



City of Dayton

Landmark Commission

Meeting Case Record

January 29, 2026

1. Construction of new addition for approval - PLN2026-00006 – 28 La Belle St – A Major COA to construct a new 300 sq. ft. frame addition on the rear of the home.

Applicant: Matthew Sauer Architect LLC
c/o Matt Sauer
450 W Grand Ave
Dayton, OH 45405

Owner: Melissa Recht and Brian Boyd
28 La Belle St
Dayton, OH 45403

Priority Land Use Board: Northeast

Planning District: Historic Inner East

Historic District: St. Anne’s Hill

Decision: Approved as Submitted

Case Presentation

Ms. Hornbeak presented the case. The request is to construct a new rear addition on the home. Floorplans and elevations were submitted. Information on the history of the home was submitted. Condition photographs were submitted.

Matt Sauer, the applicant, was present to answer questions. Mr. Holley asked why one of the windows on the elevation was much shorter than the others. Mr. Sauer noted that that window (listed as a casement or awning window) is in a bathroom, specifically in the shower.

Public Comments

No public comments.

Board Discussion

The Landmark Commission found that the proposed addition adhered to the guidelines for new additions to historic homes.

Board Action

A motion was made by Mr. Heckman and seconded by Mr. Johnson to approve **PLN2026-00006 – 28 La Belle St** as submitted.

Mr. Gow	Yes	Ms. McNicholl	Yes
Mr. Heckman	Yes	Ms. Hickey	Yes
Mr. Johnson	Yes	Mr. Holley	Yes
Ms. Konicki	Yes		

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



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2. Exterior modifications for approval - PLN2026-00007 – 911-913 Wayne Ave – A Major Modification to install a new storefront on the commercial structure, to create a new second story entrance with access stair on the south side of the building, to infill some window openings, and to infill window and door openings on the north side of the building.

Applicant: ME Engineering, LLC
c/o Philip Miller
2990 Maginn Dr
Beavercreek, OH 45434

Owner: UTEAMUP, LLC
c/o Dr. Yasar Guzel
4357 Purple Aster Ct
Dayton, OH 45424

Priority Land Use Board: Downtown

Planning District: South Park

Historic District: South Park

Decision: Tabled

Case Presentation

Ms. Hornbeak presented the case. The request is to modify the outside of an existing commercial building, including alterations to door and window openings, the installation of a new exterior access stair, and the installation of a new storefront. Information on the history of the building was submitted. Condition photographs were submitted. Staff explained that, previously, work had been done on the storefront without approval. Mr. Holley asked for clarification on what work had been done without approval. He also expressed concerns with the location of the exterior stair, as the parking lot and building are currently on two parcels. Staff deferred to the applicant to speak on those specifics.

Philip Miller, the applicant, was present to speak on the case. Mr. Miller explained that the parking lot and the building are on two parcels, but that the owner is working through a replatting to combine them. He also explained that the residential unit on the second floor was, previously, accessed through the storefront, and that there were several interior stairs that went to the second story, but that they also cut up the interior space. The exterior stair was proposed as a way to maximize the interior commercial space while allowing a separate access for the upstairs apartment unit.

Mr. Gow asked for more information on the proposed storefront. Bill Epperson, also of ME Engineering, was present and came forward to answer questions on the specifics of the storefront. Mr. Heckman asked Mr. Epperson if there had been any thought of keeping one of the interior access stairs for reuse, and Mr. Epperson noted that by the time they were involved in the project, the interior had been gutted, and all three stairs had been removed. He also answered questions about the storefront windows and materials, which was to be a textured hardie board.

Mr. Holley asked if there was any way to tuck an access stair in the space to the north of the building. Mr. Epperson explained that the space there is too narrow. Mr. Gow and Ms. McNicholl agreed that a stair in that location would be impossible, due to code requirements. Ms. Hickey asked for clarification on the firewall work Mr. Epperson mentioned, and he explained that that work is interior.

Mr. Heckman voiced concerns about the new stair. Mr. Gow was less concerned about the stair and wanted to focus on the storefront. At this time Yasar Guzel, the owner, came forward to



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speak on the case. Mr. Guzel said that he was looking to rehabilitate the building and bring it up to code, that the changes to the storefront were designed to make it a symmetrical façade, and so that it would align with the existing transom windows. He also wanted to make sure there was a separation between the commercial first floor and the residential second floor, which he didn't think was possible with the previously existing interior stairs.

Mr. Gow stated that the proposed storefront plans are close, but that they need a bit more detail. He encouraged the applicant and owner to look at some of the intact historic storefronts on Wayne Avenue, and to review the guidelines in the Blueprint for Rehabilitation. Mr. Gow and Mr. Heckman noted that while the new storefront was "symmetrical", that wasn't necessary the goal of a storefront rehab on a historic building, and that the original storefront might have had a bit of asymmetric character. Mr. Heckman noted that the new recessed entrance would, at the very least need to have two doors, even if one was fixed shut. Mr. Gow stressed the need for more details on the front façade, and also commented that, while a smooth-faced hardie board might be acceptable, the textured hardie board isn't allowed. Mr. Epperson said that some of those details weren't fixed, as they were planning on salvaging materials such as doors and trim.

Speaking on the southern façade, Mr. Heckman expressed misgivings about infilling the last of the first-floor windows on such a visible façade.

Public Comments

Staff received two letters, one from Preservation Dayton Inc, and one from Historic South Park. These letters were given to the Landmark Commission. Both letters voiced concern about the proposed stair and the changes to the storefront.

Mark Manovich, 529 Hickory St (Dayton, OH), was present to speak on the case. Mr. Manovich first read a prepared statement from Preservation Dayton, Inc. (The letter provided to the Landmark Commission). The letter conveyed that Preservation Dayton was opposed to the proposed exterior stair and to the changes to the storefront, noting that they have seen an increase in work done without approval in historic districts, and lamenting the perceived lack of enforcement.

Mr. Manovich then spoke on behalf of the Historic South Park neighborhood, of which he is the president. He stated that, while the neighborhood appreciated the work being put into the building, they are opposed to the access stair on the south side, and to the proposed changes to the storefront. Mr. Manovich also noted that there is a way to create a false window and only brick in the inside, which could be a way to keep from eliminating the windows completely while allowing for interior walls as needed.

Board Discussion

The board discussed the proposal. The applicant was called forth to discuss some of the particulars of the case again. Mr. Holley asked if a straight flight of stair could be used instead of the proposed switchback. The applicant, Mr. Miller, said that it was possible, but doubted it would be visually much different than what was being proposed. Mr. Heckman said that a straight flight that more closely hugged the building, maybe to a landing on the rear of the two-



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story second of the building, would certainly have a different visual impact than the proposed stair tower.

Broadly the Landmark Commission was okay with the infilling of the windows on the rear and north facades. However, they thought that infilling the first-floor windows on the southern façade, even if it's located in a mechanical space, was probably not an acceptable change.

More detailed information was requested for the storefront, with the note that the new storefront would likely need to have two doors (even if one is fixed closed), to be approved, as that is likely the original condition. Mr. Holley encouraged the applicant to try and find a photograph of the original storefront (staff had previously looked for one and been unsuccessful.)

The access stair on the southern side of the building should be revised. The best solution, in the opinion of the Landmark Commission, would be to find a way to have an interior stair, but a second possible solution is to have the new exterior stair “hug” the building more, so that it has less of a visual impact. Stair may or may not be enclosed.

Ms. Hickey asked if any part of the application could be approved. Mr. Holley thought it best to table the entirety or the request, so that it could be reviewed again in its totality after revisions.

Board Action

A motion was made by Ms. Konicki and seconded by Mr. Heckman to table **PLN2026-00007 – 911-913 Wayne Ave** pending further information, and revisions to the plans based on feedback given at the meeting.

Mr. Gow	Yes	Ms. McNicholl	Yes
Mr. Heckman	Yes	Ms. Hickey	Yes
Mr. Johnson	Yes	Mr. Holley	Yes
Ms. Konicki	Yes		

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