

City of Dayton
Landmarks Commission
Meeting Summary

Sixth Floor, Training Room, City Hall
101 W. Third Street, Dayton, Ohio

January 12, 2017
4:30 p.m.

Members Present: Mr. Leppla, Mr. Johnson, Ms. Sebald, Mr. Holley, Mr. Joseph, Ms. Bohler,
Mr. Heckman, Mr. Sliver

Members Absent: Ms. McNicholl

Staff Present: John Muceus, Rachel Bankowitz, Chido Moyo

Minutes of the December 8, 2016 meeting were approved

Plans for Approval

Case #1-2017 48-50 Bell Street - Huffman

Variance for painting over unpainted brick without a COA

Applicant: Elmira Suleymanova
249 Allen Street
Dayton OH 45410

Historic District: Huffman

Owner: Khalil Suleymanov
50 Bell Street
Dayton OH 45403

Priority Board: Southeast

Decision: Denied

Plans for Approval

Case #2-2017 39 McClure - St. Anne's Hill

Variance to keep unapproved vinyl window style

Applicant: Mike Sogard
2774 Stauffer Drive
Beavercreek OH 45434

Historic District: St. Anne's Hill

Owner: Mike Sogard
2774 Stauffer Drive
Beavercreek OH 45434

Priority Board: Southeast

Decision: Denied

Concept Approval

Case #3-2017 525-27 Wvoming Street - South Park

Concept Approval to review window replacement options for three unoriginal picture windows on the front of the building

Applicant: Michael DiFlora
67 Park Drive
Dayton OH 45410

Owner: Michael DiFlora
67 Park Drive
Dayton OH 45410

Historic District: South Park

Priority Board: Southeast

Decision: Comments Given

Plans for Approval

Case #4-2017 418 Alberta Street - South Park

Modification to Historic Design Service plans approved by Landmark Commission on December 8, 2016

Applicant: Jim Foster
29 East Main Street
Trotwood OH 45426

Owner: Peggy Kyne Alberta St. Trust
Dayton OH

Historic District: South Park

Priority Board: Southeast

Decision: Approved

Plans for Approval

Case #5-2017 1518 West Second Street - Paul Laurence Dunbar

Revised mitigation plan for former 1518 W. Second Street

Applicant: Robert Edwards
27 North Paul L. Dunbar Street
Dayton OH 45402

Owner: Robert Edwards
27 North Paul L. Dunbar Stre
Dayton OH 45406

Historic District: Paul Laurence Du

Priority Board: Innerwest

Decision: Approved as modified

Plans for Approval

Case #6-2017 1509-1511 East Fifth Street - St. Anne's Hill

Submission of renovation plans for new bakery

Applicant: Matt Sauer
25 James Street
Dayton OH 45410

Owner: MMMB Investments
54 Whittier Street
Columbus OH 43206

Historic District: St. Anne's Hill

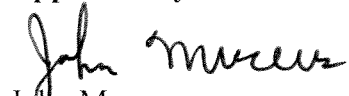
Priority Board: Southeast

Decision: Approved as modified

Historic Preservation Officer/Secretary's Report

Mr. Fred Holley was elected Chairperson and Ms. Lora Sebald was elected Vice-Chairperson of the Landmark Commission for 2017.

Approved by the Landmarks Commission 1-26-17



John Muceus

Secretary to the Landmark Commission

City of Dayton
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January 12, 2017

Case #1-2017 48-50 Bell Street - Huffman

Plans for Approval

Case #1-2017 48-50 Bell Street - Huffman

Applicant: Elmira Suleymanova
249 Allen Street
Dayton OH 45410

Owner: Khalil Suleymanov
50 Bell Street
Dayton OH 45403

Presenter: Rachel Bankowitz Historic District: Huffman Priority Board: Southeast

Summary Description:

Variance for painting over unpainted brick without a COA

Case Presentation and Discussion:

Ms. Bankowitz presented the case. The owner painted the unpainted brick on the front facade of this duplex without a COA and now requests a variance from the Landmark Commission. The other three elevations currently remain unpainted; however, if approved, the owner prefers to paint them. The other elevations would be painted the same color as the front facade or a different color recommended by the Landmark Commission.

Rakhilya Suleymanova, representing her brother-in-law, Khalil Suleymanov, stated that he has had the property since 2011. Mr. Holley asked Ms. Suleymanov if her brother-in-law was aware of being in a historic district and she responded that he was not aware the first time (applicant received a COA for a fence in May of 2015). Mr. Holley commented that per the 1996 pictures, on one corner of the front of the house, the bricks could have been cut out and replaced or could also have been sealed. Mr. Holley also expressed concern about the front doors on the property and that these doors were replaced without a COA. Mr. Heckman commented that the case is a challenge due to the fact that the painting of the brick substantially alters the historic character of the building. Mr. Holley related that the LMC will have to deny the variance and have the applicant come back to the LMC with a plan to do something with the brick. Mr. Holley also noted that the front doors need to be replaced at a minimum and approved doors installed.

The LMC discussed the removal of the paint from the front facade and stated that the applicant not sandblast the building in order to remove the paint as this form of paint removal will damage the brick.

Public Discussion:

None

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Case #1-2017 48-50 Bell Street - Huffman

Commission Action :

Motion: Denial of the case. Applicant to submit a plan to the Landmark Commission within 90 days to address the removal of the paint and front doors. Current front doors are not appropriate and a COA for the doors was never issued.

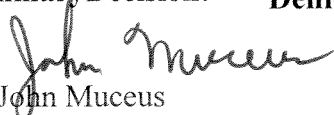
Moved : Mr. Heckman

Seconded: Mr. Johnson

Vote:	Mr. Holley	Yes	Mr. Heckman	Yes
	Mr. Joseph	Yes	Mr. Sliver	Yes
	Mr. Johnson	Yes	Mr. Leppla	Yes
	Ms. Bohler	Yes	Ms. McNicholl	Absent
	Ms. Sebald	Yes		

Commission Action:

Summary Decision: Denied



John Muceus
Secretary to the Landmark Commission

Approved by the Landmarks Commission _____ 1-26-17

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January 12, 2017

Case #2-2017 39 McClure - St. Anne's Hill

Plans for Approval

Case #2-2017 39 McClure - St. Anne's Hill

Applicant: Mike Sogard
2774 Stauffer Drive
Beavercreek OH 45434

Owner: Mike Sogard
2774 Stauffer Drive
Beavercreek OH 45434

Presenter: Rachel Bankowitz Historic District: St. Anne's Hill Priority Board: Southeast

Summary Description:

Variance to keep unapproved vinyl window style

Case Presentation and Discussion:

Ms. Bankowitz presented the case. The owner recently obtained a COA to install new windows and was approved to install 2/2 double-hung windows with "exterior grids" (to match the old windows) and instead installed 9/9 double-hung windows with "interior grids". The owner wants to keep the unapproved window style and is therefore seeking a variance from the Landmark Commission (see attached letter contained in the applicant's Major Modification Application).

The owner was not present at the LMC meeting today.

The LMC discussed the case. Mr. Holley commented that the interior grids are not appropriate in a historic district and in addition to the interior grids, the applicant also changed the number of lites in the window. Mr. Heckman related that what the applicant did was very troublesome as he sought approval and did what was in violation of what had been approved. Mr. Sliver inquired about the recourse of the LMC, and was informed that the applicant would need to modify the windows, remove the internal grids and put external grids in the windows. Ms. Bankowitz noted a problem in the historic districts, in St. Anne's Hill, where windows with "interior" grids are being installed without permission and under the radar. Ms. Bankowitz related that she was notified about these windows from residents of St. Ann's Hill.

Public Discussion:

Susan Grey, President, St. Anne's Hill Historic District, spoke in opposition to the variance request. Joe Dierkers, 22 LaBelle Street also spoke in opposition as this type of window is an inappropriate window for our neighborhood and stated that he was the individual who informed Ms. Bankowitz about these windows.

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Case #2-2017 39 McClure - St. Anne's Hill

Commission Action :

Motion: Denied the case and applicant must reinstall 2/2 double-hung windows with exterior grids to match old windows approved by staff. Landmark Commission to review case in 90 days.

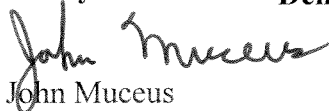
Moved : Mr. Joseph

Seconded: Mr. Leppla

Vote:	Mr. Holley	Yes	Mr. Heckman	Yes
	Mr. Joseph	Yes	Mr. Sliver	Yes
	Mr. Johnson	Yes	Mr. Leppla	Yes
	Ms. Bohler	Yes	Ms. McNicholl	Absent
	Ms. Sebald	Yes		

Commission Action:

Summary Decision: Denied



John Muceus

Secretary to the Landmark Commission

Approved by the Landmarks Commission 1-26-17

To: The Landmark Commission

Re: Major Modification Application

39 McClure St
Dayton, OH 45403

On 11/15/2016, I emailed Rachel Bankowitz to find out what steps we would need to take to replace the windows at 39 McClure St. She sent a list of vinyl windows that were approved by the Landmark Commission as well as an Application for Replacement of Historic Windows. We chose to use Jeld-Wen Vinyl Windows and received our Certificate to do so shortly thereafter.

At that time, I instructed my contractor (*American Integrity Construction*) to remove and replace the windows with Jeld-Wen Vinyl Windows with grids. It was my understanding that the grids would match the pattern that was there, although I do not recall if I specified that to him or not.

This error was made due to a mis-communication from myself to my contractor and for that I take full responsibility. Unfortunately, these windows are a custom order and cannot be returned.

We purchased this home in a very poor condition and had to do a lot of structural work inside per our structural engineer. We did our very best along the way to preserve the history and character of the home in every way we could. This possible (second) window replacement would mean the difference between us making a few bucks and actually losing money. We would likely be forced to rent the home instead of sell — which is not our business model.

We are very happy with the way this home was remodeled while maintaining its historic qualities. We ask that you allow us this variance so that we can continue to take on more homes in this great neighborhood.

Thanks for your consideration,

Michael Sogard
Ashlea Sogard

City of Dayton
Landmark Commission
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Case #3-2017 525-27 Wyoming Street - South Park

Concept Approval

Case #3-2017 525-27 Wyoming Street - South Park

Applicant: Michael DiFlora
67 Park Drive
Dayton OH 45410

Owner: Michael DiFlora
67 Park Drive
Dayton OH 45410

Presenter: Rachel Bankowitz Historic District: South Park Priority Board: Southeast

Summary Description:

Concept Approval to review window replacement options for three unoriginal picture windows on the front of the building

Case Presentation and Discussion:

Ms. Bankowitz presented the case. The owner is rehabbing this building and is not sure what to do with the three, unoriginal picture windows on the front facade. He recently obtained a COA to replace all of the other double-hung windows on the house and, ideally, would restore the original fenestration, which most likely included double-hung windows. Staff initially discussed completing a Historic Design Service for this project but the owner prefers a Concept Approval to informally discuss options with the Landmark Commission. Based on the Commission's guidance, he will pursue a Historic Design Service and/or return with a preferred option for final approval.

The owner, Mr. DiFlora, talked about the windows on the front facade as not being the same on both sides and has priced out the cost for the windows, and each window would cost about \$10,000.00 to replace. Mr. DiFlora also talked about two options - side by side double-hung windows in the openings or one single double-hung window in the openings and extend the siding into the openings.

Ms. Sebald stated that either option would be acceptable and if the single double-hung window was installed, need to line that window up with the window on the 2nd floor. The windows on the front of the first floor would also need to be slightly taller than the 2nd floor window. Ms. Sebald also related that the owner could install a mulled pair of double-hung windows in the first floor front window openings and these windows would also need to be slightly taller than the windows on the 2nd floor. The LMC discussed the case and also indicated that the side window on the first floor to be a single-double hung window and this window to be the same length as the replacement windows for the first floor in the front of the house.

Public Discussion:

None

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Case #3-2017 525-27 Wyoming Street - South Park

Commission Action :

Motion: N/A


Moved : N/A

Seconded: N/A

Vote:	Mr. Holley	N/A	Mr. Heckman	N/A
	Mr. Joseph	N/A	Mr. Sliver	N/A
	Mr. Johnson	N/A	Mr. Leppla	N/A
	Ms. Bohler	N/A	Ms. McNicholl	Absent
	Ms. Sebald	N/A		

Commission Action:

Summary Decision: Comments Given


John Muceus
Secretary to the Landmark Commission

Approved by the Landmarks Commission _____ 1-26-17

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January 12, 2017

Case #4-2017 418 Alberta Street - South Park

Plans for Approval

Case #4-2017 418 Alberta Street - South Park

Applicant: Jim Foster
29 East Main Street
Trotwood OH 45426

Owner: Peggy Kyne Alberta St. Trust

Dayton OH

Presenter: Rachel Bankowitz Historic District: South Park Priority Board: Southeast

Summary Description:

Modification to Historic Design Service plans approved by Landmark Commission on December 8, 2016

Case Presentation and Discussion:

Ms. Bankowitz presented the case. One modification is proposed to the Historic Design Service plans approved on December 8, 2016: the owners prefer not to center the larger windows on the first floor of the west-facing (front) elevation over the basement windows. At the December 8, 2016 meeting, Ms. Sebald stated that the windows should be centered over the basement windows as this location would have been where the windows were originally on the building. Ms. Sebald also noted that if that request does not work for the owners, that they return to the Landmark Commission with an alternative. On December 12, 2016, The Architectural Group followed up with Staff stating that the owners prefer not to center the windows over the basement windows. In their opinion, the facade looks more balanced if the windows are not centered over the basement windows, and the windows outwardly align with the windows on the second floor. Additionally, the new entrance becomes the centering element and is strengthened by the balance of windows located on either side of it. Therefore, they seek approval for the windows to be arranged as noted on SK-9 (see attached sheet).

The LMC discussed the case and concurred that the revised plan submitted by the applicant looks more balanced and appropriate.

After the vote was taken on the motion for approval, Ms. Sebald provided the following comment to be included in the record for this case and is as follows: While this is probably not the original location of the windows, but due to how altered this house is, this is why we are making an exception to our normal rules and moving the windows is acceptable.

Public Discussion:

None

City of Dayton
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Case #4-2017 418 Alberta Street - South Park

Commission Action :

Motion: Approved

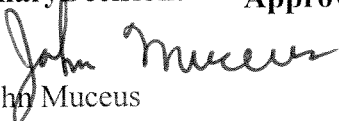
Moved : Mr. Joseph

Seconded: Ms. Bohler

Vote:	Mr. Holley	Yes	Mr. Heckman	Yes
	Mr. Joseph	Yes	Mr. Sliver	Yes
	Mr. Johnson	Yes	Mr. Leppla	Yes
	Ms. Bohler	Yes	Ms. McNicholl	Absent
	Ms. Sebald	Yes		

Commission Action:

Summary Decision: Approved

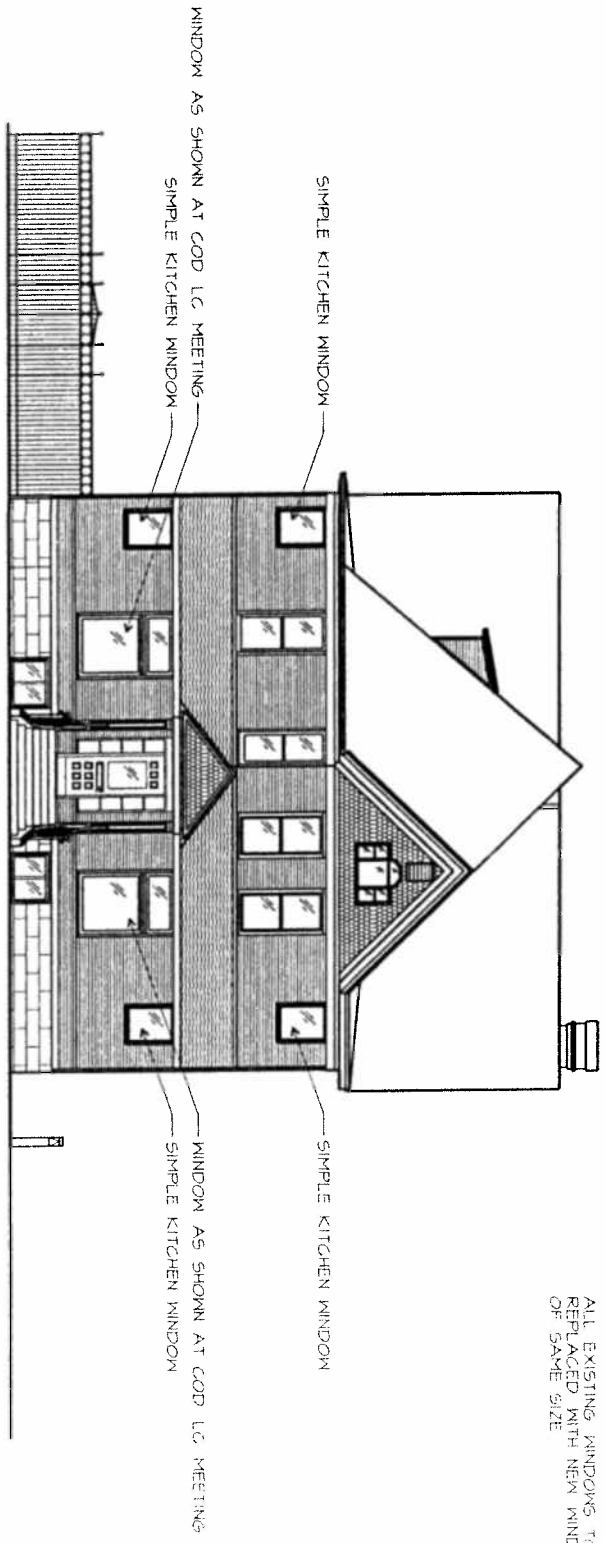


John Muceus
Secretary to the Landmark Commission

Approved by the Landmarks Commission 1-26-17

1

NEW WEST ELEVATION



NOTE:
 ALL WINDOWS AND DOORS TO
 HAVE TRIM ADDED
 ALL CORNERS OF BUILDING TO
 HAVE TRIM ADDED
 ALL EXISTING WINDOWS TO BE
 REPLACED WITH NEW WINDOWS
 OF SAME SIZE

SKID	DATE: 12/4/2016	COD LC ALBERTA 418 ALBERTA ST. DAYTON, OH, 45410		617.251.2416
	DRAWN BY: NEW WEST ELEV			241.241.2416
PROJECT NAME:		PROJECT NUMBER:		45418-1230
CLIENT:		ARCHITECT:		www.ayg.com

City of Dayton
Landmark Commission
Meeting Case Record

January 12, 2017

Case #5-2017 1518 West Second Street - Paul Laurence Dunbar

Plans for Approval

Case #5-2017 1518 West Second Street - Paul Laurence Dunbar

Applicant: Robert Edwards
27 North Paul L. Dunbar Street
Dayton OH 45402

Owner: Robert Edwards
27 North Paul L. Dunbar Street
Dayton OH 45406

Presenter: Rachel Bankowitz Historic District: Paul Laurence Dunbar Priority Board: Innerwest

Summary Description:

Revised mitigation plan for former 1518 W. Second Street

Case Presentation and Discussion:

Ms. Bankowitz presented the case. Mr. Edwards is submitting a revised mitigation plan for the lot at 1518 West Second Street. Instead of grading and seeding, he wants permission to build a parking lot for a daycare at 33 North Paul Laurence Dunbar Street. The lot will be approximately 60 feet wide and 45 feet long and screened with a six-foot privacy fence along the west side lot line. Minor landscaping and some street trees will serve to screen the lot from West Second Street. Per a letter from Phil Hawkey to Mr. Edwards (see attached letter dated August 27, 2015), parking lots as principal uses are not allowed in the Mature Single-Family Zoning District. The parking lot will require approval from the Board of Zoning Appeals (BZA) and the plan will be subject to the setback, landscaping and screening requirements of the Zoning Code. The case is scheduled for the January 24, 2017 BZA Meeting and both the LMC and the BZA have to approve the parking lot. Mr. Edwards stated that he received a refusal for the daycare from Zoning as he needs to have a parking lot as a commercial building cannot be approved if you do not have a parking lot. He stated that the plan is to expand the daycare to the new location as he anticipates having 64 kids by the end of the year. Per a question by Mr. Holley concerning the current status of the lot, Mr. Edwards does not expect the daycare to open until October of 2017. The LMC discussed the parking lot, and there was a lot of concern about the appearance of the parking lot from the street. Ms. Sebald provided a detailed suggestion about the parking lot, to include new entrance, fence and design (see attached revised drawing) that would hide the parking lot from the street and make the streetscape more residential and less commercial. Mr. Edwards stated that he did not see any problem with the proposed new design. Mr. Heckman expressed concern about how the parking lot would affect the residential area and the past decision by the LMC to grade and seed was the right decision. Mr. Holley related that there is no historical significance to the lot due to the removal of the original structure and there could be a change to the historic overlay and exclude the lot from the district. Ms. Bankowitz responded that the process to do so would take 3-4 months. Mr. Holley related his concern about setting a precedent to allow a parking lot in a historic district and Ms. Bohler reminded Mr. Holley the LMC had approved a parking lot between two houses in the Grafton Hill Historic District. A question was raised about neighborhood support and Mr. Edwards indicated that he has the support of the neighbors. A straw vote was taken during the meeting about the parking lot and there was overwhelming support for the modified parking lot.

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Case #5-2017 1518 West Second Street - Paul Laurence Dunbar

Public Discussion:

Susan Grey, President of the St. Anne's Hill Historic District, spoke in favor of parking lots in historic districts as she has a day business parking lot (right across the street from her home) that provides additional safety/security, but the parking lot needs to be properly designed. Ms. Grey also stated that changing historic district boundaries scares her as the boundaries protect property values.

Commission Action :

Motion: Approved as modified: the entrance to the parking to be changed as shown on the revised drawing and the design of the parking lot to be changed as per the revised drawing (see attached drawing). Applicant to provide a final drawing to include buffer, fence and screening of the parking lot.


Moved : Ms. Sebald

Seconded: Mr. Joseph

Vote:	Mr. Holley	Yes	Mr. Heckman	Yes
	Mr. Joseph	Yes	Mr. Sliver	Yes
	Mr. Johnson	Yes	Mr. Leppla	Yes
	Ms. Bohler	Yes	Ms. McNicholl	Absent
	Ms. Sebald	Yes		

Commission Action:

Summary Decision: Approved as modified


John Muceus

Secretary to the Landmark Commission

Approved by the Landmarks Commission _____ 1-26-17



CITY OF DAYTON, OHIO
DEPARTMENT OF BUILDING SERVICES
DIVISION OF ZONING ADMINISTRATION



371 WEST SECOND STREET
DAYTON, OHIO 45402
937 333-3985 • FAX 937 333-6810
www.cityofdayton.org

August 27, 2015

Rachel Bankowitz

City of Dayton Landmark Commission

Re: Case #164-23015, 1518 W Second Street

Mr. Robert Edwards approached me about submitting plans for a parking lot on this property once the building is removed, as directed in the Commission's decision dated 6/29/15. I informed him that we could not approve a parking lot on that location. These lots are in the Mature Single-Family Zoning District where parking lots as a principle use are not allowed.

Mr. Edwards owns four connected lots. One is a single-family residence where his wife also operates a Type 'A' Family Daycare. Another has a large single-family dwelling in the city's nuisance program that Mr. Edwards is stabilizing at this time in hopes of full restoration and reuse, perhaps as a daycare. The third lot is vacant and the fourth is the one under your consideration.

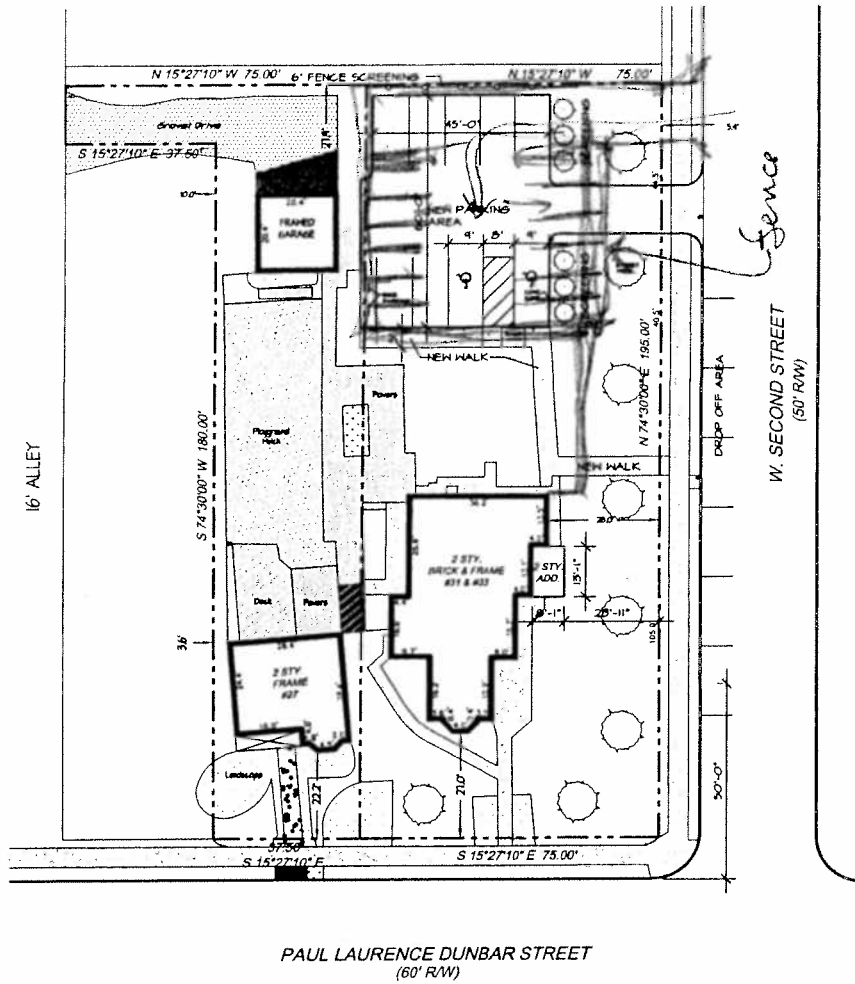
Until plans are submitted for a new use that would require a parking lot, this office would not approve the building of a parking lot.

When plans are submitted for a stand alone daycare center or other use that would require a parking lot, the entire project (including the parking lot) will be subject to the setback, landscaping and screening requirements of the Zoning Code. It will, of course, also require Landmark Commission approval.

Until that time the lot should be converted to lawn. Once the building is demolished the lot should be filled, leveled and seeded.

Regards,

Phil Hawkey
Zoning Specialist
City of Dayton



site plan
 scale: 1" = 20'-0"
 NORTH

issued _____
 revised _____



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 185 CROSSBRIDGE DRIVE
 DAYTON, OHIO 45429
 (937) 394-8241
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REMODEL FOR:
SPEEDIE DAYCARE
 33 N. PAUL LAURENCE DUNBAR ST.
 dayton, ohio 45406

site plan

project number
 14001
 date
 10/27/16
 drawn by
 JSV
 checked by
 JSV

sheet
 A-1
 1 OF 1

City of Dayton
Landmark Commission
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January 12, 2017

Case #6-2017 1509-1511 East Fifth Street - St. Anne's Hill

Plans for Approval

Case #6-2017 1509-1511 East Fifth Street - St. Anne's Hill

Applicant: Matt Sauer
25 James Street
Dayton OH 45410

Owner: MMMB Investments
54 Whittier Street
Columbus OH 43206

Presenter: Rachel Bankowitz Historic District: St. Anne's Hill Priority Board: Southeast

Summary Description:

Submission of renovation plans for new bakery

Case Presentation and Discussion:

Ms. Bankowitz presented the case. The applicant is submitting exterior renovation plans for the two attached buildings at 1509-1511 East Fifth Street. The building at 1509 East Fifth Street is a former two-story residence and the building at 1511 East Fifth Street is a former one-story commercial building. The applicant is seeking full approval for the plans at 1509 East Fifth Street and is requesting a "Concept Approval" for the plans at 1511 East Fifth Street.

The applicant, Matt Sauer provided a detailed description of the plans for 1509 East Fifth Street. In addition, he spoke about the Concept Approval for 1511 East Fifth Street for future work aimed at restoring the 1920's era storefront by removing the brick infill and installing a clear glass door and new windows (see attached sheets for the plans for 1509 East Fifth and the Concept Approval for 1511 East Fifth Street).

The LMC discussed the case and expressed some concern about the proposed railing on the porch on the south elevation and two proposed casement windows on the side and rear of the addition. After discussion with the applicant, the applicant agreed to install a horizontal rail 36 inches up from the floor on the front and side of the railing on the porch on the south elevation and install two narrow double hung windows in place of the casement windows on the side and rear of the addition.

Concerning the Concept Approval for 1511 East Fifth Street, the LMC was very supportive of the proposed changes to the storefront.

Public Discussion:

Susan Grey, President of St. Anne's Hill Historic District, spoke in support of the project and is very excited about this property being fixed up. Ms. Grey did comment that she wished the railing to be more Victorian.

City of Dayton
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Case #6-2017 1509-1511 East Fifth Street - St. Anne's Hill

Commission Action :

Motion: Approved as modified: Install a horizontal rail 36 inches up from the floor on the front and side of the railing on the porch on the south elevation, and install two narrow double hung windows in place of the casement windows on the side and rear of the addition.


Moved : Mr. Joseph

Seconded: Mr. Leppla

Vote:	Mr. Holley	Yes	Mr. Heckman	Yes
	Mr. Joseph	Yes	Mr. Sliver	Yes
	Mr. Johnson	Yes	Mr. Leppla	Yes
	Ms. Bohler	Yes	Ms. McNicholl	Absent
	Ms. Sebald	Yes		

Commission Action:

Summary Decision: Approved as modified


John Muceus

Secretary to the Landmark Commission

Approved by the Landmarks Commission 1-26-17

Detail Description:

This is a submission of exterior renovation plans for the two attached buildings at 1509-11 East Fifth Street. The building at 1509 is a former two-story residence and the building at 1511 is a former one-story commercial building. The applicant is seeking full approval for the plans at 1509 and is requesting a “Concept Approval” for the plans at 1511.

1509 East Fifth Street (Plans for Approval)

South-Facing (Front) Elevation:

- Remove twin, first-floor windows and replace with one single, 2/2, double-hung wood window to match proportions and trim of upper-floor openings
- Install new 2/2 double-hung wood windows in upper-floor openings to match older (taller) proportions;
- install a new entrance door with canopy;
- add new painted steel railings/guardrails to porch; and
- change direction of porch steps

North-Facing (Rear) Elevation:

- move existing door opening and install new door with canopy (to match front elevation);
- remove one existing window and side over;
- install new wood casement window; and
- repair/replace existing 5” exposure lap siding with cedar lap siding to match

East Elevation:

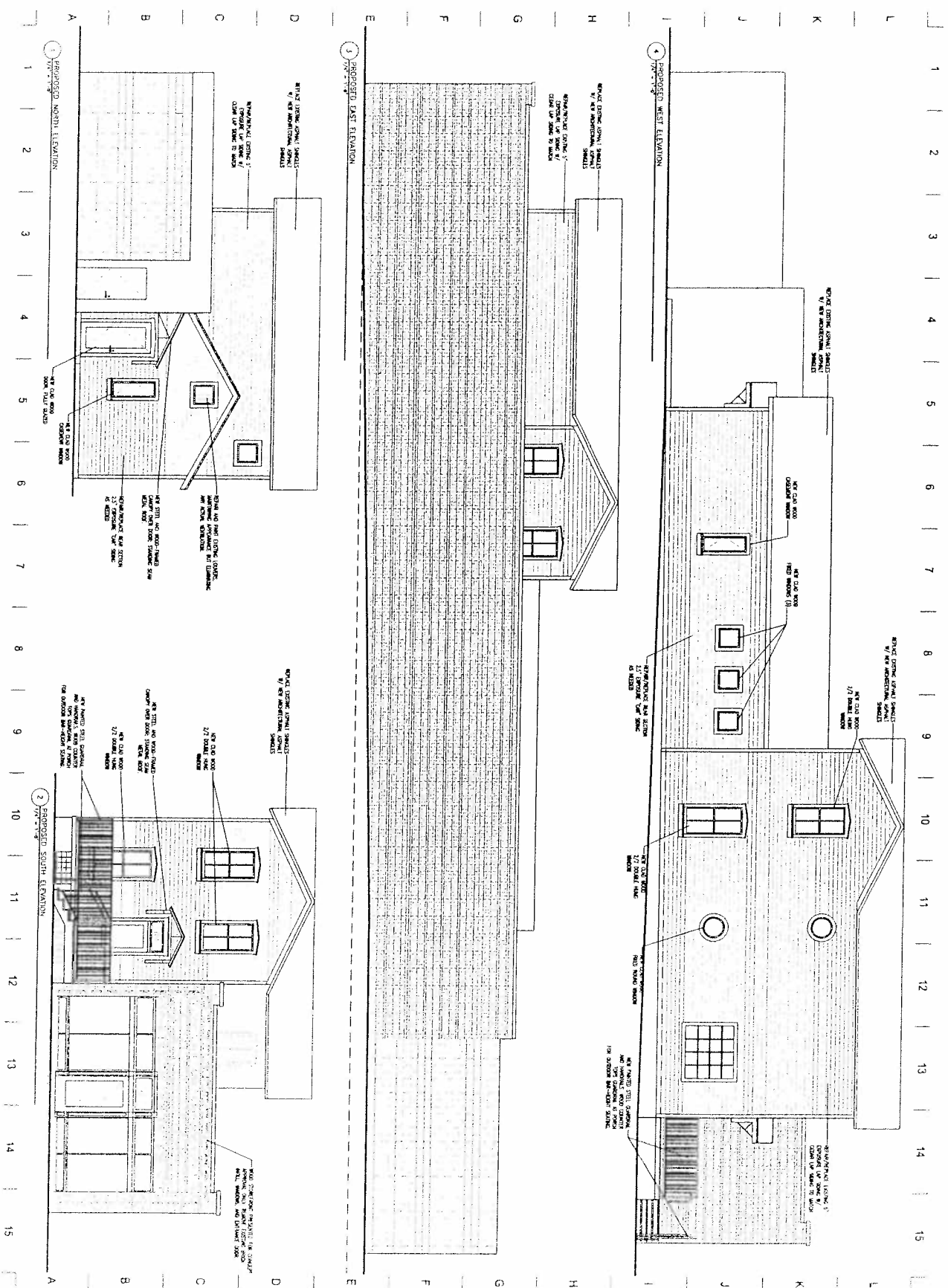
- repair/replace existing 5” exposure lap siding with cedar lap siding to match

West Elevation

- repair/replace rear section 2.5” exposure “car” siding as needed
- remove one existing double-hung window opening on rear section and add four new window openings (three fixed and one casement)
- install new 2/2 double-hung wood windows on front section to match older (taller) proportions and add window trim to match rest of building
- add one new fixed, round window on front section to be located directly beneath the existing fixed, round window on the upper-floor

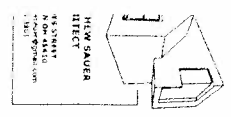
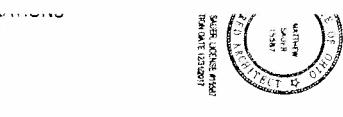
1511 East Fifth Street (Concept Approval)

The applicant is seeking Landmark Commission input for future work aimed at restoring the 1920s era storefront; the existing brick infill would be removed, and a new door and windows installed.



DATE	DESCRIPTION
12/20/15	1509 E 5th Street, Dayton, Ohio 45423
	1509 E 5th Street, Dayton, Ohio 45423

AND CHANGE OF USE
 1509 E 5th Street, Dayton, Ohio 45423
BRYAN GILLUM AND MEGAN SMITH
 1509 E 5th Street, Dayton, Ohio 45423



A-201