



# Blueprint for Historic South Park

A GIFT TO OUR COMMUNITY





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# Project History

## SECTION 1

### WHAT IS AIA150?

On February 23, 1857, 13 architects met in the office of Richard Upjohn to form what would become The American Institute of Architects (AIA). From these small beginnings, the AIA has grown into a strong, nationwide professional organization dedicated to the service of the profession of Architecture.



For over 150 years, the AIA has been providing architects from around the world guidance, standards and the tools necessary to achieve quality design and construction in their communities. To commemorate this milestone in the AIA's history, 156 state and local components from across the United States and Puerto Rico have volunteered to take part in the “Blueprint for America” project geared toward creating a better future for our communities through good design.

A GIFT TO THE NATION

The American Institute of Architects proudly notes, “Blueprint for America is the cornerstone of the AIA's 150th Anniversary Celebration. Intended to inspire communities to come together around architecture, Blueprint provides the opportunity for individuals to collaborate with AIA architects and share their ideas for creating livable communities.” (AIA150 website)

AIA Dayton, a chapter of the American Institute of Architects, volunteered to take part in this exciting program focused on raising awareness of the benefits of good design by working with a local community. Preparations for the project began in December of 2005 with the formation of a 12 person volunteer committee who would oversee the project until the anticipated completion in 2007. This committee met regularly throughout 2006 to develop and design a project that would empower a local community and give residents and business owners the opportunity to collectively form a vision for their community. While the AIA volunteers and associated

design professionals would be guiding this project, the focus of the project was to let the community’s vision evolve through a series of public design sessions that would be held within the selected community.

AIA Dayton’s project outline and description was well received by AIA National and earned a supplemental funding grant of \$10,000 to assist in implementing the project. These funds were used to cover costs associated with the project including supplies, printing costs, Block Party expenses and the fees associated with designing and printing the final project summary book. The committee was also active in soliciting support from the Greater Dayton area including additional funding support from Fifth Third Bank and The Dayton Foundation.

In addition to project funding, the committee was also able to gain the support of 12 local AIA Dayton firms who agreed to provide support to the project once a final community partner was selected and the design sessions began in early 2007.

COMMUNITY PARTNER SELECTION

In order to select a community partner for this historic project, the committee developed a Call For Entries package that was mailed to over 300 potential neighborhoods, civic groups, local governments and social organizations in AIA Dayton’s nine county service area. These Entries were distributed in late 2006 and 14 groups or communities responded.

FUNDING

PRIMARY DONORS	
<i>American Institute of Architects</i>	<i>\$10,000</i>
<i>Fifth Third Bank</i>	<i>\$2,000</i>
<i>The Dayton Foundation</i>	<i>\$1,000</i>

- AIA DAYTON
- AIA Dayton organizers would like to thank the following design firms that participated in Dayton's AIA150 event:*
- APG Office Furnishings*
- E. Lynn App Architects, Inc.*
- Edge and Tinney Architects, Inc.*
- Elements IV Interiors*
- Greg L. Lauterbach, LLC*
- Jeff Wray Architects*
- Levin Porter Associates Inc.*
- Lorenz Williams, Inc.*
- Matrix Architects*
- Rogero Buckman Architects*
- Sharp Conway Architects, Inc.*
- The Architectural Group, Inc.*



SOUTH PARK ENTRANCE

*Lots of time and effort were put into organizing the South Park project.*

Four of these respondents were selected for the next round of selection which involved face to face meetings between members of the AIA150 committee and the community group. Historic South Park in Dayton was selected on January 25, 2007 as AIA Dayton’s partner in the Blueprint project.

In addition to selecting a community partner for the project, AIA Dayton’s committee was also busy in garnering additional project support from the local community once Historic South Park was selected. The City of Dayton, members of the University of Dayton, Miami Valley Hospital, Wray’s Enterprises and others joined AIA Dayton volunteer firms in agreeing to support the project.

PROJECT IMPLEMENTATION

The AIA150 committee developed a project schedule arranged around a project kick-off meeting, three public design sessions and a final Block Party for the community to unveil the design concepts that were ultimately generated.

A kickoff meeting was held on March 10, 2007 and over 150 community residents, business owners and guests attended the session held at the local Emerson Academy. Bob Steinbach was selected by the 150 committee to facilitate this important session and Bob led the group through a full day of activities geared toward explaining the design process that would be used in the coming weeks, generating a list of possible projects for development

1 | PICTURESQUE

*This project hopes to make all residences as beautiful as this one already located in South Park.*

2 | FAMILY

*Historic South Park has always been about the people who live, work and play here.*

3 | THE FUTURE

*South Park residents hope to leave a legacy for their children, who might live here someday.*





during the course of the project and laying the groundwork for the successful collaboration between all community members and design professionals. AIA Dayton volunteers ultimately narrowed the list of possible projects to a short list that were able to be adequately studied given the timing of the project and available resources.

Over the course of the next 6 weeks, the community and AIA Dayton volunteers met three times to conduct half day design sessions in which interested neighborhood residents and business owners were able to participate in hands on design studies broken down into 5 design areas: Boundary conditions, Commercial development, Green Spaces, Residential—rehabilitation and new construction of Livable Communities that have developed over time and have shown to result in better environments for people to live, work and play in. The list includes concepts such as “Encourage mixed-use development” and “Vary transportation options”. The full list is available at the AIA’s website ([www.aia.org/liv\\_principles](http://www.aia.org/liv_principles)) and these principles were used to stimulate discussion during each of the design sessions.

On May 12, 2007 a Block Party was held at Blommel Park in Historic South Park. Over 175 community members joined the AIA Dayton volunteers in unveiling 25 boards illustrating design concepts. City of Dayton Mayor Rhine McLin joined City Commissioners Dean Lovelace and Joey Williams, Rich Perales of the University of Dayton, and AIA150 National Co-chair Tony Costello, FAIA were in attendance to take part in the event that showcased the results of over 3,200 volunteer hours that were provided by members of the South Park community alone!

Local media outlets were also in attendance including the Dayton Daily News, the Dayton Business Journal, News Center 7 and Channel 45 News granting extensive media exposure to the event across the Miami Valley. Food and refreshments were provided by The Pizza Factory, who also donated catering services and food to all of the design sessions, and added to the strong support the project received from the local community.

### SUMMARY

The “Blueprint for Historic South Park—A Gift to our Community” project focused on empowering the members of a local community to share in creating a vision for the future of their built environment and neighborhood. This project illustrates the power that a small group of dedicated volunteers and an energized community can have on addressing the issues that commonly face neighborhoods across the country and develop creative solutions and a vision for the future.

With a modest sum of money, a dedicated volunteer base and a firm set of goals, any community can replicate this project and create images that inspire the imagination, generate excitement about the future and lay the foundation for a new “Blueprint for their Neighborhood.”

### PROJECT TEAMS

#### 5 DESIGN AREAS

*The Historic South Park project, consisting of both Designers and Volunteers, was broken down into 5 teams:*

*Boundary Conditions*

*Commercial Development*

*Green Spaces*

*Residential—New Construction*

*Residential—Rehabilitation*



# Timeline and Goals

## SECTION 2

### PRE-PLANNING

At the initial meetings of the AIA150 Committee, it became clear that in order to appropriately celebrate the 150th anniversary of the American Institute of Architects (AIA) we needed to create an event that would demonstrate the art, as well as the practical value of good design. We quickly felt that a highly visible design event that provided a local neighborhood with tangible results and prepared it to reach achievable goals from our gift was needed. Much discussion centered on the need to find a project that would fit the goals of AIA's "Livable Communities" criteria.



A major goal of “Blueprint for Your Neighborhood” is to teach as many people as possible how the design process works. By actively participating in each stage of the project, knowledge and skills are acquired which would be valuable in the future. A deeper understanding of the Architect’s role in the process of design would also evolve out of this project. The logistics of focusing a large group of volunteers made early planning critical to this process. Key to the success was establishing critical milestones. The schedule was developed as part of the initial Grant Application to AIA National for supplemental funding support.

This application took 4 weeks to prepare and was submitted during AIA National’s first round of applications. AIA Dayton’s project was ultimately granted a \$10,000 supplemental grant to help implement the project. Once the Grant was approved and start-up funding assured, the steps of implementation began. With a solid plan in place, AIA Dayton was in a position to, “hit the ground running.”

CALL FOR ENTRIES AND SELECTION

The first few months of the process focused on two important areas: publicizing to create interest in the project and fund raising.

The AIA150 Committee met between Memorial Day and early November to develop a Call for Entry package, create mailing lists, and prepare evaluation criteria. A meeting with AIA Dayton member firm owners was held on

October 5th, 2006 to solicit volunteers and gauge the level of support we could expect. The enthusiasm of AIA Dayton firms was overwhelming. This helped the AIA150 Committee press on with confidence that our ambitious objectives could be met. Three hundred postcards were sent to City, Community Development Corporations and other neighborhood groups to announce the AIA150 event and requests statements of interest. The responses to these postcards would be used to develop the list of organizations that would receive the Call for Entry package.

In July, initial contacts were made to potential funding organizations. These meetings were used to generate personal contacts and solicited grant applications. Although some organizations would take a wait and see approach because we had not yet identified a specific project, application deadlines and long review periods made this early start extremely helpful.

In early November, we were ready to send out the Call for Entries packet. Respondents were given approximately one month to prepare their response. Fourteen responses were received on December 7th. The copies were circulated between the Selection Committee and a short-list of 4 projects was created for further evaluation. These 4 potential community partners were interviewed in mid-January 2007 and the Historic South Park project was selected.

AIA APPLICANTS

*As published in the Dayton Daily News on January 18th, 2007, 12 Miami Valley neighborhoods competed for the American Institute of Architects “Blueprint for Your Neighborhood” services, including:*

- Old Village** of Riverside/Center of Flight Neighborhood (Riverside).
- Fairfield-Osborne** Historical District (Fairborn).
- Mount Vernon Neighborhood** Association (Dayton).
- Shawnee Neighborhood** (Piqua).
- Eastern Hills Community** within Linden Avenue/Woodman Drive/Burkhardt Avenue and Smithville Road (Dayton).
- Old Downtown Neighborhood**, bounded by Central, Miami and Pease avenues and Elm Street (West Carrollton).
- The Circus Building**, 15 McDonough Street, possible warehouse renovation for artists’ community (Dayton).
- Northwest Priority Board**, North Gettysburg Avenue area, bounded by Hoover and Prescott Avenues (Dayton).
- Southwest Priority Board**, Westwood Neighborhood (Dayton).
- Village of Union** City Community Improvement (Village of Union City, Darke County).
- Southwest Priority Board**, Wesley Community Center, south Westwood area (Dayton).
- Historic South Park** (Dayton).

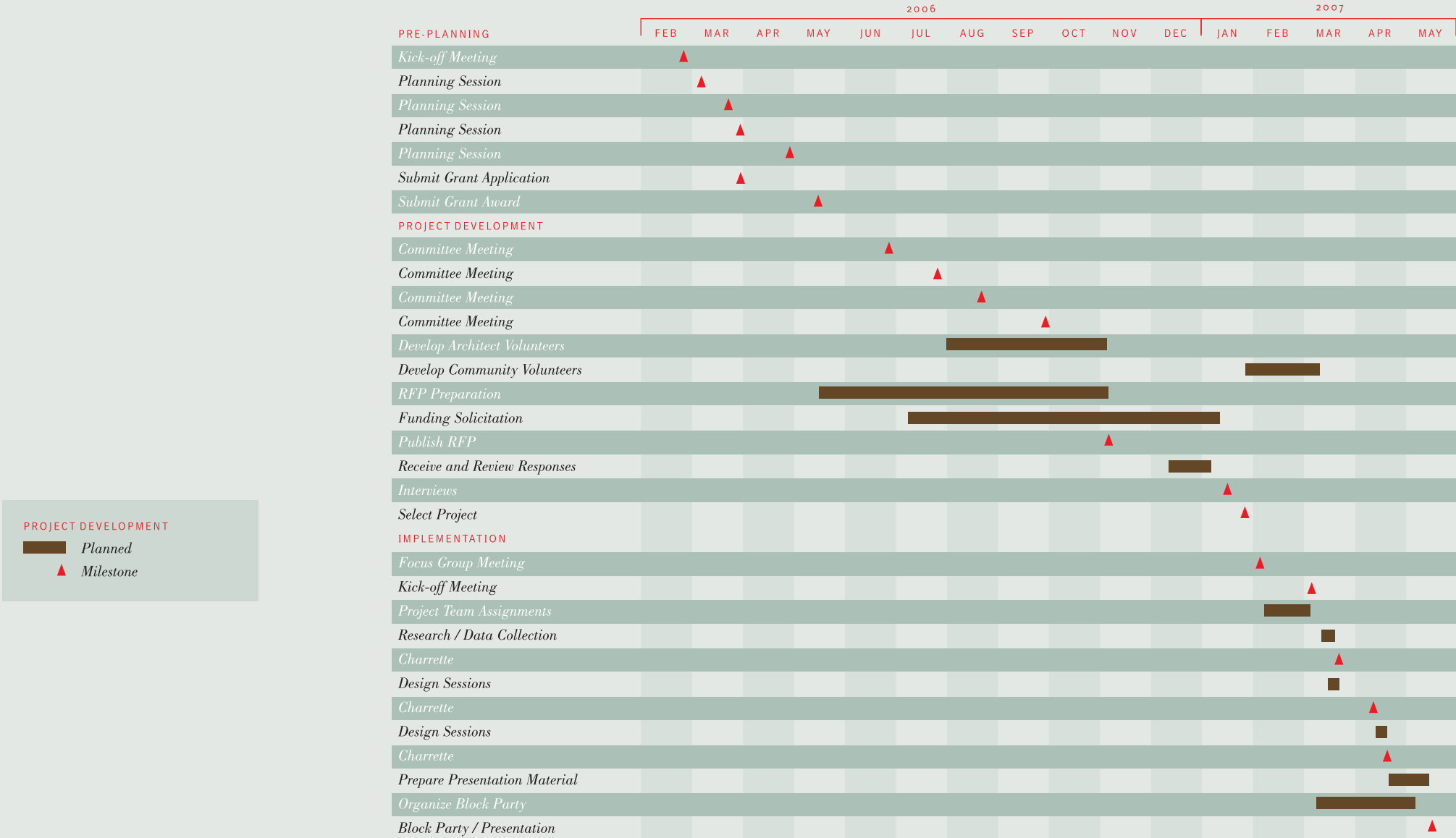
*Two additional submissions for the project were received by the Committee but not by the established deadline and therefore were not able to be considered for the project.*

BLUEPRINT FOR YOUR NEIGHBORHOOD



PLANNING AND MILESTONE CHART

This Gantt Chart shows aspects of the South Park project when goals were met and milestones reached.



## IMPLEMENTATION

The Historic South Park project leadership group identified numerous project goals, scattered throughout the large neighborhood. Work began the following week with a focus group meeting on February 6th made up of community leaders and AIA Dayton members. This meeting helped set the agenda for the neighborhood kick-off event to be held on March 10th. While it was necessary to focus South Park on a few specific needs, it was important that the neighborhood identified and prioritized those needs.

AIA Dayton asked the community to list their goals for South Park based upon the AIA's 10 Principles of Livable Communities. Each Principle is based around time tested approaches to successful communities and neighborhoods and forms a solid foundation to support the various groups found in livable communities including businesses, residents and private institutions. (A description of the 10 Principles can be found at: [www.aia.org/liv\\_principles](http://www.aia.org/liv_principles)).

On their response to the Call for Entry, South Park identified the following as their Top 5 goals for the project:

1. Create a neighborhood identity
2. Design matters
3. Encourage mixed-use development
4. Provide choices
5. Build vibrant public spaces

With the help of a facilitator, a more defined statement of needs and goals was created. From this statement, AIA Dayton was able to respond with appropriate design teams to address the various projects envisioned. Five specific projects were identified and assigned to design teams. Once assigned, the design teams spent about a week researching, creating base maps and documenting existing conditions. This information was brought to the first Charrette on March 24th and used to brainstorm ideas with the neighborhood and identify specific needs and wants. Each design team met over the next two weeks and presented responses to the community. The ensuing discussions eventually lead to a consensus design that the Architects and other volunteer design professionals would continue to refine for each subsequent Charrette. Each team was given 3 weeks to prepare presentation boards.

On a beautiful Saturday afternoon on May 12th, 2007, 25 color posters were unveiled at a Block Party hosted by AIA Dayton in Blommel Park, located in the middle of South Park. Over 175 residents, business owners, architects and dignitaries attended the event. Not only did it serve as a fitting celebration of AIA Dayton's gift to South Park, but the handoff of an achievable dream for the future of this proud neighborhood and as an example for other communities in the Miami Valley to follow in creating their own Blueprint initiatives.



# Community Partner

## SECTION 3

### SOUTH PARK COMMUNITY HISTORY

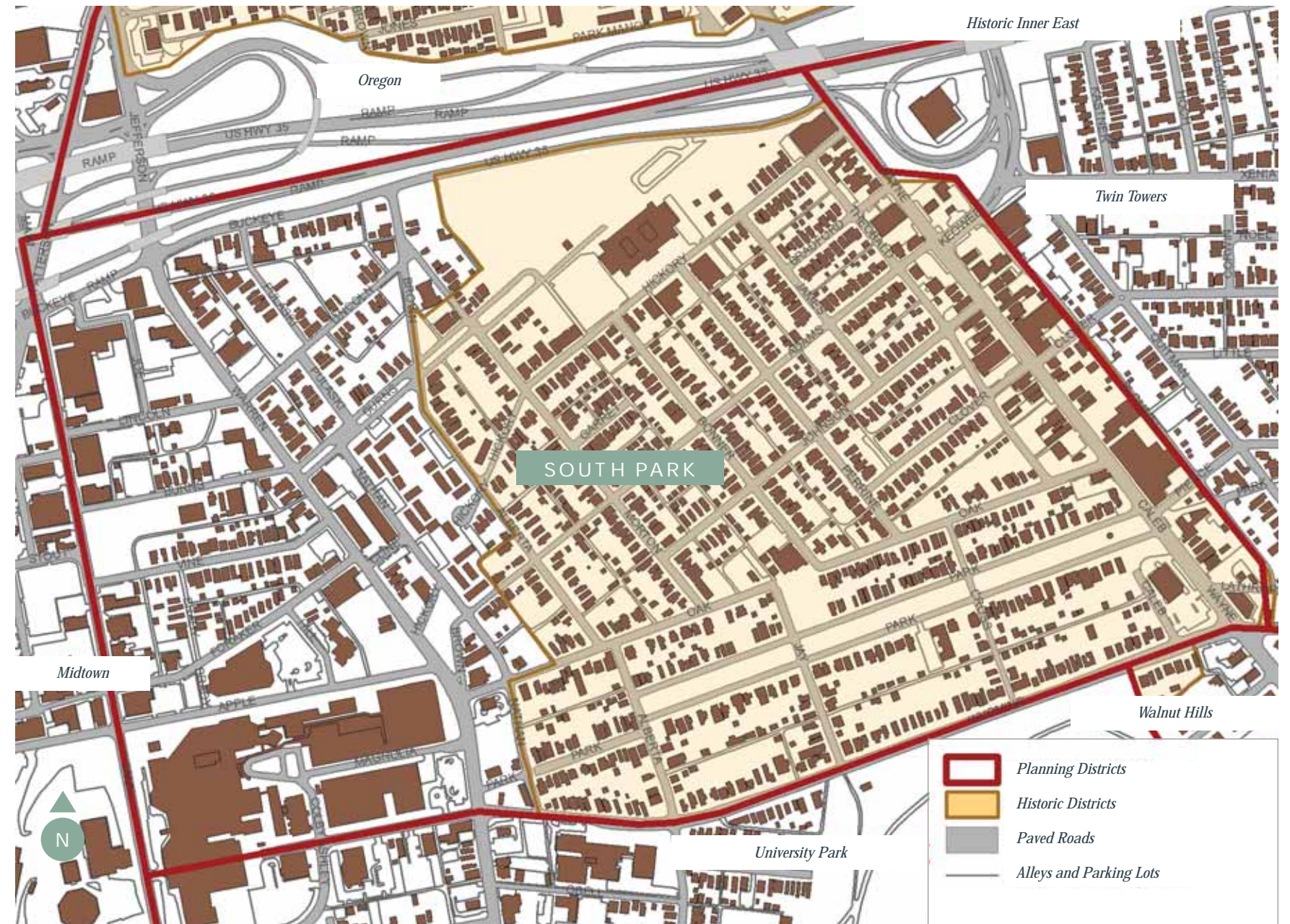
Located conveniently between downtown Dayton, the University of Dayton, and Miami Valley Hospital, South Park is Dayton's largest historic district with over 700 structures. The neighborhood combines the benefits of urban living with the perks of single-family home ownership—residents can easily walk to a variety of shops and services but have their own private homes and yards. South Park residents have preserved their neighborhood's rich history and architecture and are optimistic for the future.





First platted in the 1820's, South Park was initially a collection of shacks near what was known as Seelye's Ditch and later "Slidertown," after a Reverend Slider who ministered to the area. South Park's most significant historical period began in the 1880's, as John Patterson developed the area to serve as housing for workers in his new National Cash Register factory. Patterson's utopian vision for 'industrial welfare' called for high-level managers in elegant mansions to live side-by-side with their lowest paid workers in modest but proud cottages. To help realize his dream, Patterson hired John Charles Olmsted, son of America's most famous landscape architect, Frederick Law Olmsted, to design a landscape plan for the neighborhood. The plan included twenty model landscape designs for worker housing, as well as the boulevard plan for Park Drive. Patterson also organized the neighborhood boys into crews to tend to community gardens, purportedly to give the boys something to do instead of vandalizing the factory grounds. South Park remained a model of neighborhood planning and community life until the mid-twentieth century, when various factors—such as the automobile and incentives for new construction—led to a suburban exodus in Dayton and throughout the United States.

South Park saw several decades of disinvestment despite the efforts of committed neighborhood leaders. These activists had some successes in the early 1980's, as South Park was designated a local historic district and was later entered into the National Register of Historic Places by the National Park Service. Momentum seems to be building in the new century, with strong neighborhood leadership and community pride, two Rehabarama events, and a renewed interest in urban living.



#### SOUTH PARK AREA MAP

*This map shows the location of South Park and the surrounding neighborhoods in the Dayton area.*



# Project Structure

## SECTION 4

### THE COMMUNITY DESIGN PROCESS

As previously identified, the focus of the Blueprint for South Park project was to engage the community in a dialogue about the vision for their neighborhood and to use the expertise of the AIA Dayton volunteers to help the community members develop that vision for South Park. The key to this process was the multiple Design Sessions.



Each Design Session provided an opportunity for all five Design Teams, consisting of AIA Dayton volunteers and community members, to meet and talk about the possibilities for South Park and to develop a process for achieving that vision. The Design Sessions were structured to maximize the return on investment of time from the volunteers and design professionals by keeping the time frames manageable and the energy in the rooms high.

Session #1 featured an opportunity for the community members to react to the five projects that each of the Design Teams had selected for each group. It was also a time for the architects and volunteers to sit back and listen.

It was a chance for the residents and business owners to begin to think about the possibilities of each of the 5 projects and to begin focused discussions on the impact each would have on the community.

Session #2 started with the architects and design professionals presenting concepts based upon the information gathered at the first session. This was the first time that images and design possibilities were placed before the community for their reaction and input. Once again, after presenting the ideas, it was time for the AIA volunteers to sit back and listen as those

*The vision of South Park came from the residents and business owners, AIA Dayton was there to help make their vision a reality.*

AIA DAYTON

in attendance responded to what they saw. The end of this session also featured a chance for other Design Teams to visit each group and see what the other four teams were working on. A community member from each Design Team remained at their group's location to present the designs and direction to the rest of the community as they came by. This simple step continued to reinforce the fact that this vision of South Park was coming from the residents and business owners, not from AIA Dayton. Such a step was vital to ensuring that the overall vision of South Park came from the entire community, not from just a small group within South Park.

The final Design Session gave the designers a final opportunity to present concepts and images that reflected the input gained at the prior sessions. This session was shorter in duration than the others since at this point, all of the major decisions had been made and the discussions focused on the details of each concept or design.

The AIA Dayton volunteers then used the next few weeks to develop the presentation boards that were unveiled at the May 12th Block Party.



#### COMMUNITY INVOLVEMENT

*The South Park community's involvement, was essential for meetings and design sessions.*



# Project Concept Teams: Boundaries

## SECTION 5

### THE GATEWAY TO SOUTH PARK

At the first Charrette, our community design team generated thirty-three unique project ideas. At the end of this session, the design team—with input from a community representative—narrowed the list down to ten concepts. Our criteria for selecting the areas of focus included general feasibility, impact, cost-effectiveness, exclusion of non-design projects, and relevance to our team’s mission (excluding those that were more appropriate for other teams).



SECTION 5 HISTORIC SOUTH PARK

PROJECT IDEAS

- Keowee and Adams—create tall “gateway”\*
- Provide large lit tower clock on South Park Green with Identity\*
- Develop physical identity for neighborhood\*
- Create paths and nodes...destination places\*
- Make boundaries inclusive of neighborhood, user-friendly\*
- Rt. 35 pedestrian bridge and overpass—visual connection to Oregon District\*
- Planters of flowers in business districts\*
- Incorporate bikeway connections to neighborhood\*
- Refine all boundary edges, not just some\*
- Preserve architecturally significant buildings on perimeter (Wayne and Wyoming)\*
- Improve sidewalks, curbs
- Provide sculptures (in parks, along streets)
- Study vehicular flow within neighborhood
- Better signage for businesses, way finding
- Slow traffic down on perimeter streets
- Create corridor to north neighborhoods
- Make core more historically appropriate
- Install sculpture/art to create destination point
- Incorporate “South Park Lady” to overall identity of neighborhood
- Better signage identifying roadway direction
- Paint murals on commercial buildings
- Enhance edge at Woodland
- Create better view from Rt. 35 looking south, image
- Create stronger connection between UD and South Park
- Return streets to cobblestone/gas lights
- Create sitting areas, provided in nodes?
- Create new park opportunities, especially at entrances
- Replace/add street signs that identify neighborhood, decorative and unique
- Create better off-street parking
- Create/enhance alleys
- Clean up above-ground utilities
- Plant more trees
- Create visual intersections—handicap access, street lights and continuity of design
- Create more appropriate means of trash disposal along streets—visual, dogs, maintenance plan

\* DENOTES IDEA PRIORITIZED PROJECT

BOUNDARIES TEAM

AIA DESIGN TEAM

*Steve DeMange, Edge and Tinney Architects*  
*Kate Ervin, City of Dayton*  
*Justin Farmer, The Architectural Group*  
*Mary Rogero, Rogero Buckman Architects*  
*Matt Sauer, Rogero Buckman Architects*

COMMUNITY TEAM

*Brien Dyer*  
*Erin Fuller*  
*James Kent*  
*Ed Kislig*  
*Kathy Kraft*  
*Larry Kraft*  
*Bud Maylum*  
*Sharon Maylum*  
*Al Molnar*  
*Philip Perretta*  
*Tony Smith*  
*Galen Wilson*  
*Helen Wishon*  
*Mary Younger*

LIGHT ART

*The Light Art project proposes to enliven this significant entry point with the installation of a color light array that would be installed on the underside of the overpass within it's structural steel frame.*

Our design team focused initially on the overall identity of the neighborhood. This was primarily a thematic study—what elements of the neighborhood and its history make it unique among Dayton's neighborhoods and historic districts? Once the identity was established, it would inform the design and prioritization of the streetscape improvements.

DESIGN SESSION 1

The design team brought in a number of items that sought to establish a visual identity for the neighborhood. These included images from National Cash

Register, which employed many South Park residents and played a large role in the neighborhood's improvement in the late 1800's, graphic design and typography from the 1880's, and the neighborhood's own existing logotype and identity elements. We discussed how the neighborhood was perceived, and where residents felt visibility was lacking. It was agreed that the South Park Lady was an important part of the neighborhood's identity, and that the existing markers and signage at South Park's boundaries (especially the western-most boundary) were a poor reflection of the vibrant community that lay beyond.









## BOUNDARIES ENTRANCES

*This South Park map highlights sketched proposed changes to the main entrances of the community.*

## DESIGN SESSION 2

At the second Design Session, the design team presented further development of the South Park identity, along with maps of the neighborhood identifying primary entrances and a hierarchy of boundary streets. We also presented a proposal for a light installation at a freeway overpass to make a more inviting entrance. The community members were interested in what sort of direction the identity markers might take. We sketched out a number of ideas using wrought iron fencing as a primary material, given its ubiquity in the neighborhood.

## DESIGN SESSION 3

The third Design Session was spent reviewing the above work, and we introduced some preliminary ideas for marking neighborhood entrances. We also discussed implementation of some of the elements that had significant city involvement, namely street signage and pedestrian lighting.

## FINAL DESIGN CONCEPTS

Our goal with the final design was to increase the neighborhood’s visibility and to establish a ‘palette’ of street lighting, entrance markers, and graphical elements that could be used throughout the neighborhood. To meet these goals, we proposed the extensive use of banners along the main thoroughfares bounding South Park (Wyoming and Wayne), a painted mural, and the use

of cast iron and brick markers at the major cross street entrances. We also proposed changing from the city’s historical street signage (black on white) to a custom-fabricated sign incorporating some elements of the neighborhood’s identity.

We presented these ideas on a series of presentation boards, showing streetscapes along the major boundary streets to establish the context

*It was important to identify the primary entrances and the hierarchy of boundary streets in South Park.*

THE BOUNDARIES TEAM

and fabric of South Park. We developed a map which showed both the entrances along the boundaries and enlarged plans with the proposed entrance markers, and we created photomontages of the entrances, streets lined with banners, and the light installation in the

freeway overpass. Finally, we created visual index of the streetscape elements—lighting, entrance markers, banners, and street signs.

## BLOCK PARTY AND BEYOND

At the block party, the presentation boards were received with much enthusiasm and seemed to exceed everyone’s expectations. Much interest was generated by a rendering of the freeway overpass showing a multi-colored, fiber-optic



light display marking one of the gateways into the neighborhood. It was commented that such a unique and fun feature would remedy a poorly lit area and appeal to a ‘younger crowd’ wanting to live in the neighborhood. Another engaging idea was the use of street banners as a way of expressing community pride and clearly marking the boundaries of the neighborhood. It was noted that the iconic South Park Lady and the wrought iron fence were powerful identity symbols whose simple graphical depictions say a great deal about the neighborhood and its history.

What did we learn, and what can other neighborhoods take away? Any community group looking to advance their neighborhood in a positive way, especially with design-and construction-related services, should contact their city officials to determine applicable laws and jurisdictions and for possible financial support. It is also important to contact local news stations and newspaper companies to heighten awareness about the project and perhaps secure additional financing.



*The South Park District is bound by four major roads: Wayne Avenue to the east, Wyoming Street to the south (pictured), Warren Street to the west and Buckeye Street to the north. Each of these streets has a significant, but different character.*

THE BOUNDARIES TEAM



PANORAMA OF WYOMING AVE.

*The Boundaries Team suggested many concepts for the South Park community, including more lighting and banners.*

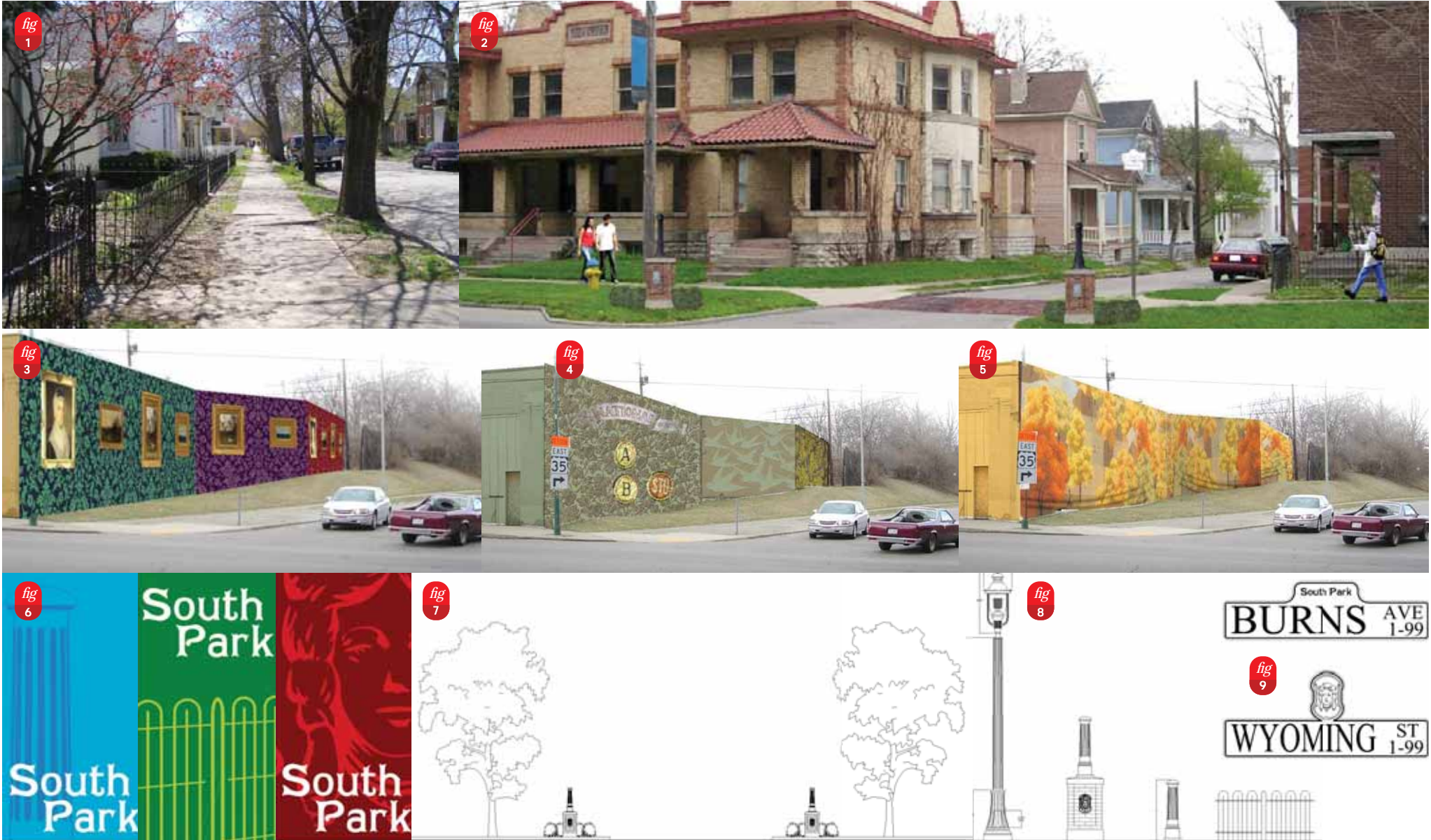
FINAL THOUGHTS

The community should not be afraid to design on a grand scale and implement on a small scale as money becomes available. A small, well thought out and implemented gesture can be the spark that ignites much larger and more complex projects. Develop a master plan that indicates the priority of the projects the community would like to implement, an associated budget for each project, a schedule with anticipated dates for

each project, and documentation of the proposed projects. This information should be presented to city officials and possible investors to give them a glimpse of the scope and to hopefully get the ball rolling.







BOUNDARIES CONCEPTS

1 | VALUE OF WROUGHT IRON

*The height, variation and low cost of wrought iron fences make them ideal of South Park.*

6 | SOUTH PARK BANNERS

*Banners are another inexpensive way to improve the neighborhood and can change with the seasons.*

2 | GATEWAY PROPOSAL

*AIA rendered this proposal of a gateway entrance to South Park via Wyoming Ave.*

7 | GATEWAY CONCEPT

*Before the gateway idea was rendered, it was carefully designed and analyzed.*

3 | MURAL CONCEPT #1

*There are a number of buildings on the South Park boundaries suitable for art murals.*

8 | STREET FIXTURES

*Important street fixtures including lighting and fencing are illustrated.*

4 | MURAL CONCEPT #2

*Mural ideas included imagery of days gone by or a vision for the neighborhood's future.*

9 | CUSTOM STREET SIGNS

*Custom street signs can help South Park differentiate from surrounding areas.*

5 | MURAL CONCEPT #3

*The street murals are meant to reflect the creativity of the residents within South Park.*

# Project Concept Teams: Commercial

## SECTION 6

### INITIAL PROJECT FOCUS

Develop the four selected topics in a comprehensive manner, working towards strengthening each idea and a resulting viable commercial district and South Park identity. To allow for a more detailed and obtainable result, the team decided to focus most of their efforts on the west side of Wayne Ave., although the east side of this commercial zone would be expected to follow many of the guidelines and resulting development.





SECTION 6 HISTORIC SOUTH PARK

PROJECT IDEAS

- Develop a historic theme and guidelines—follow good examples
- Encourage business that promotes a walkable community
- Easier parking—in and out—satellite
- Historic research—bring back some the past images
- South Park gateway—“Thanks for visiting South Park”
- Resource center for community—library, material resources, photos, etc.
- Improve Theobold Court to encourage commercial parking
- Integrate streetscape—pleasing lighting/trash receptacles/landscaping
- Paint storefronts and other aesthetic improvements
- Save buildings—Ecki Building/Masters Building
- Maintain architectural features
- Encourage new kinds of business
- Effect adjacent development—don’t stop at South Park boundaries
- Help business properties outside of historic boundary
- Stronger historic district identity for business properties
- Educate business owners on value of historic designation
- Grant assistance but not bureaucratic process
- Consolidate commercial uses and encourage residential mixed-use
- Bring a home improvement store into South Park
- Integrate Kroger’s as a part of South Park—flavor of South Park
- Encourage more retail on MV Hospital side of neighborhood
- Gateways—positive image/create and recognize a theme/signage
- Install signage on walking bridge to welcome users to South Park
- Create mural along Route 35 on buildings
- Attract diverse and positive business developments
- Support local churches—photos/make available to public
- Fountain View—condominium development, loft/housing
- Create a unified commercial district identity
- Create a buffer between commercial and residential
- Make Wayne Ave. safer and more walkable
- Develop the Wayne Ave. Corridor as the primary commercial district\*
- Create identity with building improvements, historic references and streetscape improvements\*
- Develop theme/guidelines for commercial development\*
- Provide parking master plan with emphasis on the Wayne Ave. corridor and Business District\*
- Theobold Court revitalization, satellite parking, convenient in-out\*
- Develop pedestrian walk ability improvements and guidelines\*
- Make the district walkable by creating safe and pleasant paths within the commercial zone\*
- Look to continue pathways to other significant nodes of the district\*
- Working with Boundaries Group, establish South Park Gateway at Wayne Ave. commercial district corridor\*

\* DENOTES IDEA SELECTED BY TEAM.

COMMERCIAL TEAM

AIA DESIGN TEAM  
*Barry Buckman, Rogero Buckman Architects*  
*Steve Byington, Levin Porter Associates Inc.*  
*Mike Conway, Sharp Conway Architects, LLC*  
*Tim Finney, Matrix Architects Inc.*  
*Matt Franklin, Levin Porter Associates Inc.*  
*Rick Holmes, The Architectural Group, Inc.*

COMMUNITY TEAM  
*Shane Anderson*  
*Bob Buescher*  
*Bill Daniels*  
*Jim Gagnet*  
*Theresa Gasper*  
*Maureen Heacock*  
*Katherine Hill*  
*Morgan Howard*  
*Pam Miller Howard*  
*Judith Huacuja*  
*Cara Kite*  
*Dave Poliqoin*  
*Nicole Steele*  
*Eileen Whalen*

DESIGN SESSION 1

Our initial design session consisted of an open dialog between the community and design team, in order to understand the developmental history of the Wayne Ave. corridor and the positive/negative features that now currently exist. We discussed elements such as stability (or lack there of), community and visitors perceptions of this area and the desired growth, particularly from the retail perspective. The team diagrammed successful buildings, businesses and parking areas of the Wayne Ave. corridor to assist us in establishing a good starting point for our plan.

The teams also brainstormed in creating a theme that could be applied to the Wayne Ave. commercial area. The “Craftsman District” was decided upon due to the historically vibrant character of the context and hands-on approach of the residents/homeowners. It seemed to be a good direction based on the retail in place and the relationship to the revitalization of the South Park Historical District.

DESIGN SESSION 2

To obtain a more detailed analysis of the commercial district, the team decided to have each designer on the team focus in on one block of the west side of Wayne Ave. and document

*The team decided to dub the Wayne Ave. commercial area, “The Craftsmen District.”*  
THE COMMERCIAL TEAM

the existing context and explore some ideas for improving the block. This process allowed for a greater number of ideas and ones that could be applied to multiple blocks or even the entire commercial corridor.

DESIGN SESSION 3

Each designer presented their context findings and ideas to address our selected ideas for the project. Each presenter provided viable solutions to the problems that existed. The solutions in some cases were quite unexpected. The ideas were discussed between the teams and modified upon the input from all. The resulting solutions were taken to the next meeting for further development.

FINAL DESIGN CONCEPTS

A five part plan was developed from the earlier design sessions. These five parts were generally solutions to the four initial selected ideas of the project. The solutions included:

• THE CRAFTSMAN DISTRICT • AS A THEME TO THE WAYNE AVE. CORRIDOR

South Park sees its business community providing unique and valuable services performed by highly skilled individuals such as restoration carpenters, window repair services and auto body repair. The theme was unique and reinforced the architectural character and community pride evident in the neighborhood.

CLOSING OF ADAMS STREET

Keowee St. is a major thoroughfare and primary connector from State Route 35. Adams St. is located where Keowee intersects Wayne. Adams St. attracts unwary drivers into the labyrinth of residential streets frustrating the drivers and adding unnecessary traffic on these streets. The closure of this street would help direct traffic to more appropriate entry locations and provide an opportunity for a small public green space adjacent to the new Gateway Building. A companion landmark structure similar to the one proposed at Buckeye Park would help connect and unify the South Park neighborhood.

*The South Park community provides unique and valuable services to the surrounding area.*

THE COMMERCIAL TEAM

THEOBOLD DRIVE ENHANCEMENTS.

A key need throughout the process was convenient parking for the businesses. Theobold was seen as a great opportunity to provide this parking and to connect the businesses with a more pedestrian friendly approach. Theobold could easily develop into the main thoroughfare and access point to the businesses.

The first major modification is the introduction of pull in parking on the west side of Theobold. The existing sidewalk and array of fencing is shown as deleted,

with a new barrier wall (masonry) constructed in its place. The right of way of Theobold is 50 feet, ample room for two lanes of traffic and 90 degree pull-in parking.

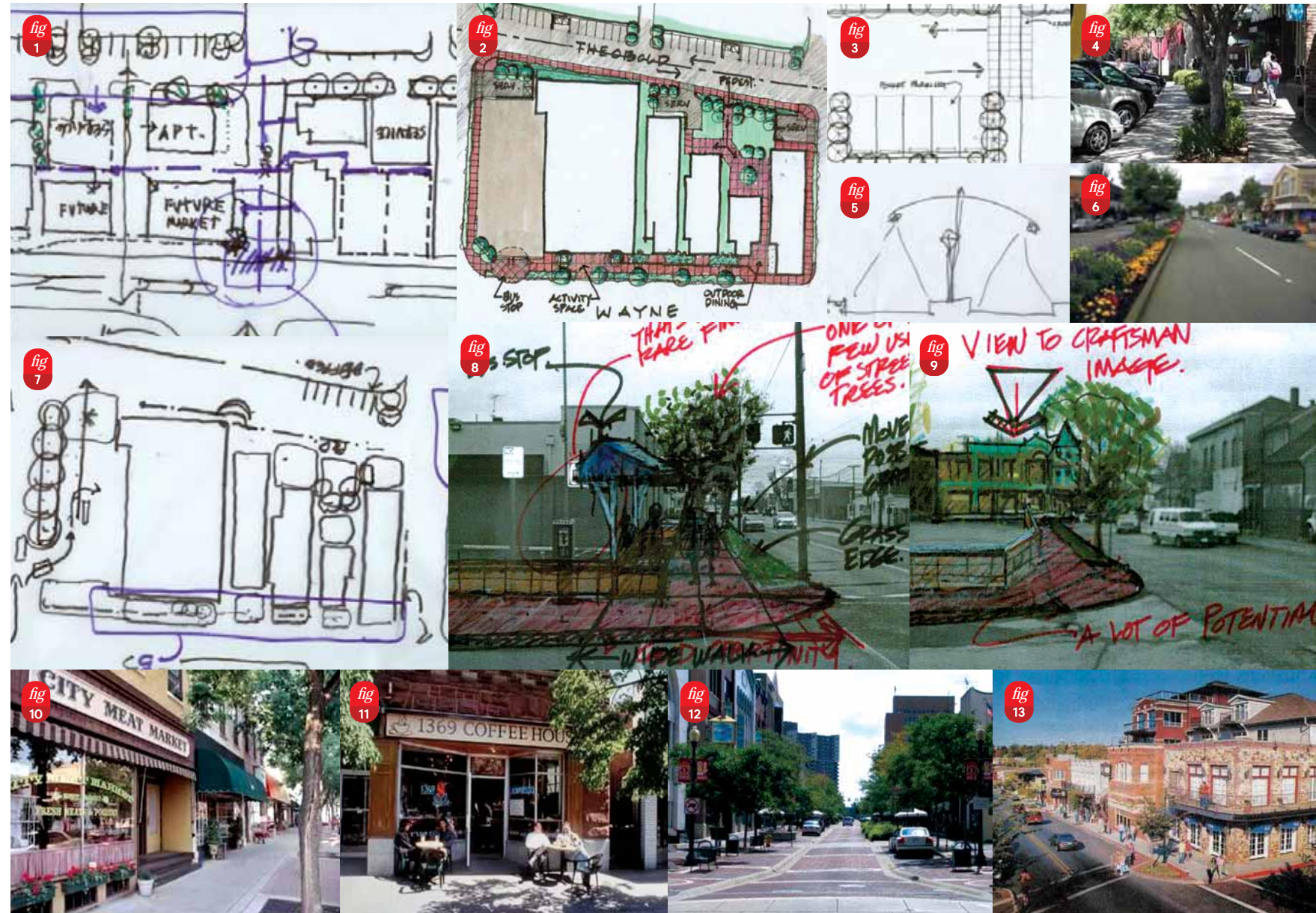
In addition to the parking, pedestrian walkways with possibly brick pavers are shown along the East side of Theobold with raised paved crosswalks connecting the two sides of the street. Shown along with the larger, more consistent walkway is streetscape improvements of new light poles, consolidation of existing utility lines, and pedestrian scale site furniture (benches, trash cans, etc.)

WALKABILITY FEATURES

The South Park—Wayne Ave. Commercial District is made up of many small business operations that provided with the right circumstances, would cater well to the walking consumer. Currently, many of these businesses have established their front door to the more highly traveled and fast moving vehicular artery of Wayne Ave. The fast moving vehicular traffic limits the exposure to these businesses but also creates a present danger to the pedestrian. In addition, the narrow sidewalks and obstructions within the walkway that must be maneuvered around and in some cases, force the pedestrian to the very street edge. To compound the safety problems, much of the walks are without vegetation, stopping/gathering nodes, lighting and a common theme to unify a walking path.

To effectively create walkability throughout the commercial district, we have recommended a two-fold plan. The first is to recognize the opportunities





## COMMERCIAL CONCEPTS

### 1 | STREET MALL

The Commercial Team sketched out numerous ideas, this one proposing closing Adams St.

### 2 | WALKABILITY

Under the right conditions, Wayne Ave. would cater well to the walking consumer.

### 3 | PARKING SKETCH

Traffic flow, space and layout all have to be considered when proposing parking improvements.

### 4 | PARKING ANALYSIS

Parking is the lifeblood of any commercial area, and was vital to consider in this project.

### 5 | BOULEVARD LIGHTING

Lighting would add to the beauty and friendliness of the boulevard.

### 6 | WAYNE AVE BOULEVARD

A landscaped boulevard with lighting provides a calming effect and an added safety feature.

### 7 | WAYNE AVE STREETScape

Several ideas were sketched out illustrating the streetscape and activities that could be enjoyed.

### 8 | WALKWAYS

Wider sidewalks and grassy area's buffer consumers from the busy traffic.

### 9 | CRAFTSMEN DISTRICT

Many area businesses are home to highly skilled laborers, and possess lots of potential for the community.

### 10-13 | STREETScape

The South Park Commercial area contains many diverse and important businesses.

for walkways along both Wayne Ave. and Theobold Ave., with effective connectors between the two. The second is to make significant improvements at the Wayne Ave. walks, including better lighting, landscaped edges and niches, wider walks where possible and creating some people gathering and activity points. Some of the existing structures will limit the use of all these on a consistent basis but can still allow for a safer and diverse walkway with features that encourage pedestrian circulation.

WAYNE AVE. BOULEVARD IMPROVEMENTS

Wayne Ave.’s importance as a major thoroughfare cannot be overlooked and the high volume of traffic is seen as a positive asset for commercial success. At the same time, the speed of traffic and narrow sidewalks in front of the storefronts is a dangerous situation and impediment to connecting the east side of Wayne Ave. The sidewalks are also cluttered with signs, lights, trees and utility

structures that restrict the sidewalk to as little as 30” wide. Wayne Ave. is approximately 60 feet wide with two northbound and two southbound traffic lanes. These are separated by a left turn “suicide” lane which provides uncontrolled albeit unlimited, left turns in to streets and businesses along both sides of Wayne.

*With improvement  
the Wayne Ave.  
Commercial District  
could cater well to the  
walking consumer.*

THE COMMERCIAL TEAM

Creating a landscaped boulevard on Wayne provides a traffic calming feature that offers several additional benefits. Trees and street lighting would be located to the center of the street freeing valuable sidewalk space ion the sides in front of the buildings. Directional signage would not have to compete with business signage. Traffic and access to Theobold St. would be directed to strategic one-way streets into the district and signalized intersections out. Pedestrian crossings would be shorter and safer.

BLOCK PARTY AND BEYOND

The scope of projects developed by the group is ambitious and complex. These projects will require coordination between many entities such as the City of Dayton, local utility companies and local businesses, etc. However, this should not deter the community, or other communities who are looking to emulate this project, from thinking big and going beyond what ‘seems possible’. Various implementation strategies, such as phased construction scheduling, can be used over time to implement large-scale urban redevelopment projects. The key is to use the design process to identify those projects that are necessary to achieve the community’s long-range goals and to not limit the creativity at the early stages of the visioning process.

COMMERCIAL BUILDINGS

*These computer renderings depict just some of the many changes proposed by the Commercial Team.*





View North of Wayne Ave.



View Southwest of Wayne Oak Block



View Southwest of Theobald/Clover Block

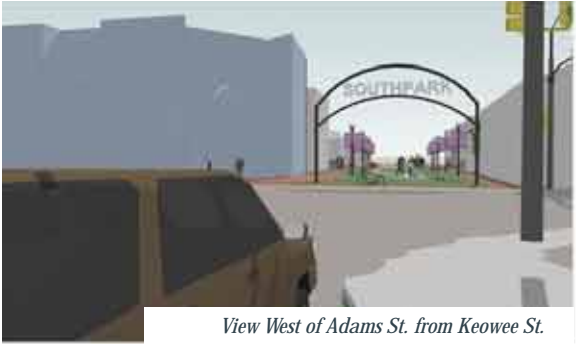


View Northwest of Wayne/Clover Block



PROPOSED WAYNE AVE BUSINESS DISTRICT  
Looking East between Oak and Johnson





*View West of Adams St. from Keowee St.*



*View Northeast of Theobald/Bradford Block*



*View South of Theobald Court*



*View South of Wayne Ave.*



PROPOSED WAYNE AVE BUSINESS DISTRICT

*Looking East through Hickory*

# Project Concept Teams: Green Space

## SECTION 7

### IDENTIFYING GOALS AND TEAM FOCUS

The design team started globally; identifying and inventorying all the green space within South Park, and then discussed the overall needs and wishes of the community. With a global understanding of the South Park green space, the design team and community selected a few areas in which to focus with the hopes that these areas could be acted upon in the near future so that our efforts would be realized and produce a tangible product for the community to enjoy.



SECTION 7 HISTORIC SOUTH PARK

PROJECT IDEAS

The following ideas were generated by South Park residents during a brain-storming session:

- Have themed public gathering spaces\*
- Create athletic master plan for Burns/Jackson Park\*
- Plant community gardens to unify area\*
- Add some fun features to parks—water features for kids\*
- Create an outdoor theatre venue in South Park Greens\*
- Convert retaining wall (West lot of Emerson School) into rock climbing wall\*
- Top of South Park Greens; large sign (see from highway, like Hollywood sign)
- Install public art in parks—sculptures
- Add lighting and landscaping in Burns/Jackson Park
- Build dog park at Burns/Jackson Park
- Add more substantial, classic signage to mark borders
- Extreme make-over for pedestrian bridge over highway
- Install wi-fi in public spaces
- Install ornamental trash receptacles and dog clean-up stations
- Unify street fixtures using a common language—South Park branding
- Add street sign toppers to identify neighborhood
- Better maintain and clean-up at Burns/Jackson Park retaining wall
- Rehabilitate tennis courts
- Improved maintenance of current garden spaces
- Plan to integrate green space at Clyborn Manor

- Repair sidewalks on park street boulevard
- Institute a band music community night—expand current program
- Install chess board garden and fountain
- Create parking options for Burns/Jackson Park
- Increase lighting in public parks
- All green space to be sustainable and low maintenance
- Plant hardwood trees that are long lasting
- Create guidelines for neighborhood plantings
- Maintain trees in public parks, especially in Tot Lot
- Make all signage feel historic
- Clean-up and maintain alleys
- Boundless playground at Blommel Park
- Add story-boards explaining historically significant areas/events
- Restore native trees in appropriate areas
- Install pedestrian friendly boulevard/promenades—Nathan Place and Theobold to buffer residential from commercial
- Provide electricity and water into park drive boulevard—lighting for safety and atmosphere
- Use historically significant salvaged material in parks (i.e., materials from a demolished NCR building)

\* DENOTES IDEA SELECTED BY TEAM.

GREEN SPACE TEAM

AIA DESIGN TEAM

*Lara Hendrix; Elements IV*  
*Will Kaly; Lorenz and Williams*  
*Greg Lauterbach; Greg L. Lauterbach Architect, LLC*  
*Fernando Oseguera; E. Lynn App Architects Inc.*  
*Eric Sauer; Envision Works*

COMMUNITY TEAM

*Carli Dixon*  
*David Esrati*  
*Betsy Frabotta*  
*Ginny Glass*  
*Tracy Hill*  
*Letricia Lawson*  
*Linda Leas*  
*Karin Manovich*  
*Robert Merithew*  
*Kathy Pitts*  
*Winter Rowley*  
*Mary Jo Saunders-West*  
*Juliet Shadoan*  
*Joshua Stucky*



### DESIGN SESSION 1

To begin, using a map of South Park the community team identified and inventoried all of the green space. With the green space identified, the community listed the pro’s and con’s of each area and how the green space is perceived by the community.

Next the community team brain-stormed and discussed several unique program ideas for the area: Water Park, Climbing Wall, Roller Hockey rink, T-Ball fields, Dog Park and Amphitheater. Upon conclusion of the design session, the design team walked through South Park looking at the green space and taking photos of the community. Based upon the community’s input, the design team decided to focus on three parks:

#### SOUTH PARK GREEN

This park was selected because of its large size and its location. Complete with a view to the downtown, it can be easily seen by passersby on Route 35. The community wanted this park to have a regional focus. The park would draw people from around the Dayton area, be unique to our city, have a “wow” factor, and promote South Park to the Dayton area.

#### BLOMMEL PARK

Blommel Park was chosen because of its central location within South Park. The community wanted this park to be for the residents of South Park and function as a community gathering place.

#### TOT LOT

The Tot Lot was chosen because a certain community member had taken an active roll within the park by planting and maintaining an herb garden. This park is a good example of a small, pocket park within the neighborhood.

### DESIGN SESSION 2

Prior to the design session, each design team member sketched ideas for South Park Green, Blommel Park and the Tot Lot. The design team then met to discuss each member’s ideas. Based upon the preliminary design ideas and sketches; the design team selected an overall direction for each space.

#### SOUTH PARK GREEN

South Park Green is to be an active, unique park. A park that would identify South Park by taking advantage of its visibility and adding elements which would capture the eyes of passersby. In addition, the space would not be

*The community team brain-storms produced several unique programs for the areas, including a Water Park.*

THE GREEN SPACE TEAM

overly programmed (i.e., T-Ball fields, Tennis courts, Basketball courts, Splash Park) but instead leave the park open so park-goers could use the park as they like ... letting the park evolve based upon the park-goers’ desires.

BLOMMEL PARK

Blommel Park is to be a park for South Park residents to gather...a town square. The park would offer various programmed elements for all age groups and would be multi-functional so that the park could change and adapt depending upon the purpose of the gathering.

TOT LOT

The Tot Lot was being used as an herb garden and playground for children. The design team decided to focus on the herb garden concept and remove the playground equipment. The park is very small and it was decided that a playground and herb garden do not mix well. The playground equipment would be re-located to another site.

The design team then produced drawings illustrating the overall concepts for each of the three parks. At the second design session, the design team presented the design concept for each space to the community team. Overall, the community members’ reactions were quite positive. The design team asked for pro’s and con’s of each design and overall feedback to the concepts. The design team documented the community’s comments in order to refine the designs and address the wishes of the community.

DESIGN SESSION 3

Prior to the design session, the design team refined each of the three designs to address the community’s comments. Again, the design team presented each of the three concepts to the community and the overall feedback was

quite positive. Community members discussed implementation efforts and how to proceed with the designs (i.e., obtaining funding, obtaining City buy-in, garnering community volunteers.)

FINAL DESIGN CONCEPTS

The Green Space design concepts were produced by the community members. They generated the ideas and the design team listened. The design process was very interactive. Many voices were heard and many ideas discussed. In the end, the final designs depict and represent the ideas, desires and hopes of the community.

SOUTH PARK GREEN

The design of South Park Green evolved quite a bit through the design process, but its core design concept of a unique, neighborhood-identifying park for all of the Dayton area to enjoy never wavered. The South Park residents wanted a park unique to Dayton; a park that could be shared with the surrounding area, and that would help identify South Park to the Dayton region.

One element, which requires further design development, is an iconic tower centrally located in the park. The tower will act as a node connecting the axis of Bonner Street and the newly straightened pedestrian bridge, along with being an identifying object for passerby’s on Route 35. Not only is the tower serving as a South Park identifier, but it is to serve a functional purpose for the park...a water feature, a clock tower, or an observation deck.

INITIAL SOUTH PARK GREEN CONCEPTS

CHART KEY

- 1 | Pedestrian Bridge
- 2 | Wide Path for Multiple Lanes
- 3 | Shaded Play Area
- 4 | Dog Park
- 5 | Grade Change Solution
- 6 | Water Feature
- 7 | Climbing Wall
- 8 | Tall Vertical Element
- 9 | Iconic Element “Wow Factor”
- 10 | Utilize Native Flowers
- 11 | Playground Equipment for School Children
- 12 | Activities for All Ages
- 13 | Take Advantage of Skyline
- 14 | Open Space for Multi-Purpose Activities
- 15 | Public Seating
- 16 | Clock Tower
- 17 | Unique Park Activities
- 18 | Shelter and Restrooms
- 19 | Stepped Grading
- 20 | Accessible Park
- 21 | Grade Changes to Create Spaces w/o Fencing







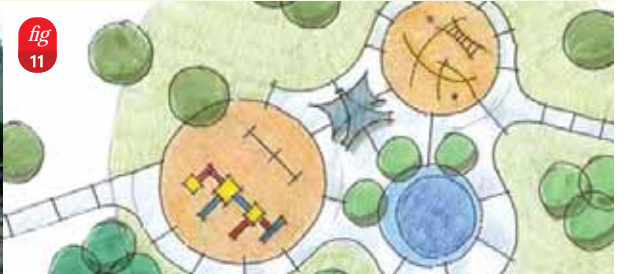
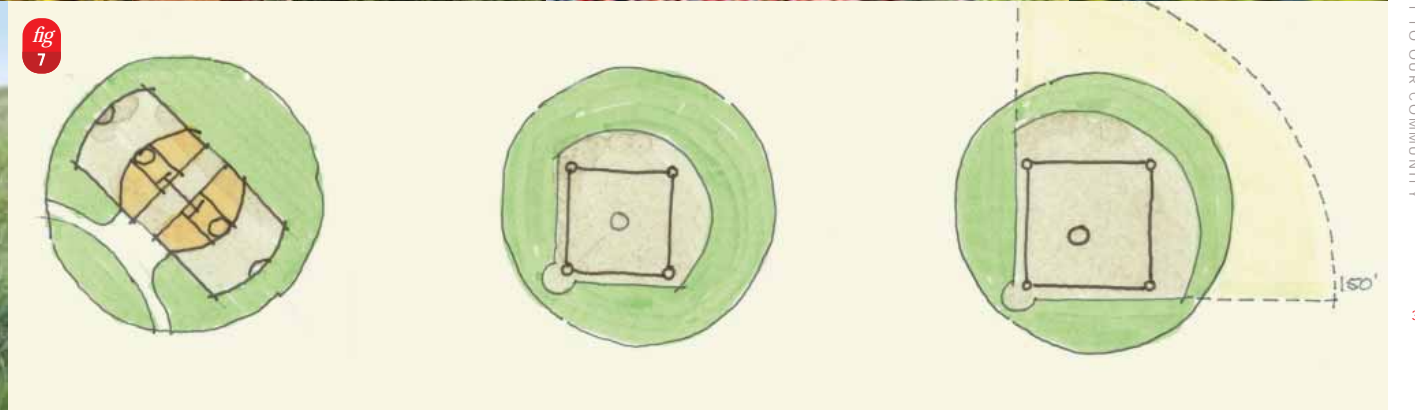
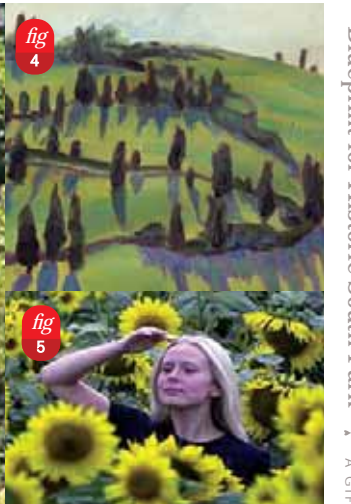
Another major element added to South Park Green is the “Lombard Street-like” pedestrian path which is the link from Bonner St. to South Park Green. Because there is a significant change in elevation from Bonner St. to the park, a winding path was design to create a visually interesting and unique path within the park. From the base of the winding path, the path continues throughout the park in a serpentine fashion with subtle grade changes. As the path serpentine throughout the park, it defines spaces. Some spaces were programmed while others were left unprogrammed so park-goers could use the park as they see fit. Such an open, unprogrammed park was a conscience decision by the community members. During the design process, tee-ball fields, soccer fields, and other specific sports areas were investigated but these programmed fields took up a significant amount of area and can only be used for specific activities. In the end, the community felt that a park which is left open and one that is allowed to evolve over time is a better direction. South Park Green is composed of many unique elements that can serve multiple functions and serve a variety of people. It is a park for Dayton to enjoy and a park that tells Dayton what South Park is all about.

#### BLOMMEL PARK

Blommel Park was decided to be the neighborhood gathering space. A place for South Park residents to meet, play and interact. The park is designed to accommodate all ages and serve multiple functions. Shade was added to make the park more user-friendly. In addition, subtle safety features were added to protect the residents yet not detract from the openness of the park. Storage units were designed which included bike racks and lockers so residents







## GREEN SPACE CHART KEY

- |                     |                       |
|---------------------|-----------------------|
| 1 / Native Flowers  | 7 / Park Alternatives |
| 2 / Climbing Wall   | 8 / Tensile Structure |
| 3 / Lombard St.     | 9 / View From Bonner  |
| 4 / Stepped Grading | 10 / Iconic Element   |
| 5 / Flower Maze     | 11 / Playground       |
| 6 / Dog Park        |                       |

## GREEN SPACE FINAL CONCEPTS

On May 12, 2007 the Green Space team decided on a final direction and key elements that would be placed in the park. Refer to the Chart Key to see where each element will be located in the South Park Green.



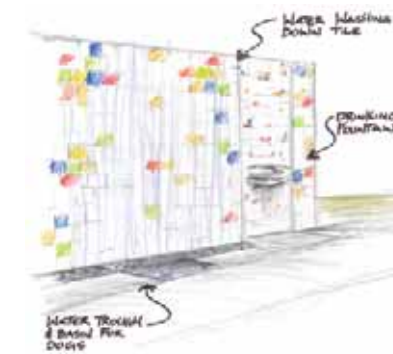
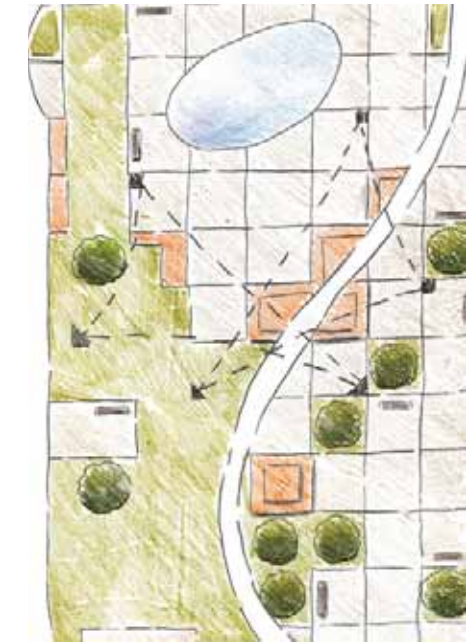
could store frequently used park equipment rather than hauling it from home. Overall, Blommel Park is seen by South Park residents as a nexus for the neighborhood; it is to be South Park’s town square.

#### HERB GARDEN (FORMERLY TOT LOT)

The Tot Lot, now the Herb Garden, developed rather quickly. The lot is relatively small and was being used as both an herb garden and children’s playground. One of the community team members had taken it upon herself to maintain the herb garden. After some discussion among the group, it was decided to dedicate this green space to an herb garden, only, and move the playground to another, more central, location. Included within the herb garden is a meandering path, benches and a storage facility for gardening equipment. The park is to be simple, quiet and serene. A park for residents who enjoy to garden; or a park just to relax quietly and read a book.

#### BLOCK PARTY AND BEYOND

Two community ambassadors presented/answered questions regarding the Green Space boards. They indicated that the feedback from the Block Party was very positive. There was a lot of interest in connecting the neighborhood to South Park Green through the use of a “Lombard Street-like” pedestrian path. Others liked the use of native wildflowers in South Park Green along the border of the park. Overall, the comments from the Block Party were very positive and supportive of the direction taken in developing the green space within South Park.







#### BLOMMEL PARK

Looking at both the sketches (left) and finalized concepts and renderings (above and right), you can begin to see the thought process of taking an idea and making it reality.





The South Park community should be applauded for the time, energy and effort they put forth in developing their plan for the future of their neighborhood. As far as advice or a direction to take, the Green Space team would suggest not losing the amazing amount of momentum generated throughout the design sessions. Use the plans to get buy-in from other community members, from the City of Dayton, and from potential donors. Select small pieces of the plan to implement; pieces that require more manpower and less funding. Be creative; the community does not have to stick to the exact plans developed. Adhere to the overall concepts and spirit of the design, and then do what makes most sense. Have fun in forming your future and good luck!

*The final concepts and designs represent the idea's, desires and hopes of the South Park community.*

THE GREEN SPACE TEAM



#### HERB GARDEN CONCEPTS AND PHOTOS

*The Green Space team took photographs and sketched concepts of how to get the most out of this small area of greenery located in South Park.*

# Project Concept Teams: Residential Infill

## SECTION 8

### FILLING IN THE BLANKS

The Residential Infill team met hoping to address many problems in the South Park area. One of the key issues identified early was the empty lots throughout the district. Another problem was taking existing facades of older houses and presenting economic solutions for upgrading the properties.





SECTION 8 HISTORIC SOUTH PARK

PROJECT IDEAS

DESIGN PROJECTS

- Design using lot sizes
- Design a “Grow Home” Duplex—Three Plex housing
- Design “cottages” using accessibility: universal design
- Build for senior housing
- Live-work space incorporated + home-offices
- Design “transitional” housing—high density to get a feel for city life
- Cottage condos at Clyborn Manor
- Redevelop Lincoln Pulaski

DESIGN CRITERIA

- Design taking into consideration local market—MVH, UD, South Park
- Design include multi use of properties, i.e., commercial/residential
- Incorporate “Sears catalog” approach and design 4-5 styles
- Design for diverse incomes
- Design should include porches
- Design multi-family structures
- Design for free standing garages
- Design to fit historic nature of South Park
- Consider putting all new utilities below grade
- Cul-de-sac of walks, pedestrian-friendly
- Incorporate salvage into new construction
- Build using sustainable materials

POLICY-TYPE ISSUES

- Identify design criteria—opportunity to upgrade houses
- Identify criteria for keeping houses
- Review current historic district boundaries—expand?

DATABASES

- Database of new COD approved building materials
- Incorporate salvage database into HSPI website

MARKETING IDEAS

- Attract UD alumni for retirement living
- Identify potential housing that can be moved

FINANCIAL ISSUES

- Create task force for grants
- Pool of funding sources

RESIDENTIAL INFILL TEAM

AIA DESIGN TEAM

*Lynn App, E Lynn App Architects*  
*Tim Bement, E Lynn App Architects*  
*Prashant Kulkarni, Matrix Architects Inc.*  
*Cathy Thomas, Jeff Wray Architects*  
*David Thomas, University of Dayton*

COMMUNITY TEAM

*Tiffani Angus-Bodie*  
*Carolyn Mann*  
*Mark Manovich*  
*Amanda Moran*  
*Tob Podiak*  
*Ann Poliquin*  
*Sue Pratt*  
*Andy Slade*  
*Phyllis Tonne*  
*Betsy Wilson*

## INITIAL PROJECT MEETINGS

*Many people devoted their time and efforts to the planning of this project, from the initial meetings to the final block party.*

## INITIAL PROJECT FOCUS

The Design Team decided to focus on the following four areas/ideas. They were selected because they addressed the larger list in a holistic manner and the team felt the scope of work would be a manageable size for the team members.

1. The team would review the entire neighborhood and make recommendations about the types of new housing that is most appropriate for a select number of areas.
2. The team would focus on a few specific site types (preferably the most popular), like narrow lots between existing houses, or corner lots and design some cottage style houses for them.
3. The cottage style would then be explored using the Growhome concept and over time a cottage could potentially be transformed into a more formidable structure as a family's needs and desires changed over time.
4. Universal design concepts would be incorporated into the base cottage style so it could be used for senior housing as well.



## DESIGN SESSION 1

The Design Team worked with the residents to identify which type of potential buyers would be interested in purchasing a new home in South Park and further define the specific amenities these buyers would be

looking for in a new “old” home. It was decided that young professionals and “empty nesters” would be the focus. Young professionals are educated and looking to purchase their first homes with possible plans to start a family within a few years. An “empty nester” is defined as a person in their forties to late fifties, typically married, and children have come of age and left the house to attend college and/or start their own families and careers. On first glance, it may seem that these two types of individuals would have vastly different needs and images of “home”, but we discovered their requirements in a home are actually very similar. The single woman market was also discussed and security features were identified as needs over and above the other requirements previously identified.





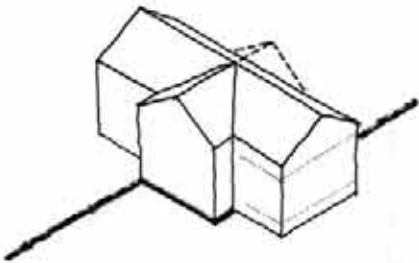
Front Elevation



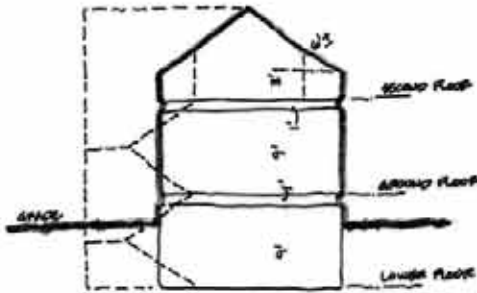
Side Elevations

RESIDENTIAL DESIGN: NEW CONSTRUCTION

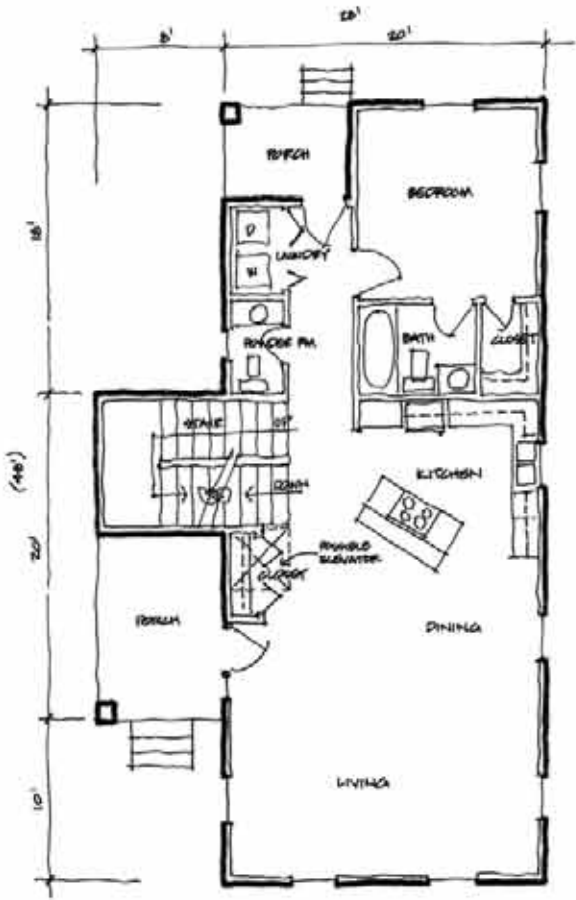
These floor plans and sketches depict new construction suggestions ideal for Young Professionals, Empty-Nesters or Single Parents.



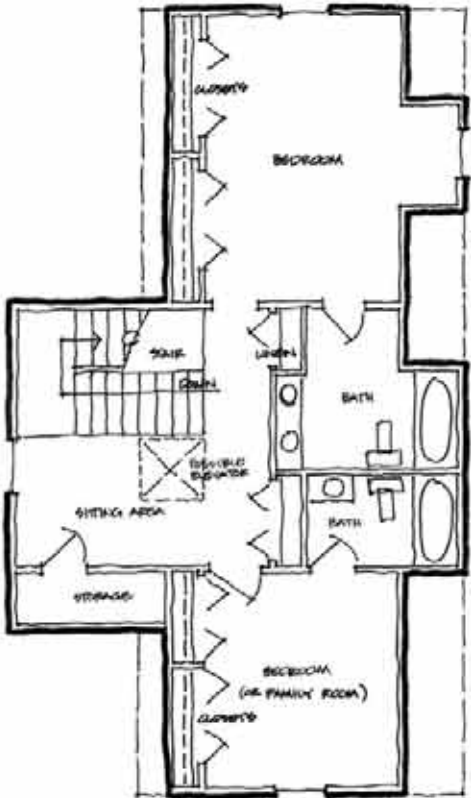
Conceptual Massing Isometric



Conceptual Building Section



First Floor Plan



Second Floor Plan

The following are the programmatic requirements of each target market:

TARGET DEMOGRAPHIC – YOUNG PROFESSIONALS

- Open front porch
- Energy efficient
- Very open plan
- 2 Bedrooms on first floor (2 masters?)
- Loft space—can be finished in future
- Plenty of closets
- Full basement—future bathroom in lower level
- Living/Dining Kitchen
- Design for accessibility
- Space for future elevator or similar ideas
- Rear screen porch—open to back and usual restraints on sides

TARGET DEMOGRAPHIC—EMPTY NESTERS

- Very similar to Young Professionals
- 1st Floor Laundry
- Guest room—Loft/basement
- Low Maintenance
- Kitchen

TARGET DEMOGRAPHIC—SINGLE WOMAN

- Very similar to Young Professionals
- Attached garage (if allowed)

- Secured backyard (May not fly with customer—concern about who may have broken into your yard may outweigh advantages of parking in the garage.)

To summarize, it was decided that the proposed new house designs should have the primary living space on the main floor, including a kitchen/dining space, living room, bath, master bedroom with walk-in closets and private bathroom. A front porch is essential for promoting community and neighborliness and was a specific requirement of all designs. A rear, private porch was also discussed as a desired element for private times reserved for family and friends. With the main living space on the ground floor, the potential to finish a basement for additional living space is always a possibility. The second floor would be created to house at least two additional bedrooms and a full bath. Therefore, the base house would be marketable as a three bedroom, 2.5 bath home.

After the programmatic requirements were determined, the group discussed the available lots within the neighborhood. After studying aerial photography of the neighborhood, it was decided that the typical new house would be designed for a 30’ wide by 100’ deep lot as they are the most prevalent. If wider lots are available, the design could be modified to fit. The 30’ lot width translated to a 24’ wide house including 3’ setbacks on either side. The Design Team also agreed to focus on specific lot configurations that are most common in South Park: a lot between two houses, a lot with an alley on one side, and house on the other, and a corner lot.



The design session concluded with the design team touring (5) homes in the neighborhood of varying design and ages to get a feel for how the historic homes are being adapted to fit the needs of today, how they are being completely renovated into modern living space, and the success of other infill housing that has been recently constructed.

DESIGN SESSION 2

During this session, the Design Team presented their initial site and floor plans of the houses that represented the requirements of the previous design session. Since the houses were designed for different lot styles, the floor plans were all very different. Houses designed for a lot between two houses and adjacent alley were designed in the more traditional “shotgun” approach. A shotgun house got its name from its arrangement of rooms—all in a line like a shotgun barrel. The houses designed in this way either incorporated a central hallway or virtually eliminated the hallway by keeping the rooms very open to each other allowing the circulation to occur within the rooms themselves.

The house designed for a corner lot took advantage of the ability to put the front door of the house on the side and therefore breaking from the traditional shotgun plan configuration. The initial design concept for this house incorporated two master bedrooms on the first floor- a request made by the residents at the previous design session. After seeing that the second master bedroom created a floor plan footprint that did not allow for much of a yard

if a two car garage was built, the group decided to eliminate this. All initial design concepts were received very well by the residents and all left very excited about the next session, where house elevations would be presented.

DESIGN SESSION #3

At Design Session #3, elevations of the proposed houses were presented. The residents enjoyed seeing the floor plans developed into actual house styles that were appropriate for the neighborhood. Window placement, size and style on particular elevations were discussed and noted by the Design Team so they could be incorporated into the final design concepts.

Discuss the final design concepts and touch on ideas such as how the goals were met, the ideas behind the concepts, and the “vision” the design team realized for your project focus. Why did the board graphics evolve the way they did? What are you trying to convey in terms of information? How will the images created help others?

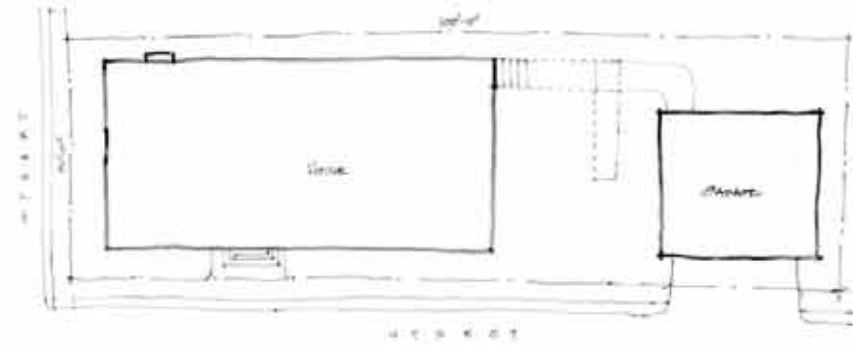
The final design concepts addressed the goals the group outlined by responding to the desire to develop infill housing that would suit the needs of young professionals and “empty nesters.” The board graphics evolved in a way to best illustrate the character of the designs and in some cases, illustrate how the design would fit within the context of a specific lot in the neighborhood. The boards conveyed site planning issues, floor plan layouts, and suggested exterior materials most appropriate for the neighborhood.

MORE NEW CONSTRUCTION

*The Residential Infill Team proposed this house, along with others to fill empty lots in the South Park area. These houses were designed for Young Professionals, Empty-Nesters and Single Parents.*



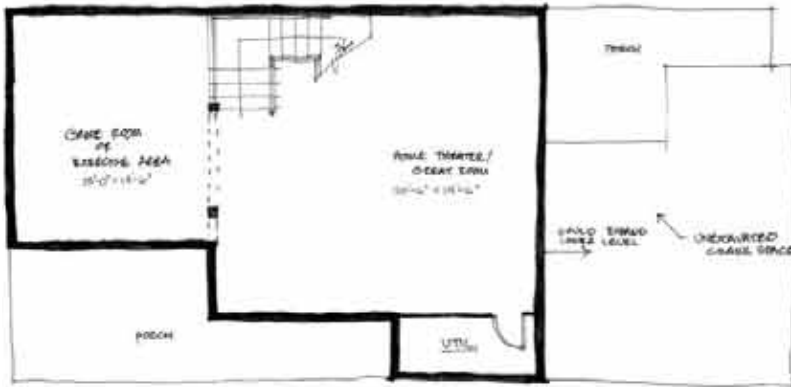
Second Floor Plan



Conceptual Site Plan



Front Elevation



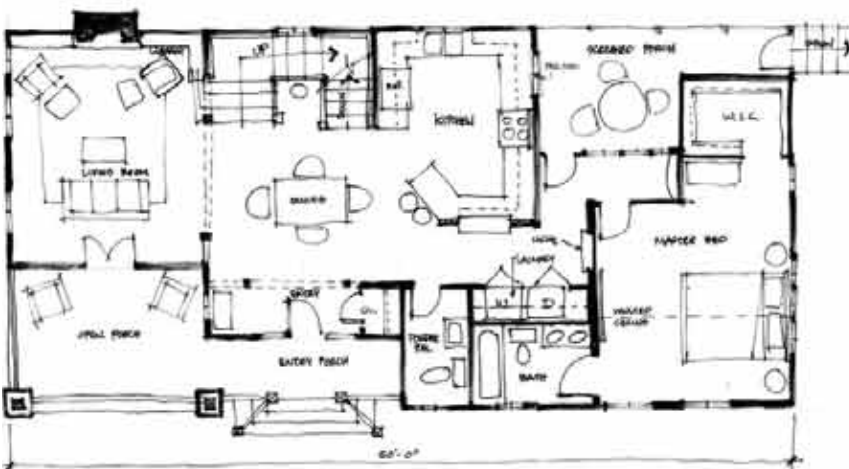
Lower Level Plan



Sketch Elevation



Side Elevation



First Floor Plan



Sketch Elevation



House Modified to Fit Empty Lot at Adams and Bonner St.



The designs presented can be adapted to fit many neighborhoods with similar lot sizes and characteristics.

## BLOCK PARTY AND BEYOND

South Park Residents were very excited to see the final design concepts as many were rendered to be more life-like in appearance—making them very easy to visualize among the existing historic homes in the neighborhood.

Amanda Moran, a South Park resident and infill team member sums it up quite nicely, “Don’t let people tell you that it isn’t done in your part of town, be optimistic, let yourself get excited about the possibilities. Be enthusiastic!”

### BLOCK PARTY QUESTION AND ANSWERS

*During the block party, AIA had a chance to show off their hard work with their presentation boards. Community members and area residents were invited to partake in the festivities.*



*“Don’t let people tell you that it isn’t done in your part of town, be optimistic, let yourself get excited about the possibilities. Be enthusiastic!”*

AMANDA MORAN — SOUTH PARK RESIDENT



# Project Concept Teams: Residential Rehab

## SECTION 9

### MARCH 10TH KICK-OFF MEETING

Numerous creative ideas regarding Residential Rehab issues were listed by the community members on note cards and ranged from things like developing a communication system to allow South Park neighbors to share tools and rehab tips, to trying to improve awkward floor plan designs of typical 'shotgun-type' residences. Ideas were all constructive.





SECTION 9 HISTORIC SOUTH PARK

PROJECT IDEAS

- Design using lot sizes
- Convert single/double apartment homes into single-family homes
- Combine side-by-side smaller houses into a single, larger residence
- Encourage renovation/addition of front porches
- Design assistance to create livable/usable floor plans in shotgun houses and other awkward designs
- Convert vacant lots into visually appealing parking in the streetscape context
- Provide assistance to elderly occupants—maintain ADA standards
- Partner with local employees, offering incentives to relocate to South Park
- Encourage community service groups to work and improve South Park
- Create community tool lending program
- Create program to remove chain link fences
- Enforcement of Landmarks Dept. regulations
- Create a resource of appropriate designs/plans (interior)
- Design assistance for interior spaces—bathroom: how to fit plumbing
- Create a concept for alley appearances: guidelines, usage, lighting
- Update design guidelines
- Encourage neighborhood cooperation with rehab/renovation projects
- Outreach: find neighbors who needs assistance to maintain their properties
- Develop a resource of neighbors with certain talents and contractors
- Create a building supplies buying co-op to buy rehab materials at wholesale cost
- Plan a regular schedule of alley sweeps and encourage more participants

- Recognize home owners that have made an effort to improve their homes
- Provide assistance with yard and landscape design
- Identify a way to prevent/discourage/mitigate blighted properties
- Create an exchange for interior and exterior materials
- Investigate alternative fencing ideas for homes—wrought iron too expensive
- Explore the use of modern rehab materials that look historic
- Facilitate the development of parking alternatives—address dead garages
- Maintain the historical integrity of historic houses
- Create a list of approved suppliers of exterior materials
- Improve South Park’s website
- Identify vacant lots where homes can be moved to
- Relax live/work mixed use restrictions—allow commercial from residential
- Provide access to library of photos of South Park
- Reward landlords who rehab and maintain their rental properties
- Establish funding for things like alley sweeps
- Develop process to identify properties needing rehab and follow-up afterwards
- Reclaim community center for neighborhood use—force out current occupants
- Houses with no off-street parking—establish areas to utilize for parking
- Develop community paint crews, assist when needed
- Do a better job of promoting South Park to Home-buyers and general public
- Develop a tax credit or abatement program to encourage renovations
- Establish a condo alternative to rental properties

RESIDENTIAL REHAB TEAM

AIA DESIGN TEAM

*Susan Keeny, Chair, Matrix Architects Inc.*  
*Dan McNulty, E. Lynn App Architects Inc.*  
*Lori Shook, Levin Porter Associates Inc.*

COMMUNITY TEAM

*Cheryl Bates*  
*Karen Curfinan*  
*Cathie DeFehr*  
*Michael DiFlora*  
*Verne Fortson*  
*Natalie Fuller*  
*Kathleen Hanover*  
*Rebecca Hartzell*  
*Mary Beth Haug*  
*Anne Hutchinson*  
*Jim Kent*  
*Kim Kislig*  
*Kenny Moore*  
*Kevin Moran*  
*Loni Podiak*

**FRONT PORCH STUDY**

*By studying examples of current front porches, both good and bad, the Residential Rehab Team made recommendations on how to improve the exteriors of South Park houses.*

Lori Shook from our design team helped the 3 to 4 delegated community residents narrow down the list of ideas to the following five:

1. Convert vacant lots to visually appealing parking that looks good in the streetscape.
2. Convert single/double/triple apartment homes into single family-owned homes.
3. Combine side-by-side smaller houses into a single large residence.
4. Encourage renovation/addition of front porches.
5. Design assistance to create livable/usable floor plans in shotgun houses and other awkward designs.

Because of the focus of our group—residential rehab—the ideas presented tended toward more specific design solutions rather than broad concepts. Before the next design session, our group’s charge was to narrow the 5 suggested areas of focus to a more generic direction. We thought we could work with ideas to convert vacant lots into visually pleasing parking lots that look appealing in the neighborhood streetscape. This idea evolved because there is a shortage of off-street parking here. The group also wanted to have ideas on converting single/double/triple apartment buildings into single family dwellings plus have design assistance in creating livable/usable floor plans in shotgun houses and other awkward house plans. We also suggested doing an actual house renovation that would tie into a local “Rehabarama” event that would take place in the fall.





After revision, the actual project list submitted to the committee read as follows:

“We thought we could do both the, ‘converting of vacant lots to visually appealing parking that looks good in the streetscape,’ and something involving, ‘converting single/double/triple apartment homes into single family owned homes,’ plus the, ‘design assistance to create livable/usable floor plans in shotgun houses and other awkward designs.’ This might possibly all culminate into an actual renovation of a particular house in the neighborhood.

We thought we could at least begin by walking the neighborhood to photograph selected lots and houses and do overlay sketches of what should and should not be done in terms of renovation—good and bad examples. Then if we couldn’t do an actual renovation project, we might do ‘typical’ examples of parking lot edges, fences, and lighting and possibly different front porch ideas.”

After discussion with our team and the chairs of the AIA 150 committee, it was felt that we needed to focus on broader concepts that were not necessarily tied into a specific property that would benefit only one individual homeowner. There were additional questions raised concerning how zoning would view converting vacant lots into parking areas. It was felt that this idea might also be controversial to some residents. The final focus of our group was two-fold. First, we wanted to examine generic floor plans for shotgun houses. We wanted to utilize existing properties to illustrate ‘good/bad’ examples using overlay sketches to show our plan analyses.

Second, we proposed doing sketches of positive features to illustrate things like exemplary porch treatments and exterior detailing that could be used in many residential rehab projects. We would have to be cautious about publishing a typical floor plan for the public to utilize as their own house plan, without thorough knowledge of the existing structure and site conditions.

We left this meeting with the South Park neighbors charged to help us identify properties that exemplified the typical housing types and issues we

*These idea’s have the potential to culminate into an actual renovation of a particular house in the neighborhood.”*

THE RESIDENTIAL REHAB TEAM

discussed. The Design Team was to research and begin to analyze the strengths and weaknesses of the shotgun style house plan. We

also asked for access to the City plat map of the neighborhood that includes structures, lot lines, building footprints and paved areas.

### DESIGN SESSION 1

When we met for Design Session 1, the Design Team presented some information on shotgun houses and important overall design considerations. We discussed some of the requirements from the Landmarks Commission to be used in all renovation projects in a historic district. Roane Smothers

### PLANS FOR REVITALIZATION

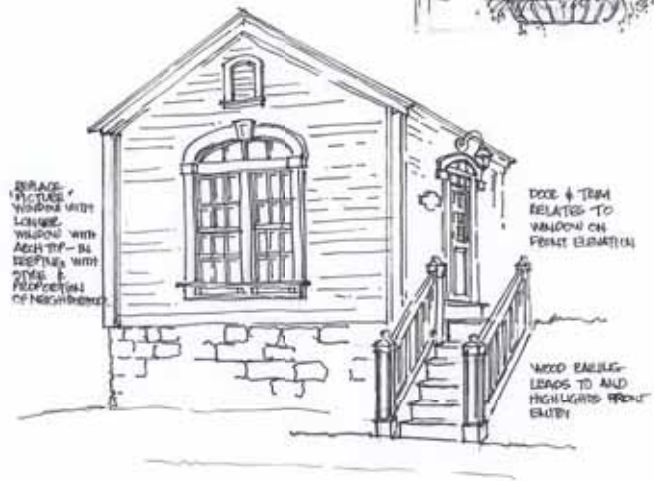
*After examining the existing interiors and exteriors of the housing in South Park, the Residential Rehab Team came up with plans to improve the facades and floor plans of these classic dwellings.*



RECONSTRUCT PORCH COLUMNS TO RELATE TO PEDIMENT FEATURE AND BETTER SUPPORT PORCH ROOF STRUCTURE. HIGHLIGHTS EACH ENTRY.



ALTERNATE WINDOW REFINISHMENT FEATURES TRANSOM, WIDE WOOD TRIM, AND A WINDOW BOX TO ADD VISUAL INTEREST.



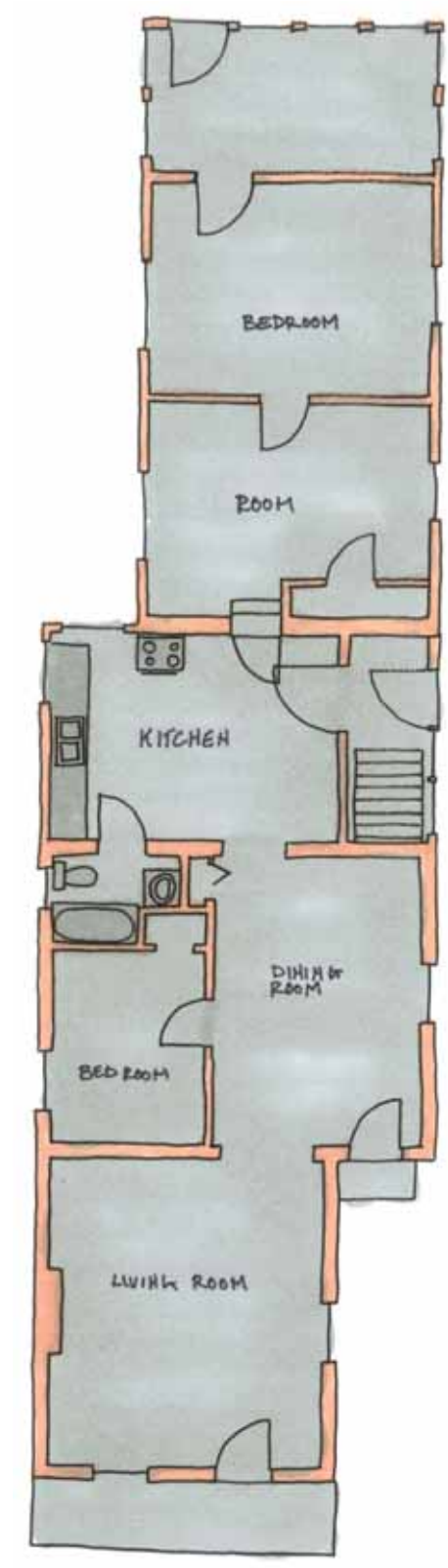
REPLACE VICTORIAN WINDOW WITH LARGER WINDOW WITH ARCH TOP - IN RESPONSE WITH STYLE & PROPORTION OF NEIGHBORHOOD.

DOOR & TRIM RELATED TO WINDOW ON FRONT ELEVATION

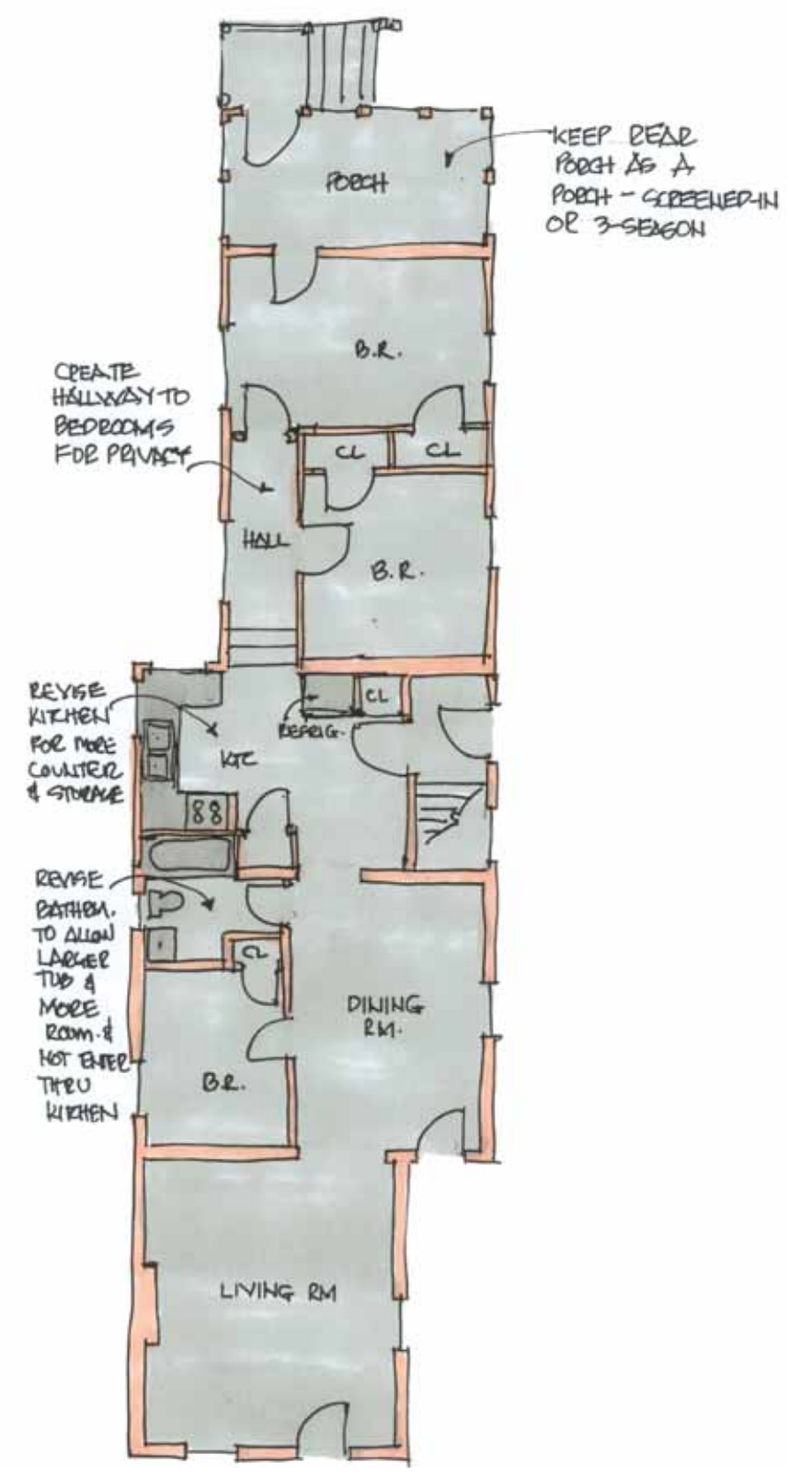
WOOD RAILING LEADS TO AND HIGHLIGHTS FRONT ENTRY



RENOVATE MULTI-FAMILY STRUCTURES BACK TO SINGLE-FAMILY DWELLINGS. MORE APPROPRIATE TO NEIGHBORHOOD SCALE AND PATTERN OF FRONT PORCHES. SINGLE FAMILY DWELLINGS ALSO HAVE LESS IMPACT ON STREET PARKING.



Existing One-Story Shotgun Floor Plan



Renovated One-Story Shotgun Floor Plan



from the Landmarks Commission was present and answered questions and offered advice:

1. Find an original photograph of the house, if possible, before beginning a renovation.
2. Outline the existing materials used on the house.
3. Draw a sketch to present to the Commission for approval of the renovation project. Plans and elevations are required.
4. The City of Dayton provides a design service that is free to residents. The Commission assigns an architect to the project and pays the design fees (a maximum amount is established). Residents may also hire an architect of their own choosing and pay for the design fees themselves.
5. There are “OH1” forms from the 1970’s that are on file with the City, for use by the general public. Not all buildings are on file. A dwelling is categorized as:
  - Being on the National Register of Historic Places
  - ‘Contributing’—not historic but fitting well into the neighborhood
  - An ‘Intrusion’—not appropriate to the historic neighborhood
6. The doors, windows, roof pitch, etc. should try to match the existing.

It was suggested that we might want to include in our report the Landmarks information and requirements for detached garages, acceptable materials and window types, and sample project submittal forms.

Dan McNulty presented floor plans of his 2-story Victorian house renovation (demo and proposed) and an existing site plan. This was a useful starting point for our group, as this house and lot is very typical of South Park properties. Dan’s house had been converted into a double in the 1940’s, with an apartment on each floor, and is being renovated into a single family house.

The community members presented common issues in renovating houses in the South Park neighborhood. Among these were awkward floor plans where the traffic flow is through one room to get to another, the need for additional bedrooms, adding a second floor to a one-story residence, and adding a bathroom on the second floor in a cost-effective, space-saving way. The South Park community members identified several properties that our group could use in our analysis of these issues. The remainder of the Design Session was spent investigating and photographing these properties. Arrangements were made to measure 3 of these houses to begin to create alternative floor plan recommendations.

For the next Design Session it was agreed to:

- Generate generic floor plans for shotguns and small and large 2-story houses.
- Research typical costs for various renovation projects.
- Include Landmark Commission guidelines for ‘approved materials’ and responses to common questions to the Commission regarding window renovation and replacement and new detached garages.



The Design Team members met and assigned tasks to each of us. In addition to what is listed above, we were all to do sketches of renovated shotgun plans, the 2-story ‘camelback’ addition to a single story historic home, and sketches showing examples of attractive, appropriately renovated porches and front elevations—curb appeal!

## DESIGN SESSION 2

The Design Team presented alternate floor plan sketches for the typical shotgun house. Photos of some existing residences were also presented showing positive and negative front porch and entryway designs. The sketches of the floor plans and the exterior porches and entryways initiated discussion of appropriate materials such as brick, wood siding and the new fiber cement siding as a replacement for deteriorated wood siding. If they can be saved, it is generally recommended to maintain the existing historic windows and doors.

A couple neighbors expressed interest in knowing costs for typical renovations such as adding or remodeling bathrooms, raising the



1 | FRONT GATE AND PORCH

*This front porch's ornate wood work and solid construction make it an excellent example.*

2 | SIDE PORCH

*Some porches have a great setting, but require some maintenance.*

3 | QUAIN HOUSE

*South Park features some wonderful foliage, framing many houses nicely.*



roof structure to accommodate additional space on the second floor, window replacement, storm windows, and porch trim and columns. The Design Team expressed caution about listing costs as these may or may not apply to specific projects. And, more importantly, costs for materials continue to rise at a rate much greater than inflation and are therefore difficult to identify for future projects.

Additional pictures and measurements were taken by the Design Team to aid in completing the design sketches and recommendations.

### DESIGN SESSION 3

At this last Design Session, the design team presented additional refined plans and sketches. These included adding a second floor to an existing shotgun house (called a ‘camelback’ design) so that the original appearance from the street is respected and not overwhelmed by the addition. Also included was a plan showing how a large multi-family apartment building can be converted back to a single family dwelling. In addition, there were several floor plans showing alternate ways to add a second floor bathroom to an existing 2-story residence.

Photos of existing houses were hung along the wall along with sketches of proposed renovations and recommendations. The group reviewed all the materials with interest and enthusiasm. Of particular interest was a plan showing how 2 side-by-side shotguns could be combined to form a generous, one story residence while still fitting into the streetscape.

After our own review, time was allotted to allow other Design Team members to visit and comment on all the group projects.

A discussion took place regarding our group’s need to complete drawings for presentation of our work at the upcoming Neighborhood Block Party. The Design Team met later in the week to finalize the drawings and to do layouts for five presentation boards.

### BLOCK PARTY AND BEYOND

The work was well received at the Block Party. As can be expected, many people gravitated toward our display because it contained many ideas that could be incorporated into a variety of renovation projects.

As to the whole process of the AIA 150, our group was very enthusiastic and energized by this design initiative. Residents were very eager to begin improvements to their homes, and, as a result, to their neighborhood. The Residential Rehab group was successful in that it focused on specific projects of a smaller scale rather than the larger, civic projects of the other Design Teams. It was felt that many of the ideas that came out of our group could and would be implemented. The group also made strong connections with other neighbors, which is at the heart of all neighborhood improvements.

## BASIC DESIGN CONSIDERATIONS

*The following information is presented as an abridged guideline for residents as they undertake the renovation and improvement of their homes in the south park historic district. It is by no means an inclusive handbook of renovation practices, but is intended to inform the home owner of things to consider when undertaking any type of residential renovation/rehab project.*



### EXTERIOR GENERAL DESIGN CONSIDERATIONS

- Observe the scale and height of the neighborhood and keep any additions of a similar size and height as adjacent homes. (Local building codes and zoning ordinances will describe height and lot coverage restrictions).
- Covered front porch—this is the most ‘public’ space, the way the house meets the street and greets the public. It should be open, welcoming. It can be ornate, highly decorated, but should be respectful of neighboring structures in size, scale, ornament, and color.
- Accentuate the front door by position, color, trim, walks and pedestrian approaches, columns, symmetrical groupings of door and windows, or even the arrangement of roof gables. Make it obvious to visitors where to enter, that this is the front door.
- Windows should be generous in size, but maintain neighborhood standards, especially in height.
- Additions on the first or second level should be kept toward the rear of the house, to maintain the street ‘rhythm’ and the proportions of the neighboring properties.
- Color is highly subjective, but before doing any exterior painting, remember that we live in a temperate climate and colors were originally derived from native plants, earth, and minerals. In other words, that ‘flamingo pink’ that looks wonderful in Florida, probably won’t be as attractive in Ohio.
- The list of exterior materials that are appropriate for renovating historic homes are numerous and more plentiful and durable than ever before. Keep in mind that new materials such as trims, siding, brick, etc. Should try to match existing materials in width and profile. Questions about specific building materials can always be directed to the landmarks commission.

### INTERIOR GENERAL DESIGN CONSIDERATIONS

- Vestibules or foyers are great additions to any home, if space allows. A separate vestibule buffers interior spaces from cold and drafts and can contain decorative trim and ornamentation to create the ‘wow factor’ as a first impression. Consider also having a small coat closet at or near the vestibule.
- Many historic homes have small interior rooms/spaces, yet the volume of these spaces can be visually extended by: lighter colors for walls and ceilings, increasing lighting—natural light through windows and transoms, and full glass french doors, windows opposite passage entries or at the end of hallways to draw the eye inward, passage doors near or at room corners, providing diagonal perspective to the room or entry, mirrors strategically placed at entries and at the end of corridors and clear, operable transoms above interior doors not only allow light into a room, but also promote air movement.
- Small, intimate spaces offer the possibility of being more highly decorated without being overwhelming.
- Lots of light is very important - brightens interior spaces, and lots of natural daylight through windows, skylights, clerestories, solar tubes, etc., Saves energy by allowing electrical lights to be turned off.
- There should be a view toward spaces beyond the front entry – eye-catching, visually appealing.

### LIVING ROOM

- Open, high ceilings often found in historic homes can make a small living space seem large. Accent ceilings with crown molding or interesting ceiling fixtures that draw the eye upward. Light ceiling paint also creates a sense of spaciousness.



BASIC DESIGN CONSIDERATIONS

*Continued...*



- Seating and conversation areas should be kept out of the main traffic flow.
- Instead of wall-to-wall carpeting, a large rug can anchor disparate furniture pieces and create seating areas for more intimate gatherings.
- The view from the living room to interior spaces beyond should be eye-catching and appealing. Try to block more unsightly views of kitchen sinks and countertops.

KITCHEN

- Keep the work areas and appliances (including sinks, ovens, microwaves and refrigerators) out of the passageway, especially if it is necessary to go through the kitchen to get to rooms/spaces beyond.
- The kitchen is best positioned to the rear of the house, for control and containment of noise and smells, and to keep it out of sight lines from other areas in the house.
- Provide windows with as much natural lighting as possible to lessen the need for artificial light—an energy savings.
- Provide under-cabinet lighting to aid in performing tasks safely at the stove/oven, sink, and on work counters.
- The work triangle (sink, stove, refrigerator) should not intersect the major traffic pattern through the kitchen, or be obstructed by a work peninsula, island, storage unit or desk.
- Make sure there is at least 38 linear inches in width along the wall for the refrigerator.

BEDROOMS

- There are a host of guidelines when considering bedrooms such as: there must be at least two

ways to exit all sleeping spaces, access must be directly to an emergency exit, and not through another space and one of those exit ways must be through an exterior bedroom window. Make sure you consider these and all bedroom coding before undertaking any projects.

- Provide a smoke detector, per code, in each sleeping room, and on each level. Circuit smoke detectors together so that if one sounds, all alarms sound to warn all occupants in the house.

BATHROOMS

- Provide a first floor full bathroom if space allows—easy access for all ages, especially for seniors.
- Bathrooms need to be light-filled rooms. If they do not have exterior windows, consider a ‘solar tube’.
- Bathroom fans are very useful in removing odors and humidity. To work effectively, fans must be vented directly to the outside.

FRONT PORCHES

- Offer ideal transition spaces between inside and outside.
- Lend architectural detail and interest to the exterior elevation of a home.
- Frame and direct people to the front (main) entry.

REAR PORCHES

- Provide shade and ventilation to interior rooms.
- Can serve as a “mud room” space to collect dirt, snow and moisture from shoes.
- Can be heated with a separate system such as electric baseboard heating under window areas, radiant floor heating or a fireplace unit—gas, wood or electric—that is heat producing.

# Media

## SECTION 10

### PRESS CLIPPINGS

Throughout this project, the media has been closely following the developments and directions that South Park has taken. The Dayton Daily News and Dayton Business Journal have written articles and captured video documenting this historic undertaking. The following is a collection of articles written about the South Park project.







DAYTON DAILY NEWS

## SOUTH PARK GETS TO BUILD ON VISION

March 8, 2007

Joanne Huist Smith, Staff Writer

DAYTON—Residents of Historic South Park have a unique opportunity to help create a vision for their neighborhood beginning 10 a.m. Saturday at Emerson Academy, 501 Hickory St. The event is sponsored by the American Institute of Architects and marks the organization's 150 years of service to the profession, said Will Kaly, AIA Dayton president.

Ten architectural or affiliated groups will send 25 volunteers to the meeting, where residents will be asked what projects they'd like to undertake to improve their neighborhood.

Other meetings will be 9 a.m. to 4 p.m. March 24, April 14 and 21 at Emerson.

Conceptual renderings for projects that have been prioritized during the meetings will be unveiled at a block party May 12.

South Park was selected from more than 14 applicants to participate in AIA150 from a nine-county region in Southwest Ohio, Kaly said.

*Contact this reporter at (937) 225-2362 or [josmith@DaytonDailyNews.com](mailto:josmith@DaytonDailyNews.com).*

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DAYTON BUSINESS JOURNAL

## SOUTH PARK GROUP SEEKS IMPROVEMENTS

May 11, 2007

Yvonne Teems, DBJ Staff Reporter

DAYTON—If all goes as planned, Dayton’s historic South Park neighborhood will get more retail space, additional parking, improved parks and up to 30 new homes.

The Dayton Chapter of the American Institute of Architects has finalized plans for a revitalization effort in South Park, which is bordered by U.S. Route 35, Wayne Ave., Wyoming Ave. and Main St. The project calls for slowing traffic on Wayne Ave., improving the Dayton historic district’s signage and renovating historic homes.

However, organizers have yet to land funding for the proposed changes.

The plans, said Karin Manovich, president of Historic South Park Inc., and Rick Holmes of the Architectural Group Inc., include:

- Transforming Wayne Ave. into a boulevard by changing the center turning lane into a grassy median;
- Adding parking on Theobald Street to improve access to businesses like Dayton’s Original Pizza Factory, Remember When Antiques and Halal’s Grocery;
- Upgrading existing housing;

- Building a 5,000 square-foot commercial space on Wayne Ave. where it connects with Keowee St.;
- Building infill housing (up to 30 vacant lots exist in the 800-home neighborhood);
- Improving the neighborhood’s several parks, making them more accessible to the public; and
- Updating signage and creating an atmosphere that defines the geographic area of the neighborhood.

The plans, to be unveiled Saturday, May 12, at a party in South Park’s Blommel Park, will give residents a basis for projects they may choose to spearhead in the coming years, said William Kaly, this year’s president of the Dayton chapter of the AIA.

Manovich said residents plan to write grant proposals and launch fund raising campaigns to implement project plans. There are no official financial plans to bring the project sketches to fruition.

The neighborhood revitalization effort is part of a nationwide program by the American Institute of Architects, in celebration of the organization’s 150th anniversary. The local chapter sent out 300 requests for proposals last fall to local communities to find a place that was looking for some design upgrades.



In March it selected South Park, and 28 architects and 150 community members have been working ever since to come up with plans that could help boost the neighborhood’s image and livability.

The American Institute of Architects granted the local chapter \$10,000; Fifth Third gave it \$2,000 and the Dayton Foundation granted \$1,000 to help facilitate planning sessions and advertisements.

*E-mail yrteems@bizjournals.com, call 528-4426.*

DAYTON DAILY NEWS  
SOUTH PARK ADDING TO SOUTHERN BOOM

May 14, 2007  
LETTER TO THE EDITOR  
Karin Manovich, President of Historic South Park Inc.  
DAYTON—The article “Boomtown in progress,” April 22, described the exceptional rebirth south of downtown and identified the separate puzzle pieces bringing it all together. There was one important component left out—Historic South Park.

During the next 18 months, South Park will be experiencing the infusion of nearly \$3 million of private investment toward the revitalization of 30 existing homes. Some of these homes will be highlighted in the October 2007 Rehabarama.

In addition, the American Institute of Architects has awarded South Park the AIA150 Blueprint for Your Neighborhood: A Gift to the Community, a grant of an estimated \$50,000 value. Nearly 30 area architects have designed plans for revitalization of the Wayne Ave. corridor, South Park’s public green spaces, neighborhood streetscape elements, in-fill residential construction, and rehab residential construction. More than 100 community members have spent four Saturdays during the last six weeks participating in design Charrettes with Dayton AIA members.

Lastly, the Wright State University Center for Urban Planning and Administration Graduate School is conducting marketing and housing code enforcement research for Historic South Park Inc. to augment the development and revitalization efforts of the district.

Historic South Park is very much contributing its own “boom” to the Boomtown in progress. Visit [www.historicsouthpark.org](http://www.historicsouthpark.org) to learn more about this thriving community south of downtown.

DAYTON DAILY NEWS  
OUR VIEW: ‘BLUEPRINT’ IS BIGGER THAN SOUTH PARK

May 20, 2007  
EDITORIAL  
DAYTON—A week ago Saturday, Dayton’s South Park showed what city neighborhoods do best when they are at their best:



WHIO-TV 7 INTERVIEW  
*NewsCenter 7’s Jim Otte (right) conducted an interview with AIA President Will Kaly (left) and Historic South Park Inc. President Karen Manovich (center) in a WHIO Reports television special on July 22, 2007.*

PARTICIPANTS IN THE PROJECT

APG Office Furnishings  
 E. Lynn App Architects, Inc.  
 Edge and Tinney Architects, Inc.  
 Elements IV Interiors  
 Greg L. Lauterbach, LLC.  
 Jeff Wray Architects  
 Levin Porter Associates Inc.  
 Lorenz Williams, Inc.  
 Matrix Architects Inc.  
 Rogero Buckman Architects, Inc.  
 Sharp Conway Architects, Inc.  
 The Architectural Group, Inc.

They gather, think, plan, discuss, fight, worry, imagine, mobilize and celebrate—together, with infectious energy.

South Park’s recent example was aided by a remarkable gift from the Dayton chapter of the American Institute of Architects. As part of the national AIA’s celebration of its 150th birthday, local chapters asked neighborhoods to apply to become the sites of major service projects.

The projects, which are being organized across the country, are called “Blueprint for Your Neighborhood.” They involve teams of local architects and designers working with residents for free. The neighbors sit down, envision and decide where, as a community, they want to go—tomorrow, next year, 10 years from now. The professionals guide the discussion and capture the possibilities and details in a comprehensive plan.

South Park submitted Dayton’s winning application. Beginning in January, scores of neighborhood residents joined in and, for the past nine weeks, have been working with the professional volunteers. The results were unveiled last week, and the importance of what they produced extends far beyond South Park’s 24 blocks.

The process—even more than the plan’s specifics—offers insight and inspiration to any community interested in tackling tough problems and mapping a shared future from the grassroots up.

Tony Costello, the AIA’s national chairman of the “Blueprint” project, pointed

to older suburban communities—with moribund, ‘60s-era strip malls and declining housing values—as places that can benefit from these kinds of planning processes, provided local leaders engage and energize local residents.

Consider how this Dayton neighborhood and the volunteer professionals organized their project:

South Park—bordered, roughly, by Wyoming St. (to the south), Wayne Ave. (to the east), Burns Ave. (to the north) and Alberta/Nathan streets (to the west)—has it all. Its housing stock includes finely renovated mansions, modestly maintained cottages, and abandoned, boarded-up buildings whose futures are hard to see. Residents range from the affluent professional to the abject poor. Some public spaces are well-tended, but others are weedy eyesores.

Nearly 30 design professionals from about a dozen firms divided into five teams: commercial, residential-infill, residential-rehab, boundaries and green space. Their plans and drawings reflect ingenious, common-sense attractive ideas, not pie-in-the-sky hopes.

Think bike paths, public gardens, order through decorative fences, practical rehab plans for many styles of architecture, colored lights illuminating a highway underpass, dramatic murals brightening drab commercial buildings.

Then there’s the caution—offered by the architecture institute’s Costello:



# Dayton AIA project to build on community visions

## Valley neighborhoods submit applications to collaborate with architectural firms.

By Valryn Warren  
Staff Writer

Architects understand that what seems to built to specifications is actually built to purpose, and what seems made of brick, wood or asphalt has an unseen but much more basic component — a vision.

In honor of the American Institute of Architects' 150th anniversary, the Dayton area chapter, whose members belong to architectural firms from around the Miami Valley, are selecting a community to help with building a bridge between dreams and reality.

AIA solicited applications for "Blueprint for Your Neighborhood — A Gift to Our Community." The idea is to select a neighborhood project and work with the stakeholders to come up with a plan built on good design.

"This is focused on the collaboration between architects and communities," said Will Kaly, AIA president elect and architect with Lorenz Williams Inc. "To bring a community together to generate a vision and improve the quality of life in an area. We bring a certain skill set and they bring their own aspirations and elements."

Among the skill sets AIA offers is inspiring collaboration among those who live or work in the designated area, coming

up with a good design, selecting materials and searching for funding resources.

"We want to debunk the myth we come up with stuff out of our own heads," Steve Byington, of Levin Porter Associates Inc., said. "We're always talking to people."

Many of the submissions focus on new life for older neighborhoods, like Riverside's submission for its "Old Vil-

lage" area around Springfield Pike and Huberville Road, or the Southwest Priority Board's application for the Westwood neighborhood in Dayton. A popular concept is mixing residential with retail and greenspace, all intended to primarily serve the immediate neighborhood.

"Westwood has a lot of tenant-occupied properties and some homes vacated," Emma Andrews of the Southwest Pri-

ority Board said. "We're looking at street beautification, some business pieces, greenspace for kids to play. Many people want that walking environment."

Riverside Economic Development Director Robert Murray said he has somewhat similar hopes for Riverside's project — a neighborhood where people can work, live and play, and do it easily by car, bike or on foot. "We're looking for a reviv-

al of residential with neighborhood retail," he said. "We have a confluence of transportation, walking, cars, biking and possible interurban trolleys — and I don't have a plan for that."

Kaly said the gift of a design is intended as one that will keep on giving.

"We want them to take the principles and process they've learned and be able apply them to future projects," he said.

**OUR VIEW COMMUNITY PLANNING**

## 'Blueprint' is bigger than South Park

**A NEIGHBORHOOD'S DREAMS**

A week ago Saturday, Dayton's South Park showed what city neighborhoods do best when they are at their best. They gather, think, plan, discuss, fight, worry, imagine, envision and celebrate — together, with infectious energy.

South Park's recent example was aided by a remarkable gift from the Dayton chapter of the American Institute of Architects. As part of the national AIA's celebration of its 150th birthday, local chapters asked neighborhoods to apply to become the sites of major new vision projects.

The projects, which are being organized across the country, are called "Blueprint for Your Neighborhood." They involve teams of local architects and designers working with residents for time. The neighbors sit down, revision and decide where, as a community, they want to go — tomorrow, next year, 10 years from now. The professionals guide the discussion and capture the possibilities and details in a comprehensive plan.

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The process — even more than the plan's specifics — offers insight and inspiration in any community interested in tackling tough problems and mapping a shared future from the grassroots up.

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Consider how this Dayton neighborhood's vision project

At left, a South Park resident looks at one of the renderings unveiled by the Dayton chapter of the American Institute of Architects at Monument Park on May 12. At right, two examples of the neighborhood's historic homes. (Left photo by Bobbi Smith)

**Participants in Dayton American Institute of Architects project**

- APG Office Furnishings
- E. Lynn ASD Architects, Inc.
- Flege & Tenney Architects, Inc.
- Elements IV Interiors
- Greg L. Lauenbach, LLC
- Jeff Wray Architects
- Levin Porter & Associates, Inc.
- Lorenz Williams, Inc.
- Rugiero Mackman Architects
- Sharp Layman Architects, Inc.
- The Architectural Group, Inc.

Watch a video about "Blueprint" that South residents and vote sign professionals for the neighborhood. [www.daytonaia.com/news/neighborhood](http://www.daytonaia.com/news/neighborhood)

Then there's the caution — offered by the architecture institute's Costello: Beware of inflated expectations that come of beautiful professional plans and drawings. And be prepared to work hard because the real work begins when the planning process ends — refining the process for private financing and public support from outside the neighborhood.

**South Park gets to build on vision**

Architects will help the neighborhood's residents create improvement projects.

**South Park residents love neighborhood**

We attended the kickoff session of the American Institute of Architects' "Blueprint for South Park" mentioned in the *Dayton Daily News* article "South Park gets to build on vision," March 8. There we met South Park's newest residents, a family closing on their home soon.

They recounted to us a story reminiscent of our own house-hunting experience nine years ago. Like us, they came to Dayton though a job transfer; they

... sports, but cannot find room to list the 95 brand names. Pet owners in the community probably outnumber those reading the six or pages.

Plus, more and lower-income count on their pet companionship do computers or access Internet, where they get the information.

**South Park gets to build on vision**

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They recounted to us a story reminiscent of our own house-hunting experience nine years ago. Like us, they came to Dayton though a job transfer; they

his u were warned by friends and area realtors against living in "the city." Like us, they followed their instincts, and they are expressing delight with acquiring a beautiful historic home in a neighborhood where the word "neighborhood" has real meaning.

We have every confidence that they will, like us, love living here. The good news in South Park's future — AIA design work and this fall's Rehabarama house tour — is good news for all of Dayton. We are happy to report that "the city" is alive and well.

Betsy and Galen Wilson  
Dayton

**Smoking should be banned in bars**

Despite ban, many bars "ing." March 2: this article, business drastically of the new have the ban

ness k and what

around smoke, go to bars. Smoking is harmful will continue to should be one place people can still have their

### THE IMPORTANCE OF MEDIA

Without the helping hand of local media, this project would not have succeeded. Not only did it raise awareness within the community, but it aided in raising funds for the project



Beware of inflated expectations that come of beautiful professional plans and drawings. And be prepared to hustle because the real work begins when the planning process ends—priming the pump for private financing and public support from outside the neighborhood.

But as one of two private investors behind this year’s Rehabarama in South Park (set for October) points out, these obstacles are steadily being overcome—not just with help from City Hall and its planning department, but by tapping resources such as the Dayton Home Builders Association and Wright State University’s Center for Urban Planning and Administration.

South Park, in other words, is marching ahead, one step at a time—together.

#### ARCHITRAVE

### A SOUTH PARK PRESIDENTIAL MESSAGE

May 20, 2007

Karin Manovich, President of Historic South Park Inc.

DAYTON—“South Park loves the AIA,” was chalked on the sidewalk leading to the May 12th AIA 150 Block Party. The very appropriate words were drawn by one of the more than 120 neighbors who participated in the AIA 150 design Charrettes. The impact and outcome of the AIA Blueprint for our Community far exceeded South Park’s expectations.

The efficiency and organization of AIA Dayton members was immediately impressive as planning began for the Kickoff, Design Charrettes, and Block Party. It was nothing short of inspiring to witness the capable management by the AIA and facilitator of the 150 individuals who attended the Kickoff. The event produced a multitude of ideas from participants, and it motivated most to return for the future design sessions. This was no small feat, considering the diversity and sheer size of the crowd.

The neighborhood participants in the design Charrettes were very pleased with the receptiveness, enthusiasm, and creativity displayed by the AIA 150 team members. The quick understanding and professional interpretation of the ideas presented in each group fueled a growing excitement and desire to return to future sessions with optimism. The continued high level of attendance was testimony to this fact, with residents devoting 15 or more hours to the sessions.

One unexpected outcome of the AIA 150 grant was the resulting increased hope and community participation by neighbors. It seemed like a grand awakening from apathy. Residents began volunteering to lead initiatives, to research funding options, to write grant applications, and to take ownership of improving South Park. Many people, typically uninvolved in neighborhood endeavors, flocked to the AIA sessions and began attending neighborhood association meetings. The gift to South Park has been far greater than blueprints; it has also included optimism and a renewed sense of self-sufficiency.





## SUMMARY LETTER

The Blueprint for South Park—A Gift to Our Community project was a great success and an incredible addition to the mosaic of other celebratory projects conducted across the United States this year in celebration of the 150th Anniversary of the American Institute of Architects.

This project clearly demonstrated the value of community leaders and citizens joining together with architects and other design professionals in their community to take a proactive approach to addressing the challenges of today while laying a foundation for the future of the community through the built environment.

By encouraging and empowering community members to take part in the design process, the framework created for South Park can be reconstructed for virtually any other community. It is our hope that the ideas and information presented in this document provide the inspiration and encouragement for other communities to identify and accomplish their goals for the future. The American Institute of Architects would like to see Livable Communities everywhere and its members are always eager to be part of the design team.

WILLIAM KALY, AIA

2007 PRESIDENT, AIA DAYTON

AIA150 PROJECT COMMITTEE CHAIR

Another surprise outcome was the buzz created by the positive publicity surrounding the process. South Park experienced a significant surge in housing sales in the months following the AIA 150 Block Party—at times the demand for housing exceeded the inventory.

The final designs and accompanying celebration drew rave reviews from the community and many others throughout the city. The neighborhood has been galvanized to move forward through the implementation phase, and has already applied for one significant grant. Residents have also begun discussions with the MVRPC to redirect the bikeway through South Park. The AIA150 designs were instrumental in gaining consideration in both cases. Multiple participating architects have also been hired by residents to implement residential designs from the initiative.

The community has learned first hand the value and talent of architects, and has made some very good friends along the way. South Park thanks AIA Dayton for the generous gift that keeps on giving. Our reciprocal gift to AIA Dayton will be turning the blueprints into reality. Indeed, South Park loves the AIA!

## BLOCK PARTY

*The South Park project would not have been possible without the support of community members, volunteers, area Dayton firms, AIA, Committee staff, and many more, all of whom made the grand finale a big success.*





THANKS TO EVERYONE WHO MADE THIS PROJECT POSSIBLE!



# Acknowledgments

SECTION 11

## A HELPING HAND FROM THE COMMUNITY

We’ve had many helpers, volunteers, leaders, organizers, managers and companies help us throughout this project. Even if we were to write another book, it could not contain all the words to properly thank everyone. Thank you so much!

### SPONSORS AND SUPPORTERS

- TONY COSTELLO, FAIA
- THE CITY OF DAYTON
- THE DAYTON FOUNDATION
- EMERSON ACADEMY OF DAYTON
- FIFTH THIRD BANK
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- REAL ART DESIGN GROUP, INC.
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ALL SOUTH PARK COMMUNITY VOLUNTEERS

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A Chapter of the American Institute of Architects

AIA DAYTON MEMBER FIRMS



AIA Dayton

A Chapter of the American Institute of Architects

AIA DAYTON VOLUNTEERS







Blueprint for  
Historic South Park

A GIFT TO OUR COMMUNITY



AIA Dayton  
A Chapter of the American Institute of Architects