



## *Annual Holiday Candlelight Tour* *December 7, 8 & 9<sup>th</sup>*

### *Four tours each evening*

6:30, 7:00, 7:30 & 8:00  
7:00 & 8:00 are dinner tours.

### *Participating restaurants*

Jay's  
Thai 9  
Coco's Bistro  
Pacchia

### *Tickets*

\$25 tour and dessert or  
\$50 tour, dinner and dessert

### *Reservations*

Debby Grahl  
223-6579

Tours often sell out before Thanksgiving,  
so please call as soon as possible.

### *Houses on tour*

Casey Davis  
24 Van Buren Street

Jennifer Werneke/John Bognar  
109 Clay Street

Ernie Rock/Tom Trauthwein  
144 Jones Street

Angie and Richard Tillman  
89 Jones Street

Lisa and John Davis  
104 Green Street

Monica Snow  
68 Green Street  
Dessert House

## *For residents only: Pre-tour of homes & party*

The pre-tour is at 6:30 on Sunday, December 6. Residents ONLY assemble in Newcomb Park Gazebo for caroling and a tour of the homes. A pre-tour party will follow the tour of homes at Pacchia's Restaurant, 410 E. Fifth Street. Please bring your beverage of choice and an hors d'oeuvre. Pacchia's will not be open for serving and will be providing set-ups only.

### **Trimming the Gazebo**

Saturday, December 5 at 10:00 a.m., volunteers will be needed to trim the gazebo in the Park. Ladders and assorted tools will be needed.

### **Preparing for the Tour**

Please place a single white/ivory candlestick with a clear bulb in your windows and try to have the outside of your homes decorated by tour time. This helps showcase our neighborhood as the entire District is on tour during this time. Please turn your porch lights on and give your property some street appeal. **The tour will be upon us before you know it.** I am thanking you in advance for your help in making this once again a successful fundraiser for our District. If you have any questions, please feel to call me at 223-5607. - Eileen Griswold, Tour Chair

#### Four Signs Your Home is About to Lose Value

— from Smart Money

##### Foreclosures in the neighborhood

The quickest way to end up underwater is to live in a neighborhood plagued by foreclosures.

##### Homes lingering on the market

When "For Sale" signs linger for three or more months, that may mean buyers and sellers can't agree on a price. Homes are then unlikely to sell unless the seller lowers the price.

##### Increasing unemployment

In most cases, the cities where homes have lost the most value during the past year also possess the highest unemployment rates.

##### Homes in disrepair

As the condition of homes and other properties worsen, home values are likely to drop.

Read the article at

[www.smartmoney.com/personal-finance/real-estate/4-signs-your-home-is-about-to-lose-value/](http://www.smartmoney.com/personal-finance/real-estate/4-signs-your-home-is-about-to-lose-value/)

## Housing Committee Works to Improve Property Values

From the Preservation/Housing Code Committee

In June 2009, the Oregon Historic District Society formed a housing committee to begin to look at the ways to sustain property values during the ongoing economic downturn.

Over the summer, the committee met with the City of Dayton Division of Housing Inspection and members of the Five Oaks and St. Anne's neighborhoods to explore the various ways that our neighbors deal with environmental, structural and historical violations within their neighborhoods. The committee decided to pattern our own internal program after the Five Oaks program. This program has a three-pronged approach. It will begin with a seven-day notice written and tracked for submission to the City of Dayton Division of Housing Inspection for environmental violations.

The Oregon District program will be unveiled at the January 12 neighborhood meeting for resident input, discussion, and the call to help participate. For resident review, the committee is including a City of Dayton brochure that discusses most of the environmental violations that will be monitored under this new program for the Oregon District.

## Landmark Design Funds Available for Home Updates

Did you know that the City of Dayton offers up to \$650 in complimentary design services for exterior renovations in historic districts? Call the Landmarks Commission at 333-3670 for details.



## Neighbors Team Up to Save the Bricks

By George Wymer  
President, OHDS Board

Those who lived in the Oregon District 17 years ago may recall the summer-long project to save paradise. Pardon me, Joni Mitchell: "Don't it always seem to go that you don't know what you've got 'till it's gone. They paved paradise and put up a parking lot".

They came with jackhammers, picks and shovels to peel the asphalt to reveal the old Metropolitan Block Company bricks along Van Buren and Clay Streets of Oregon.

So that work not be in vain, when it was noticed a City water crew marked the bricks at Van Buren near Clay, neighbors sounded the alarm and sprang into action. The City crew planned to dig, de-brick, find, fix, and then pave paradise.

Several residents began calling city engineers, city water department, city anybody to remind them that the bricks must return.

And they reminded them that it had been nine months since a similar project on Hess Street, and the promise to return the bricks had not been kept.

The calls were answered. The temporary paving was removed. Concrete base was poured. Bricks and sand were delivered. But the task of replacing the bricks was left to the residents.

Neighbors volunteered to help Ted Dodds on Hess Street, and another group rallied behind Ann Heller and Eileen Griswold on Van Buren. By mid-morning September 19, the restoration was complete. Caring Oregon District neighbors acted as one because they know what they've got.

Thank you to all who provided names and phone numbers, and to those who lit up the phones at City Hall. Thank you, Shane Ward with the City of Dayton. Thank you, laborers and supporters.

*Special Events***Dayton Neighborhood Ball**

December 5

Cocktails at 6; Dinner at 7; Dancing 8-11:30

Dayton Masonic Center

Tickets: \$30 by November 18; \$40 thereafter

Dance the night away with your neighbors.

Contact Sherry Alessandro for more

information or visit

www.daytonneighborhoodball.org

**Boulevard Haus Preview & Opening**

Preview November 18 beginning at 6:00 p.m.

Closing November 23 for remodeling.

Grand opening November 28

Check out the new casual German menu as

Café Boulevard changes to Boulevard Haus.

Reservations: 824-2722

*Properties for Sale in the District*

Source: MLS

Single-family homes or single units

114 Green Street	\$117,500
141 Jones Street	\$146,500
332 Jones Street	\$149,500
124 Jackson Street	\$159,000
201 Brown Street	\$179,000
318 East Sixth Street	\$198,900
26 Van Buren Street	\$200,000
136 Jones Street	\$226,600
132 Jackson Street	\$249,000

Multi-family properties

2 Van Buren Street	\$175,000
107 Van Buren Street	\$199,900
601 East Fifth Street	\$1 million

**OHDS Resources**

Feel free to call on these neighbors for assistance.

**Block Captains**

6th &amp; Patterson

Brown St.

Cass St.

Clay St.

Green St. (East)

Green St. (West)

Hess St.

Jackson St.

Jones St.

Tecumseh St.

Van Buren St.

Mary Marshall

Leslie Gonya

Harlene Holland

John Bogner

Harlene Holland

Barb Smith

Stephanie Slowinski

Faith Dickerhoof

Scott Ervin

Dulie Greer

Todd Crawford

Dayton Mini-Grant

E-mail Alerts

Fundraising

Garage Sale

Garden Tour

History &amp; Archive

Holiday Tour

Independence Day Parade

Long-term Planning:

Newcom Park

Membership

Newsletter

Nominating

Park Entryway

Picnics

Preservation/Housing Code

Southeast Priority Board

Street Lights

Website

Welcome

Sherry Alessandro

Ann Cowden

Vacant

Leslie Gonya

Vacant

Janet Neu

Eileen Griswold

Mike Martin

Mike Martin

Rob Jones

Sara Vice

Monica Snow

Ann Cowden

Jason Hillard

Larry Alessandro

Sherry Alessandro

Greg Smith

Scott McFarlane

Amelia O'Dowd

**Committee Chairs**

Annual Dinner

Awards

Bird Eradication

Block Captains

Ann Cowden

Monica Snow

Betty &amp; Ted Dodds

Leslie Gonya

**OREGON HISTORIC  
DISTRICT SOCIETY**

WWW.OREGONDISTRICT.ORG

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**NORM WENTLAND  
226-1059**

**KATE ARCHDEACON  
223-5770**

**AMELIA O'DOWD  
1-617-953-9101**

**JEAN WOODHULL  
TRUSTEE EMERITUS**

## Share your news!

If you have an article, news item or information for the newsletter, please call Sara Vice at 222-4195 or send an e-mail to [newsletter@oregondistrict.org](mailto:newsletter@oregondistrict.org).

**Many thanks to Ann Cowden** for serving as newsletter editor for the last four years. She is still handling e-mail alerts for the neighborhood and can be reached at [cowden.ann@gmail.com](mailto:cowden.ann@gmail.com).

## More trusted tradespeople

Recommended by Oregon District residents

### Appliance Repair

Appliance Doctor: Tom Keihl  
Corrected phone 937-258-1929

### Computer & Electronics Assistance (in home)

Zac Hazlet 937-831-6666  
Dan Smith 937-985-4803

### General Contractor

Renfrow Builders: Kim Renfrow  
937-604-3933

### Plumber

Nugent Plumbing 937-264-3304

### Promotional Items

Ben Sammons, MerchFits 937-867-4427

## Kudos to our neighbors

Brown Street resident **Dennis Greene**, Professor at the University of Dayton School of Law, received the 2009 Humanitarian Award from the National Conference for Community and Justice of Greater Dayton at its annual Friendship Dinner on October 26.

**Judy Hennessey** of Tecumseh Street, who is Principal and CEO of the Dayton Early College Academy, will be honored as one of the Top Ten Women at the 47<sup>th</sup> annual luncheon on December 1, sponsored by the Dayton Daily News.

## Stop, please

The vigilant engineers with Kohrs Lonneman Heil from their offices on Brown Street have noticed too many cars running the stop sign at the corner of Sixth and Brown Streets. They have asked that we all take a little extra time to stop completely at all the stop signs in the District, watch for pedestrians and other drivers, and be especially careful when the streets are snowy and icy.

We might also remind ourselves not to drive the wrong way on a one-way street, even if only for a short distance.

## Last leaf pick-up

Please rake all leaves to the curb by Monday, December 7, at 7:00 a.m.

**OHDS INC. NEWSLETTER  
OREGON HISTORIC  
DISTRICT SOCIETY INC.  
P.O. BOX 383  
DAYTON OH 45401-0383**

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