NPS Form 10-900
**United States Department of the Interior**
National Park Service

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OMB No. 1024-0018

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Nat. Register of Historic Places
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**

Historic name: Grant-Deneau Tower

Other names/site number: 40 West 4th Centre, Miami Valley Tower/MOT-5154-15

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: 40 West Fourth Street

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Not For Publication: N/A Vicinity: N/A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** _X_**local**

Applicable National Register Criteria:

_X_**A** ___**B** _X_**C** ___**D**

Barbara Pierce **DSHPO Inventory & Registration** Dec. 28, 2015

**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 ___ meets ___ does not meet the National Register criteria.

**Signature of commenting official:** **Date**

**Title :** **State or Federal agency/bureau or Tribal Government**

## 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:) _____

Patrick Andrus 2/23/2016

Signature of the Keeper Date of Action

## 5. Classification

**Ownership of Property**

(Check as many boxes as apply.)

Private: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

**Category of Property**

(Check only **one** box.)

Building(s) [X]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

**Number of Resources within Property**
(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|---|---|---|
| 1 | 0 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | 0 | Total |

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**
**Historic Functions**
(Enter categories from instructions.)
COMMERCE/business

**Current Functions**
(Enter categories from instructions.)
COMMERCE/business

## 7. Description

**Architectural Classification**
(Enter categories from instructions.)
_Modern Movement: International_____
_Modern Movement: New Formalism / Miesian_____
_____ _____

**Materials:** (enter categories from instructions.)
Principal exterior materials of the property: ___CONCRETE; GLASS_____

**Narrative Description**
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

**Summary Paragraph**

Grant-Deneau Tower is a 22-story office building in downtown Dayton, Ohio. The building fronts W. Fourth Street at the corner of Ludlow Street. The north and south elevations exhibit International- and New Formalism-style elements of a glass curtain wall within a steel frame, divided by delicate vertical divisions that accentuate the building's height. The east and west elevations are windowless brick facades. All elevations terminate at a projecting cornice with shallow concrete arches, typical of the New Formalism style. The recessed northwest corner of the building defines the entry at grade, and a single-bay entry at the east end provides access to the adjoining parking garage. A six story open air parking deck, original to the design and construction of the building, connects to the tower at the south elevation, matching the building's width from east to west. The interior of the building reflects an open plan with a central circulation core. A main lobby with mezzanine, retail storefront, and floors of open office space define the interior configuration. Grant-Deneau Tower retains a high degree of historic and architectural integrity, with the overall appearance and character of the building remaining largely unchanged from the historic period.

## Narrative Description

Grant-Deneau Tower is a concrete and glass office tower in the heart of downtown Dayton, Ohio. The 22-story building is located at the southeast corner of Fourth and Ludlow Streets. Grant-Deneau Tower is surrounded by numerous historic properties, including the Dayton Arcade (NR #75001498, 1975) and Commercial Building (NR #82001477, 1982), Kuhns Building (NR #78002146, 1978) directly across the street to the north, and the Dayton Daily News Building (NR #78002144, 1978) at the northwest corner of the intersection. Other historic mid- to high-rise buildings in the near vicinity include the Conover Building (NR #75001498, 1975), the Graphics Arts Building (NR #09000911, 2009), and the Lindsey Building (NR #85000564, 1985), all located within a two-block radius of the nominated property.

Designed by Deneau-Kleski and Associates, the building was constructed in 1969 under the direction of owners Paul H. Deneau and Richard H. Grant, Jr. The rectangular tower measures approximately 143'x77', with the primary façade of the tower facing north onto W. Fourth Street (Photos 1, 4). The primary façade of Grant-Deneau Tower consists of six bays, defined by concrete columns that stretch from grade to the projecting cornice and flat roof above the twenty-second story. Characteristic of New Formalism, the visible concrete columns terminate at the projecting cornice where shallow concrete arches span between each bay. A glass curtain wall dominates the flush façade. Metal framing of the curtain wall divides each of the six bays into four sub-bays, establishing a vertical pattern of thin lines that accentuate the building's height. Opaque glass of matching color to the translucent curtain wall provides subtle horizontal banding at each floor level. The curtain wall construction and aesthetic verticality are typical of Miesian modern skyscrapers. The building's symmetry is broken on the first two floors of the building, which includes the lobby and mezzanine levels. At the east end a single story opening in Bay 1 provides vehicular egress through the building from the parking deck at the rear. A recessed single storefront door sits adjacent to the driveway within the bay. Bays 4-6 originally contained an open two-story portico that extended one bay into the building's footprint. In 1978 this configuration was altered to establish the existing enclosed lobby, resulting in a sympathetic curtain wall entry that maintains a setback from the primary façade plane (Photo 6). Two sets of rotating doors and two single storefront doors remain across the three-bay entry.

The south elevation matches the primary north elevation, although the first six levels are covered by the parking deck (Photo 3). A painted block mass projects from the south elevation on the seventh level, spanning from Bay 2 to Bay 4. This mass houses building systems and mechanical units and marks the top of the six level parking deck. Above this point, the curtain wall is an identical match to the primary façade described above.

The east and west facades are symmetrical and nearly mirror each other with the exception of the ground level. These elevations are divided into three bays by exterior concrete columns that match the north and south elevation (Photos1, 4). The same projecting cornice and shallow concrete arches wrap all four elevations at the top of the tower. Both east and west facades are

windowless brown brick walls laid in common bond. A row of headers at every twenty-fifth course provides subtle horizontal banding similar to the language expressed in the glazing of the north and south curtain walls. The east elevation consists of the described brick pattern from ground to roof, without a single masonry opening. The west elevation matches the east with the exception of the entry and storefront that wraps from the north elevation to the west on the first two levels. Bay 1 of the west elevation contains the recessed entry as described above. Bays 2-3 consist of the curtain wall system that matches the primary façade, including the metal framework and glazing pattern. A set of solid metal, double egress doors are recessed at the south end of Bay 3. Above the mezzanine level, the west elevation is a solid brick surface with dividing concrete columns of matching description to the east elevation.

The attached six story parking deck was constructed as part of the original building plan. The east and west elevations of the parking deck reflect a three bay design (Photos 1, 2, 3, 5). Bays 1 and 3 are split level parking surfaces, and Bay 2 consists of the ramp system between levels. The west and south elevations of the parking deck are open air. Painted concrete block infills the exposed concrete structure on the east elevation, establishing a solid masonry wall from grade to the top of the structure. The parking deck has a direct connection to the office tower elevator lobby on all six levels.

The interior of Grant-Deneau Tower is characteristic of New Formalism and Miesian modern skyscrapers, defined by an open plan anchored around a central circulation and service core. Each floor contains a bank of elevators flanking a central hall, oriented in the north-south direction (Photo 9). Two stairs also flank the elevator lobby in the center of the building. The lobby is accessed through several entry doors along the north elevation leading to the two-story open space that is overlooked by a mezzanine level (Photos 7, 8). A restaurant space remains in the east half of the first floor and a glass enclosed retail space occupies the southwest corner, although both spaces are currently vacant. Marble tile and wood paneling from the 1997 renovation remains in the lobby and elevator cars. The majority of the upper floors retain modern office materials of carpeting, dropped ceilings, and boxed columns in the center of the floor plate (Photo 10). Exposed concrete beams, columns, and slabs are visible above ceiling grids. The building is vacant with the exception of two tenants on the 19$^{th}$ and 22$^{nd}$ floors. The basement houses tenant storage rooms and mechanical systems, configured around a central circulation corridor and elevator lobby.

Grant-Deneau Tower retains a high degree of historic and architectural integrity. The first alterations of the lobby configuration were completed 1978-1979, within ten years of the building's construction. The resulting lobby enclosure is sympathetic to the modern curtain wall system of the building and was designed by Kleski and Associates, the successor of the original architects Deneau-Kleski and Associates. Additional lobby alterations in 1997 were predominantly cosmetic in nature, including flooring materials and lighting fixtures. Grant-Deneau was specifically designed to allow for changes in the office spaces around the central circulation core, establishing a character defining feature of an open plan. The overall configuration of the lobby and open plan offices of the floors above have all remained intact. Non-historic office finishes have been altered to suit tenant needs over the past several decades. The exterior of Grant-Deneau Tower retains all original materials, including the signature curtain

wall system, concrete structure, and brickwork. The six story parking garage remains attached at the rear of the building as it was originally intended for functional support. The Grant-Deneau Tower clearly conveys the building's historic association with downtown Dayton's growth in the 1970's while exemplifying the architectural expression of modernity through the use of New Formalism and Miesian styles.

## 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.)

- [x] 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.
- [x] 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.

**2015**
**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
- [x] G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**
(Enter categories from instructions.)
_ARCHITECTURE_____
_COMMUNITY PLANNING/DEVELOPMENT

**Period of Significance**
___1969-1979_____

**Significant Dates**
_1978-79: Lobby renovation, entry enclosure constructed_

**Significant Person**
(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**
Deneau-Kleski and Associates_____
Paul H. Deneau, owner and architect_____
Richard H. Grant, Jr., owner and developer__

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Grant-Deneau Tower is significant at the local level under Criterion A in the area of community planning and development, as the building reflects one of the first major construction projects completed in Dayton in an effort to revitalize the downtown and to reverse significant decentralization of the city as suburban competition rapidly increased. Grant-Deneau Tower is also nominated under Criterion C for the distinct characteristics of modern New Formalism and Miesian style architecture and construction. Designed by local architects Deneau-Kleski and Associates, the nominated building is documented by local newspaper and advertisement resources as being the first modern office tower in Dayton, while also the tallest building in the city when constructed in 1969. Grant-Deneau Tower is a significant representation of early local efforts to catalyze redevelopment in the urban core of downtown Dayton by bringing modern design and amenities to the struggling city. For these reasons the nominated property demonstrates exceptional significance within the past 50 years and warrants eligibility under Criteria Consideration G, per National Register guidelines. The period of significance begins with construction of the building in 1969 and extends to 1979 when the construction of the lobby enclosure was completed.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Nicknamed the Gem City, Dayton is the fourth largest metropolitan area in the state of Ohio, following Cleveland, Columbus, and Cincinnati. Dayton has been described as being prototypical of mid-western America: a city with a long history beginning with resilient pioneers later shaped by natural disasters, evolving transportation systems, wars, and national events.[1] An 1845 article in the *Cincinnati Daily Chronicle* details the origin of the nickname as a result of its centralized location between larger cities, Dayton is "the gem of all our interior towns…possess[ing] wealth, refinement, enterprise, and a beautiful country…"[2] Although the true originality of 'The Gem City' catchphrase remains unclear, it was picked up by local journalists and became a trademark of Daytonian pride. Dayton has historically been a place of innovation and excitement. From aviation heritage to automobile development, a manufacturing center to healthcare hub – Dayton's identity is rich in cultural achievements. Confirming the assessment as a typical mid-western city, Dayton was historically defined by a grid pattern of city streets lined with low-rise commercial and residential buildings, tucked along the east banks of a small bend in the Miami River.

Sanborn maps from the late 19th- to the mid-20th century chart the evolution of Dayton's urban grid system. The 1898 Sanborn shows the city building stock as a mix of three-story commercial buildings, wood-framed residences, churches, civic buildings, industrial suppliers and agrarian

[1] Bruce Ronald and Virginia Ronald, *Dayton: The Gem City* (Tulsa: Continental Heritage Press, 1981), 1.
[2] City of Dayton

support structures. By 1932, the city showed evidence of typical development growth for this era, becoming more commercialized with small shops, department stores, and low-rise office buildings. Primary traffic circulation through downtown has historically been located along Main Street in the north-south direction, and Third Street and Fifth Street in the east-west direction. These three transportation arteries connected downtown to the neighborhoods across the river. The nominated property sits on a parcel located on the block between the east-west connections, and one block west of Main Street. As the heart of downtown Dayton, this area reflected the evolutionary building stock as described above. The parcel at the southeast corner of Ludlow and W. 4th Streets would contain a church and then a movie theater until the construction of the nominated building was begun in 1968.

Mid-Century Dayton

In the early 1960s Dayton began to experience a period of significant change. The city passed its population peak of the post-war decade prior as new neighborhoods grew on the outskirts of the urban core. Fueled by the mass movement to suburbs, downtown city business and industry began to quickly fail. Historians Bruce and Virginia Ronald described the quickly declining quality of life and economy noting that despite twenty-six planning commissions existing within the county by the mid-60s, little to no coordination between any of the organizations was occurring to combat the degeneration. Parks and playgrounds were scarce and industrial sites were few. The lack of industrial space drove land costs up, discouraging large industrial companies from considering Dayton as home.[3] To add to the increased flight from downtown, Interstate 75 was constructed in 1966 and the new I-675 beltway was in development to soon follow. Business and commerce in downtown Dayton faced significant competition in what these growing suburbs had to offer, which included massive retail and office developments. As a result, suburban migration left an outdated stock of buildings in the city's urban core.[4] Dayton was not alone in this environmental challenge – Dayton paralleled what many cities of varying sized faced across the country during this time period.

In 1964 the Dayton City Plan Board conducted a redevelopment study to assess the drastic shift in population while attempting to establish a solution for the decentralization. The Board noted, "The loss of economic vitality in the mid-50s has brought physical obsolescence and decay in the mid-60s. The empty storerooms, the gradual deterioration of structural conditions, lack of maintenance and economic obsolescence of buildings has been apparent and is becoming more evident each year."[5] The study specifically pointed out that the South of Third Street section of downtown, the area in which Grant-Deneau Tower is located, as having experienced the most serious issues of decentralization. South of Third Street was predominantly a concentration of small retail merchants prior to the 1950s. As a result of the automobile-centric migration, these retailers were undoubtedly hit the hardest.

Dayton was not alone in the struggle of decentralization. In fact, it was a problem cities across the country were facing as Federal programs encouraged homeownership and subsidized

[3] Ronald, 160.
[4] Tony Kroeger, *The Role of the Grant-Deneau Tower in Modern Downtown Dayton.* City of Dayton, 1.
[5] Ibid, 1.

construction of new housing, with an estimated 1.25 million homes built in 1950 alone.[6] Expansion of the interstate highway system in the 1960s improved accessibility beyond the existing metropolitan area, promoting additional sprawl to new regions. In Ohio specifically, the major cities of Cleveland, Columbus, and Cincinnati all experienced similar decentralization at a greater scale than the smaller cities such as Dayton and Toledo. Suburban housing development would eventually give rise to new cities in themselves – as evidenced by Kettering and Huber Heights on the east side of Dayton, Blue Ash to the north of Cincinnati, and Lakewood to the west of Cleveland.[7]

Urban Planning Strategies

Suburban development was occurring in all directions of Dayton with primary density extending to the east and west in the 1940s and 50s, but the majority of migration to the north and predominately the south of the city came with the construction of Interstate 75 in the 1960s. The city's 1964 redevelopment study concluded that the mid-1950s loss of economic vitality left the city in a substantial state of physical obsolescence and increasing blight. Historically an area of small retail merchants, the south of Third Street section of downtown, in particular, was directly impacted by the suburban shopping plazas.[8] Between 1950-1958, ten shopping centers were built in the surrounding suburbs, containing approximately 150 stores and over 10,000 parking spaces.[9]

To address the problem of the declining downtown in the 1960s, the City of Dayton brought in urban design and planning consultants.[10] The Baltimore-based architectural planning firm RTKL quickly determined that downtown needed bold action and would work with the City between c.1966-1970 in crafting various plans and designs to fight suburban competition.

At this same time, private development plans were emerging for South Dayton Mall, a 2.2 million square foot retail center located approximately 12 miles south of downtown, boasting over 100 retailers with large department store anchors. With construction of the mall to be completed by 1970 over the course of several years, the consultants noted that anticipation of South Dayton Mall had already overshadowed the central business district retail efforts happening downtown. In addition to the new mall, nearly 170 acres of land were zoned for commercial to the south of downtown in the mid-1960s and ready for development. RTKL noted that the location of the new retail establishments were centralized within the suburban areas to high income residents of the region, also providing an improved sense of safety over those competitive retailers that remained in blighted downtown. In addition to retailers, office parks with ample parking were being constructed in areas adjacent to the mall. One of RTKL's most troubling finds after extensive analysis was the indication that only a few financial backers,

[6] The Buckeye Institute, *Urban Sprawl and Quality Growth in Ohio, 13.*
[7] Ibid, 15.
[8] Kroeger, 1.
[9] Nathalie Wright. Ohio Modern: Preserving Our Recent Past Dayton, 47.
[10] City of Dayton Planner, Tony Kroeger, recently completed extensive research into the efforts that were made in the 1960s to address the problem of a declining downtown, as documented in his work cited throughout.

like the owners of the Grant-Deneau Tower, were committed to maintaining the Dayton central business district.[11]

The City realized drastic efforts had to be made based on the guidance received from RTKL consultants. The result was the idea of large redevelopment projects that would address downtown blight while constructing a "modern, more desirable built environment".[12] This tactic was widely known as urban renewal, and the City established several plans to implement this strategy. The plan for East Dayton was the first of its kind in Ohio, demolishing blocks of single-family homes to make way for industry and large-scale housing development, and in some cases, cleared land for the purpose of open spaces. The Miami-Maple and Perry-Mead neighborhoods were targeted in the c.1965 Center City West plan which essentially wiped the area between Main Street and I-75, eventually becoming a complex of government buildings and Sinclair Community College. The 1966 Mid-Town Mart plan sought to redirect efforts of redevelopment back into the downtown core, clearing a significant building stock south of Third Street and east of Main Street. After plans for a shopping center failed, this area eventually became home to the 1972 Dayton Convention Center (designed by Deneau) and Dave Hall Plaza just one block east of the nominated property. Courthouse Square would be subject of an additional renewal plan shortly after. During their time as consultants, RTKL designed several phases of development that envisioned an extensive overhaul of downtown Dayton, complete with mixed use high rises, peripheral parking areas, retail centers, and extensive skywalk systems. Most of RTKL's elaborate vision never made it off of paper with the exception of select projects as described above.

While elaborate plans for Dayton's urban core were being drafted, revised and implemented throughout 1960s, the aggressive efforts of urban renewal raged on in the adjacent neighborhoods and outer regions. By early 1961 the Haymarket neighborhood had been cleared and the land was sold, and US 35 Expressway was under construction. The devastated area became home to new housing development towers, enlarged green spaces that resembled industrial parks. Next on the City's list was the Burns-Jackson neighborhood, located in between the downtown core and the now-demolished Haymarket community. In June 1966, Chicago-based Bertrand Goldberg Associates were hired to conduct an economic feasibility study along with redevelopment site planning. The plan resolved to keep 125 structures and demolish the remaining building stock.[13] By this time, residents of East Dayton began to vocalize their concerns with urban renewal tactics at the grassroots level after seeing the effects around them. Community members pushed to save what remained of Jackson-Burns despite demolition already starting in the neighborhood. In 1972, the City created the Jackson-Burns Historic District, which would later renamed the Oregon Historic District (NR #75001506, 1975). By the early 70s, urban renewal was on the decline as funds ran dry from the previous decade and prominent figures such as Jane Jacobs condemned the planning tactics at a national level. It would take several varying influences to encourage a stronger preservation voice to emerge in the city, eventually leading to the 13 historic districts Dayton has today.

[11] Kroeger, 2.
[12] Kroeger, 4.
[13] Oregon Historic District Society

As urban renewal struggles played out in the surrounding residential neighborhoods, major strategies remained focused on reshaping the business environment of the downtown core. The idea of new large-scale private developments aimed to attract tenants by offering progressive amenities while maintaining the few business that remained. Several of these projects took form as Dayton's first high-rise structures, an advertisement of new growth and modernity. The majority of new commercial projects were private development completed with the City's support, but a different effort than the formal urban renewal plans including civic facilities. Regardless of methodology, the common goal was understood as modernizing Dayton so as to keep up with the changing times. Modern high-rises (both as part of urban renewal projects and as private development) were seen as a cure for dilapidated and substandard commercial spaces of the past. The first of these high-rises came toward the end of the decade with the construction of the Grant-Deneau Tower."[14]

Anticipation of Downtown Change

Despite widespread demolition of residential neighborhoods and low-rise commercial buildings in the 1960s, Dayton's skyline had not significantly changed until the construction of Grant-Deneau Tower. On July 14, 1966, an article in *The Journal Herald* announced the purchase of the site where the new 22-story tower would be constructed. The purchase consisted of the 1922 Keith Building, home to RKO Keith Theater (Figure 1). The five-story building was purchased by Richard H. Grant Jr. and Paul H. Deneau for approximately $750,000 and contained 28,000 square feet of theater and retail space on the first floor, with an additional 35,000 square feet of office space above. The article describes Grant and Deneau's purchase as "tangible evidence of their faith in the potential of the South of Third Street area."[15] It wasn't until October 4, 1966 that plans were made public to demolish the Keith Building for the modern Grant-Deneau Tower, as described in a front page article of *The Journal Herald*. The 22-story office building was expected to cost $6.5 million, containing 235,000 square feet of office space with an attached parking deck, and boasting state-of-the art amenities. The project intent was to bring a fresh standard of modern office spaces in the form of Miesian and New Formalist design.

The Grant-Deneau Tower project was the subject of considerable local attention based on its location, size, and progressive symbol of suburban resistance. Architect Paul Deneau is cited as describing the proposed building as being taller than any other Dayton building. Deneau is documented as having expectations of the Tower sparking other real estate investment in the area, which materialized in the form of two additional towers nearby. Deneau was making a point to seek smaller firms to occupy the building – companies that did not have an opportunity to locate in a modern, first-class building prior to this point, rather than a few large tenants to occupy the building in its entirety.[16] Over the next several months various newspaper articles would continue to advocate for the coming project, displaying a supportive hype for new downtown development. In October 1967 the Keith Building was demolished, and site preparation began for the new tower. The anticipated impact was widely discussed, with publications echoing the vote of confidence this project would bring to Dayton. *The Journal*

[14] Ibid.
[15] The Journal News, *Partners Buy Keith Building.* July 14, 1966.
[16] The Journal News, *22-Story Office Tower Will Replace Keith's.* October 4, 1966.

*Herald* describes the economic impact as being considerable, with an estimated $3.5 million in construction payroll alone. The south-of-Third area would receive a major boost from this catalytic project while pushing the city to make progress on its renewal project for the same area. The article additionally describes Grant-Deneau's effect as transforming the Dayton skyline, becoming a staple in the city's urban aesthetics through the use of a clean and attractive design. Most importantly was the newspaper's conclusion that the construction was to be "a statement of confidence in downtown Dayton, the region's urban core. The confidence is justified. Many have known that all along. The new project will make it apparent to all."[17] The media support for Grant-Deneau Tower shows that the project was not an isolated effort, instead playing an influential role in the downtown development strategy. The excitement and support of the tower was impressive, and construction had yet to begin.

Grant-Deneau Tower

In early 1968 construction finally began on Grant-Deneau Tower. When completed in 1969 the 331-foot building was indeed the tallest in Dayton as Deneau had proudly announced. The last commercial high-rise constructed in Dayton was the 1931 Mutual Home Savings Association Building, now known as Liberty Tower. Not only did Grant-Deneau Tower surpass the local record by thirty-six feet, it was also the first modernist high-rise in the city's history. Grant-Deneau was unquestionably the beacon of change in the Dayton skyline, signaling a transformation that symbolized the determination of city leadership.

Marketing materials for Grant-Deneau Tower describe the project as having an entire floor dedicated to the "business mart", a concept in which space was provided for professionals who may not have the need or financial means of renting an entire office suite for a small business establishment (Figure 2). Renting space in a business mart provided the reputation and appearance of working in a new office tower when in reality a compact one man office was all that was needed. The Grant-Deneau business mart offered "a unique concept in compact, private offices for the sales representative or businessman…prestige, efficiency and convenience at an affordable rental price."[18] Amenities included private offices, secretarial and accounting services, furnishings, and a conference room. Amenities for all tenants included a restaurant and lounge on the ground floor, a barber shop and sauna, fast computer-programmed elevators, free office design by registered architects, automatic maintenance, 24 hour security, and convenience in location. Arguably the most important amenity offered was the attached 400-car parking garage that provided monthly parking for tenants, and hourly parking to the public. As the suburban competition rapidly increased due to heavy reliance on the automobile, parking accommodations were critical in attracting users back to downtown developments. Not only did Grant-Deneau provide covered parking for its tenants conveniently connected on each level to the stair and elevator lobby of the tower, it also provided parking for the public in the center of downtown. The concept quickly took off as tenants filled the twenty-two floors of the building – medical offices and laboratories, insurance offices, a jeweler, a bank, and various other business endeavors.

[17] The Journal News, *On the Skyline, Vote of Confidence.* September 24, 1967.
[18] Grant-Deneau Business Mart, provided by City of Dayton.

A September 1967 *Dayton Journal Herald* article describes the anticipated economic impact of Grant-Deneau with an estimated $3.5 million in construction payroll alone. The city tax duplicate would be strengthened, and a significant boost would be given to the south-of-Third area while accelerating progress in the City's renewal project for the adjacent area. Following construction of Grant-Deneau, the 30-story $10 million Winters National Bank Building (now Kettering Tower) was constructed at Second and Main Streets in 1970. The same year the 11-story Miller Building was constructed at First and Ludlow Streets. Other construction included the Dayton Convention Center and 130 W. Second Street in 1972, and KeyBank Tower in 1976. Grant-Deneau was the first modern tower to rise in the city's skyline kick starting a wave of private development to assist civic efforts that continued to slowly unfold.

Occupancy in Grant-Deneau Tower rose so quickly by the mid-1970s that building systems had to be upgraded already. A larger boiler was needed requiring a hole be dug in W. Fourth Street in order for the equipment to be brought in through a foundation wall of the basement. Despite rapid success of the project, Grant and Deneau encountered trouble as businessmen themselves having faced lawsuits for defaulting on taxes and insurance payments in the 1970s. In 1977 the building was sold to Prudential Life Insurance Company and was renamed Miami Valley Tower. At this time, renovations were started on the lobby, and would be complete by 1978. These alterations enclosed the two-story open portico at northwest corner of the building with the glass curtain wall entrance lobby that stands presently. The enclosure was done in a similar character to the curtain wall design of the primary and secondary facades. This allowed for an expansion of the lobby, including a two-story entry with mezzanine. The alterations were designed by Kleski and Associates, the successor to original architects Deneau-Kleski and Associates. Additional modifications included security and HVAC system upgrades, new carpeting and wall finishes on upper floors.[19] The alterations were done with materials and finishes sympathetic to the original style, under the direction of the same architecture firm that originally designed the building.

Over the next two decades various tenants would maintain occupancy in the business mart project, including Third National Bank, E.S. Galleon and Associates attorneys, a jewelry store, and a large medical lab. The Dayton Visual Arts Center assumed occupancy in the 1990s. In 1997, the lobby was once again remodeled with updates to wall and floor finishes. A teleconferencing center and health spa were also added at this time. Occupancy became unstable in the 2000s, with several floors being vacant. In 2007 Miami Valley Hospital purchased the building to house administrative staff in one location, occupying the majority of the nominated property. The hospital vacated the building in 2012, leaving only a few tenants within the twenty-two floors of space.

New Formalism/Miesian Style of Grant-Deneau

The New Formalism style of architecture developed in the late 1950s and continued into its height in the 1960s. Grant-Deneau Tower exhibits influences of this style, as evident in symmetrical elevations, the use of arches and delicate details, smooth wall surfaces, and the overall concept of modern monumentality (Figure 3). A more broad style of architecture during

[19] Samiran Chanchani, HistoryWorks, LLC.

this period was Miesian style, based on the work of Ludwig Mies van der Rohe and Walter Gropius, who emphasized clarity and intellectual order through clean lines and functional style.[20] This style is most famous for the use of interior structural systems to allow large facades of glass curtain walls, open floor plans, and orderly aesthetic of the boxy structures. Grant-Deneau typifies this style through the use of curtain wall construction, floor configuration, and the rhythmic expression of vertical fins, columns, and spandrels on the exterior elevations. A 1967 *Dayton Journal Herald* article describes the building as adding a needed aesthetic variety to the Dayton skyline with a "clean and attractive" design. Another article published during construction in 1969 voices concern of the monotony in Dayton's building stock with reference to "the remarkable sameness of suburban housing developments or sign-littered shopping centers…that lack vision." Instead the author calls for a new skyline that has an expression of art and modernity, referencing Grant-Deneau and Winters Tower as two positive examples of new development.[21]

A survey of historic resources in Dayton, completed in conjunction with the Ohio State Historic Preservation Office, notes that only four buildings in Dayton constructed in the 1960s are classified as Miesian style architecture. The survey notes three office buildings and one college building, including the 1965 Montgomery County Courts Building designed by Pretzinger & Pretzinger; the 1967 IBM Building designed by Shaw, Metz and Association of Chicago; and the nominated 1969 Grant-Deneau Tower.[22] The small stock of Miesian architecture are low-rise buildings, with the exception of Grant-Deneau. Not only was the project a catalyst for redevelopment, but it was also a leader in bringing a rare style to Dayton at an unprecedented scale.

Paul H. Deneau

Born in 1928, Paul Henry Deneau grew up and attended high school in New York. Deneau graduated from Ohio State University in 1951 with a Bachelor of Architecture degree, becoming a licensed architect in the state of Ohio a year later. After serving two years in the United States Navy, Deneau decided to move to Dayton in 1955, after careful consideration of Atlanta as his alternative. Deneau felt Dayton had great potential for development and in 1956 he established his own firm, Deneau, Kleski, and Associates.

A biographical brief on Deneau describes him as having a positive reputation as a local financer and developer in addition to his architectural design interests. One of the most intriguing characteristics of Deneau is his sense of civic pride and support for community growth that is documented in various newspaper articles over the years of his career. For this reason, Deneau was well connected with local development officials, the Mayor, and was often tapped for intellectual contributions to the city's urban renewal plans and community development. It was through these relationships that Deneau was able and willing to take the risk of constructing the Grant-Deneau Tower to spearhead development efforts in the late 1960s. Paul Deneau died in April 1985 at the age of 56.

[20] Kroeger, 200.
[21] Dayton Journal Herald, *Skinny Windows.* March 20, 1969.
[22] Kroeger, 201.

Deneau is known for his success as a leading mid-century architect in southern Ohio, completing many multi-family residential projects and medical facilities. Beside Grant-Deneau Tower, Paul Deneau is credited as the architect of the Dayton Exhibition and Convention Center, an integral part of Dayton's Mid-Town Mart plan of the late 60s. City of Dayton Planner, Tony Kroeger, describes Deneau's legacy in Dayton as having paved the way for mid-century modernism and modernist high-rise architecture in the city. Deneau's acute awareness of challenges faced by the city led to a significant impact on the physical development of Dayton's urban core. Kroeger affirms Deneau introduced the business mart concept to Dayton, and set the stage for national and international modernist architects to work in Dayton, including I.M. Pei, Harry Weese, and Edward Durrell Stone.[23] Paul Deneau was a visionary in bringing modernism to Dayton in an effort to save a failing city that he committed his career to supporting.

Exceptional Significance of Grant-Deneau Tower

Grant-Deneau Tower is exceptionally significant as it represents a pioneering effort to revitalize downtown Dayton through the use of modern design and development concepts never before witnessed in the city. As suburban growth pushed Dayton's downtown into deep economic decline, urban renewal strategies were applied to bring the city back into an age of modernity. Grant-Deneau Tower was a catalyst among similar efforts in a planning and community development solution for revitalizing the central business district. Commitment to building and the subsequent construction of the nominated property was quickly followed by three additional large office towers in addition to on-going urban renewal plans at the municipal level.

Grant-Deneau Tower set a substantial precedent for the city as the first Modernist high-rise building constructed downtown, fueled by a local civic-minded architect's determination to overcome challenges posed by suburban decentralization. Grant-Deneau is exceptionally significant as it was also the first example of the business mart concept in Dayton, offering anything from large office suites to small compact offices with shared administrative support. Grant-Deneau offered incomparable modern amenities to attract businesses back to the core of downtown. The introduction of New Formalism and Miesian style architecture paved the way for mid-century Modernism to enter the urban landscape while setting the stage for national and international architects to work in the city, including I.M. Pei, Harry Weese, and Edward Durell Stone. Grant-Deneau Tower represents an entrepreneurial effort to update the city's building stock while gaining public attention for city planning.

In 2010 consultants for the State Historic Preservation Office wrote a study titled "Ohio Modern: Preserving our Recent Past,", in which the nominated property is described, "The new skyscraper symbolized the conviction of Dayton's leadership that downtown was still a viable commercial center, despite relocation to the suburbs beginning in the 1960s."[24] The building retains a substantial level of architectural integrity, showcasing mid-century modern style design that has served as a symbol of modernity in Dayton's skyline for nearly fifty years. Grant-Deneau Tower was designated as a Local Historic Landmark by the Dayton City Commission in January 2015

[23] Tony Kroeger, *Paul Deneau, Architect.* City of Dayton, 1.
[24] Kroeger, 7.

due to the building's "pioneering role in modern downtown development as the centerpiece of a strategy of large-scale redevelopment and modernization. The architectural styles are noted to carry a great deal of character and contributes to the architectural diversity of downtown."[25]

For its association with the development of downtown Dayton as a response to rapidly developing suburbs, Grant-Deneau Tower is nominated to the National Register under Criterion A at the local level of significance. The building is also nominated under Criterion C as an important representation of the New Formalism / Miesian style architecture in Dayton, Ohio. Grant-Deneau Tower exhibits community and architectural merits of exceptional significance. The period of significance begins with construction in 1968 and ends in 1979 when renovations to the lobby entry were completed under the direction of Kleski and Associates.

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## 9. Major Bibliographical References

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

Chanchani, Samiran. Preliminary Research and Documentation, HistoryWorks, LLC.

City of Dayton Building Services Department. Urban Renewal Studies, Surveys, and Plans.

Dalton, Curt. *Dayton: Postcard History Series*. Chicago: Arcadia Publishing, 2006.

Deneau, Lisa. *The Journal Harold* and *Dayton Daily News* newspaper clippings.

Kane, Kathy Mast, and Wright, Nathalie. 2010. *Ohio Modern: Preserving Our Recent Past: Dayton Area Survey Report.* Ohio Historic Preservation Office, Columbus, Ohio.

Kroeger, Tony. *The Role of the Grant-Deneau Tower in Modern Downtown Dayton.* 2015.

Ronald, Bruce, and Virginia Ronald. *Dayton: The Gem City*. Tulsa: Continental Heritage Press, 1981.

Sanborn Fire Insurance Maps. Columbus Metropolitan Library Online. Dayton, Ohio.

Staley, Samuel R., and Hisrich, Matthew. 2001. *Urban Sprawl and Quality Growth in Ohio.* The Buckeye Institute for Public Policy Solution, Columbus, Ohio.

[25] Local Historic Landmark Designation and Ordinance, Dayton City Commission. January 7, 2015.

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

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

**Primary location of additional data:**

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

**Historic Resources Survey Number (if assigned):** ___MOT-5154-15_

**10. Geographical Data**

**Acreage of Property** ___0.29 acres_____

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):

[X] NAD 1927 or [ ] NAD 1983

| | | |
|---|---|---|
| 1. Zone: 16 | Easting: 740497 | Northing: 4404414 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The nominated property consists of one parcel (Montgomery County Parcel #R72005040010), bounded by W. Fourth Street to the north, S. Ludlow Street to the west, Pretzinger Lane to the east, and a private driveway between parcels to the south.

**Boundary Justification** (Explain why the boundaries were selected.)

The proposed boundary includes all property historically associated with Grant-Deneau Tower.

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**11. Form Prepared By**

name/title: __David Trayte and Peter Ketter_____
organization: __Sandvick Architects Inc._____
street & number: ___1265 W. Sixth Street_____
city or town:___Cleveland_____ state: __Ohio_____ zip code:_44113___
e-mail___dtrayte@sandvickarchitects.com_____
telephone:___216-621-8055_____
date:__June 30, 2015_____

## Additional Documentation

Submit the following items with the completed form:

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

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log

Name of Property: Grant-Deneau Tower

City or Vicinity: Dayton

County: Montgomery State: Ohio

Photographer: David Trayte

Date Photographed: June 2015

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

Photo #1 (OH_MontgomeryCounty_GrantDeneauTower_0001)
North elevation, camera facing southeast

Photo #2 (OH_MontgomeryCounty_GrantDeneauTower_0002)
West elevation, parking deck, camera facing southeast

Photo #3 (OH_MontgomeryCounty_GrantDeneauTower_0003)
South elevation, tower above parking deck, camera facing north

Photo #4 (OH_MontgomeryCounty_GrantDeneauTower_0004)
East and north elevations, camera facing southwest

Photo #5 (OH_MontgomeryCounty_GrantDeneauTower_0005)
East elevation, parking deck, camera facing southwest

Photo #6 (OH_MontgomeryCounty_GrantDeneauTower_0006)
North elevation, entry detail, camera facing south

Photo #7 (OH_MontgomeryCounty_GrantDeneauTower_0007)
First floor, lobby, camera facing south

Photo #8 (OH_MontgomeryCounty_GrantDeneauTower_0008)
First floor, lobby, camera facing west

Photo #9 (OH_MontgomeryCounty_GrantDeneauTower_0009)
Nineteenth floor, typical elevator lobby and corridor, camera facing south

Photo #10 (OH_MontgomeryCounty_GrantDeneauTower_0010)
Eighth floor, typical open plan office space, camera direction north

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
**Estimated Burden Statement**: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

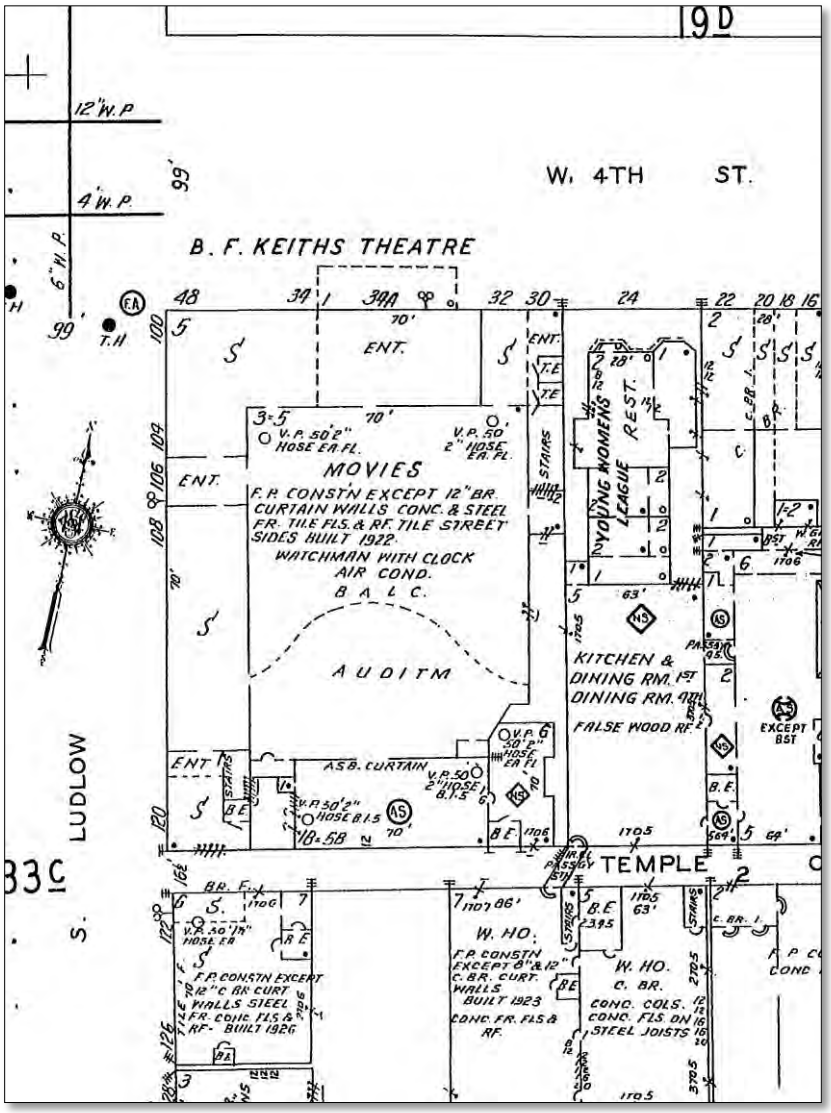



**Figure 1:** Sanborn map, 1955. *Columbus Metropolitan Library Online.*

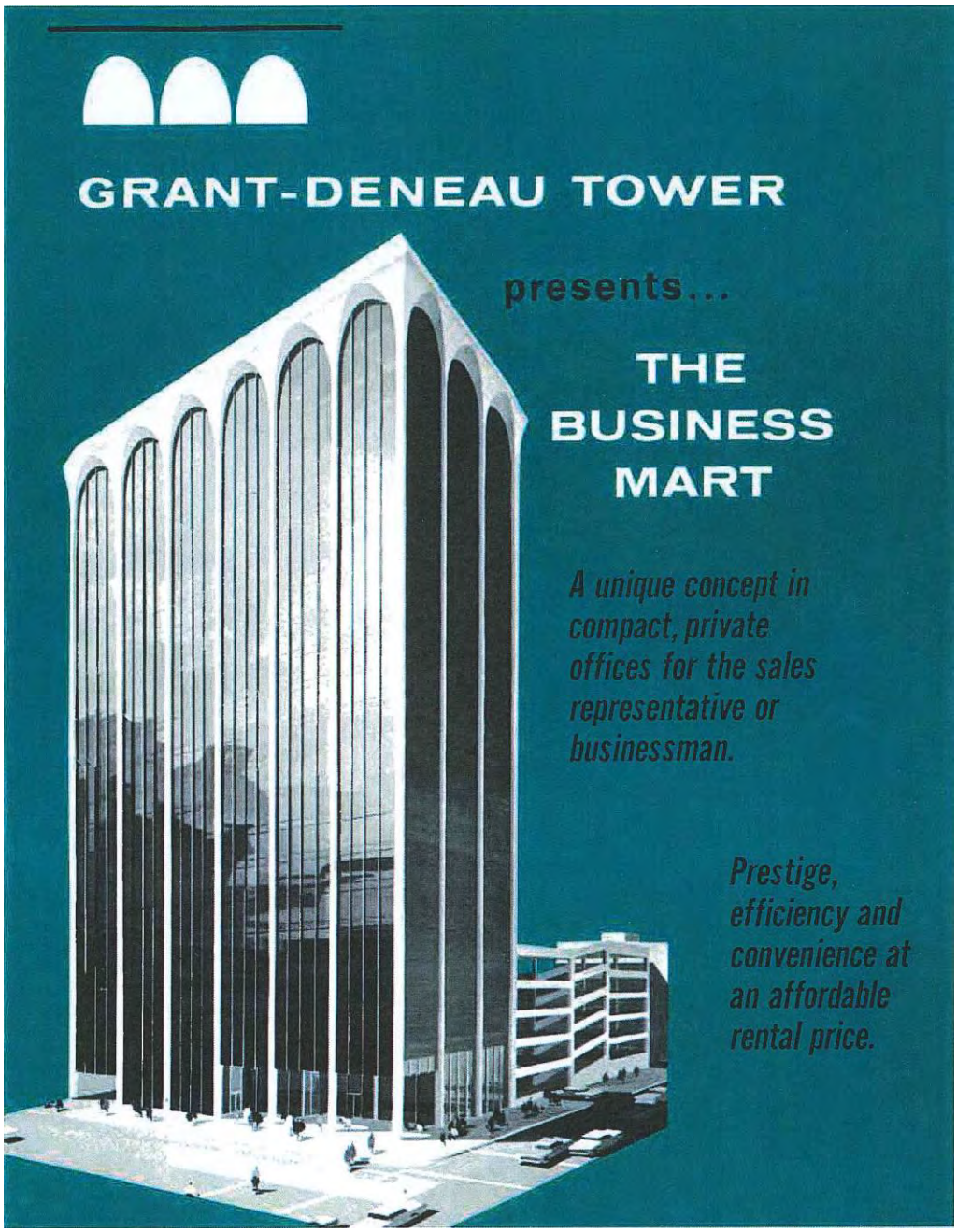



**Figure 2:** Promotional material, c.1970. *City of Dayton.*

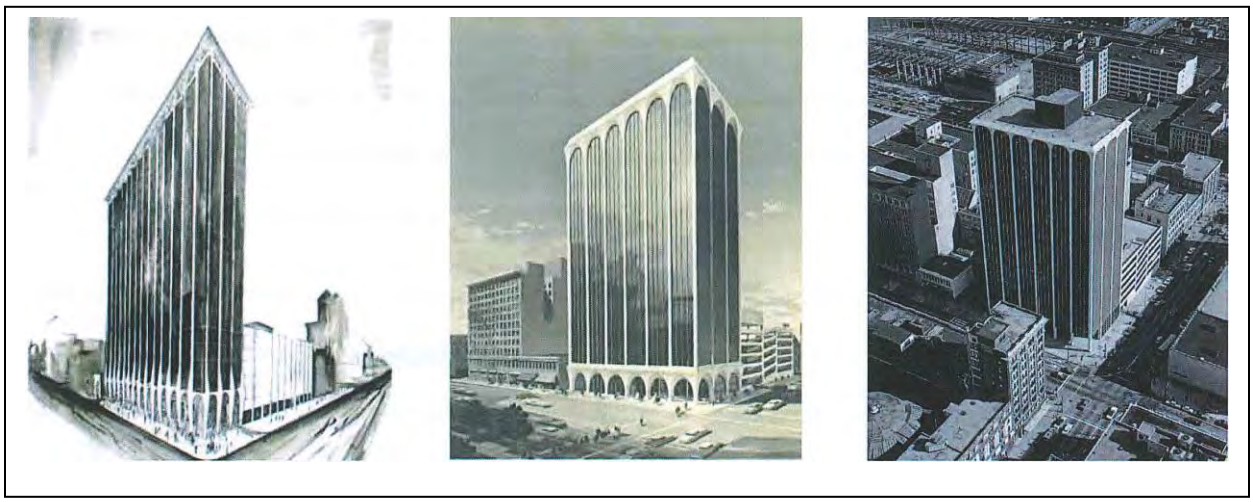
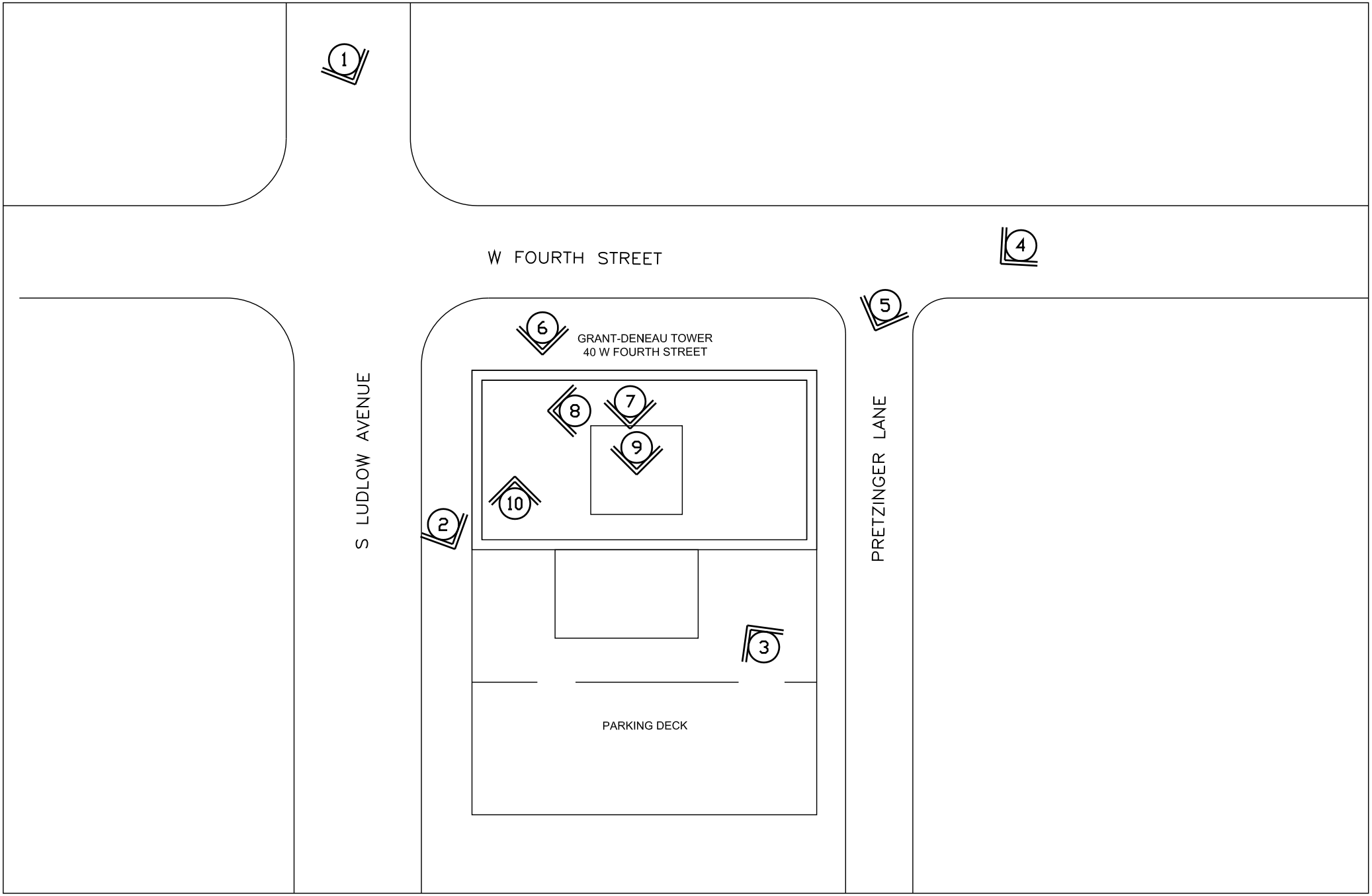
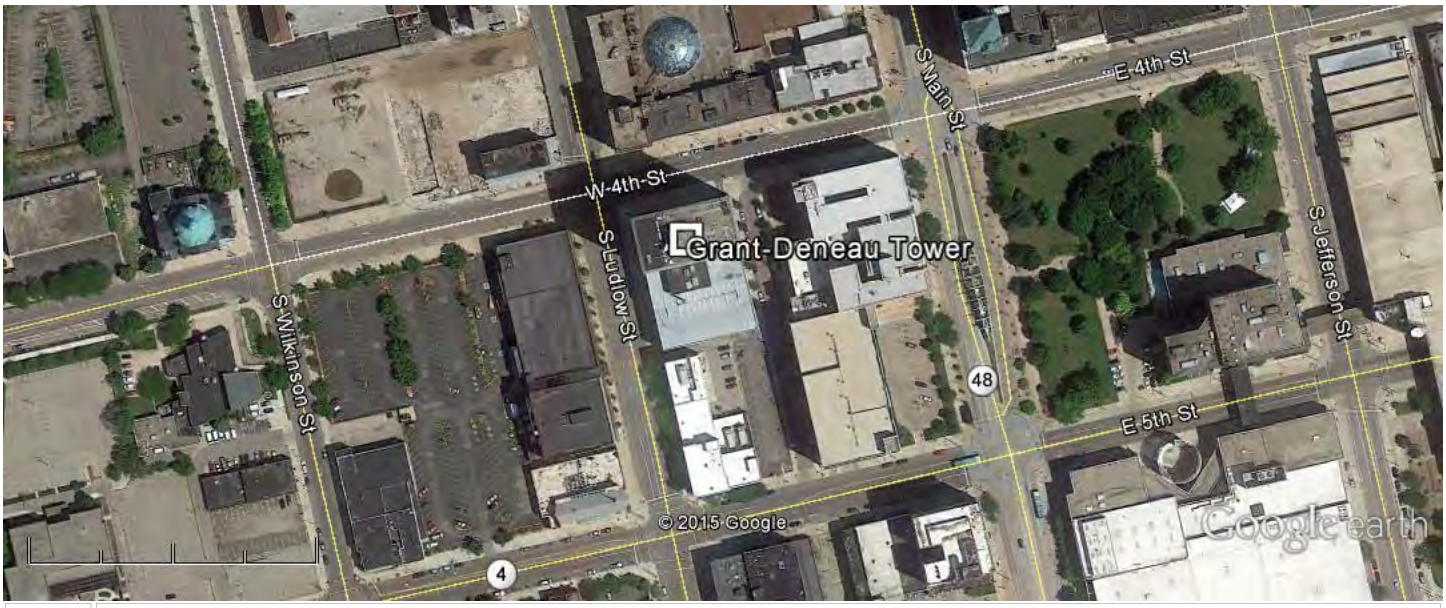


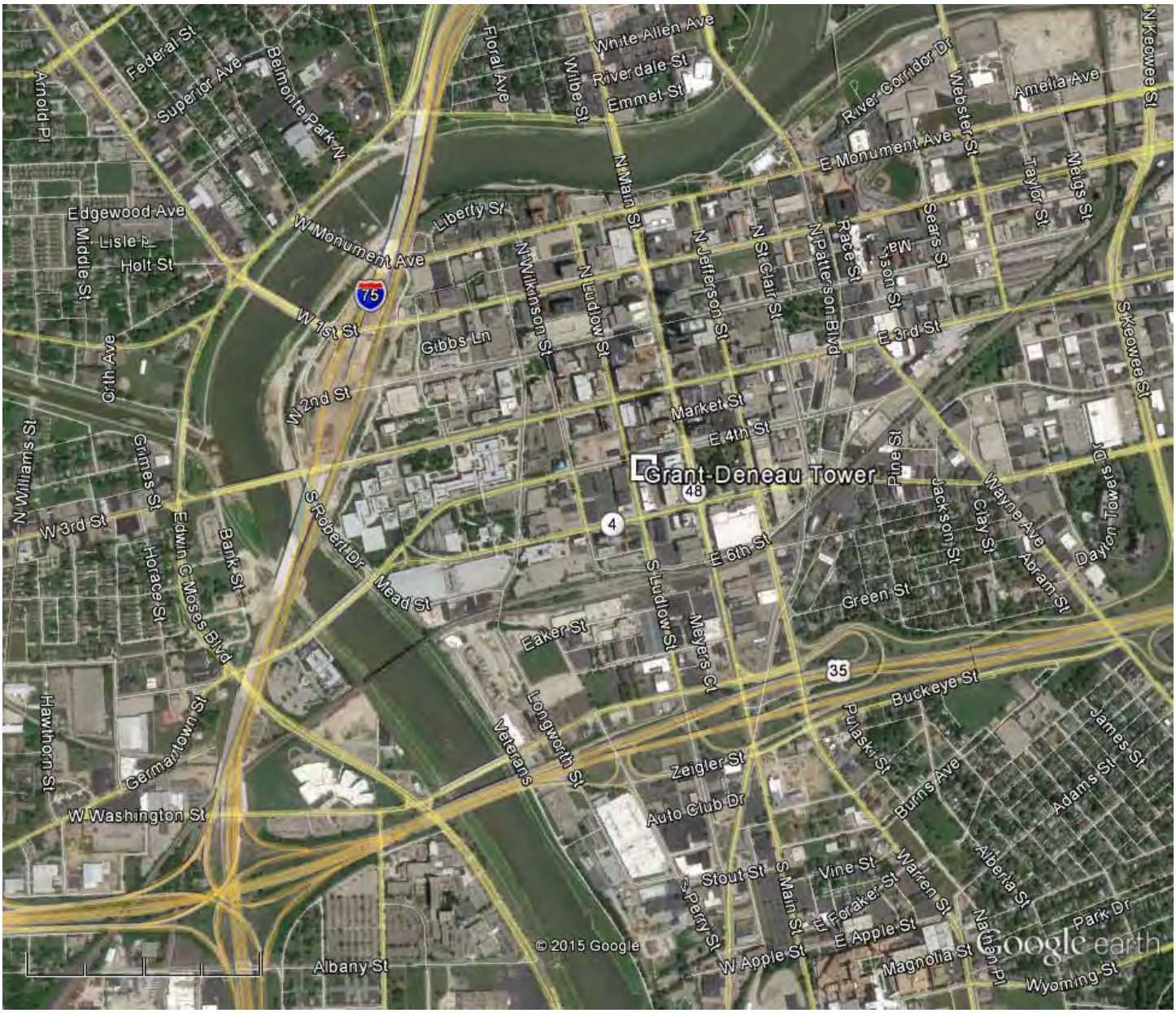
**Figure 3:** Early renderings and aerial photograph, c.1967-1970. *City of Dayton.*




# NATIONAL REGISTER PHOTOGRAPH KEY
# GRANT-DENEAU TOWER
# DAYTON, MONTGOMERY COUNTY, OHIO




Grant-Deneau Tower National Register Nomination
Grant-Deneau Tower Dayton, Montgomery County Ohio UTM Zone: 16 Easting: 740497
Northing: 4404414




Google earth

feet 5000

km 1

Grant-Deneau Tower National Register Nomination
Grant-Deneau Tower, Dayton, Montgomery County Ohio

PARKING
40 west 4th

PRETZINGER
FOURTH
ONE
WAY

40 west 4th
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19
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