

**City of Dayton**  
**Landmarks Commission**  
**Meeting Summary**

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

March 9, 2017

4:30 P.M.

**Members Present:** Ms. Sebald, Mr. Holley, Ms. Bohler, Mr. Sliver, Mr. Johnson, Mr. Joseph,  
Ms. McNicholl

**Members Absent:** Mr. Leppla, Mr. Heckman

**Staff Present:** John Muceus, Rachel Bankowitz

Minutes of the February 23, 2017 meeting were approved

---

**Plans for Approval**

**Case #49-2017 21 Johnson Street - South Park**

Submission of renovation plans

Applicant: Greg Snyder  
7945 Washington Woods  
Dayton OH 45459

Owner: Full Circle Development  
2130 Hedge Gate Boulevard  
Dayton OH 45431

Historic District: South Park

Priority Board: Southeast

**Decision: Approved as Modified**

---

**Plans for Approval**

**Case #58-2017 525-27 Wvoming Street - South Park**

Submission of Historic Design Service plans for replacement of two front picture windows

Applicant: The Home Group Mike DiFlora  
67 Park Drive  
Dayton OH 45410

Owner: The Home Group  
67 Park Drive  
Dayton OH 45410

Historic District: South Park

Priority Board: Southeast

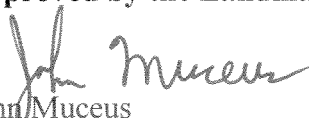
**Decision: Approved with stipulations**

---

**Comments and Decisions of the Landmarks Commission**

**Historic Preservation Officer/Secretary's Report**

Approved by the Landmarks Commission 3-23-17

  
John Muceus

Secretary to the Landmark Commission

City of Dayton  
**Landmark Commission**  
**Meeting Case Record**

March 9, 2017

Case #49-2017 21 Johnson Street - South Park

\*\*\*\*\*

**Plans for Approval**

**Case #49-2017 21 Johnson Street - South Park**

Applicant: Greg Snyder  
7945 Washington Woods  
Dayton OH 45459

Owner: Full Circle Development  
2130 Hedge Gate Boulevard  
Dayton OH 45431

Presenter: Rachel Bankowitz Historic District: South Park

Priority Board: Southeast

**Summary Description:**

Submission of renovation plans

**Case Presentation and Discussion:**

Ms. Bankowitz presented the case. Three (3) major modifications require LMC approval and are as follows: 1) Removal of one chimney; and 2) Enclosure of a portion of the rear side porch (enclosure will display a new square window with wood trim and wood siding to match existing; and 3) Remove window on back of house and install a new door on the rear of the house (see attached plans).

Mr. Greg Snyder, of RDA Architects and the contractor, Bob Springer, of TesCon, Inc. discussed the project in great detail. Mr. Snyder related that the chimney is to be removed and that all of the other chimneys have been removed in the past. The plan is to bring the chimney down below the roofline as there is no intention of having an operable fireplace on the property. Mr. Springer commented that there is no functional need for a chimney as a high efficiency water heater or electric water heater and a high efficiency furnace will be installed in the house. Mr. Holley related that the chimney needs to be saved as the chimney is original to the structure and is an ornamental chimney. Mr. Springer indicated that he could restucco the chimney with a parging system, seal the chimney and put flashing on and Mr. Holley commented that if that was done, will look much better than it looks now. The LMC was concerned about the material on the chimney and Mr. Springer stated that the material is a synthetic, epoxy material, that seals the brick and looks like a stucco finish. Mr. Holley related that if he is going to do anything beyond a regular stucco finish on the chimney, the LMC needs to see a sample of the material being proposed. Ms. Sebald expressed her concern about the product having a high sheen which would not be acceptable and make the chimney look like a plastic chimney. The LMC discussed the porch enclosure, the new square window on the enclosure, and the need for a trim board on the siding to show where you go from old siding to new siding. The LMC wants to see the proposed new window be narrower. The LMC also discussed the removal of the window on the rear and the installation of a new door.

**Public Discussion:**

None

City of Dayton  
Landmark Commission  
Meeting Case Record

March 9, 2017

Case #49-2017 21 Johnson Street - South Park

\*\*\*\*\*

**Commission Action :**

**Motion:** Approved as modified - the chimney demolition is denied, maintain existing chimney and repair as needed and if alternative materials to be used, materials need to be reviewed by LMC staff; trim board to be added at the addition to show where the new and old siding is and the new window going to the new kitchen, the proportion to be made narrower with the final window size to be approved by LMC staff.

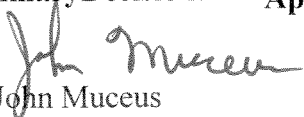
Moved : Ms. Sebald

Seconded: Mr. Sliver

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

**Commission Action:**

**Summary Decision:** Approved as Modified



John Muceus  
Secretary to the Landmark Commission

Approved by the Landmarks Commission 3-23-17



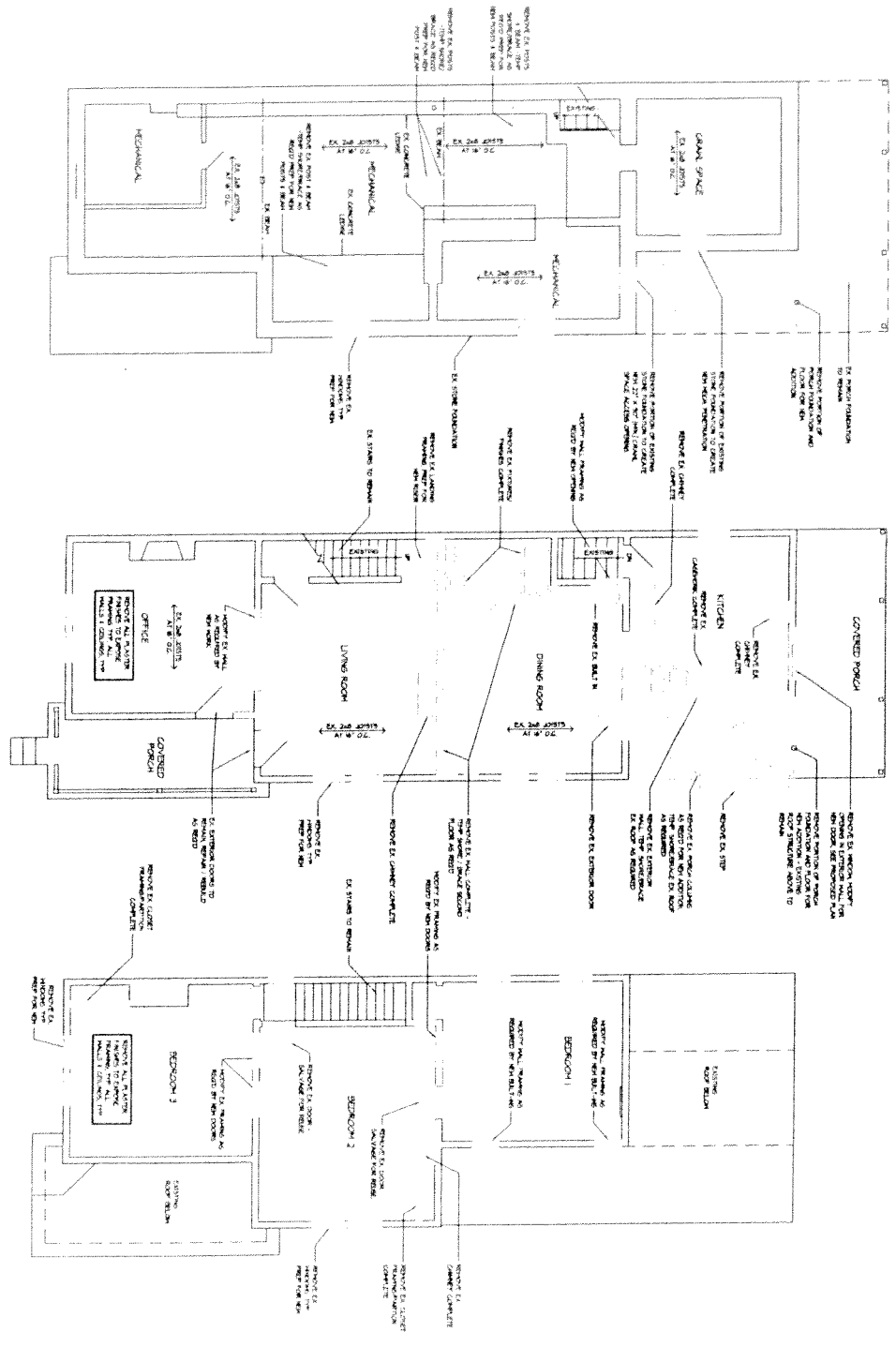
**A**  
EXISTING/DEMOLITION  
CELLAR/RAWL SPACE PLAN  
SCALE 1/4" = 1'-0"



**B**  
EXISTING/DEMOLITION  
FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



**C**  
EXISTING/DEMOLITION  
SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



- DEMOLITION GENERAL NOTES**
1. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION CONTRACT DOCUMENTS AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
  2. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION CONTRACT DOCUMENTS AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
  3. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION CONTRACT DOCUMENTS AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
  4. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION CONTRACT DOCUMENTS AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
  5. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION CONTRACT DOCUMENTS AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
- HAZARDOUS MATERIALS NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND REMOVING ALL HAZARDOUS MATERIALS FROM THE PROJECT SITE.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE REMOVAL OF HAZARDOUS MATERIALS.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER HANDLING, STORAGE, AND DISPOSAL OF ALL HAZARDOUS MATERIALS.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT FROM HAZARDOUS MATERIALS.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WORKERS AND THE PUBLIC FROM HAZARDOUS MATERIALS.

NO.	REVISION

21 JOHNSON STREET  
 PREPARED FOR TESSON & FULL CIRCLE DEVELOPMENT

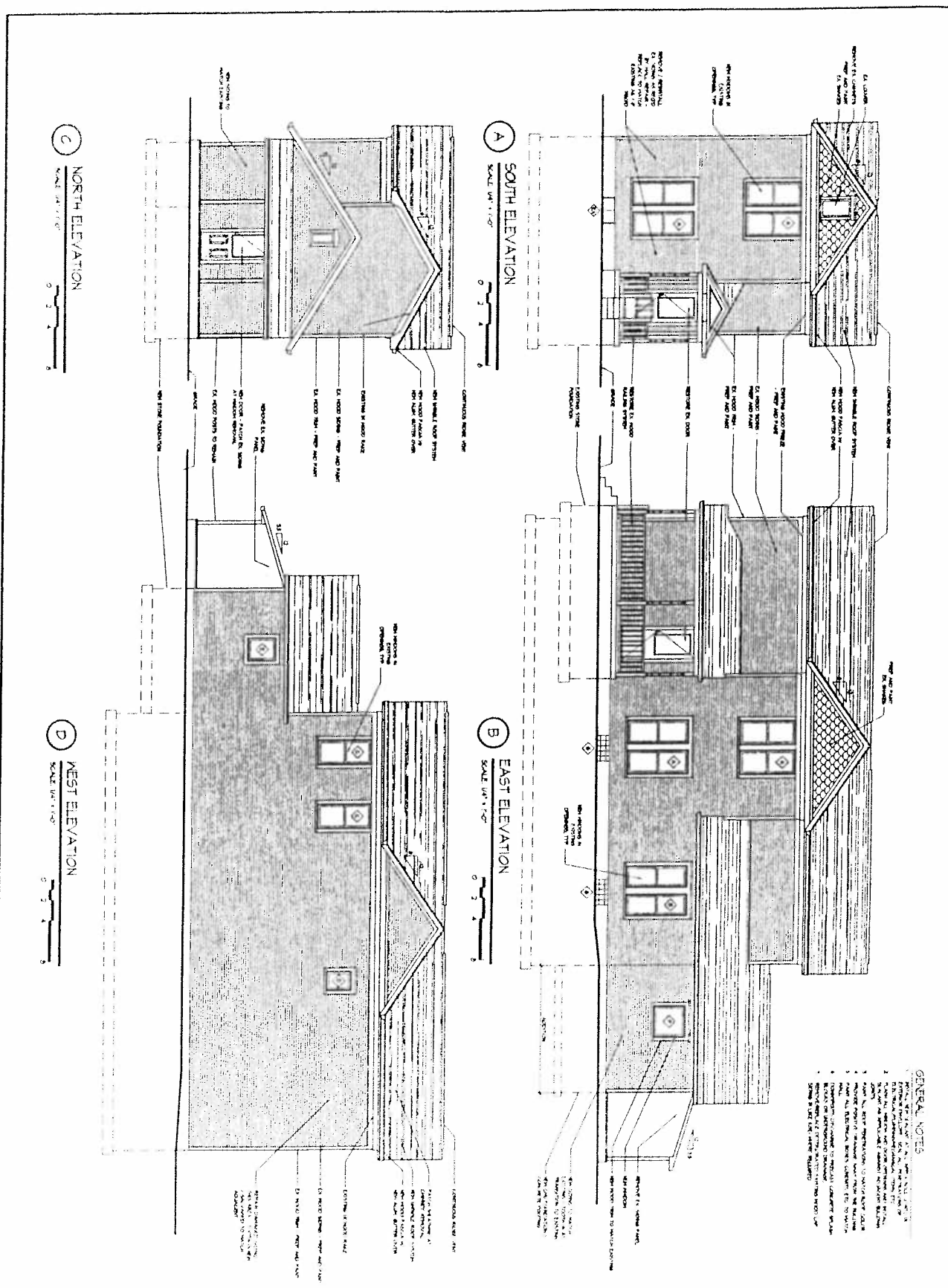
ARCHITECT'S SEAL AND SIGNATURE

DATE: 08/11/2020

A-2







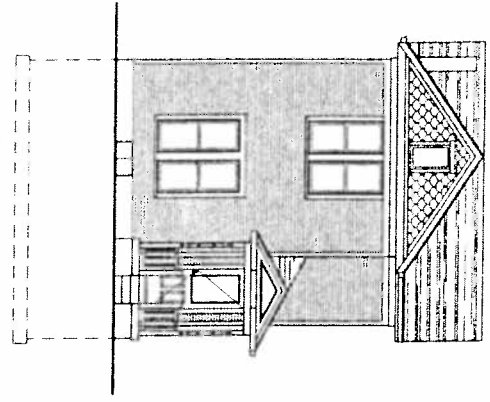
- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
  2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
  3. ALL ROOFING SHALL BE AS SHOWN OR APPROVED BY THE LOCAL BUILDING DEPARTMENT.
  4. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
  5. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANIC.
  6. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER.
  7. ALL PAINTING SHALL BE PERFORMED BY A LICENSED PAINTER.
  8. ALL FINISHES SHALL BE AS SHOWN OR APPROVED BY THE CLIENT.
  9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  10. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL BUILDING DEPARTMENT.

21 JOHNSON STREET  
 DAVENPORT, IOWA 52002  
 PREPARED FOR: [Client Name]

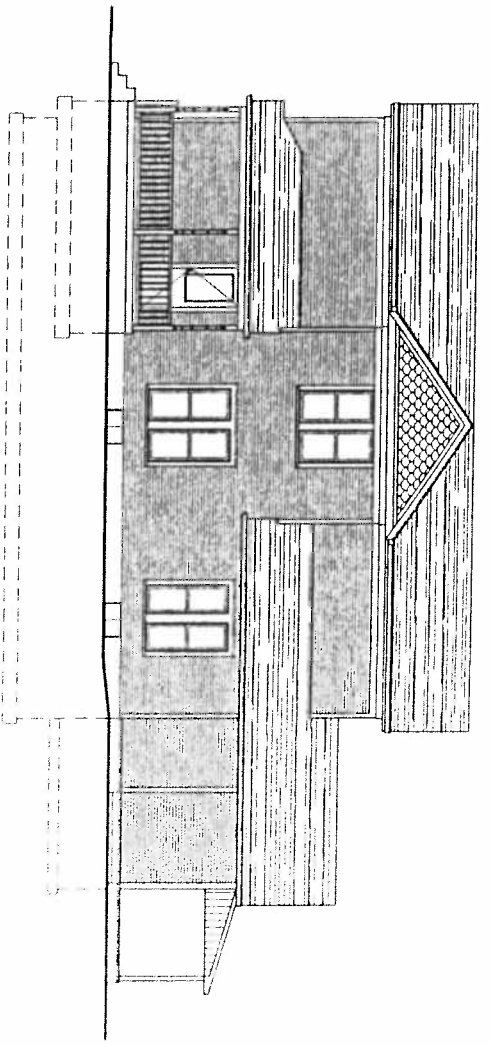


A-5

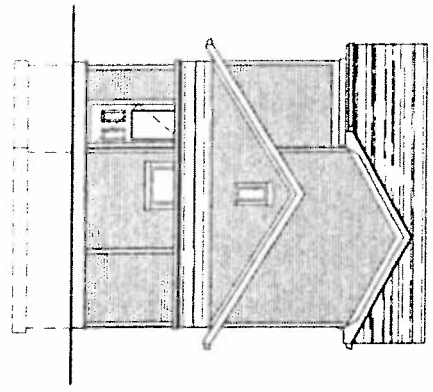




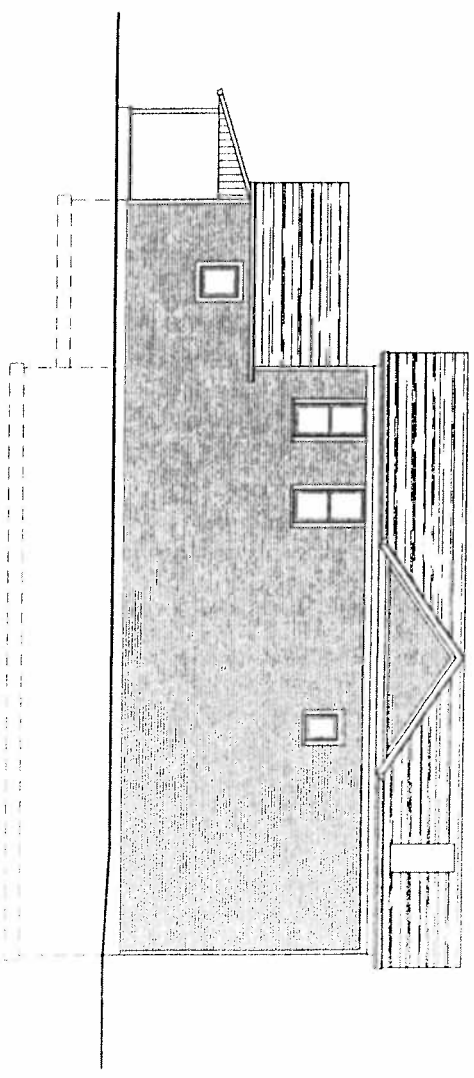
A SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



B EAST ELEVATION  
SCALE 1/4" = 1'-0"



C NORTH ELEVATION  
SCALE 1/4" = 1'-0"



D WEST ELEVATION  
SCALE 1/4" = 1'-0"

21 JOHNSON STREET

DESIGNED BY ARCHITECT  
PREPARED FOR PERSON FULL OR PART OWNER



ARCHITECT'S NAME  
LICENSE NO.  
STATE OF MASSACHUSETTS

A-6

City of Dayton  
**Landmark Commission**  
**Meeting Case Record**

March 9, 2017

Case #58-2017 525-27 Wyoming Street - South Park

\*\*\*\*\*

**Plans for Approval**

**Case #58-2017 525-27 Wyoming Street - South Park**

Applicant: The Home Group Mike DiFlora  
67 Park Drive  
Dayton OH 45410

Owner: The Home Group  
67 Park Drive  
Dayton OH 45410

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

**Summary Description:**

Submission of Historic Design Service plans for replacement of two front picture windows.

**Case Presentation and Discussion:**

Ms. Bankowitz presented the case. This case is a submission of Historic Design Service plans to replace two unoriginal picture windows on the front-facing facade. The applicant/owner previously held a Concept Approval with the LMC on January 12, 2017 to discuss options for replacement. The LMC recommended the applicant/owner seek architectural assistance through the Historic Design Service program.

At the January 12, 2017 LMC meeting, the LMC noted that they would be open to the removal of the picture windows and their replacement with either single, double-hung windows or mulled pairs of double-hung windows. However, the LMC stipulated that the single, double-hung windows must line up with the second floor double-hung windows (requiring extension of the siding) and that the single, double-hungs or paired double-hungs would need to be slightly taller than the second floor double-hung windows. The Architectural Group completed the Historic Design Service and is submitting two options for approval:

1. SK-2 shows the option of mulled, double-hung windows
2. SK-3 shows the option of single, double-hung windows

The owner is open to either option, but from a cost perspective, may prefer single, double-hung windows (SK-3). See attached plans for both options.

Mr. DiFlora provided information about the two options and Mr. Holley asked if he had a preference on the two different configurations. Mr. DiFlora indicated that he prefers the single, double-hung option. Mr. DiFlora commented that the current shutters will not be functional due to the taller windows. Ms. Sebald related that you can get a taller shutter and that the shutter do not have to be functional, but have to appear to be functional. Mr. Holley stated that the second floor shutters could be removed in order to provide a consistent look on the front of the house. Ms. Sebald noted that the window proportion looks great.

**Public Discussion:**

None

City of Dayton  
**Landmark Commission**  
**Meeting Case Record**

March 9, 2017

Case #58-2017 525-27 Wyoming Street - South Park

\*\*\*\*\*

**Commission Action :**

**Motion:** Approved with alternate new south elevation with singular, double-hung windows with the stipulation that the shutters on the second story on the south face be removed.

Moved : Ms. Sebald

Seconded: Mr. Joseph

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

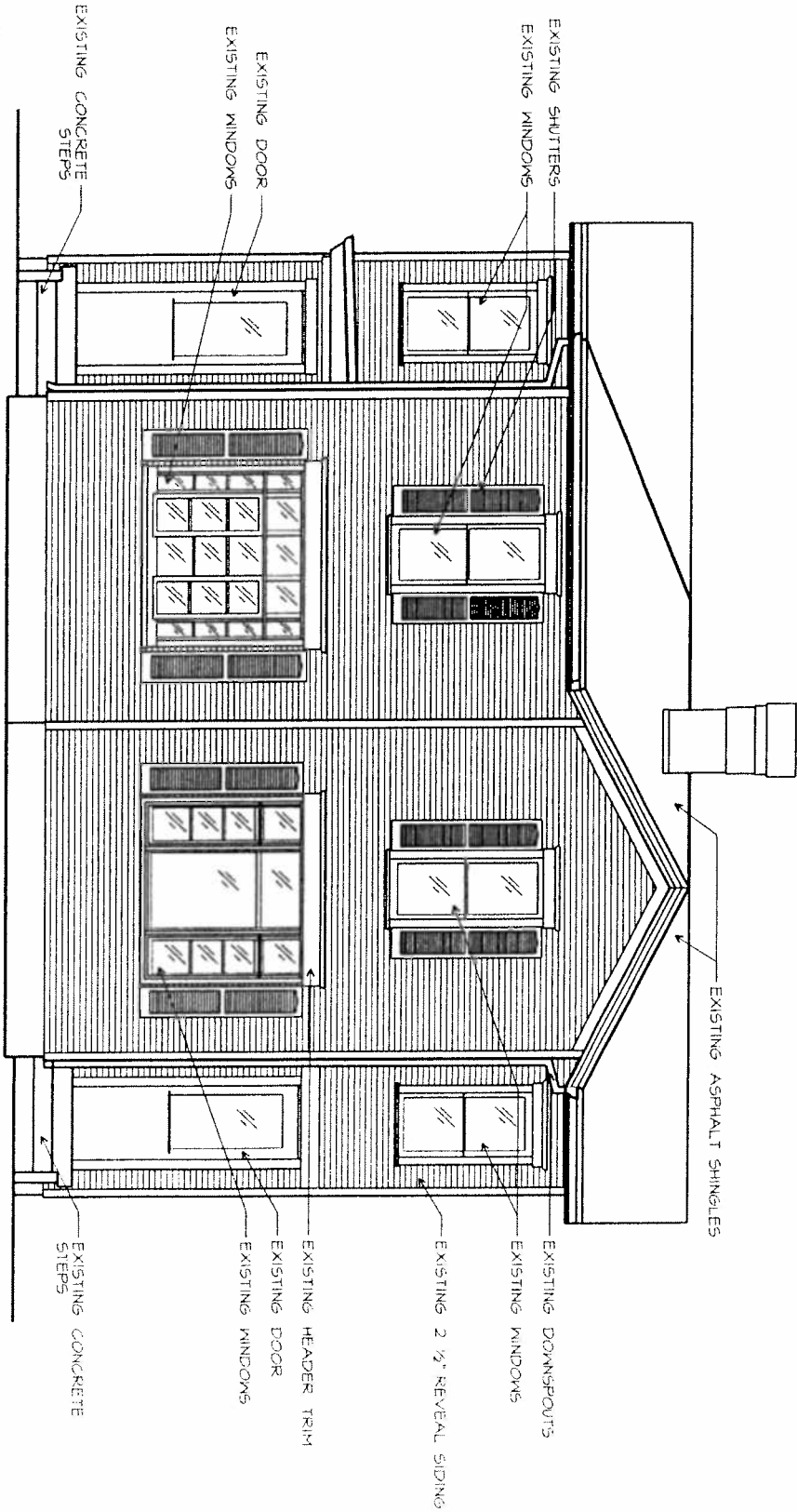
**Commission Action:**

**Summary Decision:** Approved with stipulations



John Muceus  
Secretary to the Landmark Commission

Approved by the Landmarks Commission 3 23 17



1 EXISTING SOUTH ELEVATION

0' 1" 2" 4" 8"  
SCALE: 1/4" = 1'-0"

<p>SK-1</p>	<p>DATE: 07/29/2011</p>	<p>COD LC WYOMING 525-27 WYOMING ST. DAYTON, OH, 45410</p>	<p>135 north main street dayton ohio 45409-1730</p>	<p>tel: 937-233-2500 fax: 937-233-0864 web: www.tag.us.com</p>
	<p>PROJECT: EXISTING SOUTH ELEV.</p>			

1 NEW SOUTH ELEVATION



0' 1' 2' 4' 8'  
SCALE: 1/4" = 1'-0"

DATE: 02/23/2017  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]  
PROJECT: NEW SOUTH ELEV.  
SHEET NO: SK-2

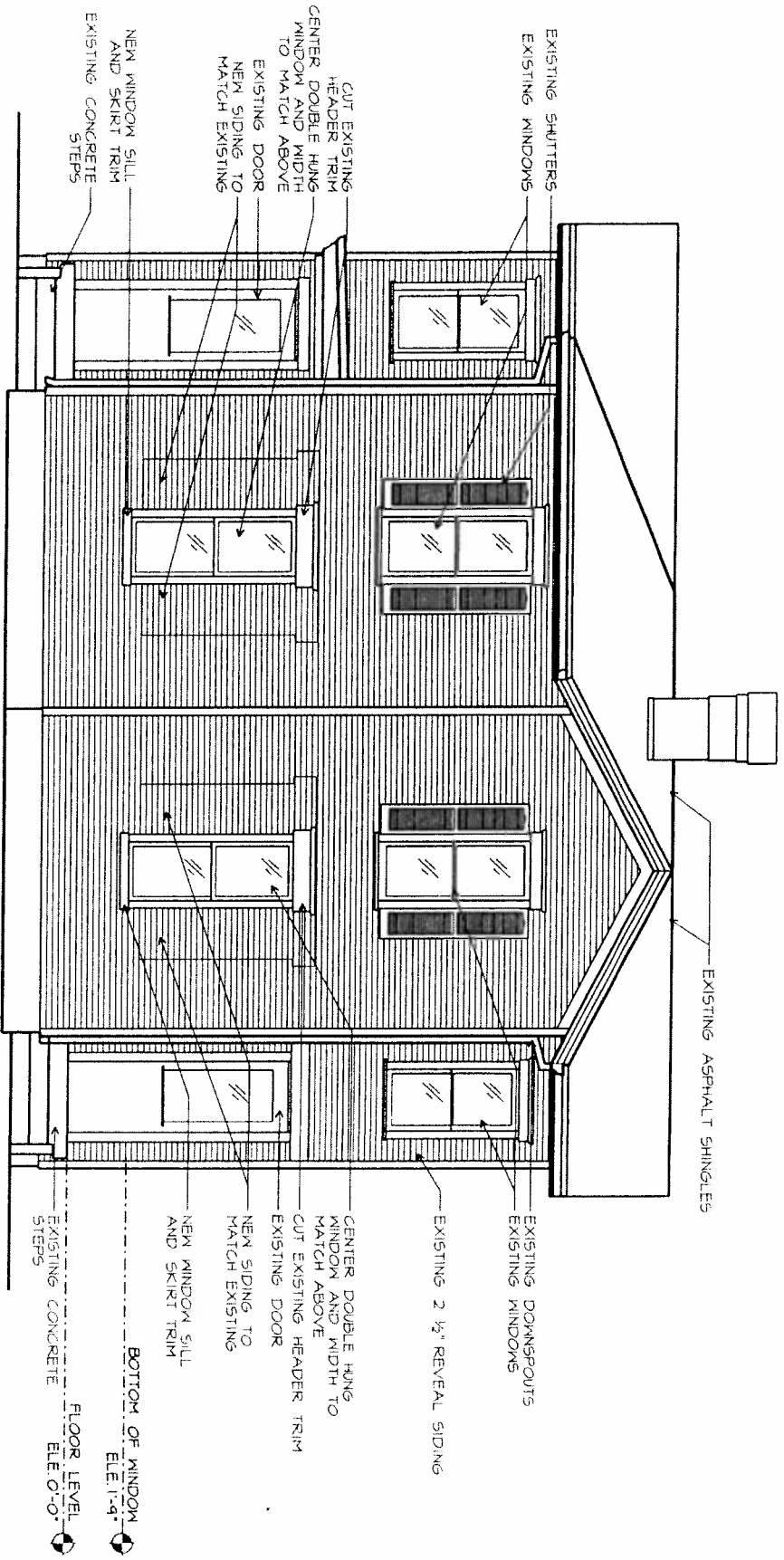
NO.	DESCRIPTION
1103	REVISION

COD LC WYOMING  
525-27 WYOMING ST.  
DAYTON, OH, 45410

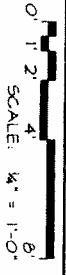
**the architectural group**

135 north main street  
dayton, ohio  
45402-1730

tel: 937.223.2100  
fax: 937.223.2886  
web: www.tag-llc.com



1 ALTERNATE NEW SOUTH ELEVATION



<p>DATE: 02/23/2017          DRAWN BY: A.L.T./N.M.          SOUTH ELEV.          SK-3</p>	<p>PROJECT NAME: ALTERNATE NEW SOUTH ELEVATION</p>	<p>COD LC WYOMING          525-27 WYOMING ST.          DAYTON, OH, 45410</p>	<p>135 north main street          dayton ohio          45402-1130</p>	<p>tel: 937.223.2500          fax: 937.223.0681          web: www.sagph.com</p>
	<p>PROJECT NUMBER: 1703</p>			