

United States Department of the Interior  
National Park Service

372

# National Register of Historic Places Registration Form

RECEIVED 2280

## 1. Name of Property

Historic name: Miami Valley Golf Course and Clubhouse

MAY 15 2015

Other names/site number: Miami Valley Golf Club

Name of related multiple property listing:

N/A

Nat. Register of Historic Places  
National Park Service

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 3311 Salem Avenue

City or town: Dayton State: OH County: Montgomery

Not For Publication:  N/A

Vicinity:  N/A

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

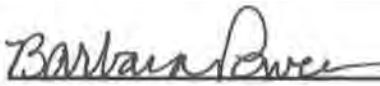
I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

Applicable National Register Criteria:

X A     B X C     D

	DSHPO for Inventory & Registration	<u>Apr: 127, 2015</u>
<b>Signature of certifying official/Title:</b>		<b>Date</b>
State Historic Preservation Office, Ohio History Connection _____		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <u>   </u> meets <u>   </u> does not meet the National Register criteria.	
<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

Miami Valley Golf Course and Clubhouse  
Name of Property

Montgomery OH  
County and State

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register  
 determined eligible for the National Register  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain:)

  
Signature of the Keeper

6.30.15  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:   
Public – Local   
Public – State   
Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)   
District   
Site   
Structure   
Object

Miami Valley Golf Course and Clubhouse  
Name of Property

Montgomery OH  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>8</u>	<u>2</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>4</u>	<u>1</u>	structures
<u>0</u>	<u>    </u>	objects
<u>13</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**  
**Historic Functions**

Recreation & Culture: Outdoor Recreation/Golf Course

**Current Functions**

Recreation & Culture: Outdoor Recreation/Golf Course

**7. Description**

**Architectural Classification**

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revival: Tudor Revival: Jacobethan Tudor

**Materials:**

Principal exterior materials of the property: STUCCO, BRICK, STONE/Limestone, Slate ASPHALT, CONCRETE.

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

## **Narrative Description**

### **Summary Paragraph**

#### Summary

The Miami Valley Golf Club (MVGC) is a well-preserved golf course and clubhouse located just outside the city limits of Dayton, Ohio. The club opened its doors in 1919 and today has 272 members. The property has remained continuously used as a private club and features an early Donald Ross designed 18-hole course along with an Olympic-sized swimming pool and tennis courts. The noted landscape architectural firm, the Olmsted Brothers was hired to landscape the spaces around the golf course. They were responsible for the original placement of buildings and possible design of the original temporary clubhouse, which was later replaced by the existing one. The firm also designed the original entrance to the golf course and the service areas.

The clubhouse was designed by local architect, Rollin Gebhart, and opened its doors in 1931. The nominated property has a period of significance starting 1915 when the Kidders started working with golf architect, Donald Ross, and landscape architects, the Olmsted Brothers. The period of significance continues through the construction of its permanent clubhouse in 1931 and extends to 1960 to include the significant activity that occurred there through the 1940s and 1950s. The period of significance ends in 1960 after additions to the clubhouse were made and the holes renumbered.

The nominated property includes one contributing site—the Ross designed and Olmsted landscaped golf course which contains multiple smaller elements. The nominated property also includes ten buildings; eight of which contribute to the significance of the property and five structures; four of which contribute. These contributing resources as well as the non-contributing resources are described below.

Over the years, club members and administrators have taken great pride in retaining the Donald Ross design for the golf course and Olmsted Brothers designed landscape. There have been limited changes to the golf course and the updates and additions have been in keeping with standard modernization of these facilities. The golf course is well known and has been the site of numerous state and local championships as well as being host to the 1957 PGA Championship.

#### Setting

The Miami Valley Golf Club is located in Montgomery County, Ohio. The course sets on approximately 154 acres just north of downtown Dayton. A majority of the property is located in Harrison Township and a small portion is located within the Dayton city limits. The course is bounded on the north side by Siebenthaler Avenue, the east side by Philadelphia Drive, the south side by Hillcrest Avenue, and the west side by Salem Avenue (also called Salem Pike) and Kelpinger Road. A 10-foot high chain-linked fence surrounds the property. This fence is hidden by vegetation in most places.

There are two entrances onto the club's property. The main entrance is along Salem Avenue at the gatehouse and the service entrance is along Siebenthaler Avenue. The driveway is paved to



Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

the clubhouse and then circles into a paved parking lot with ample parking. Once on the club's property there are three ways to enter into the facilities. There is the main entrance to the clubhouse, the entrance to the swimming pool and pool house, and direct entrance to the golf course, golf shop, and golf carts.

The founders of the golf course, Walter and Georgeanna Kidder, purchased 154 acres that contained three farms on the property in 1914-15. The Kidders recognized that this was an ideal location for a golf course. The land was very near the city, it had an interurban line running along Salem Avenue, and was just north of Dayton View, the most prestigious neighborhood in Dayton at the time (NR 1984). But more importantly still, there was enough continuous land to create Dayton's first 18-hole golf course designed as a single unit. The Kidder's had the foresight to engage a nationally known golf architect and landscape designer to help them create a premier facility.

The Golf Course

The golf course at MVGC features an 18-hole double-circle, counterclockwise circulation pattern centered on the clubhouse (Figure #3). Note that the numbering for Ross's original front and back nine holes have been switched. The direction of play however is unchanged. Below is a chart showing the original Ross numbering and the current numbering; this chart is helpful when viewing the 1916 Donald Ross Course Map (Figure #2). Throughout the nomination all holes will be discussed with their current MVGC numbers and not their historic assigned numbers.

Donald Ross 1916 Hole Numbers	Current MVGC Hole Numbers
1	10
2	11
3	12
4	13
5	14
6	15
7	16
8	17
9	18
10	1
11	2
12	3
13	4
14	5
15	6
16	7
17	8
18	9

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

The eighteen holes on the golf course can each be played from four different sets of tees with yardages anywhere from 6,795 yards from the back tees to 5,340 yards from the forward tees (Photo #1). The incorporation of different tee lengths on a single hole is one of Ross's contributions to golf course design and is discussed in the Statement of Significance. The course is guarded by a total of 45 sand bunkers, a pond and a creek that crosses Holes # 14, #15, #16, and #17 (Photo #2). Accuracy is demanded of the player because of narrow tree-lined fairways and the out of bounds that comes into play on Holes #1, #6, #12, #14, and #15.

As noted above, the routing of the golf course has remained the same since its 1916 layout. The only differences are the switching of the front and back 9's when the golf shop was added to the clubhouse in 1954. Hole #5 was also redesigned in the late 1970s.

The greens at MVGC are original and have not been modified other than with sand topdressing and over seeding. The most challenging aspect of MVGC is the green surfaces, as they present the golfer with many challenging putts.

Tees were leveled and resurfaced in 1999; also new forward and back tees have been added over the years to accommodate different skill levels of golfers and to take into consideration the changes in golf technology. The majority of the main teeing areas are from the 1916 course map.

Over the years numerous bunkers (a prepared area of ground, often a hollow, from which turf or soil has been removed and replaced with sand or the like) along and in between fairways were removed and replaced with evergreen and deciduous trees that have matured and present a real challenge to the golfer. These built or prepared bunkers have been modified from time to time but most of the grass banks built with the bunkers have remained original.

The current golf course irrigation system was installed in 1993 and is supplied using water from the city of Dayton. A pump house to the south of Hole #15 tee was built in 1994 replacing the old pump house that remains on site and is a decorative element to the course.

Additions to the golf course grounds since its original layout include the addition of a driving range, putting green, and practice bunker located adjacent to the parking lot and tennis courts on formerly vacant grounds (Photo #3, #4, and #5). These were built in 1954 and are located on land that was never designed in the original plan by Ross and in the Olmsted Brothers documents was allocated as future residential plats. The majority of this area remains natural (Photo #6). Two small putting greens have also been added near the clubhouse's west façade (Photo #7). In 1932, a nine-hole pitch and putt course was located where the current driving range is but this was later abandoned and the driving range replaced it and the putting green was moved closer to the clubhouse (Clements/Clark 1999).

### The Property and Resources

The one contributing site represents the Donald Ross design and Olmstead landscape and includes the 18-hole course with minor elements. Included within the nominated property are

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

resources that include the clubhouse, gatehouse, golf course superintendent's house, two storage barns, an old and new pump house, three identical restroom/shelter buildings, a swimming and wading pool, pool house, a stone bridge and ditch, caddy shack, tennis courts and clubhouse, driving range and storage shed, a gazebo, and water fountains throughout the course. While some of these elements date to outside the period of significance and therefore do not contribute to the significance of the site, neither do they detract from its historic integrity.

### The Golf Course: Hole-by-Hole Descriptions

Hole #1 495 yards, (please note, the yardage listed is the maximum yardage for the hole. As noted earlier, there are different tee lengths per hole) par 5 (Photo #8, 9)

A short par 5 to a fairway that rises to about 200 yards where it is guarded by a sand bunker on the left and trees on the right. The green, which slopes towards the fairway, is guarded by a fairway bunker on the right and greenside bunker on the left.

Hole #2 375 yards, par 4 (Photo #10)

A slightly downhill tee shot to a narrow fairway that is guarded on the left side by a grass banked-wall. The green is elevated and guarded by a deep sand bunker front right and a sand bunker left of the green.

Hole #3 575 yards, par 5 (Photo #11)

Fairway bunkers both on the right and left side guard the longest hole on the course. The green is level and guarded on the right side by a sand bunker.

Hole #4 340 yards, par 4 (Photo #12)

A short dogleg left that is well guarded both right and left by trees. The fairway is narrow and slopes downhill to a green that is slightly elevated and well-guarded by deep sand bunkers front and right of the green.

Hole #5 150 yards, par 3 (Photo #13)

This is the only hole to significantly change over the years. In 1978, a pond was added to the front of the green along with sand bunkers on three sides of the green. The hole can still be played from its original 245 yards, but is more often played from the regular tees at 150 yards.

Hole #6 415 yards, par 4

The fairway rises gently to 225 yards where it is guarded on the left by a sand bunker and on the right by a group of pine trees. A two-tiered green is guarded on the front right by a grass bunker and behind by pine trees. The entire hole is bordered on the left by out of bounds. Note in 2013, an additional tee box was added increasing the hole's yardage. This did not distract from the original design features.

Hole #7 385 yards, par 4 (Photo #14)

A blind tee shot to a fairway guarded on the left by a fairway bunker. The second shot is downhill to a flat green that is guarded on the left by a sand bunker and a deep drainage swale to the right.

Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and State

Name of Property

Hole #8 165 yards, par 3 (Photo #15)

Requires a straight tee shot to a rolling green that slopes significantly from back to front. The green is guarded on both the left and right sides by deep sand bunkers.

Hole #9 395 yards, par 4 (Photo #16)

A drive from a slightly elevated tee to a fairway bordered both right and left with multiple trees. A pair of sand bunkers bisects the fairway at about 250 yards from the tee. The second shot is to the elevated green that is guarded by sand bunkers on both the right and left sides and a sharp down slope behind the green. Note in 2013, an additional tee box was added increasing the hole's yardage. This did not distract from the original hole's design features.

Hole #10 405 yards, par 4

A long straight par 4 guarded on both sides of the fairway by multiple trees with a second shot to a tricky two-tiered green guarded by sand bunkers right and left of the green.

Hole #11 360 yards, par 4

A dogleg right with an abundance of trees along both sides of the fairway. A humpback running from front left to back right bisects this green. The green is guarded by a sand bunker 30 yards to the front left and one on the right side.

Hole #12 390 yards, par 4 (Photo #17, 18)

Out of bounds borders the entire left side of this par 4. A drive slightly downhill to a narrow fairway sets up a second shot to a flat, elevated green bordered front right and left by sand bunkers. Note in 2013, an additional tee box. This did not distract from the original hole's design features.

Hole #13 130 yards, par 3 (Photo #19)

A short par 3 over a valley to a small green that is guarded on three sides by sand bunkers.

Hole #14 325 yards, par 4 (Photo #20, 21)

A short par 4 guarded by trees to the right and trees with out of bounds to the left. The green is bowl shaped with out of bounds behind the green, a large trap guards the front of the green while grass mounds sit to right and left sides of the green.

Hole #15 490 yards, par 5

From the tee, the ground slopes to a creek at 260 yards, which is reachable with the tee shot. Out of bounds borders the entire left side of this hole. Two deep bunkers; one front right and the other to the left side guard the green.

Hole #16 420 yards, par 4 (Photo #22, 23)

A narrow fairway with trees both right and left and intersected by a creek that is about 375 yards from the tee and comes into play on most second shots. The green has no sand bunkers but is guarded by mounds front right and front left.



Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and State

Name of Property

Hole #17 160 yards, par 3 (Photo #24)

The tee shot is from an elevated tee to an elevated green that slopes significantly from back to front. A creek that crosses the hole very seldom comes into play. Deep sandy pothole bunkers are located right and left of the green.

Hole #18 395 yards, par 4 (Photo #25, 26)

The fairway slopes to the right on this hole sending many balls into the right rough. A blind second shot is to a large, relatively flat green with no bunkering but sloping steeply to the left and back of the green. Sets of fairway bunkers bisect the fairway about 100 yards from the green.

The golf course presents a gently rolling, park-like landscape. The land was worked to create this feeling, while at the same time using natural features that existed before the golf course was completed. The plan available from the Olmsted Brothers show excavation was done to the topography of the site. This work started prior to the golf course design. It appears that the Olmsted Brothers surveyed the site to determine which trees were worth saving, how the creek could be used that ran through the site and how best to use different elevation levels. Once Ross designed the course and set the site for the clubhouse, the Olmsted Brothers determined the location of the temporary clubhouse, created two entrances to the property, and developed the service area. They also manicured the edges around the golf course, crating its uniform and park-like feeling.

The Olmsted work is best represented when looking at the site from its original entrance or when walking around the undeveloped land that is maintained but not part of the golf course. Their impact is also noticeable in the way the service buildings are mostly hidden from view when on the course. The Olmsted Brothers work enhanced the overall setting for Ross's golf course and their collaboration on other courses throughout the states suggest that they recognized the benefits of working together to create a well-designed setting for both the golf course and its amenities. The contributing site includes various minor elements that are considered to simply be a part of the site:

Swimming and Wading Pool (Photo #72, 73)

The swimming and adjacent wading pools were built in 1961. The club has had a swimming pool at this location since 1934. This larger and more modern pool and wading area was built in 1961. It is a poured-concrete pool of Olympic size. A large poured-concrete deck surrounds the pool. A 10-foot stonewall extends from the clubhouse towards Salem Avenue to provide privacy to the pool area.

Tennis Courts (Photo #74)

MVGC has 4 regulation-sized tennis courts surrounded by a 10-foot high chain link fence. These courts are seldom used. Tennis courts in this location appear in the Olmsted Brothers plans and the 1916 Donald Ross Plan. Over the years additional courts have been added to this location along with the chain link fence.

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

Mabel Sechrist Gazebo (Photo #75)

This small gazebo was donated in 1981 as a starter's shelter. It is located at the tee side of Hole #1. It is a small wooden structure and houses the names and tee times for the day.

Water fountains throughout the golf course (Photo #76)

There are several water fountains located throughout the golf course. These vary in style but all appear to be more recent additions to the overall landscape.

Chain link fence

This is a ten-foot chain link fence that surrounds the golf course property. A fence was first installed in 1957 and in 1978 the existing fence was installed.

Siebenthaler Avenue Service Entrance

This is the service courtyard area designed by the Olmsted firm for the maintenance buildings and equipment associated with the operations of the golf course. Originally this area had a sod garden and three buildings. Currently two historic buildings and one modern building are located here. Overall this area enhances the park like settings of the golf course.

Original Olmsted Entrance on Salem Avenue (#77, 78)

In 1918 when the golf course was open its entrance was about 200 feet south of the current main entrance and gatehouse. This entrance was a drive leading to the temporary Olmsted 1918 clubhouse. It is likely that this entrance remained used until the 1954 renovations moved the golf shop to the north end of the clubhouse building. The reason for this explanation is that even though a new clubhouse was added in 1931, the golf shop and start of play continued to be run out of the 1918 clubhouse until the 1954 additions. When standing at this entrance it is very clear that monumental trees were planted to create an immediate park-like feel. Visitors to the course would have immediately known they had exited the world of streetcars and pollution and were entering a serene landscape.

Storage shed at driving range

This is a utilitarian building that was built to house equipment associated with the driving range. It is a small gambrel-roofed building with a pair of hinged barn doors on the north elevation.

Picnic Grounds and overflow parking area (#79)

This is a natural area located adjacent to the overflow parking areas. It is discussed as the picnic grounds as early as 1919 and would have been a lovely escape from the city.

Wooden Statue of Donald Ross

Pam Lehr carved the statue in 2005. It is located at the tee box of Hole #15.

The nominated property also includes 10 buildings within the boundary (eight contributing and two non-contributing). These buildings are described below:

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

Clubhouse

Built in 1931, the clubhouse at Miami Valley Golf Club is a classic example of Jacobethan Tudor period revival architecture also academically known as Jacobethan Revival. The April 12, 1931 *Dayton Daily News* article shows three photos of the newly built clubhouse (Figure #6). The article states that the clubhouse was built at a cost \$150,000 (around \$2 million dollars today).<sup>1</sup> This stately new clubhouse is with keeping of the design philosophy of the times. James M. Mayo's *The American Country Club: Its Origins and Development* helps to develop the important context for this architectural type. Much like schools and libraries, the clubhouse is a building type and its floor plan includes specialized rooms for specific uses (Mayo 1998). Gebhart's design for the MVGC clubhouse is an example of careful consideration to the needs of the club's membership in 1931. Over the years, the additions and alterations to the clubhouse are representative of a country club's changing needs.

When the golf course was opened in 1919, it included a building known as the temporary clubhouse. This building is attributed to the Olmsted Brothers and referred to in this document as the 1918 clubhouse (Figure #15). The 1918 clubhouse was never built as a permanent structure and the club's minutes note that from the very beginning the club was looking to raise enough funds to build a permanent clubhouse.<sup>2</sup> When Gebhart designed the 1931 clubhouse he located it adjacent to the 1918 clubhouse (Figure #16). In 1934, the 1918 clubhouse was used as both the golf shop and a pool house to service the first pool built at the club. The 1918 clubhouse was demolished in 1962.

The 1931 clubhouse is symbolic of a prestigious, growing club with steady membership numbers and the need to expand its accommodations. Like other clubhouses of its time, the building had two façades with specific purposes. The street façade was meant to introduce and welcome people to the club (Photo #27). It was an entrance and its function was to look welcoming and receive guests. The rear façade or golf course facade had an entirely different purpose (Photo #28). It was to offer views of the golf course and provide entertainment spaces. Gebhart designed both façades with these purposes in mind. For example, the street façade is clearly marked by a single entrance with a semi-circular drive leading to the door for easy access to valet parking and guest drop off. While the rear façade is marked with a wall of windows or open porches on the second story providing spaces to enjoy the views (Photo #29).

Over the years, changes have occurred but these additions are within keeping of the original design philosophy. For example, sections of the rear elevation have been enclosed and air-conditioning provided. In 1954, large additions to the north and south ends of the building were added and included screened-in porches to shelter guests without limiting their view as well as specific functions like additional locker rooms and a new golf shop (Photos #30, 31). As the

<sup>1</sup> <http://www.dollartimes.com/inflation/inflation.php?amount=150000&year=1930>.

Based on an annual inflation of 3.15% making the total inflation 1254.94%.

<sup>2</sup> The September 6, 1919 Board Meeting Minutes records a statement from Mr. George W. Shroyer that the most important thing confronting the club is the erection of a clubhouse. Mr. Shroyer continues that a plan should be started for the goal of raising funds for the construction of a clubhouse. (MVGC Board Minutes located at MVGC archives)

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

club grew it was necessary to provide additional locker rooms, kitchens, verandas, lounges (men's and women's) dining rooms, and office space.

The 1931 clubhouse is oriented towards Salem Avenue, which runs on a northwest/southeast diagonal starting at its intersection with the Great Miami River to the edge of Montgomery County and its terminus in the city of Clayton (formerly known as Salem, Ohio). Therefore, one is looking northeast to the street façade of the clubhouse. The street façade is rather long and accented by two projecting cross-gabled bays. Both bays are original to the 1931 construction and one has the original recessed entrance and the other on the west end of the building is accented with a very tall patterned brickwork chimney (Photos #32, 33). There are additions on both ends of this original building. Together these additions nearly double the size of the original clubhouse and obscure the original side elevations. Major additions and alterations were made within the Period of Significance; in 1954. These additions reflect the original Tudor Revival architectural style and blend nicely with the historic façade (Photo #34). The additions echo the original building's design elements including narrow windows grouped together and rusticated stonework. The roof has several pitches due in part to alterations but also due to the original characteristics of the architecture (Photo #35).

The hallmark features of Jacobethan architecture are represented on the street and rear façades of the 1931 clubhouse. The steeply pitched roof that dominates the street façade and marks the main entrance to the building is one such hallmark. The building also features stucco, false-timbering, and rusticated stone ornamentation. Throughout the clubhouse are multi-paned windows that are characteristic of the style. They are mostly casement windows of metal, grouped in pairs with decorative stone lintels (Photo #36). The street façade is also marked by a typical oriel window over the main entrance and the entrance is a lovely example of a recessed massive door highlighted with layering courses of rusticated stonework creating a keystone arch over the entry (Photo #37). This creates a small vestibule and a removable metal canopy has been used for several decades to provide weather coverage over the semi-circular drive that allows guests to drop-off at the main doors. The entry is also flanked by small narrow bottle-glass windows, which are very characteristic of the style (Photo #38). Above the main entry is the small oriel window; the lights in this four-sided window are diamond-shaped with metal mullions. A prominent flared copper roof surmounts the oriel. The door itself is a set of paired oak doors with 6-lights each that are divided into 4-panes of leaded-glass (Photo #39). The doors have wooden carving along the top and a 2-dimensional wooden diamond pane along the bottom.

As noted before, two large additions were added in 1954 on both the north and south ends of the original 1931 clubhouse. These additions nearly doubled the size of the clubhouse and obscured the original building on the side elevations. On the north end, the 1954 one-story addition reflects the Tudor Revival architecture of the original building (Photo #40). This addition initially started with only the basement level housing the golf shop with a dancing terrace on the rooftop (Figure #5). The dancing terrace was enclosed and raised into a full one-story building in the early 1960s.

The style of the addition is more restrained, while still trying to mimic the original architecture.



Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

The side entrance is marked with a small projecting front-gabled entry. This side door provides handicap accessibility and leads into the main hallway lined with additional meeting spaces, offices, and then the original clubhouse reception areas. The entry's gable peak is highlighted with false timbering and the foundation is decorated with about two-feet of stone veneer. The roofline of this side elevation is relatively flat and the windows are mostly paired multi-pane, double-hung with simple stone lintels.

The southwest (rear) elevation was always designed as a secondary façade. This elevation would have been visible from the golf course and more importantly would have provided views to the golf course. Because of this, a wall of windows and open-air porches dominates this elevation. Like the street façade, the golf course façade can be viewed as three sections. The original 1931 clubhouse is in the middle of two large 1954 additions to the north and south ends. The entire building is two or three stories on this elevation unlike the one-story view from the street elevation (Photo #41). The second story of the golf course façade is most notable by the wall of windows (Photo #29). These plate glass windows enclose several of the original open-air porches and they do not distract from the building but instead should be viewed in the context of the club's desire to offer its members more amenities than were originally available in 1931.

The most noticeable architectural feature of the southwest (rear) elevation is its original three-story and nearly completely round turret with a graceful tapering conical roof. The third story of this turret is decorated with false timbering and the windows on the turret are paired and randomly placed throughout. There are other notable architectural details in the original 1931 portion of the façade. These include the original entrance to the clubhouse grill or lounge with its carved stone strapwork, lead-paned glass windows, wood-paneled door, and patterned brickwork set into half-timbering (Photo #42).

The north end addition is more restrained but continues the Tudor tradition with stucco and stone veneer. Its windows are also eight-light, paired casements with a simple stone sill (Photo #43). The north elevation houses the men's locker rooms and pro shop on the first story and a large meeting room on the second story. The roof is flat with a small parapet.

The south end also has a large addition (Photo #31). This addition is also noticeable by its restrained Tudor style and its flat roof with a small parapet. This addition has two distinct parts: a screened-in porch off the main dining room and a three-story enclosed stairwell. A side door near the covered outdoor seating area accesses the stairwell (Photo #44). This door enters directly into the women's locker rooms and lounge. The stairs led up to the main dining room. The top two stories of this stairwell are almost entirely made of glass windows with steel surrounds and the first story has mostly a rusticated stone veneer with small sections of stucco. The second part of the south end addition is a two-story section that houses the dining room and dining room screened-in porch. The first story is women's locker room spaces. This portion of the building has plated-glass windows and a large screened in porch on the second story offering views of both the golf course and the adjacent swimming pool. The first story has six evenly placed windows that have been remodeled with wooden panels and are not operable.

The north end elevation of the club is two-stories and features the large addition of the screened

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

in porch on the second story and the first story is a raised foundation of rusticated stone veneer and stucco (Photo #45). If viewing this elevation from the street façade there is a smaller recessed area that is hidden from view. A stone wall projects out from the building to provide security to the swimming pool deck (Photo #46). This smaller recessed area is very utilitarian in nature and has an exterior staircase leading to the screened-porch and dining room. The area connects to the swimming pool deck that will be discussed later.

The interior of the 1931 clubhouse has been updated and redecorated over the years but several Jacobethan Revival elements are still visible. The front door leads to a lobby or main hall (Photo #47). The main hall opens to all rooms on the first floor along with direct access to the front desk area and MVGC office areas. The front desk was reconfigured when the 1954 addition was built and there was the need for a hallway into that area (Photo #48, 49). Therefore, the current front desk and a section of the MVGC office area are in what was originally a men's parlor with a small restroom. On the south end of the main hall, the former ladies parlor and small restroom have been converted into a coatroom with a small restroom. These changes are typical as there is less need for formal spaces like men and ladies' parlors. Another area that is no longer used but is representative of the time of construction is a set of telephone booths (Photo #50).

From the lobby a short flight of stairs lead to main rooms of the 1931 clubhouse. These include the dining room, the round room (used for private parties) and the former lounge room now known as the ballroom. The dining room has undergone the most alterations (Photo #51, 52, 53). Additions have changed its size and it no longer feels like part of the 1931 clubhouse design. However, this is not unusual for a club that has grown over the years and the desire for additional formal and informal dining space has changed over the years.

Exiting the dining room and entering the ballroom are two pairs of hinged doors (Photo #54). Each door has 24-lights and a single wood panel. They are flanked by fixed sidelights and a row of six transoms, four of which have 15-lights and two with 6-lights. Between the main public areas of the dining room and ballroom is the much smaller round room. Like the ballroom, the round room has retained much of its original interior design qualities (Photo #55). The round room was originally designed as a reading room. It has been converted over the years into a private dining room but retains its built in bookcases, leaded glass doors, and decorative pressed plaster ceiling. Once in the ballroom the ceiling is highlighted with exposed hand-hewn beams and decoratively vaulted (Photo #56). The chandeliers are original and hang from elaborate wood knee braces. Originally a covered terrace or lounge porch was adjacent to the main room. In 1954, the openings were closed with plate-glass windows (Photo #57). Also on the north end of the ballroom is a small alcove with a fireplace and large curtain allowing this room to be closed off (Photo #58).

#### Gatehouse (Photo #59)

Built in 1993, the gatehouse is a non-contributing building since it is less than 50 years old. Architecturally, the gatehouse is within keeping of the club's overall feel and Tudor style architecture. The building is one-story with steeply peak-crossed gables. It is covered with stucco and has a composite roof that mimics slate. The roof overhangs on the side elevations creating an entry portico with a simple 9-light-and-2-panel aluminum door on either side. The

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

northeast façade has an oriel window with a cooper roof. The side elevations have narrow multi-light fixed sash windows. The gatehouse is surrounded by a one-way traffic circle and has gates that close and lock overnight.

Pool house/storage building (Photo #60, 61)

The pool house/storage building was designed by Walter C. Doensch and built by B.G. Danis Company in 1962 and is a contributing building. This building is one-story on the pool deck elevation and two-stories on the rear elevation. The building is perpendicular to the pool and is a long rectangular building with a side-gabled roof and projecting front gable allowing for separate entrances to the men's and women's locker rooms. The building has classic 1960's architectural characteristics. These include concrete block construction with an elongated and stylized brick veneer. There is also a decorative screen of punch work brick marking the entrance to the locker rooms. There are fixed-sash privacy glass windows in sets of four located directly below the cornice. There is also a single walk-up food service window that is marked by an awning. This window is a large sliding plate-glass window with a smaller double-hung glass window attached. These are all set into a steel frame. The side elevations are non-descript. The south end has two entrances and a massive external stairwell that leads to the rear and ground level. A portion of this massive stairwell houses the mechanicals for the swimming pool. The rear elevation is a two-story building (Photo #61). The first story has three overhead garage doors and during the off-season the golf carts are stored here. There are also three man doors. They are all aluminum and with no lights. The second story is the locker room area for the pool and has a nearly continuous row of casement windows located directly below the cornice. This second story is also sided with vertical boards. This building is located in the original spot of the 1919 Olmsted Clubhouse which was demolished in 1962.

Golf Course Superintendent's House (#62)

The Golf Course Superintendent's House was built by 1919 and is a contributing building. This two-story house was built when the club opened and is depicted on original Olmsted Brothers plans from 1916. There is no architect associated with this building or the service barn built at the same time. There are also no architectural plans for these structures. However, as mentioned before, located in the Olmstead Archives is a sketch for the original clubhouse and there are photographs of this clubhouse. The sketch is not an architectural drawing but a floor plan labeled with rooms and their functions and signed as approved for issue by J.C. Olmsted. The photographs for the 1918 clubhouse and these still standing service buildings are all built in a similar Tudor style. It is possible that the Olmsted Brothers provided input in their architectural design. The plans do show three buildings in the service area, two cottages and a barn. All three buildings were constructed by 1919 and two remain standing. However, a fire destroyed the third cottage in 1964.

The Golf Course Superintendent's House was originally one of two residential buildings located in the service area along Siebenthaler Avenue. The house has two facades. One faces Siebenthaler Avenue and is a very typical example of Tudor residential architecture. The house is covered in stucco and its windows are replacement one-over-one double-hung sash. Its door is recessed and marked with a flattened archway that leads to a small vestibule. The corners of the building are battened. The second façade faces the golf course and this elevation has been



Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

altered. Originally the building had a nearly full-width porch on the first story and on the second story a very large dormer provided a sleeping porch. Over the years these have both been enclosed. The rear elevation also has attention to details with the use of half-timbering. This elevation would have been as important as the street façade as it would have been the elevation viewed by members of the club as they played the course.

#### Tudor Storage Barn (Photo #63)

This contributing building was also part of the original service area design. On the Olmstead Brothers plan the building's three parts are labeled with the large center portion as "barn" the south side as "work room" and the north side as "stable". The service yard area is located to the east and west of this building and a fence enclosed the majority of the yard along with a sod field that is depicted to the east of all three structures.

Built by 1919, this Tudor style barn is very large and three-stories tall. It has a clipped-gabled, hip roof with slightly recessed lean-to sections on the north and south side elevations. The barn is decorated with half-timbering along the cornice and on the lean-to sections. The windows throughout are six-over-six double-hung sash. There have been a few alterations most notably replacing former carriage doors with overhead garage doors.

#### Modern Maintenance Building (Photo #64)

This is a non-contributing building since it is less than 50 years old. Built in 2004, the modern maintenance building is a large, one-story, rectangular building with a side-gabled roof. The building is constructed of concrete block and covered with a stucco veneer. There are half-timbering details on the building. The doors are all metal and there are several overhead garage doors on the façade. The roof is covered with asphalt shingles.

#### Restroom/Shelter House at Hole #3 Green Side (Photo #65)

This is one of three identical buildings. These are all considered contributing resources and were constructed in 1961. These three identical buildings are built on a concrete slab with an overhanging Prairie style roof. One portion of the building houses two bathrooms men and women's while the other portion is a carport that provides shelter for 2 4-wheeled golf carts. The building has brick walls, metal supports, and wood screening. The roof is covered with asphalt shingles.

#### Restroom/Shelter House at Hole #9 Tee Side

This is the second of three identical buildings. These are all considered contributing resources and were constructed in 1961. These three identical buildings are built on a concrete slab with an overhanging Prairie style roof. One portion of the building houses two bathrooms men and women's while the other portion is a carport that provides shelter for 2 4-wheeled golf carts. The building has brick walls, metal supports, and wood screening. The roof is covered with asphalt shingles.

#### Restroom/Shelter House at Hole #15 Tee Side

This is the third of three identical buildings. These are considered contributing resources constructed in 1961. These buildings are built on a concrete slab with an overhanging Prairie



Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

style roof. One portion of the building houses two bathrooms men and women's while the other portion is a carport that provides shelter for 2 4-wheeled golf carts. The building has brick walls, metal supports, and wood screening. The roof is covered with asphalt shingles.

#### Tennis Clubhouse (Photo #66)

Built in 1960 this one-and-half story building has a side-gabled roof and extends to create a full-width porch on the north façade and an enclosed porch space on the south (rear) elevation. The clubhouse looks out over the tennis courts and sits on a concrete slab. The walls are clapboard and covered with board and batten siding. The façade has three bays, a set of aluminum double doors flanked by paired 1/1 double-hung sash windows. The doors have 9-lights and a panel designed with an x-design. This is a contributing building.

In addition to the site and buildings, there are 5 structures located on the property (four contributing, one non-contributing). They are described below.

#### Old Booster Pump (Photo #67)

This is a stone structure built in 1937 into a slope near Hole # 1. The structure is circular with a single door way. The surrounding exposed walls are covered in a fieldstone veneer to help enhance its appearance on the designed golf-course landscape. This is a contributing structure that is no longer working but maintained as a decorative element of the course. It was installed when the first fairway watering system was installed.

#### New Pump House (Photo #68)

This structure was installed in 1993 when the fairway watering system was upgraded. This is a one-story, front-gabled roof building about the size of a garage. It is a non-contributing resource since it is less than 50 years old. The structure has a single door on its west elevation and has simple half-timbering ornamentation in its gable peak. It is constructed of rusticated concrete block and has an asphalt-shingled roof.

#### Stone Bridge at Hole #15 Fairway (Photo #69)

There have been notes about the open ditch/culvert on the plans for the MVGC since its original topographical map located in the Olmsted Archives from 1915 (Olmsted Archives 6189-13). This stone bridge is one of two structures built over the open ditch/culvert as part of the Donald Ross design c. 1915. The stone bridge is not large enough for golf cart traffic and therefore is no longer used but remains a decorative feature. It is a simple arched design with raised walls on the sides and exposed stone on both faces and the walkway. It originally had a handrail too but that has since been removed (Figure #24). This is a contributing structure.

#### Stone Ditch/Culvert (Photo #70)

Like the Stone Bridge described above, this contributing structure was also part of the original Donald Ross design c. 1915. Unlike the stone bridge, this was not intended for pedestrians; instead it is a culvert with a decorative stone veneer.

#### Abandoned Caddy Shack (Photo #71)

This small one-story structure was constructed in 1961 and matches the brickwork of the pool house/storage building. The caddy shack has been abandoned in recent decades, as the club

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and State

members are no longer using caddies but instead are driving or walking the golf course without the use of a caddy. The caddy shack is a contributing structure since historically a caddy was an important part of the golf course. This is a concrete block building with a side-gabled roof. It is about the size of a one-car garage. The windows are boarded and it is located near an abandoned basketball court that was popular with the caddies while they waited for the next golfer.

1	Golf Course		Site	1916	C
	Tennis Courts	part of site			
	Storage Shelter at Driving Range	part of site			
	Mabel Sechrist Gazebo	part of site			
	Water fountains throughout course	part of site			
	Chain link fence surround property	part of site			
	Wooden Statue of Donald Ross	part of site			
2	Clubhouse	Building	1931, 1954	C	
3	Gatehouse	Building	1994	NC	
4	Pool house/storage building	Building	1962	C	
5	Golf Course Superintendent's House	Building	1919	C	
6	Tudor Storage Barn	Building	1919	C	
7	Modern Maintenance Building	Building	2004	NC	
8	Restroom/Shelter #3 Green	Building	1961	C	
9	Restroom/Shelter #9 Tee	Building	1961	C	
10	Restroom/Shelter #15 Tee	Building	1961	C	
11	Tennis Clubhouse	Building	1960	C	
12	Old Pump House	Structure	1930s	C	
13	New Pump House	Structure	1993	NC	
14	Stone Bridge at #15 Fairway	Structure	1916	C	
15	Stone ditch and culvert	Structure	1916	C	
16	Abandoned Caddy Shack	Structure	1960	C	

Miami Valley Golf Course and Clubhouse  
Name of Property

Montgomery OH  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Miami Valley Golf Course and Clubhouse  
Name of Property

Montgomery OH  
County and State

**Areas of Significance**

Recreation/Entertainment  
Landscape Architecture

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1914-1960

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1914-15

1916

1919, 1931

1957

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Olmsted Brothers

Ross, Donald

Gebhart, Rollin



Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

### Statement of Significance Summary Paragraph

The Miami Valley Golf Course and Clubhouse meets National Register Criterion A for its importance in Dayton-area recreational history as a private golf course and Criterion C for the design of the golf course landscape by well-known golf architect Donald Ross, and the grounds design by Olmsted Brothers. It is also significant on the local level as an example of the Jacobethan architectural style of the clubhouse, designed by Dayton architect Rollin Gebhart. The period of significance is from 1915 when the Kidders starting working on the project and extends to include the growth and significance of the property through the 1940s and 1950s to 1960 when all major additions to the buildings and the renumbering of the holes completed.

### Statement of Significance

The Miami Valley Golf Course (MVGC) was developed just northwest of Dayton, Ohio, outside the city limits but just past Dayton's premier residential neighborhood known as Dayton View (NR 1984). This rural setting provided the founders of Miami Valley Golf Course and Clubhouse, Walter and Georgeanna Kidder, the opportunity to purchase 153.898 acres of continuous farmland in 1914-15 to develop a private country club.

As a private country club, The Miami Valley Golf Course was the premier local golf course at the time of its opening in 1919 (Figure #1). While other golf clubs existed in the Miami Valley area, none offered 18-holes of golf designed as a unit by one of the most well-known golf architects of the time, Donald Ross. After its opening, other local courses quickly expanded to include 18-holes, and several even hired Ross to help achieve that goal.

The Miami Valley Golf Course is a designed landscape; it represents an important local example of Ross's work (Figure #2). Nationally known, Ross was one of the most prolific and pioneering golf architects of his time. MVGC course retains a remarkable degree of integrity and an excellent example of his work. Original layouts, challenges, and settings remain essentially intact. The layout is a signature Ross design. It can be described as similar to a fan with the clubhouse located at the handle of the fan with the first tee, ninth green, tenth tee, and eighteenth green all located at the handle of the fan near the clubhouse. The topography of the site has been designed to create a gently rolling, park-like feeling. As discussed in the narrative description and later in the statement of significance, the golf course retains classic Ross characteristics such as the use of high grass, adjustable tee lengths, and pot bunkers.

There have been changes including renumbering the holes to accommodate additions to the clubhouse which relocated the golf shop and locker rooms making it easier to start on the north side of the building. Hole No. 5 was redesigned in the late 1970s, and tee lengths have been added throughout the course. It is also very normal to replace bunkers and MVGC is no different with bunkers sometimes being replaced with evergreen and deciduous trees. All the changes discussed above and throughout this nomination are

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

representative of advances in golf equipment technology and are very common to all golf courses (Figure #3).

The course has been host to several championship tournaments including the National PGA Championship Match in 1957 (Figure #4, 5). It has also been home to the Ohio Amateur and Western Open on several occasions. Many nationally famous golfers have played exhibition matches on the course. The first of these was in 1931, and it was the first charity golf exhibition in the Dayton area. It featured 1930 grand slam winner of the US Open and Amateur and the British Open and Amateur Tournaments, Robert Tyre Jones. The spectators numbered 4,000, and the money raised was given to Miami Valley Hospital and to a hospital in Atlanta, Georgia.

In 1931 the clubhouse was opened (Figure #6). This building was designed by local architect Rollin Gebhart and is a representative example of a Jacobethan clubhouse (Figure #7). It has commanding views of the golf course with entertainment rooms in the center and locker rooms and a golf shop on the end (Figure #8). It has been altered over the years to better accommodate the club members. The alterations have enhanced its use as a clubhouse. A golf course clubhouse is a functional design. It should welcome club members and give them a place to socialize and entertain while highlighting the golf course and its beauty. Gebhart's design is in keeping with the clubhouse standards of the time, and the alterations to the clubhouse have improved the overall comforts for its members while retaining its architectural integrity.

#### Overview of Golf in United States

The modern game of golf came to America as early as 1786 in Charleston, South Carolina. The start of golf there is not surprising. The area was a major east coast port city and had a large Scottish population. Scotland is often considered the motherland of modern golf. However, golf was slow to take off in the United States. Americans were still building a new nation and leisure sports were not widely popular. However, a few courses were being laid out as early as 1886 in Chicago, Florida, New York, and Rhode Island. In 1894, the United States Golf Association (USGA) was established to administer the titles of national amateur championship and to establish the Rules of Golf for the country. When the USGA was established, it had five clubs as members. That number grew rapidly over the next twenty years. The Golden Age of Golf is considered to encompass the years between 1910 and 1930. During that time, clubs were springing up all over the United States. In 1910, there were 267 clubs listed as members of the USGA, and by 1930 that number had jumped to 1,138 clubs. It was during the Golden Age that the Miami Valley Golf Club (MVGC) was established.

The Golden Age of Golf has been well documented. It was during this period that golf course design became professionalized. In the beginning, golf courses were constructed and reconstructed by the chairman of the green committee or by the golf professional of the course. The establishment of golf courses started out very haphazardly without charters or established goals. Therefore, the chairman of the green committee was often

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

an elected officer, and one after another, these individuals tried to put their personal spin on the design of individual holes. Ross pleads in his 1914 manuscript with golf clubs to establish a charter, have the green committee act as a board of directors and hire professional designers (Shapiro 1996).

It was also during the Golden Age that a handful of professional golf course designers started to distinguish themselves and create lasting golf courses that were laid out as an entire unit and designed using modern technology, engineering, and landscape design. MVGC is one such example.

### Overview of Golf in Ohio

Ohio has a rich golf history with the establishment of several early public and private golf courses. As early as 1894, golf had taken roots in the state. In the Golf Guide for 1900, Ohio had 24 courses in 20 cities throughout the state and in 1904, The Ohio Golf Association was established (Newman 1900). Both the 1900 Golf Guide and the 1914 manuscript by Ross noted the importance of location for golf courses. Ross stated “I knew the day would come when the American businessman would relax and want some game to play, and I knew that game would be golf...England’s summer days are so much longer than ours that a businessman can take a run on the train after work for an hour and a half out to the links, have dinner and still be able to play eighteen holes in abundant light. That makes it possible to select locations for links that have the natural condition of the soil and lay of the ground in their favor. Our [America] days are so short and the time of our businessmen so limited that our courses must be located where quickly accessible” (Shapiro 1996). This statement is very important when studying the early courses in Ohio. The 1900 Golf Guide makes note of how one could get to a course by electric car, streetcar, interurban, railroad, or in rural locations. MVGC was not in existence at the time of this document but Dayton Golf Club (later know as Dayton Country Club) is listed and noted as “On the Big Four, C.H.D. and Pennsylvania and Erie railroads, two miles from depot” (Newman 1900).

From the beginning, golf was a game of the businessmen and his family and friends. It was a game of wealth and leisure, and the location was important to its success before the abundance of car transportation. It is, therefore, not surprising that when the benefactors for the MVGC starting looking for land to purchase, they picked a location just outside the city limits of Dayton in Harrison Township, Montgomery County, and just past the most prestigious neighborhood in Dayton—known as Dayton View. Dayton View was home to several of the city’s most well-known and connected businessmen and soon-to-be members of MVGC.

### Golf in The Miami Valley

At the turn-of-the century, the Miami Valley was a very progressive place of innovation and was home to leading businessmen. These men traveled extensively and were influenced by what they experienced. In August 15, 1897, the NCR (National Cash Register) news mentions John H. Patterson playing golf as part of his daily exercise while

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

on a European tour (Dayton History). It is no surprise that also in 1897 Dayton Country Club was founded. John H. Patterson, commonly considered the most important man in Dayton at the time, had just recently moved to the southwest area of Van Buren Township that would later be incorporated as Oakwood and the Dayton Country Club is located on the western edge of soon-to-be Oakwood and just outside the city limits of Dayton.

Walter and Georgeanna Hayner Kidder, the benefactors of MVGC, were no different than Patterson. The Kidders were traveled, wealthy and interested in bringing something lasting to Dayton. Georgeanna's family was from Troy in Miami County. Her half-brother William was considered the wealthiest man in Miami County. He operated the family business, which was primarily the Hayner Distilling Company. The Piqua Country Club, established in 1896, was located only a few miles from Troy. Piqua was the Miami Valley's first golf course and it is very likely that both the Kidders and Hayners knew and played at this course. However, it is impossible to know for sure since all the earliest records of the Piqua Country Club were destroyed in a club fire in 1921.

However it is documented that William Hayner and Walter Kidder were members of Dayton Country Club (Gamblee 2004 and Heck 1997). Both Piqua Country Club and Dayton Country Club started with nine holes designed by their respective golf professionals. Later, and after the construction of MVGC, Ross was hired by both clubs to build an additional nine holes. It is unknown if Ross was chosen because of his connections to Dayton after designing MVGC or his associations with several Dayton businessmen that played at MVGC and elsewhere. But nevertheless, after Ross first came to Dayton in 1915 at the request of the Kidders—he returned several times to work on Dayton Country Club (Dayton 1919), Miami Shores Golf Club (Troy 1947), Piqua Country Club (1920), and Springfield Country Club (Springfield 1921). Overall, Ross designed various aspects of 32 golf courses in Ohio (Jones 1998).

#### Walter and Georgeanna Hayner Kidder

Walter Kidder was a noted golfer, his obituary notes that he often shot in the low 80s and in 1906 he qualified for the finals at the Ohio Open held in Toledo with a score of 68 (Dayton Daily News 1953). Kidder's interest in golf and his desire to build a lasting gift for the city of Dayton is embodied in the history of the MVGC.

There is not much information on the early life of Walter and Georgeanna (Hayner) Kidder (Figure #9, 10). Georgeanna Hayner was born in 1867 in Lebanon, Ohio. Her father Clark Hayner had one son, William Hayner, when he married Elizabeth Cox and from that marriage he had two children, Georgeanna and Charles. William was ten years older than Georgeanna, but he remained tied to his family. William worked for a cousin and later his uncle, Lewis Hayner in the family business of distributing whiskey. It appears that Georgeanna remained close to her brother. Georgeanna attended Western College in Oxford, Ohio, before William introduced her to her future husband, Walter Kidder.



Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

Walter was born in Ohio and grew up in Urbana. He went to public schools and in 1879, at the age of 13, started working. Walter had various jobs but most notably worked his way up in the railroad industry to chief clerk in the auditor's office. Walter Kidder lived in Springfield, Ohio, when he met William Hayner. William Hayner was living in Springfield, working for his uncle and setting up a wholesale distribution center in Springfield, Ohio. When William Hayner and Walter Kidder met, their lives changed in many ways.

Joanne Duke Gamblee published the most comprehensive history on the Hayner family, and as she describes, "It was a collaboration of two good business heads, one with innovative ideas and the other recognizing the potential and possibilities of those ideas" (Gamblee 2004). The result was the creation of two very wealthy families.

Walter Kidder was likely first involved with William Hayner when Hayner started to make arrangements for shipments on the railroad lines. The result of their relationship is first documented in the 1889 marriage of William's half-sister Georgeanna Hayner to Walter Kidder (both 23 at the time). The next year, William Hayner hired Kidder, and three years later, Kidder was put in charge of promotion and advertising for the Hayner Distillery Company (Figure #11, 12, 13).

Kidder's ideas were to move all sales away from wholesale shipments and make two direct mail-order shipments of alcohol to the consumer. As Gamblee notes "Kidder had first-hand experience with the lucrative result of direct mail orders. While employed as chief railroad clerk in northern Ohio, he was impressed with the huge quantities of shipments, generated by catalog mail orders, sent directly to customers by Montgomery Ward. Mail-order companies were common then, but even so it was probably this example that was responsible for Hayner and Kidder deciding to gamble on making mail order their sole method for retail sales...Aggressive advertising and promotional campaigns, with the promise of plain delivery wrapping, together with what must have been a tasty product, put the Hayner Distillery Company on the threshold of becoming a thriving and very profitable business. Eventually, their gamble 'created the most successful mail-order liquor business in the country'" (Gamblee 2004).

Their plan worked, and it actually improved as temperance and later prohibition started to sweep the nation. Around the country, states, counties, and towns had local-option ordinances. These ordinances closed retail outlets and saloons but at first had no restrictions on mail-order deliveries. The Hayner Distillery business exploded, as it remained legal to send bottles of alcohol to private homes, even if the homes were located in areas voted dry by local option ordinances (Gamblee 2004). The laws did not change until 1913 when Congress banned shipment of goods illegal in the state of destination. By then, the Hayners and Kidders had amassed a huge fortune.

William and Walter moved the headquarters of their company to Dayton and were active in Dayton's social life. They were members of Dayton Country Club, Dayton City Club

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

and more. When William became estranged from his wife, he lived with the Kidder's in Dayton and died there in 1912 unexpectedly after a short illness. It is at this time that Walter Kidder became the president of Hayner Distilling Company and the heyday of their business ended.

In 1917, Walter Kidder closed the Hayner Distilling Company's administrative operations in Dayton just before the Senate and the House approved the prohibition amendment. Kidder experimented with other products, but in the end closed the Troy operation too in 1928.

When the Kidders first moved to Dayton they lived in a house on North Ludlow Street, at the time a prestigious area. In 1906, they moved to Dayton View, first to 1034 West Grand Avenue and, later, to the house they built in 1912 at 46 North Arnold Place (Williams City Directory) (Figure #14). Dayton View was quickly becoming the most prestigious residential district of Dayton. This neighborhood was home to civic leaders in the Dayton community. It was just a bit farther north along Salem Avenue, the main road in Dayton View that the Kidders began to envision building a new golf course for the Dayton area.

The earliest records for Miami Valley Golf Club start in September 1915 when Walter Kidder contacted the Olmsted Brothers in Brookline, Massachusetts. At first, the name of the project varies. It is called both the Dayton View Country Club and the Walter S. Kidder Golf Clubhouse. Eventually the name Miami Valley Golf Club is chosen and used to this day (Olmsted Archives). The correspondence between the Olmsted Brothers and the Kidders, along with newspaper articles from the opening of the course, provides a historical background for its development. The 1913 Flood had recently turned Dayton upside down. The Kidders had given the city of Dayton both their time and money to help rebuild the city's destroyed infrastructure and support the development of the Miami Valley Conservancy District. It is said that in the fall of 1914, the couple took a Sunday ride into the country, less than two miles from their home, and they stopped and admired the beauty of the land. Upon their return from that drive, it is said that they began working to purchase acreage to build a golf course as a gift to Dayton (Garlikov 1957).

In 1914, there was one golf course located in the immediate Dayton area, and that was Dayton Country Club (DCC). At the time, DCC was still only a 9-hole course designed by the course golf professional. The Kidders wanted to design something monumental. But first they needed land; and because of the streetcar and interurban, Dayton residents were moving farther away from the city center. It was, therefore, necessary to look at land just outside the city limits. Salem Pike (also called Avenue) was the main transportation route between Dayton and Salem. Along Salem Pike ran the Dayton Street Railway. This was a streetcar line that ended before reaching the club property but provided the majority of transportation for residents in the Dayton View neighborhood going from their homes to their businesses downtown. There was also the Ohio Electric Railroad interurban that extended from Dayton to Salem (now Clayton) Ohio. . The train

Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and

Name of Property  
State

was faster, more expensive, and more comfortable than the streetcar. The earliest documentation for the Kidder's vision comes from the records of the Olmsted Brothers. These begin in June 1915 with a survey of a farm in Montgomery County for Kidder Country Club (Olmsted Archives). The documents from the Olmsted Archives and the General Plan of The Miami Valley Golf Club by Donald Ross, dated 1916, take note of the Ohio Electric Railroad along Salem Avenue (Figure #2). This is important in understanding why this location was chosen for the MVGC.

When the Kidder's first started their golf course, transportation was an important factor in the location of any development. People relied heavily on public transportation. Cars were becoming more commonplace, especially for the urban elite, but public transportation still needed to be considered and therefore the location was key. The golf course had to be located near the city to establish a membership base but far enough away to convey a rural setting. Travel times are further highlighted by overnight sleeping rooms that were originally located in the clubhouse. It was still difficult enough in the early years that some members might choose to stay overnight, and the clubhouse had sleeping accommodations as depicted in the 1915 sketch from the Olmsted Brothers collection (Figure #15, Olmsted Archives No.6189-4)

The future home of MVGC was a nearly perfect setting. It was just outside city development and still farmland. One of the earliest plans in the Olmsted Brothers Archives shows cornfield, swamp, and orchard on the undeveloped land (Olmsted Archives No.6198-15). The Kidders started to buy up the land, and their ideas evolved. The club's oral history is that the Kidders initial idea was to create a park and recreational center. The 1915 document from the Olmsted Brothers shows the concept of a golf course, clubhouse, tennis courts, and small residential area (Olmsted Archives N. 6198-8-pt4).

#### Olmsted Brothers and Donald Ross

The earliest records available that help to illustrate the development of MVGC are from the Olmsted Brothers. They include 38 records for Job No.6189 Walter S. Kidder/Dayton View Country Club/Dayton, Ohio. The National Park Service, Frederick Law Olmsted National Historic Site referenced as Olmsted Archives in this document provided digital images of these 38 records. These images are now located at the MVGC Archives. The records start in 1915 and end in 1919 with the majority from 1915 and 1916. The 1915 plans appear to be prior to Donald Ross's involvement with the project. It is likely that the Olmsted Brothers become involved since they were already working on the Kidder's private house and would later work on their country estate, Resthaven.

The Olmsted Brothers have been credited with shaping the American landscape and continuing the work of their father, the founder of their firm, Frederick Law Olmsted. The firm was prolific and their work can be found throughout the United States. They set the standard for landscape design on large and small scale from private homes, to college campuses, from residential neighborhoods to grand public and national parks.

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

There is precedent for the Olmsted Brothers and Donald Ross and Company working on projects jointly. The Olmsted Brothers laid out the town of Pinehurst, North Carolina, where Ross lived and worked for the majority of his life. Both firms were also working on The Broadmoor, a luxury hotel and golf course and one of the National Trust for Historic Preservation's Historic Hotels of America, in Colorado Springs, Colorado, in 1916 while employed for the Kidders on MVGC (Olmsted 2012).

The Olmsted Brothers collection has added to the understanding of how the landscape was developed for MVGC. Their collection shows primarily ideas for development and golf course layout. There are also records of the land and its topography before work began. Intensive land surveys were completed prior to the golf course design to identify trees of note, drainage issues, and the creek running through the property. Once, the golf course was designed by Ross, the Olmsted Brothers worked on the placement of the service buildings, the design of the entrance to the site, and placement of a picnic grove and potential residential development. The Olmsted Archives provided sketches for a clubhouse and later sketches and planting designs for the service quarter area and the entrance along Salem Avenue. Depicted in Figure #15 is the Olmsted approved sketch for the temporary clubhouse and illustrated in Figure #16 is one of the rare images of this building (Figure #15, 16). This clubhouse was demolished in 1961 and the current Pool house/storage building was built on its site. The Olmsted Brothers collection helps to piece together the historic of MVGC's earliest history and enhances an understanding of early golf course design in general.

The Olmsted plan is reflected in the course today through the overall park-like feel of the property. The original entrance to the course has been abandoned but by standing at this location one gets the original vision for the property. It is a welcoming vista into a serene landscape (Photos #120, 121, 122, 123). The service area has retained its Olmsted influences and their placement is obscured from most of the golf course holes. The Olmsted Brothers determined the location of the original clubhouse (and now poolhouse).

#### Donald Ross

Donald Ross was born in Scotland and learned the game of golf while working as the greenskeeper, carpenter, and golf professional at Royal Dornoch Golf Club (Figure #17). Dornoch, Scotland, was Ross's hometown, and he first worked at the golf course as a carpenter making golf clubs. Over time, the members of Royal Dornoch decided they needed a professional golfer and sent Ross to apprentice at St. Andrews, known as the home of golf, under the supervision of Tom Morris, the father of modern golf. He also apprenticed at Carnoustie, another one of Scotland's famous courses. He continued to work at Royal Dornoch until 1899 when a Harvard University professor convinced Ross to come to America. Ross came to the States and started working at Oakley Country Club in Watertown, Massachusetts. Ross did not stay in Watertown for long. In 1900 he was appointed the golf professional for the Pinehurst Resort in North Carolina. At Pinehurst, Ross established himself as a golf architect. He designed four courses for Pinehurst and started his golf-course design business, Donald Ross Associates. Over the



Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and

Name of Property  
State

years, he would design over 400 courses. He assembled a talented team of assistants and had offices in Illinois, Massachusetts, North Carolina, Pennsylvania, and Rhode Island.

In 1916, when Ross was hired to design the 18-hole course at MVGC, he was well renowned. He had already established himself as a leading golf architect, and his influence on course design would continue to grow. There are no records or correspondence between the Kidders and Ross. It is documented that Ross returned to the course in September 1919 after its official opening to talk about the rules and etiquette of the game (MVGC Minutes).

A small history of MVGC was compiled in 1963 and later updated in 1999. This history is entitled *Historical Highlights of Miami Valley Golf Club*. This history states the Kidders employed Ross to layout an 18-hole golf course on 154 acres of ground. At a meeting of several golf enthusiasts, held in the billiard room of the Kidder residence, Ross stated that this land could be transformed into one of the finest golf courses in the United States (Clark/Clements 1999). The original plans by Ross are dated 1916, and the course was completed and opened on June 3, 1919.

In the 1930s after the clubhouse's opening a series of photographs were taken to illustrate the course. These historic photographs are included as Figures #19 thru #25. In many cases, the fairways have only matured and continue to illustrate Ross's vision for MVGC (Figures #19 thru #25).

The records for Ross's involvement with the development of MVGC are much more limited than that of the Olmsteads. The most important document available is the original General Plan of The Miami Valley Golf Club by Ross dated 1916 (Figure #2). It shows the course as it is today with only minor changes. Additional Ross papers are housed at Given Memorial Library and Tufts Archives in Pinehurst, North Carolina. The folder for MVGC is very sparse and contains no primary resources dealing with Ross's involvement with the course, although there are early photographs that are not dated. In 1930, Ross published a book including a list of his best course designs. In this book he notes MVGC (Figure #18). The only mention of the course is the illustration and caption showing Ross's trademark pothole bunker. In 1996 a recently resurfaced manuscript written by Donald Ross, *Golf Has Never Failed Me: The lost commentaries of legendary golf architect Donald J. Ross*, was published. In this manuscript MVGC is briefly mentioned along with important insights to Ross's overall design philosophy.

In *Golf Has Never Failed Me: The Lost Commentaries of Legendary Golf Architect Donald J. Ross* (Shapiro 1996), Ross discusses his design theories, many of which can be seen at MVGC. He talks about the need to hire a golf architect and to pick a location that has convenient transportation. He mentions the importance of soil conditions and the need to have your land continuous and not divided by a street or railroad. The Kidders took several of these tenets into consideration as they planned their project.

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and

State

Ross also talks about the shape of the course. His most desirable shape is that of a fan, which is the layout used at MVGC. As Ross explains "One of the desirable shapes for a piece of golfing property is that of a fan. It gives you an opportunity to place your clubhouse at the handle of the fan and then lay out two loops of nine holes each on either side from it. The clubhouse is located at the handle of the fan with the first tee, ninth green, tenth tee, and eighteenth green are then all at the handle of the fan near the clubhouse" (Shapiro 1996). This is the exact configuration laid out by Ross at MVGC.

In the manuscript, Ross noted that when he is engaged to lay out a course, he visits the land and walks over it until he has a complete grasp of the conditions and possibilities of the tract. He continues, "Nowadays, golf architects must be first-class landscape gardeners. The idea is to mold nature just sufficiently to give the greatest golf possible" (Shapiro 1996). By looking at the Olmsted Archives we see that their role was to help create the landscape areas that would enhance the golf course experience. They molded nature around the clubhouse, entrance, and service buildings. Their contribution was to design around Ross's golf course and further enhance the overall setting.

Another interesting design feature of a Ross course is the use of adjustable tees. He discusses at length the advantages to adjustable tees. This feature was incorporated into his MVGC design, and the tradition continues today with the addition of tees that have taken into consideration advances in golf technology (Photo #1).

MVGC is included in one of Ross's advertising manuscript to illustrate the use of pot bunkers on today's Hole #18 (Figure #18). They are still used at Holes #17 and #18 (Photo #80). Ross also comments on natural hazards and how they should be used to its best advantage. The earliest survey of the MVGC property, located in the Olmsted Brother collection, notes the open ditch that runs diagonally on the property between Hillcrest Avenue and Philadelphia Drive (Olmsted Archives No.6189-15). The ditch was incorporated into the 1916 Plan, and as noted in the 1914 manuscript, "should you be so fortunate as to have a creek running through your property, a very interesting treatment is that of having it run across the line of play on some holes" (Ross 1916, Shapiro 1996) (Photo #81). Ross also notes the use of long grass, and this tradition continues at MVGC (Photo #82).

The last few essays in the 1914 manuscript provide insight into the construction of Ross courses. These essays, along with the plans available from the Olmsted Brothers, illustrate that the land was extensively reshaped to its final appearance. Many of the plans deal with grading, location of drainage, and an inventory of the existing trees with comments on their importance in the overall design. Ross discusses all these points in his essays and the importance of creating a good soil. The extensive work needed to design a golf course helps to explain the 3-year construction period that was needed to create the landscape we see today.

#### The Clubhouse and Rollin Gebhart

In 1919 when the golf course opened, it had what was likely always considered a

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

temporary clubhouse. The earliest sketch of the building comes from Olmsted Brothers and is dated August 18, 1915, and approved by J.C. Olmsted (Olmsted Archives No.6189-4). This first building is depicted in the sketch and a photograph (Figures #15, 16).

The MVGC Board of Director Minutes clearly illustrates the problems in raising funds to construct a permanent clubhouse. The first board minutes are dated May 22, 1919, before opening day. This meeting was held at the Dayton City Club. It was primarily called to establish procedures and general fees and membership categories. There are notes about establishing the opening day ceremony and that the first regular meetings for the Board of Directors would start in September 1919.

On September 6, 1919, after the guest appearance of Ross, George W. Shroyer from the Board began by saying, "the most important thing confronting the club was the erection of a clubhouse." Mr. Shroyer gave it as his opinion that some plan should be begun towards devising ways and means for the building of a clubhouse. The minutes note that those present entered into a lengthy discussion, whereupon President Kidder announced that the matter would be taken up and a report made to the members at their next meeting (MVGC Minutes).

The discussion for a permanent clubhouse continued in October 1919. At this time, Mr. E. E. Burkhart of the Building Committee reported that a modern clubhouse and furnishings could be built for \$150,000. The committee proposed starting as early as 1920 and money would come from an issue of stock to its members. The committee proposed issuing 1,000 shares at no value and 2,000 at \$100 per share. Each member must purchase a share of stock at \$5 or more. The committee believed when the clubhouse was built they would have 800 members with 400 being golf players. The committee also believed that the operating expenses will be covered by income from dining room and entertainments, and the club would be free from debt in 6-7 years. They ended the discussion by saying that once this was all completed, MVGC would have "the most beautiful country club properties in the United States" (MVGC Minutes).

In January 1920, the Kidders made a large gift to the club. Mr. and Mrs. Kidder state in a written letter that they would pay \$40,000 to liquidate the mortgage for the club and deed the property to the Miami Valley Golf Club. They offered to do this with the following reservations.

1. That a clubhouse of suitable design and capacity to take care of a membership of 1,000 be erected within a period of 5 years.
2. That vacant ground comprising 23.5 acres lying to the left of No 10 fair green, be platted and sold, the proceeds to apply upon any indebtedness that the club may have.
3. That the property shall always be used for golf club purposes and kept in an up-to-date condition.

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and

State

4. That the membership of this club is to be entirely democratic, the only requisite for membership being a citizen of the United States, of the Christian Faith and good character.<sup>3</sup>
5. If at any time any of the above conditions are violated, the title to the property shall revert to a committee of five, which we will appoint, whose duty it will be to reorganize the club along the intended lines.

The Board voted and accepted these conditions. It is interesting to note, that the 23.5 acres mentioned are the same acres depicted in one of the early Olmsted Brothers plans as developed for residential. It appears that the Kidders always had plans to sell portions of the club grounds to individuals as residential lots, although this did not happen.

The minutes from 1920 and 1921 often mention the need for a clubhouse along with presentations by various unnamed architectural firms. There are notes about the construction of shelters and caddy houses. There is a note about a loan for a clubhouse being denied. The 1923 minutes mention additions being made to the current clubhouse for additional locker space and heating to the locker rooms. The back-and-forth discussions continue until 1931 when the new permanent clubhouse was built. The building was financed through the sale of 1250 shares of \$100 Land Trust Certificates bearing an interest rate of 6% to members (MVGC Minutes).

Rollin Gebhart was hired in 1931 to design the new clubhouse. Gebhart was a Dayton native, attended Dayton Public Schools and graduated from the University of Pennsylvania in 1909 (Figure #26, Dayton Daily News 1958). He began practicing in Dayton in 1914 and was a long-time partner of Gebhart and Schaeffer. In his 1958 obituary, his work at MVGC is the only named project. Other Gebhart buildings listed on the National Register of Historic Places include the now demolished Shawen Acres. Listed in 1991, Shawen Acres was also built in the Tudor style, and its centralized turret is very similar to the one used on the east façade of MVGC. Another Dayton building designed by Gebhart and listed in the National Register is the Linden Community and Rec Center (listed March 2014). There are no records linking Gebhart with other golf course clubhouse designs. However, it is likely that Gebhart read the many architectural journals from the times that discussed at length design philosophies for country club buildings. For example, March 1925 and March 1930 the entire issues of *Architectural Forum* were devoted to golf and country club designs (Kenny and Granacki 2001). Gebhart's use of Jacobethan Tudor architecture is not surprising. Not only did he use it at

<sup>3</sup> Dayton View had a well-established and wealthy Jewish community. According to local history sources, no clubs allowed Jewish members. Therefore, the Jewish community established their own golf club. Meadowbrook Country Club was established in 1924 with a nine-hole golf course. The course architect was Alex "Nipper" Campbell, the pro at Miami Valley Country Club. It is interesting to notice the location of the golf course. Meadowbrook is less than five miles away from MVGC on Salem Avenue as well. Also note, in 1920 the African-American community would not had been considered potential members. This statement is aimed towards including women and children.



Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and

Name of Property  
State

Shawen Acres, but also the Tudor style has a more retreat-like feel while still being monumental and grand. The term Jacobethan Tudor is from the 1930s and used to describe the large landmark buildings constructed using Tudor characteristics. The MVGC clubhouse is representative of this style with its use of stucco, stone, false timbering, and slate roof. While Colonial Revival architecture was also common at the time, it was associated more with institutional buildings and the clubhouse was to be an escape away from the organized and symmetrical world of business. It was to be a country estate and picturesque. The Jacobethan Tudor architecture achieved that goal and the style was being used throughout Dayton in public libraries and grand estates.

### The Depression and Beyond

As it did on all golf courses and country clubs in America, the Great Depression had a disastrous effect on MVGC. Membership dropped to its lowest ever with just 167 members in 1934 (MVGC Minutes). There was not enough money to pay the general manager; therefore, the president of the Board of Directors took over the duties. The club was unable to hire a general manager for nearly 10 years. Throughout most of the 1930s, the club had only three full-time employees—a groundskeeper, golf pro and kitchen manager. Improvements did continue throughout the 1930s through donations by members, including the first swimming pool, which was opened in July 1934 (it was replaced with the current pool in September 1961). There was also the donation of a fairway watering system in 1937. MVGC continued to host tournaments including the Ohio Amateur in 1939.

There are no notable events during the 1940s but in 1952 the club approached Mr. and Mrs. Kidder about the conditions agreed upon in 1921 warranty deed. The 1952 Board felt that “some conditions and restrictions could prove hazardous for the future operations of the Club” (Clark/Clements 1999). The condition discussed was the development of the 23.5 acres of open land. There had been plans to once again to develop that land for residential purposes. This statement in 1952 is still prior to the Civil Rights Era but within the next decade black players and black families could press the club on their original 1921 conditions. It is likely that the board wanted the option to have tighter restrictions. Therefore, the board offered \$25,000 to the Kidders for a quitclaim deed that would give the club a clear title to the property and they were no longer bound by the conditions the Kidders had set out in 1921. The Kidder’s accepted this offer. In 1953, MVGC was also able to modernize the clubhouse with the following improvements:

1. Enlarging kitchen and grill and additional modern equipment.
2. Erecting on the north end of clubhouse a golf shop, golf club storage room, additional men’s locker room, and a dancing terrace.
3. Converting the porch along the dining room to a cocktail lounge and enclosing the porch along the main lounge.
4. Adding additional office space
5. Enclosing the ladies locker room porch to make room for 24 new lockers.
6. Replacing an old barn with concrete block fertilizer house.
7. Remodeling, redecorating, refurnishing and adding air conditioning to the entire

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and

State

main floor.

8. Repaint the exterior walls of the clubhouse.
9. New floors, new plumbing and painting the interior and exterior of the bathhouse.
10. Enlarging the parking area.
11. Due to the location of the golf shop, locker rooms, and putting green on the north end of the building—the holes were renumbered so that No.10 became No.1 and so on (listed in the Narrative Description).

All these improvements were completed in time for MVGC to host its first major championship in 1957. The 39<sup>th</sup> National P.G.A. Championship was held at MVGC from July 17-21, 1957. This was the last P.G.A. tournament to guarantee a purse to the contestants. Over 20,000 people attended, but these were low numbers by the P.G.A. and were a further decline from the year before. The low turnout resulted from several factors beginning with P.G.A. tournaments were now televised, and the weather was hot and why go out to the golf course and crowds when you could watch it at home? Then to add to it, all the celebrity players had been eliminated in earlier rounds making the finalists unknown players (Clark/Clements 1999). These factors changed the rules for all P.G.A. tournaments to come. The 1957 championship was the last year to offer a guaranteed purse, since it was the first year that the P.G.A. actually lost money on the event. MVGC however earned \$35,000 and a new fence but most importantly, they received national attention.

During the 1960s and 1970s, MVGC continued to update their facilities to provide members desired amenities and hold local and statewide tournaments, most notably hosting the 36-hole qualifier for the PGA tournament in 1966. In 1963, the University of Dayton's golf team was given permission to play their golf matches on the course (Clark/Clements 1999). This tradition continued for over a decade.

In the most recent decades MVGC continues to be an important part of the Dayton community; however, the golf industry is struggling in the Miami Valley. On August 4, 2014, the Dayton Daily Newspaper's front-page cover story was "Closed courses show golf industry's decline" (Kollars 2014). The article explains that seven Miami Valley golf course have closed in the past three years. Kollars writes that the golf industry overbuilt during its Golden Age and golf memberships have been on the decline. Former golf courses are being converted to housing developments, farmland, or just going idle. Kollars continues to note that in the 14 counties that makeup the Miami Valley Golf Association (MVGA) there are about 100 operating golf courses. However, a MVGA study cited in the article notes that there has been a loss of more than 3600 members at the region's private clubs since 2006 equaled to a revenue loss of \$136 million dollars (Kollars 2014). MVGC's membership draws from all neighborhoods in Dayton, and its location is still very convenient for weekend and after-work play. The club's rich history is worth preserving along with its important designed landscape and large Jacobethan Tudor clubhouse.

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

The significance of MVGC is well documented. It was Dayton's first professional golf course with 18-holes of continuous play designed by one of the world's most famous golf architects. Its opening appears to be the catalysis for other Dayton golf courses to professionalize their courses and hire golf architects (most notably Donald Ross) to redesign and add holes. The history of the Kidders and the Olmsted Brothers further add to the property's importance creating a great example of local history.

Miami Valley Golf Course and Clubhouse

Name of Property  
State

Montgomery OH

County and

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Montgomery OH

Name of Property  
State

County and

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Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and

Name of Property  
State

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Miami Valley Golf Course Archives,  
Donald Ross Archives, Givens Memorial Library and Tufts Archives  
National Park Service, Frederick Law Olmsted National Historic Site

**Historic Resources Survey Number (if assigned):**

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Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

### 10. Geographical Data

Acreage of Property approximately 154

Use either the UTM system or latitude/longitude coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

#### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 735932 | Northing: 4408756 |
| 2. Zone: 16 | Easting: 736706 | Northing: 4408792 |
| 3. Zone: 16 | Easting: 736750 | Northing: 4407978 |
| 4. Zone: 16 | Easting: 736205 | Northing: 4407950 |
| 5. Zone: 16 | Easting: 735952 | Northing: 4408158 |

**Verbal Boundary Description** The Miami Valley Golf Course and Clubhouse property includes 153.898 acres of ground bounded on the north by Siebenthaler Avenue, on the east by Philadelphia Drive, on the south by Hillcrest Avenue and Salem Avenues and on the west by Klepinger Avenue. Montgomery County Auditor shows three parcels: R72-163080001=62.168 acres, R72-163070003=8.028 acres, E20-011070057=83.139 acres. (see map)

**Boundary Justification** The current boundary and 153.898 acres of ground have been the same since its purchase in 1914-15 by Walter and Georgeanna Kidder. The boundaries have not changed and the entire amount of land is included in this National Register nomination.

Miami Valley Golf Course and Clubhouse

Name of Property  
State

Montgomery OH  
County and

### 11. Form Prepared By

name/title: Harrison Stamm Gowdy

organization: \_\_\_\_\_

street & number: 452 Irving Avenue

city or town: Dayton state: OH zip code: 45409

e-mail stammgowdy@sbcglobal.net

telephone: 937.416.5991

date: 1/19/2015

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photo Log

Name of Property:	Miami Valley Golf Course and Clubhouse
City or Vicinity:	Harrison Township (Dayton, Ohio)
County:	Montgomery
State:	OH
Name of Photographer:	Harrison Stamm Gowdy
Date of Photographs:	September 2014
Number of Photographs:	82

Photo #1 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0001)  
Detail of tee box on Hole 10, camera facing northeast

Photo #2 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0002)  
Detail of the natural creek incorporated into the course by Donald Ross. 16th Hole, camera facing north

Photo #3 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0003)  
Detail of driving range, camera facing south

Photo #4 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0004)  
View of putting green in the practice area, camera facing south

Photo #5 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0005)  
View of practice bunker in the practice area, camera facing northwest



Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

Photo #6 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0006)

View of undeveloped lands in the grounds, just north of the practice area, camera facing north

Photo #7 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0007)

Putting green located near the clubhouse, camera facing north

Photo #8 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0008)

Representative example of Tee marker at Hole #1

Photo #9 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0009)

View of Hole #1, note the service buildings are almost completely obscured from view, camera facing north

Photo #10 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0011)

View of Hole #2, camera facing south

Photo #11 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0013)

View of Hole #3, camera facing northeast

Photo #12 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0015)

View of Hole #4 near the putting green, camera facing southwest

Photo #13 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0017)

View of Hole #5, camera facing north

Photo #14 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0021)

View of Hole #7, camera facing southwest

Photo #15 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0023)

View of Hole #8, camera facing east

Photo #16 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0025)

View of Hole #9, camera facing west towards clubhouse

Photo #17 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0031)

View of Hole #12, camera facing south towards bunkers

Photo #18 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0032)

Fairway of Hole #12, camera facing south

Photo #19 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0034)

View of Hole #13 at tee boxes, camera facing north

Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and

Name of Property  
State

Photo #20 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0036)  
View of Hole #14, camera facing south/southeast

Photo #21 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0037)  
Hole #14, detail of the green and the rough, camera facing south/southeast

Photo #22 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0043)  
Detail of Hole #16, creek is unnoticeable at some angles, camera facing east

Photo #23 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0044)  
Hole #16, camera facing east notice the cart trails

Photo #24 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0046)  
View of Hole #17, camera facing north note the pothole bunkers

Photo #25 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0048)  
Hole #18, view of clubhouse camera facing northwest

Photo #26 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0049)  
Hole #18 near putting green, note bunker that is hidden from view when at the tee off,  
camera facing west

Photo #27 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0050)  
Photo street facade of 1931 clubhouse, camera facing southeast

Photo #28 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0051)  
Photo of rear of golf course facade, 1931 clubhouse building, camera facing west

Photo #29 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0053)  
Wall of windows on the golf course facade, camera facing northwest

Photo #30 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0054)  
Photo showing the 1954 additions on the north end (golf shop), camera facing northwest

Photo #31 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0055)  
Photo showing the 1954 additions on the south end (large screened-in porch), camera  
facing west

Photo #32 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0056)  
Detail of main entrance, camera facing east

Photo #33 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0057)  
Photo detail of street facade's brickwork chimney, camera facing north

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property  
State

County and

Photo #34 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0058)

Photo of street facade showing the 1954 additions on the south end, camera facing east

Photo #35 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0059)

Detail photo of steeply pitched roof, camera facing south

Photo #36 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0060)

Detail of typical window illustrating the period revival architecture, camera facing east

Photo #37 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0061)

Oriel window typical Tudor design feature, camera facing east

Photo #38 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0063)

Detail of bottle glass window on street facade, flanking main entrance, camera facing east

Photo #39 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0064)

Detail of main door, camera facing east

Photo #40 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0065)

Photo of the north (side) elevation, added in 1954, camera facing south

Photo #41 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0067)

View of the rear or golf course facade, camera facing northwest

Photo #42 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0069)

Detail of 1931 grill/lounge entrance on the golf course (rear) facade, camera facing west

Photo #43 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0070)

Photo illustrating the 1954 addition on the north end of the golf course facade, this addition houses the golf shop on the first floor and meeting space on the second floor, camera facing north

Photo #44 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0071)

Entrance added in the 1954 addition of three-story staircase, camera facing south

Photo #45 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0072)

Photo of the south elevation, camera facing north/northwest

Photo #46 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0073)

View of the 1954 south end addition from the street facade, camera facing east

Photo #47 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0075)

Interior photos of the 1931 clubhouse's main lobby entry, camera facing east

Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and

Name of Property  
State

Photo #48 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0076)

Detail of front desk in lobby space, camera facing west

Photo #49 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0077)

Former men's parlor converted into front desk and office space areas along with hallway leading into the 1954 addition, camera facing north

Photo #50 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0079)

Interior photo of phone booths, camera facing north

Photo #51 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0080)

Interior photo depicting the current dining room, view one of three, camera facing east/southeast

Photo #52 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0081)

Interior photo of current dining room, view two of three, this section is located in the 1954 addition, camera facing northwest

Photo #53 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0082)

Interior photo of the screened-in porch dining area, view three of three, camera facing east

Photo #54 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0083)

Interior view, looking into main hallway from dining room to ballroom, note the original doors, camera facing north

Photo #55 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0084)

Round room, note the design details. This room was originally a reading room, camera facing east/northeast

Photo #56 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0087)

Overview of the ballroom originally known as the lounge room, camera facing south

Photo #57 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0090)

Former open-air porch attached to the ballroom, camera facing north

Photo #58 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0091)

Alcove at the north end of the ballroom, camera facing north

Photo #59 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0092)

Gatehouse, non-contributing building, c. 1993 camera facing northwest

Photo #60 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0095)

Pool house/storage building, pool deck elevation, camera facing southeast



Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and

Name of Property  
State

Photo #61 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0097)

Pool house/storage building, view rear elevation, camera facing northwest

Photo #62 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0099)

Golf Course Superintendent's House, golf course facade, contributing building, camera facing northwest

Photo #63 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0100)

Tudor Storage Barn, contributing building, view one of two, camera facing west

Photo #64 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0102)

Modern Maintenance Building, non-contributing resource, camera facing southwest

Photo #65 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0105)

Restroom/Shelter House at Hole #3 Green side, c. 1961, camera facing north

Photo #66 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0113)

Tennis Clubhouse, c. 1960, camera facing southeast

Photo #67 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0103)

Old Booster Pump, camera facing north/northwest

Photo #68 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0104)

New Pump House, c. 1993, camera facing west

Photo #69 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0108)

Stone bridge at Hole #15 Fairway, c. 1916, camera facing northeast

Photo #70 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0109)

Stone ditch/culvert, through golf course at Holes #15 and #16, c. 1916, camera facing north

Photo #71 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0110)

Abandoned Caddy Shack, c. 1960, camera facing south

Photo #72 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0093)

Swimming Pool, c. 1962 camera facing southwest

Photo #73 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0094)

Wading pool, , c. 1962 camera looking west

Photo #74 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0112)

Tennis Courts, c. 1990, camera facing west/southwest

Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and

Name of Property  
State

Photo #75 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0116)  
Mabel Sechrist Gazebo, c. 1981, camera facing northwest

Photo #76 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0117)  
Example of water fountain, several located throughout the golf course,

Photo #77 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0122)  
View from original entrance to 1931 clubhouse. This drive was abandoned after the 1954 addition moved the golf shop to the north side of the 1931 clubhouse, camera facing northeast

Photo #78 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0123)  
Camera facing east/northeast from original entrance to the course, part of Olmsted design highlighting park-like atmosphere

Photo #79 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0124)  
Picnic grounds located to the south of tennis area and north of gatehouse entrance, camera facing south

Photo #80 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0128)  
Example of pothole bunker still in use on Hole #17, camera facing north

Photo #81 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0129)  
Example of ditch running through the property at Hole #15, camera facing southwest

Photo #82 (OH\_MontgomeryCounty\_MiamiValleyGolfClub\_0131)  
Example of long grasses used on the course as described by Donald Ross in his design principles.

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### Figure Log

Figure #1

Dayton Daily News Opening Day June 4, 1919. Location Dayton Metro Library

Figure #2

1916 Donald Ross Course Map. Courtesy of MVGC Archives

Figure #3

2014 MVGC Course Map. Courtesy of MVGC Archives

Figure #4

Cover of the 1957 PGA Tournament Program. Courtesy of MVGC Archives

Figure #5

1957 Photograph from PGA Tournament. Image taken from Hole #9, camera facing

Miami Valley Golf Course and Clubhouse

Montgomery OH

Name of Property

County and

State

southwest. Courtesy of MVGC Archives

Figure #6

Dayton Daily News New Clubhouse April 12, 1931. Location Dayton Metro Library

Figure #7

Street Façade of New Clubhouse c. 1931, camera facing southeast. . Courtesy of MVGC Archives

Figure #8

Golf Course Façade of New Clubhouse c. 1931, camera facing southwest note the original temporary 1919 clubhouse to the left of the image and located on its northeast corner is a sign "Golf Shop" indicating that play continued to be routed using the original Donald Ross plan until the 1954 addition moved the golf shop. Courtesy of MVGC Archives

Figure #9

Portrait of Georgeanna Hayner Kidder c. 1916. Courtesy of MVGC Archives

Figure #10

Portrait of Walter S. Kidder c. 1916. Courtesy of MVGC Archives

Figure #11

First of three advertising campaigns attributed to Walter Kidder. Courtesy of the Troy-Hayner Cultural Center

Figure #12

Second of three advertising campaigns attributed to Walter Kidder. Courtesy of the Troy-Hayner Cultural Center

Figure #13

Third of three advertising campaigns attributed to Walter Kidder. Courtesy of the Troy-Hayner Cultural Center.

Figure #14

Georgeanna and Walter Kidder's House at 46 North Arnold Place, Dayton View, Dayton, Ohio, c. 1912. Demolished. Courtesy of MVGC Archives

Figure #15

Olmsted Brothers approved sketch for MVGC's temporary clubhouse c. 1915. Courtesy of National Park Service, Frederick Law Olmsted National Historic Site

Figure #16

Image of the Olmsted Brothers designed clubhouse c. 1923. Location *Art Work of*

Miami Valley Golf Course and Clubhouse

Montgomery OH  
County and

Name of Property  
State

*Dayton, Ohio, Gravure Illustration Co.*

Figure #17

Donald Ross, golf architect. Courtesy of *Golf Has Never Failed Me*.

Figure #18

Donald Ross manuscript illustrating his designs. MVGC is used to discuss the use of pothole bunkers, c. 1931. Courtesy of *Golf Has Never Failed Me*.

Figure #19

First fairway sprinkler system installed c. 1937. Image taken from Hole #1, camera facing north. Courtesy of MVGC Archives

Figure #20

Image of Hole #1 c. 1932, camera facing north. Courtesy of MVGC Archives

Figure #21

Image of Hole #4 c. 1932, camera facing southwest. Courtesy of MVGC Archives

Figure #22

Image of Hole #8 c. 1932, camera facing northeast. Courtesy of MVGC Archives

Figure #23

Image of Hole #9 c. 1932, photo taken from dining room of the clubhouse, camera facing northeast. Courtesy of MVGC Archives

Figure #24

Image of Hole #14 c. 1932, camera facing south. Notice walking trails on the course, creek, and bridge. Courtesy of MVGC Archives

Figure #25

Image of Hole #18 c. 1932, camera facing southwest towards the clubhouse. Courtesy of MVGC Archives

Figure #26

Obituary of Rollin Gebhart from Dayton Daily News 1958. Location Dayton Metro Library.

Figure #27

Image of Miami Valley Golf Clubhouse after its construction in 1931. View of the golf course façade. Courtesy of MVGC Archives.

Parcel Map; Montgomery County Auditor

Sketch Map #1

Sketch Map #2



Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #1 Dayton Daily News, June 4 1919 Opening Day of Miami Valley Golf Club, original located at Dayton Metro Library.

Miami Valley Golf Course and Clubhouse  
 Name of Property  
 State

Montgomery OH  
 County and

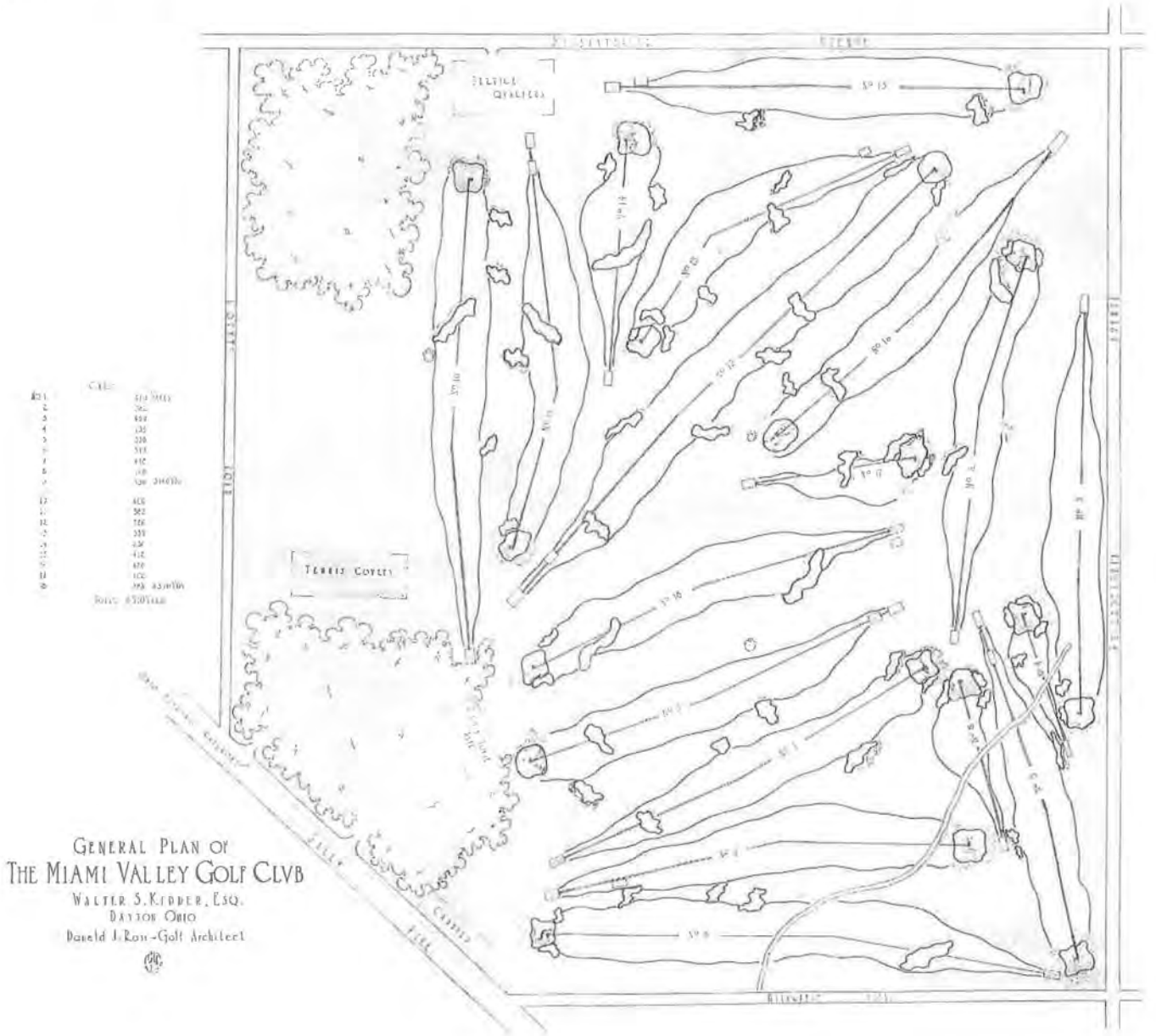


Figure #2 1916 Donald Ross Course Map. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

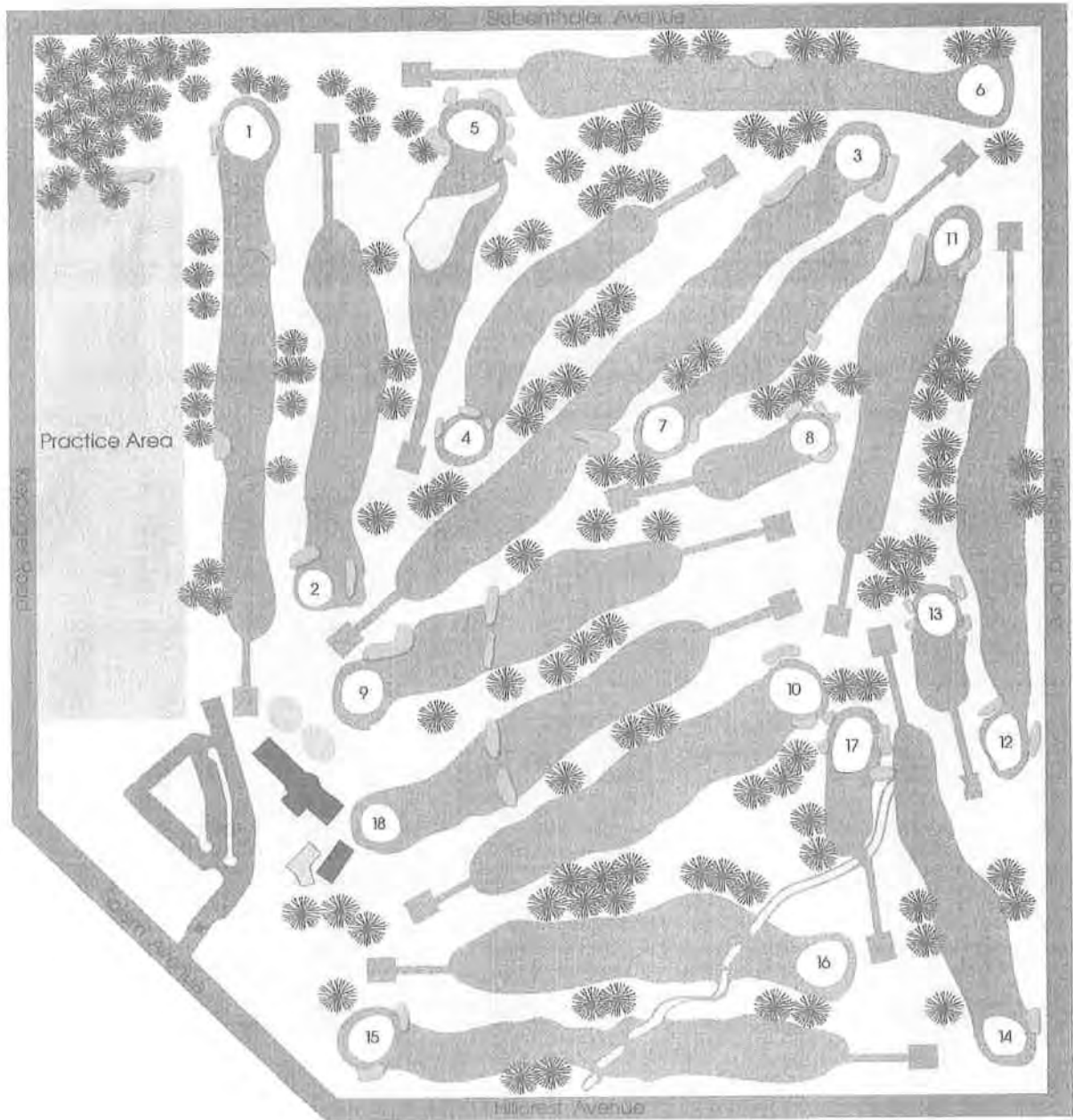


Figure #3 2014 MVGC Course Map. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

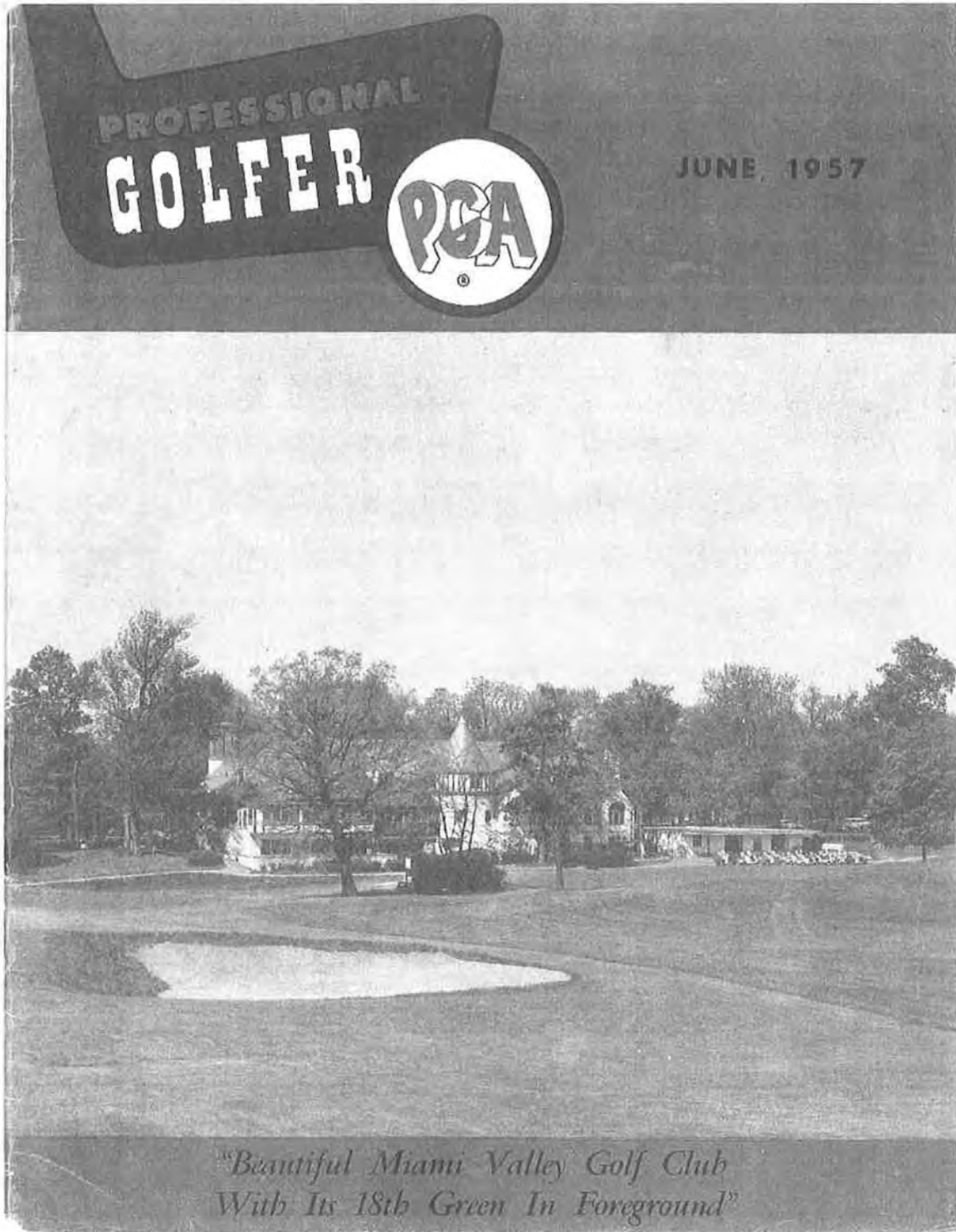


Figure #4 Cover of 1957 PGA Tournament Program. Courtesy of MVGC Archives



Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #5 1957 Photograph from PGA Tournament. Image taken from Hole #9, camera facing southwest. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #6 Dayton Daily News New Clubhouse April 12, 1931. Location Dayton Metro Library

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #7 Street Façade of New Clubhouse c. 1931, camera facing southeast. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #8 Golf Course Façade of New Clubhouse c. 1931, camera facing southwest note the 1919 clubhouse to the left of the image and located on its northeast corner is a sign "Golf Shop" indicating that play continued to be routed using the original Donald Ross plan until the 1954 addition moved the golf shop. Courtesy of MVGC Archives



Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

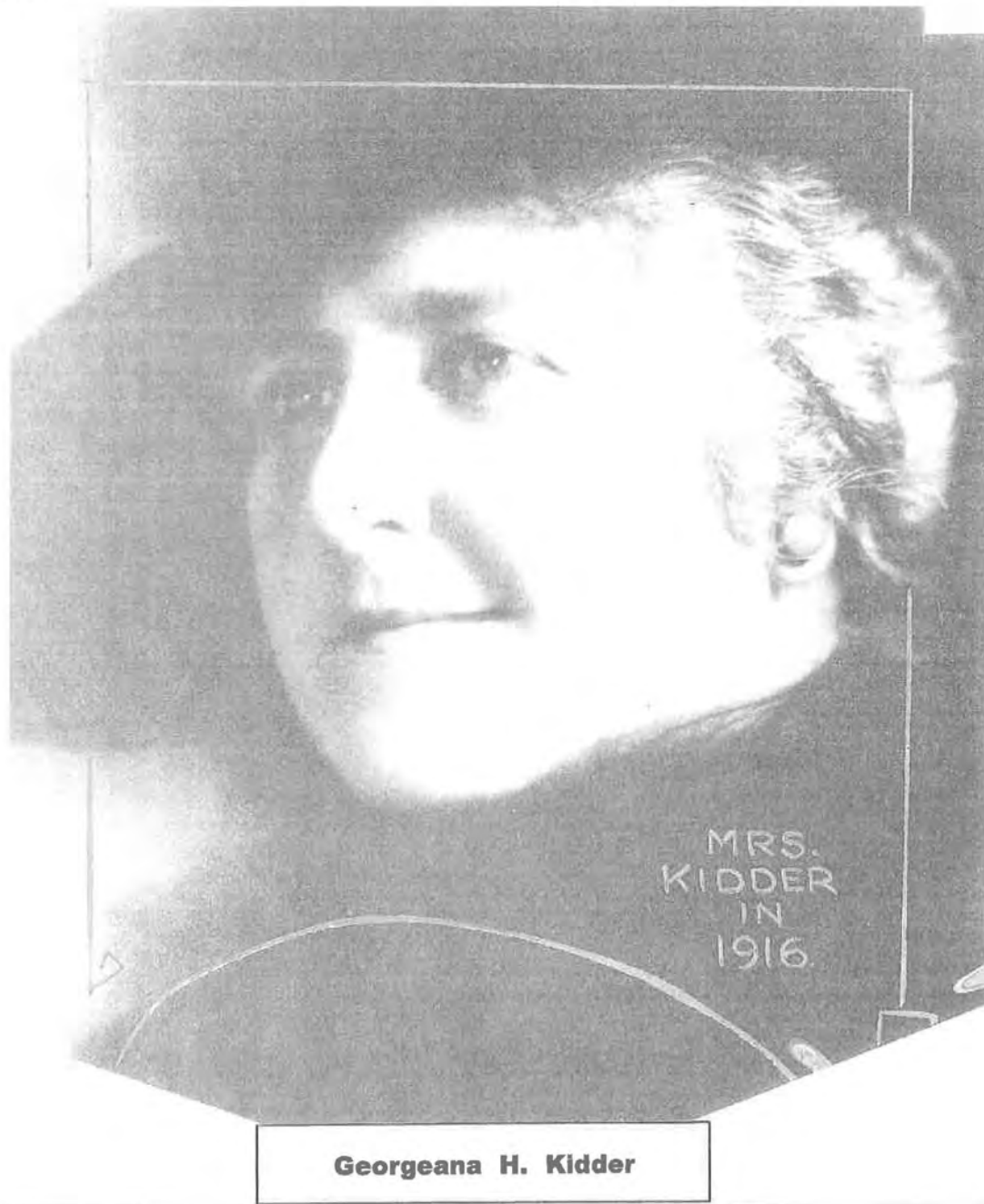


Figure #9 Portrait of Georgeana Hayner Kidder c. 1916. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



**Walter S. Kidder**

Figure #10 Portrait of Walter S. Kidder c. 1916. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

RECREATION.

333



**Four Full Quarts for \$3.20**  
**EXPRESS PREPAID**  
**DIRECT FROM DISTILLER TO CONSUMER.**

We will send four full quart bottles of Hayner's Seven-Year-Old Double Copper Distilled Rye Whiskey for \$3.20, express prepaid. We ship on approval, in plain boxes, with no marks to indicate contents. When you receive it and test it, if it is not satisfactory return it at our expense and we will refund your \$3.20.

For thirty years we have been supplying pure whiskey to consumers direct from our own distillery, known as "Hayner's Registered Distillery No. 2, Tenth District Ohio." No other Distillers sell to consumers direct. Those who propose to sell you whiskey in this way are dealers buying promiscuously and selling again, thus naturally adding a profit which can be saved by buying from us direct. Such whiskey as we offer you for \$3.20 cannot be purchased elsewhere for less than \$5.00, and the low price at which we offer it saves you the addition of middlemen's profits, besides guaranteeing to you the certainty of PURE whiskey, absolutely free from adulteration, at first cost.

REFERENCES:—THIRD NATIONAL BANK, ANY BUSINESS HOUSE IN DAYTON, OR COM'L AGENCIES.  
**THE HAYNER DISTILLING CO., 605-611 W. Fifth St., Dayton, O.**

N. B.—Orders for Arizona, Colorado, California, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, Wyoming, must call for 20 quarts, by freight, prepaid.

*We guarantee Hayner will do just as agreed.—EDITOR.*

Figure #11 One of three advertising campaigns attributed to Walter Kidder. Courtesy of the Troy-Hayner Cultural Center

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

RECREATION

511

# PURE WHISKEY

DIRECT FROM DISTILLER TO CONSUMER.



**FOUR FULL QUARTS,  
EXPRESS CHARGES PREPAID,  
FOR \$3.20.**

We will send four full quart bottles of Hayner's Seven-Year-Old Double Copper Distilled rye Whiskey for \$3.20, express prepaid. We ship on approval, in plain boxes, with no marks to indicate contents. When you receive it and test it, if it is not satisfactory return it at our expense and we will refund your \$3.20.

For thirty years we have been supplying pure whiskey to consumers direct from our own distillery, known as "Hayner's Registered Distillery, No. 2, Tenth District, Ohio." No other Distillers sell to consumers direct. Those who propose to sell you whiskey in this way are dealers buying promiscuously and selling again, thus naturally adding a profit which can be saved by buying from us direct. Such whiskey as we offer you for \$3.20 cannot be purchased elsewhere for less than \$5.00, and the low price at which we offer it saves you the addition of middlemen's profits, besides guaranteeing to you the certainty of **pure** whiskey absolutely free from adulteration.

References—Third National Bank, any business house in Dayton, or Com'l Agencies.

**THE HAYNER DISTILLING CO., 605 to 611 West Fifth St., Dayton, Ohio.**

N. B.—Orders for Ark., Calif., Colo., Cal., Idaho, Mont., Nev., N. Mex., Ore., Utah, Wash., Wyo., must be all for 20 quarts, by freight, pre paid.

We guarantee to deliver. All dealers agree to—Editor.

Figure #12 Two of three advertising campaigns attributed to Walter Kidder. Courtesy of the Troy-Hayner Cultural Center



Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

xvi

RECREATION.

## UNCLE SAM SAYS IT'S ALL RIGHT.

Uncle Sam in the person of Ten Government Officials, has charge of every department of our distillery. During the entire process of distillation, after the whiskey is stored in barrels in our warehouses, during the seven years it remains there, from the very grain we buy to the whiskey you get, Uncle Sam is constantly on the watch to see that everything is all right. We dare not take a gallon of our own whiskey out of our own warehouse unless he says it's all right. And when he does say so, that whiskey goes direct to you, with all its original richness and flavor, carrying a **UNITED STATES REGISTERED DISTILLER'S GUARANTEE OF PURITY and AGE**, and saving the dealers' big profits. That's why **HAYNER WHISKEY** is the best for medicinal purposes. That's why it is preferred for other uses. That's why we have half a million satisfied customers. That's why **YOU** should try it. Your money back if you're not satisfied.

# HAYNER WHISKEY

**1 QUART \$1.00**

**4 QUARTS \$3.20**

**WE PAY EXPRESS CHARGES IN EITHER CASE.**

Send us \$1.00 for **ONE QUART** or \$3.20 for **FOUR QUARTS** of **HAYNER SEVEN-YEAR-OLD RYE**, and we will pay the express charges. We ship in a plain, sealed package; no marks to even suggest contents. If you don't find it all right and better than you can buy from anybody else for double the money, ship it back to us at our expense and your money will be promptly refunded. We ship one quart on your first or trial order only. All subsequent orders must be for at least 4 quarts at 80 cents a quart. The packing and express charges are almost as much on one quart as on four and even at \$1.00 for one quart we lose money, but we want you to try it. **WE PREFER TO HAVE YOU ORDER FOUR QUARTS FOR \$3.20 RIGHT NOW FOR THEN WE WILL MAKE A LITTLE PROFIT AND YOU WILL ALSO SAVE MONEY.**

Trial orders for Ariz., Cal., Col., Idaho, Mont., Nev., N. Mex., Ore., Utah, Wash., or Wyo., must be 1 Quart for \$1.25 by EXPRESS PREPAID. Subsequent orders on the basis of 4 QUARTS for \$4.00 by EXPRESS PREPAID or 20 Quarts for \$16.00 by FREIGHT PREPAID.

Remit by Check, Bank Draft, Express or Money Order. It is unsafe to send currency unless you register your letter. Write our nearest office and do it NOW.

ESTABLISHED  
1896.

**THE HAYNER DISTILLING COMPANY,**

DISTILLERY  
TROY, OHIO.

DAYTON, OHIO.

ST. LOUIS, MO.,

ST. PAUL, MINN.,

ATLANTA, GA.,



Figure #13 Three of three advertising campaigns attributed to Walter Kidder. Courtesy of the Troy-Hayner Cultural Center.

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



**Walter & Georgeana Kidder's  
Home at the corner of Grand  
Avenue and Arnold Place**

Figure #14 Georgeanna and Walter Kidder's Dayton View House at 46 North Arnold Place, c. 1912. Demolished. Courtesy of MVGC Archives



Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #16 Image of the Olmsted Brothers designed clubhouse c. 1923.  
Location *Art Work of Dayton, Ohio*, Gravure Illustration Co.



Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

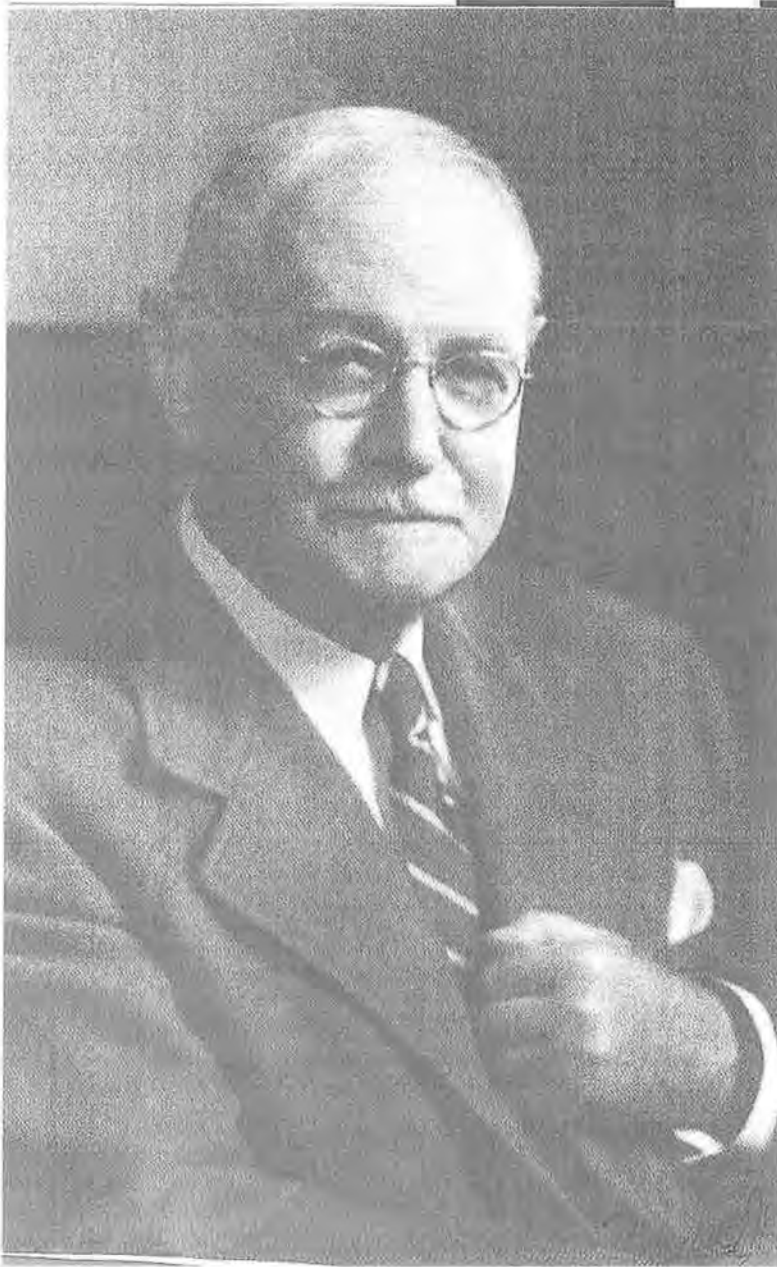


Figure #17 Donald Ross, golf architect. Courtesy of *Golf Has Never Failed Me*.

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #18 Donald Ross manuscript illustrating his designs. MVGC is used to discuss the use of pothole bunkers, c. 1931. Courtesy of *Golf Has Never Failed Me*.

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

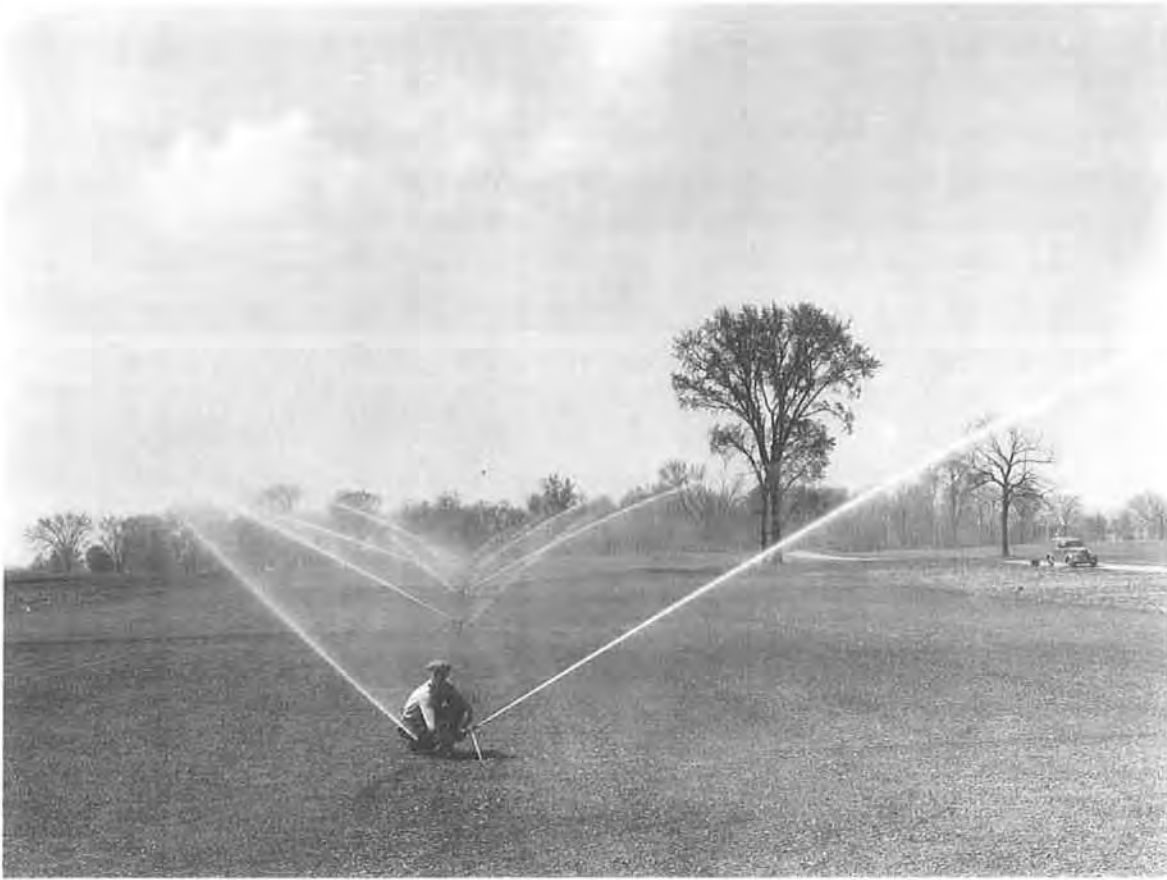


Figure #19 First fairway sprinkler system installed c. 1937. Image taken from Hole #1, camera facing north. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #20 Image of Hole #1 c. 1932, camera facing north. Courtesy of MVGC Archives



Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #21 Image of Hole #4 c. 1932, camera facing southwest. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #22 Image of Hole #8 c. 1932, camera facing northeast. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #23 Image of Hole #9 c. 1932, photo taken from dining room of the clubhouse, camera facing northeast. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #24 Image of Hole #14 c. 1932, camera facing south. Notice walking trails on the course, creek, and bridge. Courtesy of MVGC Archives

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #25 Image of Hole #18 c. 1932, camera facing southwest towards the clubhouse. Courtesy of MVGC Archives



Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and

# Rollin Gebhart Dies At 72; Architect Here

Rollin E. Gebhart, 72 of 474 Rockcliff circle, a Dayton architect since March, 1914, died at 8:40 a. m. Sunday in Good Samaritan hospital.

In his professional career, Mr. Gebhart had designed the clubhouse at Miami Valley Golf club, a number of public schools and many of the Dayton area's larger houses.

He was born in Dayton, a member of a pioneer family, which had founded the Gebhart Milling Co. which since has passed out of existence.

MR. GEBHART was educated in Dayton public schools and was graduated from the University of Pennsylvania school of architecture in the class of 1907.

At one time Mr. Gebhart was senior member of the firm of Gebhart and Schaeffer, with offices in the 25 S. Main st. building. In recent years, he has been operating from his home.

He was a member of the Forest Avenue Presbyterian church, Horace A. Irvin lodge, F&AM, Unity chapter No. 16, RAM, Reese council No. 9, R&SM; past potentate of Antioch Temple Shrine; past patron of the Order of Eastern Star, Dayton chapter, American Institute of Architects, Ohio Society of Architects, Alpha Tau Omega and the Dayton Kiwanis club.

MR. GEBHART is survived by his wife, Jeanette Hayes Gebhart, and a daughter, Mrs. Marianne R. Dahle of Dayton.

Services will be conducted at 1:30 p. m. Wednesday in the Whitmer Brothers funeral home, 773 N. Ludlow st., by the Rev.



ROLLIN E. GEBHART

W. D. Barr and Emil Bauman. Burial will be in Woodland cemetery. Friends may call at the funeral home from 3 to 5 and 7 to 9 p. m. Tuesday.

The family requests that flowers be omitted and contributions made to the Shrine Crippled Children's hospital.

**\$100,000  
REWARD!**

with a total of \$100,000 worth of

Figure #26 Obituary of Rollin Gebhart from Dayton Daily News 1958.  
Location Dayton Metro Library

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Figure #27 Image of Miami Valley Golf Clubhouse after its construction in 1931. View of the golf course façade. Courtesy of MVGC Archives.

Miami Valley Golf Course and Clubhouse  
Name of Property  
State

Montgomery OH  
County and



Parcel Map showing extent of nomination boundary. Montgomery County Auditor.



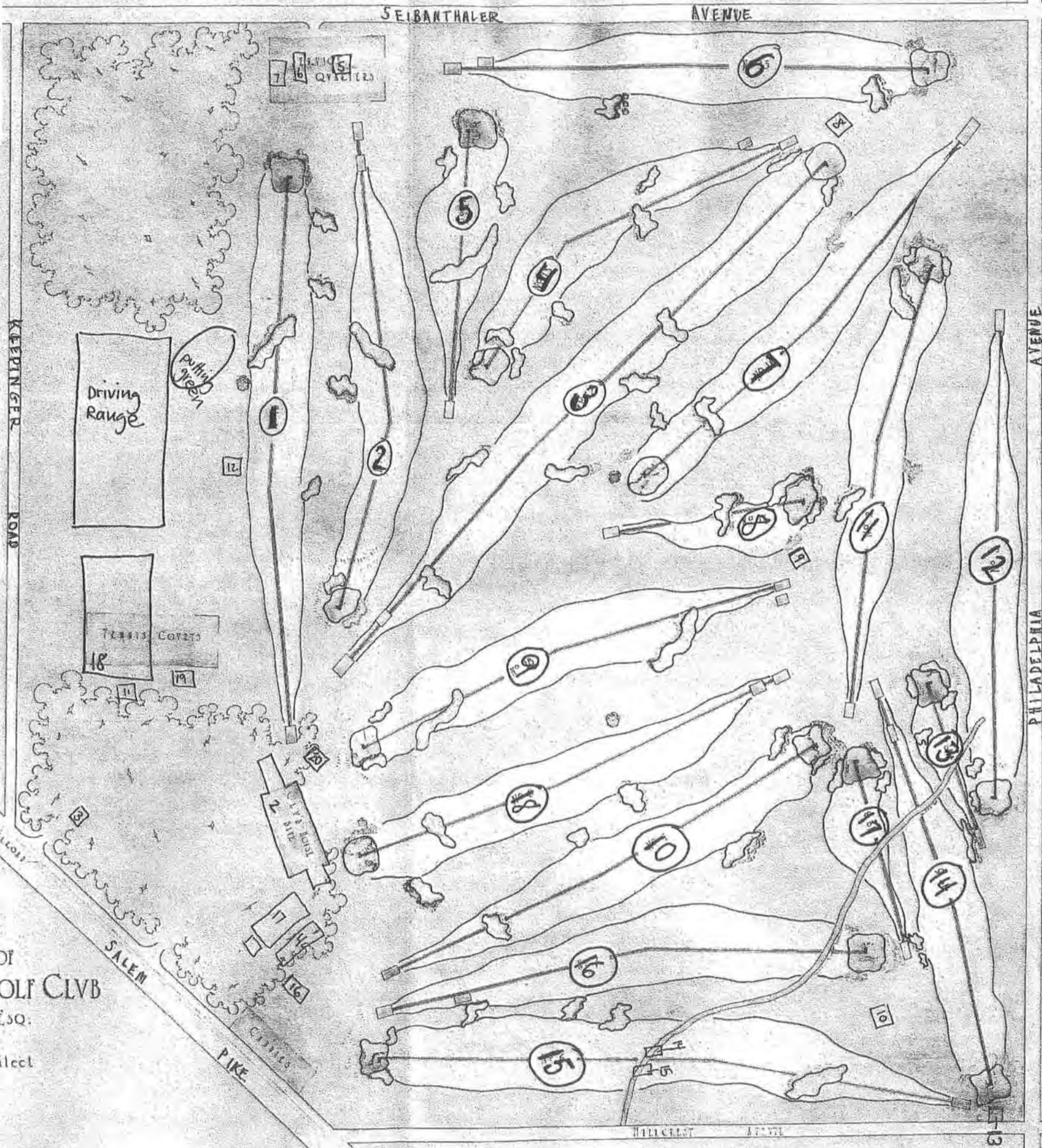
Miami Valley Golf Course and Clubhouse  
 National Register Nomination Sketch Map  
 #1  
 Dayton, Montgomery County, Ohio

○ = Hole Number  
 □ = Resource Number

Resource Number	Name of Resource
1	Golf Course
2	Clubhouse
3	Gatehouse
4	Pool house/storage building
5	Golf Course Superintendent's House
6	Tudor Storage Barn
7	Modern Maintenance Building
8	Restroom/Shelter #3 Green
9	Restroom/Shelter #9 Tee
10	Restroom/Shelter #15 Tee
11	Tennis Clubhouse
12	Old Pump House
13	New Pump House
14	Stone Bridge at #15 Fairway
15	Stone ditch and culvert
16	Abandoned Caddy Shack
17	Swimming & Wading Pool
18	Tennis Courts
19	Storage Shelter at Driving Range
20	Mabel Sechrist Gazebo

GENERAL PLAN OF  
 THE MIAMI VALLEY GOLF CLUB

WALTER S. KIDDER, ESQ.  
 DAYTON OHIO  
 Donald J. Ross - Golf Architect







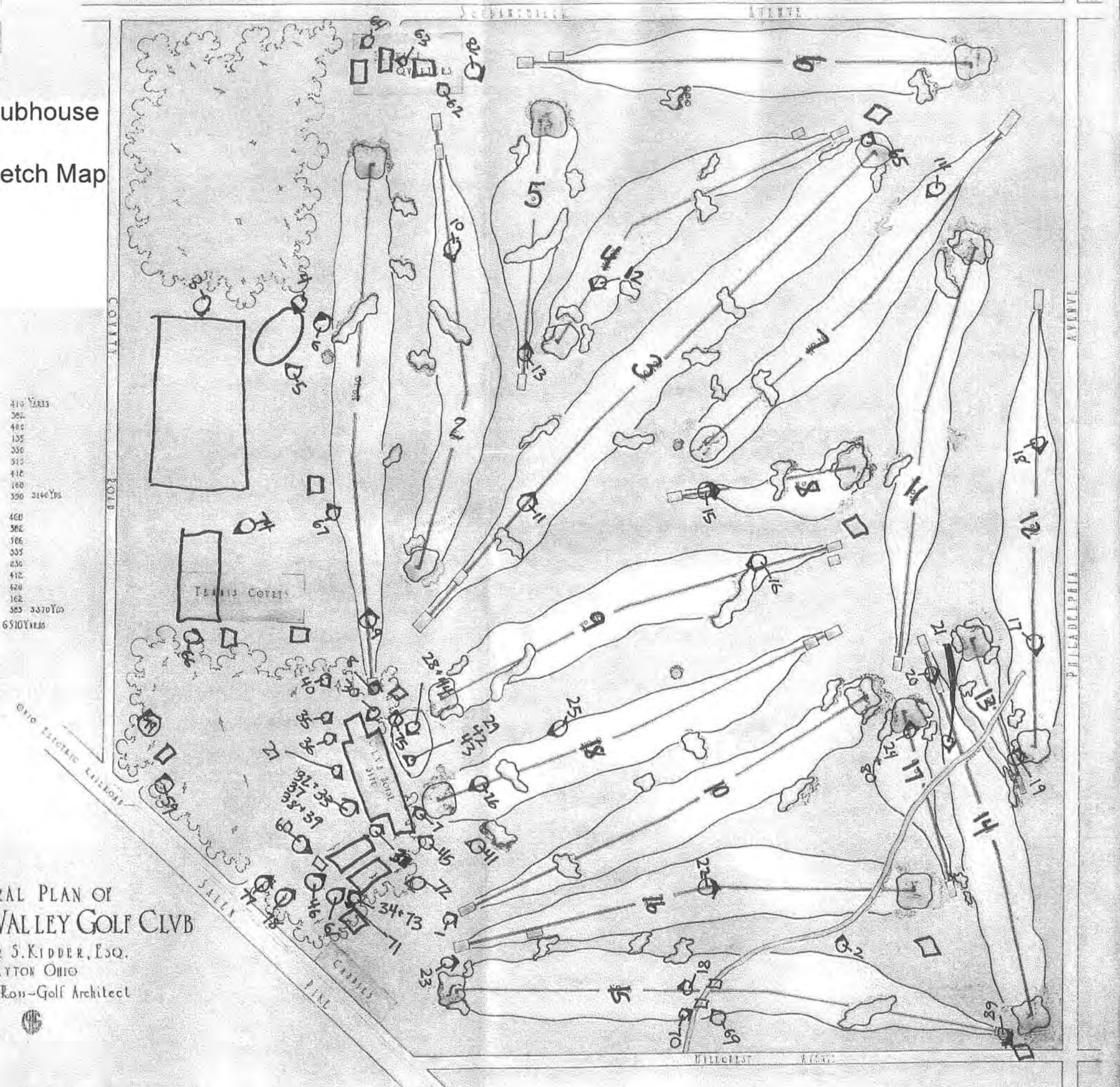
= Photolog reference number 00\_\_  
 \*note photolog numbers 0047-0058 not depicted,  
 interior shots of clubhouse. Also, 0076 not shown,  
 exact location of water fountain, unknown.

Miami Valley Golf Course and Clubhouse  
 Montgomery County, Ohio  
 National Register Nomination Sketch Map  
 Map #2

No	YARDS
1	410
2	382
3	400
4	105
5	336
6	312
7	412
8	160
9	590 3140 Yds
10	460
11	382
12	386
13	335
14	230
15	412
16	620
17	162
18	585 3370 Yds
Total 6510 Yards	

GENERAL PLAN OF  
 THE MIAMI VALLEY GOLF CLUB

WALTER S. KIDDER, ESQ.  
 DAYTON OHIO  
 Donald J. Ross - Golf Architect

































1  
495































































































































Welcome to  
MIAMI VALLEY  
GOLF CLUB  
1909-1910



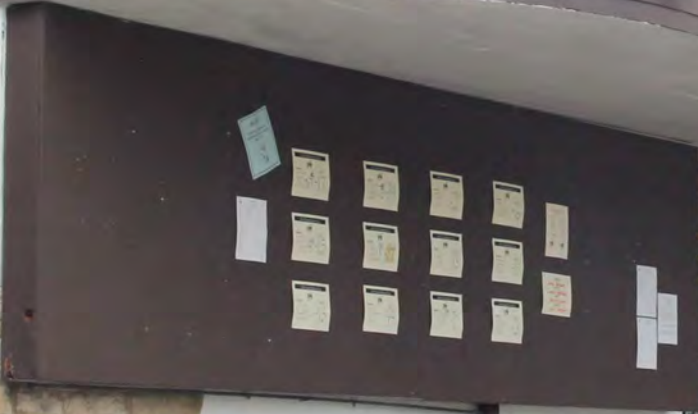






WAY  
SE





PRO SHOP







HALFWAY  
HOUSE























PHONE



















EXIT





































CAUTION  
AUTOMATIC GATE  
KEEP CLEAR













































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Miami Valley Golf Course and Clubhouse

MULTIPLE  
NAME:

STATE & COUNTY: OHIO, Montgomery

DATE RECEIVED: 5/15/15      DATE OF PENDING LIST: 6/09/15  
DATE OF 16TH DAY: 6/24/15      DATE OF 45TH DAY: 6/30/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000372

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      6-30-15 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





March 19, 2015

**REC'D BY OHPO MAR 23 2015**

Susan M. Tietz  
National Register and Survey Manager  
Ohio Historic Preservation Office  
800 E. 17<sup>th</sup> Avenue  
Columbus, OH 43211

**RE: Letter of Recommendation for Miami Valley Golf Club**

Dear Ms. Tietz:

The City of Dayton understands that the Miami Valley Golf Club is being considered for listing in the National Register of Historic Places (NRHP). We wish to express our support for the nomination as it makes its way before the Ohio Historic Preservation Advisory Board. We therefore offer this letter of support for the property's nomination to the NRHP.

Should you need any additional information please don't hesitate to contact me at (937) 333-3679 or by email, at [brian.inderrieden@daytonohio.gov](mailto:brian.inderrieden@daytonohio.gov), with any questions.

Sincerely,

Brian Inderrieden, Planning Manager and Historic Preservation Officer  
City of Dayton, Department of Planning & Community Development  
101 W. Third Street, 6<sup>th</sup> Floor, P.O. Box 22, Dayton, Ohio 45402



March 19, 2015

Susan M. Tietz  
National Register and Survey Manager  
800 E. 17th Avenue  
Columbus OH 43211

RE: National Register listing for the Miami Valley Golf Club

Ms. Tietz,

It has come to my attention that the Miami Valley Golf Club is being considered for listing to the National Register of Historic Places. As president of The Donald Ross Society, I support efforts to preserve and honor the history of Donald Ross designed golf courses.

Donald Ross was a prolific designer; however, over the years some of his golf courses have been altered, and/or destroyed. It is always nice to learn about golf clubs that are working to honor his designs and preserve them for future generations. I hope that the Ohio Historical Society will recommend the National Register listing for the Miami Valley Golf Club.

Sincerely,

A handwritten signature in blue ink, which appears to read "Michael Miller". The signature is fluid and cursive.

Michael Miller  
President, The Donald Ross Society  
450 Montbrook Lane  
Knoxville, TN 37919





RECEIVED 2280

MAY 15 2015

Nat. Register of Historic Places  
National Park Service

April 30, 2015

J. Paul Loether, Deputy Keeper and Chief, National Register  
and National Historic Landmark Programs  
National Register of Historic Places  
1201 Eye St. NW, 8th Fl. (2280)  
Washington D.C. 20005

Dear Mr. Loether:

Enclosed please find three (3) new National Register nominations for Ohio. All appropriate notification procedures have been followed for the new nomination submission.

NEW NOMINATION

Scranton South Side Historic District  
Graham, A.B., House  
Miami Valley Golf Course

COUNTY

Cuyahoga  
Franklin \*\*  
Montgomery

\*\* The Graham, A.B. House nomination package (signed first page of nomination, 2 CDs (nomination and TIFFs) was sent in April 17, 2015 transmittal mailing. The two CDs were missing when received by the National Park Service. We are resending the CDs for this property.

We have received a notarized letter from the single private property owner of the U.S. Playing Card Company Complex rescinding the objection to the listing of this property. We are requesting this property be listed in the National Register of Historic Places. The nomination was determined eligible due to owner objection on Feb. 24, 2015 (NR refnum 15000044).

If you have questions or comments about these documents, please contact the National Register staff in the State Historic Preservation Office at (614) 298-2000.

Sincerely,

A handwritten signature in cursive script that reads "Lox A. Logan, Jr." with a stylized flourish at the end.

Lox A. Logan, Jr.  
Executive Director and CEO  
State Historic Preservation Officer

Enclosures

NATIONAL REGISTER OF HISTORIC PLACES  
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE  
800 E. 17<sup>th</sup> Avenue  
Columbus, OH 43211  
(614)-298-2000

RECEIVED 2280

MAY 15 2015

Nat. Register of Historic Places  
National Park Service

The following materials are submitted on April 30, 2015  
For nomination of the Miami Valley Golf to the National Register of  
Historic Places: Cowse and Clubhouse, Montgomery Co, OH

- Original National Register of Historic Places nomination form  
 Paper  PDF
- Multiple Property Nomination Cover Document  
 Paper  PDF
- Multiple Property Nomination form  
 Paper  PDF
- Photographs  
 Prints  TIFFs
- CD with electronic images
- Original USGS map(s)  
 Paper  Digital
- Sketch map(s)/Photograph view map(s)/Floor plan(s)  
 Paper  PDF
- Piece(s) of correspondence  
 Paper  PDF
- Other \_\_\_\_\_

COMMENTS:

- Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do \_\_\_\_\_ do not \_\_\_\_\_  
Constitute a majority of property owners
- Other: \_\_\_\_\_