



City of Dayton

City Plan Board

Summary Minute Record October 13, 2020

1. PLN2020-00463 – Zoning Map Amendment: HD-2 Historic Overlay for 609 W Riverview Avenue (Boyer Mortuary Building)

Applicant: Lorka Munoz-Daugherty
P.O. Box 2836
Dayton, Ohio 45401

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

Decision: Approved as Submitted

Staff Comments

Holly Hornbeak presented the staff report. The Applicant requests a Zoning Map Amendment to add an HD-2 Historic Overlay which will protect the Boyer Mortuary Building from exterior modifications without approval by the Landmark Commission. The existing MMF Mature Multi-family residential shall remain. The building was constructed in 1925, and is classified as Second Renaissance Revival style. When it operated as a funeral home, the building temporarily housed many notable local figures including members of the Wright family, James Cox, and Charles F. Kettering. Landmark Commission reviewed the case and recommended approval of the HD-2 Zoning Map Amendment.

Public Comments

Lorka Munoz-Daugherty, 40 Central Avenue, 45406, explained the current condition of the building, which has been significantly rehabilitated. She is a managing partner of the current owner of the building, Potamoose Partners LLC.

Board Discussion

Ms. Pegues asked what the future plans are for the building. The current owners are still debating what the best use would be, taking into consideration the existing condition and further rehabilitation costs, and have considered different configurations of retail and housing units.

Mr. Scott asked about plans to preserve and restore historic elements on the exterior of the building. Certain exterior elements have been salvaged, but the viability of restoring all existing elements is unknown. The goal is to restore existing elements, or to replicate what cannot be salvaged. The HD-2 designation will help ensure that all changes to the exterior of the building will be appropriate and require review from the Landmark Commission.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Bradley and carried to find that the HD-2 Overlay Zoning Map Amendment request met the criteria cited in R.C.G.O. Section 150.125.7(1-8) as outlined in the staff report and therefore the Plan Board approved the request as submitted.

Mr. Paul Bradley	Yes	Mr. Matt Sauer	Abstain
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Yes	Mr. Richard Wright	Absent
Ms. Rosie Miller	Absent		

Minutes approved by the City Plan Board on November 10, 2020.
Tony Kroeger, Secretary City Plan Board



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Summary Minute Record October 13, 2020

2. PLN2020-00464 – Zoning Map Amendment: HD-1 Historic Overlay for 456 Belmonte Park N (Dayton Art Institute)

Applicant: Michael Roediger
Dayton Art Institute
456 Belmonte Park N
Dayton, OH 45405

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

Decision: Approved as submitted

Staff Comments

Holly Hornbeak presented the staff report. The Applicant requests a Zoning Map Amendment to add an HD-1 Historic Overlay which will designate the Dayton Art Institute as an individual local landmark. The existing MR/5 Mature Single Family residential shall remain. The building was constructed in 1930, and is classified as Renaissance Revival style. The building is located within the boundaries of the Grafton Hill historic district, which is an HD-1 overlay. The applicant is requesting an individual HD-1 designation for the building, in order that it be recognized as a local landmark. Landmark Commission reviewed the case and recommended approval of the HD-1 Zoning Map Amendment.

Public Comments

Michael Roediger, Director and CEO of the Dayton Art Institute, 456 Belmonte Park N., 45405, explained the recently completed renovations to the exterior stair and fountain, and the addition of outdoor lighting. He also spoke on future plans for events at the building. He explained that the building is already on the National Register of Historic Places, and is seeking recognition of the building as a local landmark.

Board Discussion

The board found that the required standards for a zoning map amendment could be met.

Board Action

A motion was made by Mr. Bradley, seconded by Mr. Payne and carried to find that the HD-1 Overlay Zoning Map Amendment request met the criteria cited in R.C.G.O. Section 150.125.7(1-8) as outlined in the staff report and therefore the Plan Board approved the request as submitted.

Mr. Paul Bradley	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Yes	Mr. Richard Wright	Absent
Ms. Rosie Miller	Absent		

Minutes approved by the City Plan Board on November 10, 2020.
Tony Kroeger, Secretary City Plan Board