

PRESERVATION DAYTON, INC

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

2023 Preservation Dayton Year in Review

Thanks to your support in 2023 you helped to

- Tell our preservation stories
- Create thriving neighborhoods
- Sustain our environment

To see the annual membership meeting agenda and election of At-Large-Trustees jump to slide 56



Inspiring Leaders Honored at “Excellence in Preservation” June Awards Event

www.preservationdayton.com/2023awards

DAYTON VIEW HISTORIC DISTRICT

Jeffery C. Marshall & Monte Spencer
The Herman Miller Mansion



Jeffrey Marshall and Monte Spencer have been dedicated owners and stewards of the Herman Miller Mansion since they purchased the home in 2013. Master builder, Herman Miller, took three years to build the home, finishing it in 1928 for \$95,000, an astronomical sum in the 1920s. Miller also built the historic terracotta commercial building at Salem and Grand

GRAFTON HILL HISTORIC DISTRICT

Dan Barton & Chris Rashilla Barton
Multiple Properties



It's not an exaggeration to say that the Grafton Hill Historic District would not be the thriving neighborhood it is today without Chris Rashilla Barton and Dan Barton. For four decades, the Bartons have been at the forefront of renovating irreplaceable historic properties and innovative solutions to improve the Grafton neighborhood.



Inspiring Leaders Honored at “Excellence in Preservation” June Awards Event

WRIGHT-DUNBAR VILLAGE & WEST THIRD STREET HISTORIC DISTRICTS

Benjamin Speare Hardy II & Stacy Thompson Speare Hardy
Daniel Grant Fitch House



Daniel Grant Fitch House, built in 1856, is one of just a few examples of Greek Revival residential architecture in Dayton and one of the earliest homes on the west side. For several years, the home suffered from neglect for many years and at one point was at risk of demolition.

In 2002, when the Wright-Dunbar Village neighborhood

ST. ANNE'S HILL HISTORIC DISTRICT

Adrienne Lee & Ryan Simon
Eugene Dutoit Farmhouse



222 Dutoit is the location of the original farmhouse that was the first residence in the neighborhood that is now St. Anne's Hill. Adrienne Lee & Ryan Simon took on the project of protecting this very important landmark head-on through extensive renovations since they purchased it in 2019.



Inspiring Leaders Honored at “Excellence in Preservation” June Awards Event

MCPHERSON TOWN HISTORIC DISTRICT

Laurie Trick LaSelle & Mike LaSelle
Multiple Properties



Laurie Trick purchased her first home on West McPherson Street in 2002 with her brother Drew in 2002. This double had been mostly gutted and remodeled around 1994. The siblings burnt off the paint and repainted the entire exterior themselves—a multi-year endeavor. After Drew moved in

OREGON HISTORIC DISTRICT

Jana Fornario & Kyle Wilkinson
Multiple Properties



Jana Fornario and Kyle Wilkinson purchased their first historic home sight unseen. As a military family relocating to Dayton, they immediately fell in love with the historic charm, walkability, and friendliness of the Oregon District. When a fixer upper came up for sale at on East 6th Street, they took the plunge. An 1870s renovation to the home, coupled with 1913 flood damage and subsequent neglect



Inspiring Leaders Honored at “Excellence in Preservation” June Awards Event

SOUTH PARK HISTORIC DISTRICT

Burgess & Jeanine Gow
Multiple Properties



Burgess and Jeanine Gow of South Park are untiring in their efforts to inspire investment and pride in historic neighborhood living.

Since 2013, the couple has amazingly restored more than thirteen properties in South Park, (plus two in Oregon District) including a 100 year-old home on Garrett Street

AT-LARGE AWARD

Jason Woodard & Woodard Development
Multiple Properties



If it weren't for Jason Woodard's creative vision and leadership, the historic South Park Methodist Church on Brown Street would be in a landfill today. As Premier Health's new Brown Street facility was opened in early June, Jason Woodard said, "Making a positive impact on the community is a top priority" and that is truly evident in the many historic buildings Woodard Development has brought



Inspiring Leaders Honored at “Excellence in Preservation” June Awards Event

Dayton Housing Tracker

Illegal Dumping

Illegal Signs

Neighborhood Yard
Standards

Property Disclosure

Vendor Survey List

[Home](#) › [Government](#) › [Departments](#) › [Planning, Neighborhoods & Development](#) › [Housing and Inspections](#) › [Housing Inspection](#)

HOUSING INSPECTION

RESPONSIBILITIES

The Division of Housing Inspection is responsible for the enforcement of existing structural maintenance. This enforcement includes structural housing conditions (both interior and exterior), non-residential exterior enforcement, residential zoning, structural and public use nuisance and yard standards. We facilitate the health, safety and welfare of the citizens of Dayton through the enforcement of property maintenance codes, education, and by bringing people and resources together.

CONTACT US

If you wish to:

- Report a new housing/zoning code violation, please call the City of Dayton Call Center at 937-333-3977.
- Obtain the status of an existing housing/zoning code case, please call Jhanera Hall at 937-333-3867.
- Obtain the status of a building permit, call 937-333-3883.
- Obtain information as to plan submittal requirements (i.e. commercial, residential, sign permit plans), call 937-333-3883.
- Obtain the status of a zoning permit (including sign permit applications), or request a zoning verification letter, call or email Zoning at 937-333-3887 or zoning@daytonohio.gov.

Related Documents

- [2009 Blue Book Housing Conditions \(PDF\)](#)
- [Historic Zoning \(PDF\)](#)
- [Lead Based Paint Information \(PDF\)](#)
- [Neighborhood Yard Standards Guide \(PDF\)](#)
- [Re-Inspection Fee Ordinance \(PDF\)](#)

Housing Inspection

Physical Address

One Stop, Third Floor
371 W. 2nd Street
Dayton, OH 45402

Phone: [937-333-3977](tel:937-333-3977)

[Directory](#)

QUICK LINKS

- [2024 Board Meeting Calendar \(PDF\)](#)
- [Board Agendas & Minutes](#)
- [Dayton Forward: Comprehensive Plan](#)
- [Monthly Public Meetings](#)
- [Planning Projects and Programs](#)
- [Plans, Studies & Reports](#)
- [Zoning Code & Map](#)

[VIEW ALL](#)

AT-LARGE AWARD

City of Dayton Nuisance Abatement & Rehabilitation Team
Stephanie Halfacre, Ken Jackson, Tonya Morrow,
Dave Wetzel, & Dennis Zimmer



Time and time again, Preservation Dayton members and neighborhood leaders have contacted the nuisance team to safeguard our city’s most blighted properties—especially those significant historic properties recognized by the community as our Most Endangered Historic sites. Despite limited budgets and resources, the team has been highly responsive and continue to serve on the crucial front lines



“Excellence in Preservation” June Awards Event

**Thank You Cross Street Partners,
Mindi Wardell, Karin and Mark Manovich, Rosie Miller, Steven Solomon, Evan Lavoie**





Dayton View Historic District Welcomes 300+ Visitors

PHOTOS: The Dayton View Historic Home Tour

DAYTON.COM





AN ARCHITECTURAL TOUR

Homes of the Dayton View Historic District

DAYTON VIEW HISTORIC DISTRICT

Saturday, May 20
11:00 AM - 4:00 PM
Tours Start Every 15 Minutes



Check in at the
Pump House at
Harvard & Salem

- Five stunning home—Four-squares to Classical Revival
- Partnership with Dayton Society of Interior Designers—Special thanks to Jeannie Bledsoe
- Countless volunteers!
- Free to PDI members



Tour of Dayton Masonic Center



**MASONIC
CENTER
TOUR**

JOIN THE DAYTON MASONIC
CENTER, PRESERVATION DAYTON
& DAYTON OHIO PHOTOS FOR
GUIDED TOURS OF THIS
REMARKABLE CLASSIC GREEK
REVIVAL & NATIONAL REGISTER
TREASURE!

OCT 15 | 4PM - 6PM

**\$20 PDI & MASONIC CENTER MEMBERS
\$30 NON MEMBERS**

Exclusive behind-the-scenes tours begin
every 30 minutes and are limited to 20
participants.

Cash bar & appetizers to follow!

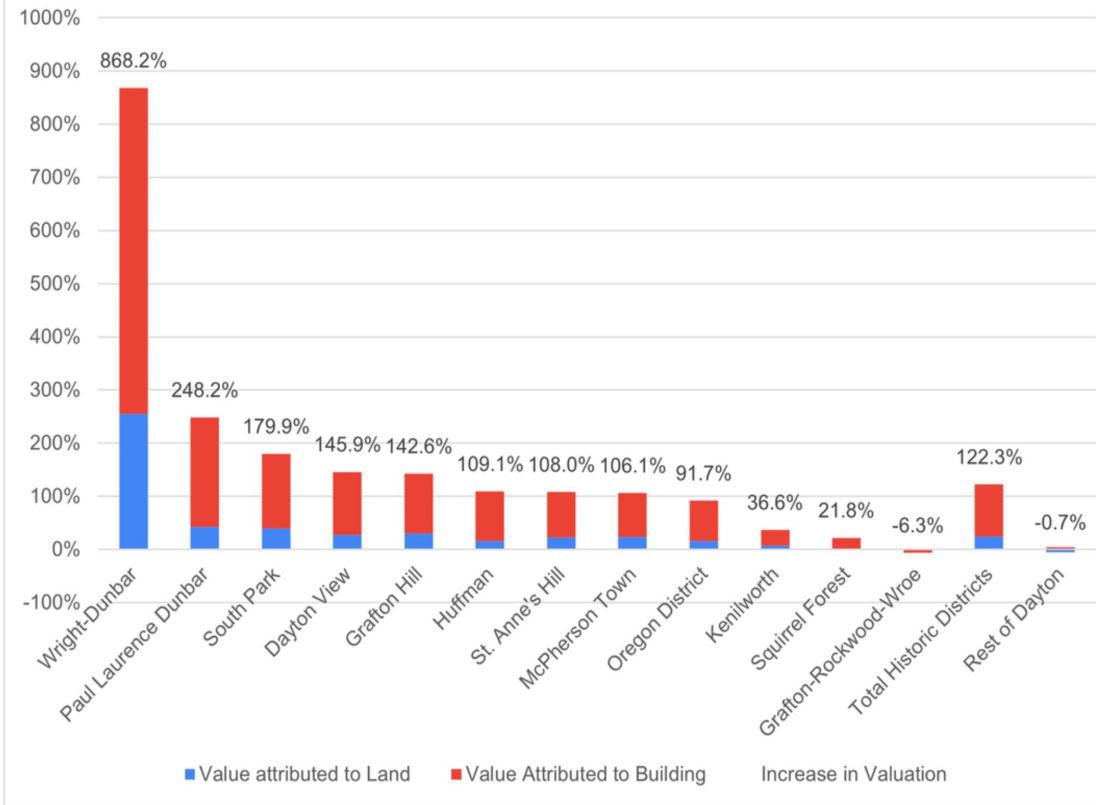
- Insiders' tour of this National Register property
- Exquisite architecture and craftsmanship of one of Ohio's most stunning historic structures.
- Partnership with Dayton Ohio Photos
www.facebook.com/groups/daytonohiophoto
- Seventy guests including
—two who came from Palm Springs, Florida, *just* for the tour
—and John McBain, the grandson of the Masonic member who helped lead the construction
- Thank you to all the tour guides and greeters!
<https://www.daytonmasoniccenter.org/new-page-2>
- Feb. 3 Concert in the breathtaking Templar Room



Historic Preservation Revitalizes Our Region

The Numbers Show What Residents Already Know...

Property Value Increases in Historic Districts 1996-2022



1996-2022

Dayton's historic districts > 122.3%
Non-historic districts -0.7%

1996-2012

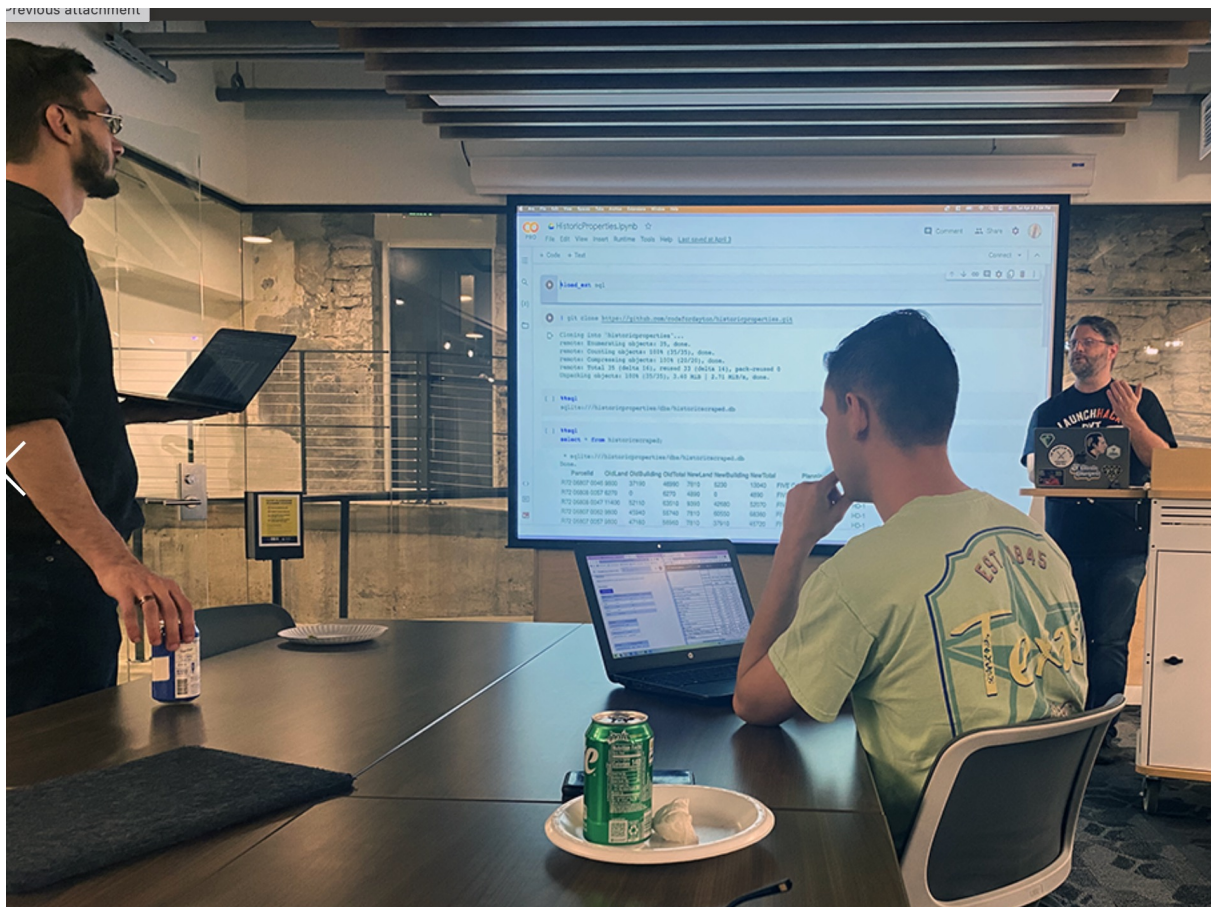
Dayton's Historic Districts > 71%
Non-historic Districts > 22%

Special thanks to Code for Dayton for updating the [City of Dayton Landmark Preservation Task Force Report](#). Their analysis extends the original study's review window from 2012 to 2022. The total valuation of Dayton's historic districts increased 122.3%

Historic neighborhoods are great places to live, work, and play!



Thanks to Six Code Dayton Volunteer for Updating the Numbers



Special thanks to Code for Dayton for updating the [City of Dayton Landmark Preservation Task Force Report](https://www.preservationdayton.com/neighborhoods). Their analysis extends the original study's review window from 2012 to 2022
See the full study on www.preservationdayton.com/neighborhoods



Historic Preservation Revitalizes Our Region



Wright-Dunbar Village Neighborhood Association

July 2, 2017 · 🌐

Saturday we had a small crew from 6:30a-11a cleaning up Oak and Ivy. While our group did get a lot cleaned up (doesn't it look great so far?), there's still plenty of work to be done. Keep an ear out for the next clean-up opportunity!





Historic Preservation Revitalizes Our Region



Dayton View Historic

August 3, 2023 · 🌐



The beautiful and spacious ballroom of the Miller Mansion in Dayton View. Can you imagine the parties hosted here in the 1920s?!

THE WALL STREET JOURNAL.

SIGN IN

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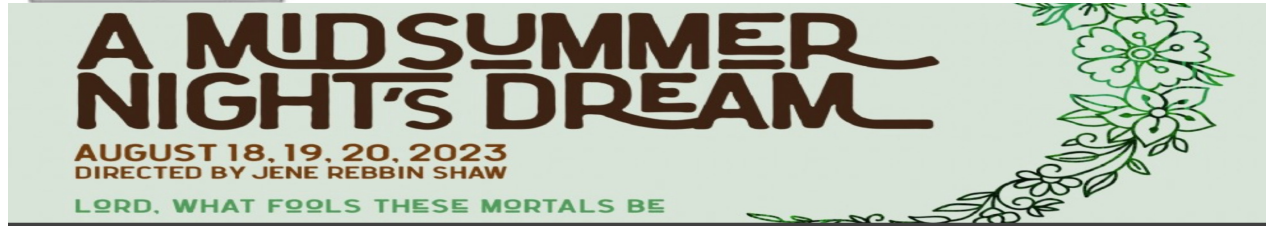
Ohio resident Chad Wyckoff said he is passionate about historic homes.

Matthew Allen for The Wall Street Journal





Historic Preservation Revitalizes Our Region



A Midsummer Night's Dream by William Shakespeare

Past Event - Sunday, August 20, 2023
This page may be updated if the event is repeated

South Park Green, 600 Hickory Street, Dayton, Ohio 45410
[map it](#)

Free Event

Shakespeare in South Park's season 14 production, A Midsummer Night's Dream

SHAKESPEARE IN SOUTH PARK PRESENTS A MIDSUMMER NIGHT'S DREAM



Tickets on sale for Dayton's South Park Murder Mystery Tour



Harrell said she expects to continue to invest in South Park because she loves the neighborhood and there's so many people who want to make it a better place to live. ...

She said, "It's just me — I'm not a company from elsewhere. But one person can make a difference, and there are other people like me in South Park, and we're doing our part."



DAYTONDAILYNEWS.COM

'Yes in my back yard' - Harrell lauded for making her corner of Dayton better

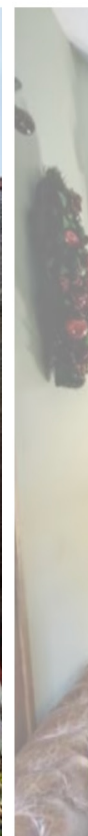
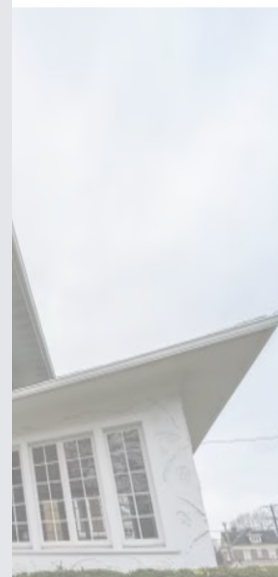
Majorie Harrell of Dayton's South Park neighborhood turned a former homeless shelter into...



Historic Preservation Revitalizes Our Region

DAYTON.COM

The Grafton Hill Historic District Holiday Home Tour





Historic Preservation Revitalizes Our Region



OCTOBER 8, 2023

2023 Holiday Home Tour

Step back in time and explore the enchanting McPherson Town neighborhood during our 2023 Holiday Historic Home Tour, a must-attend event!

McPT Happenings

Select Category

Past Posts

January 2024

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

« Oct

McPherson Town Clean-Up a 5-Ton Success!

Seventeen neighbors turned out for the Annual McPherson Town Neighborhood Clean-up on Saturday May 13. Together with four City of Dayton workers (two drivers and two assistants), we collected 5.07 tons (10,170 pounds) of debris from our streets and alleys. A crew thoroughly cleaned the flower beds in the park; they started first and ended last and so deserve special recognition. It was, however, a neighborhood-wide effort. Thanks to all who contributed!



Posted in Activities | Leave a comment

JUNE 5, 2023

Urban Prairie Planting

After years of dreaming, a prairie at the end of Floral Ave has been planted! There are 11 varieties of native plants; wish them good rooting and successful growing.

Thanks to our resident and former MetroParks Conservation Manager, Prairie Mary, for her knowledge and mentorship, and a small group of other neighbors and their friends who helped plant 100 plants in this new urban prairie after 6 months of space prep by the couple who spearheaded the project. Their hard work included countless hours laying cardboard boxes to suppress weeds, layering composted leaves and mulch, and tearing out honeysuckle and invasive grasses. [#teamworkmakethedreamwork](#)



Posted in Enhancements | Leave a comment



Historic Preservation Revitalizes Our Region



Celebrating 50 years!

1974-2024



**Happy Birthday,
St Anne's Hill
Historic District**



12 PM - 5 PM

Chance to win... \$50 gift card &
handcrafted ornament



12 PM - 11 PM

Chance to win... Collection of
bottled seasonal beers



8 AM - 8 PM

Chance to win... 1 year
membership & \$25 gift card

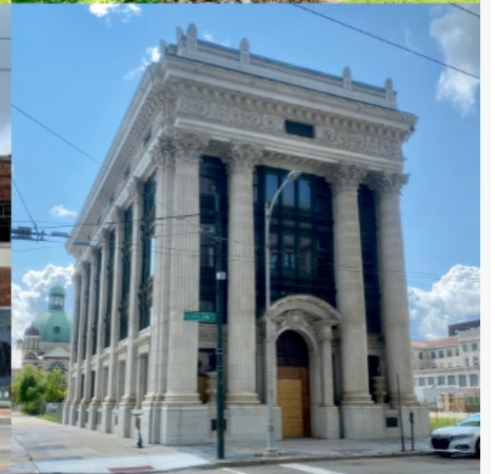




Endangered Properties Update

Community-wide Nominations Launched March 2021

Thanks to Fred Holley, Endangered Properties Committee Chair





Endangered Historic Properties—Traxler Mansion

For nearly three years, PDI has worked to save this iconic home:



- proposed solutions to the owners' family and attorney
- offered to get estimates to stabilize the property to prevent further deterioration
- conducted a title search leading to the dismissal of an erroneous \$20K Federal lien
- offered to install a security system at PDI's expense
- repeatedly called housing officials and police to secure the home
- referred interested buyers to the owners' attorney
- worked with the City of Dayton, the Land Bank, and County officials to protect and find paths to revitalize the property



Endangered Properties—Traxler Mansion

For nearly three years, PDI has worked to save this iconic home:



After the first fire, PDI

- Secured drone footage of the ruins (Thanks to Andy Rowe)
- Funded a LIDAR scan of the remaining structure
- Met with eight companies from SW Ohio and Indianapolis to get estimates to:
 - rebuild the exterior and “grey box” interior
 - stabilize the ruins for future reuse
 - or carefully demolish and salvage key features
- Researched numerous archives to find original architectural plans (Miami U, Dayton, Piqua and SUNY Cortland)
- Worked with JPA Architects who generously donated a REVIT model of the original structure based on the LIDAR scan



Endangered Properties—Traxler Mansion

For nearly three years, PDI has worked to save this iconic structure:

After the 2nd fire, PDI continues to

- monitor the foreclosure process for \$43,593 in delinquent taxes
- identify solutions and new development for the site that meets neighborhood goals and historic zoning requirements

Read more about:

- the history of the Traxler family, their magnificent home
- Harvey Heistand, the architect
- and your support to save the mansion

www.preservationdayton.com/traxler

JPA ARCHITECTURE

Traxler Mansion Base
Model
42 Yale Avenue
Dayton, OH 45406
Preservation Dayton
P.O. Box 3814
Dayton, OH 45401



3131 Newmark Drive, Suite 200, Mountbello, Ohio 45424 | www.jpaarch.com | 937.461.3270

PRINTING DATE
08/24/2023
DRAWN BY

REVISIONS CHECKED BY

PROJECT NO
23087.00

AXONOMETRIC

A203

AXONOMETRIC 3D

Scale: N.T.S.



PDI Recongized with AIA Advocacy Award for work on the Traxler





Historic Properties Lost in 2022

Judge Edward T. Snediker House



- Referred the owner (who was gifted the home) to a reliable structural engineer
- Emergency demolition completed —Certified safety risk by the City of Dayton Engineer

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

Gem City Ice Cream Building



- Structural engineering assessment by Rimkus Consulting Group completed
- Presented the case for saving the building at the Landmarks Commission and Plan Board hearings
- Supported two RFP Respondents who proposed saving the historic building
- Influenced design of in-fill housing on the former Gem City Ice Cream Building site — Thanks to the Landmarks Commission
www.preservationdayton.com/icecream.html



Gem City Ice Cream Building—Demolished

City OKs almost \$1 million for developer Simms' West Dayton townhome project

Money will pay for site preparation work on West Third Street in the Wright Dunbar district



LOCAL NEWS
By Cornelius Frolik
Dec 21, 2023

Credit: JIM NOELKER



- **Total taxpayer support = \$1.3M** (as of December 2022)
 - Demolition cost = \$158.7k + \$150.7 = \$308.7 (City's original estimate = \$200k)
 - \$980K City of Dayton Covid Relief Funds allocated for site preparation (engineering work, land planning, utilities): to make market-rate housing more affordable
- The Landmarks Commission denied the City's request to demolish the building (Sept. 2021)
A Cincinnati developer:
 - Projected that demolition costs would exceed \$200K
 - Requested a \$450K incentive to stabilize the façade and redevelop the building
- Historic tax credits could have reduced development costs by 55% and leveraged public-private sector investment if the City had followed the Landmark Commission's decision to save the historic façade



Endangered Properties—Saved

Thomas E. Tucker House



Dayton View Historic

September 14, 2023 · 🌐



We've been so excited for the restoration progress on the exterior of this beautiful home in our district! Congrats to the workers and their wonderful work!





Endangered Properties—Being Repaired

Michael Neil House



Leopold Rauh House





Endangered Properties—Being Repaired

The Van Damen Apartments





Endangered Properties

Dayton Daily News Building



July 2021 by Alex Jackson @Dayton_Architecture on Instagram

John R. Reynolds Masion



2020 by Alex Jackson @Dayton_Architecture on Instagram



Endangered Properties—Santa Clara Business District



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



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

- **Goal: Nominate to the National Register of Historic Places**
 - Awarded a \$12,000 Ohio Dept of Development (12/2023)— Thanks to Dan Barton and Betsy Wilson who “literally” pushed the submission button at 12 Midnight on July 1
 - Qualify the buildings for state and federal historic tax credits to lower renovation costs and attract owners/developers who value historic preservation



Endangered Properties—Santa Clara Business District



2020 Northwest Dayton Neighborhood Visions <https://www.daytonohio.gov/DocumentCenter/View/10711/July-2020-Northwest-Dayton-Neighborhoods-Vision>

Fair River Oaks Council (FROC) Priority Board

Recognizes

Kegan Sickels



For the FROC Good Neighbor Award

On Wednesday, October 11, 2023

Award, which honors a person in the Fair River Oaks Council (FROC) community who, exemplifies vision and compassion to their neighborhood or community. Thank you for your continued work and "Doing Good in Our Neighborhood!"

Richard C. Green 11 Oct 2023
Richard C. Green, Chairperson Date
FROC Priority Board

- **Working with neighborhood residents to secure the buildings and beautify the district**
 - Awarded a \$10,000 Montgomery Arts and Cultural District Grant grant to paint murals of historic businesses on the store fronts of this thriving business district — Thanks to Kegan Sickles
 - Kegan also received the FROC “Good Neighbor Award” for helping with neighborhood cleanups, plantings along street, calling the Housing team and police to secure the buildings



Endangered Properties—D.L. Barnes (Fairmont School)

Kettering schools delays Barnes demo amid talks to save section built in 1929



- **PDI reached out twice to the Kettering School Board** — Special thanks to Leah Konicki and Dan Barton —to share financially beneficial reuse solutions
 - provide free consulting services to list the property on the National Register
 - provide case studies from the National Trust Investment Corporation of how nonprofits can retain control of a property while benefiting from historic tax credits
- **Coordinated efforts with Dayton History and the Schweitz Foundation**
 - offered to assist with fundraising efforts



PDI Supporting State-wide Historic Preservation



RESOURCES ▾ PRESERVATION SERVICES ▾ MOST ENDANGERED ▾ EVENTS / PROGRAMS ▾ JOIN ▾ ABOUT ▾



May 16 Statewide Nonprofit Panel

COLUMBUS
LANDMARKS

2023 CONFERENCE

*Thank you to all who helped make
our inaugural annual conference a success!*



2023 HERITAGE OHIO ANNUAL CONFERENCE

Big City Challenges, Small Town Opportunities

October 10-12, Dayton, Ohio

**Ohio's Premier
Preservation &
Revitalization
Conference in
Partnership with the
State Historic
Preservation Office**

Downtown Walking Tour—Andrew Walsh,
Dayton Vistas


Oregon Walking Tour —Monica Snow

Panel: Historic District Review: Historic
Residential Neighborhoods and Major
Metropolitan Districts

Dayton Ohio - Holly Days at the Arcade Presented by AES Ohio

Past Event - Friday, December 8, 2023


This page may be updated if the event is repeated

 **Dayton Arcade**

35 W Fourth Street, Dayton, OH 45402 [map it]

Free Event

This three-day event in the Arcade's event spaces will feature holiday shopping, food trucks and sweet treats, live entertainment, family friendly activities, and holiday surprises.





PDI Your Local Preservation Resource -- 2023



- 55 email and social media inquiries
- 48 phone calls
- City of Dayton Public Meetings and PDI Board Letters to support
 - Dayton View
 - Oregon
 - South Park
 - Funding for the North Arcade
- 2024 National Trust Grant to Renovate the Historic West Fifth YMCA



What's Ahead in 2024?



- Educate
- Advocate
- Celebrate



Educate

“How-to Video” Series



How to Renovate Right

- How to Identify the Architectural Style of Your House
- How to Research Your House History

Thanks to Rosie Miller & the City of Dayton Mini-grant



Educate

"How to Video" Series



How to Renovate Right

- Plan Ahead
- Follow Historic District Zoning Guidelines



Educate

"How to Video" Series



How to Finance Your Renovation Project

- 203K loans
- Historic Tax Credits—the Basics
- Working with the State Historic Preservation Office



Educate

"How to Video" Series



7:49 / 8:18



How to Renovate Right

- Restoring Window, Doors, Porches
- Maintaining Gutters, Chimneys, Masonry
- Greening Your Historic Home: Blower Test, Solar, Landscaping



Educate

2023-City of Dayton Mini-Grant 2024

Direct Marketing Campaign to Potential Home Buyers

Live, Work and Play in Dayton's Historic Neighborhoods

Owner of ceramic studio finds reprieve in creating

Dayton potter draws from engineering, sustainability background.



< Caption

Dayton couple's soulful space perfect for game night, holiday brunches

Women's home exudes Afro-modern aesthetic.



< Caption

New cigar lounge coming to Dayton's Wright Dunbar business district



< Caption

Credit: Natalie Jones

Daytonian creates dreamy outdoor space

Careful planning transforms 1886 home.



< Caption



Silver Slipper

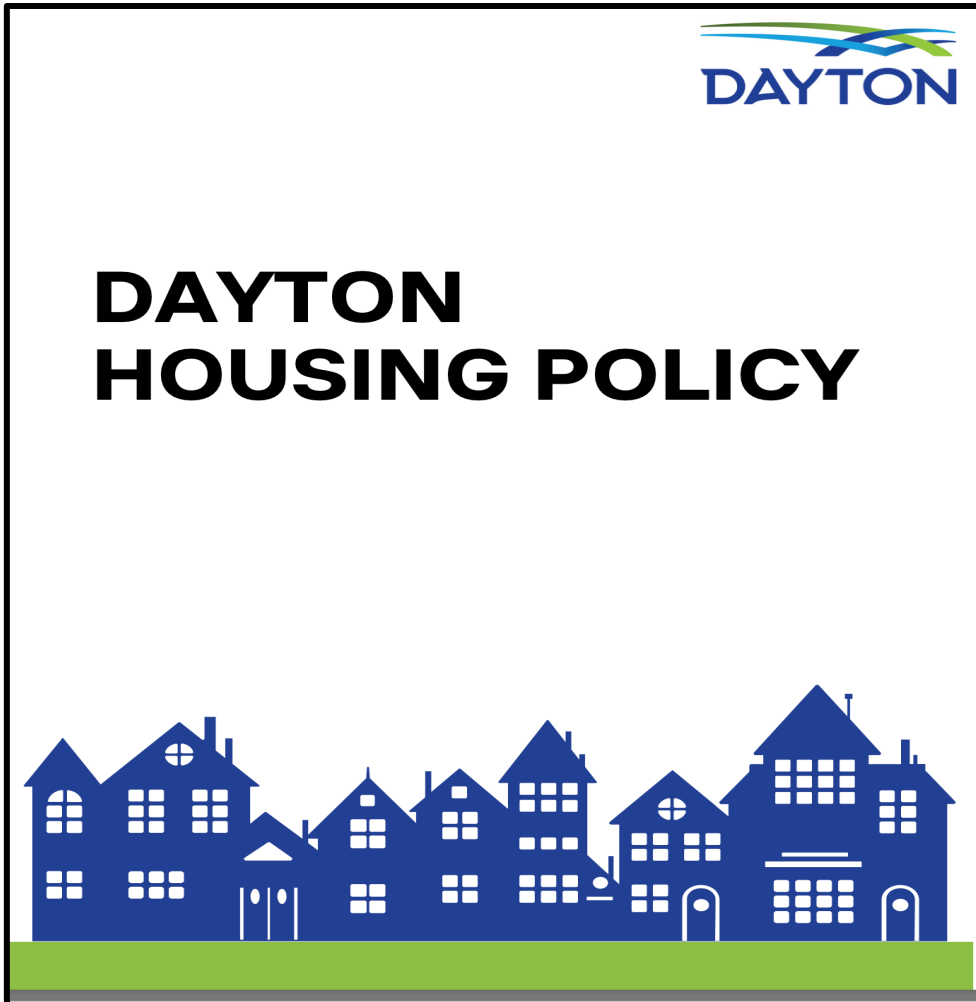
2.2K likes · 2.5K followers

Message Like Search



Advocate

Thanks to trustees and members for attending community input sessions

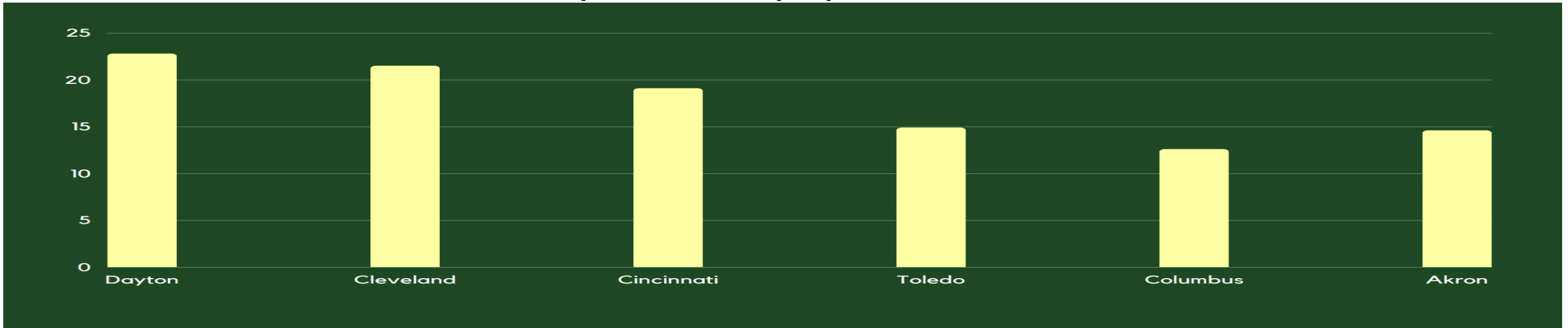


- Fred Holley, Rosie Miller, Monica Snow also served on the Housing Development Committee
- PDI also is represented on the Housing Steering Committee



Advocate—Stop Blight and Renovate Historic Properties

- Stabilize properties —before *more costly* demolition is required
- 11,000 vacant housing units in Dayton—Highest per unit % in Ohio
- 1,700 nuisance and pre-nuisance properties



2020 Census Data DDN Aug. 21, 2021 <https://www.daytondailynews.com/local/dayton-has-one-of-highest-housing-vacancy-rates-in-ohio/MKIJ5XSXDVEWBJDX6J7VA5ULXQ/>
DDN Jan. 8, 2022 <https://www.daytondailynews.com/local/dayton-wants-to-eliminate-1100-nuisance-structures-but-hundreds-of-unfunded-properties-could-remain-standing/FDQLRSRPXVF7BIPI2UG2XZKH4Y/>



Advocate—Stop Blight and Renovate Historic Properties

Ways Vacant, Abandoned, and Deteriorated Properties Negatively Impact Communities



PUBLIC HEALTH

Creates unsafe environment for occupants (e.g. lead, asbestos)

Creates unsafe environment for neighbors (e.g. attracts crime, rodent harborage, physical threat)

Harms mental health



INDIVIDUAL WEALTH

Lowers surrounding property values, threatening homeowners' investment

Property deterioration exceeds cost-effective repair

Raises insurance premiums



COMMUNITY FISCAL STABILITY

Lowers property values, reducing tax base

Contributes to future property vacancy

Increases municipal service costs

*In Cleveland, Ohio, properties within 500 feet of a **vacant, tax-delinquent, and foreclosed property** lost **9.4%** of their value.⁶*

*In 2016, the City of Toledo, Ohio, **spent \$3.8 million on services related to VAD properties**, including \$1 million on code enforcement, \$800,000 on nuisance abatement, \$600,000 on police dispatch, and \$1.4 million on fire dispatch.⁸*

<https://communityprogress.org/wp-content/uploads/2022/06/Progress-Points-Systemic-Vacancy-Cost-of-Vacancy-2022.pdf>

Advocate—Prevent Blight and Renovate Historic Properties

Future of Wright brothers' West Dayton airplane factory is murky after fire



Credit: JIM NOELKER

LOCAL NEWS

By Cornelius Frolik, Staff Writer

April 7, 2023

Structural engineering assessment still to come; site was planned for historic museum, commercial and community space

<https://www.daytondailynews.com/local/future-of-wright-brothers-west-dayton-airplane-factory-is-murky-after-fire/TXM6LVUUTJBWBDWUWXELLIF6A/>

5 found dead after 'one of the most tragic' fires in Dayton history, fire department says



LOCAL NEWS

By Kristen Spicker
Jen Baldof

March 9, 2023

<https://www.daytondailynews.com/local/body-found-in-debris-of-dayton-fire/FLSDLCWXMNHBKQVJGENQPDT5I/>

Advocate—Stop Blight and Renovate Historic Properties

Vacant property fires in Dayton increase, cause problems for neighbors



More than half of the vacant-structure fires in Dayton in were intentionally set, according to fire department 2021 data.

In comparison, only 11% of occupied-building fires were determined to be the work of arsons

Family barely escapes, home destroyed after vacant home next door is set on fire. Unsafe for firefighters to battle the blaze..

<https://www.daytondailynews.com/local/vacant-property-fires-in-dayton-increase-cause-problems-for-neighbors/PIBO6J5RQBAMVAYEC32QB44H3E/>

LOCAL NEWS

By Cornelius Frolik, Staff Writer

April 20, 2022



Advocate—Stop Blight and Renovate Historic Properties



For every \$1 spent, \$333 was saved in medical costs, policing, and incarceration

Randomized controlled trials — University of Pennsylvania Urban Health Lab

- Cleaning and maintaining vacant lots = < 29% in crime
- Structural repairs to homes of low-income owners = < 21.9% in crime
- Full remediation of vacant houses (adding new doors & windows, cleaning the outside of the house and yard) resulted in a lower rate in weapons violations, gun assaults, shootings



Advocate—Stop Blight and Renovate Historic Properties



- **Civil Penalties for LLC-Owned Properties with Code Violations**
 - City of Dayton to Implement 1st Half 2024
- **Utilize Ohio Receivership Statute to Stabilize Nuisance Properties**
 - Montgomery County Land Bank began utilizing 4th Qtr 2022
 - Included in the City of Dayton's Housing Policy



Advocate—Stop Blight and Renovate Historic Properties

Preservation Dayton: Vacant properties in city should be registered, owners charged fees



LOCAL NEWS

By **Cornelius Frolik**

April 10, 2023



■ **Implement a Vacant Property Ordinance in the City of Dayton**

- Identify and register vacant buildings to determine the responsibilities of owners
- Shift the burden of costs of vacant, blighted structures from the City and taxpayers to owners with code violations (e.g., boarding, mowing, legal costs, police, fire etc.)
- Impose fees and require reuse plans to motivate owners to bring properties back into use

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

■ **Continue work with the Land Bank to address their concerns about renovating properties in historic districts**

- 1st offer in 2021: Take title to properties
- 2nd offer November 2023: bring fully vetted developers with financing to renovate specific properties

Advocate—Stop Blight and Renovate Historic Properties

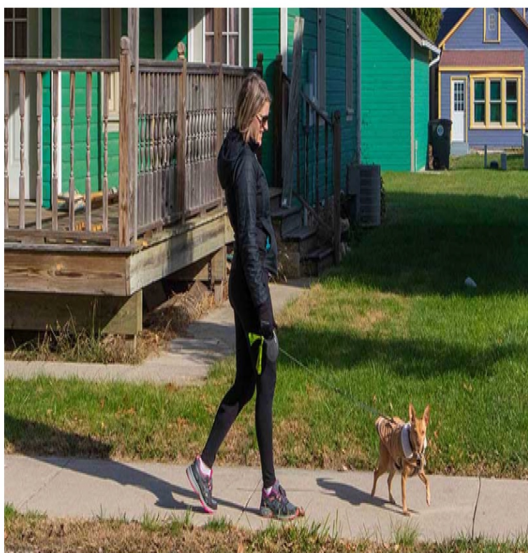
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HOUSING PRESERVATION

Data and Analysis

While in comparison to other cities in Ohio, Dayton's is a very affordable city. The fact remains that many individuals are rent burdened paying more than 30% of their income for rent and many middle-income buyers are unable to find affordable housing to purchase.

Still, most Dayton neighborhoods have a variety of housing stock made affordable through local, state, and federal housing subsidies. Understanding the nuances of these federal programs, the affordability periods and incomes levels served is important to ensuring that a



Another issue raised is helping lower income residents living in Historic Districts preserve their homes. Historic districts generally have larger homes, require more upkeep and are subject to special rules. Home improvement loan programs may require large loan amounts with a forgivable

- **City of Dayton Housing Steering Committee Formed December 2023**
 - PDI is one of two neighborhood representatives
 - Three working committees formed
- **Housing Preservation in Historic Districts—**Help low - income individuals maintain historic properties, support moderate income individual, strengthen the residential fabric
 - Research programs in cities similar to Dayton
 - Draft a concept paper for a pilot program for Dayton
 - Identify mechanics of the program: set up, implementation, measures of success
 - **Cleveland Restoration Society's Heritage Home Program** is an excellent mode
 - Research begun in 2023 thanks to Dan Barton



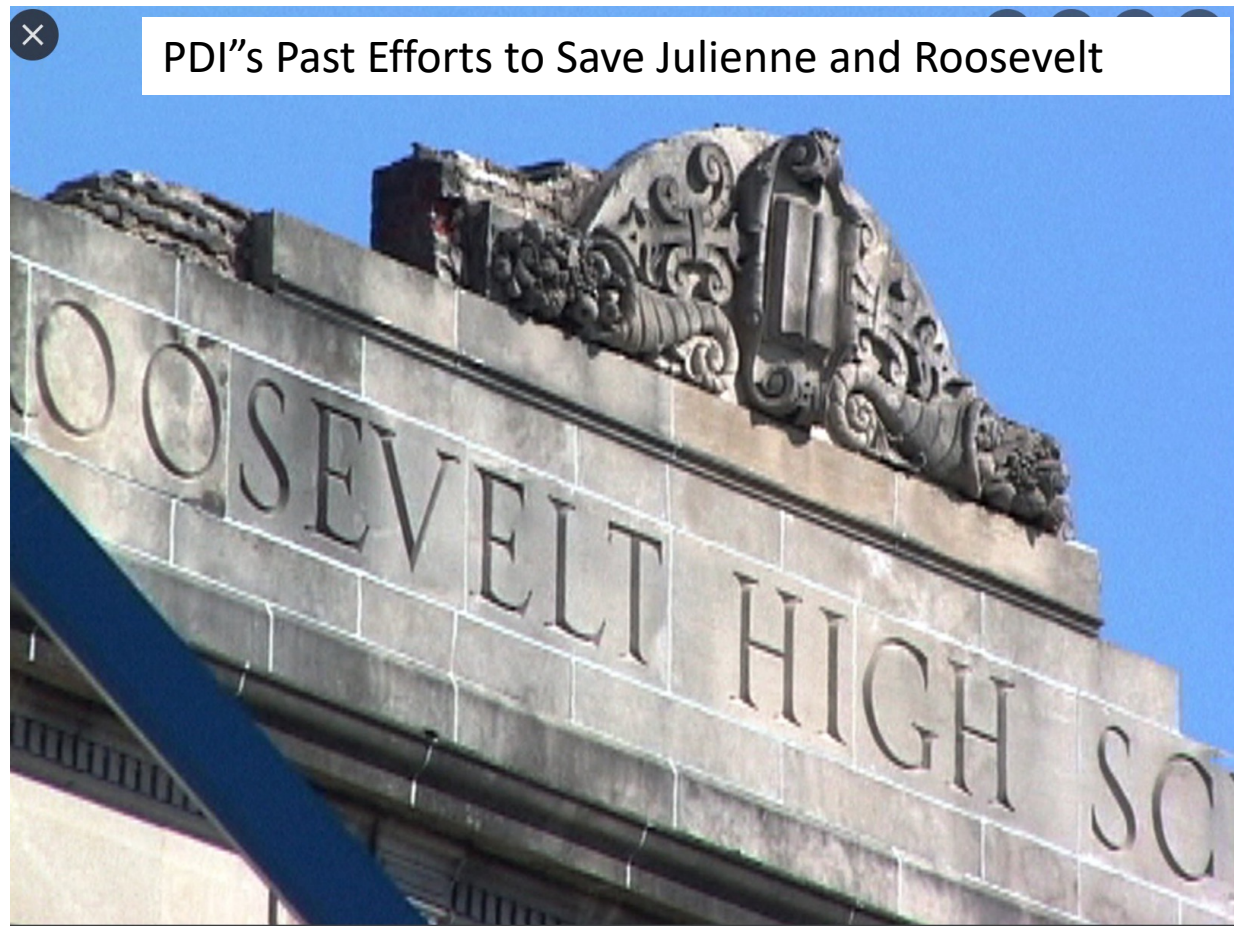
Preservation Dayton Successes – Founded in 1983





Preservation Dayton Successes – Founded in 1983







Build PDI's Capacity—Stop Blight and Renovate Historic Properties



- **Goal: Develop a revolving fund to secure and stabilize historic properties in partnership with capable developers/owners**
- **Formed Preservation Works, Community Development Corporation**
 - CDCs qualify for additional funding sources
 - Smaller, more nimble board of "serial" renovators
 - Based on prior successes: PDI Steam Plant & Dayton View's Governor Cox Mansion
 - \$25K in operating funds
 - Identified 50+ vacant properties in historic districts
 - Please email your suggestions



Build PDI's Capacity—Stop Blight and Renovate Historic Properties



THE 1772 FOUNDATION



**Historic Property Redevelopment
Programs: Resource Guide**

■ Funding sources in 2023

- Awarded a \$5k Greenlight Grant from the Dayton Foundation: title searches, legal fee, etc.
- Awarded \$1,500 University of Dayton Hanley Sustainability Grant: Geothermal Residential Energy Applications
- Applied for 1772 Foundation Feasibility Planning Grant (\$20k) TBD January 30, 2024

prespartners.org/historic-properties-redevelopment-programs

■ Applied or drafted grant applications for:

- Del Mar Fellow Dayton Foundation Grant (part-time grant writer)
- Northwest Dayton Partnership in collaboration with the Salem Avenue Business Association (\$100k)
- Ranked as “Recommended” by the Dayton Development Coalition
- National Trust Preservation Fund Grant (\$5K) —Thanks to Leah Konicki
- Cones for a Cause: Old Scratch Pizza (\$5k) – Thanks to Leah Konicki
- 100+ Women Who Care (\$25K)
- Drafted Dayton Foundation Discretionary Grant Letter-of-Intent (\$100k)
- Drafted City of Dayton Community Development Block Grant (\$150K)



Celebrate Our Preservation Success



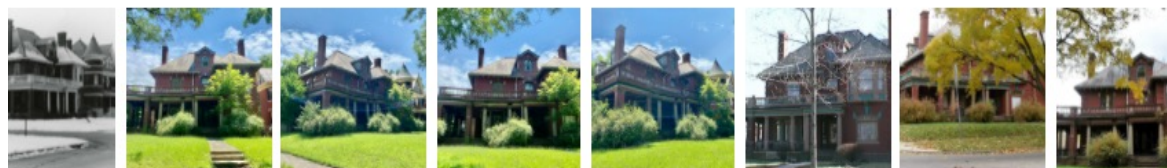
- **Excellence in Preservation Awards – Nominations Now Open** www.preservationdayton.com/awards
 - **Dayton historic neighborhoods**—Recognizes an outstanding preservationist in each of Dayton’s officially designated historic neighborhoods
 - **At-large**—Outstanding preservationist(s) for the greater Dayton region
 - **Lifetime achievement**—A major contributor to preservation causes over multiple decades
- **Dayton View Historic District Home Tour**
- **More “Insider” Tours and Opportunities to Socialize**
- **Send Us Your Suggestions!**



With Your Support We Can Save Dayton's Irreplaceable Legacies



January 1984 by Teresa Prosser <https://catalog.archives.gov/id/71990488>

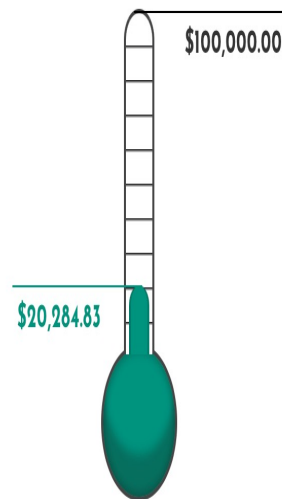


Please donate today! Your contribution, large or small, will save Dayton's historic structures before they are lost forever.

Your contributions are 100 percent tax deductible and are dedicated solely to preserving Dayton's rich history. The Dayton Foundation processes all gifts and donations to the Preservation Dayton, Inc. Fund #8630, a component fund of The Foundation. You can contribute by clicking the 'Donate' button below which takes you to the Dayton Foundation secure website. Or mail your check to payable to "Preservation Dayton, Inc. Fund #8630" Preservation Dayton, P.O. Box 3614, Dayton, OH 45401.

Thank you for your support!

Endangered Property Fund



[DONATE VIA THE DAYTON FOUNDATION](#)

[LEARN MORE ABOUT THE ENDANGERED PROPERTIES COMMITTEE & ITS MEMBERS](#)

ADVOCACY AND RECOGNITION FOR ENDANGERED PROPERTIES



Preservation Dayton 2024 Annual Meeting

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PRESERVATION DAYTON, INC

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

Welcome and Introductions

- Call to Order
- Treasurer's Report and Approval of November 2023 Minutes
- Membership Report
- Introduction of New Neighborhood Trustees and Election of At-Large Trustees
- Your Support Makes a Difference! 2023 Successes and Outlook for 2024
- Adjourn

Film: "Preserving Urban Churches—Saving the Soul of our Community"

Dinner at Jay's—The historic Kratochwill Flour and Grist Mill



PDI Financial Report July 2023-January 2024

Paul Woodie, Treasurer

	Actual 2022-2023	Budget 2024	July, 2023 thru December, 2023
Revenue			
Previous year forward	\$5,721	\$12,369	\$12,369
Membership/Contributions	\$5,516	\$6,000	\$3,161
Grants	\$6,000	\$6,000	\$0
Santa Clara Trust	\$6,575	\$10,000	\$0
Dayton View Hst. Trust	\$5,456	\$0	\$0
Other PDI funds -Trust	\$10,000	\$0	\$0
Other	\$1,110	\$1,000	\$1,770
Total	\$40,378	\$35,369	\$17,300
Expenditures			
Media and publications	\$669	\$600	\$150
City mini-grant	\$2,900	\$5,000	\$0
Awards	\$574	\$500	\$0
Events	\$1,109	\$1,000	\$1,579
Insurance	\$725	\$750	\$0
Professional services	\$6,575	\$0	\$2,500
Fees and filings	\$0	\$0	\$0
Santa Clara Trust	\$10,000	\$10,000	\$0
Dayton View Hst Trust	\$5,456	\$0	\$0
Transfers to other PDI Funds	\$0	\$0	\$0
Other	\$0	\$1,000	\$204
Total	\$28,008	\$18,850	\$4,433
Balance	\$12,370	\$16,519	\$12,867

DAYTON PRESERVATION WORKS, CDC

PDI contributed \$500 as startup
 Anonymous gifts totaling \$20,000
 No expenses to date
Balance: \$20,500

DAYTON FOUNDATION TRUST FUND

Endangered Structures
 65 donors, 1-\$10K, 4-\$1K, 3-\$500
 2023 contributions of \$2450
Balance: \$21,609

Approval of November 16, 2023 Minutes—Evan Lavoie, Secretary



Preservation Dayton 2024 Annual Meeting

Introduction of New Historic District Trustees

■ **Rhea Smith—Huffman Historic District**

- resident of Dayton since 1989 and a steward her 1880 home in Huffman Historic since 2019
- extensive professional experience as a CPA (license retired) and currently works on management-level long-term contracts.
- on the boards of the Fifth Street Brew Pub and the Dayton Theater Guild
- bachelor's degree in Vocal Performance and is a lifelong performer and supporter of the arts.
- Master Gardener since 2013 and is a dedicated volunteer gardener for Historic Huffman.

Chuck Johnson — Wright-Dunbar Village

- retired engineering executive with 45 years of experience including U of California, Irvine at the THRU Laboratory at WPAFB, VP of IT for Frontier Engineering at the WPAFB Computer Center
- Began his career as Senior Research Associate at C.F. Center Research Laboratory where he worked for and with Charles F. Kettering for six years; frequent guest speaker sharing his experience and research on numerous projects with “Boss Kett”
- Charter Member of Five Rivers Metro Parks “InvenTour Program” and a Woodland Cemetery guide
- Carillon Park volunteer interpreter
- Member of the City of Dayton Landmarks Commission
- Chuck and his wife, Teresa, have lived in Wright-Dunbar Village since 1998, Grafton and St. Anne's



2023 Membership Report

Karin Manovich, Membership Chair

	2020	2021	2022	2023	2024
Paid Memberships	53	87	99	183	52
Members & Organizations	71	117	130	249	72
Membership Revenue	\$980	\$1,971	\$2,120	\$3,645	\$1,130
Donations	\$295	\$2,883	\$3,231.81	\$2,954	\$1,435

- \$15 Individual \$25 Family \$50 Business
- Give a gift membership! Bring a friend to a PDI event!
www.preservationdayton.com/join



Preservation Dayton 2024 Annual Meeting

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Joe Craig—Five Oaks Joe lives in the Squirrel-Forest Historic District and is president of the Five Oaks' neighborhood association. In December 2023, he was appointed by City Commission to the Dayton Board of Zoning Appeals, and prior to that he chaired the North Central Priority Land Use Board. Joe is a lecturer at the University of Dayton, teaching composition and creative writing. His composition course themes ask students to critically examine “sense of place” and include experiential learning projects like the Dayton Facing Project and digital history tours.



Preservation Dayton 2024 Annual Meeting

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Preservation Dayton 2024 Annual Meeting

Election of Trustees-at-Large

Rosie Miller (Term 2024-2025)

- active in PDI since 1993 when she moved to the Huffman Historic District
- Led efforts to revitalize PDI and has served as Vice President since 2019
- Secured \$17, 000 for PDI with three City of Dayton Mini Grants and two Community Engagement Grants.
- Served four years on the Northeast Land Use Committee
- Currently serving as a member of the City of Dayton Plan Board.
- A member Historic Huffman Neighborhood Association board and held various officer positions for nearly 30 years.
- Worked with Mike Turner to bring the 1995 Rehabarama to Huffman resulting in the restoration of eight historic homes
- Convinced the Dayton Philharmonic Volunteer Association to select 42 Linden Avenue as the 1999 Designer Showhouse.

Additional Nominations for One-Year Term 2024-2025



Preservation Dayton 2024 Annual Meeting

Election of Trustees-at-Large

Steven Solomon (Term 2024-2026)

- Experienced communications and public relations professional currently serving as External Relations Lead for the Central and Southern Ohio Region of the American Red Cross
- Volunteers for numerous nonprofit organizations, including
 - the Dayton Art Institute,
 - Dayton Chapter of the Public Relations Society of America,
 - Dayton Mediation Center
 - Five Rivers MetroParks
 - Miami Valley Council of the Boy Scouts of America
 - Miami Valley Crime Stoppers and others.
- After renovating their historic home in Squirrel-Forest, Steven and his wife, Mary, secured HD-2 zoning to protect their remarkable home
- Has served as PDI Trustee-at-Large since 2019
- Currently co-chairs PDI's Marketing and Media Committee



Preservation Dayton 2024 Annual Meeting

Election of Trustees-at-Large

Matt Tepper (Term 2024-2026)

- Served as an assistant city manager and economic development professional in southeast Michigan for more than fifteen years
- Moved to Dayton in 2012 to re-open the historic Evans Bakery in Old North Dayton
- Numerous leadership roles including
 - President of the Old North Dayton Neighborhood Association
 - Chair of the Northeast Priority Land Use Committee
 - Board member of Bicycles for All
 - Board President of the Miami Valley Prevention Coalition
- Matt's leadership was critical to helping clean-up one of the Superfund sites which had been challenging residents and homeowners in the McCook Field and Old North Dayton neighborhoods for decades
- Matt has been a PDI Trustee since 2020 and serves on the Policy and Advocacy Committee.



Preservation Dayton 2024 Annual Meeting

Election of Trustees-at-Large

Mindi Wardell (Term 2024-2026)

- An experienced marketing and historic preservation professional and is the
- Development Coordinator for Cross Street Partners, a nationwide historic property developers, including the Dayton Arcade and a licensed realtor with Coldwell Banker, Heritage
- Began her historic preservation career as 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
- Served as an Americorps and VISTA volunteer in Denver and Paterson, New Jersey
- Currently Co-chair of PDI's Events, Fundraising, and Membership Committing and has served as PDI Trustee-at-Large since 2022.

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Preservation Dayton 2024 Annual Meeting

Election of Trustees-at-Large

Paul Woodie (Term 2024-2026)

- Retired City of Dayton Assistant City Manager, OMB Director and Director of Planning
- Strategic planning consultant for several community development projects,
- Authored the City of Dayton's local historic district zoning protections
- Serves on the Board of East End Community Services
- President of East End Neighborhood Development Corporation which has developed 84 affordable housing units in one of Dayton's most underserved neighborhoods.
- Vice-president of the nonprofit Neon Movies, and a key catalyst for downtown revitalization
- Currently serves as the PDI Treasurer, is a member of the Policy and Advocacy Committee, and has been a PDI Trustee since 2021.

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Additional Nominations for Trustees 2024-2026:

Vote for Trustees-at-Large

Election Results