

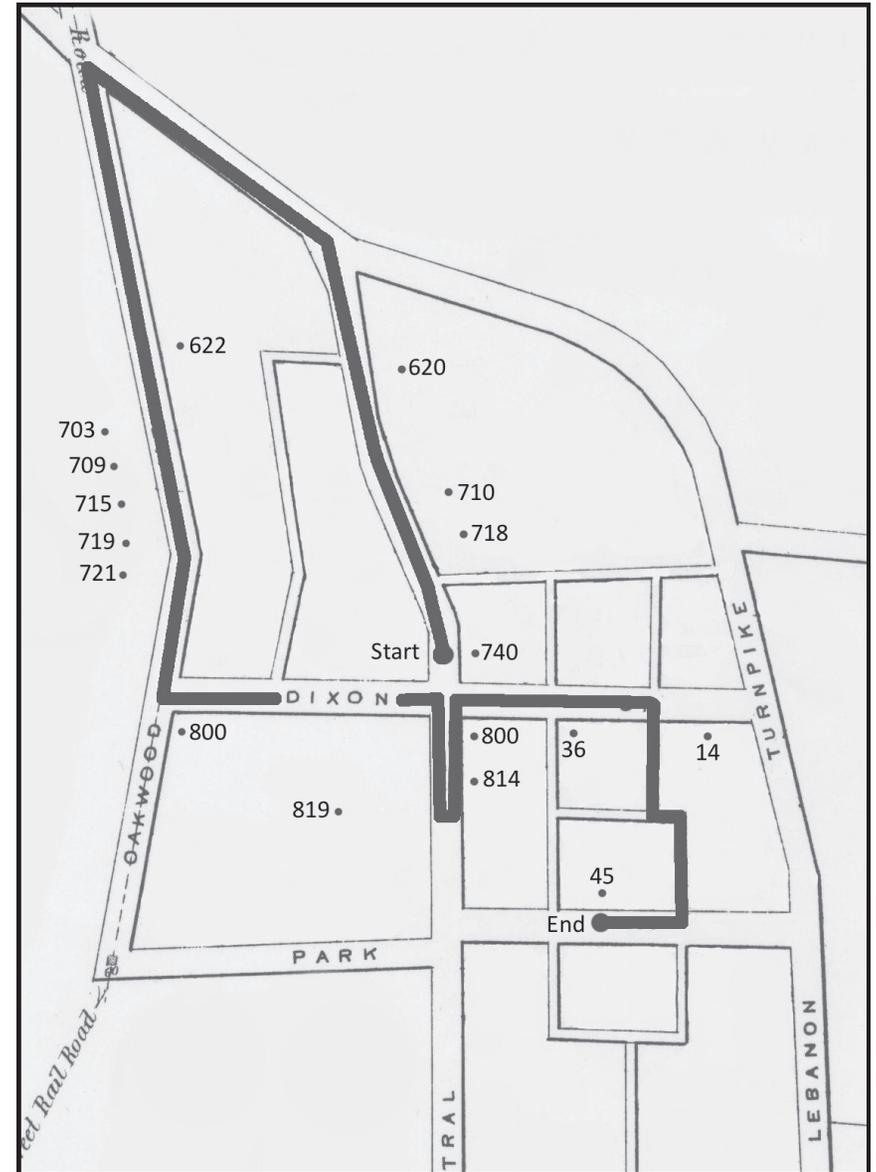
THE TOWN OF OAKWOOD

1872-1908



A Self-Guided Walking Tour

A Community Outreach of the
Oakwood Historical Society



Tour Starts at 740 Harman Ave.

Walk North down Harman Ave. to Far Hills Ave.

Turn left and follow Far Hills to Oakwood Ave.

Turn left and follow Oakwood Ave. to Dixon Ave.

Turn left and follow Dixon Ave. to Harman.

View the 800 block of Harman before preceding on Dixon Ave.

Follow public alleys on the right to Park Ave.

Welcome to the Town of Oakwood: 1872-1908

Overview:

- The City of Dayton in 1870 was experiencing a manufacturing and innovation boom, but was dirty.
- Oakwood in 1870 was rural with only a few large farmsteads.
- In 1872, four men purchased and platted 70+ acres creating the *Town of Oakwood*.

Those men were:

Isaac Haas, tanner

Patterson Mitchell, tanner

William Dixon

Gabriel Harman, farmer and banker

- Haas, Mitchell, Dixon & Harman (HMD&H) paid for street curbing, tree removal, and the extension of the horse-drawn streetcar to the corner of Oakwood and Park Avenues.
- They convinced Dayton contractor, Joseph Peters to build a home on speculation at 622 Oakwood Ave. (on cover)
- Few homes were built and 20 years later, Gabriel Harman was the only investor left or alive.
- The Oakwood Street Railway Company introduced electric streetcars in 1896.
- John H. Patterson, Adam Schantz, Jr. and others revive Oakwood as a convenient, residential community set in nature.
- And it booms.

Introduction

In 1870, four investors looked at this rural land and found it to be well located near the bustling city of Dayton. They decided that it was the perfect place for a new type of development, a residential suburb.

Dayton in the 1870s

In 1870, Dayton was flourishing with a population of around 30,000, which would increase by 27% in the next decade. The city had access to other major cities through railroad lines, a canal, and toll roads including the nearby National Road.

Dayton manufactured farm implements, railroad materials, paper, carriage wheels, and even cigars. Dayton was a place of innovations. It received the 5th largest number of patents per capita in 1870, and the most patents per capita in the United States by 1890.

The growth of Dayton and its industrial explosion had many advantages. The average Daytonian could walk to work, shop, see the doctor, go to church, and go to school. However, there are also disadvantages to this close proximity. Factories were just blocks from residential neighborhoods and as the industrial centers grew they encroached on the public areas. The streets were filled with potholes, garbage, and animal waste. City grime, air and water pollution, disease, noise, crime and crowded conditions became problematic in Dayton and in cities across the United States.



Dayton in 1866

Community leaders began to call for change. They called for sanitation departments and zoning restrictions within the city and for themselves--they called for a new type of neighborhood, a residential suburb. The concept of a suburb was fairly new. The idea of living away from the city center in a separate neighborhood of only houses seemed extremely inconvenient to most.

Some of Dayton's first suburbanites were its most wealthy citizens. John H. Patterson had a home on Ludlow Street, but the family farm, Patterson Homestead on Brown Street, was considered his rural retreat until 1896 when he built his own rural estate--*The Far Hills* (today's Thruston Ave). Another example is Adam Schantz who lived on River Street across from the family brewery and also at his house on Schantz Avenue in Oakwood, a horse farm with 180 acres.

Oakwood in the 1870s

Oakwood was rural, comprised of a few large farms, quarries, and woods. Patterson Homestead sat at the intersection of two major toll roads that came into Dayton (on Brown Street). The two toll roads were called the Dayton-Lebanon Pike (now State Route 48) and the Cincinnati-Dayton Pike (West Schantz to Dixie Highway). The Patterson Homestead was an important place for nearby farmers because it had a sawmill and gristmill and was a marketplace to trade goods. There were a handful of farmsteads along these two toll roads. Some of these farmers worked the land, others dug into the land for gravel and limestone to help build roads and homes.



THE PATTERSON "HOMESTEAD"
VAN BUREN TP. NEAR DAYTON MONTGOMERY CO. OHIO.

Patterson Homestead

Many Daytonians became familiar with what would become Oakwood and its rural charm. Daytonians would come here on weekends and holidays to escape the city. They visited popular places like

Woodland Cemetery, the Kramer Winery and Pleasure Gardens (today's Dayton Country Club), and later Lookout Tower (today's Lookout Ridge) and Hills and Dales Park. A trip to Oakwood would be an all day adventure.



Kramer Winery



Four Mile Tavern

There was the Van Buren Township School for the country children located on the Cincinnati-Dayton Pike (today's West Schantz Ave) and a tavern for lodging and food along the Dayton-Lebanon Pike (today's Far Hills and Peach Orchard Ave).

The Four Investors

Four men saw the potential in Oakwood's rural lands and together purchased and platted the first suburb known as the *Town of Oakwood*. In July 1870, Isaac Haas, Patterson Mitchell, William Dixon and Gabriel Harman (HMD&H) purchased 78 acres from a foreclosure on John Stephens. By 1872 they had platted the land, started initial improvements, negotiated with current property owners and paid for the extension of a streetcar along Brown Street to continue up the hill into the land then known as Van Buren Township. The horse-drawn streetcar would provide service to the corner of Oakwood and Park avenues (near today's Smith Gardens). They also convinced well-known Dayton

builder, Joseph Peters, to build a house on speculation (622 Oakwood Ave.).

Isaac Haas—Tanner

In 1835, at the age of fifteen, Haas moves with his family to Dayton from Pennsylvania. He first lived at the corner of 4th and Main streets. In 1851, he married Mary Gebhart, and in 1853, Haas and Patterson Mitchell went in to business as the Haas & Mitchell Company, producers of leather, horse collars, saddles and whips with a shop on Wilkinson between

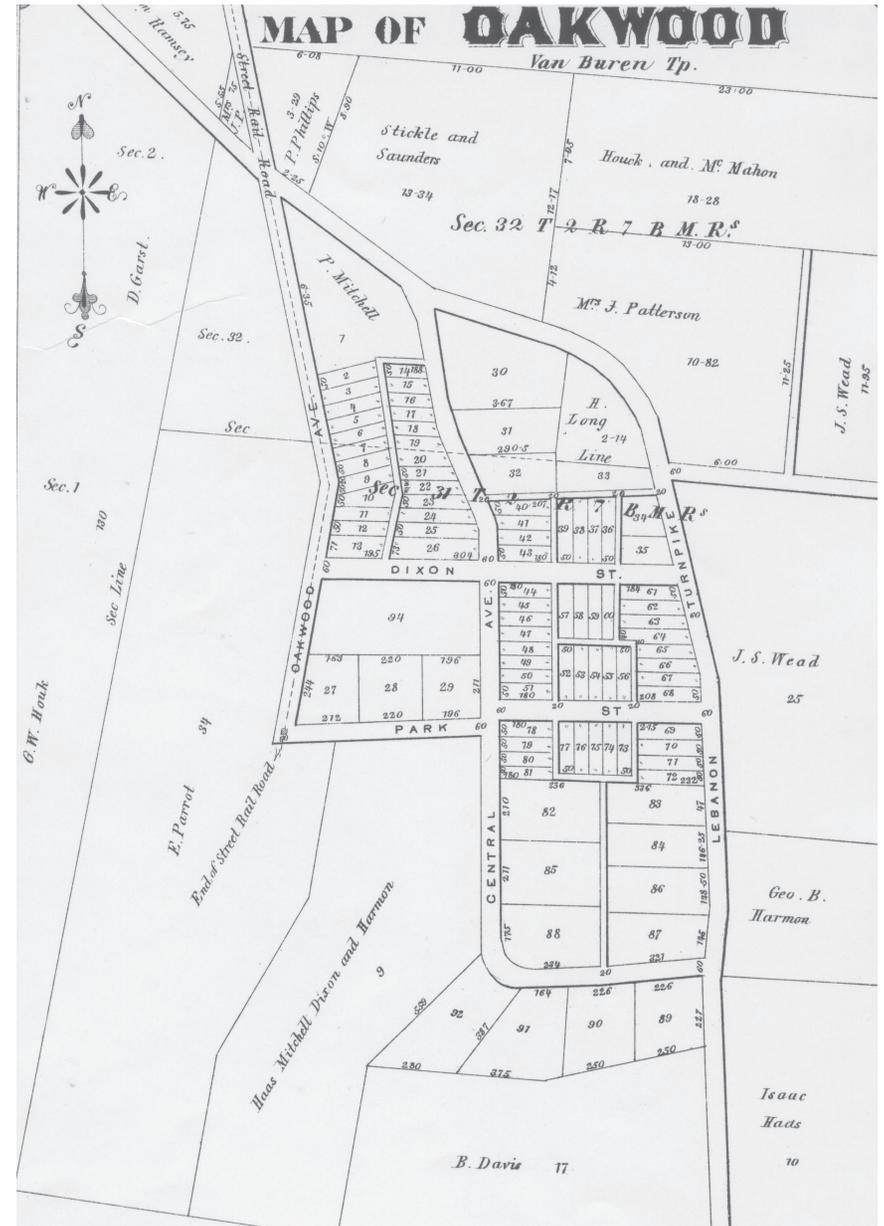


Isaac Haas

Second and Third downtown and a separate tanning yard along the river. Haas was widely known as a strict perfectionist and hermit.

In 1870, Patterson Mitchell dissolved the partnership by purchasing Haas's portion of the company. Haas started purchasing a variety of properties in Dayton proper (on and around 5th Street), east and northwest Dayton, and Oakwood. In Oakwood, he built a prominent stone home at the corner of Schantz and Sorrento avenues (505 E. Schantz). The 10 acre home included a stone quarry (today's Hollinger Tennis Courts). The quarry supplied stone for his home, the entrance gates at Schantz and Oakwood avenues, and the first curbing along Schantz Avenue. Haas continued to invest in Oakwood by purchasing 178 acres from Jonathan Winters for \$24,800 that comprised the southern two-thirds of today's Oakwood.

Haas attended First St. Presbyterian and his business partner, Patterson Mitchell attended Third St. Presbyterian. Both churches were constructed by Joseph Peters. Haas had been responsible for purchasing the land for his church and for



1875 Map of Oakwood in Van Buren Township showing the original lots as drawn by Haas, Mitchell, Dixon and Harman.

supervising its construction. The four investors convinced Peters to build a home on Patterson Mitchell's lot on Oakwood Ave.

Haas had great hopes for the development of Oakwood. It appears that he invested most of his personal wealth into the infrastructure including building roads, curbing, and tree removal. However, the risk was too high. The combination of expenses and lack of home starts caused Haas to lose much of his land to high taxes and foreclosures.

In 1880, Haas suffered a stroke and was confined to a wheelchair. He was down to just 17 acres in Oakwood –land he soon lost in sheriff's auctions. He traded his home to John Mahrt for one downtown and died in 1897 without any Oakwood property.

William Dixon

William Dixon was a partner from only 1870 until 1877. He withdrew from the group and his lots were distributed between the three remaining investors. However, within those five years, he built one of the oldest suburban homes in Oakwood at 740 Harman Ave. And lived in the home from 1875 to 1876 before returning to his home in Dayton on Ludlow Street.

Patterson Mitchell

Patterson Mitchell was born in 1812 and the eldest of six. His father died when Patterson was twelve, and he went to apprentice with the Barnett family in Middletown, Ohio. He married Louisa Barnett in 1834 and moved to Dayton in 1853 to start a partnership with Isaac Haas, a connection made through a Barnett uncle living in Dayton. In 1870, Patterson bought out Haas' interest and formed the Dayton Leather and Collar Company, which he served as President. Through his relationship with Haas, Mitchell becomes a partner in the development of Oakwood. He is the only investor to never lived in Oakwood. He lived on E. 1st Street. He financed the speculation house on Lot #3. In 1885, Mitchell dies suddenly of a heart infection. His shares were divided between Haas and Harman, the only investors by that time.

Gabriel Harman

Unlike the other three investors, Gabriel Harman was already living in Oakwood when they platted the town. He came to Dayton in 1843 at the age of twenty and married Elizabeth Dixon. Gabriel Harman built a Gothic Revival farmhouse along the Dayton-Lebanon Pike (today's Oakwood High School).



Gabriel Harman

Harman was a gentlemen farmer. He was a member of the Southern Ohio Fair Association and Montgomery County Agricultural Society, but was also connected with Dayton business interests such as serving as the cashier and director of the First National Bank of Dayton. He helped finance the building of three other homes in Oakwood. His mother and a few siblings lived along Far Hills, just south of his own home. And in 1881, after his mother's death the siblings moved to a house on Oakwood Avenue. He also built 620 Harman Avenue.

A 1913 Oakwood Record newspaper article reminisces about how the maple trees along Harman Avenue were planted by Elizabeth and her father, Gabriel Harman. The small girl added butcher bones to each hole to ensure the tree's health. Gabriel Harman dies in 1914 as the only original investor to see the City of Oakwood.

Transportation from 1870s to 1890s

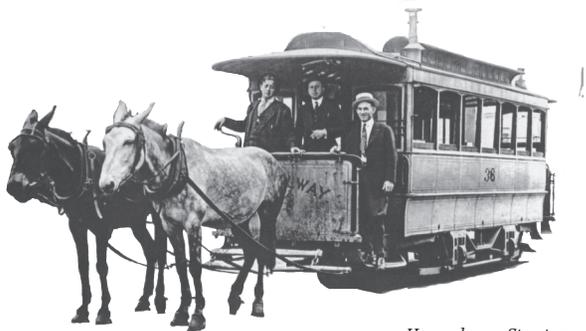
Throughout the United States, mechanized transportation was changing the way people lived. It permitted residential areas to be built away from the city center. These areas, known as

suburbs, were designed to be purely residential, separate from but connected to the city. Haas, Mitchell, Dixon and Harman knew this model and how essential a streetcar line was. So in February 1875, the Oakwood Street Railway Company was chartered with Gabriel B. Harman as Treasurer. Route No. 3 was created. The route extended from the corner of Main and Third streets, along Brown Street, up Oakwood Avenue and through the Five Points intersection to Park Avenue (near today's Smith Gardens) where it turned around. The most efficient means of public transportation was a horse-drawn omnibus. The horse-cars allowed people to commute two to three miles in a half hour. Oakwood's streetcar was a mule car, driven by Dave Weeks. The streetcar came up every hour. Weeks would stop to rest the horse and blow his horn signaling Oakwood's first residents to hurry out of their front doors and start for the car.

One of the early regulations was that "no car should be drawn faster than six miles an hour...and that in making turns, mules or horses should not be driven faster than a walk." Besides the matter of efficiency, there were other problems with the Oakwood route. The Parrott and Houk families both owned land adjacent to the streetcar line, and the families couldn't agree where to allow any new or improved lines. Both families needed and wanted to be close to the line. The Oakwood Street Railway Company went bankrupt in 1876 due to poor income and lack of improvements. It was sold at auction to Charles B. Clegg and others.

The Stall

The lack of transportation directly into the Oakwood made it difficult to compete with



Horse-drawn Streetcar

other suburbs like Dayton View, Grafton Hill, Wayne Avenue, and St. Anne's Hill. After twenty-five years, there were only a handful of homes in the *Town of Oakwood*. Early Dayton biographers called the Oakwood "a failure."

Boom and Incorporation

Then Charles Clegg introduced --the horse-drawn electric streetcar in Dayton. In the summer of 1885, the city of Dayton began running its first horse-drawn electric routes. Due to low population, Clegg only brought the electric streetcar to the Five Points intersection and from there—a horse-drawn streetcar was used to Park

Avenue. The horse-drawn electric streetcar were faster but mules and horses were often seen "tap-dancing" on Main Street from electric shock and occasionally sparks shot out of their tails.

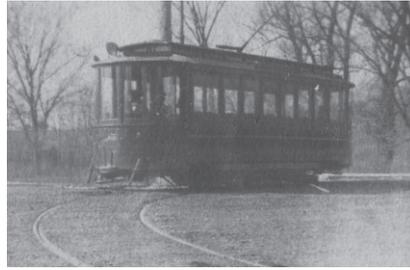


Gatehouse at the Oakwood Loop

Ten year later, the Oakwood Street Railway Company introduced a completely electric streetcar. By 1895 all streetcar lines were fully electrified and horses were no longer needed. And Oakwood boomed.

In 1897 the Houk family platted several acres west of Far Hills Avenue and the Schantz family developed North Oakwood between Irving and Ridgewood Avenues. Oakwood resident and National Cash Register President, John H. Patterson encouraged development around his rural estate. Schantz and Patterson owned large tracts of land. They embraced new

twentieth century design principles and hired the nation's leading landscape design firm (Olmsted Brothers). Schantz worked to build a residential community and Patterson worked to build an estate style natural retreat by limiting Oakwood's size by establishing Hills and Dales Park and pushing for incorporation.



Early electric streetcar at Five Points Loop

Oakwood was incorporated in 1908, and its future as a Progressive, twentieth century city was established embracing modern conveniences, transportation, home and landscape design in a natural tree-lined setting. Oakwood adopted the city-manager style of government. At its time of incorporation, Oakwood had around 100 houses. Oakwood's first mayor Harry E. Talbott was one of the country's leading civil engineers, and Walter Creager served as the village marshal, truant officer, street superintendent, health commissioner, and sanitation engineer. The village also hired an engineer, Ken Allen. Allen and later Lawrence M. Dissinger were primarily concerned with providing sewers, gutters, streets, and street lights to the growing community.

By 1912 the demand for housing was so strong that Mrs. Fowler Stoddard Smith of the Oakwood Real Estate Agency shared that she had been, "besieged by a small army to buy lots or rent for the summer." She suggested "portable homes be set up on vacant lots" to meet the demand.

A New School

After incorporation there was a strong push for a proper school. The one-room brick Van Buren Township School was not adequate to meet the growing number of children and new education principles. A green barn located on Harman Ave was

donated and held two classrooms, four grades, and two full-time teachers. By 1912, however, the district's 96 children were overcrowding the barn. Young children were moved to classes at Katherine Houk Talbott's mansion, Runnymede, until the Oakwood School



Green Barn Schoolhouse

(today's Harman Elementary) was built on the site in 1913. The Oakwood School held 200 elementary students. Its 1922 expansion, and the opening of Edwin D. Smith Elementary in 1926, relieved subsequent overcrowding during Oakwood's population boom into the 1920's. Oakwood's secondary students traveled out of the district, many to Stivers or Steele high schools. The Oakwood High School was built on Far Hills Ave. and the first class graduated in 1924.

Daily Life in Oakwood

From 1900 through the 1910s, shops and offices sprung up along the streetcar line up Brown St. to the streetcar loop at the Five Points intersection. Because there was no house numbering at the time, directions would read, "Oakwood Real Estate Agency, 1st house south of the loop" or "fifth house south of the loop on the west side." Residents called for house numbers and oiling of streets to prevent dust as they traveled within Oakwood for some basic daily goods and services.

As the city of Oakwood grew—so did the desire for more amenities. The original *Town of Oakwood* was viewed as the city's center. This is why so many of the city's "first" are built here including the first school, first church, first library, city building, and shopping district.

Select Homes

Please note:

Below is a brief history for several homes in *The Town of Oakwood*. This tour focuses on homes built before 1908 in *The Town of Oakwood*, before the city incorporation. These first families were willing to gamble on the new Oakwood.



Oakwood Ave. looking South from the Loop at the Five Point Intersection (c.1912)

740 Harman Ave. - The Investor who Bailed



740 Harman Avenue is one of the original homes in *The Town of Oakwood*. Before addresses were used the description of this property was corner of Central Ave and Dixon (Lot 42 and 43) and its earliest address was 736 Central Avenue.

Central Avenue was changed to Harman Avenue by 1918. This lovely Queen Anne home was built in 1874 for William Dixon, one of the original investors. Little is known about William Dixon. He was noted as investing in the original plat for five years before he sold all his shares to the others. During the year of 1875-76, he lived at the newly constructed 740 Harman Avenue. Before and after that year, Dixon's primary residence was 121 S. Ludlow Street. At the time, Ludlow Street was one of the premier residential streets in Dayton.

Previous researchers have identified the architect as Jonathan Reeves. In the 1875-76-city directory, Jonathan Reeves was listed as a stonecutter. There is no further information about Reeves. The home is a classic example of an early Queen Anne Style. This house was built before the height of Queen Anne architecture, and it is likely that some of its ornamentation was added after its initial construction. However, the home is a beautiful blending of vernacular and the more modern Queen Anne styling. The home appears to be built using balloon framing and the porch features

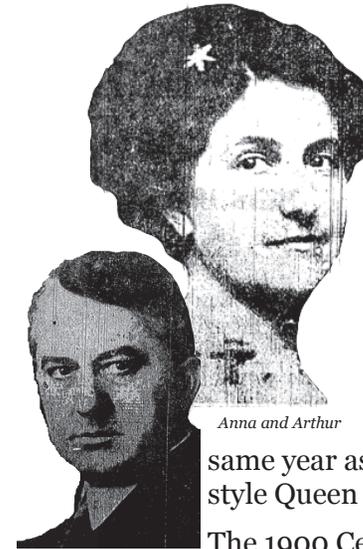
both Queen Anne spindlework and simple columns for support and decoration. There is also clapboard siding and fishtail shingles in the eaves and north elevation. The windows lintels also have decorative woodwork to highlight them. The house had gas lighting until electricity was added in 1935. And the rear second story bump out was once a three-sided glass and screen sleeping porch. Sleeping porches were advocated by late 19th century reformers as a healthy way to maintain a connection with the outdoors and for cooler sleeping during warm nights without air conditioning or electricity for fans.

When Dixon forfeited his shares to the remaining partners, Gabriel Harman became the owner of lots 40, 41, 42, and 43. Per 1888 deed records, he transferred these lots to Gabriel's daughter Elizabeth Harman Porter for \$1.00 as a wedding present. It is likely that Elizabeth and her husband Darlington Porter lived in this house while they were building their home at 620 Harman Avenue. In 1899, O.C. and Lillian Reeves purchased lots 42 and 43 from Mrs. Porter.

The 1900 census shows O.C. Reeves and his wife Lillian Reeves living here along with black servant Janetta Jones and two boarders George and Louisa Kling. George Kling operated the Four Mile Tavern and a barbershop. O.C. Reeves was associated with the Dayton Foundry Co and also served as a supervisor at the NCR. The Reeves sold the property in 1902 to Edward and Eleanor Koehnen. Both Edward and his father Charles L. Koehnen signed the 1907 petition to create the city of Oakwood. And in 1910, the house and outbuildings were valued at \$1250 and the land at \$250. This made it one of the more modest homes in the *Town of Oakwood*.

In a 1977 oral history, Edward Koehnen, the son of Frank Koehnen, reminiscent about his father's house. Edward stated "At that time they thought he was losing his mind for going so far south in the country...there were very few people living in Oakwood." Edward continued to remember his childhood on Harman Avenue and talked about sledding down the street. He recalled starting in front of 740 Harman Avenue, making the curve onto Far Hills Avenue and continuing to the Five Points intersection then "if there wasn't a streetcar and we were lucky, we'd go down Main Street (Far Hills) and go as far as the NCR office building". The Koehnen family lived in the house until 1932 when Mrs. Koehnen dies.

718 Harman Ave.—The Growing Family



Anna and Arthur

Arthur and Anna Rieger lived at 710 Harman Avenue (then known as 714) while their new house at 718 Harman Avenue was being built. Arthur was around 25 years old when he moved into 718 Harman Avenue. Before that, Arthur lived in his childhood home at 28 Henry Street in Dayton. Arthur was treasurer and sales manager at the Mead Paper Company, and president of the Peerless Paper Company. Anna was an accomplished violinist. Arthur and Anna had two sons Lowell and Nelson. Lowell was born in 1891 about the same year as the Riegers moved into their new high-style Queen Anne home.

The 1900 Census lists Mr. & Mrs. Rieger living in the home with their son James (who is actually Lowell) and a black servant--Elizabeth Jones. Lowell Reiger built a tennis court on the vacant land across the street (today's Harman playground). Their neighbor, Edward Koehnen, recalled, "he [Rieger] would furnish the balls, the racket and everything". Mr. Rieger made wine in his cellar—"he had a crusher and a bottler and everything". Mr. Rieger was described as a very generous man. The 1910 appraisal listed the house on Lot 32 at a value of \$2750 and the land at \$400. Arthur and his wife lived in the house until around 1917. They sold to Harold Shelton. For a brief time, Arthur and Anna lived with their son Lowell on Patterson Rd. while their new home was built at 40 Wisteria.

718 Harman Avenue is an example of the Queen Anne style during its heyday. The home is asymmetrical, has a multi-faced turret, wraparound porch, elaborate woodwork, and the light balloon framing allows for overhangs and an irregular plan. The Queen Anne style was popularized by pattern books and the first architectural magazines. The expanding railroad network also helped to popularize the style by making pre-cut architectural details that could be shipped from state-to-state.

710 Harman Ave.—The First Ones to Come

710 Harman Avenue is an architectural building type known as Homestead Temple. This vernacular building type was common in the 1870s in both rural and city landscapes. Homestead Temple homes are also called front-gable and a popular Greek revival building type. This house has been added onto over the years but retains its wide trim in the gable. The house was built in 1879 for the Whitenall family. The family purchased the lot in 1873 making them one of the first family to invest in the town of Oakwood. The 1880 Census does show an Eliza Whetuall [sic]. Nothing else is known of this family. It is then believed that Arthur and Anna Rieger live in the house while their house on the same lot is built. After that, the property was sold to George E. and Ella M. Keller. The Kellers appeared on the 1900 Census. Mr. Keller was the secretary and treasurer of the Barbeau Grain Hulling Machinery Company. The 1910 appraisal indicated that the house was one of the most modest homes in the town of Oakwood. Its value was listed as \$900 and the land was worth \$750. The 1910 Census also showed that the Keller had three daughters Mary, Anna Lou, and Doris. The house is sold by 1930 to Russel E. Kimmel.

620 Harman Ave.—The Wedding Present

This Shingle-style house was popular from 1880-1900. This style achieves its effect and name from its unifying wood shingled exterior. The Shingle Style became popular on the east coast in seaside resorts but spread throughout the country through architectural magazines. This is a uniquely American style. 620 Harman Avenue is a symmetrical example of the Shingle Style with Colonial Revival attributes as well. The house has lovely paired gables offset but a centrally located gable dormer. The first story has a small, recessed entry porch that further highlights the facade.

In 1877, Gabriel Harman acquired this lot after William Dixon withdrawals from the original partnership. Gabriel builds this grand home on the large lot known as Lot #30 for his daughter Elizabeth as a wedding present. Around 22 years of age, she marries Darlington Porter in 1887 and moved into 740 Harman Avenue while this home was being built. She inherited several properties from her father upon her marriage.

Elizabeth and her husband Darlington G. Porter lived in this



Elizabeth

house for several years. The 1900 Census has Darlington, Elizabeth and their two young sons Harman (12) and Phillip (5) living here. They also have one servant, a black boarder, and two sisters (Ella Harman and Carrie Porter). The 1910 Census continued to list the family, a sister, and both a servant and hired man living here. Elizabeth was active in Oakwood affairs serving on several committees. She and her husband were honored for their relief efforts after the Great

Dayton Flood of 1913.

In 1915, after Elizabeth dies, the house was sold to Judge and Mrs. Carroll M. Sprigg. Spriggs was a Common Pleas Court judge. He sold to Joseph Allan, a vice-president of Frigidaire, and later in 1920, the house was owned by Frederick and Evelyn Huffman Patterson.

Frederick, John H. Patterson son, and Evelyn, daughter of Huffy Bicycle founder, had recently married and were waiting on the completion of their new house on the site of John H. Patterson's former estate *The Far Hills*. Then in 1924, the year Frederick's new mansion (now a portion of the Lutheran Church of Our Savior) was completed he approached Minnie Neibel, the owner of 45 Patterson Boulevard. This home was adjacent to land surrounding Patterson's property, and Frederick wanted the house and property for his working manager. Therefore, in 1924, he traded Neibel two homes, this one and another on Harman Terrace for 45 Patterson Avenue. Neibel lived in the house several years before selling it to local jewelry designer Virginia Blakeney in 1933. Ms. Blakeney designed work for Tiffany Studios. Not much is known of her life, she lived in the house until 1954 and was described as a recluse and nearly blind at her death.



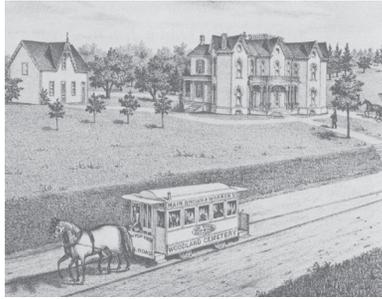
Darlington

622 Oakwood Ave.—The Home Built on Speculation

This home on Lot #3 was the speculation home built by Joseph Peters in 1877. At the time, investor Patterson Mitchell owned the lot. Peters only lived in this impressive brick Italianate home

from 1877-78. When the home did not sell, the remaining investors (Haas, Mitchell & Harman) bailed out Peters and continued to retain ownership of the home and property.

Joseph Peters is listed in several city directories as a carpenter, contractor, and builder. He lived most of his life at 230 Warren Street in a the portion of the South Park neighborhood nearest State Route 35 and the Oregon District. Peters was credited with building hundreds of houses and several churches in the Dayton area. He was born in Pennsylvania and came to Dayton by canal. After arriving, Peters apprenticed as a carpenter but was also credited with building the first brick church in Dayton. While leaving in Oakwood, Peters shared the home with I.M. Peters, a mail clerk and collector Dayton Democrat. Peters lived in his Warren Street home until his death in 1911 at the age of 81.



622 Oakwood Ave.

When the Clegg family purchased the home around 1895, it was very symbolic of the family's commitment to the development of Oakwood. Harrie P. Clegg was born and raised in Dayton, Harrie left the area for several years for additional schooling. Then in 1890, he returned to Dayton and along with his father Charles Clegg started to organize public transportation routes in and around Dayton. Charles Clegg operated the first horse-drawn streetcars in both Oakwood and Dayton View. He later converted these to electric and continued to buy interest in all the other street railways throughout the city until he became their largest individual stockholder. Upon, Harrie's return he assumed the role as president of the Dayton & Tropic Electric Railway Company and the vice-president and general manager of the Oakwood Street Railway Company.

In 1894, Harrie married Lola Crume and they moved to this new town of Oakwood at the end of one of Clegg's streetcar lines. The Cleggs were represented on the 1900 census as wife Lola, daughter Harriett, two servants, and a boarder. In 1910, the family had grown to include Harrie & Lola and their four children along with three servants. It is also believed that the changes to this house's architecture were completed while the Clegg's owned the home from 1894 until 1921. In 1921, the Cleggs moves farther

south on Oakwood Avenue to 1130 Oakwood Avenue.



622 Oakwood Ave.

extensively remodeled with Queen Anne details. One of the house's most striking features is its foyer due to both its sheer size and octagonal shape.

It is extremely difficult to compare the current home's appearance with the 1875 line drawing. The orientation of the line drawing is from a vantage point no longer available. The house has been

703 Oakwood Ave.— They Grew up in Town

Robert Thruston Houk built this lovely high-style Queen Anne around 1894. Robert Thruston Houk and his wife Sarah Littler Talbott (known as Lillie) were married in 1887, the same year Robert's sister Katharine married Sarah's brother Harry Talbott. The Houk and Talbott families were some of the earliest families



Robert and Lillie Houk and Harry and Katherine Talbott

in Oakwood and their history is well documented. R. Thruston Houk grew up in the home known as Runnymede. His father George Houk purchased property in 1856 and built a house in 1860. This house was later given to Katharine and Harry and has its own unique history.

Robert Thruston Houk was a businessman associated with A. A. Simonds, Mead & Company, the National Cash Register Company, and the Dayton Motor Car Company. The Houks, like the Talbotts, lived in large homes with

many relatives and servants. As of 1910, 703 Oakwood Avenue was home to Robert, Sarah, their 5 children, Sarah's father John Talbott and three servants. Both families were also civic-minded. For years, the carriage house at 703 Oakwood Avenue was used as city hall with all council meetings conducted there. The Houks lived at 703 Oakwood for 36 years, until they sold the home in 1930 to Howard Converse, General Manager of Dominick & Dominick, and his wife Mary. The Houks then moved to 1201 Oakwood Avenue, just down the street. Robert died in 1938, and his wife Sarah died in 1941.



703 Oakwood Ave.

709 Oakwood Ave.— The NCR Executive

The house was built in 1897 for Morris H. and Nellie M. Purcell. Mr. Purcell was listed stock trader and manager clearinghouse for National Cash Register in the 1898-1899 city directory. In 1900, the census lists Morris, his wife, Nellie, their two children, and one servant. The house is a classic example of a gambrel-roofed, Queen Anne home. Gambrel roofs were often seen in Shingle Style homes from this period. This house uses that building type and adds Queen Anne elements including the fishscale shingles, Palladian window, and second-story bay window with cantilevered wall extensions.

The couple sold the house around 1917 to William Franklin and Florence J. Bippus. Mr. Bippus was the treasurer of the National Cash Register Company and later the Auto Top Factory, and Joyce Cridland Company. The Bippus family was described as surrounded by a warm circle of friends that enjoy the hospitality of their attractive home. The family appeared on 1920 Census as William, his wife Florence, their son William Jr., and a servant Edith Hayes. In 1928, the family sold their home.

715 Oakwood Ave.— The Family with Kids in School

715 Oakwood Avenue is a lovely Queen Anne Home. It is believed that Frank and Elise Stoddard built this home before 1908. Frank was an office worker at the Dayton Power & Light Company. Their daughter Cora went to school in the big green barn on Harman Ave.

719 Oakwood Ave.— The Immigrant Family

Built in 1902, this home is an example of a restraint Queen Anne. The home uses Queen Anne elements including a polygon tower on the facade instead of a gable and a nearly full-width porch that may have wrapped around the corner of the house originally, and a spindlework balustrade.

Currently, the original owners are not known. The house was later owned by Mr. Joseph and Margaret Hopkinson. Mr. Hopkinson was born about 1864 in Gatehead, Durham, England. He married his wife Margaret in 1895 in England. After immigrating to America, Joseph was listed as a draughtsman and lived on Wayne Avenue. By 1910, he was listed as a factory foreman and lived on Forrer Road in Oakwood. Then sometime around 1920 he moved to Oakwood Avenue.



Joseph Hopkinson

721 Oakwood Ave.—The Modern Man

Mr. & Mrs. Thomas Carroll built this lovely Foursquare home with Colonial Revival influences in 1905. Thomas was born in 1853 in New York. His parents both immigrated to America from Ireland. Carroll began his professional career working as a machinist in Watertown, New York. Then in 1875, he married his wife Annie and the two lived in New York and Connecticut before moving to Dayton. In 1900, Carroll's occupation was listed as an experimenter. Carroll held multiple patents for NCR and later became the Head of Inventions for NCR. While under the direction of Charles F. Kettering, the Inventions Department at NCR developed the first electrified cash register and other business machine innovations.

The American Foursquare is a reaction to the ornamentation and elaborate footprint of the Queen Anne home. At the turn of the century reformers found the Queen Anne style to be fussy and wasteful. Instead, they wanted a cleaner, more modern design that used modern technology to eliminate clutter and add cleanliness. The American Foursquare was efficient. It fit easily into the lots platted along streetcar lines. It provided large open rooms and using balloon construction, large windows could be added for light and fresh air.

800 Oakwood Ave.—The Company Owner

Built in 1908 for James and Laulette Irvin, this home is a beautiful example of the Colonial Revival Style. James and Laulette live in the home for several years along with their children James and Laylette. Mr. Irvin was born in Ohio around 1869 and his wife was born in France. The 1910 Census shows James and Laulette with their son James and a servant Elizabeth Prether (age 16). The family continues to live here and is shown on the 1920 Census with both children and no household help. Mr. Irvin is the owner of a paint manufacturing facility and his son James works there too. In 1942, they sell the home to Carter Helton.

The Colonial Revival Style is part of the Eclectic movement starting in 1880 and lasting until around 1940. Unlike the Victorian era, which produced styles such as the Queen Anne and Shingle, Eclectic homes were pure copies of older European and American colonial styles. Colonial Revival is a term for the rebirth of early English and Dutch houses along the Atlantic seaboard. The Philadelphia Centennial of 1876 is credited with the rebirth of Colonial architectural traditions. Visitors to the Centennial along with photographs, books, and magazines circulated the fashion and encouraged architects all around the nation to honor America's heritage.

819 Harman Ave. - The Inventor

This house currently known as 819 Harman Avenue began its life as a carriage house and experimental workshop for Hugo Cook. Hugo Cook is listed on the 1872 plat map for the *Town of Oakwood* as owning a large parcel on the southwest corner of

Harman and Dixon avenues. Hugo Cook was a prominent manufacturer and inventor. He invented several things including sewing machine implements, bicycle spokes, and one of the cash registers manufactured by National Cash Register Company (NCR). Mr. Cook and his wife Anna lived in a house where 815 Harman Ave stands today.



George Hartzell

Around 1906, Mr. Cook sells the house and carriage house/workshop to George Hartzell. Mr. Hartzell is a wholesale dealer of lumber. He lives in the house until it burns down in 1915. He then builds a new house on that site.

George Hartzell became friends with his neighbor Orville Wright. George's son Robert had an interest in aviation and encouraged by Orville Wright, he began manufacturing propellers using his father's walnut woods. In 1917, Robert left the University of Cincinnati to give all his attention to the propeller business. This timing was perfect—the United States had just entered World War I, and there was an instant demand for the Hartzell Walnut Propeller. In 1918, Hartzell received an order for 1000 propellers at \$800 each from the U.S. Navy.

814 Harman Ave. - The Newlyweds

In 1900, Oscar C. Kressler lived at 152 S. Quitman Street (near Xenia and Wayne avenues) with his extended family. Mr. Kressler was a clerk at NCR and unmarried. In 1902, Oscar married Marie and the newlyweds moved to 3 West Monument Avenue. The couple builds 814 Harman Avenue and moved into Oakwood in 1903. Marie worked as a dressmaker for several years. Marie dies and Oscar has remarries a woman named Ada. The couple continue to live in 814 Harman Avenue through 1958.

800 Harman Ave. - The Couple that Made Ends Meet

This is a Queen Anne home likely built around 1890. However, the earliest known owner is William and Lula Davie in 1909. William was a laborer and did odd jobs. The couple took in boarders. For example, an accountant at NCR named William B. Luckens and his wife Kitty lived in the house with the Davie

family. William dies in 1919 and in 1920 Lula moves to Columbus. She keeps the house and rents to Oliver and Frances Houck, who rent the home until at least 1930.

36 W. Dixon Ave.—The Banker

This is another Gambrel-roofed Queen Anne home with Colonial Revival attributes as well. The home is a blending of the older Queen Anne style with its fishscale shingles, bay window, spindlework balustrade, and the recessed window that has shingles elegantly curving into it. The Colonial Revival style is most evident in the use of simple Colonial columns to highlight and support the full-width porch.

The first known owner is Robert Brundrett. Mr. Brundrett lived at 36 Dixon Avenue in 1907. It is possible that the Brundrett's built the house. Mr. Brundrett is with Dayton National Bank and later NCR. It is presumed that Robert dies around 1917 and his son Alex became head of household with his mother Mabel and wife Laura living there too.

14 W. Dixon Ave.

14 Dixon is a lovely example of an Italianate home. The Italianate house was popular from 1840 until 1885. This house does not have much original ornamentation left, the porch was likely rebuilt around 1920. However, the house retains its asymmetrical, hip-roofed plan with a wraparound porch. There are also two entries off this porch. The most visible entry is a single wood door with sidelights. The home also has simple, two-over-two double-hung sash windows that are relatively narrow. These characteristics are all indications of the home's Italianate origins.

45 Park Ave.—The Home Turned Library

John Randolph Fletcher, President of Fletcher Manufacturing in Dayton, built a prairie-style home at 34 W. Dixon with his second wife, Eva. Born in Murfreesboro, Tennessee, John Fletcher served as a Confederate telegraph operator during the Civil War. Through a variety of professions and locations, Fletcher ended up in Dayton, Ohio in 1874 as a salesman for Dr. Crooks Medicine Company. Fletcher moved from patent

medicine to US Bonds and bonded whiskies, then to manager of a new Dayton Electric Light Company plant (present-day McKinley Park near the Dayton Art Institute). Ill health forced his resignation, but Fletcher opened a manufacturing company at Second and Canal Streets producing electrical components and pole line hardware.

John Fletcher was active in Dayton civic affairs. He served on Dayton City Council and was an advocate for a telephone system, civic music, and the public library in Cooper Park downtown. He was the originator of the Dayton City Club and one of the founders of the Antioch Temple downtown. He was an early board member of the Dayton Art Institute and life member.

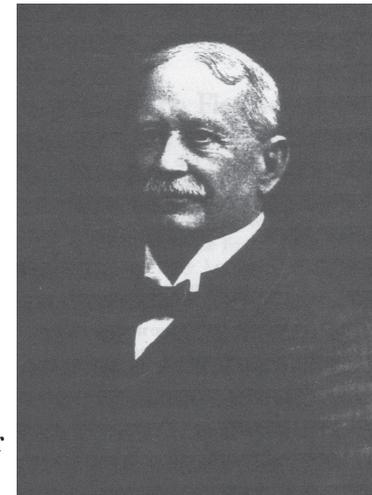
John Fletcher moved to this house in Oakwood with his wife, Hattie, and three children. Fletcher becomes president of the Oakwood library board about the same time Hattie dies. He remarries and donates this home for the purpose of the Oakwood Library in 1924. It is moved from 34 W. Dixon Ave. to its present location at 45 Park Ave. Fletcher builds a new house at 34 W. Dixon Ave for him and second wife, Eva. He lives two years in that home before he dies at the age of 81. Eva continues in the



45 Park Ave.

house at 34 W. Dixon Ave. for a number of years.

The library had been started in the private Briar Hill residence and became a project of the Oakwood Efficiency League in 1913. The group solicited book donations from individuals and listed all 100 books in The Oakwood Village Record paper. The library



John Fletcher

moved into Harman School and was open to children and adults for a few hours a week from 1916 to 1923. In 1924, the library moved into the home on Park Avenue. Called the "Library House" or the "Park Avenue Library," the small house at 45 Park Avenue served as the library until 1939 when the library moved to its present location on Far Hills Ave.

The Oakwood Board of Education still owned 45 Park Avenue and rented the house out for several years. First, it served as the home for Mrs. Thomas Russell (Helen), a widow that taught at Oakwood High School. Then it was a series of beauty shops from 1939 to 1951. At this time, Park Avenue was a bustling shopping district with goods and services for families and a popular lunch destination for Oakwood High School students. The few blocks along Park Avenue included a Kroger Grocery & Baking Co., the Oakwood Drug Store, Williams Market, a bakery, and Peterson's confectioners.

In 1950, three women, Mrs. George H. Mead (Elsie), Mrs. George Haig (Ruth), and Mrs. Walter S. Carr (Dotty), opened a small charitable gift shop called The Little Exchange. Mrs. Mead acquired 45 Park Avenue for the shop and donated the property and a sizable endowment fund.

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