



# CITY OF DAYTON

## Landmark Commission

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

### Meeting Agenda

Sep 15, 2022 4:30 P.M.

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

#### Roll Call

#### Submission of the minutes of the meeting on Aug 25, 2022

#### 1. Case # PLN2022-00340 - 321 Hickory ST

**Case Type:** Major Certificate of Appropriateness

A Major COA to infill the existing rear porch, and to add a new door to the rear of the home at 321 Hickory Street, within the South Park historic district. Rear porch will be framed in, leaving existing trim and corner posts details, and will include one window, to match existing windows on the property. Siding and trim will match existing. New door is an arched, 5' wide double door, to be located in the same place as an existing window on the rear of the home.

**Applicant:** Scott Backer  
4738 Gateway Circle  
DAYTON, OH 45440

**Owner:** DOWNS KERBY L AND ALSPAUGH  
329 HICKORY ST  
DAYTON OH 45410

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

**Staff Contact:** Holly Hornbeak

#### 2. Case # PLN2022-00364 - 33 Ringgold ST

**Case Type:** Major Certificate of Appropriateness

A Major COA to alter the location of one door and one window opening on the rear elevation of the home at 33 Ringgold Street, within the Huffman historic district. Relocation of door and window openings is desired to accommodate changes to interior kitchen layout.

**Applicant:** Tom and Lauren Tappel  
33 Ringgold St  
DAYTON, OH 45403

**Owner:** Tom and Lauren Tappel  
33 Ringgold St  
DAYTON OH 45403

**Priority Land Use Board:**  
**Planning District:** Historic Inner East  
**Historic District:** Huffman

**Staff Contact:** Holly Hornbeak

### 3. Case # PLN2022-00365 - 228 Park DR

**Case Type:** Major Certificate of Appropriateness

A Major COA to install a total of 35 solar panels on the roof of the garage located at the rear of the property at 228 Park Drive, within the South Park historic district. Solar panels will be mounted on standard rail system, and will match the slope of the garage roof.

**Applicant:** Village Solar Co.  
222 Fairfield Pike  
Yellow Springs, OH 45387

**Owner:** BAIRD SCOTT EVERET AND ANNE  
228 PARK DR  
DAYTON OH 45410

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

**Staff Contact:** Holly Hornbeak

### 4. Case # PLN2022-00366 - 25 James ST

**Case Type:** Major Certificate of Appropriateness

A Major COA to construct an approximately 475 sq. ft. addition on the rear of the existing building at 25 James Street, within the South Park historic district. Renderings, floorplans, and elevations of the proposed addition have been submitted.

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

**Owner:** FROLIK CORNELIUS A  
25 JAMES ST  
DAYTON OH 45410

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

**Staff Contact:** Holly Hornbeak

### 5. Case # PLN2022-00309 - 501 E Fifth ST

**Case Type:** Major Certificate of Appropriateness

A Major COA to install three canvas awnings over storefront glass at 501 E Fifth Street (Goodwill), within the Oregon historic district. Building currently has one awning. The central awning, at the entrance, would project 24" from the front of the building, and the two awnings on either side would project 18" from the front of the building. Awnings would be blue in color, with the word "Goodwill" in white letter on the awning at the entrance.

**Applicant:** Nicholas Mayer  
660 S Main St  
DAYTON, OH 45402

**Owner:** GOODWILL EASTER SEALS MIAMI  
660 S MAIN ST  
DAYTON, OH 45402

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

**Staff Contact:** Holly Hornbeak

### 6. Case # PLN2022-00339 - 2101 E Fifth ST

**Case Type:** Major Certificate of Appropriateness

A Major COA to paint a new mural on the west side of the building at 2102 E Fifth Street, within the Huffman historic district. Proposed mural will display the text "HUFFMAN HISTORIC AREA" set within the typical Huffman district emblem, and will also include the image of a penny-farthing.

**Applicant:** Evan Bambakidis  
120 W Babbitt St  
DAYTON, OH 45405

**Owner:** PAIDION PROPERTIES LLC  
120 W BABBITT ST  
DAYTON OH 45405

**Priority Land Use Board:**  
**Planning District:** Historic Inner East  
**Historic District:** Huffman

**Staff Contact:** Holly Hornbeak

### Comments and Reports

Abigail Free  
Secretary,  
Landmark Commission

## Dayton Landmark Commission

Due to the absence of a quorum at the August 25, 2022 Landmark Commission meeting (only four members present) requiring five members to be present, the members present reviewed the following cases but no motions were made or carried. Each case will be quickly reviewed with limited discussion voted on at the September 15, 2022 Landmark Commission hearing.

- PLN2022-00309; 501 E Fifth Street – Canvas awnings over the storefront windows at Goodwill.
- PLN2022-00339; 2101 E Fifth Street – Paint a new Huffman mural on the side of the mixed use, previously painted building.
- PLN2022-00340; 321 Hickory Street – Infill of a rear porch, adding a new window and door on the rear elevation. Demolition of the small addition covering the cellar stairs has been completed. *\*Note: based on feedback from the board, this case was revised and new drawings were submitted. The new drawings will be fully reviewed by the Landmark Commission at the September 15, 2022 hearing.*

Minutes for the August 11, 2022 Landmark Commission will be reviewed and approved on September 15, 2022. Minutes for the August 25, 2022 Landmark Commission hearing will be reviewed and approved on September 29, 2022.



Abigail Free

Landmark Commission Secretary