



# CITY OF DAYTON

## Landmark Commission

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

### Meeting Agenda

Sep 23, 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 Aug 26, 2021

#### 1. Case # PLN2021-00408 - 322 S Patterson BLVD

**Case Type:** Major Certificate of Appropriateness

A Major COA to enlarge all (17) existing small windows, create 16 new window openings, and to infill two existing overhead door openings on rear of building with wood framed wall with windows and wood paneling at 322 S Patterson Boulevard, within the Oregon historic district. New window openings will match the size of existing large windows, and small windows will be enlarged to match size of existing larger windows. Modifications to windows are desired to meet code requirements for egress.

**Applicant:** Andrew Circle  
320 Main St  
Troy, OH 45373

**Owner:** ORCHARD SPRINGS LLC  
1013 N MAIN ST  
DAYTON, OH 45405

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

**Staff Contact:** Holly Hornbeak

#### 2. Case # PLN2021-00410 - 236 GRAFTON AVE

**Case Type:** Major Certificate of Appropriateness

A Major COA to remove two existing second story windows on the north side of the home and infill with siding to match existing, and to remove a covered entry at the rear of the home at 236 Grafton Avenue, within the Grafton Hill historic district.

**Applicant:** Michael Kruse  
395 Fairview Dr  
Carlisle, OH 45005

**Owner:** KOLOSIK AND BRECHT LLC  
6327 CARRIAGE OAK WAY

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Grafton Hill  
**Historic District:** Grafton Hill

**Staff Contact:** Holly Hornbeak

### 3. Case # PLN2021-00411 - 529 Oak ST

**Case Type:** Minor Certificate of Appropriateness

A Major COA to install a central recessed entry with angled side walls to match front walls at 529 Oak Street, within the south Park historic district. Recessed opening is being designed to match what is believed to be the original entry configuration, and will align with marking found on the interior floor. New door will be a 38" x 96" door with a 2/3 lite to match other existing entry doors.

**Applicant:** Burgess Gow  
221 Perrine St  
DAYTON, OH 45410

**Owner:** GOW BURGESS N AND JEANINE K  
217 PERRINE ST  
DAYTON OH 45410

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

**Planning District:** South Park

**Historic District:** South Park

**Staff Contact:** Holly Hornbeak

### 4. Case # PLN2021-00412 - 1005 W Third ST

**Case Type:** Major Certificate of Appropriateness

A Major COA to demolish the existing structure at 1005 W Third Street (Gem City Ice Cream Building), within the Wright-Dunbar historic district. Property has been determined a public nuisance, and removal has been determined to be necessary to abate the nuisance.

**Applicant:** Veronica Morris  
101 W Third St  
DAYTON, OH 45401

**Owner:** CITY OF DAYTON  
P.O. BOX 22  
DAYTON, OH 45401

**Priority Land Use Board:** West Land Use Board

**Planning District:** Wolf Creek

**Historic District:** Wright-Dunbar

**Staff Contact:** Holly Hornbeak

### Comments and Reports

Abigail Free  
Secretary,  
Landmark Commission