



# City of Dayton

## Landmark Commission

### Meeting Case Record July 13, 2023

**1. Removal of two chimneys for approval - Case # PLN2023-00231 – 39 W Babbitt Street –**  
A Major COA to remove two existing chimneys on the home at 39 W Babbitt Street, within the McPherson Town historic district. Home currently has three chimneys, and the most visible and decorative chimney will be retained. Chimneys proposed to be removed are in a state of structural disrepair.

**Applicant:** Phillip Seelig  
39 W Babbitt St  
Dayton, OH 45405

**Owner:** Phillip Seelig  
39 W Babbitt St  
Dayton, OH 45405

**Priority Land Use Board:** North Central

**Planning District:** McPherson Town

**Historic District:** McPherson

**Decision:** Denied

#### Case Presentation

Ms. Dakin presented the case. She described the request and staff report in a presentation that included images of the existing property. The applicant had submitted photos of the three chimneys, of which, he states he would keep the front chimney as it is the most visible. He also states that the other two chimneys are in a state of disrepair.

Phillip Seelig, the applicant, was not present.

#### Public Comments

There were no public comments.

#### Board Discussion

The Landmark Commission discussed the request. They discussed that whether the chimneys are visible or not they are part of the original structure. They stated that from what they can see, the stucco looks to be in excellent condition and may just need minor repair.

The Board stated that there was not enough information to confirm that the chimneys were in a state of disrepair as no substantiated evidence that the chimneys are worse than they look was provided. However, that the applicant could re-apply with this information.

#### Board Action

A motion was made by Ms. Sebald and seconded by Ms. McNicholl to deny **Case # PLN2023-00231 –39 W Babbitt Street.**

Mr. Gow	Yes	Ms. McNicholl	Yes
Mr. Heckman	Yes	Ms. Sebald	Yes
Mr. Johnson	Yes	Mr. Holley	Yes
Ms. Maragano	Yes		

Converted to Concept Review by Landmark Commission (7 in favor, 0 opposed)  
Elizabeth Dakin, Secretary, Landmark Commission



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### Meeting Case Record July 13, 2023

**2. Installation of new business signage for approval - Case # PLN2023-00232 – 28 W Fourth Street – Commercial** - A Major COA to put a 48" tall by 40" wide sign on the Dayton Arcade on the corner of W 4th Street and N Ludlow Street. The sign is proposed to be internally illuminated and the sign cabinet is aluminum fabrication with flat polycarbonate faces. The sign will be affixed to the corner of the building through the Stone Block Façade.

**Applicant:** KAP Signs  
Dave Williams  
7564 Webster St  
Dayton, OH 45414

**Owner:** Dayton Arcade Partners LLC  
2400 Boston St, Ste 404  
Baltimore, MD 21224

**Priority Land Use Board:** Downtown

**Planning District:** Downtown

**Historic District:** N/A

**Decision:** Continued

#### Case Presentation

Ms. Dakin presented the case. The request is to install new business signage for iHeart Media. Site photographs were submitted. Specifications of the proposed signage submitted by the applicant were presented.

Dave Williams, representing KAP Signs, the applicant, was present to answer any questions. He confirmed which parts of the sign would be illuminated, and how the sign would be attached to the building.

#### Public Comments

No public comments.

#### Board Discussion

The Board discussed the signage. Overall, they felt that they needed more information on whether or not the Arcade has an overall sign placement and design plan or guidelines and which tenants get exterior signs. They confirmed that most of the time it would be the major tenants that would receive exterior signage. They wanted to speak with the property owner and tenant on why they chose that specific location for the sign and why it could not go on the column by the door. Ms. Sebald also commented that they have not approved internally lit signs where the background was lit and the letters were opaque but they have approved the opposite.

The Board requested that if the building owner has a set of standards, that they get that to the Board ahead of the next meeting so that they may review them. The Board also confirmed with Mr. Williams that they would like to see the sign have more of an opaque background and that the property owner is present at the next meeting to answer questions on signage location and how they approve signage for the complex.

#### Board Action

A motion was made by Ms. Sebald and seconded by Mr. Gow to continue **Case # PLN2023-00232 – 28 W Fourth Street.**

Mr. Gow	Yes	Ms. McNicholl	Yes
Mr. Heckman	Yes	Ms. Sebald	Yes



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### Meeting Case Record July 13, 2023

Mr. Johnson  
Ms. Maragano

Yes  
Yes

Mr. Holley

Yes

Approved by Landmark Commission (4 in favor, 0 opposed)  
Elizabeth Dakin, Secretary, Landmark Commission



# City of Dayton

## Landmark Commission

### Meeting Case Record July 13, 2023

**3. Replacement of partial slate roof for approval - Case # PLN2023-00199 – 54 Perrine Street** – A Major modification to replace the partial slate and asphalt roof with a metal roof along with upgraded 6” gutters and downspouts.

**Applicant:** Mike Proffitt  
54 Perrine St  
Dayton, OH 45402

**Owner:** Mike Proffitt  
54 Perrine St  
Dayton, OH 45402

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

**Planning District:** South Park

**Decision:** Approved with Modifications

#### Case Presentation

Ms. Dakin presented the case. The request is to replace an existing partial slate roof, which has reached the end of its effective lifespan. The replacement roof proposed is a standing seam metal roof. Product information was submitted along with additional photographs of the metal roof from the house across the street from his home (35 Perrine St).

Mike Proffitt, the owner and applicant, was present to answer any questions. Mr. Proffitt explained that he was interested in installing a metal replacement roof due to its durability and increased lifespan over a more traditional asphalt shingle roof. He also brought with him a section of roof that he proposed would be used. He compared the pictures and the roof material, showing the additional seams that the board had been hesitant about and how they are not as visible when they are on a second story.

#### Public Comments

No public comments.

#### Board Discussion

The Board discussed the roof replacement. The traditional standing seam metal roof, it was noted, would be more historically and aesthetically appropriate, however, would cost a lot more money. They discussed that the reason why the metal can be so thin for the performance panels, is because the additional creases add structural rigidity. Mr. Holley pointed out the finials and asked what they were made of and the applicant said they were made of metal. They agreed that the roof would need to have the existing finials re-installed.

The Board noted that even the traditional standing seam rooves have the additional creases but they are typically a lot lower. Mr. Heckman stated that the applicant had already gone through the mix of asphalt and slate roofing to preserve the slate roof but the totality of the roof makes sense.

#### Board Action

A motion was made by Mr. Gow and seconded by Ms. Maragano to approve with modifications **Case # PLN2023-00199 – 54 Perrine Street.**

Mr. Gow	Yes	Ms. McNicholl	Yes
Mr. Heckman	Yes	Ms. Sebald	Yes



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### Meeting Case Record

July 13, 2023

Mr. Johnson  
Ms. Maragano

Yes  
Yes

Mr. Holley

Yes

Approved by Landmark Commission (7 in favor, 0 opposed)  
Elizabeth Dakin, Secretary, Landmark Commission