



# CITY OF DAYTON

## Landmark Commission

101 W. Third Street  
Dayton, Ohio 45402  
Phone: (937) 333-3670  
www.daytonohio.gov

### Meeting Agenda

Aug 12, 2021 4:30 P.M.

Planning Resource Room, Mezzanine, City Hall  
101 W. Third Street, Dayton, OH

#### Roll Call

#### Submission of the minutes of the meeting on Jul 22, 2021

##### 1. Case # PLN2021-00290 -

**Case Type:** Staff Presentation

A Staff Presentation to review LP Smart Side for use in historic districts. LP Smart Side is an engineered wood material that can be used for siding, trim, fascia, and soffits.

**Applicant:** All Size Buildings  
2710 Needmore Rd  
DAYTON, OH 45414

**Priority Land Use Board:**  
**Planning District:**  
**Historic District:**

**Staff Contact:** Holly Hornbeak

##### 2. Case # PLN2021-00331 - 14 POTOMAC ST

**Case Type:** Major Certificate of Appropriateness

A Major COA to make the following exterior changes at 14 Potomac Street, within the St. Anne's Hill historic district: 1. remove existing slate roof, leaving ridge cap flashing but replacing slate shingles with asphalt or composite, 2. excavate sidewalk at south end for direct access and new door through foundation to lower level, 3. create two new arched door openings and provide black metal railing at occupiable porch roof, and 4. remove stained, colored and textured glass from existing windows, full or in part.

**Applicant:** Matt Sauer  
450 W Grand Ave  
DAYTON, OH 45405

**Owner:** Mo Zahedi/ Quinnco Investments LLC  
P.O. Box 41490  
DAYTON, OH 45441

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Historic Inner East  
**Historic District:** St. Annes Hill

**Staff Contact:** Holly Hornbeak

### 3. Case # PLN2021-00333 - 45 Tecumseh ST

**Case Type:** Major Certificate of Appropriateness

A Major COA to replace the existing windows at 45 Tecumseh Street, within the Oregon historic district. New windows are to be Vinyl Kraft, with contoured grids between the panes of glass. Existing windows are wooden, with a majority of 6/1s.

**Applicant:** Michael Kessler  
3950 Mulberry Rd  
DAYTON, OH 45414

**Owner:** KESSLER MICHAEL D  
3950 MULBERRY RD  
DAYTON OH 45414

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** Oregon

**Historic District:** Oregon

**Staff Contact:** Holly Hornbeak

### 4. Case # PLN2021-00334 - 1624 E Fourth ST

**Case Type:** Major Certificate of Appropriateness

A Major COA to construct a new porch at the side of the home at 1624 E Fourth Street, within the Huffman historic district. The new porch will be 10' x 5', and will be constructed in the location of an existing porch slab and foundation (the slab will be replaced, but the foundation will be reused). Covered porch will be approximately 8' from porch floor to the bottom of the 2x8 support beam for the roof. Porch roof will be asphalt shingles to match existing roof on house, and will have 4 turned columns measuring 3 1/4" square.

**Applicant:** Greg Lauterbach  
200 Brown St  
DAYTON, OH 45402

**Owner:** PAIDON PROPOERTIES LLC  
120 W BABBITT ST  
DAYTON, OH 45405

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Historic Inner East

**Historic District:** Huffman

**Staff Contact:** Holly Hornbeak

### Comments and Reports

Abigail Free  
Secretary,  
Landmark Commission