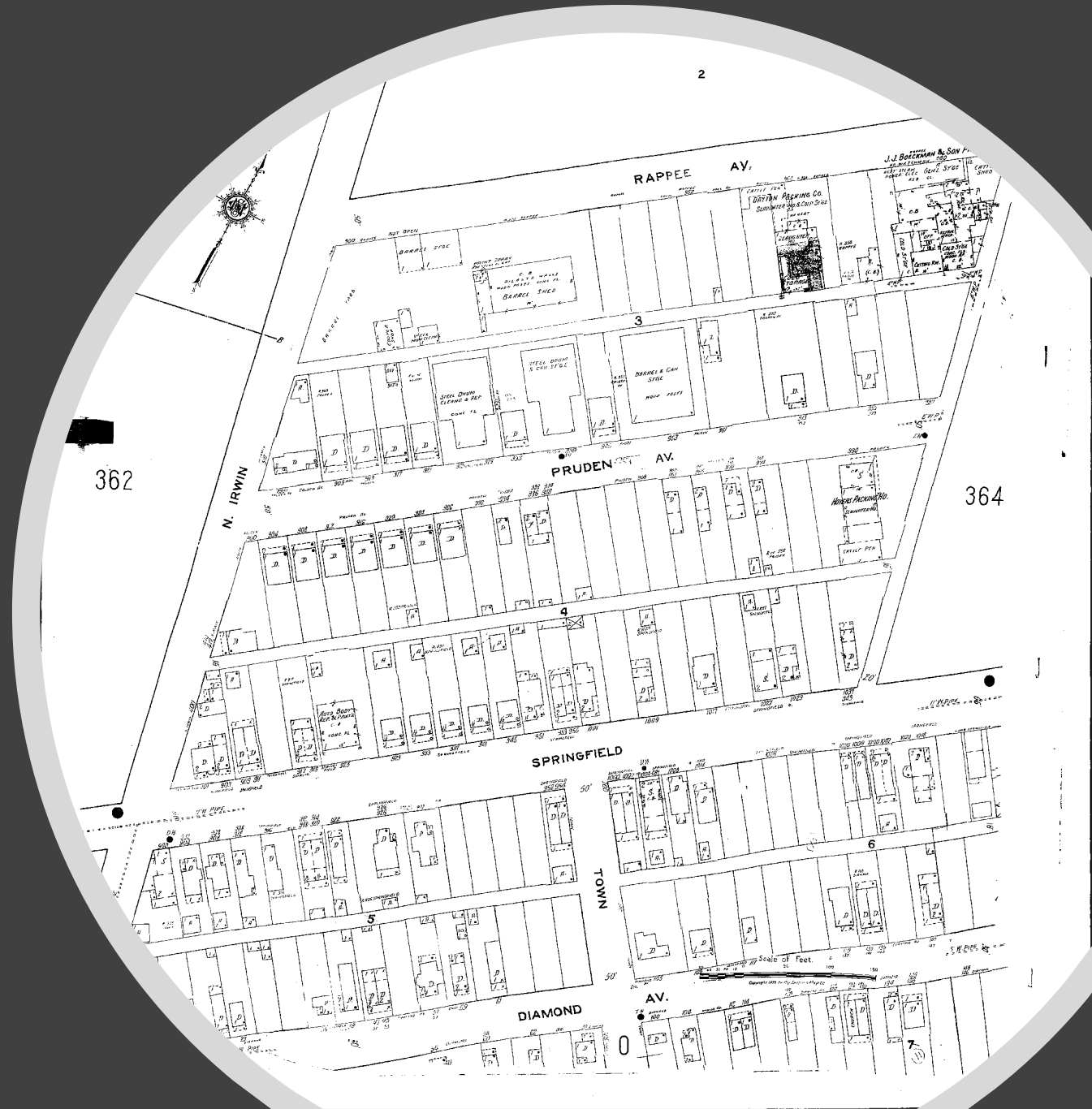


How Expulsive Zoning Destroyed
one of Dayton's Oldest Integrated
Neighborhoods

They Killed Irwin.



for almost 17 years.

Mrs. Clarence D. Porter, 105 Diamond Avenue, stated they had lived there since 1947. At the time they purchased the property the City did not tell them that the property was zoned for industrial use. All they saw was a sign indicating the property was for sale and they bought it, and they are tired of running and wish to stay.

Mr. John Hugh Personnel Director United Systems, stated that United

on the All Nation Church of...
ROBERT WHITE, a resident since 1924 on Diamond Ave. may get a parking lot instead of a neighbor next door.
And Henrietta Conley, who moved to the area after the 1913 flood, may lose other long-time neighbors to "those big projects."

After 70 years of watching his neighborhood grow but not really change like other Dayton neighborhoods, Carl Lander doesn't understand the hubbub generating toward city hall.

He remembers the neighborhood from 1903—when there was a mix of "whites, Hungarians and Negroes" amid "slaughterhouses, soap factories and homes."
Maybe the slaughterhouses are gone and maybe Hungarians are no longer identified as a separate group, but the mix is there. It is a neighborhood of whites and blacks, industries and homes.

"**WE HAD TO** get along then. It was a must. I just don't understand all this trouble everybody's talking about," Lander said.
His son, Herman, also a lifelong resident of the area, does understand "this trouble."

Whether it is being neglect on city hall's part, or blatant racism, Lander and other neighborhood activists are tired of it.

"We just haven't hollered long enough or loud enough here. All along it's been a case of the city just doing what they want. We never got organized and the city took advantage of that," Herman Lander said.

Empty promises and broken compromises have been the name of the city hall game, he said.

But, the nine-block black pocket of East Dayton has depended on its leaders to understand city hall jargonese.

How about "NDP," "Phase II," "rehab," "code enforcement," "target area" and "high priority neighborhood" for a few city hall promises?

BUT, BETTER yet what's wrong with just plain being left alone? Some residents have asked.

Carl Lander, 73, said "This is a quiet little hamlet. And let's just keep it that way."

Herman Lander, 39, said "this is a neighborhood with great needs. And we need a little help."

The perspective is different from two generations.

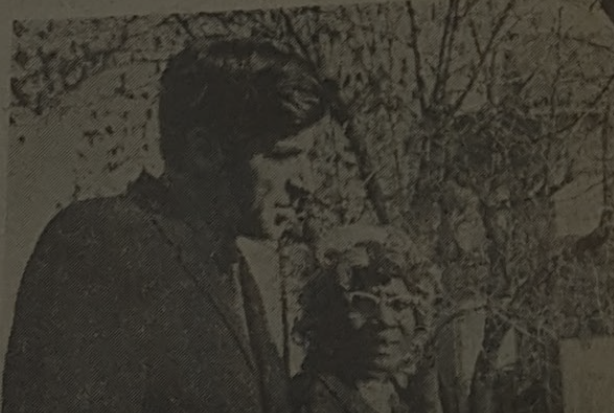
Carl Lander tells his son about livestock being herded down Springfield Street to the slaughterhouses or coal being pulled up the river to stoke the factories' ovens.

"One time my old man told me to go to the basement to

Zoning key in Irwin

By John Felton
Journal Herald Staff Writer

Case No. 28-72 looks like a zoning case which a city



get some wood and I found... old man thought I was lying to get out of fetching the wood. But that pig just crash through the basement and my old man kept saying, 'Boy, get down there and get some wood,' Lander laughed.

AND THE ANECDOTES are peppered with a detailed account of each passing industry and the life from the neighborhood.

Names, dates and locations for Hewitt S...

Rev. Ruby



• Rev. Ruby Daniel, 1973. Dayton Daily News Archive, Courtesy of Special Collections and Archives, Wright State University.

• "Zoning key in Irwin," 1973. NAM MSS 14, National Afro-American Museum and Cultural Center.

DAYTON
AND
ITS CITY PLAN



CITY PLAN BOARD
DAYTON, OHIO

1930

Dayton
AND
Its City Plan

WHAT THE CITY PLAN IS
WHAT IT IS DOING
and
WHAT IT CAN DO
FOR YOU AND YOUR CITY



PREPARED WITH THE ASSISTANCE
OF
L. SEGOE,
CONSULTING ENGINEER AND CITY PLANNER
CINCINNATI, OHIO

The Zoning Ordinance protects every property owner, large or small, against a selfish neighbor or an unscrupulous builder who may want to increase his personal profits at his neighbor's expense and at the expense of the Community. The Zoning Ordinance gives every property owner a security that has never before been enjoyed generally. In short, the Zoning Ordinance paves the way for the development of our City into a more orderly and therefore more attractive, into a healthier, happier and more prosperous community.

Dayton and Its City Plan, 1930.
Courtesy of Special Collections and Archives,
Wright State University.










AN ORDINANCE—No. 13425.
 (By Mr. Board.)
 To Amend Section 1 of Ordinance No. 1251, Commonly Known as the "Zoning Ordinance," Passed May 19, 1926.
 Be It Ordained by the Commission of the City of Dayton, that Section 207—Section 1, of the Code of General Ordinances, being Section 1 of Ordinance No. 1251, commonly known as the "Zoning Ordinance," as amended by Ordinance No. 1252, passed May 19, 1926, and Ordinance No. 13175, passed April 27, 1927, be amended to read as follows:

Section 1. Districts and Map.
 (a) Districts for the purposes of this ordinance the City of Dayton is hereby divided into seven classes of districts:
 Residence "A" Districts
 Residence "B" Districts
 Residence "C" Districts
 Business "A" Districts
 Business "B" Districts
 Industrial "A" Districts
 Industrial "B" Districts

(b) Map. The boundaries of these districts are hereby established as shown on a map entitled "Third Amended Building Zone Map of the City of Dayton, Ohio," dated October 19, 1927, signed by the City Plan Board, and filed with the Clerk of the Commission, which accompanies and is hereby made a part of this ordinance. The district boundary lines are intended to follow lot lines as they existed at the time of the enactment of this ordinance; but where a boundary line obviously does not coincide with lot lines, or whether it is not located by dimensions shown on the map, it shall be deemed to be 125 feet back from the nearest street line parallel to which it is drawn. All questions concerning the exact location of boundary lines shall be determined according to rules and regulations which may be adopted by the Board of Appeals as hereinafter provided.

Sec. 2. Section 3 of said Ordinance No. 1251, commonly known as the "Zoning Ordinance," passed May 19, 1926, as amended by Ordinance No. 12978, passed December 3, 1926, and Ordinance No. 13118, passed April 27, 1927, is hereby repealed.
 Passed by the Commission October 19, 1927.
 Signed by the Mayor October 19, 1927.
 ALLEN C. McDONALD,
 Mayor of the City of Dayton, Ohio
 ATTEST—J. J. FLETCHER, Clerk of the Commission.

SYMBOLS

-  RESIDENCE "A" DISTRICTS.
-  RESIDENCE "B" DISTRICTS.
-  RESIDENCE "C" DISTRICTS.
-  BUSINESS "A" DISTRICTS.
-  BUSINESS "B" DISTRICT.
-  INDUSTRIAL "A" DISTRICTS.
-  INDUSTRIAL "B" DISTRICT.

THIRD AMENDED
BUILDING ZONE MAP
 OF THE
CITY OF DAYTON

PREPARED BY THE
CITY PLAN BOARD
 TECHNICAL ADVISORY CORPORATION CONSULTING ENGINEERS
 NEW YORK

CITY PLAN BOARD

OCT. 19, 1927

Third Amended Building Zone Map of the City of Dayton, 1927. Courtesy of Special Collections and Archives, Wright State University.

248, 249, 251,	Residence Park zoning (amended)	AL Salem f Grand to Holt: 7550, etc.	: 17195 & 6' of 17194	: Res C/Bus 291	: CARL FREAS
243, 245	SARAH D MUNGER ET AL	: 3000-04 E 2nd St	: 23751 & 24516	: Res B/Bus 297	QUESTION OF POLI
231, 233	O. O. PUTERBAUGH	: 702-704 Salem Ave	: n pt 52907	: Res B/Bus	RESUMPTION OF BE
226, 228, 246	HERMAN ROTHENBERG	: 4012 Hoover Ave	: 7536, etc.	: Ord A/Bus	: BEN LINSKER
226	FRANK LIST ET AL	: 105-183 Salem Ave	: 28659-62	: Res C/Bus	
228	HERMAN ROTHENBERG	: 2500-block Germantown	: 14436-37	: Res B/Bus	
228, 246	Wm WINTERHALTER	: 426-430 Pritz Ave	: 49082-101; 47740-48;	: Res B/Bus	: CARROL I. PARI
230	FRED BUSCH	: 400, 300, 200, 100-block	: 48001-08	: Res B/Bus	: PETER KRUSOCZ
230, 237	DON THOMAS ET AL	: Gettysburg Ave	: 42276-81	: Res B/Ind	: TROY PEARL LA
233, 240, 241	H K B BADER ET AL	: Bader Ave	: 9090-91	: Res B/Bus	: NICHOLAS J. D
237	PHILLIP CAREY CO	: 90-96 Weakley St	: 28399	: Res B/Bus	: CITY PLAN BOA
237-239	BEN THOMAS	: 214-216 Brandt St	: 45771	: Res B/Bus	: H. J. BANTA
243	ACME REALTY & CONST	: NE cor Main & Bruce	: 23655-59	: Res B/Ind	: DAVID JORDAN
240, 241	JUDITH KOECK	: 910-926 S Euclid	: 20863	: Res B/Ind	: WOLF CREEK S
245	N D DARLINGTON	: 230-36 Fluhart St	: 17694	: Res B/Bus	: H. R. GROKER
---	FRED MAUS ET AL	: 2915 E 5th St	: 28905	: Res B/Bus 326	: WEST SIDE B.
246	ROBERT ESTURY <i>Estury</i>	: 1839 Germantown St	: 15430	: Res B/Ind 344, 357	: DISCUSSION W
247, 251, 257	CLARA A HEISS	: junc 5th & Burkhardt		: Res B/Bus 341, 357	: INT. ORDER
251, 252	HUFFMAN REALTY CO	: N side Davis from 20340 to w side Hollier		: Res B/Bus	: GRACE C. PE
251	LAURA E WIRSCHING <i>Frank & Clark</i>	: NW cor Brooklyn & Oakridge: 49845		: Res B/Ind	: DAYT. VIEW F
252, 259	J.L. MERKLE ET AL	: 117-141 Chambers St	: 12-20 Rogge Sub'n	: Res B/Bus	: HARRY DECKE
252, 256	W H CHADWICK	: 315 N Summit St	: pt 15461	: Res B/Ind	
259	CITY OF DAYTON	: Vicinity of Burns Ave & Montgomery Street		: Res B/Bus	
259	GEM-CITY PLANING MIL	: 253-257 S Williams	: 6511-13	: Res B/Bus 394, 397	: NETTIE B.
246	CITY PLAN BOARD	: N Riverdale various changes along Main St		: Res B/Bus	: OLIVER W.
259	THE PURCELL CO	: 227 Chestnut St	: 1541	: Res B/Ind	: INT. ORDER
239	DAYTON HYDRAULIC CO	: canal between beckel & Springfield Sts		: Res B/Bus	: HARRY DECKE
---	RES PARK COMM CENTER	: NE cor W 3rd & Elmhurst: 62646 & pt 62647		: Bus A/Res 361	: ROY S. BI

1932

City Plan Board Index. Courtesy of Special Collections and Archives, Wright State University.

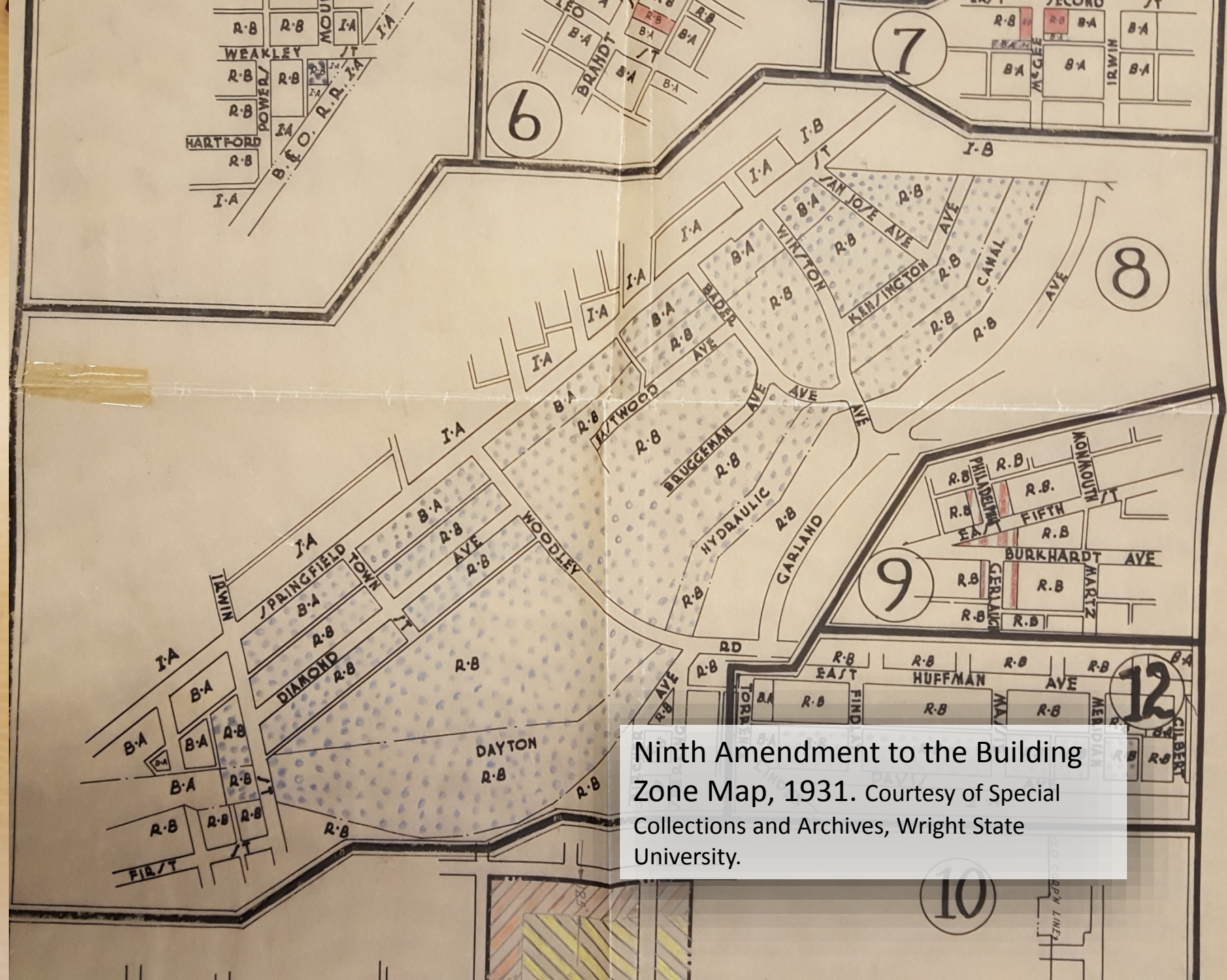
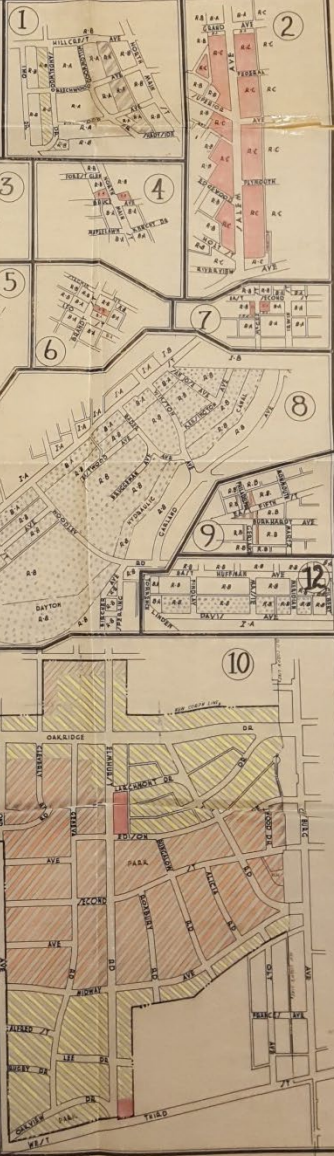
NINTH AMENDMENT TO THE BUILDING ZONE MAP
CITY PLAN BOARD DAYTON, OHIO

1931

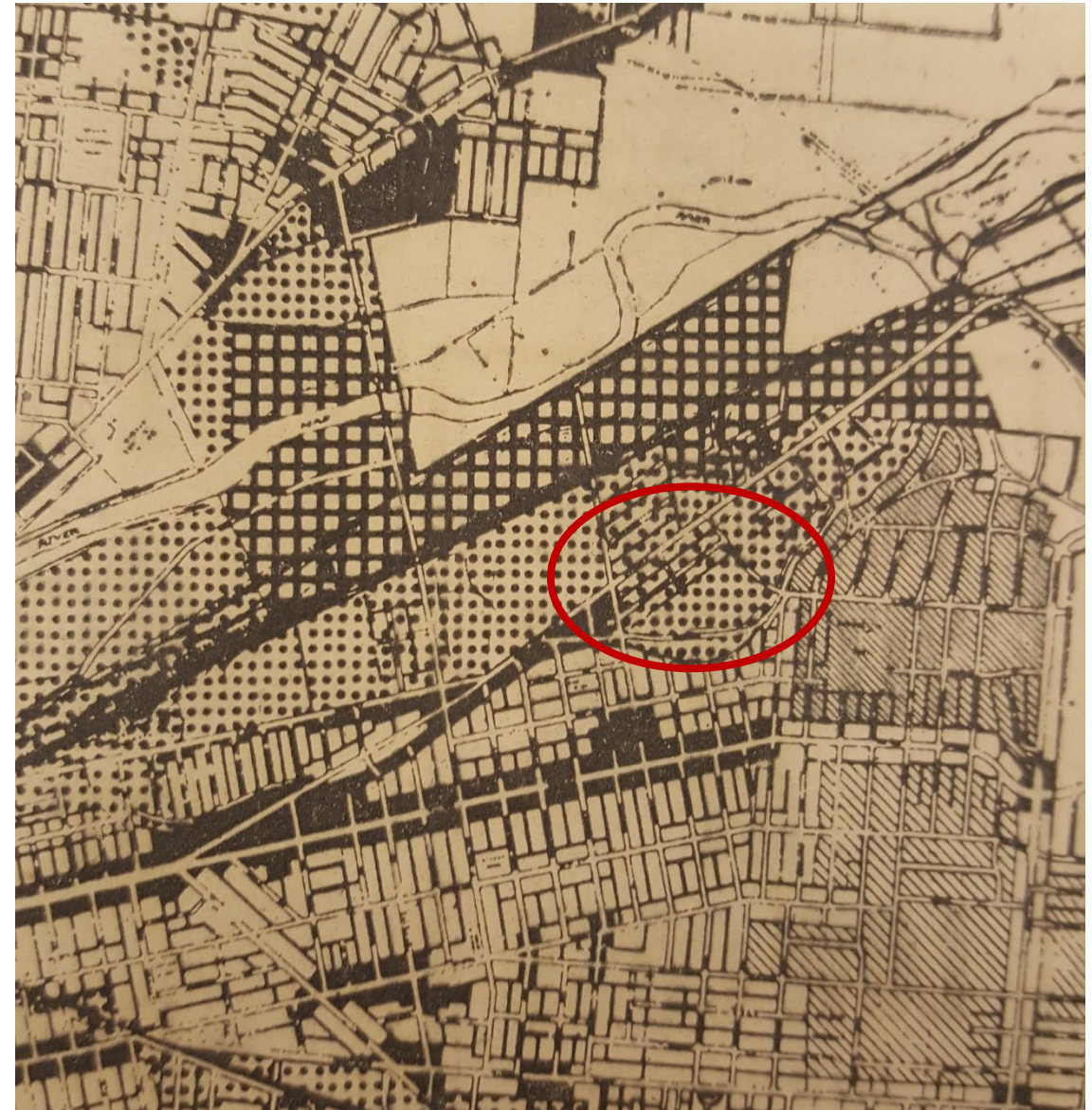
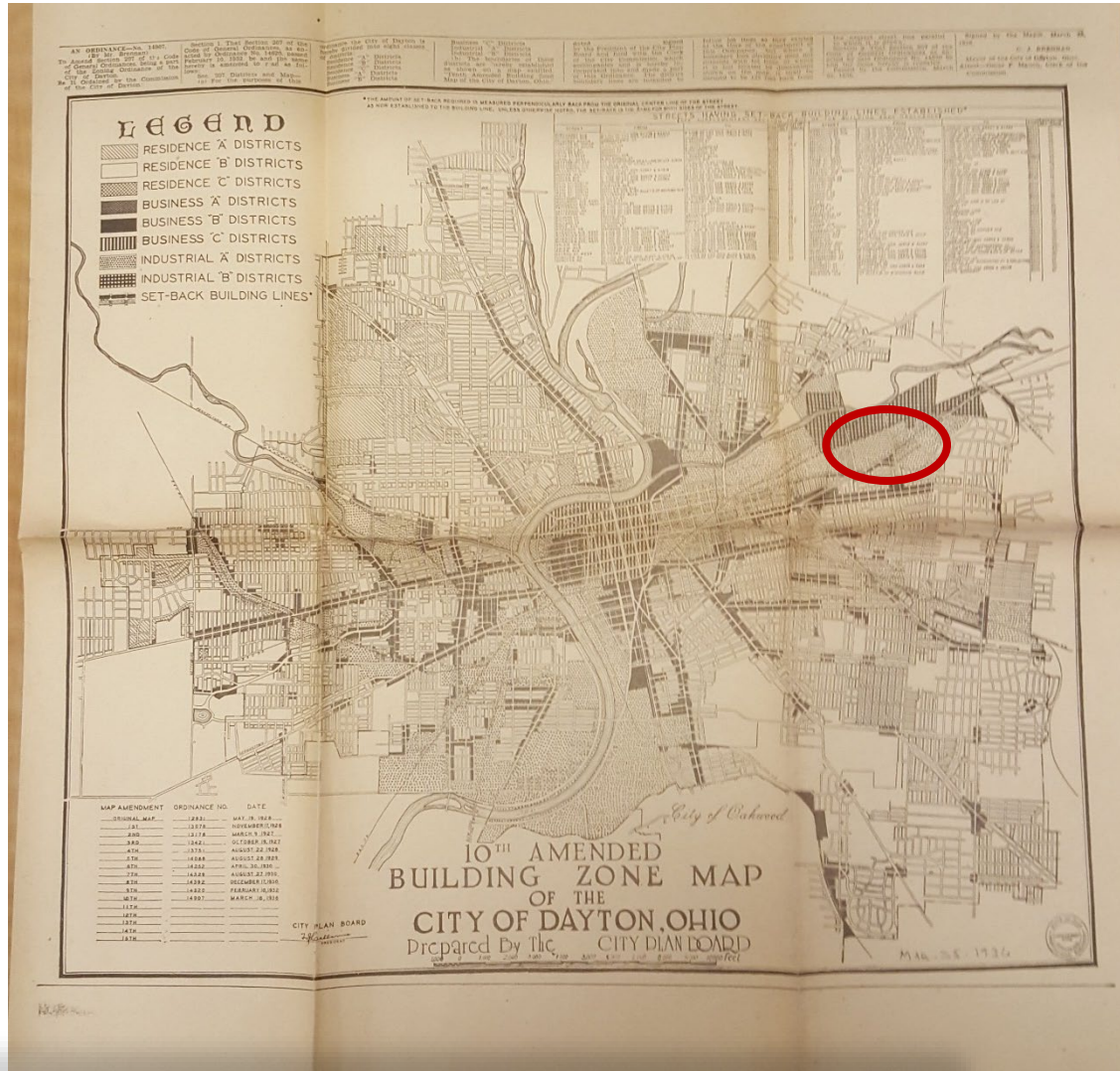
SCALE IN FEET
0 500 1000 1500

LEGEND

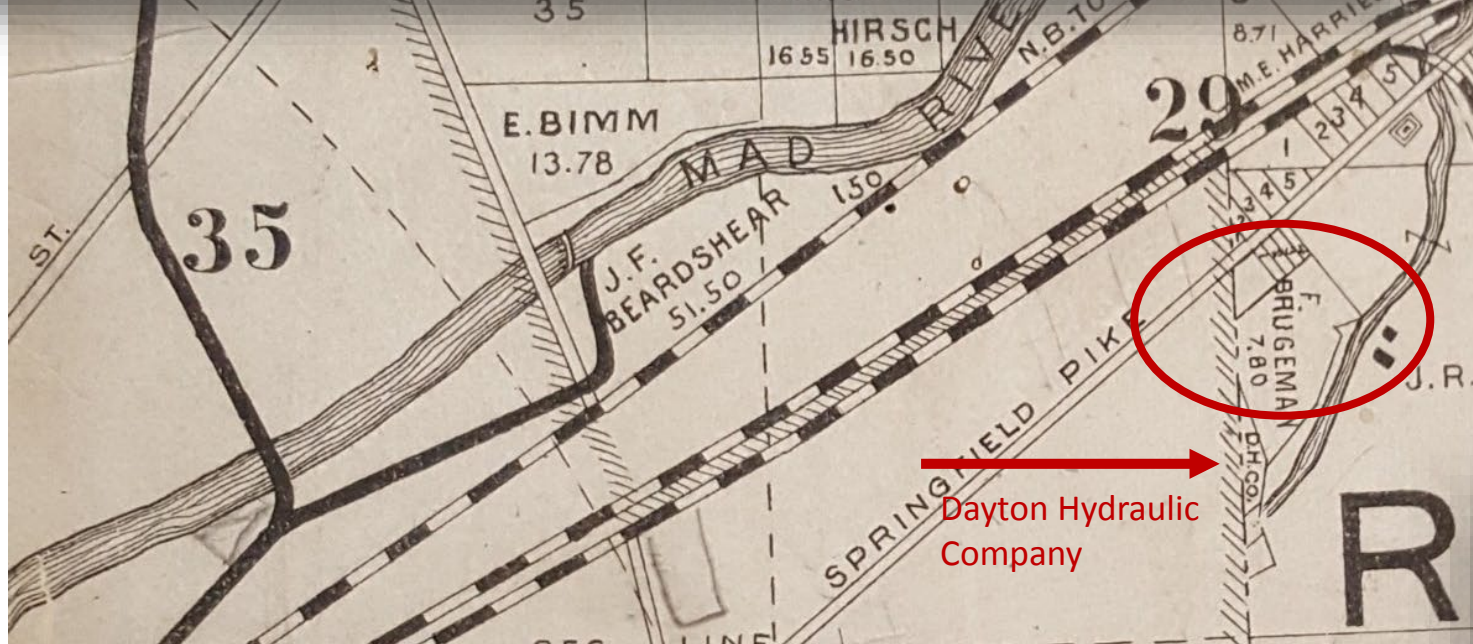
DISTRICT SKETCHES PROPOSED
RESIDENCE "A" R-A
RESIDENCE "B" R-B
RESIDENCE "C" R-C
BUSINESS "A" B-A
BUSINESS "B" B-B
INDUSTRIAL "A" I-A
INDUSTRIAL "B" I-B



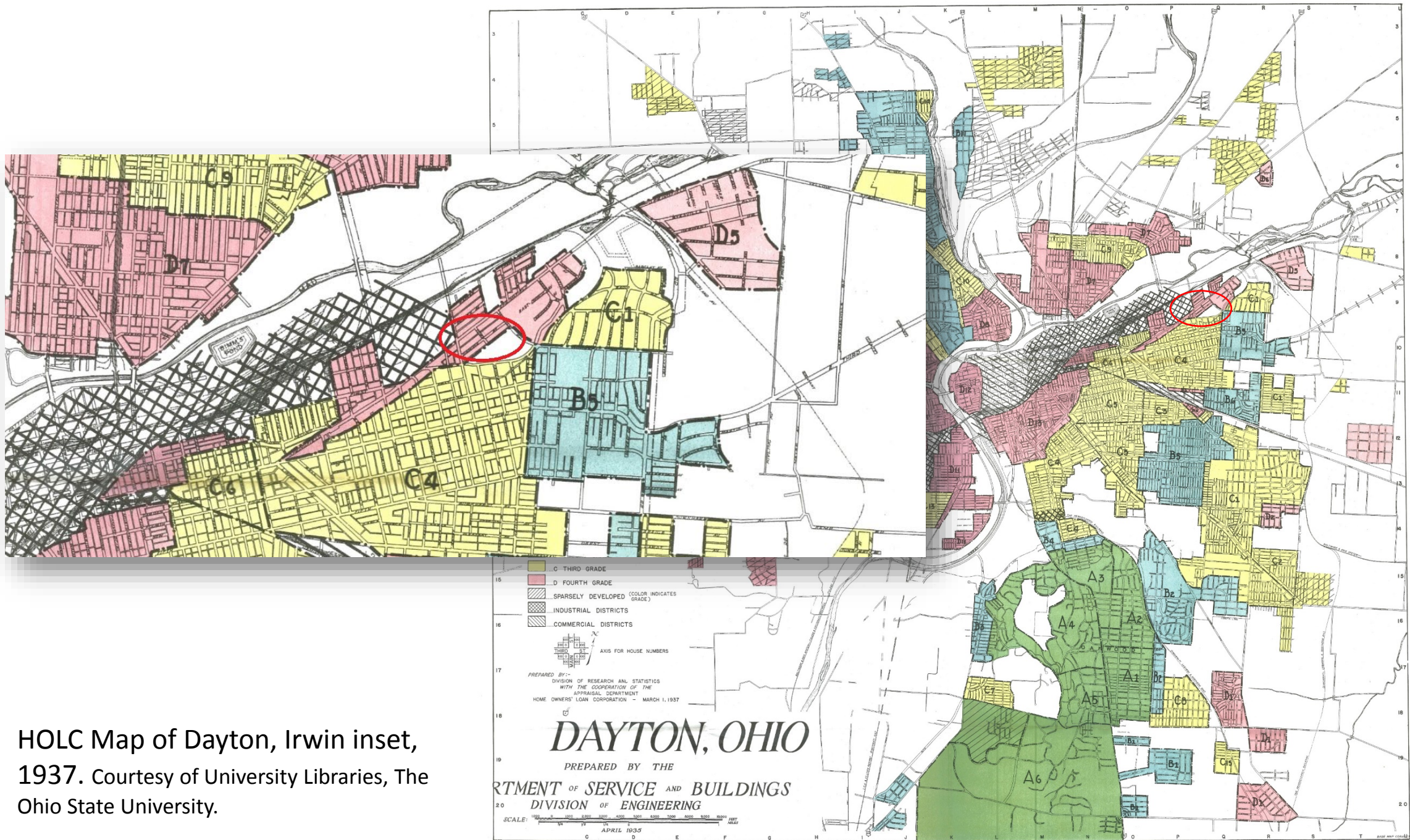
Ninth Amendment to the Building Zone Map, 1931. Courtesy of Special Collections and Archives, Wright State University.



Tenth Amended Building Zone Map of the City of Dayton, 1935. Courtesy of Special Collections and Archives, Wright State University.



Montgomery County Maps, 1890, 1931. Courtesy of Special Collections and Archives, Wright State University.



HOLC Map of Dayton, Irwin inset, 1937. Courtesy of University Libraries, The Ohio State University.

1. NAME OF CITY Dayton SECURITY GRADE D AREA NO. 4

2. DESCRIPTION OF TERRAIN. Low

3. FAVORABLE INFLUENCES. Good transportation - Good schools

4. DETRIMENTAL INFLUENCES. Stockyards - packing houses and fertilizer plants adjacent to area.

5. INHABITANTS:

a. Type Laborer ; b. Estimated annual family income \$ 700

c. Foreign-born Hungarian Polish/ ; 26 % ; d. Negro Yes ; 80 % ;
(Nationality) (Yes or No)

e. Infiltration of Negro ; f. Relief families 80% ;

g. Population is increasing ; decreasing ; static.

6. BUILDINGS:

a. Type or types 1 family detached ; b. Type of construction Frame. ;
and shacks.

c. Average age 30 years ; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%

HOLC Dayton Area Descriptions, Irwin Area, 1937. Courtesy of University Libraries, The Ohio State University.

Meet Ruby.

She wanted a steeple. Charles, Herman, and the rest of the residents just wanted to stay.

Rev. Ruby Daniel, 1973. Dayton Daily News Archive, Courtesy of Special Collections and Archives, Wright State University.





Rev. Ruby Daniel, 1971-1974. Dayton Daily News Archive, Courtesy of Special Collections and Archives, Wright State University.



neighborhood group had requested that the entire area be re-zoned, going along with the Neighborhood Development Program, and expressed his feeling that the Commission misled the neighborhood. After further discussion, Commissioner Andrews stated the Commission feels their action gives this area more residential lots and also stated that this current action does not preclude any action in the future.

*** Mr. Charles Stone, 141 Diamond Ave., spoke, stating that it did appear that they had been defeated in what they consider the most important part of their zoning request. He stated also that the area they are talking about is about 99% black. Stated that when the neighborhood group met with United Systems Company, it was indicated that if they would "back off" from their re-zoning request that United Systems would start to hire blacks from the neighborhood and that this has not been done by United Systems. Commissioner Roderer interjected that he has inquired about an Affirmative Action Agreement with "teeth in it" to see that United Systems does hire blacks and not just hire them and then shortly after, lay them off. Said that since they cannot go ahead with their plans for the neighborhood due to the re-zoning ordinance, they are requesting that United Systems' hiring practices be looked into by the City.

*** Mr. Robert Hand, 54 S. Wright Ave., stated that he wished to speak regarding these people. Stated that he has lived there twenty some years and think that they have been kicked in the ass long enough. Wished to make it plain to the Commission that the people are beginning to get together and that they have been spoken to with forked tongues -- they want some straight answers from City Hall. Ended by saying that he would like to talk to the Commission when there is a less explosive atmosphere.

*** Ms. Marguerite Bonner, 312 Niles Place, spoke regarding Bingo. Read memo from Mr. Drake and submitted copy of judgment from Judge McBride for Commission to read. Commissioner Roderer explained to Ms. Bonner that effective January 1, 1974, charity bingo would be legal in the State of Ohio. The City Manager asked Acting Law Director Hawkins for his opinion regarding the City of Dayton and Mr. Hawkins stated he feels an ordinance would have to be passed by the City Commission to change current ordinance even after this becomes legal in the State after January 1, 1974. Ms. Bonner re-stated that Mr. Drake's memo said charity bingo is legal presently and was told she must have misunderstood Mr. Drake. Commissioner Andrews told Ms. Bonner that the City Commission is in a position that they have to uphold the law and must do so.

*** Ms. Pam Davis, 205 N. Irwin St., remarked about the Irwin Street Center being torn down and also stated that she was in agreement with the people in East Dayton regarding the re-zoning of that area. Expressed her feelings about the negative attitude of the City Commission.

*** Mr. George Washington, 701 Ward Street, spoke regarding crime in the streets. Also expressed his opinion regarding the Model Cities election procedure. Also stated he wants the general public to know the caliber of people we have in public organizations, state and city government. Also remarked regarding the incident at Burkham Park and Mr. Cooper's handling of same.

*** Mr. Clarence Beatty, 60 Elkins St., stated that he felt he owed Commissioner Andrews a half-way apology and that he was man enough to give it. Re-stated that it is not his job to put the things he wished to discuss with the Commission on paper because he wants to get these things done.

*** Ms. Margaret Ward, 1615 Wayne Ave., spoke regarding children running the streets and doing things to other people premises. Doesn't feel it is the policemen's responsibility to try to gather up these children and feels it would be a good idea to have identification tags made for small children so that they can be identified. Referred to the curfew ordinance and feels it should be publicized to let the parents know something does have to be done about these children. Said she also would like to mention the long hair and feels that they should have it clipped. Remarkd also about the painting restrictions in the Burns-Jackson area, the condition of the houses in that area and also trash in that area. Registered complaint about City inspector putting a tag on a house in this area just because of the color it had been painted.

Informal Session:

*** Mr. Walker spoke on behalf of the taxicab companies - recommended the request of 70¢ for the first passenger for the first one-sixth mile and 10¢ for each subsequent one-sixth mile.

Commission decided to add Ordinance No. 24572 to the calendar as requested.

*** John Smith, Director of Commerce, spoke regarding Mercer Foundry and called upon Kathy Hines, Office Supervisor, to speak. Commissioner Roderer brought up point of pollution problem -- would the City be liable. Acting Law Director, Hawkins, said it would be up to the lessee. Commission informally approved granting them the lease.

There being no further business, the Commission adjourned.

James W. Drake
Mayor

Attest: *John E. Schaefer*
Assy. Clerk of the Commission.

The City Commission Commissioners were for City Manager Kunde The invocation was Minutes of the pre

COMMUNICATIONS AND

Wyoming St., from A petition was re Pershing Blvd. to

Montgomery County Needmore

Montgomery County Pt. Secs

Montgomery County River T

Montgomery Coun 13, 14

R E P O R T S:

By the City Ma

1. Price Agre Resour

2. Purchase Digma - Pro

3. Contract for

4. Contract 9-1- Dept

5. Contract foo Dev

6. Contract Cor

7. Contra Co

8. Contra ti

9. Permi W

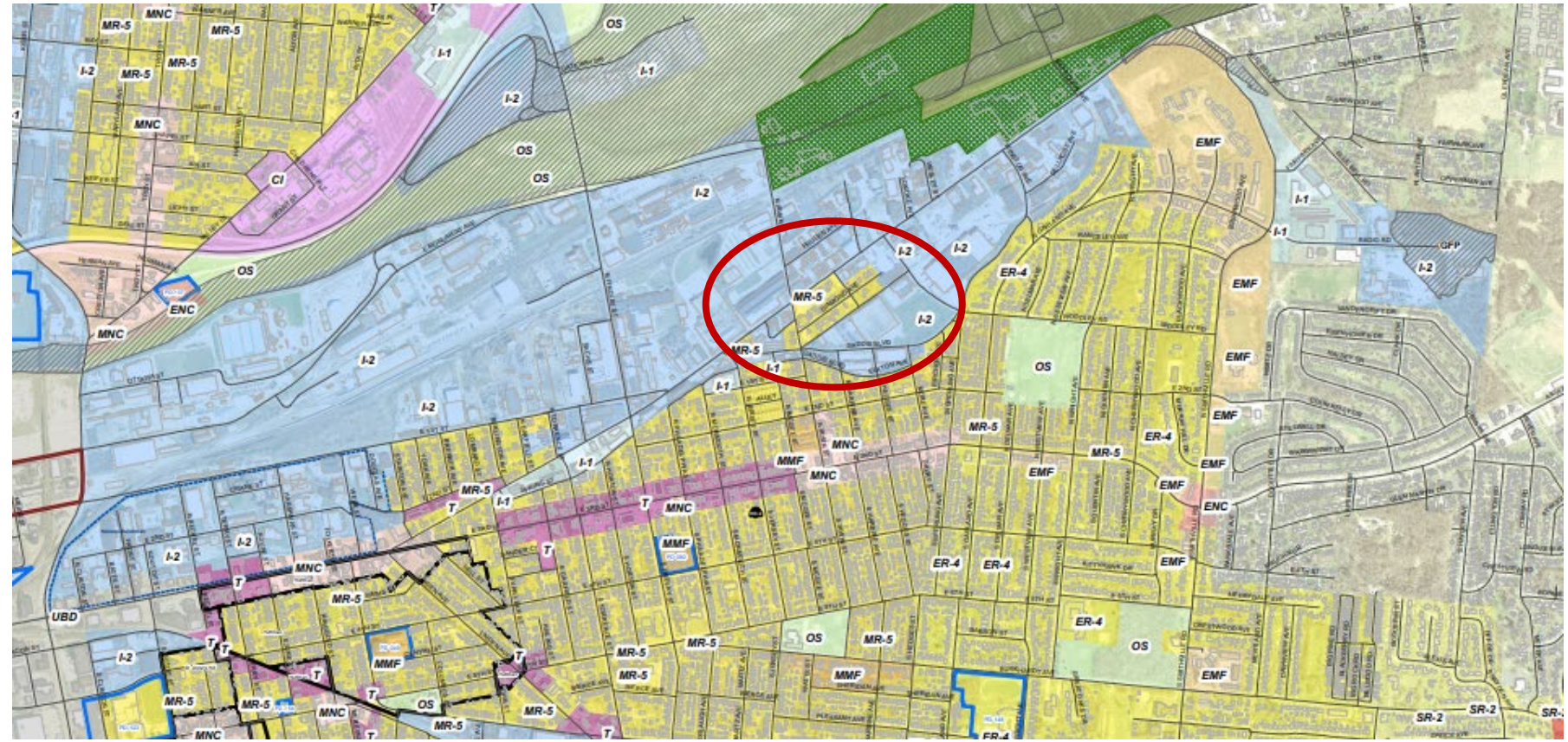
Upon moti were appi and Mrs.

Requeste

Frederic

City Commission Minutes, 1973. Courtesy of Special Collections and Archives, Wright State University.

- Suburban Residential (SR-1)
- Suburban Residential (SR-2)
- Eclectic Residential (ER-3)
- Eclectic Residential (ER-4)
- Mature Residential (MR-5)
- Suburban Multi-Family (SMF)
- Eclectic Multi-Family (EMF)
- Mature Multi-Family (MMF)
- Manufactured Home (MH)
- Central Business District (CBD)
- Urban Business District (UBD)
- Mature Neighborhood Commercial (MNC)
- Eclectic Neighborhood Commercial (ENC)
- Suburban Neighborhood Commercial (SNC)
- Mature General Commercial (MGC)
- Eclectic General Commercial (EGC)
- Suburban General Commercial (SGC)
- Transitional (T)
- Light Industrial (I-1)
- General Industrial (I-2)
- Business Park (BP)
- Campus-Institutional (CI)
- Well Head Operation (WO)
- Open Space (OS)
- Landmark Buildings
- Water Protection Overlay
- flood**
- FF - Flood Fringe
- FW - Floodway
- GFP - General Flood Plain
- Planned Development
- Urban Renewal Area
- POD District
- Historic Districts



City of Dayton Zoning Map, 2017.
Grid Number 13



**“My light burns for all
the neighborhood...”**

Rev. Ruby Daniel, 1974
