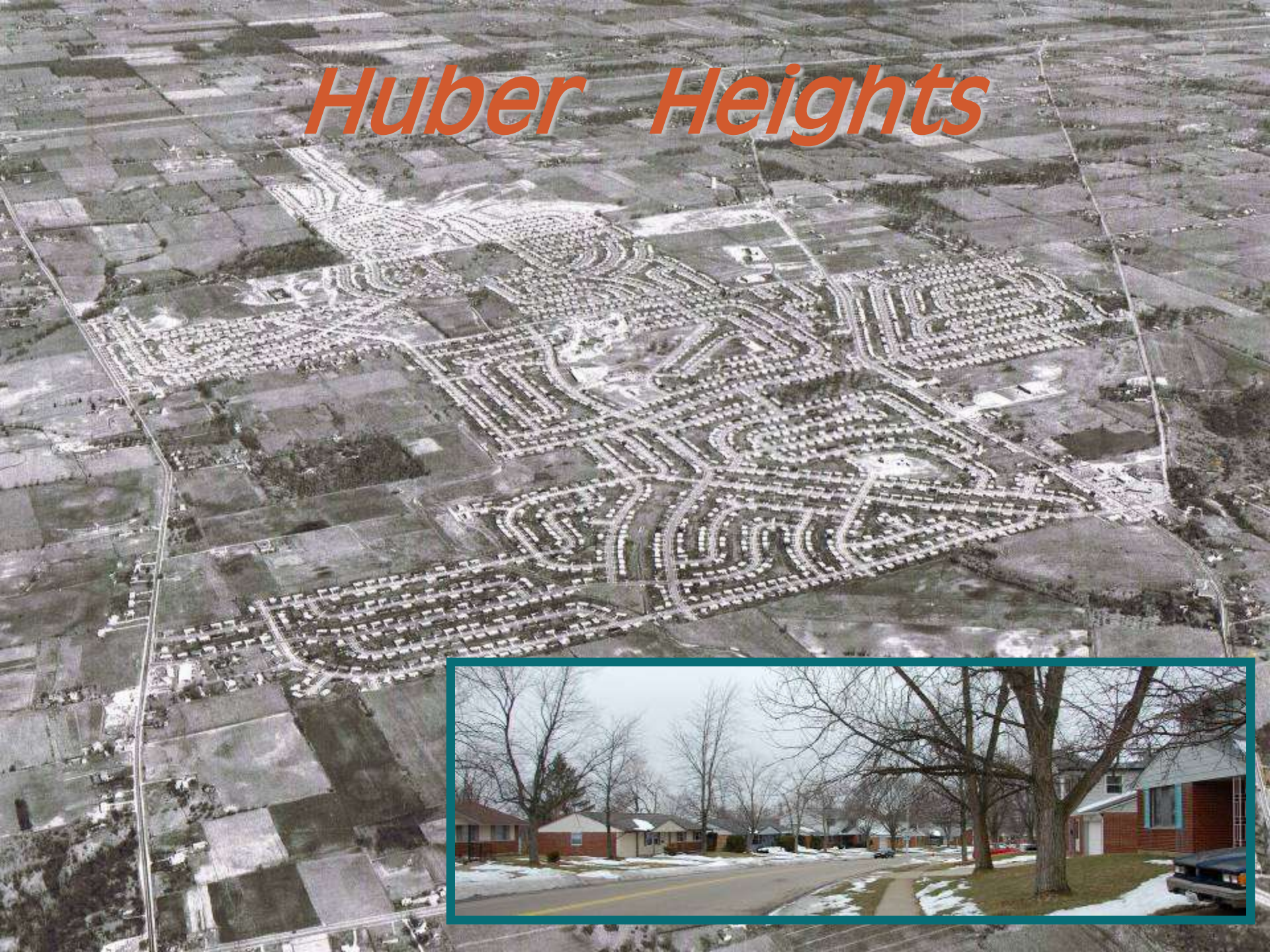


Zengel Construction Co.



Richard Fisher, Inc.

# *Huber Heights*





# Non-Residential Styles

# *Art Moderne*

1950



1954

# *International*





*Brutalism*

1970



*Miesian*

1969



*Googie*

1967



*Neo-Expressionism*



1969





1970

*New Formalism*



1968



1967-72



# Modern Movements

- No defined style
- Variety of features
- Juxtaposition of materials
- Contrasts
- All building types represented





1954

Architect Office

Medical  
Office

1957





1950



Retail Store

1960



Office Building



1962



# Architect Office

1965





# University Library

1968



# Office Building



1970





*City Hall*

1970



# Non-Residential Types





*Catholic*

1964



*Baptist*

1965

*Churches and Synagogues*



*Jewish*

1949-51



*Presbyterian*

1948



1965



1963

# *Banks*



1957



1965





*Offices*

**Medical Arts**

**1957**



**1959**

**Two-Story**



**Large Multi-Story**

**1968**



# *Restaurants*



1938-43



1959



1968



1959



1966-67

# Schools



1967



1962-65

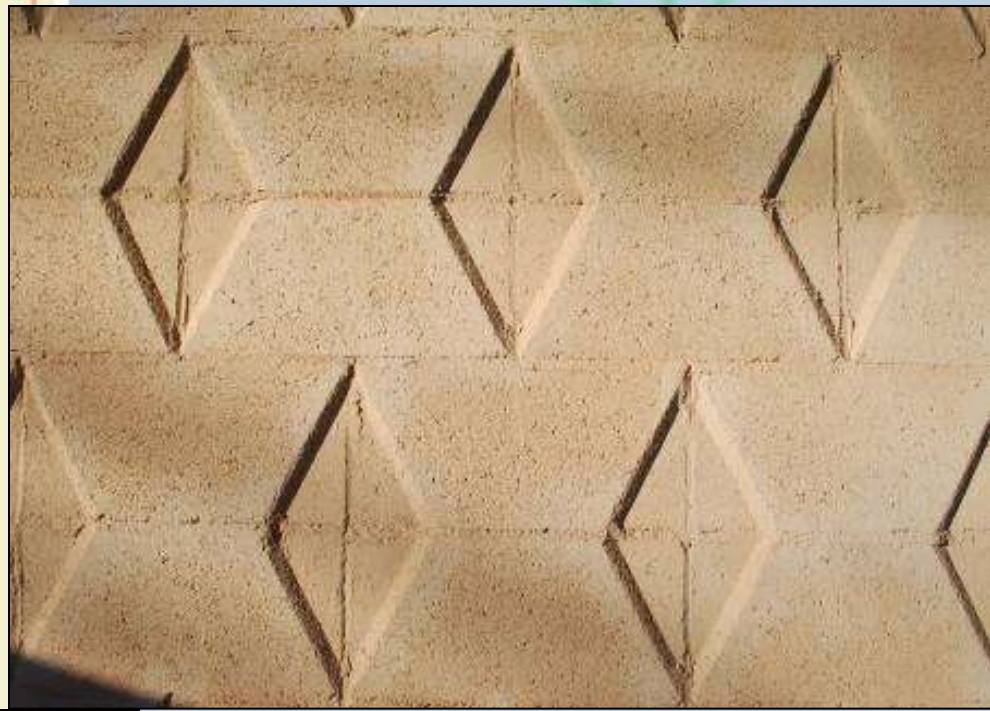


# Materials

- New materials and new uses
- World War II – catalyst for change
- Pent up demand
- Technological developments

# *Concrete Block*

*Decorative*



*Ornamental*



# *Reinforced Concrete*



***Decorative Formed  
Finish***

# Architectural Pre-Cast Concrete



**Decorative**

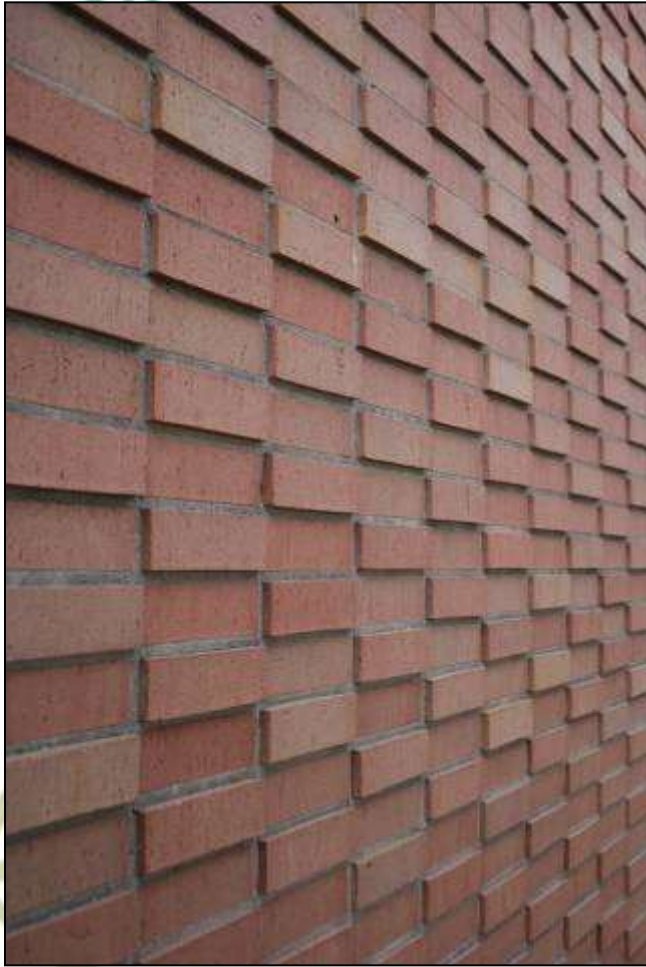


**Structural Elements**

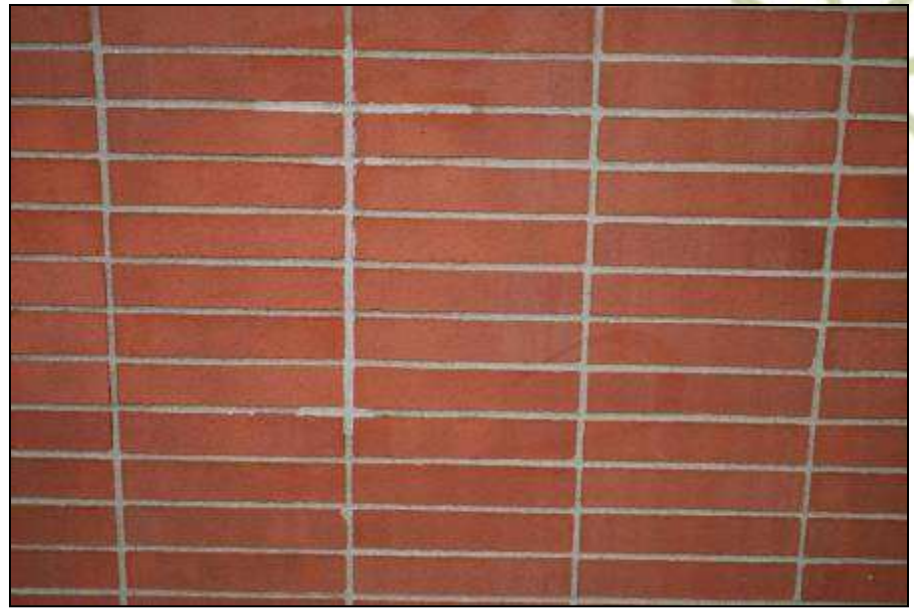


**Exposed Aggregate**

# *Brick*



***Alternating projecting pattern***



***Stack Bond***



***Glazed Brick as accent***



# *Simulated Masonry*

**Commercial**

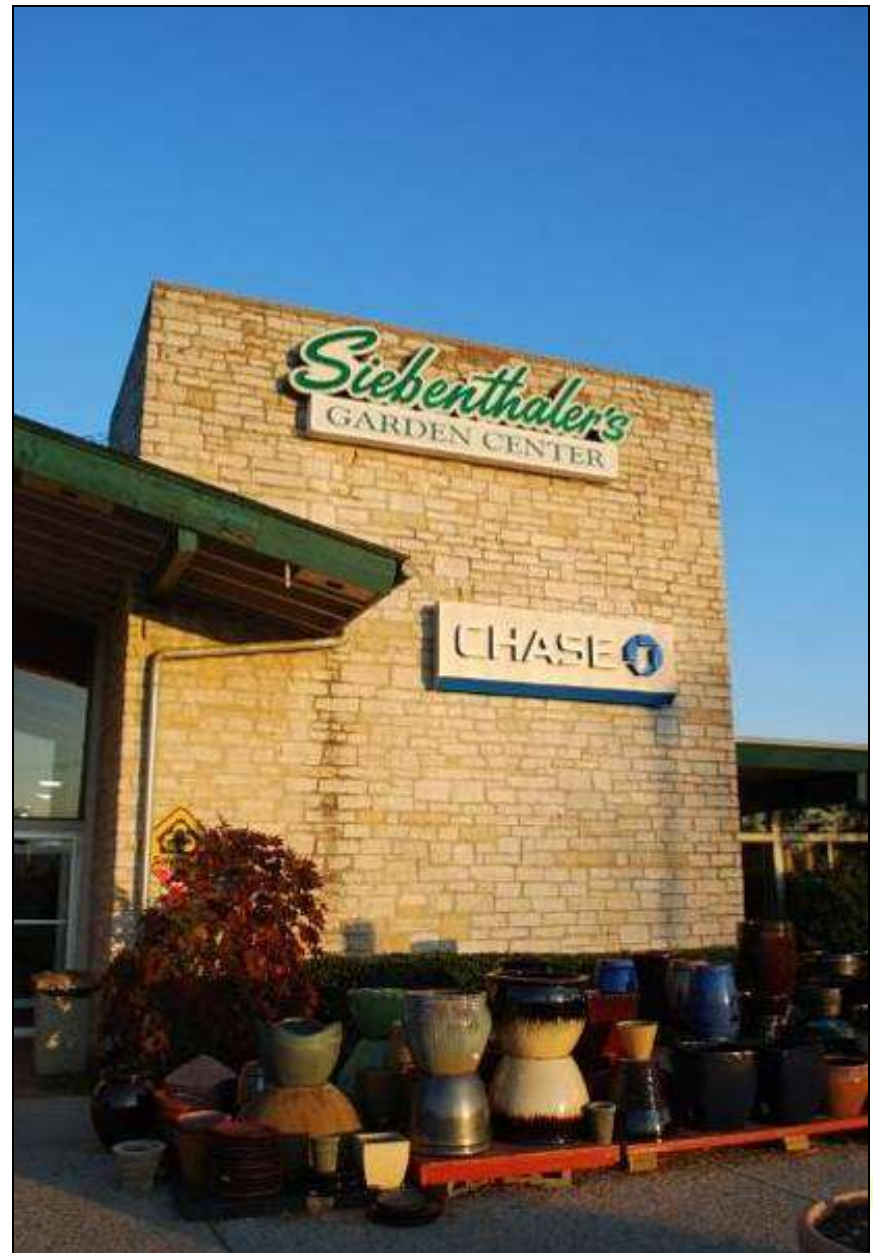


**Residential**

# *Lava Rock and Stone*



***Lava Rock facing***



***Stone pier***

# *Thin Stone Veneer*



***Limestone***

***Marble/Granite***



# Aluminum



***Vertical panel cladding***



***Extruded mullions***

# *Porcelain Enameled Steel*

*Spandrel panels*



*Panel cladding – Lustron*



# Window Types



***Awning***



***Casement***



***Banded Hopper***



***Glass Block***

# Art Glass



*Leaded glass in abstract pattern*



*Dalle de Verre in curtain wall*

# Window Treatments

**Clerestory**



**Picture – full height**



**Horizontal band turning corner**



# *Curtain Wall*



*At entrance*



*Horizontal ribbon window system*



*With piers*

# *Storefront System*

*Recessed*



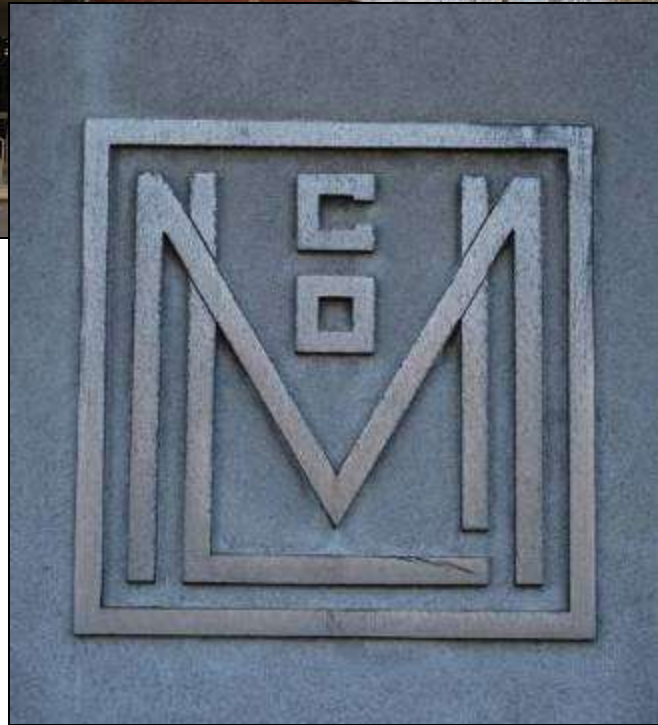
*With porcelain  
enamel panels*

# *Signage*

*Plastic hollow core*



*Neon and light bulb*



*Ornamental metal*



# Design Elements

- Technological advances
- Automobile, suburban development
- Bold forms
- Forward-looking use of materials

# Canopy



***Butterfly***



***Floating***



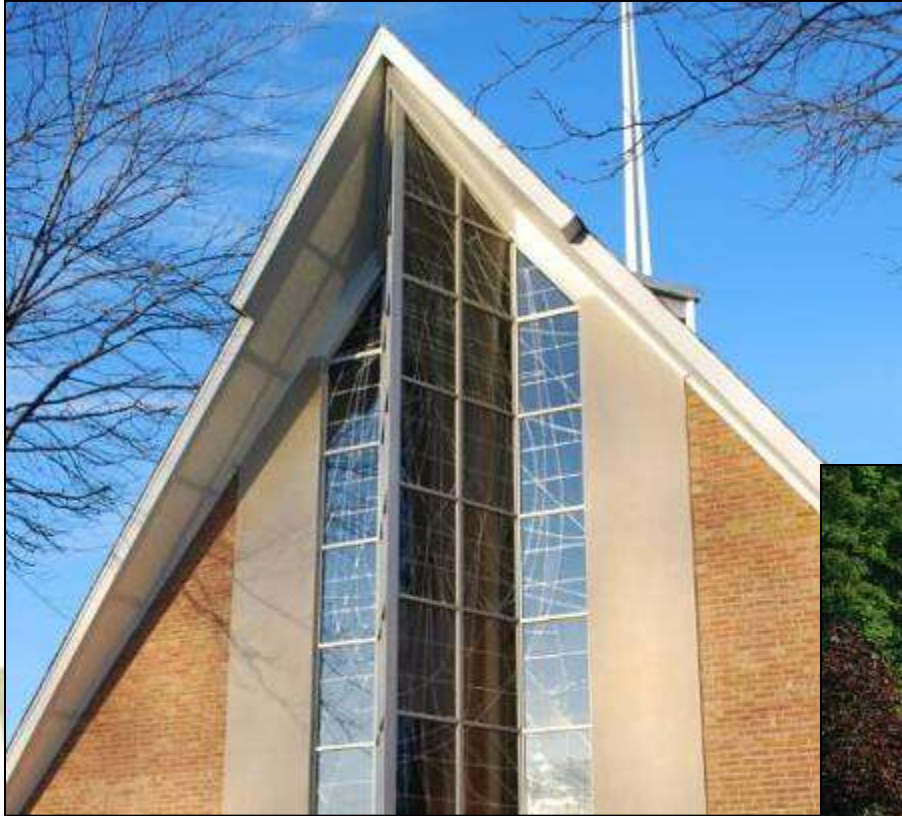
***With angled metal supports***



***Curved***

# *Eaves*

***Continuous projecting***



***Stepped Prow***



***Corner projecting***

# *Entrances*



# Pilotis





# Planters



# *Porte-cochere*

**Church**



**Bank drive-up teller**



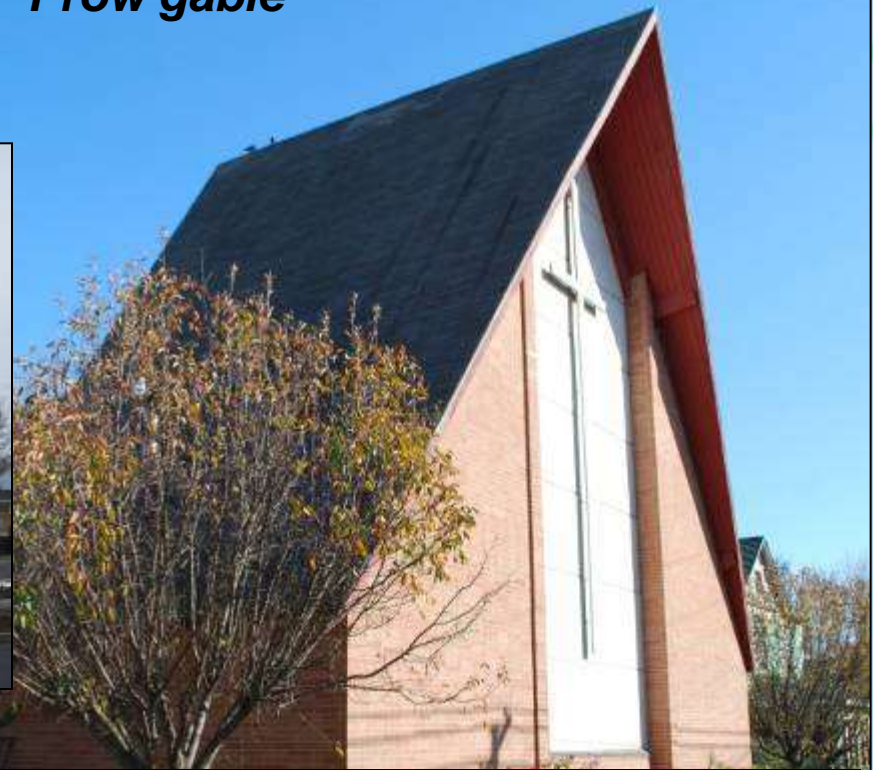
**Dry Cleaners**

# *Metal Sculpture and Relief Ornament*



# Roofs

*Prow gable*



*Low pitch with porte-cochere*




*Geometric*



*Asymmetrical*

# *Towers and Spires*





Completion of the  
Ohio Modern  
Dayton Survey is  
just the beginning  
of a very exciting  
conversation...

The background is a solid teal color. It features several decorative elements: a large yellow starburst on the left, a white starburst on the top right, a white starburst on the bottom left, and a large abstract shape in the bottom right corner composed of green and blue organic forms with small teal and white stars scattered within. The text is centered on a white, irregularly shaped paper-like background.

# *Recommendations:*

Discover More

Do More

Nurture More

# Discover More: Hidden Treasures



Hoover Skate Arena



McCook Field Industrial





# Discover More: Untapped Resources



- Interiors
- Whole Neighborhoods
- Individuals to Interview





*Discover More:*

Prominent Works of Architects



- **From Out of State:** Edward Durell Stone, NYC
- **From Out of Town:** Elmer H. Schmidt, Cincinnati
- **Local:** Lorenz & Williams

*Do More:*

# Ecclesiastical Properties & Office Buildings



# Do More: Historic Designation



# National Register Eligibility – The criteria are unchanged



Individual



District

# Integrity



Residential



Non-Residential



# Nurture More:



## Local and Statewide Interest

- Historic preservation organizations and historical societies
- Local and county governments
- Professional and trade organizations






## Recommendation:

Expand Survey  
Activity Within  
Dayton and  
Surrounding Area





# When Planning a Survey Project

- Define parameters based on community's priorities and resources
  - Establish a date range
  - Determine boundaries
- 
- 
- 




# Conclusion:

Time is of the essence –  
Recent Past Resources  
Are Endangered






# Threats to Recent Past Resources



- Ironically, neglect and demolition are often more rampant than with older resources
  - Underappreciated and viewed as disposable
  - Due to young age, perception problem about relative historical value and architectural significance
- 
- 
- 



# More Threats to Recent Past Resources

- Due to massive scale of post-WWII construction, do not appear to have the “scarcity” factor
  - Because of use of innovative and non-traditional materials, value is not as easily interpreted or understood
  - Disinvestment
- 
- 
- 

# Threatened:

## Mid-20<sup>th</sup> c. Commercial Facades and Roadside Signage



# Threatened:

## Roadside Motels, Restaurants and Movie Theaters



# Threatened:

## Schools, Schools and More Schools



# Vacant or Lost:



photo courtesy of Rollie Puterbaugh





## **Conclusion:**

The growth of the mid-century era resulted in significant impact to our built environment





## **Conclusion:**

Much fabric remains as a tangible legacy of the mid-century era

# Conclusion:

## Recent Past Resources

- Have Value
- Merit Further Research and Documentation
- Merit Preservation

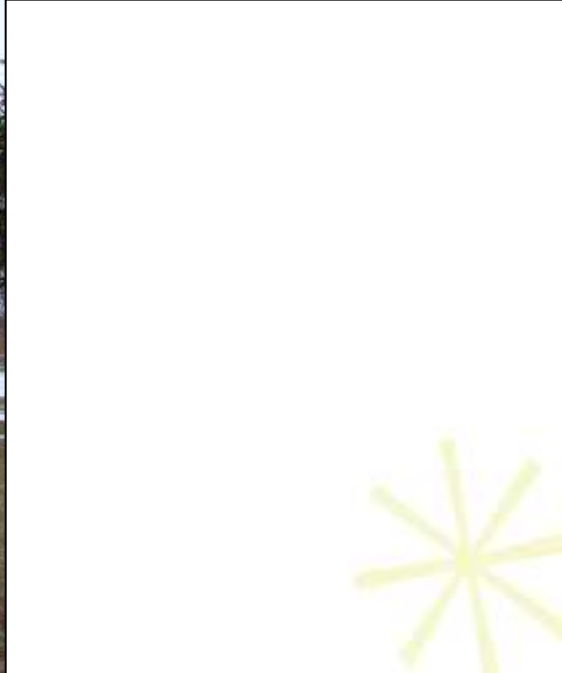


“ From restrained Modernist offices to the artistic forms of Brutalism and Neo-Expressionism, to the soaring angles of Google buildings and signs, to the rambling Ranch house, the architecture of the mid-20<sup>th</sup> century has much to be celebrated and preserved.”



Ohio Modern - Dayton Survey Report







DYE'S  
AUTOMOTIVE









## Conclusion:

Our fundamental challenge is to raise awareness of the value of recent past resources and move the agenda forward to preserve them

