



# City of Dayton

## Landmark Commission

Page

### Meeting Case Record

February 26, 2026

**1. Modifications to commercial building for approval - PLN2026-00007 – 911-913 Wayne Ave** – A Major Modification to install a new storefront on the commercial structure, 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:** Approved as Submitted

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#### 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 and the installation of a new storefront. Information on the history of the building was submitted, including new historic photographs from the newspaper archives. Condition photographs were submitted. This proposal had been previously reviewed by the Landmark Commission, who at that time provided feedback and tabled the case. The proposal has been altered in accordance with that feedback.

Philip Miller, the applicant, was present to speak on the case. Mr. Miller talked about the history of the building, and how the storefront had been altered over the history of the building. He stated that they took into account all of the Landmark Commission's previous comments. Mr. Johnson clarified that the exterior stair and second story entrance on the south had both been eliminated from the proposal, and Mr. Miller said they had.

#### Public Comments

Mark Manovich, 529 Hickory St (Dayton, OH), was present to speak on the case. Mr. Manovich is the president of Historic South Park and spoke on their behalf. He appreciated the changes made to the proposal, however; he still noted that the neighborhood has ongoing issues with unsanctioned work. Changes had been made to this property without approval, as noted in the previous hearing.

Yasar Guzel, the owner, came forward to speak on the case. Mr. Guzel stated that his intentions were not malicious, and that he had concerns about the security and condition of the previously existing storefront. He knows and understands the issues with doing unapproved work.

#### Board Discussion

The board discussed the proposal. Mr. Holley noted that it's hard to know exactly what the original storefront looked like, even with the new newspaper photographs that were found. He noted that, since the overall size of the storefront windows is not being altered, he is okay with the proposal as submitted.

Speaking to Mr. Manovich's concerns about unapproved work, Ms. Hickey said that the Landmark Commission is not a punitive board. They have to review cases in an unbiased



# City of Dayton

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Page

### Meeting Case Record February 26, 2026

manner, even if unapproved work has happened. Mr. Holley agreed and noted that the appropriate thing to do if one notices unsanctioned work is to notify the housing inspector or planning staff.

Ms. Konicki stated that, as the commercial storefront had been constructed at a later date than many historic buildings on Wayne Avenue, she thought that the crown molding detail on the pilasters could be simplified or removed.

Ms. Hickey briefly spoke to the changes on the other facades, confirming that the Landmark Commission was also okay with those changes.

#### Board Action

A motion was made by Ms. Hickey and seconded by Mr. Johnson to approve **PLN2026-00007 – 911-913 Wayne Ave** as submitted.

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

Approved by Landmark Commission (5 in favor, 0 opposed)  
Elizabeth Dakin, Secretary, Landmark Commission