



Community
is not found easily these days.
So when you find even a little,
life seems richer.



Welcome to South Park
a historic urban neighborhood in Dayton, Ohio



In 2008, Historic South Park was chosen by Neighborhoods USA as "Neighborhood of the Year for Physical Revitalization." NUSA is a national non-profit organization committed to building and strengthening neighborhood organizations.

South Park mixes it up, brings back neighborhood

By Chris Stewart, Dayton Daily News

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It's mighty encouraging to see the Historic South Park Neighborhood Association getting national recognition. It's also disheartening that so many miss what makes neighborhoods like South Park click.

The new residents of South Park are rebuilding an 1880s framework conceived by John H. Patterson, who thought National Cash Register would benefit if ...his workers lived nearby. ...South Park became an attractive neighborhood for the NCR factory workers, who lived next door to the NCR executives, who lived next door to the NCR accountants.

Today's residents don't all work for the same company, but nurses live next to laborers who live next to professors who live next to musicians who live next to struggling single moms. ...

"South Park represents that snapshot in time where there was a more egalitarian approach—where there wasn't a separation of classes by economics that you see in modern-day developments, where you have the development that's geared to the \$500,000 bracket, or starter homes geared to the \$120,000 bracket. Rarely in modern developments, other than in urban areas, do those two ever mix," said Aaron Sorrell, manager of Dayton's Division of Housing and Neighborhood Development.

"By mixing it up, you're not pitting one class against the other. You are promoting the idea of shared values: that we're all in this together; that if one of us fails, we all fail. And so the alternative is we all succeed." ...

While the mistaken notion of building economically homogenous communities to "preserve property values" has left many Americans poorer, the residents of South Park say their lives are rich.

Authentic.

HOUSES WITH CHARACTER IN A FRIENDLY COMMUNITY



Friendly, unassuming neighborhoods aren't simply relics of the past. For many of us, they are the future. In Dayton's South Park, the architecture is inviting and the community spirit is alive and well. The streets are quiet, but a brisk walk can take you to a child's playdate, a neighbor's porch party, a bar or café, churches and shops, parks and seasonal festivals—and the disproportionate amount of arts and culture available to the diverse 150,000 inhabitants of the city of Dayton.

EVERY KIND OF PEOPLE

The energy of South Park comes from people in all walks of life—blue and white collar, young and old, newcomers and long-time residents. Among the 1,200 neighborhood families you'll find a diverse socioeconomic mix:

- lawyers
- architects
- artists
- clockmakers
- physicians
- grant writers
- pastors
- authors
- consultants
- graphic designers
- teachers
- realtors
- candy makers
- nurses
- interior designers
- entrepreneurs
- musicians
- web designers
- accountants
- homemakers
- botanists
- carpenters
- city planners
- legal assistants
- video producers
- factory workers and supervisors
- actors
- marketers
- government analysts
- military
- engineers
- ...and many more.

South Park is a Dayton neighborhood with pedestrian-scaled streets, neighborly houses and cottages. Neighbors become friends.



Walkable.

TAKE A WALK OR RIDE YOUR BIKE

South Park is conveniently situated near downtown Dayton, which has undergone a renaissance of art, culture, and nightlife in recent years. Being so close to downtown means that a ten minute walk or bike ride will take you to:

- The Dayton Philharmonic, Ballet and Opera
- Dayton Dragons Minor League Baseball Stadium
- Carillon Historical Park
- Victoria Theatre
- Miami Valley Bike Trail
- The Dayton Art Institute
- Downtown YMCA: pool, fitness, childcare
- 2nd Street Farmers Market
- RiverScape MetroPark: recreation, music festivals and the Fountain of Lights
- Oregon District: galleries, dining, nightlife and cinema



And when you do need the car, you'll have quick access to major highways and thoroughfares. Balancing its urban setting, South Park offers quiet streets, three playgrounds, and 18 acres of greenspace, giving it a strong residential feel.

A quiet pocket neighborhood, South Park is within minutes of Dayton's urban scene: food, art, music, theater and people. Or just the Sunday paper and a cappuccino.

Affordable.

A FASCINATING BLEND OF GRAND VICTORIANS AND QUANT COTTAGES

A century ago, South Park was laid out as a mixed income community, which it is to this day. Many first-time homebuyers find South Park very affordable. There is a good number of house rentals, too—an ideal way to experience the neighborhood if you are not considering an immediate home purchase.

TYPICAL PRICES FOR SOUTH PARK HOMES

House rentals:

One bedroom	\$350-\$400/month
Two bedroom	\$400-\$950/month
Three bedroom	\$650-\$1,400/month

Restored home sales:

Cottage	\$80,000-\$125,000
Two bedroom, two story	\$100,000-\$160,000
Three bedroom, two story	\$135,000-\$225,000

Today new-build communities are trying to replicate the traditional neighborhood designs of the old front porches and denser housing known to invigorate neighborliness. These are authentic to South Park.

Sustainable.

RECYCLING A CENTURY-OLD HOME IS THE ULTIMATE GREEN

South Park has experienced steady improvement in the last 20 years, and there are still promising unrestored homes waiting for adoption. You'll find a revived distinctive home on every block and a renovation project on every street. While exteriors are guided by historic standards, home interiors can be redone as energy efficient and crisply modern. You can reuse, renovate and restore in a healthy urban neighborhood.



Social.



EVERYBODY SAYS "HI"

The best way to find out if you'll be happy in a new neighborhood is to get to know the people. We'd like to introduce ourselves. Feel free to stop by, and if you see us walking the dog, sitting on the porch or having pizza at South Park Tavern, say hello.

You can also call the president of our neighborhood association and ask to attend one of our regular social events or a monthly meeting.



This is a publication of the Historic South Park Neighborhood Association.
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