

NEIGHBORHOOD GUIDE



Historic South Park, Inc.

Your friendly neighborhood council





A BRIEF HISTORY

How did South Park's remarkably diverse housing stock come about? In 1870, members of the Perrine family recorded a plat comprising most of what is now the South Park Historic District. These lots soon filled with the humble cottages, two-story front-gabled family homes and the imposing Victorians you see on our tree-lined streets.

John H. Patterson, founder of National Cash Register (NCR), became very interested in improving South Park because it bordered his company. He wanted a respectable and beautiful place where his factory workers, clerks and executives could live and mingle. So, he and his wife sponsored social clubs and encouraged landscaped parks and yards.

The South Park Lady

As the story goes, Patterson admired a certain cameo, a design and architectural element popular during the Victorian era. He transformed her into the neighborhood emblem, using her likeness on the Certificates of Award he gave to those who beautified their lawns and gardens. In the 1970s, with the help of Dayton artist Lloyd Ostendorf, the South Park Lady became our district logo and smiles on our efforts today.



Dear Neighbor

Welcome to South Park! First, we'd like to tell you what makes South Park special. Then, to help you get your bearings, we'll offer a bit of guidance for living in a revitalized historic downtown neighborhood.

We're glad you're here!

YOUR NEIGHBORHOOD COUNCIL: Historic South Park, Inc. (HSPI)

Our neighborhood council is also rooted in history. We can trace its origins back to 1896. From the start, it was all about cherishing community in an environment where people can easily engage with one another.

Today, we promote an active, social, healthy urban lifestyle – one that's much in demand. Members work together to promote neighborhood-wide gatherings, maintain parks and green spaces, fight blight, encourage positive investment and support a neighborhood crime watch. We serve those who live, own and work within the bounds of Buckeye to Wyoming, Wayne to Main.

MONTHLY MEETINGS. The Council is an all-volunteer, nonprofit 501(c)(3) organization. We meet monthly January to July and September to November on the fourth Tuesday, 7pm at Hope Lutheran Church. Meetings run according to Roberts Rules of Order. We invite everyone to attend, but only dues-paying members can vote on motions. Dues help support a calendar of social activities, special events, the care of our green spaces, and communications. Join online at www.historicsouthpark.org.



WHAT MAKES SOUTH PARK A “HISTORIC DISTRICT”?

In 1981, the City of Dayton declared South Park a Historic District, the largest in Ohio. In 1984, South Park was listed on the U.S. National Register of Historic Places. The designation confers honor and distinction but has a practical purpose as well. The decline that began in the 1960s left our buildings blighted. Slumlords let buildings deteriorate and tore out distinctive historic details that gave South Park its special character. As a Historic District, intentional neglect and “remuddling” are now illegal.

Owners must maintain the exterior of the house in its historic integrity, including trim and wrought iron fences, as well as Victorian features like stained glass windows, front doors, porches and chimney pots. If you are emotionally and financially invested in South Park and its century-old homes, this is a blessing. Keep in mind, not every South Park structure is governed by LMC – just make sure you know how Landmark rules apply to your house, or not.

From 1996–2012, the valuation of Dayton’s historic districts increased 71% compared to 22% in non-historic districts. And the desirability of historic neighborhoods continues to grow.

The City of Dayton Landmark Commission (LMC)



Under the auspices of the City’s Department of Planning, LMC’s mission is to promote historic preservation. It is responsible for the oversight and control of all exterior modifications to structures in Historic Districts. Questions? Call **937-333-3670** or consult The Blue Book at <https://tinyurl.com/DLCBlueBook>

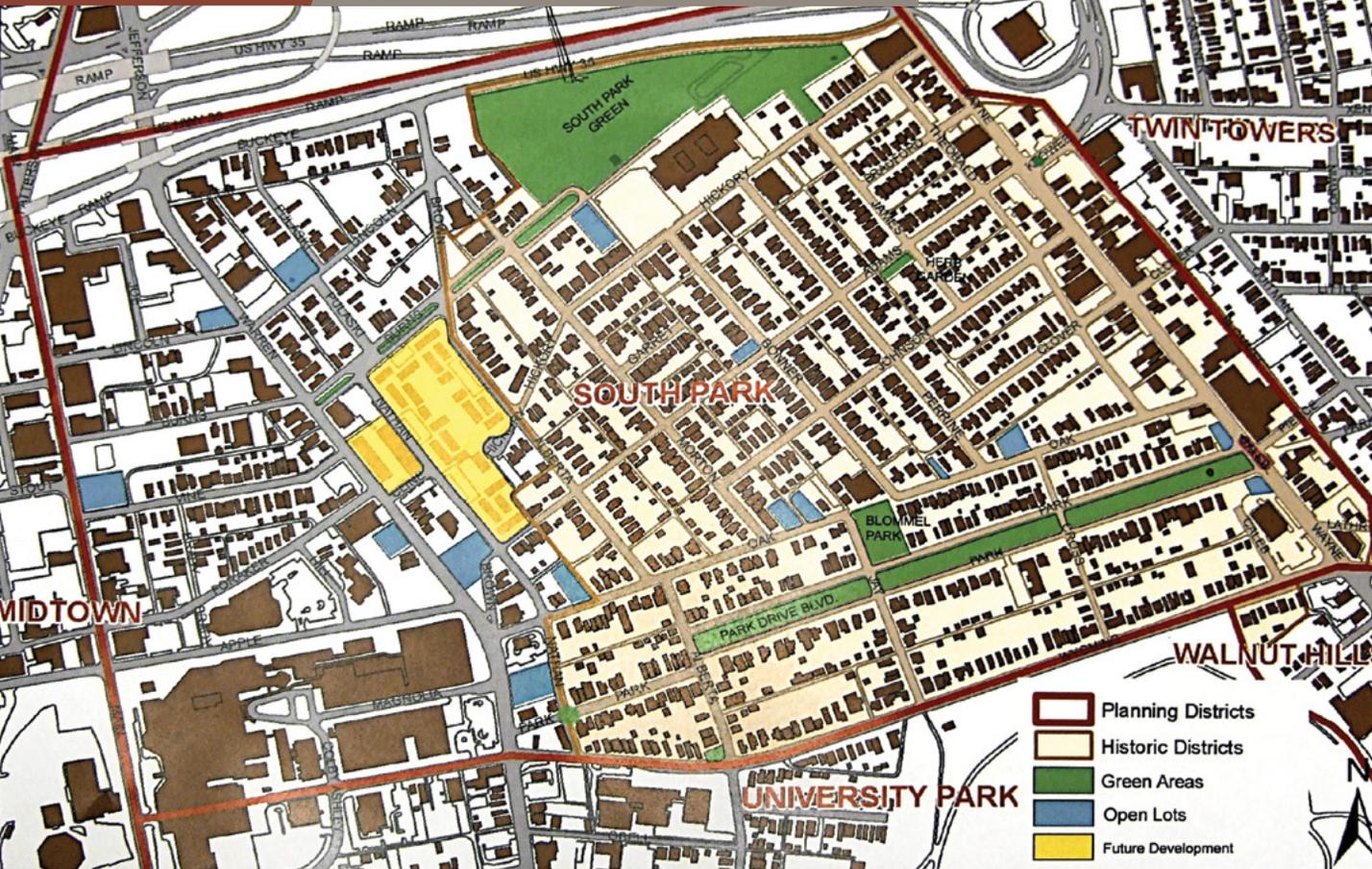
Before you start any work on the exterior of any buildings on your property, fencing or landscaping changes: Apply for a Certificate of Appropriateness (COA) from the Landmark Commission.

- Contact Holly Hornbeak at holly.hornbeak@daytonohio.gov for major work. **937-333-4271**
- Contact Abigail Free at abigail.free@daytonohio.gov for minor work. **937-333-3635**



**Take a
Self-Guided
Walking Tour**

Preservation Dayton, Inc. has highlighted a few of the architectural and historical features of Historic South Park. Visit www.preservationdayton.com/south-park



A TYPICAL CALENDAR OF SOUTH PARK EVENTS

South Park takes social events seriously because they are central to our community-building efforts. Even if you're shy, please find time to attend an event or two and meet your neighbors. So many residents have found life-long friends here. It's why many residents "buy the neighborhood" as well as a house!

- JANUARY** | First HSPI meeting of the year. Come with planning suggestions.
- FEBRUARY** | Annual Chili Cookoff! Bring a crock pot and see if your recipe wins.
- MARCH** | Parks volunteers clean up garden beds. Neighbors reserve plots in the South Park Urban Garden.
- APRIL** | Easter egg hunt, perennial exchange, the annual Earth Day neighborhood cleanup.
- MAY** | An annual Memorial Day History Walk in the Woodland Cemetery. Look for the first PPD invitation; think about hosting one.
- JUNE** | Another party, another meeting. Possibly a neighborhood-wide Yard Sale.
- JULY** | Watch the Independence Day Fireworks from the South Park Green. Audition for a role in Shakespeare in South Park.
- AUGUST** | It's hot and neighborhood party season is winding down. Enjoy a beverage on your own porch or the patio of a South Park café. No HSPI meeting this month.
- SEPTEMBER** | Enjoy a performance by Shakespeare in South Park. Attend a HSPI meeting. Consider volunteering for an officer position.
- OCTOBER** | One hour before trick-or-treating, bring the kids to our annual Halloween costume parade. Attend a meeting and meet our officer candidates.
- NOVEMBER** | We put up lights on the Boulevard. Vote for new HSPI officers.
- DECEMBER** | No meeting, but please attend our jolly, annual holiday party.



NEIGHBORHOOD POP-UP EVENTS

Do you have an activity you'd like to organize and have HSPI sponsor? You are welcome to gather your friends together to host a "one off" event of your own creation. HSPI can help promote your efforts. In the past, neighbors have organized water slides, nerf battles, kick ball games, Santa visits and scavenger hunts – even music festivals.



The Importance of Neighborhood Parties

Sometimes social media feels like "anti-social" media. The "Porch, Patio and Deck" party is a decades old tradition to encourage friendship and civility and help build a compassionate community. Perhaps we need it today more than ever. If your goal is to live happily in South Park, we urge you to get off the keyboard, meet in-person and see how people express themselves fully. We're all different, but we can all share food and friendship.



The Porch. It's back in style as a gathering place to enjoy fresh air and chat with neighbors. Lucky for us, the front porch predates the automobile like the rest of our pedestrian-sized surroundings, encouraging people to interact.

OUR NEIGHBORHOOD CRIME WATCH

Dayton is a rising rustbelt city, but we're still grappling with a high poverty rate and its accompanying challenges. Despite that, we feel safe in South Park. The trick is knowing how to handle common situations. A private Facebook page, moderated by neighbors, carries reports of crime as well as general neighborhood news:

- *Historic South Park – Discussion*

You'll also find recommendations from your neighbors for the best affordable security systems.

We benefit from the help of a Community Based Dayton Police Officer who keeps on top of our local petty property crime. Each HSPI meeting begins with a monthly crime report from our officer and the opportunity to ask them questions.



Numbers to Keep Handy

Abandoned Vehicles | 937-333-1038

Animal Care & Control | 937-898-4457

Children Services | 937-224-5437

Crime Stoppers Tip Line (drugs hotline,
prostitution tip line) | 937-222-7867

Crisis Care (mental health) | 937-224-4646

Dead Animal Removal | 937-333-4800

Domestic Crisis Hotline | 937-222-7233

Fire Department | 937-333-4500

Housing Inspector, John Carter | 937-333-3956

Landmark Commission | 937-333-4271

Police Crisis Response Unit (homelessness,
mental illness, overdose) | 937-333-1251

Police Non-Emergency | 937-333-2677

Police Precinct – East Operations | 937-333-7440

Public Works (roads, public spaces, water,
garbage) | 937-333-4800

Streetlights | 937-333-3850

Vacant Structures that are open to
vandalism | 937-333-3977



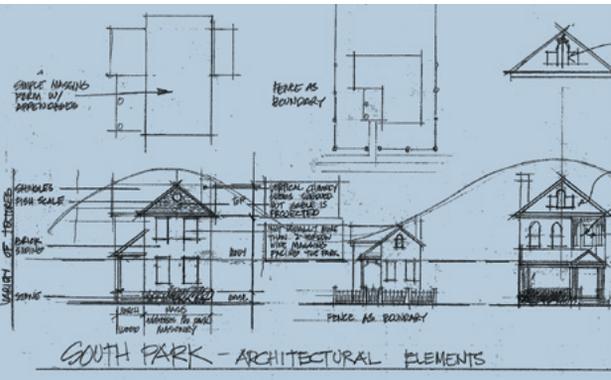
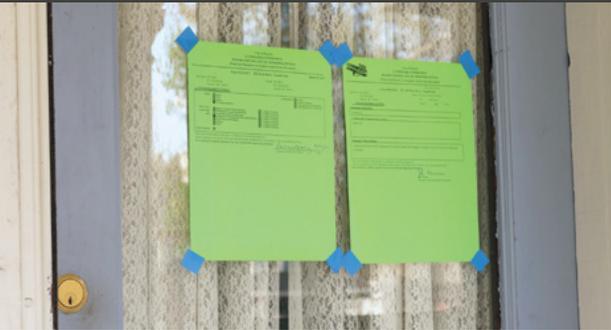
Dayton Delivers is the
City of Dayton customer service
program featuring a mobile

app and a call center for just about
everything from waste collection
to streetlights to potholes.

937-333-4800

daytondelivers.daytonohio.gov

MAINTAINING A HISTORIC HOME EXTERIOR



Before you start an exterior project, you must check with the Landmark Commission, get a Certificate of Authorization (COA), and post it prominently to avoid disruption of work or fines. Displaying your COA allows the City Housing Inspector to know you have received exterior project approval.

Here's what the historic neighborhood rules govern:

- *Paint colors and painting*
- *Siding*
- *Gutters and downspouts*
- *Front doors and storm doors*
- *Windows, shutters and awnings*
- *Roofs and chimneys*
- *Porches and historic trims*
- *Fences*

LAWNS AND INTERIORS. No rules! You can grow veggies in your front lawn and make the interior of your house as modern as you like. (Keep in mind, those beautiful historic trims and built-ins add value to your home.)

SOLAR PANELS. Yes, they are allowed with restrictions. Call the Landmark Commission 937-333-4271.

PARKING AND GARBAGE

What are the Rules?

The street parking directly outside of your home is for public use. Unfortunately, neighbors can get contentious about this, but all street parking is first come, first served. Neighborhood street parking cannot be reserved, but we hope you can work things out civilly, face to face with your neighbors. If you have alley access to a backyard garage or parking pad, please consider parking there to ease congestion. If you're disabled, call the City's department of Traffic Engineering and Sidewalks to inquire about a handicapped space in front of your home. **937-333-3840**.

GARBAGE BINS. You may see people digging through garbage and recycling bins. Picking is legal once your bins have been placed in a public area – which includes the alley, the tree lawn and sidewalk. You can prevent this activity by keeping your bins behind your privacy fence/on your private property during the week. Then, put them back out on trash collection days.

WASTE COLLECTION CALENDAR.

Download it at www.daytonohio.gov/399/Waste-Recycling-Schedules.



Stolen bin?
For a replacement
call **937-333-4800**.



ONLY for plastic bottles/jugs,
glass bottles/jars, cardboard/paper,
aluminum/steel cans, milk/food cartons.
Questions **937-225-4999**,
www.mcswd.org

GETTING AROUND WITHOUT A CAR

The Flyer, Link Bike Share, Bicycle Paths

Want to help decongest street parking? Put your car in the garage if you have one and take RTA's free shuttle, The Flyer. Rent a Link bike to peddle downtown for lunch, wheeling along the beautiful bike path on Brown/Warren, or stroll over the Hwy 35 pedestrian walkway to the Oregon District. You'll be downtown in 20 minutes and won't have to worry about parking.



ELECTRIC CAR CHARGING. Any day but Wednesday, Bill Daniels, owner of The Original Pizza Factory (Johnson and Theobald) invites neighbors with electric cars to charge at his station.

SIDEWALKS AND TREE LAWS

Your responsibility

Although they are in the public domain, it falls on property owners to maintain them. You may landscape your tree lawn as you wish, but please shovel the snow from your sidewalk and trim tree limbs to keep the sidewalk clear for pedestrians. If your sidewalk is a tripping hazard, the City may ask you to repair it.



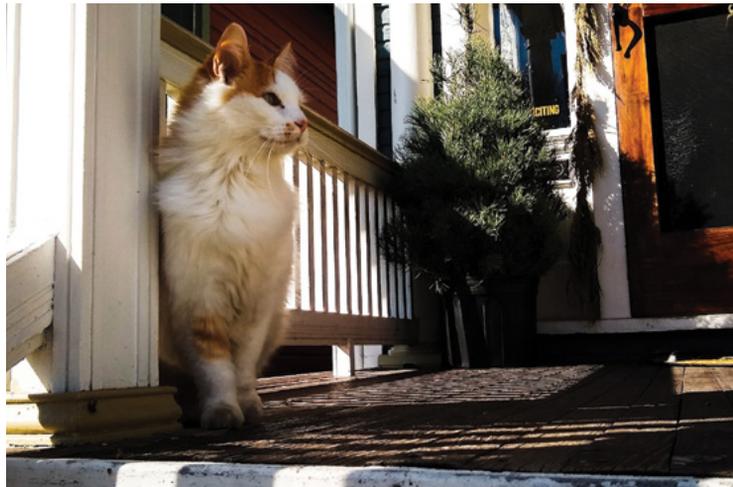
DOGS, CATS, CHICKENS, BEES AND PIGS

South Park is an animal loving neighborhood. Seventy-five percent of neighbors have one or more pets! If someone's pet becomes a nuisance, please bring it to the attention of its owner, if you can. The City ordinances about backyard beekeeping, chickens (hens only) and pygmy porkers are under review, so please research the most current rules and be considerate of your neighbors.

DOG STATIONS. Because dog waste spreads disease.

Please pick up after your dog. To help pet parents do so, HSPI pays to support 6 dog stations throughout the neighborhood. They are maintained by volunteers. Remember:

- Dog waste contains a host of diseases and/or parasites that can infect other dogs or be transmitted to people.
- Rain washes dog waste into our rivers creating public health risks.
- Just like littering, if you refuse to pick up your dog's waste you are breaking the law.



PAL: The South Park Cat Spay/ Neuter Program

Thanks to a generous grant from Holly and Michael DiFlora, neighbors may take domestic and feral cats to PAL (Pet Advocate League) for free fixing by Dr. Laura. PAL has 4 clinics a month at Hope Lutheran Church, 500 Hickory. You must call Julie for an appointment at **937-278-8330**, then take your cats to the Church to check them in and pick them up later that day. Please let Julie know if the cat is feral. For years, this program has resulted in a lower feral population and healthier cats. Thank you, Holly and Michael!

If You See a Need, Take the Lead

Volunteering is the ultimate exercise in democracy. You vote in elections once a year, but when you volunteer, you vote every day about the kind of community you want to live in. There are always volunteer opportunities. Join a committee or start a new endeavor. It's up to you.

GOOD TO KNOW!

SCHOOLS

Emerson K12 Academy

(Hickory and Perrine) 937-223-2889

HOUSES OF WORSHIP

- **Philadelphia Church of The Nazarene**
616 Brown Street
Find them on Facebook
- **Friends Meeting House**
345 Wyoming Street
www.daytonfriendsmeeting.org
- **Hope Lutheran Church**
500 Hickory Street
www.hopelutherandayton.org
- **Veritas Community Church**
500 Hickory Street
www.veritasdayton.org

PARKS AND GREEN SPACES

Enjoy these areas! They are maintained through the efforts of South Park volunteers working with the City of Dayton.

Questions? parks@historicsouthpark.org

- **Adams Park** *(Adams and James)*
- **Burns Boulevard** *(from Warren to Emerson alley)*
- **Burns-Jackson Park** *(north of Emerson Academy)*
– playground, tennis, basketball, sports fields
- **Blommel Park Playground** *(Oak Street and Jay)*
- **Park Drive Boulevard** *(Wayne to Alberta).*
The Gazebo is available for fun, spontaneous pop-up events without a permit.
- **Short Park Garden** *(Park Drive at Nathan)*
- **South Park Green** *(Hickory at James)*
- **South Park Urban Gardens/SPUG** *(Burns and Nathan)* for a community garden plot contact southparkurbangarden@gmail.com
- **Wyoming Pocket Park** *(at Alberta)*



LITTLE FREE LIBRARY

Donate or find a free book to read at 500 Hickory near Perrine.



TINY FOOD SHELVES

Cupboards on Nathan (near Burns), Bonner (near Oak), and Theobald (near Clover) accept your donations.

NEIGHBORHOOD BUSINESSES

With over 30 much-loved retailers, restaurants, pubs, coffees shops and services within South Park, we can't list them all here! Please visit our website or Google maps to find what you need. A special thanks to everyone who took a chance on South Park when times were hard, repurposed an old building and improved life in the neighborhood.



Private Facebook Pages Created by Neighbors

- **Historic South Park - Discussion.** Local chat, as well as useful information about traffic, outages, crime, neighborhood events and recommendations for tradespeople.
- **South Park Lost & Found Pets.** Dedicated to helping the animals of South Park.
- **South Park Residents Only Buy and Sell.** Limited to sales/giveaways inside our neighborhood boundaries.

A Citywide Public Social Network: Nextdoor.com

- Nextdoor is a neighborhood hub that has a South Park group and connects with other neighborhoods. The City of Dayton posts announcements there, too.





Visit us at www.historicsouthpark.org

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