

United States Department of the Interior
National Park Service

547

National Register of Historic Places Registration Form



1. Name of Property

Historic name: Weustoff and Getz Company

Other names/site number: Farmers' Friends Manufacturing Co.; Stoddard Manufacturing Co.

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 210 Wayne Avenue

City or town: Dayton State: Ohio 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Not For Publication: N/A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 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 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 local

Applicable National Register Criteria:

A B C D

| | | |
|---|--------------------------------------|----------------------|
| <u>Barbara Power</u> | DSHPO for Registration and Inventory | <u>July 10, 2014</u> |
| Signature of certifying official/Title: | | Date |
| State Historic Preservation Office; Ohio History Connection _____ | | |
| State or Federal agency/bureau or Tribal Government | | |

| | |
|---|--|
| In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria. | |
| _____ | |
| Signature of commenting official: | Date |
| _____ | |
| Title : | State or Federal agency/bureau or Tribal Government |

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
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:)

Vol Eason H. Beall
Signature of the Keeper

9.3.14
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

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>2</u> | <u> </u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u> </u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>2</u> | <u> </u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Industrial/Manufacturing Facility

Current Functions

(Enter categories from instructions.)

Vacant/Not in Use

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late-Nineteenth to Early Twentieth Century American Movements

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick (Walls), Asphalt Shingles (Roof)

Narrative Description

Summary Paragraph

The Weustoff and Getz Company property is located at 210 Wayne Avenue, on the southeast corner of its intersection with East Fourth Street in Dayton, Montgomery County, Ohio. The property is situated in an urban mixed-use area, characterized by commercial, residential and small industrial uses, on the outskirts of downtown Dayton. A parking lot is located to south of the buildings. The Oregon Historic District (NR 75001509) to the west, across Wayne Avenue, is characterized by small commercial and residential buildings. Across East Fourth Street is a park and children's play area. The Dayton Motor Car Company Historic District, (NR 84003785) with which this property has an historic association by ownership, is located about two blocks east of it. The Weustoff and Getz Company property consists of two connected mid-nineteenth century industrial buildings (Buildings A and B as identified in Figures 1-4), additions (identified as Additions 1, 2, and 3 in Figures 1-4) and other modifications. Building A comprises the Original Building (constructed 1868) and its linearly linked Addition 1 (constructed 1875) and Addition 2 (constructed 1879) that share walls and form an L-shaped footprint at the intersection of Wayne Avenue and East Fourth Street. Building A is 50 feet deep, with a 125 feet long façade along Wayne Avenue and 200 feet wide façade along East Fourth Street. The Original Building and Addition 1 are four stories tall. Addition 2 is three stories in height.

The single storied Building B (constructed 1875) is set inside the "L" of the street-facing buildings and connected to them via a covered hallway extending its length. To its south is the irregular shaped single story Addition 3 (constructed first quarter of the twentieth century). The buildings stand on brick foundations with load-bearing exterior walls carrying the load of the upper floors and roofs. Transverse brick walls and wooden columns, beams, and floors characterize the open-planned interior spaces. The street facades are composed of multiple bays of arched or rectangular windows set evenly, with decorative brick cornices under the pitched

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

roofs. Portions of the first and second floors of the Building A have been refinished to house the offices and display rooms for the Dayton Plumbing Supply Company, which occupied the building during the late twentieth century. The property is in a fair condition, with some later alterations and signs of ageing. A small three story mass comprised of single rooms stacked one above the other, located at the east corner of the Building B, shows disrepair with a deteriorated roof and floors. With the alterations and effects of age taken into consideration, the property retains its historic integrity as a typical multi-storied nineteenth century industrial facility of brick and wood construction.

Narrative Description

Location

The Weustoff and Getz Company buildings are situated in an urban mixed-use area, characterized by commercial, residential, and small industrial uses, on the outskirts east of downtown Dayton. Historic maps help to illustrate the commercial and industrial development of this portion of Dayton and of the Weustoff and Getz property.

An 1839 Map of Dayton shows an unplatted Section 4 of the city, where the property is situated (Figure 5). The Miami Erie Canal is shown running diagonally north of the lots, with a branch flowing along the present-day Wayne Avenue. Lots in the area, including those that comprise the property, were platted 1832-1855, according to the 1942 city atlas and plat maps (Cellarius 1942) and developed over the next few decades. The 1869 *Titus Map* (Lake), depicts several of the lots, particularly to the south and west of property as having detached residential buildings and small shops (Figure 6). The canal branch shown in the 1839 map has been filled in, and Wayne Avenue widened. Railroad tracks are set parallel to the canal north of the property. The Original Building constructed by the Weustoff and Getz Company is depicted on the map.

The 1875 *Combination Map* (Everts) of Dayton illustrates the location as a well-developed industrial area, with the canal and the railroad lines providing the necessary power and infrastructure for the growing industrial city (Figure 7). The atlas identifies Farmers' Friends Manufacturing Company (as the Weustoff and Getz Company came to be known later), at its location, showing the footprint of the 1868 building. A sash factory is situated to the north of the building. Further east, at the Bainbridge and East Third Street intersection is the Stoddard Manufacturing Company factory, labeled here simply as "Agricultural Works." The map shows multiple railway lines roughly aligned to the canal. A lumber and coal yard lies across the property near State Street (now East Fourth Street) and railroad branches into the yard.

The 1887 *Sanborn Fire Insurance Map* shows the area with factories lining the railroad and the canal along Third and State (East Fourth) Streets with detached shops and dwellings on Wayne Avenue (Figure 8). The map depicts the nineteenth century buildings comprising the Farmers' Friends Manufacturing Company, forming an L-shaped footprint at the intersection of Wayne Avenue and State (East Fourth) Street. The lumber yard north of these buildings was, according to the map, the property of Farmers' Friends Manufacturing Company. Another associated building is shown to be located to the east, across an alley, and connected to the main buildings

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

via a bridge. *Sanborn Fire Insurance Maps* of 1897-1898 and 1918 depict a similar situation, with alterations and additions described later in this section (Figures 9 and 10). The 1918 *Sanborn Fire Insurance Map* depicts the property to be home to the Cappel Furniture Company.

The *Sanborn Fire Insurance Map* revised to 1950 illustrates that several of the earlier industrial buildings in the vicinity had by then been removed. The former Weustoff and Getz Company buildings were converted by then to the office, warehouse and showroom for the People's Plumbing Supply Company. Residential buildings south of the property were removed to make room for a parking lot, associated with the plumbing company. By 1950, this area had effectively begun to take the appearance that it has during the present day, where smaller workshops, businesses, and commercial properties take the place of the factories that fueled Dayton's growth during the nineteenth and early twentieth centuries.

Construction History

Originally constructed as a factory for the Weustoff and Getz Company in 1868, the property subsequently housed, during its period of significance (1868-1913), the Farmers' Friends Manufacturing Company, the Stoddard Manufacturing Company, Kinsey Manufacturing Company, and the Courier Car Company and briefly, the United States Motor Company (USMC) and Maxwell Car Company, until 1913. Later, it was home to Cappel Furniture, Wayne Furniture, People's Plumbing Supply Company, Dayton Plumbing Supply Company, and Hughes Supplies, before the City of Dayton purchased it. The construction and alterations of the property carried out under the ownership and occupancy of different companies are described below.

Construction under Weustoff and Getz Company (1868-1875) and Farmer's Friends Manufacturing Company (1875-1894)

The Original Building was constructed in 1868 as a three story structure facing Wayne Avenue. . The building is depicted in the 1869 *Titus Map* (Lake) and 1875 *Combination Map* (Everts) for Dayton (Figures 6 and 7). Addition 1 to the Original Building was constructed in 1875 on newly purchased lots facing East Fourth Street. During the same year, a fourth floor was added to the Original Building. The single story Building B to the rear of the street facing buildings was also built in 1875, along with another structure on Walnut Avenue to the east (seen in Sanborn Maps of 1887 and 1897-1898; Figures 8 and 9). This last structure was demolished later. In 1879, a new two story Addition 2 to the Original Building was constructed on Wayne Avenue, completing the footprint of Building A (Crew 1889: 434). The 1887 *Sanborn Fire Insurance Map* depicts the buildings, as well as a smaller, rectangular iron house located to the rear – one that was removed later in the nineteenth century (Figure 8). The passage between the Buildings A and B was not covered with a roof as it is in the present day.

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Construction under the Stoddard Manufacturing Company (1895-1900), Kinsey Manufacturing Company (c. 1905-1909) and the Courier Car Company (1909-1912)

The 1897-1898 *Sanborn Fire Insurance Map* provides evidence that the iron house was removed to make room for two irregular-shaped rooms connected to the rear building (Building B) to house nickel plating and brazing rooms for what was by then the Stoddard bicycle factory (Figure 9). Three small rooms were constructed at the eastern end of the passage between the Fourth Street facing Addition 1 and Building B. A bridge from the second floor of Addition 1 is depicted as connecting Building A to Building B at its roof level.

Later Construction under the Cappel Furniture Company/People's Plumbing Supply Company/Dayton Plumbing Company/Hughes Plumbing (1913-2013)

The *Sanborn Fire Insurance Map* of 1918 (Figure 10) is the first showing a covered hallway between the two buildings, extending the length of Building B. The map is the first to depict the Addition 3 to the south of Building B. The addition follows the irregular shape of the lots on which the factory was built. The *Sanborn Fire Insurance Map* revised to 1950 shows essentially the same built-up perimeter; additions to Building B though have been partitioned into smaller rooms. Other, later modifications to the property are described in the section "Alterations and Present Condition" below.

Description of Property

The L-shaped street facing Building A (comprising the Original Building and the two Additions - 1 and 2) is approximately 50 feet deep throughout, 125 feet wide on Wayne Avenue, and 200 feet wide on Fourth Street (Photographs 4-7). The single story rectangular Building B is located to the rear, on the south side of Building A. Its length oriented parallel to East Fourth Street, Building B is connected to Building A via a covered hallway extending its length. The Addition 3 to Building B is located to the south of that building (Figures 1-4).

Foundation and Basement

Building A has a full basement extending the length of the Original Building and the two Additions. Two wooden interior staircases provide access from within each, the Original Building and its Addition 1. The structure is supported on load-bearing exterior walls and heavy brick piers interspersed with wooden posts inside. Load-bearing brick walls, transverse to the exterior walls mark the transition from the Original Building to its Additions, and in case of the larger Addition 1, one major interior space to the next; the basement thus echoes the configuration of the upper floor plans. There are no exterior window or vent openings to the unfinished basements (Photograph 8). Neither Building B nor its Addition 3 has a basement.

Exterior

The exterior walls are constructed of brick laid in simple, English bond courses (Photographs 4-7; See Map 3 for exterior photograph locations). An 1880 lithograph of the property shows that the exterior walls were not painted at the time (Figure 11). An aerial photograph from the 1930s (Figure 12) depicts that while the original buildings were not painted, the later Addition 3 was

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

painted white or another light-shaded color. The roofs over Building A are low-pitched shed types with decorative brick cornices on the main facades and stepped parapets at the gable ends, while that over Building B is a gable roof (Photograph 10).

Wayne Avenue and East Fourth Street Facades: Building A

The street elevations of Building A on Wayne Avenue and East Fourth Street are similar in character and are therefore considered together. These facades comprise of several evenly spaced bays of rectangular windows along Wayne Avenue and arched single or paired windows along both, Wayne Avenue and East Fourth Street. The main entrances to the building are located in the northwest corner of the Original Building and the southwest corner of its Addition 2 (Photographs 2 and 9) along Wayne Avenue. These entrances are characterized by glazed door panels set within arched openings. A smaller entrance on this façade has been shuttered off (Photograph 11). On the Wayne Avenue facade, openings at the first floor level are walled in, clad with false shutters, and topped with a shallow, bracketed parapet with a metal awning (Photograph 12 and Figure 11). The wooden framework within which each window is set projects out from the plane of the façade and is clearly visible even as the openings themselves filled. Fixed openings with glass blocks are located at the south and north ends of this elevation.

Large, garage type openings with overhead sectional doors were retrofitted into older window openings on the East Fourth Street façade of Building A. The sidewalk there is ramped to allow for vehicular access (Photograph 13). Newer brickwork gives evidence that a smaller entrance doorway near the east end of this façade was walled in. Several windows at the first floor level are walled in along this elevation (Photographs 4 and 5).

Exterior ladders and platforms are built to provide fire escapes from the upper floors along both Wayne Avenue and Fourth Street (Photographs 4 and 5). The facades are simple in their elaboration, as would be typical of mid-nineteenth century industrial buildings, with the decorative brick cornice at the roof level, and brackets and demarcations framing the shutters of the walled in first floor windows being the main decorative elements

South (Rear) elevation

The Addition 3 to Building B, and the side elevations Building A make up the south and east faces of the property. Here, concrete panels are attached to the walls, with advertising murals for the Dayton Plumbing Supply Company painted on. A series of tall glass-block-filled windows punctuates the exterior wall of Addition 3. Two large doorways with metal shutters along the rear façade provide access for the loading and unloading of goods and supplies.

Building B itself is largely set behind Addition 3, with its roof visible from the south. A tapering, square brick chimney stack is located near the rear, south façade, indicating the location of the furnace at the west end of Building B (Photograph 14). A second chimney stack and vents along the rear exterior walls of Building A can be seen from the south side of the property (Photograph 6).

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

East elevation

The east elevation consists of Buildings A and B, the hallway between them, and part of the exterior wall of Addition 3. Building A is marked here by elongated windows similar in character to those along the street facades of the building. The stepped parapet of the shed-type roof over the building is a clearly distinguishable feature of this elevation. A three story mass at the east end terminus of Building B rises above the remaining single story structure. The roof and the upper floor of this section of the building are in a visibly deteriorated condition. A gate on the east façade provides access to the hallway. A chain-link fence along the east and southeast faces encloses this section of the property (Photographs 6 and 7).

Interior Layout by Floor and Building

The buildings are comprised of open interior spaces punctuated with wooden posts and transverse, load-bearing brick walls. Arched openings in the transverse walls connect the spaces (Figures 1-4). Sections of the first and second floors of Building A were refinished during the late-twentieth century to accommodate the offices and showroom areas of the Dayton Plumbing Supply Company. These alterations have generally been accommodated within existing structural and spatial configurations of the building. The upper two floors retain much of their early spatial layout, finishes and structure.

First Floor- Building A

The main entrances to the first floor from Wayne Avenue lead to an open office/customer service space. Wooden partitions the rear portion of the Original Building and Addition 2 into smaller office rooms. A refurbished staircase at the northeast corner of the Original Building leads to the upper floors. This portion of the building along Wayne Avenue has newer interior finishes, including vinyl and carpeted floors, wood-paneled walls, dropped ceilings covering newer heating and cooling ductwork. Fixed furniture, such as wall shelving and customer service counters have been built into the refurbished area (Photograph 15).

The Original Building is connected to its additions along the north and south walls, as in the upper floors. Accesses to Buildings B are on the east wall and via the covered hallway. Doorways also punctuate the north and south walls of the hallway. The complex circulation pattern that is thus set up at the first floor level is significant and was laid out as the buildings were being constructed and added to. This circulation pattern, as depicted in the *Sanborn Fire Insurance Map* of 1887, established linkages between buildings that ensured that the warehouse, office spaces and the machine shops in Building A were directly connected. A high-heat area in Building B near the furnace, with work related to forging and metalwork was set apart, yet accessible from spaces housing related processes such as painting and carpentry. The connections at this floor level may even have provided the necessary flexibility to accommodate new manufacturing processes as the product-line changed from agricultural implements to bicycles, and later to automobiles during the property's history.

The East Fourth Street facing rooms of Addition 1 are set at a higher grade of about two feet; a short flight of steps leads to this portion of Building A. This raised portion of Building A has not been modified significantly on the inside. Openly planned spaces are separated by transverse load-bearing brick walls which are interspersed with two rows of wooden columns (Photograph

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

16). Portions of the wooden floor have sustained wear and reveal an older wooden floor finish over which it was constructed. An industrial elevator shaft is located centrally on the south wall of this building (Photograph 28).

First Floor: Building B

The hallway provides a transition between Buildings A and B, with arched doorways and windows axially aligned to each other flanking the north and south walls that enclose the hallway (Photographs 17-19). Covered with a roof and finished with newer concrete flooring, the hallway between the buildings was originally left as an open-to-sky passage between the two buildings (Figures 8 and 9).

Building B is similar in its materials and configuration to the first floor of Building A, with brick walls supporting a wooden gable roof over an open layout (Photo 19). A three story mass with one room on each floor is located at the east end of Building B (Figure 9). The roof and upper floors of this section of the building are inaccessible as they are in a deteriorated condition. An old, disused brick furnace is located at the west end of Building B. The walls of and floors adjacent to the furnace are damp, a sign of leakage from the chimney stack or the wall (Photograph 20). A file and document storage space with a metallic mezzanine floor and shelving is located intermediately between Building A and Building B (Figure 1).

The irregular-shaped Addition 3 to the south of Building B completes its layout. Set at level with the parking lot and driveway, the addition functioned as a loading dock and storage area, with gates providing access for vehicles. Within the addition, newer wood partitioned rooms provide added work space for staff and supervisors.

Second Floor – Building A

With the exception of a room in the east end of Addition 1 to the building, the second floor has been refitted to house the showrooms of the Dayton Plumbing Supply Company (Photograph 21). Floors are carpeted or finished with vinyl or ceramic tiles. Walls have been painted or finished to represent different rooms and arrangements for kitchens and bathrooms. Dropped ceilings hide the ductwork and the wooden floors above. A large space, located at the far-east end of the Addition 1 is not refinished, and exhibits older wooden floor and ceiling, with the wood beam and column construction (Photograph 22). A wooden stairway near the west end of the building provides access to the upper floors. There the original spatial layout, as indicated from *Sanborn Fire Insurance Maps*, remains largely unaltered.

Third Floor – Building A

The third floor is made up of five large spaces accessible from each other via arched openings centrally placed along the load bearing brick walls dividing them (Photograph 23). The oldest structure on the property, the Original Building, is an openly planned space, interrupted only by two rows of wooden posts (Photograph 24).

Addition 1 to the Original Building includes a smaller room at the intersection of Wayne Avenue and Fourth Street (Photograph 25), and two large rooms facing East Fourth Street. Wooden posts at the mid-span of these rooms provide additional support. Window panes have been replaced

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

with fixed, translucent panels. A door opening at the south-east corner of Addition 1 suggests the location of the bridge that once connected it to Building B to its south (Photograph 27).

This floor is the uppermost one for Addition 2, where it is a single, uninterrupted space entirely supported by exterior walls (Photograph 26). The floors throughout Building A and its additions are wooden with some portions warped, showing signs of water damage on their surface (Photograph 23). The floors in the Original Building and Addition 2 show some sagging, indicating possible stress on the joists below.

Fourth Floor- Building A

The fourth floor is laid out in manner similar to the floors below with a few variations. It is comprised of the original Building A and Addition 1 only and includes four rather than five interconnected rooms (as in the floors that include Addition 2). As a consequence of the sloping, shed-type roof of the building, only a portion of the floor is fully accessible (Photograph 29). Consequently, this floor was historically used mainly as a storage area, as inferred from *Sanborn Fire Insurance Maps* (see below). As with the floors below, access to Addition 1 is from an arched doorway along the north wall that links the building to its addition.

Addition 1 comprises the larger portion of the floor space, accounting for three of the four rooms that make up its area. Accesses to the floor are via the wooden staircase (Photograph 30) near the west end of the building. Immediately west of the main staircase is a hatch in the floor with a flight of wooden stairs providing an additional connection between floors (Photograph 31). Another hatch, centrally located on the floor of Building 1, Addition 1, opens to the roof of the building (Photograph 35). The structural layout is different from the floors below in part of Addition 1; the roof over the room at the Wayne Avenue-East Fourth Street intersection is supported entirely by the exterior load bearing walls with no wooden posts as in the floor below. On the other hand, wooden posts support the roof in the two rooms of Addition 1, as they do the ceiling on the floors stacked below (Photographs 32 and 33). Charring on the wall between the two buildings the adjacent floor provides evidence of a past fire (Photographs 34). A notice mandating fire safety procedures, posted on a column by the Kinsey Manufacturing Company that occupied the building during c.1900-1909, shows that fire hazard was a concern at the time (Photograph 36). Some parts of the floors here have the upper layer missing to show an older wooden floor finish underneath (Photograph 35).

Historic Uses of Interior Spaces

Sanborn Fire Insurance Maps provide evidence for the functions the interior spaces of the buildings and how these uses changed as the property transitioned from manufacturing farm implements bicycles to furniture and finally to a plumbing supply company. Large, openly planned rooms, the linear layout of Additions to Building A, and the complex circulation pattern between the two buildings may have contributed to providing the flexibility necessary to accommodate changing processes for the manufacture of newer products and later uses.

Sanborn Fire Insurance Maps for the location in Dayton were not published during the period 1898-1917, thus limiting evidence on how the building was laid out to produce automobiles.

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Farmers' Friends Manufacturing Company, 1887 – manufacturing Agricultural Implements

Building A (Intersection of Wayne Avenue and East Fourth Street)

Original Building

First Floor: Office and Warehouse

Second Floor: Pattern Room, Bending, Setting Up, Sandpaper and Painting

Third Floor: Painting

Fourth Floor: Storage

Addition 1 (East Fourth Street)

First Floor: Sawing and Planing, Machine Shop

Second Floor: Woodwork and Painting

Third Floor: Setting Up and Storage

Fourth Floor: Storage

Addition 2 (Wayne Avenue)

First Floor: Stencil and Grinding

Second Floor: Bending

Third Floor: Japan Room

Building B (Rear, South Side)

First Floor: Furnace, Engine Room, Trip Hammer, Blacksmith, Iron House

Stoddard Manufacturing Company, 1897-1898 – manufacturing Bicycles

Building A

Original Building

First Floor: Office

Second Floor: Stock Room, Drafting, Machine Shop

Third Floor: Painting, Japan Room

Fourth Floor: Storage

Addition 1 (East Fourth Street)

First Floor: Machine Shop

Second Floor: Storage

Third Floor: Shipping and Assembly

Fourth Floor: Storage

Addition 2 (Wayne Avenue)

First Floor: Raw Stock

Second Floor: Experimenting

Weustoff and Getz Company

Name of Property

Third Floor: Japan Ovens

Montgomery County, Ohio

County and State

Building B (Rear, South Side)

First Floor: Furnace, Grinding and Polishing, Nickel Plating, Brazing, Dining and other worker areas

Cappel Furniture, 1918- manufacturing Furniture and Upholstery

Building A (Intersection of Wayne Avenue and East Fourth Street)

Original Building

First Floor: Furniture Storage

Second Floor: Offices, Sewing, Furniture Storage

Third Floor: Varnishing

Fourth Floor: Stock

Addition 1 (East Fourth Street)

First Floor: Crafting, Mattress and Lumber Warehouse

Second Floor: Spring Factory and Upholstering

Third Floor: Painting and Woodwork Machinery

Fourth Floor: Stock

Addition 2 (Wayne Avenue)

First Floor: Stock

Second Floor: Stock

Third Floor: Unknown

Building B and Addition 3 (Rear, South Side)

First Floor: Furnace, Mattress Factory

People's Plumbing Supply Company (1950)

Building A (Intersection of Wayne Avenue and East Fourth Street)

Original Building

First Floor: Shop and Warehouse

Second Floor: Warehouse

Third Floor: Warehouse

Fourth Floor: Warehouse

Addition 1 (East Fourth Street)

First Floor: Warehouse, Office, Contractor's Equipment

Second Floor: Posts Pattern Shop

Third Floor: Warehouse

Fourth Floor: Warehouse

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Addition 2 (Wayne Avenue)

First Floor: Warehouse

Second Floor: Warehouse

Third Floor: Warehouse

Building B and Addition 3 (Rear, South Side)

First Floor: Furniture Work Room, Dry Room and Rug Cleaning

Structure and Construction

The building stands on a foundation of load bearing brick walls, brick piers, and wood-clad timber posts and beams supporting the structure above (Photograph 8). The exterior walls are load-bearing and of brick construction. The structure is of wood beam and post covered construction with wooden floors (Photographs 16 and 24). Transverse load bearing brick walls intersperse the grid of wooden beams and posts (Photograph 32).

Alterations and Present Condition

Exterior:

Old lithographs and a ca.1930 aerial image illustrate that the exteriors of buildings were not painted as they presently are and that the original patina of the brickwork was exposed (Figures 11 and 12).

Building A

Along the Wayne Avenue facade, metal awning, installed over shuttered and bricked windows, was likely added during the mid-twentieth century. Glass block filled openings near the north and south ends of the first floor of this facade are also twentieth century modifications (Photographs 4, 9, 11 and 12). Original doors to both the entrances have been replaced with glazed panels, an alteration carried out also later during the twentieth century when the plumbing companies occupied the building (Photographs 4 and 5). While the window openings on the upper floors remain intact, the panels are replacement fixed-types with translucent glass panes. Exterior fire escape ladders and platforms, installed near existing windows rather than door openings designed to accommodate them were likely added during the late-nineteenth to early twentieth century, after the buildings were constructed. Painted white, the exterior walls are generally in a good condition.

Along East Fourth Street several window panes have been replaced with fixed translucent glazing (Photograph 5). The remaining original windows are 9 x 3 casement types, hinged on the sides (Photograph 37). Windows and a door opening along the first floor have been walled in, though the outlines of the openings are discernible from newer brickwork, and the frames often visible from inside the building. Two large entrances with overhead doors have been cut open to replace windows at the first floor level. The fire escapes remain in place, with some ladders leading to the street missing. Concrete panels, with advertisement murals for the plumbing companies painted on, have been installed on the rear façade of the three storied Addition 2 to the Original Building during the last quarter of the twentieth century.

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Building B

Alterations to Building B include the construction of Addition 3 and the construction of a roof over the passage between this building and the street-facing Building A. Not depicted in early Sanborn Maps, the rear, irregular shaped addition was constructed or modified during the twentieth century. The roof over the passage is not depicted in any of the nineteenth century maps. Sanborn Fire Insurance Map of 1918 provides the first evidence of a roof with skylights over the hallway. The c. 1930s aerial photograph of the property confirms that the roof was in place at the time. This modification was also likely carried out during the first quarter of the twentieth century. Glass block windows, newer brick and concrete block wall sections, and rolling shutters on newer openings also provide evidence of later construction and alteration (Photograph 6). With the exception of a small, single room two story mass with a collapsing roof at the east end of Building B, the exterior of the building is in a fair condition.

Interior:

Building A

The first and second floors of the main, street-facing Building 1 were altered to house the offices and showrooms of the Dayton Plumbing Supply Company during the mid- to late-twentieth century (Photographs 15 and 21). Alterations include non-structural partitions, fixed furniture, vinyl flooring, and dropped ceilings and wooden wall paneling, integrated within the spatial and structural layout of the original buildings. A refurbished staircase with a metal handrail connects the first and second floors of the buildings. The interior of Addition 1 retains much of its original finish with wooden post and beam construction, load bearing brick walls, and wooden floors, with layers of floor boards (Photograph 16). A comparison of the present condition with that depicted in *Sanborn Fire Insurance Map* of 1918 reveals that the hallway was modified further during the twentieth century, with the removal of partitions and the laying of a newer concrete floor.

The third and fourth floors retain their character-defining elements, including the wood and brick structure and construction, openly planned spatial layout and linear configuration of rooms. Parts of the floors in the third story of the Original Building and Addition 2 sag toward the center of the rooms. Some of the interior brick walls show cracks. Portions of the floor finish, though not the structure, are warped – a sign of past water damage to the surface (Photographs 23-26). At the fourth floor level, charring of the walls and portions of the floor in Building A provide evidence of a past fire. Water stains on the floor indicate that there may have been some water leakage at this level in the past. The roof structure, visible at the fourth floor level, appears to be in a fair to good condition (Photographs 29, 32-35).

Building B

Alterations to the interior of the Building B and Addition 3 (itself a later construction) include the construction of a metallic mezzanine floor to store files and records.. A single room, three story mass at the east end of Building B is the one part of the structure in a deteriorated condition with a collapsed roof and damaged upper floors. *Sanborn Fire Insurance Maps* show that this section was connected at the second and third floor levels with Building A (Addition 1) via bridges which have since been removed. In Addition 3 there are newer wood partitions for office spaces, all finished with newer concrete floors (Photographs 18 and 19).

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

The Weustoff and Getz Building is a characteristic mid- to late-nineteenth century multi-storied industrial building or industrial “loft” (Bradley 1999: 29-35).” As was typical of this type of utilitarian industrial building, the Weustoff and Getz Company structures are constructed of load-bearing brick walls on the exterior and of wood and supported by widely spaced wooden posts inside. Thus, its layout is one of largely unencumbered interior spaces in which machinery could be arranged based upon the manufacturing process. As was common for growing factories of the time (Bradley 1999: 65-66), additions here are organized linearly, leaving the longer facades of the original buildings intact. Tall windows punctuate these facades to provide natural light to the interior spaces as was important for structures constructed prior to the use of electric power (Bradley 1999: 66). The depth of the street-facing building is 50 feet throughout, consistent with limiting the depth of rooms for industrial buildings that required light to penetrate deep into unencumbered interior spaces. It is significant that the later Building B constructed to the south of street-facing structures was set back from it with an open-to-sky passage in between allowing southern natural light to enter the lower floors of the street-facing buildings.

The Weustoff and Getz Building was constructed before the enforcement of fire-safety codes, even as fire was recognized as a significant hazard for factories. Thus, staircases here are built within the buildings rather than in separate towers as was later required because of fire-codes. Measures such as exterior fire-escapes from windows appear to have been retrofitted onto a mid-nineteenth century industrial building. Taking into consideration alterations and the age of the buildings, the character defining elements of the buildings, their exterior composition, materials, structure, and interior layout retain the character identified in nineteenth century depictions of the buildings.

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- 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

(Mark "x" in all the boxes that apply.)

- 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

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Areas of Significance

(Enter categories from instructions.)

Industry

Transportation

Agriculture

Period of Significance

1868-1913

Significant Dates

1868, 1875, 1879, 1886,

1895, 1909, 1913

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Statement of Significance Summary

The Weustoff and Getz Company property is significant under Criteria A and C at a local level to the City of Dayton. The property is significant under Criterion A for its association with the pattern of events contributing to the industrial development of Dayton from 1868 to 1913. It epitomizes the changing nature of Dayton's industrialization from an important producer of agricultural implements in Ohio during 1860s-1880s to a major center of automobile innovation and production during the early twentieth century. The property is significant under Criterion C as a vernacular industrial group of interconnected buildings from the mid-nineteenth century that have retained their integrity. The period of significance for the property is 1868-1913 which represents Dayton's mid-nineteenth century industrialization and the construction of the first nominated property to 1913 when the Maxwell Car Company shut its doors in the face of competition at the dawn of the automobile era.

Formed in 1868 as Weustoff and Getz Company at the 210 Wayne Avenue location, the agricultural implements factory was incorporated as Farmers' Friends Manufacturing Company in 1871. This company was the fifth largest producer of agricultural implements in Ohio during the 1870s. In 1886, the Stoddard Manufacturing Company purchased Farmers' Friends Manufacturing Company, which it operated under the latter's original name. The agricultural implements industry had a downturn during the 1890s due to the Depression and because the base of the industry had moved further west in the United States. The Weustoff and Getz property remained in use, manufacturing bicycles under the Stoddard name from 1895 to 1900, during a period known as the Golden Age for Bicycles in the United States.

Through the first decade of the new century, the property remained a part of the Stoddard Manufacturing Company, successively being occupied by its subsidiaries, the Kinsey Manufacturing Company (about 1905-1909), which made gas furnaces, sheet metal and automobile parts, and the Courier Car Company, which made value-priced automobiles. In 1910, the Courier Car Company was sold to the United States Motor Company, and in 1912, to the Maxwell Car Company. The automobile factory shut its doors in the face of competition by 1913.

The major tenants and owners of the property from 1913 on were the Cappel Furniture Company (1913-1938), the Wayne Furniture Company (1938-1941), the People's Plumbing Company (1941-1976), the Dayton Plumbing Company (1976-1997), the Hughes Plumbing Supplies /HLC Holdings (1997-2013) and the City of Dayton (2013-). None of the later businesses contributed to the broad patterns of industrial development and history as the earlier ones did, even as its continued use helped ensure the survival of the property.

The Property and the Significance of its Location in Industrial Dayton

The Weustoff and Getz Company is located in a part of Dayton that marked the confluence of two important contributors to the nineteenth century industrialization of Dayton – the Miami Erie Canal and its branches and the railroad. When it was incorporated in 1802, Dayton was a small town surrounded by fertile agricultural lands, producing crops such as wheat and corn and exporting agriculture-based products such as tallow, hides, and whiskey (Conover 1917: 45).

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Dayton's proximity to the Miami, Stillwater, and Mad Rivers and the availability of agricultural products in its vicinity led to the development of mills powered by river currents, in its early years (Conover 1932: 17-26). Products from these fledgling industries were difficult to export until the arrival of the Miami Canal which first connected the Ohio River to Dayton in 1828, and ultimately the complete Miami Erie Canal from the Ohio River in Cincinnati to Lake Erie near Toledo that opened in 1845. With the completion of the canal, Dayton had a viable way to export its product and import raw materials to provide further impetus to its industrial development during the mid-nineteenth century (*Dayton History* nd: 2-7).

In Dayton, the Miami Erie Canal and its branches provided hydraulic power to burgeoning industries between First and Sixth Streets, east of the city's business district. Even after the arrival of the railroad in 1851, which provided a more effective means to transport goods and raw material, the canal system in Dayton remained profitable as a source for power for the factories along its banks (Canal Society of Ohio 1994: 3). The Cooper Hydraulic Race, which was completed in 1838, was located a block north of the Weustoff and Getz Company. A lumber and storage yard, located between the factory and the hydraulic race, was also owned by Weustoff and Getz Company.

The railroad and its location near the Weustoff and Getz plant gives the site of the factory an added significance while contributing to its success. The first railroads, the Dayton-Springfield line and the Cincinnati, Dayton and Hamilton line arrived in Dayton in 1851. By 1861, there was a confluence of railroad lines, including the Dayton and Western Union Railroad, Dayton and Xenia Railroad, Atlantic and Great Eastern Railroad, and the Cincinnati, Sandusky and Cleveland Railroad ran north of the future site of the factory and parallel to the hydraulic race (Binkerd's *Map of Dayton* 1861; Figure 13). By the 1870s, a railway line branched into the property owned by Farmers' Friends Manufacturing Company, so raw materials such as lumber and metal could be unloaded and finished agricultural implements loaded into railroad cars at the factory doorstep (Crew 1889: 434).

Industrialization of Dayton (1860s-1880s)

The Miami Erie Canal and railroad provided Dayton's manufacturing industries an impetus to make surplus product, beyond the needs of the local markets, for export. In particular, the railroads opened markets for Dayton's indigenous products across their networks. During the period 1860s-1880s, four industries, namely car works, agricultural implement factories, foundries and machine shops, and paper mills, dominated the city's industrial landscape. Not only did these industries employ significant work forces to make surplus product for export, they also created the need for smaller, linked firms that made and delivered parts and supplies used in making those products. These "city-forming" inter-connected manufacturing companies were instrumental in the growth of the city's population, the high quality of its labor force, and the development of managerial skills that would serve Dayton well in the face of the coming technological advances (Becker 1971: 137-138). Agricultural implements manufacturing companies such as Stoddard Manufacturing Company and Farmers' Friends Manufacturing Company were at the forefront of Dayton's industrial development and growth during this period. They brought Dayton national recognition as a manufacturer of grain drills, with the

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

nationwide Association of Grain Drill Manufacturers holding conventions in the city twice during the 1870s (Becker 1971: 145).

Weustoff and Getz Company/Farmers' Friends Manufacturing Company

The Weustoff and Getz Company was formed in 1868, with its factory at the intersection of Wayne Avenue and State (present day Fourth) Street in a three story building (Building A in Figures 1-4) to manufacture grain drills and other agricultural implements. The firm was incorporated as the Farmers' Friends Manufacturing Company in 1871, with a capital stock of \$100,000. The incorporators of the firm were B. Kuhn (President), William Weustoff (Secretary and Treasurer), J. G. Getz (General Superintendent), John M. Aiken, and C. F. Kneisley. During the 1870s, Farmers' Friends Manufacturing Company, with its line of grain drills and corn planters, became the third largest agricultural implements producer in Dayton employing up to 140 workers with an annual output of \$175,000 (Becker 1971: 144). In 1886, the company was sold to John W. Stoddard, and effectively became a subsidiary of the Stoddard Manufacturing Company (Crew 1889: 433).

A consequence of its success as a manufacturer of agricultural implements was the need to expand the physical space of its factory on Wayne Avenue and State Street. In 1875, just four years after its incorporation, Farmers' Friends Manufacturing Company undertook a major expansion of its factory space. That year, the company purchased Lot 1071 to the east of the existing building (Titus Map of Dayton 1869; Figure 6). A four-story building (Building B) was constructed facing State Street and sharing a wall with the older 1868 building. Also in 1875, a fourth floor was added to the original three story building. In 1878-1879, a foundry was constructed on State Street across Walnut Street to the east, and connected with a bridge to the main structures on State Street and Wayne Avenue (this structure has since been removed). A railway line branching from the railroad hub to the foundry provided the means for the company to easily transport their products directly from the factory. Another structure was erected to the rear of the main buildings to house boiler room and a blacksmith shop (Building C). The two story structure to the south of the 1868 building and sharing a wall with it was also erected in 1878-1879 (Building D) (Crew 1889: 434). Thus, the historically significant buildings comprising this property were all completed by 1879.

Farmers' Friends Manufacturing Company earned its success by producing high quality grain drills. As grain drills were the primary product of the company at the time, the expansion of the factory in 1875 was likely related to the growing demand for the drills. The company added corn planters to its line of products in 1879 (Crew 1889: 434); additional buildings erected during 1878-1879 would likely have accommodated the diversification of Farmers' Friends products. As mentioned earlier, John W. Stoddard purchased Farmers' Friends Manufacturing Company in 1886, effectively making the company a part of the Stoddard industrial house. Farmer's Friends, however, continued to manufacture implements under its own name, and significantly expanded its line under the leadership of J. W. Stoddard. In 1889, its most popular products, sold in the Farmers' Friends, Excelsior, and Monarch lines, included the Farmers' Friend Side Lever Corn Planter, Farmers' Friend Center Lever Corn Planter, Farmers' Friend Check Rower, Farmers' Friend Corn Drill, Excelsior Three Section Lever Harrow, Excelsior Two Section Sled Harrow, Monarch Grain Drill, Monarch Fertilizers, and the Farmer's Friend Tobacco Hiller (Figure 14).

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

All products were manufactured at the Wayne Avenue factory, sold throughout the United States and exported to markets outside the country (McKinney and Isaacs 1889: 67). The company had branch offices in Philadelphia and Rochester, New York, and during the 1870s-1880s, had up to seven travelling salesman to facilitate sales of its products outside the local market (Beers 1882: 613). McKinney and Isaacs (1889: 67) described the goodwill the name of the company had earned at the time, writing that “Whenever introduced [the products] are general favorites with farmers, and the company has certainly every right to the title of ‘Farmers’ Friends’ to an eminent degree.”

The Stoddard Manufacturing Company

The Stoddard Manufacturing Company (and its predecessor, the J. W. Stoddard Company), founded by John Stoddard was, during the 1870s and 1880s, the largest agricultural implements manufacturer and the second largest business in Dayton. A lawyer by training, John Stoddard started his first business in 1862, partnering with his brother Henry Stoddard and Charles G. Grimes to manufacture linseed oil in Dayton. In 1866, Stoddard established a wholesale business dealing in paints, oils, and window glass under the name Stoddard and Company. In 1870, one year after the formation of Farmers’ Friends Manufacturing Company, Stoddard partnered with John Dodds to form John Dodds and Company to manufacture agricultural implements. In 1875, Dodds left the company, which was renamed J. W. Stoddard and Company, with John Stoddard, E. Fowler Stoddard and William Scott admitted as President, Vice-President and Secretary/Treasurer respectively (Crew 1889: 433). In 1884, the company was incorporated as the Stoddard Manufacturing Company, with John Stoddard as president.

The Stoddard Manufacturing Company was located first at 1140 East Third Street, and then, later, extended to a group of buildings between Bainbridge and Commercial Streets east of the intersection of State (Fourth) and Walnut Streets, about two blocks northeast from Farmers Friends’ Manufacturing Company. The company shared all of the advantages of location, particularly the proximity to Miami Erie Canal and the railroad with the neighboring Farmers’ Friends’ Manufacturing Company. New structures were added to this group of buildings through the nineteenth and early twentieth century as the Stoddard Manufacturing Company transitioned to manufacturing automobiles. This group of buildings was listed in the National Register of Historic Places in 1984 as the Dayton Motor Car Company Historic District (National Register Nomination Form 1984). At its peak, Stoddard Manufacturing Company employed 335 workers to manufacture implements and machines worth \$400,000 in 1880 (Becker 1971: 144). The company was known for its Tiger and Triumph lines of rakes, drills, planters, cultivators, harrows and other farm machinery (Fisk 1987: 18).

John Stoddard purchased Farmers’ Friends Manufacturing Company in 1886, thus bolstering his company’s strong position to become not just the largest manufacturer of agricultural implements in Dayton but also the third largest in the state (Fisk 1987: 16-17; Crew 1889: 433). It continued to produce agricultural implements under its own and Farmers’ Friends brand names until about 1894. During the 1890s, production steadily dropped as a result of growing competition from manufactories further west, and due to the Panic of 1893, until the firm only employed about 140 workers. Four of the eight firms making agricultural implements in Dayton closed their doors by 1897. The Stoddard Manufacturing Company survived through the 1890s

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

by adapting itself as a bicycle manufacturer in 1895, using the Farmers' Friends buildings as the factory for their production (Becker 1971: 237; Sanborn Fire Insurance Company 1897-1898 – Figure 9).

A Transforming Industrial Landscape (1890s-1910s)

Even before the Panic of 1893, the centers for the manufacturing of agricultural implements were shifting further west from Ohio. Cities in the Upper Mississippi Valley were able to exploit newly opening markets further west better than Dayton. In particular, Racine and Peoria captured the markets for corn planters and seed drills, and Chicago and Milwaukee dominated the market for harvesting equipment (Becker 1971: 237). The depression of the 1890s only exacerbated the effect of a changing market, and in order to survive, successful Dayton firms with an abundance of labor and managerial skills and available capital transformed themselves to make new products for emerging markets. Stoddard Manufacturing Company was a leader in this trend, turning its attention successively to the manufacture of bicycles in the 1890s and becoming Dayton's first manufacturer of automobiles in 1904.

The design of the safety bicycle by Albert Pope in 1889, its relative affordability and ease of use contributed to its popularity during the 1890s, labeled the "Golden Age" of bicycles. By 1896, over four million Americans used the vehicle. While manufacturers and repair shops thrived, establishments from theatres to churches complained of loss of business and lack of attendance as cycling became a major form of recreation (Boyer 2001: 71-72). Taking advantage of the popularity of bicycles, the Stoddard Manufacturing Company thrived as Dayton's major producer of bicycles through the decade. Materials such as wood and iron that were previously used to make harrows and drills were now used to make the two-wheelers. Existing metal shops, foundries, and woodworking shops, and skilled workers of the old factories proved useful for the production of bicycles.

By about 1900, there were over 1000 manufacturers of bicycles in the United States, providing abundant competition for what was becoming a more limited market as the golden age for bicycles waned. The advent of the automobile provided a further impetus for manufacturers such as Stoddard to once again transform their production lines. During the early 1900s, Dayton became one of the five most important centers of automobile innovation and production, and the Stoddard Manufacturing Company, under the names of the Dayton Motor Car Company and the Courier Motor Car Company, played a leading role in ensuring such an eminent position for Dayton.

The Stoddard Manufacturing Company as a Producer of Bicycles: 1895-1900

Even at the time when his company manufactured agricultural implements, John Stoddard had demonstrated an interest in new modes of transportation that were capturing popular imagination. In 1870, Stoddard organized one of the city's first street car companies, the Dayton View Railroad Company, as a profitable venture in Dayton. From 1871, the Dayton View Railroad ran horse drawn carriages from Third Street north to Water (now Monument) Street to River (now Riverview) Street to Salem Avenue and up Salem to the corporation line at Plymouth (Fisk 1987: 18; Young 1992). The Dayton View Railroad and other lines, organized by

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

successful businessmen as profitable venture, helped sell lots further away from the commercial center of the city, and contributed to the geographic growth of the city to accommodate a growing population (Hylton 2007).

For the Stoddard Manufacturing Company to shift its production lines to transportation in the face of a downturn of the agricultural implements industry was not surprising. As an early investor in public transportation in Dayton, Stoddard knew of the potential profitability of the venture. The Stoddard Manufacturing Company had the necessary infrastructure, material supply, capital and labor skills to manufacture bicycles and then automobiles. The invention of the safety bicycle in 1889 increased demand for the vehicle, creating a market that the Stoddard Manufacturing Company was well positioned to enter. Stoddard manufactured and sold an estimated 40,000 bicycles between 1895 and 1900 (Fisk 1987: 20). The most popular models produced by Stoddard were the economically priced Tempest, sold at \$40 in 1895, as well as the ladies Cygnet bicycle for \$75, and the Tiger and Tigress models whose price ranged from \$60 for a value-priced model to \$150 for the premium Grade A1 model (Figure 15). Stoddard, it may be noted, had established goodwill during the 1870s and 1880s with its popular, sturdy “Tiger” Hay Rakes and other agricultural implements. Not surprisingly, then, it continued to use the “Tiger” brand name for a new line of products.

The *Sanborn Fire Insurance Map* of 1897-1898 shows that the bicycle manufactory was located at the nominated property, where, until 1894, agricultural implements were manufactured under the name of Farmers’ Friends (Sanborn Fire Insurance Company 1897-1898, Figure 9). The transformation of the agricultural implements factory to the bicycle factory was carried out without significant changes to the layout of spaces within the building. A comparison with the *Sanborn Fire Insurance Map* of 1887 (Figure 8), shows, for example, that the spaces assigned to Warehouse, Office, Sawing and Planning, and Machine Shop for Farmers’ Friends Manufacturing Company were adapted, by 1897, to house Carpenter’s Shop, Stock Room, Machine Shops, respectively, for the bicycle plant.

Kinsey Manufacturing Company and the Courier Car Company, ca.1905 – 1912

The Stoddard Manufacturing Company stopped making bicycles by 1900. From about 1900 to 1904, Stoddard refitted its agricultural implements factory buildings between Bainbridge and Commercial Streets to manufacture automobiles. As the National Register nomination form for the Dayton Motor Car Company Historic District indicates, new buildings were also constructed during the 1900s at that site, specifically designed to house functions of automobile production (Brown 1984). The former Farmers’ Friends Manufacturing Company property at 210 Wayne Avenue was also refitted during the 1900s – first as the Kinsey Manufacturing Company between ca.1905-1909 to manufacture automobile parts, metal sheets, and gas furnaces, and then from 1909 as the Courier Car Company, to manufacture value-priced automobiles. Both the Kinsey Manufacturing Company and the Courier Car Company were subsidiaries of the former Stoddard Manufacturing Company.

The Williams Directory of the City of Dayton indicates that the Kinsey Manufacturing Company was located at 210 Wayne Avenue from about 1905 to 1909. The Kinsey Manufacturing Company was formed and managed by Isaac Kinsey. Born in Cincinnati, Isaac Kinsey came to

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Dayton in 1894 to become the General Manager of the Stove Department of the Dayton Manufacturing Company. Following a brief stint at that company, Kinsey joined the Stoddard Manufacturing Company, and in 1899, formed the Kinsey Manufacturing Company with John Stoddard as President, primarily to manufacture gas stoves. The original location of the company was at 1134 and 1214-1218 East Third Street (near the original location of the Stoddard Manufacturing Company) (*Williams Directory of Dayton* 1900 - 1902/1903). During the early 1900s, Kinsey Manufacturing Company diversified its production line to manufacture sheet metals and automobile parts. The production of automobile parts became its main business after the company moved to 210 Wayne Avenue. Kinsey Manufacturing Company provided automobile parts to its parent Dayton Motor Car Company as well as to other automobile manufacturers. Kinsey manufactured a broad range of automobile parts, including the chassis, radiators, bonnets, and fenders, according to *The Automobile* (1907: 220, 268). In 1907, the Kinsey factory suffered from a fire, which was quickly put under control, with the damage being mostly to goods stored (*Horseless Carriage* 1907: 709). In 1909, Kinsey sold his share of the Kinsey Manufacturing Company to the Dayton Motor Car Company, and moved to Toledo to partner with Overland, eventually merging his company with Overland (*Motor Age* Volume 15), and remaining its Vice-President until his death in 1923.

In Dayton, the Dayton Motor Car Company formed a subsidiary, the Courier Car Company, with its factory located at the nominated property in 1909. The company was managed by the same team as the Dayton Motor Car Company, with John Stoddard as the president and his son Charles Stoddard as the Vice-President. Sold for about \$1,200, the Courier cars came in two four-cylinder models, namely the sporty two seat speedsters and the four seat touring cars (Phillips 2011: 183; Yanik 2009: 71). The Courier models were about the same size as the contemporary Ford Model T. However, with three forward speeds instead of two as in the Ford, the Courier was a faster performer, going at speeds up to 35 miles per hour (Figure 16). The compact and more economically priced versions of the Stoddard-Dayton was advertised with the slogan “Don’t buy more car than you need...Don’t buy a car of greater power or capacity than you need (Self 1975).” In 1910, the Courier Car Company produced about 1000 automobiles according to the July 1910 edition of the automotive trade journal *The Hub*.

If the first decade of the 1900s saw the burgeoning of new car manufacturers, including the Dayton Motor Car Company, Courier Car Company, and Speedwell Motor Car Company in Dayton itself, the following decade saw the consolidation of the industry with larger companies formed by absorbing smaller companies (*The Hub* July 1910: 122). With competition from producers throughout the United States, these smaller automobile manufacturers soon faced difficulty running profitable ventures. The United States Motor Company (USMC) was organized as a major selling company which would bring under one roof independent manufacturers to help them survive and profit in an increasingly competitive market dominated by the likes of Ford.

In 1910, USMC brought as many as 11 manufacturers, including the Dayton Motor Car Company and the Courier Motor Company under its umbrella. By 1912, USMC itself was in financial trouble. In Dayton, the Great Flood of 1913 took its toll on the company, with flood damage to the plants and loss of raw material such as lumber used in automobile production

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

(Fisk 1987: 21). In 1913, the assets of USMC were sold at a public foreclosure, to be purchased by the newly reorganized Maxwell Motor Company (Yanik 2009: 83-98). These assets included the 210 Wayne Avenue property, where the Courier automobiles were manufactured (Montgomery County Recorder).

The Later Years, 1913-2013

After the Flood of 1913, the significance of this location for Dayton's industrial growth gradually declined. The Miami Erie Canal and its branches, already in some disuse before the turn of the century were seen as an eyesore by its citizens (Thomas 1911), had been severely damaged by the flood. By the mid-1930s the canal had been filled in, paving the way for Patterson Boulevard and other roads in Dayton. In conjunction with the filling of the canal, the old railway lines north of the Weustoff and Getz Company property were replaced by a realigned elevated railroad. The value industries had attached to the location declined. Consequently, the older factory buildings in the area fell into disuse as industries moved elsewhere. Some buildings, including those that were part of the Dayton Motor Company, were demolished later during the twentieth century (Brown 1984).

The Weustoff and Getz property remained in use through the twentieth century. According to Montgomery County Recorder's deed books, the Maxwell Motor Company sold the property to the Cappel Furniture Company in June 1913. The Cappel Furniture Company and the Cappel Superior Upholstery House factories occupied the buildings until 1931. The 1918 *Sanborn Fire Insurance Map* shows that the spaces within the street facing buildings housed stock and storage areas, offices, woodworking, painting and other workshops. The building to the rear and additions to it were used as the mattress factory for the firm. The configuration of the interior spaces of the buildings appear to have been largely unaltered since 1897-1898, except for a new large freight elevator replacing two smaller elevators – an alteration that may have been associated with the refitting of the building as an automobile factory earlier in the decade. In 1931, Cappel sold the property to the Wayne Furniture Company, which occupied it until 1938 (Montgomery County Recorder).

County deed records show that from 1941 to 1976, the People's Plumbing Supply Company had its offices, showrooms, and storage areas at the property. In 1976, the ownership was transferred to the Dayton Plumbing Supply Company until the property was sold to the Hughes Plumbing Supply Company in 1997, which used portions of the building mainly as a storage facility. In 2013, the City of Dayton purchased the property

Architectural Significance: Distinctive Design and Physical Characteristics

The Weustoff and Getz Company is among the remaining manufacturing properties in Dayton that date back to the last quarter of the nineteenth century, representative of the vernacular industrial architecture from its time (other properties include buildings in the Dayton Motor Car Company Historic District). Its construction history is typical of successful manufacturing facilities during the nineteenth century, when expansion of business often led to the construction of linear additions to the original buildings, sometimes covering entire urban blocks (Bradley 1999: 65-66). The company initially manufactured agricultural implements in a relatively modest

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

building on Wayne Avenue in 1868. Its success led to the construction of additions and buildings so that the factory extended over an entire block by 1878. In Dayton, a similar construction history is exemplified in the Dayton Car Company Historic District with which this property shared a common owner.

The Weustoff and Getz property is a characteristic mid- to late-nineteenth century multi-storied industrial building or industrial “loft (Bradley 1999: 29-35). As was typical of this type of utilitarian industrial building, Weustoff and Getz Company is constructed of load-bearing brick walls on the exterior and has interior spaces constructed of wood and supported by widely spaced wooden posts, resulting in the largely unencumbered rooms in which machinery could be arranged based upon the manufacturing process. A regular pattern of tall windows punctuate the facades, providing natural light to the interior spaces as was important for structures constructed prior to the use of electric power. The depth of the street-facing building is 50 feet throughout as was common for industrial buildings that required light to penetrate deep into the open-planned, unencumbered linearly organized interior spaces. The L-shape provides the requisite perimeter for the single room deep building to maximize access to natural light from the several window bays, a typical feature of nineteenth century loft-type factories (Bradley 1999: 66). It is significant that the later Building B constructed to the south of street-facing structures was originally set back from it with an open-to-sky passage in between; the passage would have allowed southern natural light to enter the lower floors of the street-facing buildings. The Weustoff and Getz property was constructed before the enforcement of fire-safety codes, even as fire was recognized as a significant hazard for factories. Thus, staircases were built into the buildings rather than in separate towers as was later required because of fire-codes. Measures such as exterior fire-escapes from windows appear to have been retrofitted onto a mid-nineteenth century industrial building.

Significant features of its design, including the open, unencumbered plan, linear arrangement of nineteenth century additions with respect to the original building, and the configuration of exterior walls with multiple bays of window openings to allow for natural light to penetrate inside the narrow, elongated, contributing buildings largely remain in place. On balance, the property retains its integrity of design and material, and association with its historic use. To sum up, the Weustoff and Getz Company retains distinctive design and physical characteristics associated with mid- to late-nineteenth century multi-floor industrial building, and thus its architectural significance.

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Nov. 6, 1907. *The Horseless Carriage*. Volume XX, No. 19. New York.

1907. *The Automobile*. Volume 16. New York and Chicago.

July 1910. "Another Absorbed." *The Hub*. Volume 52 No. 4, pp. 22. Trade Publishing Company. New York

1839. *Map of Dayton*. Published by John Van Cleve and Charles McKee.

A.A. Thomas.

1911. *What Shall We Do With the Canal?* (A reprint of articles appearing in newspapers regarding the canal.) Dayton, Ohio.

American Publishing Company.

1890. *Indexed Commercial Map of Dayton, Ohio*. American Publishing Company. New York.

Becker, Carl M.

1971. *Mill, Shop, and Factory. The Industrial Life of Dayton, Ohio, 1830-1900*. Ph.D. Dissertation. University of Cincinnati. Cincinnati, Ohio.

Binkerd, J.S.

1862. *Map of Dayton*. Williams Directory. Dayton, Ohio.

Boyer, Paul (editor).

2001. *Oxford Companion to American History*. Oxford University Press. New York.

Bradley, Betsy Hunter. 1999.

The Works: The Industrial Architecture of the United States. Oxford University Press. New York and Oxford.

Brown, Mary Ann (Southwest Ohio Preservation Office Regional Coordinator).

1984. *National Register Nomination Form for the Dayton Motor Car Company Historic District*. National Park Service. Washington, D.C.

Canal Society of Ohio.

1994. "The Miami and Eerie Canal in Dayton and Montgomery County, Ohio." Canal Society of Ohio. Akron, Ohio.

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Cellarius, Frederick.

1942. *Atlas of the City of Dayton, Ohio, City of Oakwood, and adjoining territory.*

Cellarius Publishing Company. Dayton, Ohio.

Conover, Charlotte Reeve.

1932. *Dayton: An Intimate History.* Lewis Historical Publishing Company, Inc. New York

1917. *The Story of Dayton.* The Greater Dayton Association. Dayton, Ohio.

Crew, Harvey.

1889. *History of Dayton, Ohio with Portraits and Biographical Sketches of Some of its Pioneer and Prominent Citizens.* United Brethren Publishing, Dayton, Ohio.

Dayton History.

n.d. Miami Erie Canal: Symbol of an Era. Dayton History. Dayton, Ohio.

Dayton Metro Library.

Various. *Local History Files.* Dayton Metro Library.

Drury, Rev. A.W.

1909. *History of the City of Dayton and Montgomery County, Ohio.* The S.J. Clarke Publishing Company, Chicago, Illinois, and Dayton, Ohio.

Fisk, Fred C.

November 1987. "The Stoddard Manufacturing Company." *The Wheelman* (Dayton Local History Collection).

H. S. Reed Publishers.

1880 (rep. 1985). *Reeds Illustrated History of Montgomery County.* Dayton, Ohio. Reprinted by Hourglass Press.

Hylton, Harvey I.

2007. *Public Transportation in Dayton, Ohio.* 1870 to present. Dayton History Books Online. www.daytonhistorybooks.com.

L.H. Everts & Company.

1875. *Combination Map of Montgomery County, Ohio.* L.H. Everts & Company. Philadelphia, Pennsylvania.

Lake, D. H.

1869. *Atlas from the Titus Map of Montgomery County* (republished 1992). Bookmark Publishing. Kingstown, Indiana.

Montgomery County Recorder

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Various. Montgomery County Recorder Real Property Records, updated to 2013. Dayton, Ohio.

McKinney, James P. and I. J. Isaacs
1889. *Industrial Advance of Dayton, Ohio and its Environs*. Commerce Publishing Company. Dayton, Ohio.

Phillips, Lou.
2011. *Cars: 1895-2011*. Xlibris Corporation, USA (Electronic Text).

Sanborn Fire Insurance Company.
1887, 1897-1898, 1918, 1918-1950 (revised). *Sanborn Fire Insurance Maps* for Dayton, Ohio

Self, Michael.
1975. "Made in Dayton! Auto buffs can look back to a heyday of activity." *Dayton Journal Herald*. Dayton, Ohio.

Steele, Robert W. and Mary Davis.
1896. *Early Dayton: With Important Facts and Incidents from the Founding of the City of Dayton, Ohio to the Hundredth Anniversary 1796-1896*. U.B. Publishing House, Dayton, Ohio.

W. H. Beers & Company.
1882. *History of Montgomery County, Ohio*. W. H. Beers & Company. Chicago.

Yannik, Anthony.
2009. *Maxwell Motors and the Making of Chrysler Corporation*. Wayne State University Press. Detroit. Michigan.

Young, Roz.
December 26, 1992. "Street Cars Left Memorable Tracks." *Dayton Daily News*. Dayton, Ohio.

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 # _____

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: HistoryWorks, LLC, West Chester, Ohio

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than 1 acre

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: _____

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 16 Easting: 741312 Northing: 4404775

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the historic property are the entire old Lots 4468, 4469 and 4470 platted by A. E. McLure in 1854, and the adjacent old Lots 1071 and 1072 platted by E. Thrasher in 1855 (Celarius 1942; Montgomery County Auditor GIS data). As shown in Map 3, which illustrates the historic property boundary using real property GIS data and base map from the Montgomery County Auditor website (www.mcreateatate.org), all old Lots, with the exception of Lot 1072, comprise of one parcel. Lot 1072 comprises of two parcels.

Boundary Justification

The boundary noted above represents the lots historically associated with the nominated property.

11. Form Prepared By

name/title: Samiran Chanchani, PhD., Principal
organization: HistoryWorks, LLC
street & number: PO Box 8378
city or town: West Chester state: Ohio zip code: 45069
e-mail: historyw@historyworks.us
telephone: 513-265-8493
date: 04/02/2014

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: Weustoff and Getz Company

City or Vicinity: Dayton

County: Montgomery

State: Ohio

Photographer: Samiran Chanchani

Date Photographed: 08/22/2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

- 1 of 37 (OH_Montgomery County_Weustoff and Getz Company_001): Wayne Avenue, looking north toward Weustoff and Getz Company
- 2 of 37 (OH_Montgomery County_Weustoff and Getz Company_002): East Fourth Street, looking east with Weustoff and Getz Company property to the right
- 3 of 37 (OH_Montgomery County_Weustoff and Getz Company_003): Looking northeast across Wayne Avenue at Weustoff and Getz Company property and parking lot
- 4 of 37 (OH_Montgomery County_Weustoff and Getz Company_004): Weustoff and Getz Company looking northeast across Wayne Avenue
- 5 of 37 (OH_Montgomery County_Weustoff and Getz Company_005): Weustoff and Getz Company looking southeast across Wayne Avenue
- 6 of 37 (OH_Montgomery County_Weustoff and Getz Company_006): Weustoff and Getz Company looking north across parking lot
- 7 of 37 (OH_Montgomery County_Weustoff and Getz Company_007): Weustoff and Getz Company looking west across parking lot
- 8 of 37 (OH_Montgomery County_Weustoff and Getz Company_008): Basement under Building A showing supporting brick piers, looking south
- 9 of 37 (OH_Montgomery County_Weustoff and Getz Company_009): Main, southwest entrance, Addition 2, looking southeast from Wayne Avenue
- 10 of 37 (OH_Montgomery County_Weustoff and Getz Company_010): Brick cornice detail looking south from East Fourth Street
- 11 of 37 (OH_Montgomery County_Weustoff and Getz Company_011): Wayne Avenue façade showing entrance and window and awning details, looking east
- 12 of 37 (OH_Montgomery County_Weustoff and Getz Company_012): Wayne Avenue façade awning and shutter detail looking north
- 13 of 37 (OH_Montgomery County_Weustoff and Getz Company_013): Entrance and Façade detail, East Fourth Street façade looking south-southeast
- 14 of 37 (OH_Montgomery County_Weustoff and Getz Company_014): Furnace chimney stack looking north from parking lot
- 15 of 37 (OH_Montgomery County_Weustoff and Getz Company_015): Building A, first floor interior view looking south
- 16 of 37 (OH_Montgomery County_Weustoff and Getz Company_016): Addition 1, first floor interior view looking northeast
- 17 of 37(OH_Montgomery County_Weustoff and Getz Company_017): First floor hallway interior view looking east
- 18 of 37 (OH_Montgomery County_Weustoff and Getz Company_018): First floor Addition 3 with partitioned rooms, interior view looking southeast
- 19 of 37 (OH_Montgomery County_Weustoff and Getz Company_019): First floor Building B interior view looking northwest
- 20 of 37 (OH_Montgomery County_Weustoff and Getz Company_020): First floor Addition 3 interior view showing water damaged furnace wall and mezzanine floor, looking north
- 21 of 37 (OH_Montgomery County_Weustoff and Getz Company_021): Second floor, Original Building interior refurbished as Dayton Plumbing Supply showroom, looking south
- 22 of 37 (OH_Montgomery County_Weustoff and Getz Company_022): Second floor, rear, east end of Addition 1 interior view looking north

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

- 23 of 37 (OH_Montgomery County_Weustoff and Getz Company_023): Third floor, Addition 1 interior view showing load bearing wall and gate, interior view looking east
- 24 of 37 (OH_Montgomery County_Weustoff and Getz Company_024): Third floor, Original Building interior view looking northwest
- 25 of 37 (OH_Montgomery County_Weustoff and Getz Company_025): Third floor, Addition 1 interior view, showing steps to hatch in foreground, looking west
- 26 of 37 (OH_Montgomery County_Weustoff and Getz Company_026): Third floor, Addition 2 interior view looking southwest
- 27 of 37 (OH_Montgomery County_Weustoff and Getz Company_027): Third floor, Addition 1 interior view of the east end, interior view looking southeast
- 28 of 37 (OH_Montgomery County_Weustoff and Getz Company_028): Elevator shaft, third floor Addition 1, interior view looking south
- 29 of 37 (OH_Montgomery County_Weustoff and Getz Company_029): Fourth floor, interior view of Original Building looking southeast
- 30 of 37 (OH_Montgomery County_Weustoff and Getz Company_030): Third floor, Addition 1 staircase to Fourth Floor, interior view looking north
- 31 of 37 (OH_Montgomery County_Weustoff and Getz Company_031): Third Floor, Addition 1 interior view showing steps to hatch at fourth floor level, looking north
- 32 of 37 (OH_Montgomery County_Weustoff and Getz Company_032): Fourth floor, Addition 1 interior view looking east
- 33 of 37 (OH_Montgomery County_Weustoff and Getz Company_033): Fourth floor, Addition 1 interior view showing roof structure details, looking southwest
- 34 of 37 (OH_Montgomery County_Weustoff and Getz Company_034): Fourth floor, Original Building interior view showing charred wall and doorway to Building B looking north
- 35 of 37 (OH_Montgomery County_Weustoff and Getz Company_035): Fourth floor, Addition 1 interior view showing roof, hatch, and floor details looking south
- 36 of 37 (OH_Montgomery County_Weustoff and Getz Company_036): Fourth floor, Addition 1 view showing fire safety sign posted by Isaac Kinsey of the Kinsey Manufacturing Company, ca. 1900-1909, looking south
- 37 of 37 (OH_Montgomery County_Weustoff and Getz Company_037): Original window detail on the East Fourth Street façade, looking south

Maps:

Map 1: Location Map of Weustoff and Getz Company at 210 Wayne Avenue, Dayton, Ohio.

Map 2: Composite Aerial Photograph showing the location of 210 Wayne Avenue, its proximity to the Dayton Motor Car Company, Oregon, and other Historic Districts, and nearby historically significant resources.

Map 3: Aerial View Map of Weustoff and Getz Company showing historic property boundary and exterior photograph locations for photographs 1-7, 9-14 and 37.

Figures:

Figure 1: 210 Wayne Avenue, Existing First Floor Plan (NTS; Source: City Visions Associates) showing Buildings A-D and locations for photographs 8 (basement) and 15-20.

Weustoff and Getz Company
Name of Property

Montgomery County, Ohio
County and State

- Figure 2: 210 Wayne Avenue, Second and Third Floor Plans (Source: City Visions Associates) showing locations of photographs 21 and 22.
- Figure 3: 210 Wayne Avenue Existing Third Floor Plan (Source: City Visions Associates) showing locations of photographs 23-28 and 30, 31.
- Figure 4: 210 Wayne Avenue Existing Fourth Floor Plan (Source: City Visions Associates) showing locations for photographs 29 and 32-36.
- Figure 5: Part map of Dayton (Van Cleve and McKee), 1839 showing Section 4, where the future Weustoff and Getz Company buildings were constructed, as unplatted.
- Figure 6: *Titus Atlas* of Dayton (part), 1869, showing the footprint of Building A of the Weustoff and Getz Company
- Figure 7: *Everts' Combination Atlas of Dayton* (part), 1875, showing the location of Building A of the Farmers' Friends Manufacturing House (Company)
- Figure 8: The 1887 *Sanborn Fire Insurance Map* showing the location of the Farmers' Friends Manufacturing Company.
- Figure 9: The 1897-1898 *Sanborn Fire Insurance Map* showing the location of the Stoddard Manufacturing Company at 210 Wayne Avenue.
- Figure 10: The 1918 *Sanborn Fire Insurance Map* showing the Cappel Furniture Company at 210 Wayne Avenue.
- Figure 11: 210 Wayne Avenue (Farmers' Friend Manufacturing Company), as illustrated in 1880 (Source: Reed's *Illustrated History of Dayton*)
- Figure 12: Aerial Photograph of Dayton, ca. 1930, showing the filling of the canal, showing the Weustoff and Getz Company building (Source: City of Dayton).
- Figure 13: Binkerd's Map of Dayton, 1862, showing the location of the future Weustoff and Getz Company.
- Figure 14: Farmers' Friends Manufacturing Company agricultural implements as illustrated in *The Industries of Dayton and its Environs* (1889).
- Figure 15: The *Tiger* bicycle illustrated in Stoddard Manufacturing Company's 1897 catalog.
- Figure 16: Advertisement for Courier Roadster and Courier Touring cars in *Hampton's Magazine* (1910).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

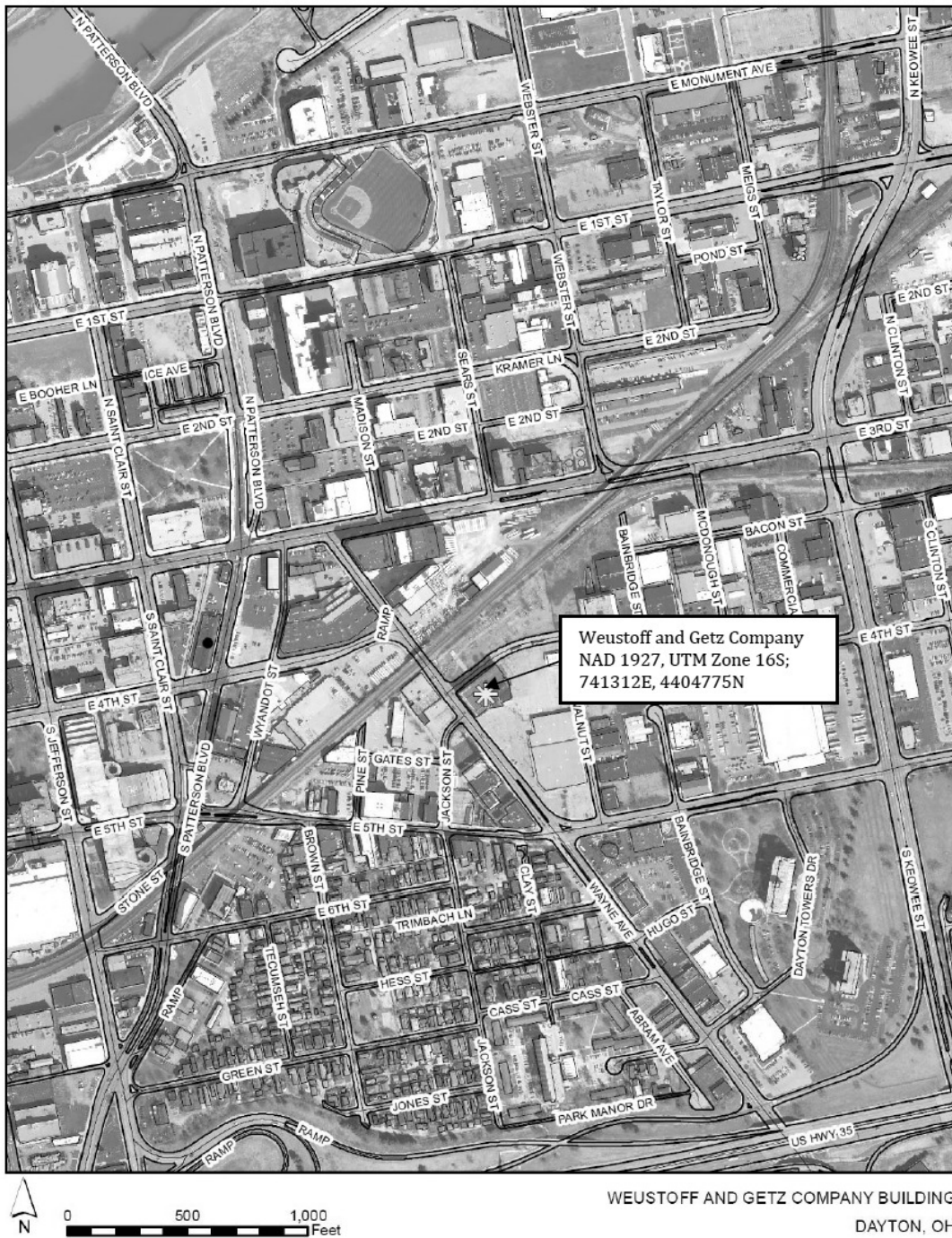
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 1



Map 1: Location Map of Weustoff and Getz Company at 210 Wayne Avenue, Dayton, Ohio.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

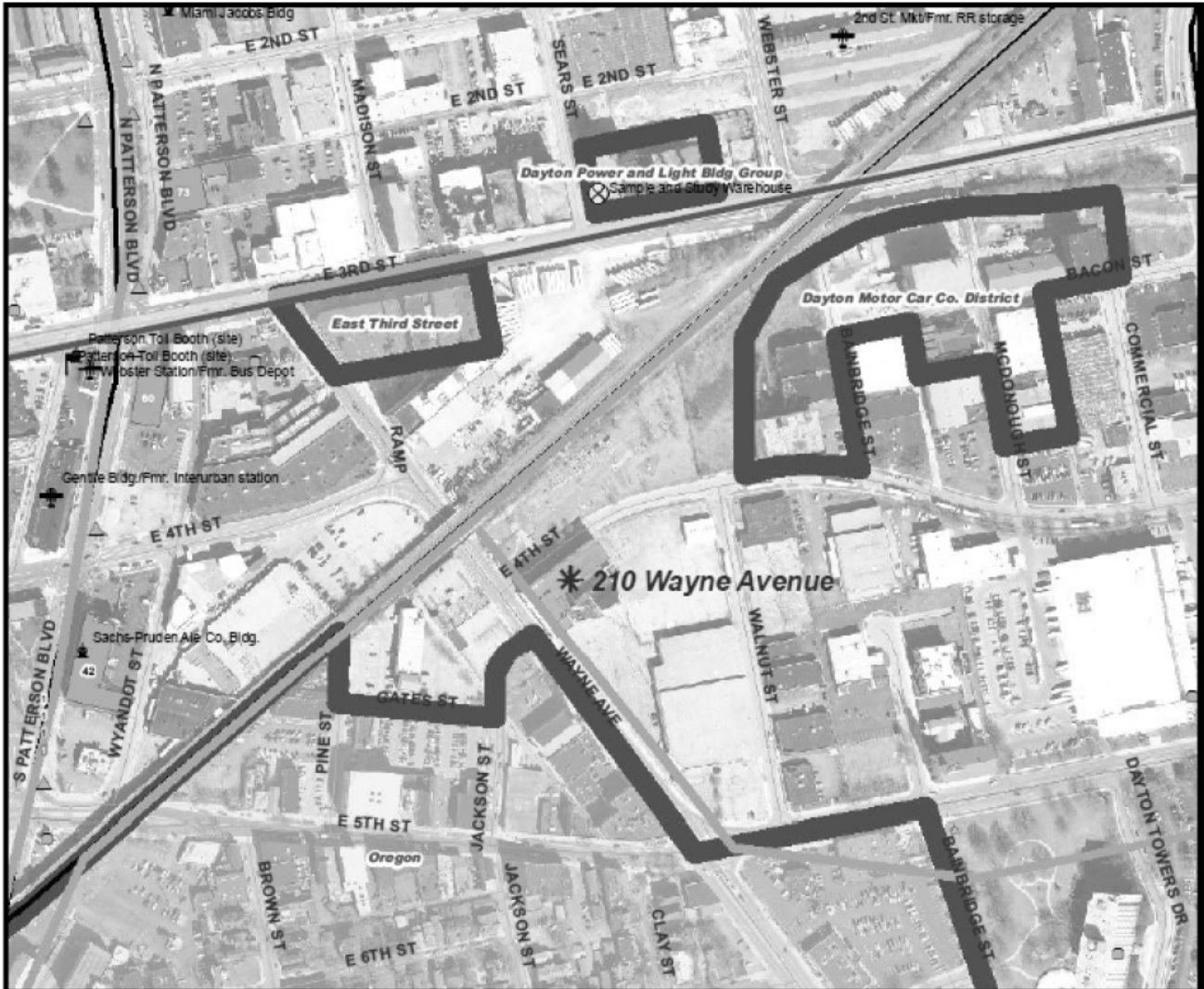
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 2



Map 2: Composite Aerial Photograph showing the location of 210 Wayne Avenue, its proximity to the Dayton Motor Car Company, Oregon, and other Historic Districts.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

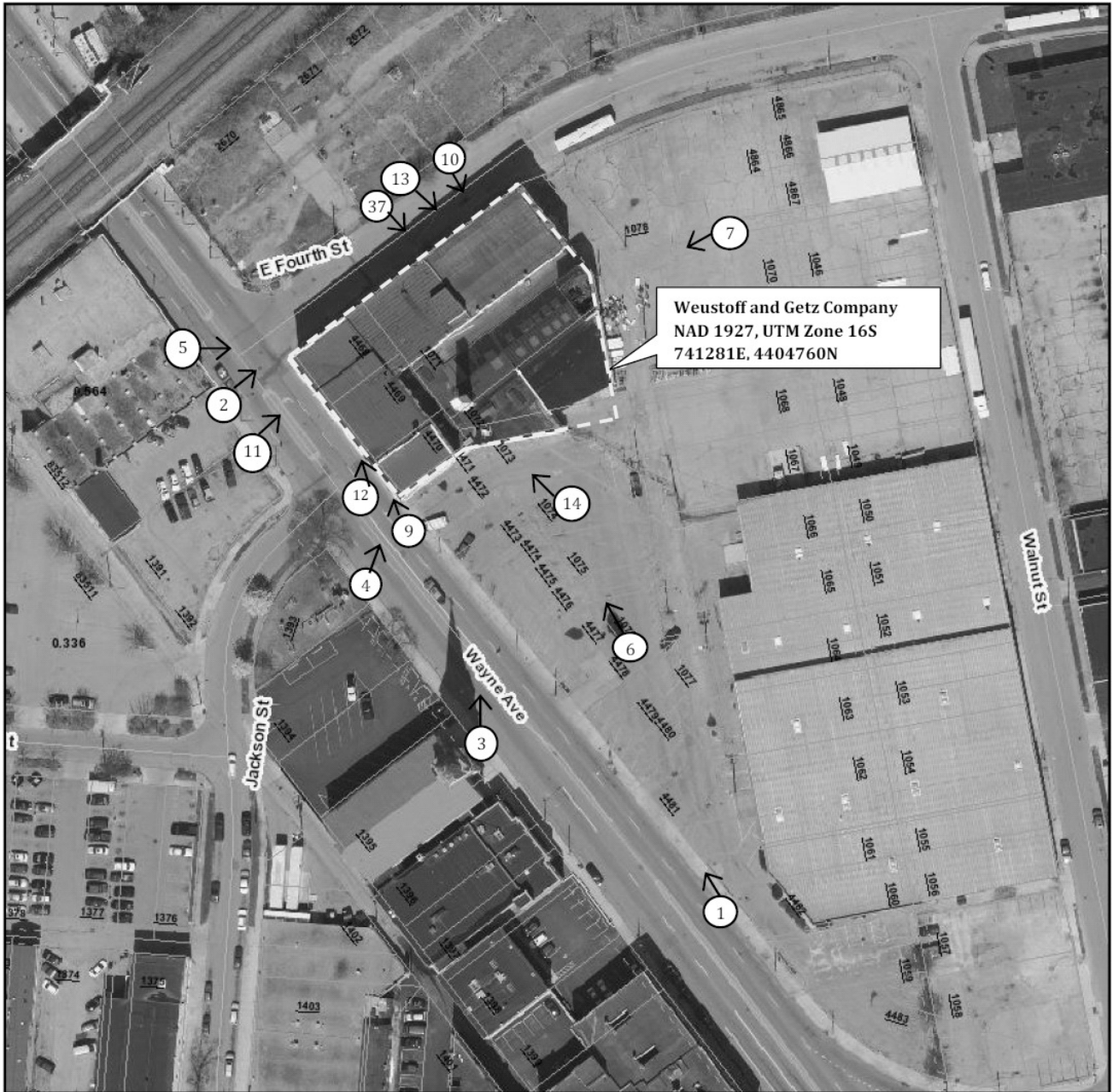
Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 3



Map 3: Aerial View Map of Weustoff and Getz Company showing lot numbers, nomination boundary characterized by dashed line, and exterior photograph locations for photographs 1-7, 9-14 and 37 (Source for Base Map and Lot Boundaries: Montgomery County Auditor GIS Data.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Weustoff and Getz Company |
| Name of Property |
| Montgomery County, Ohio |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documents Page 4

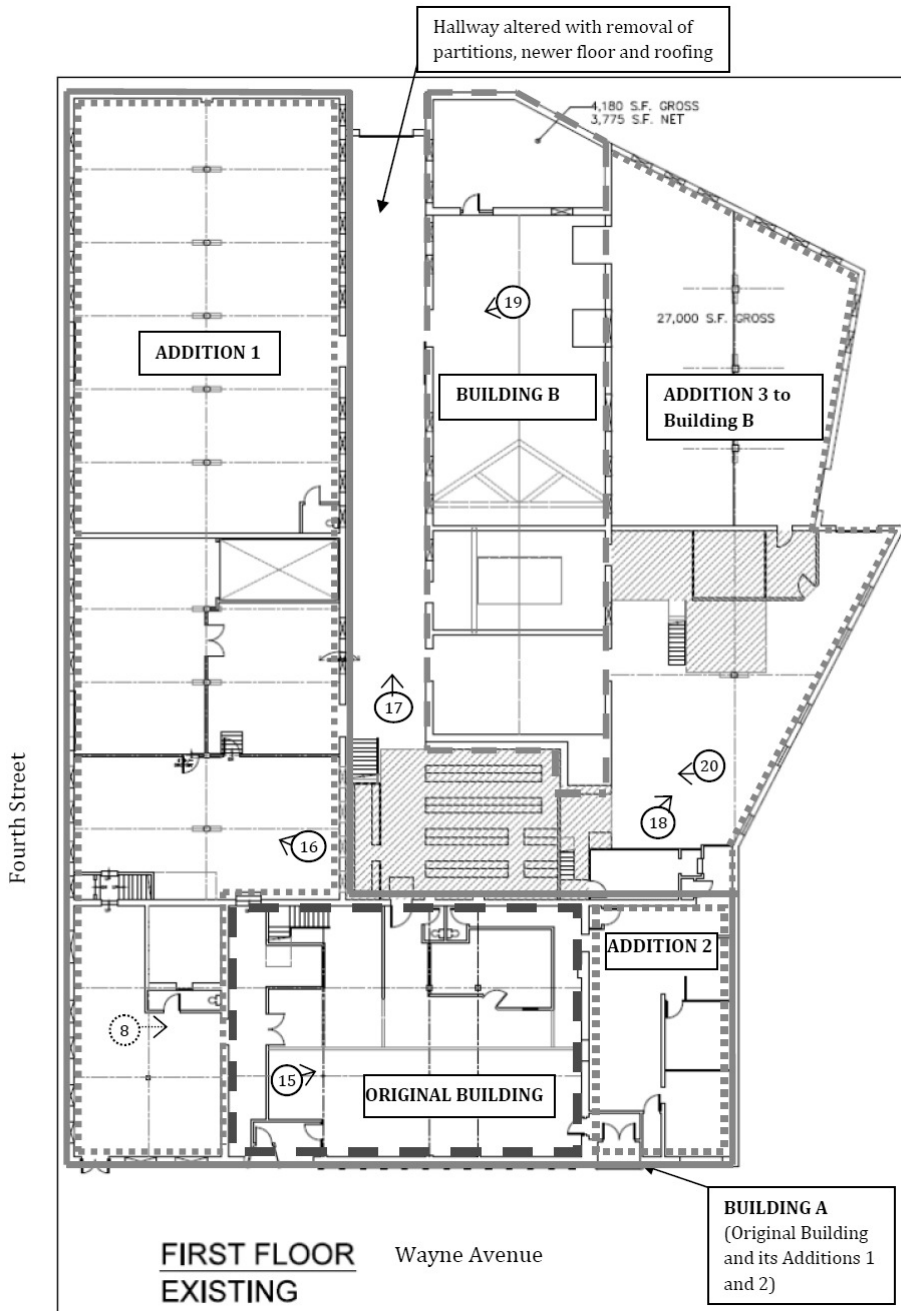


Figure 1: 210 Wayne Avenue, Existing First Floor Plan (NTS; Source: City Visions Associates) showing Buildings A-D and locations for photographs 8 (basement) and 15-20.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 5

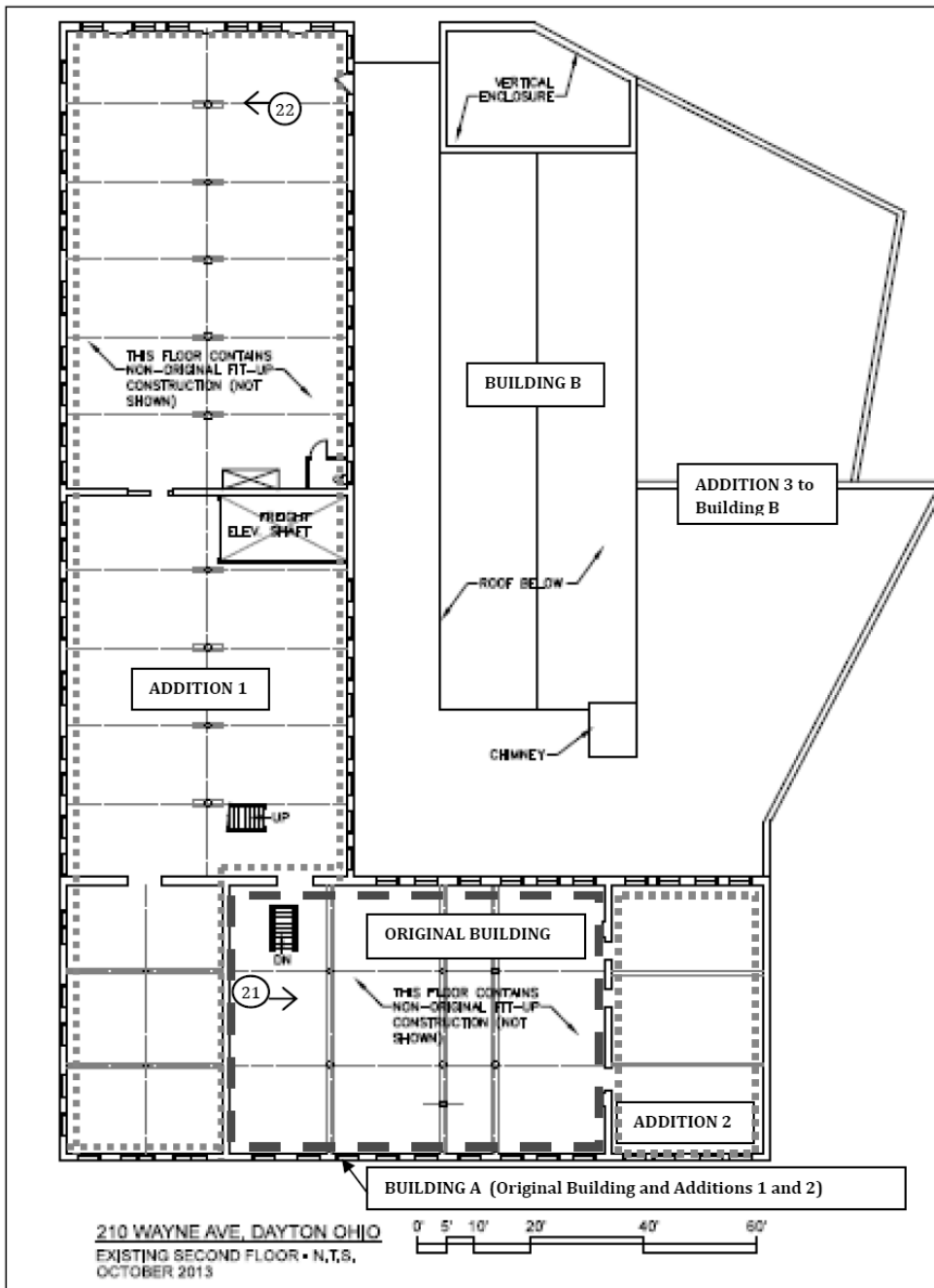


Figure 2: 210 Wayne Avenue, Second Floor Plan (Source: City Visions Associates) showing locations of photographs 21 and 22 (NTS).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Weustoff and Getz Company |
| Name of Property |
| Montgomery County, Ohio |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documents Page 6

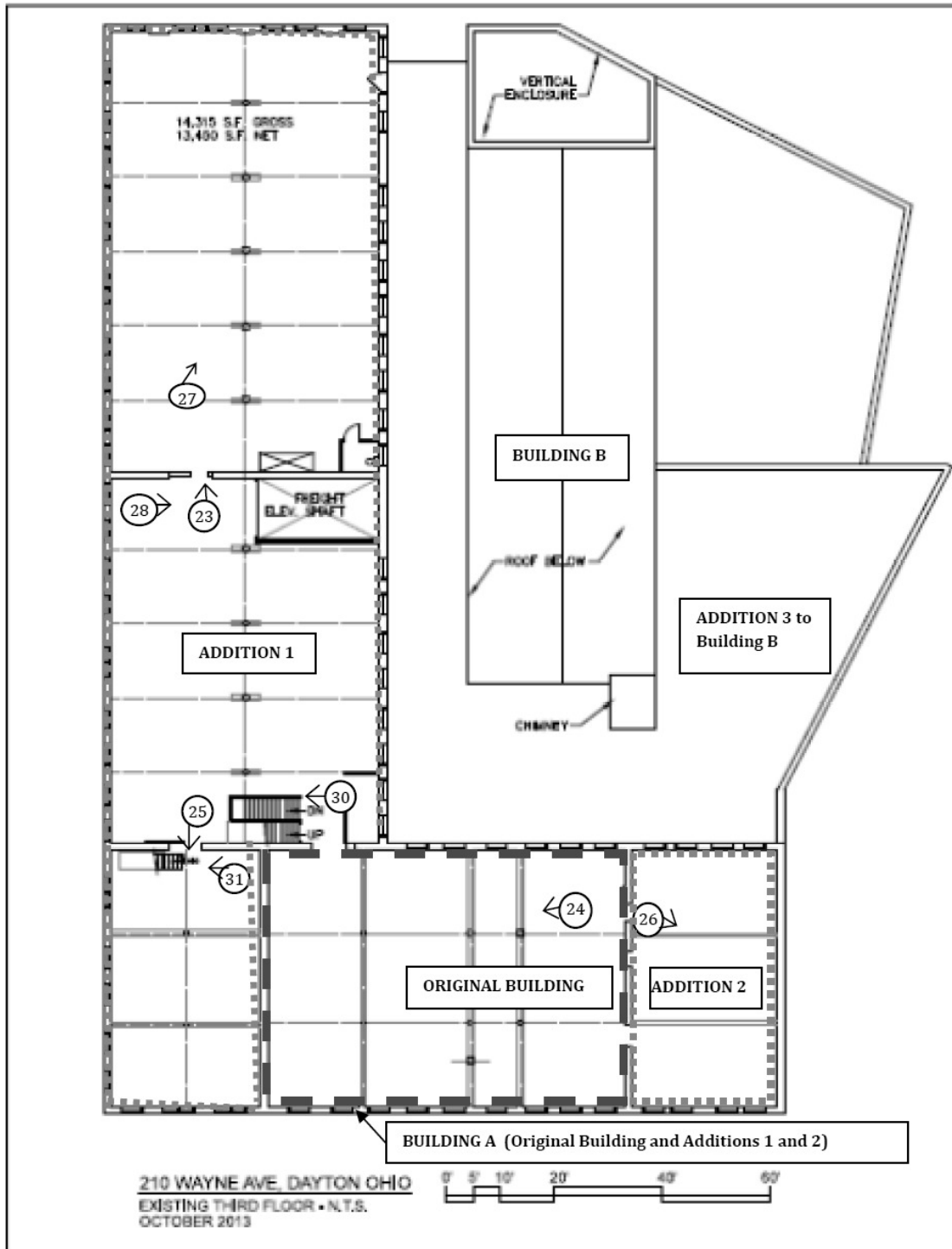


Figure 3: 210 Wayne Avenue Existing Third Floor Plan (Source: City Visions Associates) showing locations of photographs 23-28 and 30, 31.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Weustoff and Getz Company |
| Name of Property |
| Montgomery County, Ohio |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documents Page 7

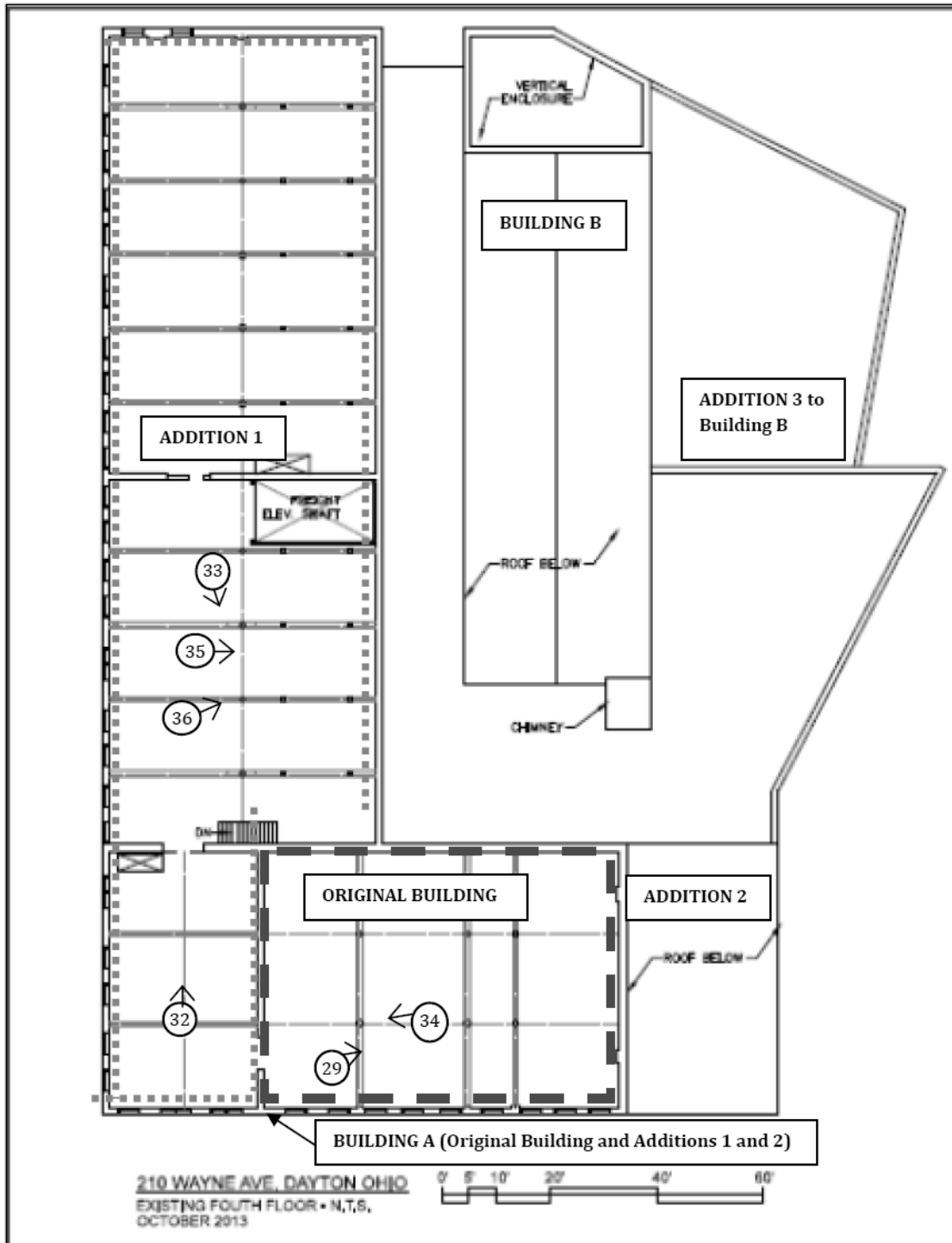


Figure 4: 210 Wayne Avenue Existing Fourth Floor Plan (Source: City Visions Associates) showing locations for photographs 29 and 32-36.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 8



Figure 5: Part map of Dayton (Van Cleve and McKee), 1839 showing Section 4, where the future Weustoff and Getz Company buildings were constructed, as not platted.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 9



Figure 6: *Titus* Atlas of Dayton (part), 1869, showing the footprint of Building A of the Weustoff and Getz Company.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 10



Figure 7: Everts' Combination Atlas of Dayton (part), 1875, showing the location of Building A of the Farmers' Friends Manufacturing House (Company).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 11



Figure 8: The 1887 Sanborn Fire Insurance Map showing the location of the Farmers' Friends Manufacturing Company.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 12

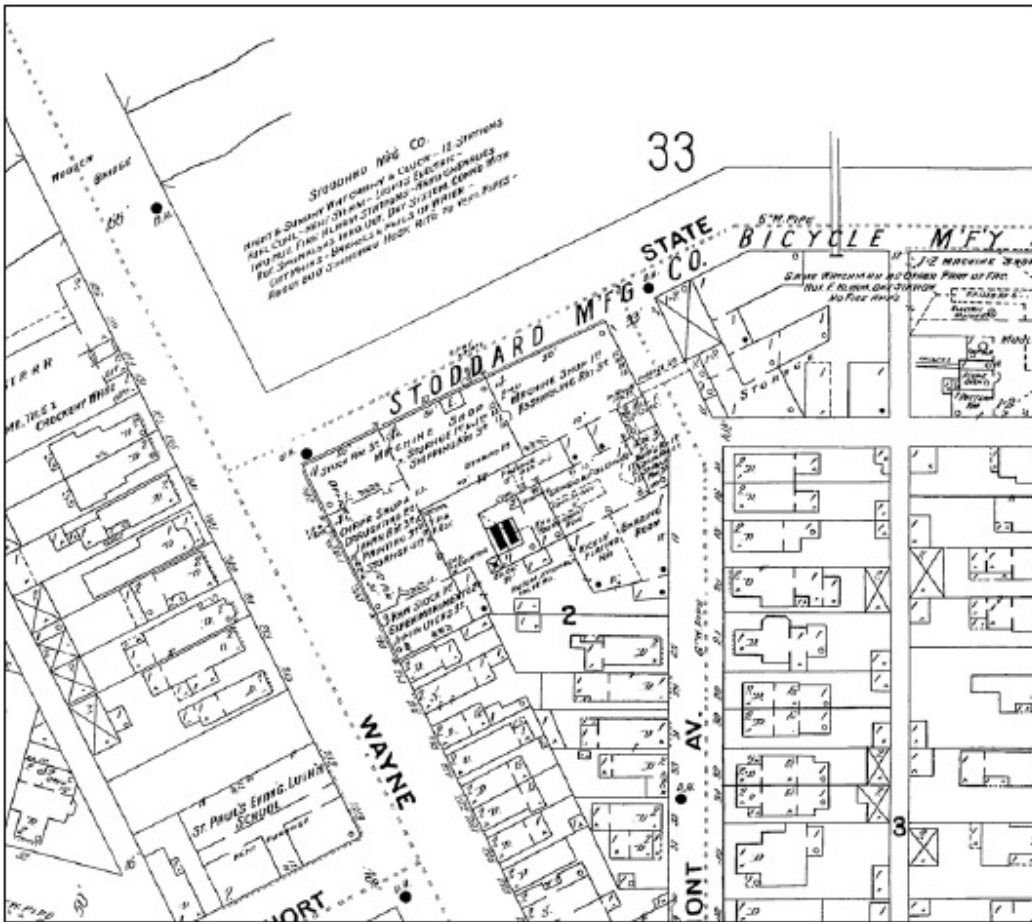


Figure 9: The 1897-1898 Sanborn Fire Insurance Map showing the location of the Stoddard Manufacturing Company at 210 Wayne Avenue.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Weustoff and Getz Company

Name of Property

Montgomery County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 14

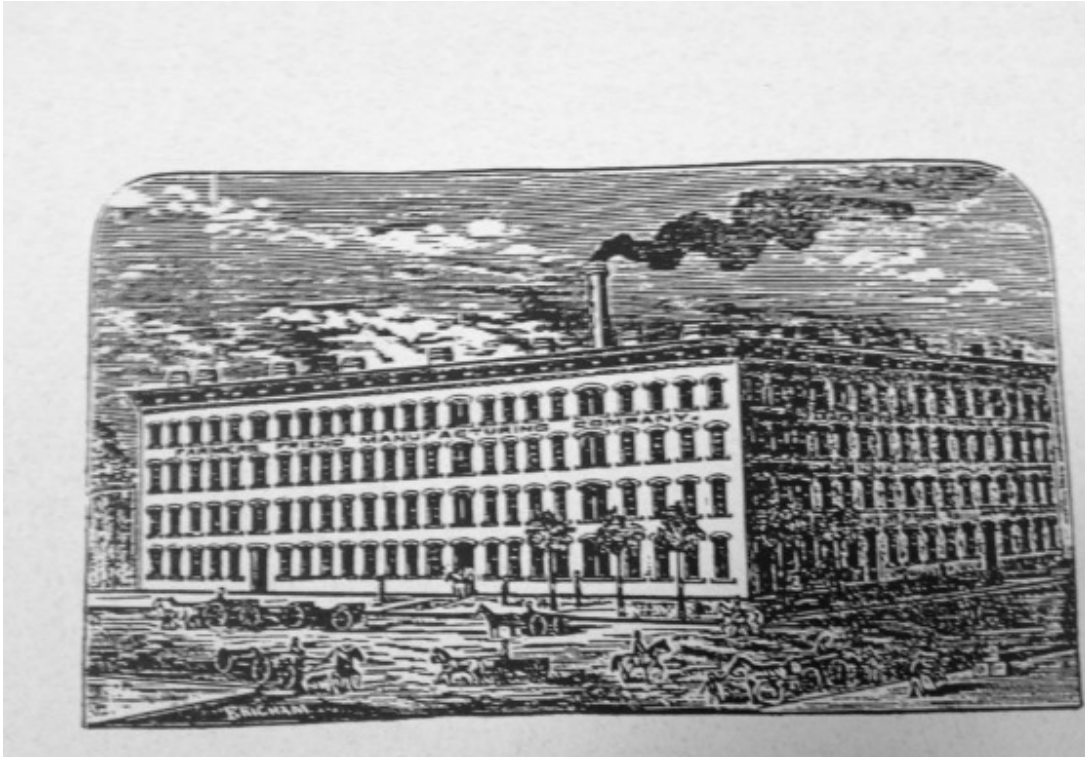


Figure 11: 210 Wayne Avenue (Farmers' Friend Manufacturing Company), as illustrated in 1880 (Source: Reed's *Illustrated History of Dayton*).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Weustoff and Getz Company |
| Name of Property |
| Montgomery County, Ohio |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documents Page 15



Figure 12: Aerial Photograph of Dayton, ca. 1930, showing the filling of the canal and elevated railroad, with the Weustoff and Getz Company building identified (Source: City of Dayton).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Weustoff and Getz Company |
| Name of Property |
| Montgomery County, Ohio |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documents Page 16

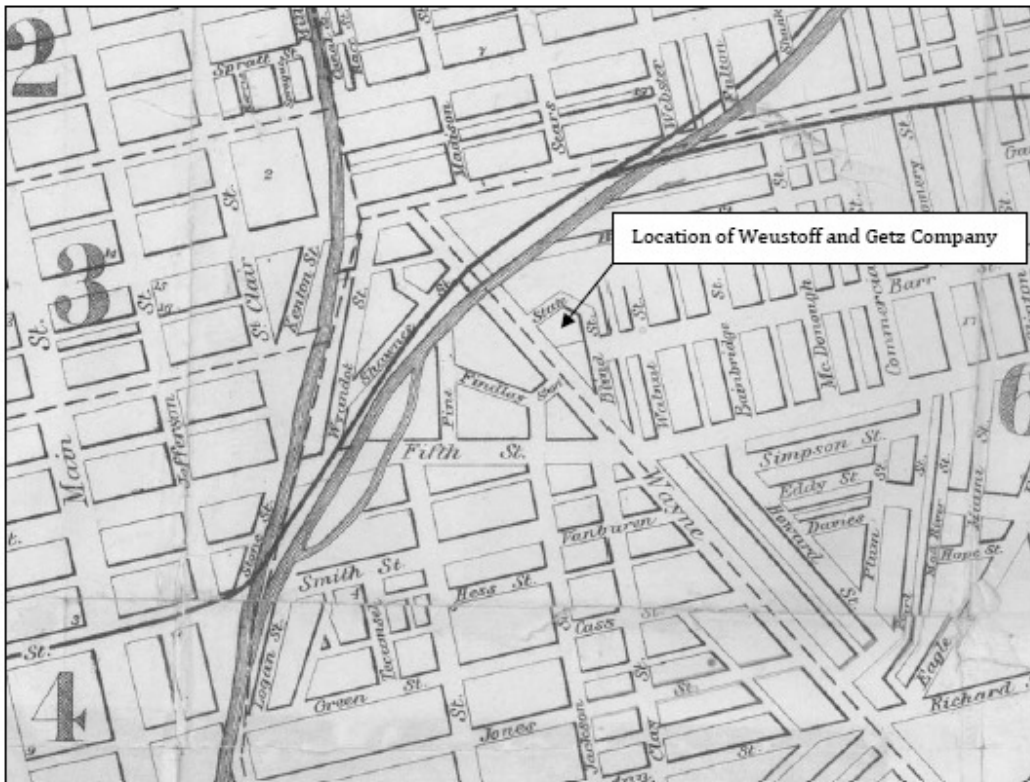


Figure 13: *Binkerd's Map of Dayton, 1862*, showing the location of the future Weustoff and Getz Company.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Weustoff and Getz Company |
| Name of Property |
| Montgomery County, Ohio |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documents Page 17

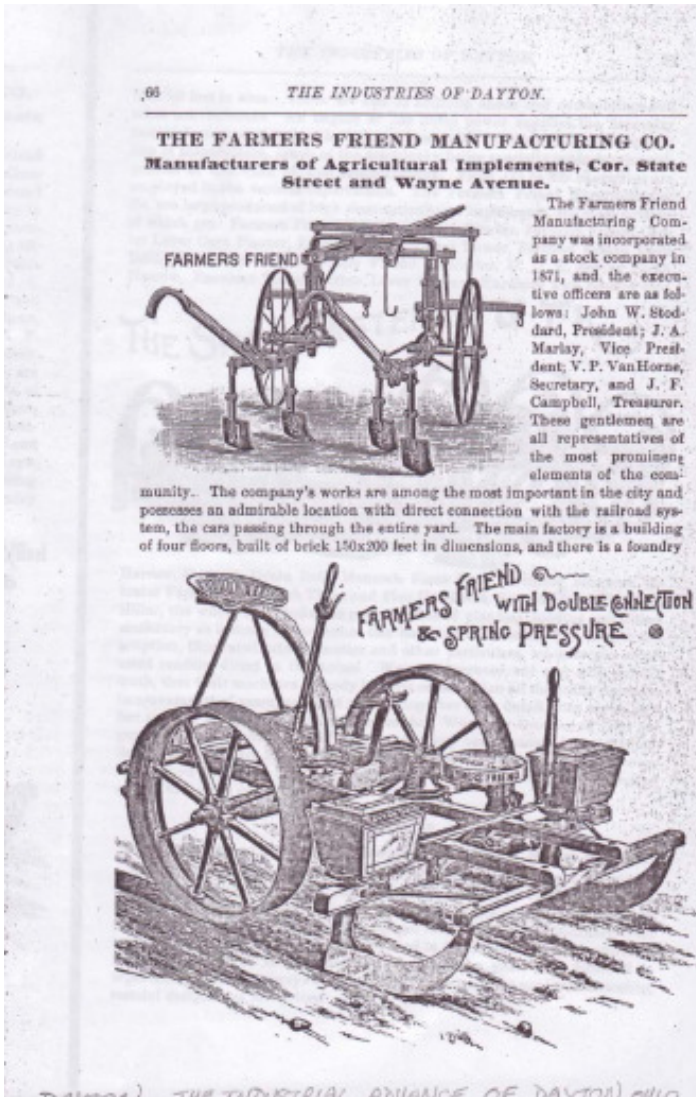


Figure 14: Farmers' Friends Manufacturing Company agricultural implements as illustrated in *The Industries of Dayton and its Environs* (1889).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Weustoff and Getz Company |
| Name of Property |
| Montgomery County, Ohio |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documents Page 18

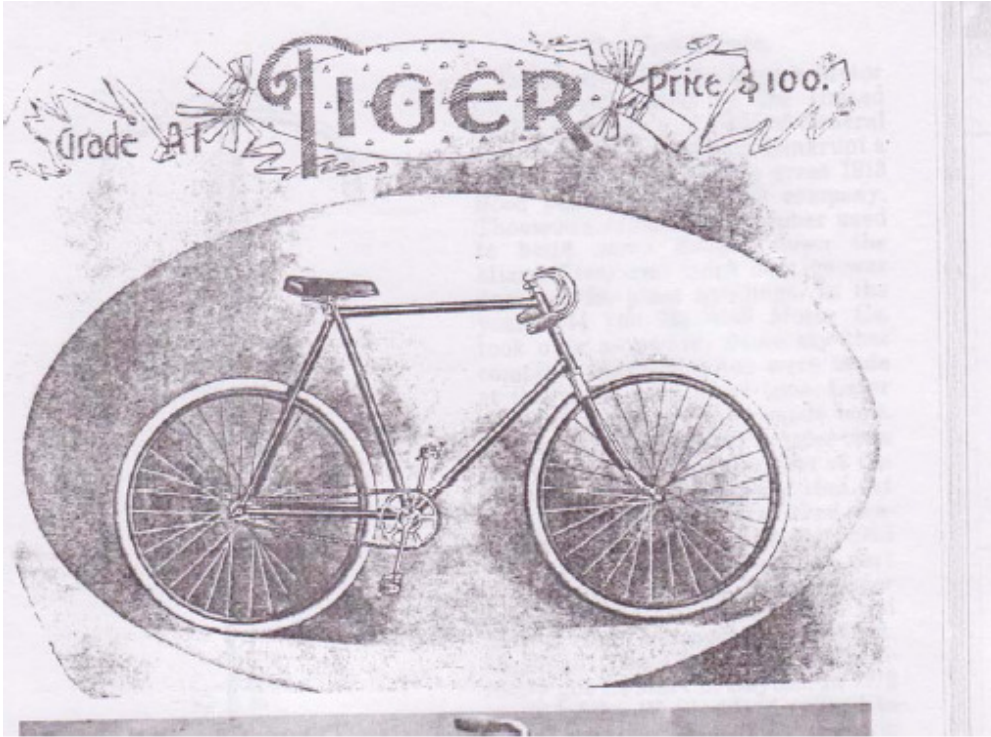


Figure 15: The *Tiger* bicycle illustrated in Stoddard Manufacturing Company's 1897 catalog.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Weustoff and Getz Company |
| Name of Property |
| Montgomery County, Ohio |
| County and State |
| N/A |
| Name of multiple listing (if applicable) |

Section number Additional Documents Page 19

54 HAMPTON'S MAGAZINE ADVERTISER



Match, if you can, this

superb 4-cylinder Courier Touring Car, 112" wheelbase, including magneto, and full equipment of five lamps, for \$1200.

Its general design and low, rakish appearance follows closely that of the highest priced cars.

The long-stroke motor develops plenty of power to negotiate, with perfect ease, all ordinary hills and roads.

The same motor, practically, is used in some of the leading Foreign and American cars that sell for over \$2000,—our price, remember, is only \$1200.

Transmission is selective, sliding gear; three speeds forward and one reverse—the same transmission as found on the highest priced cars.

The spring suspension is the same as used on cars costing up to \$6000. Semi-elliptic front and $\frac{3}{4}$ elliptic rear, unusually long, mounted with heavy, strong fittings. Clutch is leather-faced, cone type; rear axle semi-floating, shaft driven. Front axle "I" beam section, drop forged, of carefully selected, high grade steel.

Its system of lubrication is of the POSITIVE type,—oil being forced to the bearings in a continuous stream by a plunger pump, and in quantity in exact ratio to the speed of the motor.

The "Courier" is, in a sense, not a new car. While it bears the name of a new Company, yet the men behind it are manufacturers of one of the highest grade automobiles in this country,—a concern long identified with the motor industry and producing in its own plant 93 per cent of its entire cars.

This is why you pay only \$1200 for this car which is not excelled by cars necessarily selling for a much higher price.

The Courier is not a cheap car,—it isn't built to be a cheap car. In it you are getting, we believe, more automobile value than has ever before been put into a car of this size and power. This has been possible only by reason of close-buying advantages, and the vast engineering and manufacturing experience of the men producing it.

The Roadster Model 10-A-1, for \$1050, or with single rumble rear seat, for \$1075 (all cars f. o. b. Dayton), is also a regular thoroughbred in looks, equipment and performance.

Price includes magneto, 5 lamps, generator, jack, horn, tools, and tire repair outfit (top extra).

"Courier"

\$1050—\$1200



Send for Catalog

The Courier Car Co., Dayton, Ohio

When you write please mention HAMPTON'S MAGAZINE

Figure 16: Advertisement for Courier Roadster and Courier Touring cars in *Hampton's Magazine* (1910).







Plumbing & Heating Products

Visit Our Upstairs Showroom

LEFT TURN ONLY AHEAD





Plumbing & Heating Products

Visit Our Upstairs Showroom

Handwritten graffiti on a rooftop sign, possibly reading 'BURN'.







NO TRESPASSING
VIOLATORS WILL
BE PROSECUTED

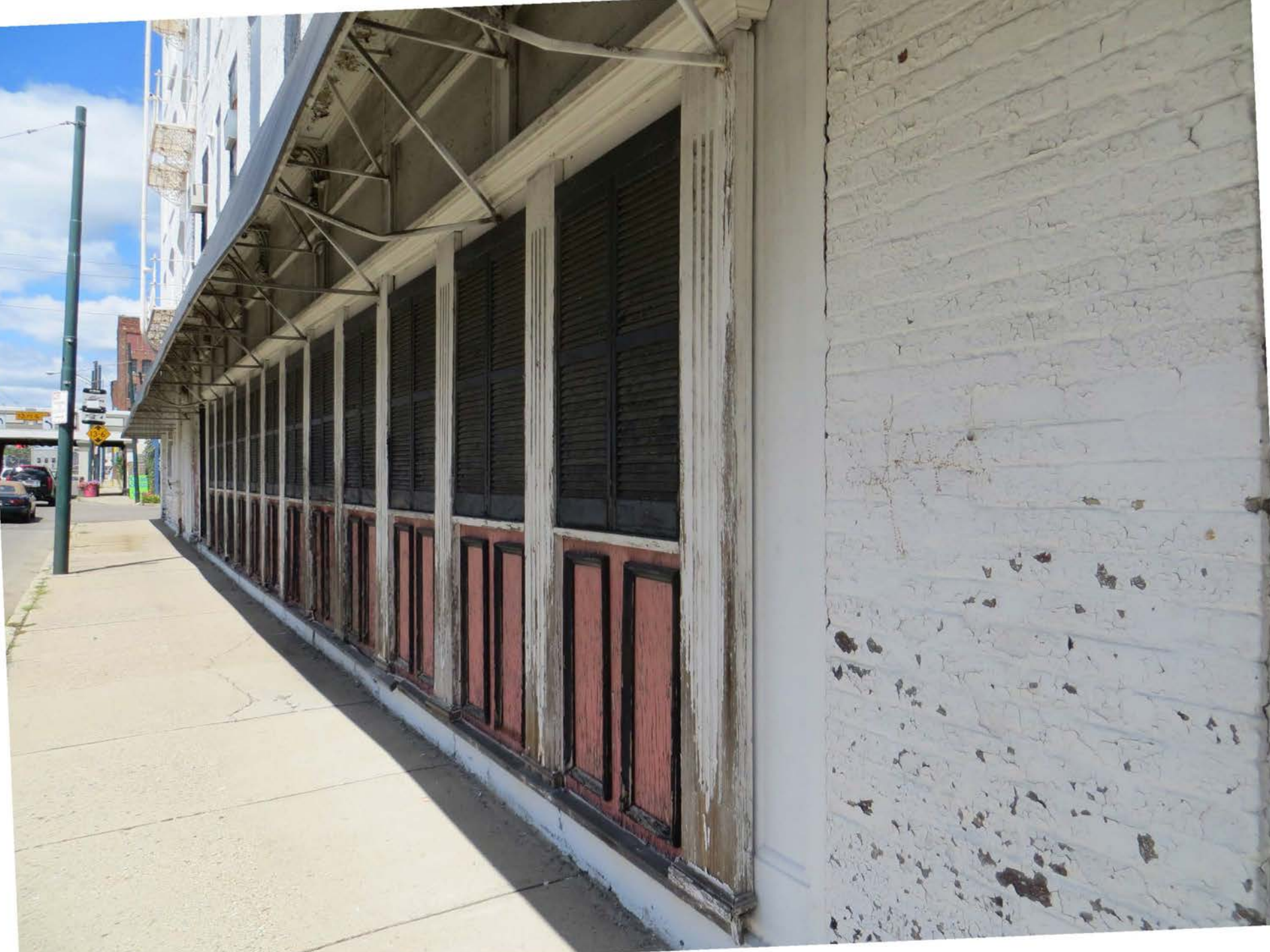
NO TRESPASSING
VIOLATORS WILL
BE PROSECUTED

PLUMBING/HVAC
CLOSED
Please Call Again

NO SUPPLY
PLUMBING/HVAC
(877) 774-1212















RAMP





SHIPPING & RECEIVING ↙



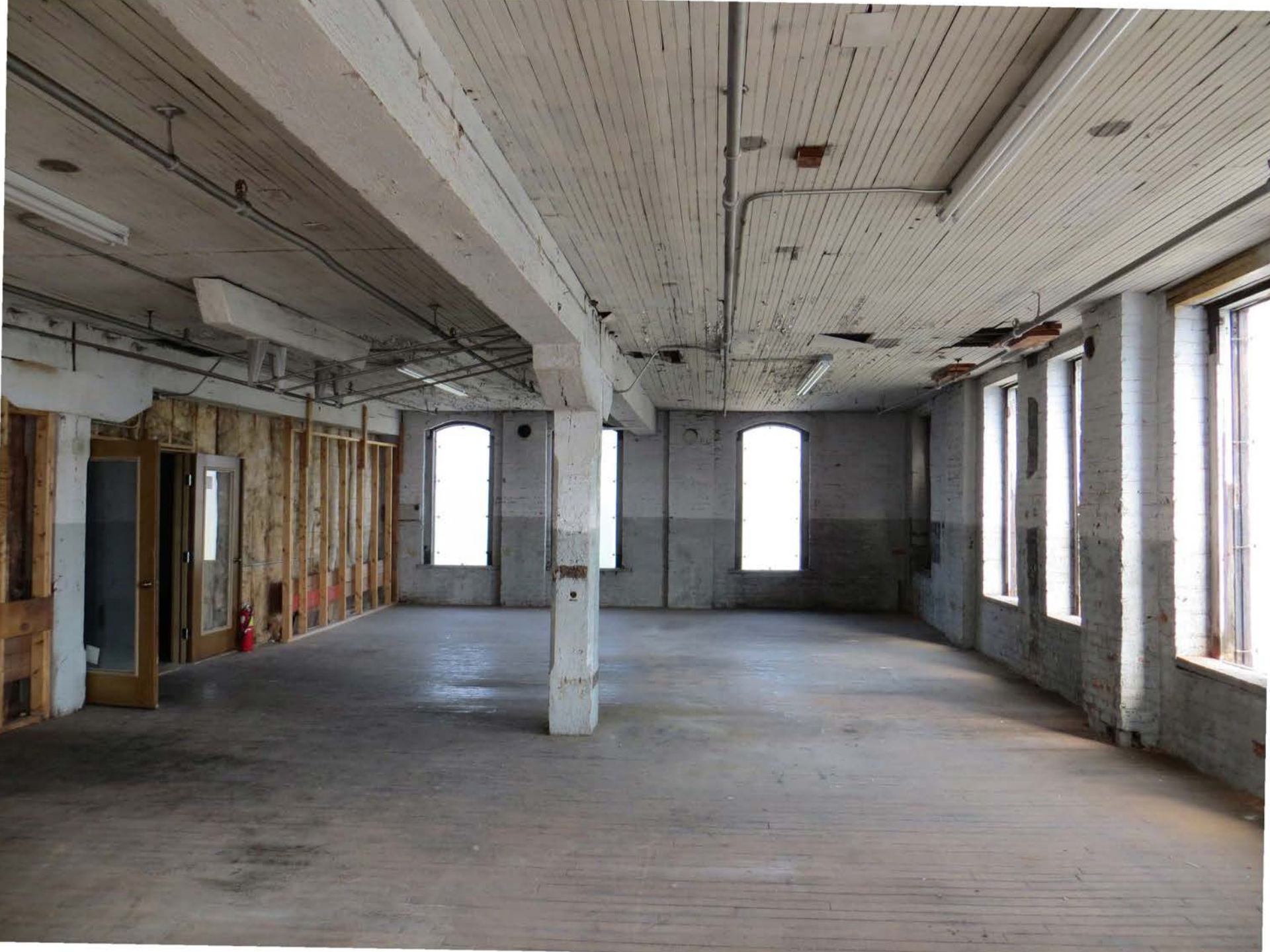


NO
SMOKING

BLD

DAYTON
PLUMBING
SUPPLY
INC.









600 RA 400 RA 300 RA 200 RA 150 CC 120 CC 100 CC 90 CC 80 CC 70 CC 60 CC 5 RA



CAUTION
FLOOR IS
UNSTABLE
DO NOT
WALK ON IT

**NO
SMOKING**



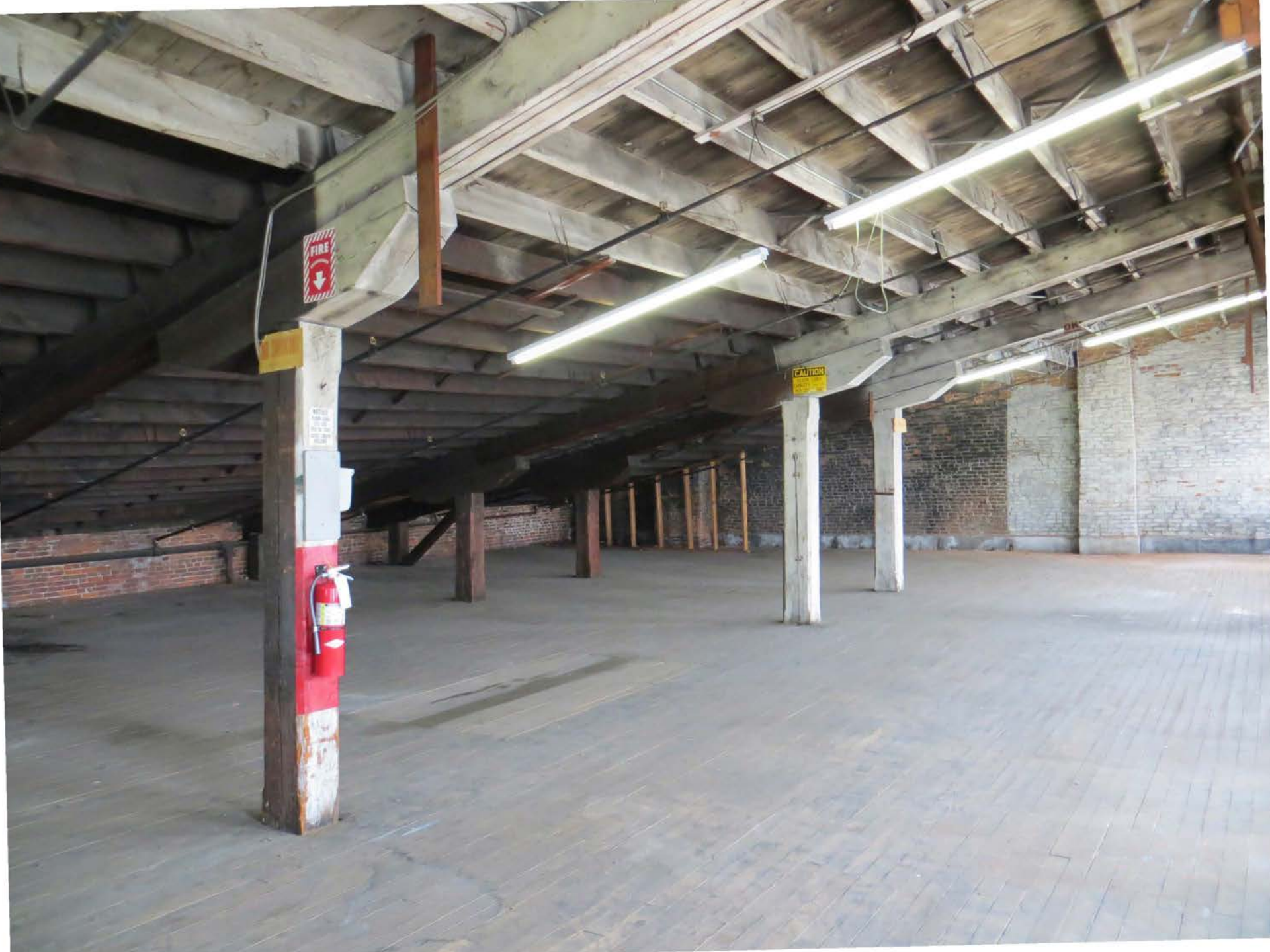


NO
SMOKING



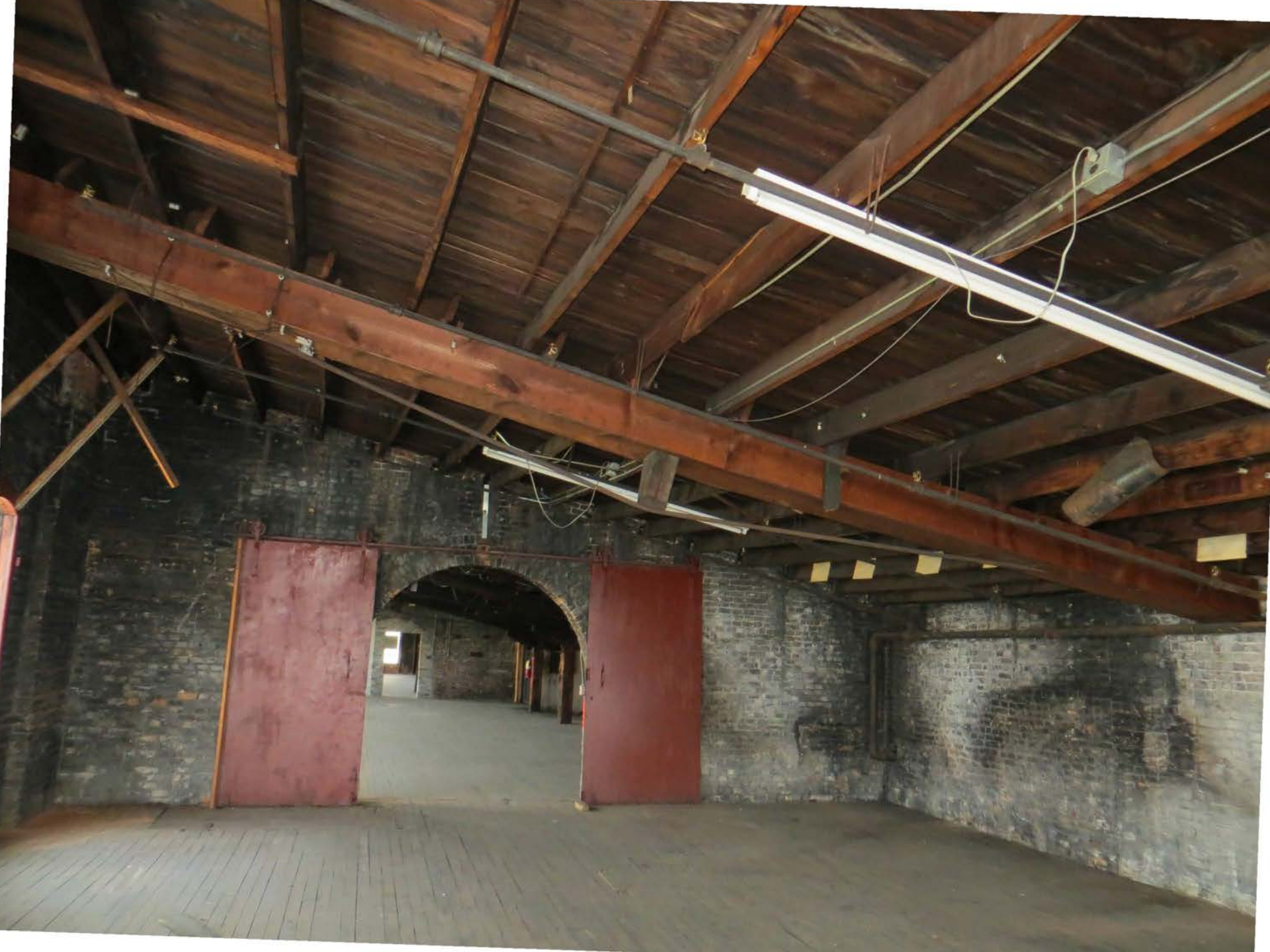


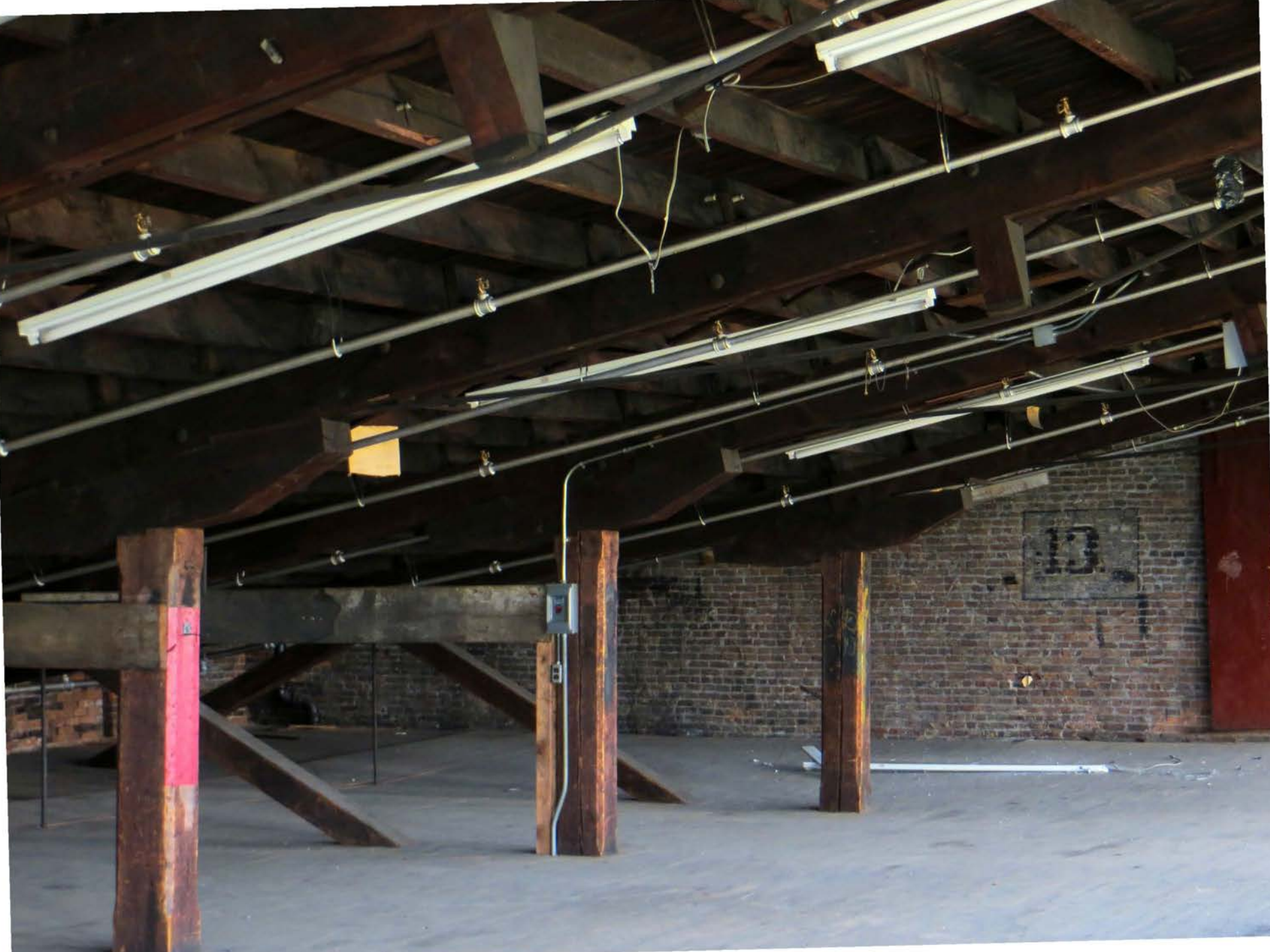




FIRE
↓

CAUTION









NOTICE

Handwritten: *5-11-50*
BUCKETS and BUCKETS

ONLY IN CASE OF

NOTICE

Anyone removing buckets except for Fire will be discharged

By Order of Insurance Companies

ISAAC KINS

General Manager

6





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Weustoff and Getz Company
NAME:

MULTIPLE
NAME:

STATE & COUNTY: OHIO, Montgomery

DATE RECEIVED: 7/18/14 DATE OF PENDING LIST: 8/15/14
DATE OF 16TH DAY: 9/02/14 DATE OF 45TH DAY: 9/03/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000547

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 9-3-14 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.



July 11, 2014

Ms. Carol D. Shull, Keeper of the
National Register
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington DC 20005

Dear Ms. Shull:

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

COUNTY

St. Clair Street Historic District (Boundary
Increase/Decrease)

Lucas

Weustoff and Getz Company

Montgomery

Longwood Manor

Summit

The enclosed disks contain the true and correct copy of the nominations for the Weustoff and Getz Company and Longwood Manor nominations to the National Register of Historic Places.

NOMINATION AMENDMENT

COUNTY

Garver Barn (Name Change)

Butler

We are submitting a request for a name change for the listed Garver Barn (Refnum 80002947).

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

Sincerely,

for Barbara Pave

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

Enclosures



REC'D BY OHPO MAY 16 2014

May 12, 2014

Ohio Historic Site Preservation Advisory Board
800 E. 17th Avenue
Columbus, OH 43211

Dear Board:

The City of Dayton, which is the current property owner of 210 Wayne Avenue (Weustoff and Getz Company building), supports the nomination of the property for placement on the National Register of Historic Places.

The nomination form comprehensively illustrates the property's eligibility under criteria "A" and "C." The industrial evolution of the property exemplifies the activity and adaptation that made Dayton an industrial powerhouse.

It is envisioned that the nomination of the Weustoff and Getz Company building to the National Register will help the City of Dayton continue to leverage its historic resources and maximize compatible redevelopment potential.

Sincerely,

Shelley Dickstein
Assistant City Manager

SD/tk

NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

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

The following materials are submitted on July 11, 2014
For nomination of the Weustoff and Getz to the National Register of
Historic Places: Co.

- 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: _____