



PRESERVATION DAYTON, INC

Your resource and advocate for preserving our region's historic neighborhoods and landmarks

PDI 2021 Annual Membership Meeting

- Call to Order**
- Introductions**
- Thank You to Outgoing Trustees**
- Treasurer's Report and Approval of Minutes Reports**
- Election of 2021 Trustees-at-Large**
- 2021 Year-in-Review**
- 2022 Outlook**



Preservation Dayton Inc.

Let's Protect Dayton's Legacies!

Thank you

Pam Miller Howard, Wright-Dunbar Village, PDI Founding Trustee

Thank you Rachel Booth, South Park

Neighborhood Trustees

- Dayton View—Fred Holley
- Grafton Hill—Dan Barton
- Huffman Historic District—Rosie Miller, Vice President
- McPherson Town—Michael Jacobs
- Oregon Historic District—Monica Snow, President
- St. Anne's Hill—Mary Jo DuPree, Co-chair Events, Fundraising, Membership
- South Park—Karin Manovich
- Five Oaks: Grafton-Rockwood-Wroe-Kenilworth—Bill Marvin
- Wright-Dunbar Village—Kelly Lehman

At-Large Trustees

- Evan Lavoie—Co-chair Marketing and Media*
- Steve Makovec
- Rosie Miller, Vice President
- Kegan Sickels, Social Media, Web Director
- Steven Solomon, Secretary and Co-chair Marketing and Media
- Paul Woodie, Treasurer
- Matt Tepper
- Open position



Preservation Dayton Inc.

Let's Protect Dayton's Legacies!

Approval of December 2021 Minutes—Steven Solomon

Motion and 2nd to approve

Treasurer's Report—Paul Woodie December 15, 2021—January 14, 2022

General Fund Transactions Notes

- Cash Balance: \$8770
- New Income \$2905 contributions, memberships
- New Expenses \$0
- Anticipate expenses of \$350 for printing and mailing; Additional amount for incorporating Preservation Works; Board insurance annual coverage

Dayton Foundation Endangered structures fund

- Cash Balance \$17286
- New Income \$100
- Pending \$0
- New Expenses \$0
- Restricted \$11000 10,000 Gem City 1000 Amherst

Treasurer's Actions

- Last financial report was December 10, 2021
- New fiscal year commences July 1.

General Fund Budget 2021-2022

- Balance Forward \$5000
- Revenue \$2200 membership, donations
- Expenditures: \$1100 insurance, web, miscellaneous

Balance 6/30/22 \$6100

Motion and 2nd to approve



Election of Trustees-at-Large

- Additional nominations from current members?**
 - **Steven Solomon**—Communications and public relations professional; former FEMA public information officer and Director, National Museum of Health & Medicine; extensive community volunteer and board involvement in numerous Dayton non-profit organizations (2022-2024)
 - **Matt Tepper**—Urban planning, community and economic development professional; President, Old North Dayton Neighborhood Association; Chair Northeast Priority Land Use Committee; owner of the historic Evans Bakery; board member Bicycles for All (2022-2024)
 - **Mindi Wardell**—Non-profit management professional; Former Director of Operations for the LoDo District, Inc., Denver’s largest Registered Neighborhood Organization which preserves the nation’s largest collection of early 20th Century warehouses; former Americorps and VISTA volunteer in Denver and Paterson, NJ; Board member for the Dayton View Triangle Federation Neighborhood Association (2022-2023)

- Motion and 2nd to accept slate of candidates; Vote to approve**

- Next PDI Meeting: Cathleen Crowther and Tom Jorgenson, Cleveland Restoration**
Saturdays in February 10-12 a.m. or Feb. W 16, M 21, T22, W23, M 28

- Motion and 2nd to adjourn business meeting; Vote to approve**



PRESERVATION DAYTON, INC

Your resource and advocate for preserving our region's historic neighborhoods and landmarks

- ❑ **Motion to adjourn official business meeting and continue with program**

2021 Year-in Review

- PDI's Purpose and Strategic Priorities
- Committee Reports
 - Marketing and Media
 - Events, Fundraising, Membership
 - Policy and Advocacy
 - Top 10 Most Endangered Historic Properties

2022 Outlook



Preservation Dayton Inc.

Let's Protect Dayton's Legacies!

The purposes of the Corporation are:

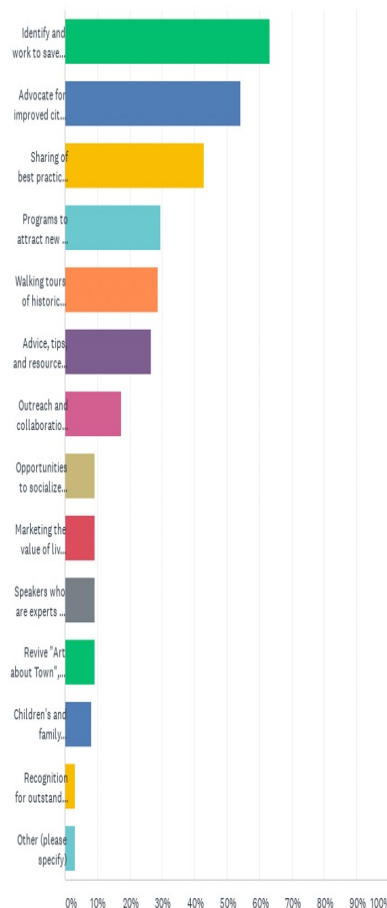
- to promote **historic preservation**
- to promote the **restoration, renovation and rehabilitation of historic structures and settings** as economically viable activities and enhancements to the public welfare
- to participate in and **advocate urban planning as it affects historic areas, sites,** buildings and structures
- to facilitate the **stabilization and growth of historic districts and their contiguous neighborhoods**
- to **facilitate communication and create a cohesive network** among historic districts, societies, preservationists, local governments, and the community at large.



Strategic Priorities

Based on PDI's purpose and 2018 and 2021 survey results:

PDI Survey
2021



#1: Identify and work to save endangered structures = 63% (#2 in 2018)

#2: Advocate for city services and policies to address challenges facing historic districts (vacant properties, code enforcement, incentives, programs) **54% (#1 in 2018)**

#3: Share best practices to solve neighborhood challenges, engage residents, enhance the quality of life in historic neighborhoods **42% (#3 in 2018)**



Strategic Priorities

Four committees to achieve goals

- **Marketing and Media**—Evan Lavoie and Steven Solomon; Rosie Miller, Kegan Sickels
- **Events, Fundraising, Membership**—Karin Manovich Mary Jo DuPree; Rosie Miller
- **Policy and Advocacy**—Dan Barton and Monica Snow, Rachel Booth, Rachel Bankowitz, Fred Holley, Michael Jacobs, Bill Marvin, Steve Makovec, Matt Tepper
- **Endangered Properties Committee**—Fred Holley; Tim Bement, Dan Brown, Dan Barton, Michael Jacobs, David Lyttle, Monica Snow, Paul Woodie, Jeff Wysong



Marketing and Media

Co-chairs—Evan Lavoie and Steven Solomon

- **Create and broaden awareness of Preservation Dayton through traditional, digital, and social media**
- **Be a local powerhouse of positive preservation ambassadors**
 - Encourage residents to enhance community connections to our city, neighborhoods, and each other
 - Feel pride and vitality in our historic neighborhoods and share with those who are looking to visit and relocate
- **Work with other PDI committees to achieve strategic priorities**

PRESERVATION DAYTON'S HISTORIC DISTRICT WALKING TOURS

3,500 print brochures distributed to area locations

https://www.preservationdayton.com/walking_tours.html


GRAFTON HILL HISTORIC DISTRICT

Grafton Hill contains some of Dayton's best examples of stately, high-style residential architecture from the late 19th and early 20th centuries. Dayton's most affluent residents moved northward across the river from the city center and built homes in the popular architectural styles of the time: Queen Anne, Neoclassical, Tudor, and Craftsman. Today Grafton Hill maintains its historic charm and an active neighborhood association. The Dayton Art Institute, the Masonic Center and Annunciation Greek Orthodox Church are nestled within its boundaries. Grafton is within walking distance of the best of downtown—the Schuster Center, Rivercove Metropark, River Run, the bike path, and much more.




DAYTON VIEW HISTORIC DISTRICT

The Dayton View Historic District stands out for its diversity of architecture from the late 1800s to the 1920s including High Victorian, Queen Anne, Chateausque, Prairie and Foursquare homes. Many regal homes feature wide staircases, third-story ballrooms, carriage houses, and ornate mantels. Even the more modest homes hold unique architectural treasures. Today the beauty of Dayton View's housing is complemented by an active neighborhood association, the richness of its economic and cultural diversity, and exciting developments along Salem Avenue including Dayton's first cooperatively owned grocery store, the Gem City Market.




WRIGHT-DUNBAR VILLAGE - WEST THIRD HISTORIC DISTRICTS

The home of Paul Laurence Dunbar and the Wright brothers, first developed as a streator suburb after the Civil War. After World War I, Wright-Dunbar became the cultural and commercial center of Dayton's African American community. Much of the area was lost to "urban renewal" in the '70s. Today, the area is thriving with its active neighborhood association and activities in Oak and Ivy Park. Homes range from the late 1800s to early 1900s as well as new, in-fill homes. West 3rd Street offers vibrant businesses, Dayton's Aviation Heritage National Historical Park, and the Walk of Fame.




PAUL LAURENCE DUNBAR HISTORIC DISTRICT

The district consists of Victorian and Italianate homes from the late 1800s. Paul Laurence Dunbar's home is open as a museum and appears much as it did when he purchased it in 1904. He completed his last work here at age 23. Born to former slaves in 1872, Dunbar's work reveals the daunting challenges African-Americans faced after the Civil War. He published over 400 poems, six novels, numerous plays, stories, and lyrics. His work has influenced Langston Hughes, Toni Morrison, Maya Angelou and others. Homes in this small area are bursting with renovation opportunities.



FIVE OAKS HISTORIC DISTRICTS

Dayton's Five Oaks neighborhood includes three historic districts. Together, they represent Dayton's expansion from the city center in the early 20th Century. The Grafton-Rockwood-Wroe Historic District consists of single-family homes in popular Foursquare, Bungalow, and Craftsman styles. The Squirrel-Forest Historic District exhibits a diverse mix of significant upscale, urban architecture from the early 20th Century. The Kenilworth Historic District showcases 1910s to 1920s Craftsman, Tudor, Colonial, Foursquare, and Colonial-style homes on large wooded lots. With its diverse architecture, active neighborhood association and Grand View Hospital to the south, Five Oaks offers some of the best housing values in the city.




EXPLORE DAYTON'S NATIONAL REGISTER NEIGHBORHOODS

These tours highlight the extensive architectural and cultural significance of Dayton's historic neighborhoods. Dayton has so many great neighborhoods, we hope you will enjoy this fun way to get out and learn more about our city and its rich history. We know you'll be inspired along the way!

HOW TO USE THIS MAP AND AUDIO TOURS ON THE PDI WEBSITE

To start your tour, scan this QR code with your smartphone or go directly to [preservationdayton.com/walking_tours](https://www.preservationdayton.com/walking_tours). Click on the neighborhood tour you would like take. Each recording provides instructions on where to start your adventure. Simply download the audio recording, press play, and enjoy your guided audio tour through one of Dayton's unique historic neighborhoods.



SUPPORT PRESERVATION DAYTON, INC.

Preservation Dayton Inc. (PDI) is your resource and advocate for preserving our regions historic neighborhoods and landmarks. Originally founded in 1983 as the Dayton Area Coalition of Historic Neighborhoods, innumerable members and leaders have been champions for protecting and improving our region's historic communities, landmarks, and the built environment. Learn more and become a member today at www.preservationdayton.com.



Protecting Our Irreplaceable Legacies

Follow us on Facebook and Instagram

Preservation Dayton, Inc.
P.O. Box 3614, Dayton, Ohio 45401-3614
Phone: 937-234-4704
preservationdayton27@gmail.com


This project was made possible by a generous grant from the City of Dayton and many dedicated volunteers.

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PRESERVATION DAYTON INC.

Dayton Historic Neighborhoods


AUDIO WALKING TOURS



For tour information, visit [preservationdayton.com](https://www.preservationdayton.com)


OREGON HISTORIC DISTRICT

Dayton's first neighborhood was laid out by Daniel Cooper in 1815. The district's eclectic architecture began in 1829 with the sale of 27 plots. Homes range from modest cottages to high-style mansions in Federal, Greek Revival, Italianate, Victorian, and Queen Anne styles. After the 1913 Flood, many residents moved and during WW II many homes became rooming houses. By the 1960's, the city planned to demolish the area. A group of visionaries stopped the city and their efforts motivated "urban pioneers" to move to Burns-Jackson. In 1973, residents formed the Oregon Historic District Society. Today diverse families and residents continue to improve the community and share it with visitors.




SOUTH PARK HISTORIC DISTRICT

This 24-block area includes structures in vernacular, cottage, and high styles. In 1853 "Park Street" was designed as a scenic boulevard for grand homes in the countryside. In the 1880s, John H. Patterson, started improving areas near NCR and hired the Olmsted Brothers to enhance Park Drive. The area grew into a garden-filled community where factory workers and managers lived side-by-side. Today South Park is a close knit community of diverse residents. You'll find distinctive, renovated homes and thriving businesses, dining options, coffee shops, and breweries within easy walking distance.



ST. ANNE'S HILL HISTORIC DISTRICT

St. Anne's Hill is significant for the quality and diversity of its architecture and as Dayton's finest example of an intact, ethnic German neighborhood. The 11 square-block area was designated as Dayton's second historic district in 1924, a year after Oregon. The area is full of well-preserved late 19th and early 20th Century homes, predominantly Victorian folk-type dwellings and a few remarkable high-style residences. Today, St. Anne's Hill is known for being an extremely social neighborhood. East Fifth Street also offers unique and vibrant businesses and dining options. St. Anne's Hill is a special place – a community of neighbors that continues to improve and preserve this little piece of Dayton.




HUFFMAN HISTORIC DISTRICT

William P. Huffman, founder of the Huffy Bicycle Company, had a vision of an economically diverse, tightly knit community where social luminaries, city leaders, factory workers, and artisans lived. He realized his vision in the late 1800s by building a diverse collection of homes on land he owned just outside the city—everything from the most ornate Victorian and Queen Anne mansions to smaller homes of simple, classic design. Today, the Huffman Neighborhood Association creates a community where everyone knows each other. Residents share expertise for renovation projects, enjoy unique businesses on East 2nd and 5th and the fun social life of the neighborhood.



MCPHERSON TOWN HISTORIC DISTRICT

Founded in 1845, McPherson is noted for its well-preserved Queen Anne and Eastlake homes. In the 1870s a new subdivision and levee motivated middle-class families to move to McPherson. By the 1970s, the 1913 Flood, urban decline, and the interstate highway had all taken a toll. Fortunately, preservationists began to renovate homes and convinced the city to designate the area as a historic district in 1977. In 1993, volunteers and the Home Builders Association created the city's first Rehabilitation project in McPherson. Today almost every structure has been renovated. The area's small size, proximity to downtown and the bikeway, and active neighborhood association, McPherson Town is a vibrant center of urban living.



Marketing and Media



What To Know What To Do What To Love Best Of Dayton Event Photos Newsletters

Health and history blend seamlessly in Dayton historic neighborhoods walking tours



GET ACTIVE

By Debbie Juniewicz, Contributing Writer

July 10, 2021

❑ **Oakwood Register Distinctive Homes** — Steven and Mary Solomon's Historic Home Squirrel-Forest (May)

<https://5abe1488a536b7d66554-40ebbf4e472cfd77f5021bc42c60f8a3.ssl.cf1.rackcdn.com/diwcgavhpvp02tlj7j7nytadiyz1dx-optimized-pub.pdf>

❑ **Walking Tours**—Thanks to Steven Solomon: Press release to multiple outlets

- Dayton Most Metro
- It's Great in Dayton
- Dayton Live, Work, and Play
- *Dayton Daily News* and *Dayton.com* (3)

<https://www.dayton.com/what-to-do/parks-recreation/health-and-history-blend-seamlessly-in-dayton-historic-neighborhoods-walking-tours/IMBWOJKBDNAHXM2D5CWKPRZAMA/>

Marketing and Media


- ❑ **Most Endangered Historic Properties Nominations and Announcement** – Thanks Steven Solomon; Lisa Powell, retired DDN reporter, McPherson Town resident

Dayton Daily News
Local. In-Depth. Always updated.

Community Gems Coronavirus Business Investigations Opinion Life Food Sports Obituaries Classifieds Legal Notices

Limited time offer! [Subscribe now](#) for unlimited online access for \$4.99/month.

WHICH SHOULD BE SAVED? Preservation Dayton seeks public input to rescue historic properties



PDI's endangered properties committee will choose 10 structures from the nominations to stabilize or control.

Credit: Lisa Powell

WHAT TO KNOW
By Lisa Powell
March 15, 2021

Dayton Daily News
Local. In-Depth. Always updated.

News Coronavirus Business Investigations Opinion Life Food Sports Obituaries Classifieds Legal Notices

Limited time offer! [Subscribe now](#) for unlimited online access for \$4.99/month.

Preservationists select 10 of Dayton's 'most endangered properties' to try to save



WHAT TO KNOW
By Lisa Powell
July 21, 2021

'We should be doing everything we can to bring these properties back to life'

Marketing and Media

- ❑ **South Park Methodist Church—Dayton Daily News 3 articles**

UD gets OK for church reuse project



LOCAL NEWS

By Cornelius Frolik

Aug 26, 2021

- ❑ **Dayton Gems *Dayton Daily News* Featured 3 PDI Board Members: Kelly Lehman, Matt Tepper, Monica Snow**

Community Gems: Neighborhood association presidents work to improve McCook Field, Old North Dayton



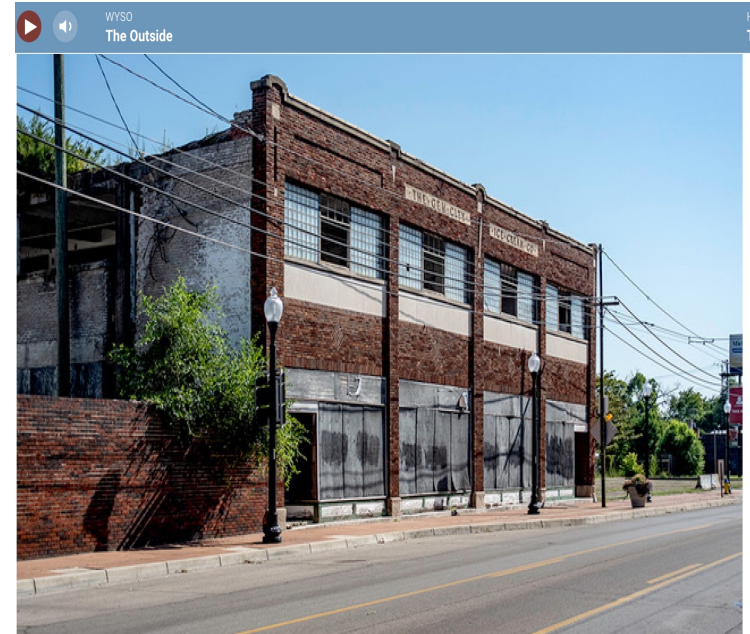
LOCAL NEWS

By Eileen McClory, Dayton Daily News

Oct 28, 2021

Gem City Ice Cream Building — Extensive Media coverage

- *New York Times* <https://www.nytimes.com/2021/11/28/us/wright-brothers-bike-shop-demolish.html>
- *Fox/ABC* <https://dayton247now.com/news/local/plans-to-demolish-wright-brothers-1st-bike-shop-residents-demand-compromise>
- *CBS-WHIO 7* <https://www.whio.com/news/local/wright-brothers-first-bicycle-shop-planned-demolition-city-zoning-overturns-previous-decision/T4AVUW7ZR5GE7NXLC7JGZDLN3I/>
- *Spectrum News*
<https://spectrumnews1.com/oh/dayton/news/2021/12/17/historians--locals-trying-to-save-old-wright-brothers-building-that-could-face-demolition-#>
- *NPR All Things Considered*
- *WYSO* <https://www.wyso.org/local-and-statewide-news/2021-12-17/the-rich-history-of-the-wright-brothers-ice-cream-shop>
- *Associated Press—Tampa Bay; Orlando; Medford, OR; US News and World Report*
<https://www.usnews.com/news/us/articles/2021-11-27/panel-oks-bid-to-demolish-wright-brothers-1st-bike-shop>
<https://www.clickorlando.com/news/2021/11/27/panel-oks-bid-to-demolish-wright-brothers-1st-bike-shop/>
- *Bicycle Retailer and Industry News*



Dan Patterson / WYSO



FILE - In this undated photo, a sign notes the site of the Wright brothers' bike shop outside the former Gem City Ice Cream building in Dayton, Ohio. The Dayton Board of Zoning Appeals has approved the city's request to demolish a 129-year-old historic building that once was the Wright brothers' first bike shop. The city wants to tear down the site because the building has deteriorated to a point where it can no longer be maintained and redeveloped. (Ty Greenlees/Dayton Daily News via AP, File) THE ASSOCIATED PRESS

Web and Social Media Exponential Growth

www.preservationdayton.com

Thanks to Kegan Sickels

- ❑ Top 10 Endangered Properties, plus South Park Methodist Church
- ❑ Excellence in Preservation Awards
- ❑ A Brief History of Historic Preservation in Dayton

<https://www.preservationdayton.com/history.html>



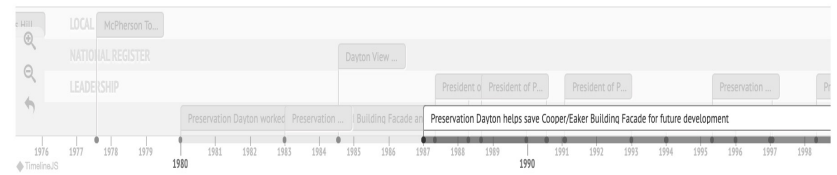
Dayton's Top Ten Most Endangered Properties have been selected based on YOUR nominations!

Click [here](#) to learn more about these properties, their histories, and how you can help support Preservation Dayton's efforts to save these magnificent structures from being lost!

A BRIEF HISTORY OF HISTORIC PRESERVATION IN DAYTON

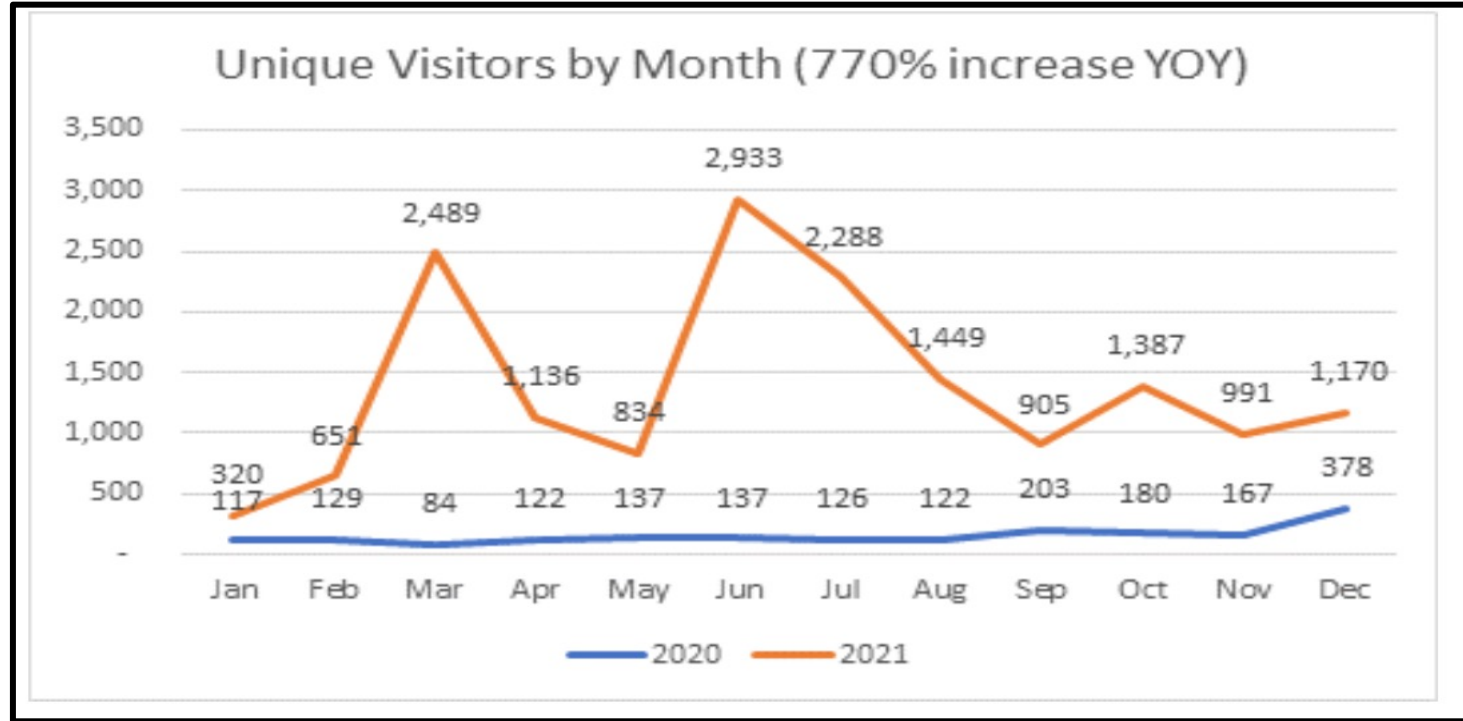


1987
PRESERVATION DAYTON HELPS SAVE COOPER/EAKER BUILDING FACADE FOR FUTURE DEVELOPMENT
Built in the 1878, the building was razed for Premier Health's new headquarters in 1987. Preservation Dayton advocated to save the building and volunteers remarked the stones in field until it could be rebuilt as the RTA Transit hub at 3rd and Main in 2001-2002.



PDI Website Exponential Growth

770% Increase in Unique Visitors over 2021



Date	2020	2021	Year over Year increase
Jan	117	320	174%
Feb	129	651	405%
Mar	84	2,489	2863%
Apr	122	1,136	831%
May	137	834	509%
Jun	137	2,933	2041%
Jul	126	2,288	1716%
Aug	122	1,449	1088%
Sep	203	905	346%
Oct	180	1,387	671%
Nov	167	991	493%
Dec	378	1,170	210%
Total	1,902	16,553	770%



Social Media—Exponential Growth

Total Page Followers: 3,064



Channel	2021	% Increase vs 2020
Total FB, IG Page Followers	1,873	63%
Facebook Visits	4,006	29.3%
Instagram Profile Visits	1,972	204.4%
FB Page Reach	103,341	65.4%
Instagram Reach	3,720	309.2%



Social Media—Instagram

www.instagram.com/preservation_dayton

Instagram

Search

Log In

Sign Up



preservation_dayton

Follow

48 posts

1,405 followers

127 following

Preservation Dayton, Inc.

Nonprofit organization

Originally founded in 1983, members and leaders have been champions and advocates for the Dayton Region's historic communities and architecture.

preservationdayton.com

2020 = 626 Followers
124% increase

POSTS

TAGGED



Looking for a unique present this holiday season? Get a gift that gives back!

These handmade ornaments, created by WHNA Parks Chair Evan Lavoie, will benefit Preservation Dayton (Ohio shape with heart over Dayton) and WHNA (Walnut Hills neighborhood shape with customized heart over your home). Ornaments are \$10, additional cost for shipping if item is to be mailed. Order by December 11 if you would like to have it by Christmas!

Contact Evan directly for ordering, payment, and delivery information:
evanmatthewlavoie@gmail.com or (413) 335-8271



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Social Media—Top Posts

Top performers: Reach









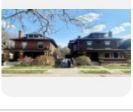



Nominate Dayton's Most Endangered Historic Properties—PDI is launching a proactive program and fundraising effort to stabilize

Reach ⓘ

7.4K

Facebook post



Recent content ↑↓	Type	↓ Reach ↑↓	↑↓ Likes and	↑↓ Comment	↑↓ Shares	↑↓ Results	↑↓ Cost per result	↑↓ Link clicks
 Nominate D... Mar 1, 2021	Post	7.4K 	701	212	69	--	--	1.9K
 Excellence i... Sep 15, 2021	Post	5.2K 	488	67	25	--	--	888
 Excellence i... Mar 31, 2021	Post	4.7K 	395	83	19	--	--	473
 Excellence i... Apr 21, 2021	Post	4.6K 	751	82	26	--	--	1.8K
 As many of ... Dec 20, 2021	Post	4.5K 	97	0	19	--	--	82



2021 Excellence in Preservation Awards

Six New Award Recipients

Special thanks to Alex Duncan, for her beautiful photography

SOUTH PARK HISTORIC DISTRICT



Galen and Betsy Wilson & Mike and Diana Regnier
326 & 322 Park Drive

WRIGHT-DUNBAR VILLAGE &
WEST THIRD STREET HISTORIC DISTRICTS



Shannon Jackson, Owner of HER Realtors
1024-1028 W. Third St.



2021 Excellence in Preservation Awards

GRAFTON HILL HISTORIC DISTRICT



Cheryl Bates
221 Belmonte Park East

HUFFMAN HISTORIC DISTRICT



Becky Osgood Howard
55 Linden Ave.



2021 Excellence in Preservation Awards

AT-LARGE AWARD
TIPP CITY



Steve & Sally Watson
Hotel Gallery & Buggy Whip Building, Tipp City

AT-LARGE AWARD
JANE REECE NEIGHBORHOOD



Don Hageman
Jane Reece House, 834 Riverview Terrace



2020 Excellence in Preservation Awards

Special thanks to Alexa Jackson for her beautiful photography!

ST. ANNE'S HILL HISTORIC DISTRICT



Adam and Jason Coatney-Schuler
1505 E. Fourth St.

OREGON HISTORIC DISTRICT



Audria and Ebi Maki, Owners of Reza's Roast
438 Wayne Ave.



2020 Excellence in Preservation Awards

MCPHERSON TOWN HISTORIC DISTRICT



Michael Jacobs & Gretchen Durst
101 McDaniels St.

FIVE OAKS HISTORIC DISTRICTS



Steven and Mary Solomon
148 Squirrel Road

<https://www.preservationdayton.com/2020awards.html>



Events, Fundraising, Membership

Special thanks again to Alex Duncan

https://www.instagram.com/dayton_architecture/

Instagram

Search

Log In

Sign Up



dayton_architecture

Follow

1,483 posts

13.9k followers

5,547 following

Dayton Architecture

Landmark & Historical Place

Historic architecture. Historic preservation. Dayton, OH 🏡

#daytonarchitecture Tag your photos!

Personal Acct @ajax87 🐱

POSTS

TAGGED





Two Successful Instameets

- PDI “Commercial” and Walking Tour Brochures
- More than 50 participants at each Instameet



SAT, MAY 22, 2021

Grafton Hill Instameet

Dayton Architecture - McKinley Park

Special Thanks to Laura and Brian Quinn for opening their Fed on Federal https://www.youtube.com/channel/UCFeg_ffhB6eO35QfZoVaZIQ



SAT, OCT 23, 2021

Dayton View Historic District Instameet

Dayton Architecture - Grace: A United Methodist Community

Special thanks to Chad Wycoff for opening up his home on Lexington Avenue



2021 Memberships

	2020	2021	Change
Paid Memberships	53	87	> 64%
Members and Organizations	71	117	>65%
Membership Revenue	\$980	\$1971	>101%
Donations	\$295	\$2,883	>877%

\$15 Individual \$25 Family \$50 Business

Please Join!

www.preservationdayton.com/join



Events, Fundraising, Membership

❑ October PDI Board Meeting—More than 50 Fundraising Ideas

Thanks to three board members:

- Holiday ornament sales \$200+ Evan Lavoie
- CareSource matching grant, volunteer hours \$200 Kegan Sickles
- 100+ Women Who Care Kelly Lehman



Looking for a unique present this holiday season? Get a gift that gives back!

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Contact Evan directly for ordering, payment, and delivery information:
evanmatthewlavoie@gmail.com or (413) 335-8271

CareSource®



100+ Women Who Care Dayton



Fundraising: Grant Sources

- ❑ **Attended Dayton Foundation Webinar for Non-profits: Greenlight Grant**

- ❑ **Applied for the following grant—but not selected:**
 - **1772 Foundation Historic Properties Revolving Fund**
Thanks to David Lyttle, Endangered Properties Committee
<https://www.1772foundation.org/grants>

 - **Dayton Development Coalition: Priority Development Access Committee**
Revolving Fund to Stabilize 5 Historic Vacant Home – Thanks to David Lyttle
<https://daytonregion.com/webform/pdac/submissions/1313>

 - **Lowe’s Top 100 Home Towns** Endangered Properties Stabilization Fund: Traxler Mansion <https://corporate.lowes.com/newsroom/100-hometowns>

 - **National Trust for Historic Preservation** Historic Restaurant Co-vid Relief Grants
Jay’s Seafood Restaurant
<https://savingplaces.org/historicrestaurants#.Yem6N1jMIW8>

 - **City of Dayton ARP Funding New View of Dayton View** —Thanks to Fred Holley



Policy and Advocacy

Co-Chairs— Dan Barton, Monica Snow

Goal: Promote and support the preservation of the Dayton region's historic architecture

- Advocate for improved city services and policy changes to address challenges facing historic districts
 - Influence the City to promote preservation and improve building stock in historic districts.
 - Identify best practices and ordinances in other Ohio cities and nationwide
 - Advocate for the adoption of similar best practices by the City of Dayton
- Identify and partner with non-profits and private sector organizations to address vacant and substandard properties in historic districts.
- Expand the number of historic districts in the city of Dayton.
- Obtain support from the historic neighborhood associations' leaders and residents.
- Identify and work to save historic structures



Policy and Advocacy—2021 Priorities

Address vacant and blighted properties

- Explore Heritage Ohio’s façade easement program**

- Continue PDI’s relationship with the Montgomery County Land Bank**
 - Learn more about the Montgomery County Land Bank’s two citizen/investor programs: DIY Renovation and Tax Foreclosure Acquisition

- Gain a better understanding of the historic tax credit application, award, and transfer process**

- Learn more about Ohio’s receivership laws and legal processes to address public nuisance properties**
 - Non-profits have legal standing to bring court action to appoint a receiver for public nuisance properties ORC 376.41; Used by:
 - Cleveland Restoration Society
 - Hamilton County Land Bank and Cincinnati Preservation Association
 - Fred Burkhardt Geneva Analytics, Dayton area
 - Advocates for Basic Legal Services (ABLE) willing to partner with PDI



Policy and Advocacy—2021 Priorities

Address vacant and blighted properties

- Revamp the defunct Lot Links Program**
 - Proposal drafted and discussed with the City of Dayton and Montgomery County Land Bank June and July
 - Land Bank supports if the City of Dayton funds two full-time staff

- Evaluate Vacant Property Ordinances and draft an ordinance for the City's consideration**
 - State-wide survey of other ordinances completed
 - In progress Stan Hirtle and Michael Jacobs

- Propose state-wide and county-level legislation/policies to address vacant properties**
 - Draft presented to John McManus, Montgomery County Treasurer
 - Treasurer McManus has also offered quarterly discussion with PDI board members and his staff

- Replace the Lot Linker Database for Dayton's Tax Delinquent Properties**
 - In progress with Code Dayton and PDI member



Policy and Advocacy—2021 Priorities

Address vacant and blighted properties

Not completed

- Schedule “Financing Your Historic Renovation” panel**
- Address selective code enforcement** by revisiting prior solutions and developing new ones
- Function as a clearinghouse for historic properties** available for renovation, sale, foreclosure that are not selected for the Top 10 Most Endangered Historic Properties
- Planned Development 633 West Grand—Little progress after City Commission approval September 30, 2020**
 - PDI opposed zoning change: Single-family zoning back to multiple-family
 - Multiple Plan Board Meetings February-September, 2020
 - Analysis from Suder Law forthcoming





Policy and Advocacy

❑ Addressed proliferation of 5G Cell Towers—Primarily in the South Park Historic District

- 106 Review required—National Register Districts
- Lengthy discussions with
 - Verizon consultants, TriLeaf
 - Verizon technical staff
 - State Historic Preservation Office
- Attempts to get the City of Dayton Public Works and Chief Engineer to provide public notice via the Department's website





Policy and Advocacy

Identify and work to save historic structures



South Park Methodist Church Saved

- ❑ Thanks to UD, Premier and Jason Woodard, Woodard Development

- ❑ Key points to decision-makers
 - Attract and retain top talent
 - Protect our region’s architectural, cultural, and religious heritage
 - Leverage UD’s and Premier’s financial resources
 - Strengthen UD’s and Premier’s investment in our community’s economy
 - Support sustainable development

- ❑ Thanks to Rubicon neighborhood leaders, Alex Duncan and Kegan Sickles



Policy and Advocacy

Identify and work to save historic structures

1501 East 5th Street – On hold?



- PDI supported St. Anne's Hill in opposing a potential demolition by the Seedling Foundation at the June Landmarks Commission concept review
- Current structure and site provides Stivers students a unique space for arts and enrichment programming.

PROPERTIES LOST IN 2021 LET'S MAKE SURE THERE'S NO MORE!

BENJAMIN STONER HOUSE
2618 E. 3RD ST.



ROBERTS HALL
UNITED THEOLOGICAL SEMINARY
1800 HARVARD BLVD.



History of the Daytonians





PDI in the Community

- ❑ **Dayton Chapter NAACP Panel Discussion:** “The Vacant House Next Door” —Monica Snow
- ❑ **UD Civic Scholars** South Park and Class Discussion: Social and economic benefits of historic preservation—Karin Manovich and Monica Snow
- ❑ **Sinclair Community College Race and the Law Class:** Redlining Historical Impact and Solutions: A Case Study of the Grafton Historic District—Dan Barton
<https://www.preservationdayton.com/documents.html>
- ❑ **Center for Community Progress and National Board of Realtors Forum** Policy, Practice, Process: Transforming Neighborhoods through Equitable Revitalization features Fred in a webinar "Engaging the Community to Develop Equitable Solutions" access the webinar here
<https://www.preservationdayton.com/documents.html>
- ❑ **Letter of support to Troy Historic Preservation Alliance** and the City of Troy BZA to oppose demolition of the historic downtown Tavern Building
- ❑ **Mission of Mary Silent Auction**—A guided PDI Walking Tour of choice
- ❑ **68 phone, email and Facebook inquires: 2020 = 25 172% increase**
Top 10 properties; window replacements; Landmarks approval; house histories; antique appraisals; walking tours; Fairborn historical plaques; Woman’s Club funding contractor recommendations



Top 10 Endangered Properties Committee

- Identify Local Historic Properties, having significant architectural features and/or significance to Dayton's history and requiring stabilization to avoid deterioration beyond repair.

- Identify, create and secure funding sources to implement and execute a stabilization plan that ensures work is completed in a timely manner.

- Provide information related to stabilized properties to the PDI Marketing Team and/or a PDI Board sanctioned realtor who will be responsible for developing reuse strategies and finding appropriate developers/owners.



Committee Objectives/Charter

- ❑ Select from the Nomination submissions up to ten (10) candidate properties or up to 30K sq. ft. (when commercial structures are included) per year for stabilization.
- ❑ As a property is stabilized, it can be removed from the stabilization list and a new candidate can be added to the list.
- ❑ The full PDI Board will assess the nominations and/or Committee recommendations and approve final selections.
- ❑ Work with appropriate legal resources to identify and resolve all ownership issues, Right to be on property, etc. For each property.
- ❑ Solicit and work with appropriate Trades/ Developers to identify stabilization requirements and estimates.
- ❑ Identify and acquire funding resources and in-kind services such as building trades or restoration specialist. This may further include decisions on any equity interest.
- ❑ Oversight, management and execution of the stabilization plan, including the possibility of securing additional control through a lien or other equity interest in the property.
- ❑ Turnover of the property to the PDI Marketing Team and/or PDI selected realtor.



Endangered Properties Committee

- Announced community-wide nominations
March 1-31, 2021
- Received nominations from more than 100 community members
- The Committee reviewed and scored 38 properties based on 7 criteria:

1 Architecture	2 History	3 Original Exterior	4 Block face Surrounding Area	5 Public Interest Nominations	6 Deterioration	7 Credible Buyer(s)	Actual Score	Weighted Score
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- Announced the Top 10 in July



Endangered Properties Committee

- Contacted property owners prior to the public announcement to obtain permission to enter their properties to estimate stabilization costs, conduct structural engineering assessments, and secure properties from vandalism
–Received responses from 3 property owners
- Collaborate with the City of Dayton in ongoing efforts to identify changes in owners and enforce housing code compliance
- Continue discussions with the Montgomery County Land Bank on possible Land Bank foreclosure actions
- Received advice and an in-depth case study on receiverships from the Cleveland Restoration Society and their legal counsel
- Obtained support from ABLE Advocates for Basic Legal Services for potential receivership action
- Received legal counsel and referrals from two other attorneys



Endangered Properties Committee

- Received a donation of 10 title searches thanks to Mike Martin, Kamela & Co.
—Conducted two title searches
- Funded one structural engineering assessment and completed one roof estimate
- Started research for one potential National Register Nomination
- Applied for a 1772 Foundation grant, a private foundation that has provided historic property preservation funding for Columbus, Cleveland, and Cincinnati preservation non-profits—Thanks to David Lyttle
- Applied for the Dayton region's PDAC Priority Development and Advocacy Committee consideration for a revolving fund to repair and stabilize five historic structures
- Continue to work with current owners and potential buyers/developers
- Raised \$17,367 in the Preservation Dayton Charitable Giving Account #8630



Top 10 Most Endangered Historic Properties

LOUIS TRAXLER MANSION



July 2021 by Alex Jackson @Dayton_Architecture on Instagram



Built in 1912 for Louis Traxler, importance to history, this Flemish Chateausque style building stands out in the [Dayton View Historic District](#). The property was added to the National Register of Historic Places individually in 1979 and again in 1984 as part of the district. Click here to [Learn More](#).

LEOPOLD RAUH HOUSE



July 2021 by Alex Jackson @Dayton_Architecture on Instagram



Built in 1910 for Leopold Rauh, President of the Egry Register Company and a founding member of Dayton's Manager/Commissioner Committee, this Jacobethan style building stands out in the [Dayton View Historic District](#). The property was added to the National Register of Historic Places in 1984. Click here to [Learn More](#).



Top 10 Most Endangered Historic Properties

MICHAEL NEIL HOUSE



July 2021 by Alex Jackson @Dayton_Architecture on Instagram



Built in c. 1900 for Michael Neil, who platted the Wolf Creek Area, it was sold shortly after it was built to Charles M. Seybold, President of the Seybold Machine Co. This brick Queen Anne style building stands out in the [Grafton Hill Historic District](#). The property was added to the National Register of Historic Places in 1982 and again in 1986. Click here to [Learn More](#).

DAYTON DAILY NEWS BUILDING



July 2021 by Alex Jackson @Dayton_Architecture on Instagram



Built between 1908 and 1910 by Albert Pretzinger for James M. Cox to house the Dayton Daily News, it is modeled after the Knickerbocker Trust building in New York City, this Beaux-Arts style building stands out in Downtown Dayton. The property was added to the National Register of Historic Places individually in 1978 and again in 2019 as part of the Downtown Dayton Historic District. Click here to [Learn More](#).

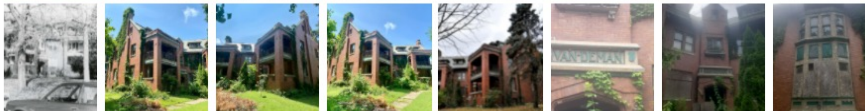


Top 10 Most Endangered Historic Properties

VAN DEMAN APARTMENTS



July 2021 by Alex Jackson @Dayton_Architecture on Instagram



Built in 1908 for John N. Van Deman, a Dayton Lawyer, this Jacobethan style building stands out in the [Dayton View Historic District](#). The property was added to the National Register of Historic Places in 1984. Click here to [Learn More](#).

THOMAS E. TUCKER HOUSE



July 2021 by Alex Jackson @Dayton_Architecture on Instagram



Built in 1905 for Thomas E. Tucker, President of the Gem City Boiler Company, this French Chateausque style building stands out in the [Dayton View Historic District](#). The property was added to the National Register of Historic Places in 1984. Click here to [Learn More](#).



Top 10 Most Endangered Historic Properties

GEM CITY ICE CREAM BUILDING

JOHN R. REYNOLDS MANSION



2020 by Kegan Sickels



2020 by Alex Jackson @Dayton_Architecture on Instagram



Built in the Late 1800s with additions through 1914, The Gem City Ice Cream Company manufactured some of the first commercial ice cream in Ohio. This building stands out in the [West Third Street Historic District](#) and has been associated with the Wright Brothers' first bicycle shop. The property was added to the National Register of Historic Places in 1988. Click here to [Learn More](#).

Built c.1867 for John R. Reynolds, a prominent Dayton Businessman, this Second Empire Victorian style building stands out in East Dayton. The property was added to the National Register of Historic Places in 1976. Click here to [Learn More](#).



Top 10 Most Endangered Historic Properties

SANTA CLARA BUSINESS DISTRICT

JUDGE EDWARD T. SNEDIKER HOUSE



Smith Building & Riverdale Theatre Building, July 2021 by Alex Jackson
@Dayton_Architecture on Instagram



Built between the late 1800s and the 1920s, the Santa Clara Business District represents some of early suburbanization in Dayton. The Flatiron Building, Smith Building, and Riverdale Theatre represent some major buildings at risk in this district. Click here to [Learn More](#).



July 2021 by Alex Jackson @Dayton_Architecture on Instagram



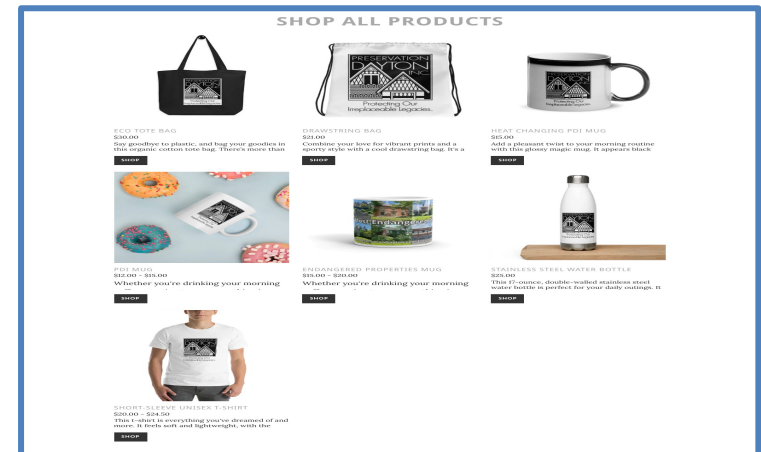
Built in 1905 for Edward Snediker, Court of Common Pleas Judge, this Colonial Revival style building stands out in the [Dayton View Historic District](#). The property was added to the National Register of Historic Places in 1984. Click here to [Learn More](#).

PRESERVATION DAYTON, INC

Your resource and advocate for preserving our region's historic neighborhoods and landmarks

2022 Outlook—Send Us Your Ideas

- ❑ **Excellence in Preservation Awards—In-person this Spring**
Life-time Achievement Award and all other 2020-2021 awards recipients
- ❑ **New Mini-grant for Marketing:** newsletters, walking tour brochures, displays, advertising—Thanks to Rosie Miller
- ❑ **Promotional video by Laura and Brian Quinn: Why Support/Join PDI**
- ❑ **New Members-Only Benefit:** Directory of historic contractors/renovators
Thanks to Alex Duncan
- ❑ **New Online PDI Merchandise Store**



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☐ Vacant and Deteriorating Historic Properties

- **Continue collaboration with the Montgomery County Land Bank and City of Dayton**
- **Continue to work with Top 10 Endangered Property Owners**
- **Form a new non-profit CDC and a LLC: Preservation Works**
Thanks to Paul Woodie, Fred Holley, Michael Jacobs, Evan Lavoie
 - Take title to historic properties
 - Qualify for additional funding sources as a CDC
 - Services from Pro Bono Partnership of Ohio: Thanks to Michael Jacobs
 - State and federal filings: Cheryl Bates

☐ National Register Nomination

- Jane Reece Nomination: City of Dayton Mini-grant; Ohio Pipeline Initiative—Steve Makovec
- Expansion of Grafton north—Dan Barton
- Dayton View Triangle and College Hill—Funded by the City of Dayton; Anticipated in May



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2022 Outlook—Send Us Your Ideas

Update PDI's strategic plan

Last updated under David Bohardt's leadership (2005-2008)

▪ **Cleveland Restoration Society: History and Evolution**

Saturdays in February 10-12 a.m.

or Feb. W 16, M 21, T22, W23, M 28

Launch a successful fund-raising and grant-application effort

—Capacity building

—Historic properties revolving fund

—Generous advice from Patty Caruso, Beyond the Box; and
Kristy Fairfax, KMF Consulting; and Preservation Futures

Your support is much more than saving irreplaceable buildings, it is preserving the fabric of our community.



Questions and Discussion

Thank You for Your Support

MEMBERSHIP

Membership is open to all who want to preserve our irreplaceable architectural heritage and the quality of life fostered by Dayton's unique National Register neighborhoods and landmarks. By becoming a member of PDI, you will join in the effort to preserve Dayton's history one brick at a time.



Updates—Major Renovations Downtown

**Boss Kettering's Delco
Manufacturing – Mendelsons**

**Centre City Building—Dayton to Spend
\$2.5M to Stabilize**

<https://www.daytondailynews.com/local/dayton-to-spend-25m-to-repair-crumbling-downtown-office-tower/IDUS44YFCVFD5HAVCJEHQFG66Y/>





Updates—Historic Neighborhoods



141 Ringgold Event Space HD1



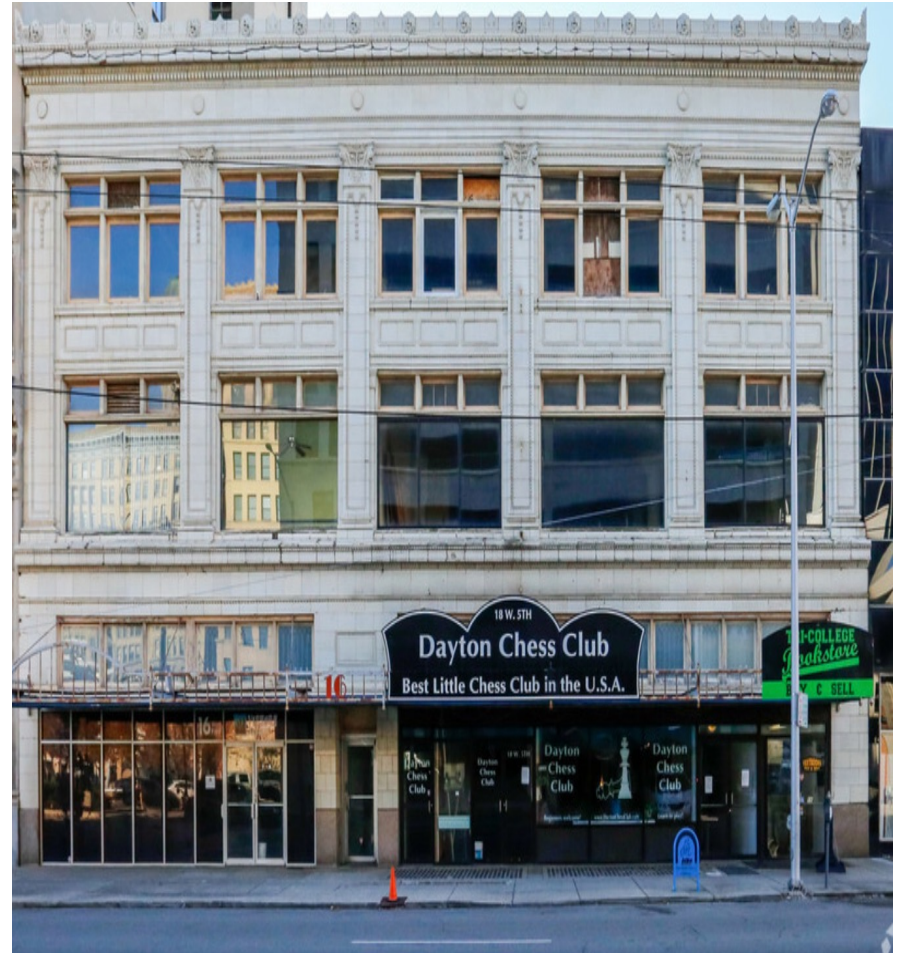
Couple convert historic building into ...
spectrumnews1.com



2013-2027 E. 5th Mixed Use



Updates—Major Renovations Downtown



East 3rd