

INTRODUCTION

When the Oregon Historic District was first designated in 1972, there was not much interest in historic preservation in Dayton. Since then, six more districts have been locally designated (in addition to their being listed on the National Register of Historic Places) and interest in preservation is very high. Indeed, historic designation and participation in preservation has helped to spawn the revitalization of Dayton's older urban neighborhoods.

Historic district zoning enables the City of Dayton to preserve and protect its significant architectural resources without compromising the rights of private property owners to use and enjoy those resources. To ensure the success of historic district zoning, the City created the Historic Architecture Committee, now the Landmarks Commission, and charged it with the responsibility of maintaining architectural controls in locally designated historic districts and of landmark structures. These controls encourage compatible, sensitive modifications which will enhance the unique character of historic districts, thereby visibly promoting the interest of the City of Dayton in its heritage and reflecting the City's concern for the general welfare of its citizens.

The Landmarks Commission established the following guidelines to be used when making alterations to historic properties. This manual reflects more than fifteen years of Commission decisions and recommendations which have been successfully used in rehabilitation. Prescribed methods are logical and reasonable; they are designed to preserve existing fabric, not to create examples of museum quality restorations.

The primary focus of the Blueprint for Rehabilitation is on residential architecture since that category encompasses the greatest percentage of historic structures and since many elements found in other types of buildings are adaptations from residential architecture. Those elements which are unique to commercial, institutional, or industrial building have been evaluated individually. Also included is information about landscaping and neighborhood amenities since they are important streetscape elements.

Because a building's style influences the material and techniques to be used in its maintenance or rehabilitation, identification of a building's style elements is the first step in a rehabilitation process. Thus, the manual presents local examples of nineteenth and twentieth century architectural styles and provides general characteristics of each style as well as a specific description and history of each example.

Information about individual building elements is presented with those elements being classified by function—Structural, Style, and Supplemental. Structural elements are mandatory for the continued existence and function of the building. Style elements give a building its identity and classify its construction period. Supplemental elements are functional in nature but must be decorative as well so as not to detract from the building's style; these elements should be secondary to the dominant theme of the building.

The *New Construction* section addresses proportion, scale, rhythm, and massing within a building and its relationship to other buildings on the street. This relationship is important

because buildings in an urban setting are rarely isolated from one another. Each derives its significance, in part, from its position with respect to the others along the street, and these interrelationships among buildings carry over into considerations of landscaping and streetscape amenities.

Historic district zoning is a benefit to commercial districts as well. The surrounding residential areas often experience revival before the commercial districts. As neighborhoods become stabilized, the property owners reinvest in the neighborhoods and the surrounding commercial districts. This stabilizes or increases the amount of money that is available for spending in the neighborhood as older residents stop leaving and newer residents arrive to rehabilitate and inhabit historic properties. Thus, there is also a section which discusses non-residential/commercial buildings. Because of changes in a building's use and function throughout the years, numerous non-residential buildings have undergone dramatic alterations.

Rehabilitation of these structures requires serious consideration of the original design and an appreciation of the buildings' "front door" placement to the historic districts since they are normally situated along major thoroughfares. Consequently, their rehabilitation impacts not only the buildings and districts themselves but the City as well. The guidelines manual addresses these considerations and concludes with an extensive glossary of architectural and building terminology and a basic bibliography of sources.

This handbook offers guidelines for sensible and appropriate rehabilitation

techniques for residential and non-residential buildings. It is hoped that these guidelines will assist not only in the continued revitalization of historic neighborhoods and buildings within the City but will serve as a resource for the City's other older neighborhoods and commercial buildings as well.

Blueprint for Rehabilitation accompanies the Revised Historic District Ordinance sections of the Dayton Revised Code of General Ordinances. This publication does not substitute for the Ordinance nor does it eliminate the requirements specified in the Ordinance. The Landmarks Commission must review and approve all work to the exterior of a property in a historic district or on the landmarks list prior to the initiation of that work.