



City of Dayton

Landmark Commission

Meeting Case Record

January 15, 2026

Page

1. New siding and review of unapproved alterations for approval - PLN2026-00001 – 2211 E Fifth St – A Major COA to review changes to the windows at 2211 E Fifth Street, and a request for the installation of new vinyl siding.

Applicant: Marvin Torres
701 Parkview Ave
Dayton, OH 45403

Owner: Marvin Torres
701 Parkview Ave
Dayton, OH 45403

Priority Land Use Board: Northeast

Planning District: Historic Inner East

Historic District: Huffman

Decision: Denied

Case Presentation

Ms. Hornbeak presented the case. The request is to review changes made to the home without approval, and a request to install new vinyl siding on the home (currently has a mix of vinyl and aluminum). Information on the history of the home was submitted. Condition photographs were submitted.

Neither Marvin Torres, the applicant, nor any other representative was present to speak on the case.

Public Comments

Andy Turrentine, 36 S June Street (Dayton, OH), was present to speak on the case. He explained that he has fixed up homes in the Huffman historic district and has had to deal with the issues of repairing and replacing historic windows and said that this homeowner should be held to those same standards and guidelines.

Joel Micheal, 1952 E 4th St (Dayton, OH), was present to speak on the case. Mr. Micheal echoed Mr. Turrentine's sentiments.

Additionally, staff received several emails regarding the case, which were provided to the Landmark Commission and are part of the case record. All emails received were in opposition to the case and expressed a desire for the property owners to adhere to the historic district guidelines.

Board Discussion

There was a discussion about the applicant, who was not present, and whether they knew that the property they purchased was in a historic district or had extra design guidelines. Mr. Gow and Mr. Holley noted that they were open to discussing the issues on the home with the applicant. Mr. Heckman agreed and noted that the applicant needed to either come in for a discussion with the Landmark Commission, or to make an application for something that adheres to the Blueprint for Rehabilitation guidelines.



City of Dayton

Landmark Commission

Meeting Case Record

January 15, 2026

Page

Board Action

A motion was made by Mr. Heckman and seconded by Ms. Hickey to deny **PLN2026-00001 – 2211 E Fifth St**, with the note tha the Landmark Commission is open to furhter conversaiton baoutu the siding, so that a more appropriate solution can be found.

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

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

Elizabeth Dakin, Secretary, Landmark Commission



City of Dayton

Landmark Commission

Page

Meeting Case Record

January 15, 2026

2. Removal of a structure for approval - PLN2026-00002 – 108 Green Street – A Major Modification to demolish a fire-damaged structure at 108 Green Street.

Applicant: Downsize Dayton LLC
c/o Denise Swick
707 Corporate Way
Dayton, OH 45459

Owner: Downsize Dayton LLC
707 Corporate Way
Dayton, OH 45459

Priority Land Use Board: Downtown

Planning District: Oregon

Historic District: Oregon

Decision: Tabled

Case Presentation

Ms. Hornbeak presented the case. The request is to demolish a fire-damaged structure. Estimates from the applicant's insurance company and a third-party estimate were submitted. Condition photographs were submitted.

Denis Swick, the applicant and owner, was present to speak on the case. Mr. Holley asked if the applicant had looked into the cost of demolishing only the rear addition and restoring only the brick portion of the home. Ms. Swick explained the history of the property, from the fire that occurred on September 20th, to today. Submitted estimates for the restoration of the property were for the entirety of the structure. Mr. Holley asked if the estimates provided for the interior finishes were for historic recreation or particularly expensive finishes, and Ms. Swick said that they were for standard finishes and materials. Mr. Heckman explained to the applicant that, while the Landmarks Commission appreciates the estimates for restoration that were provided, they would likely need to see a report from a structural engineer to make a decision on the future of the building. Mr. Gow agreed, noting that a report from an engineer on the structural integrity of the building is required in the Zoning Code. He also noted the requirement that the property owner make a good-faith effort to sell the property to a party interested in restoring it. Ms. Swick said she was not aware of those requirements, but that she would be willing to provide any additional information necessary for her case. Ms. Swick felt that she had adequately demonstrated economic hardship. Mr. Gow encouraged Ms. Swick to do what she can to weatherproof the building, and the Board overall seemed to think that the building could likely be restored if the damage to the roof was addressed before further water infiltration and freeze thaw damage could take place.

Public Comments

Rosie Miller, 1933 E 4th St (Dayton, OH), was present and wished to speak. Ms. Miller provided pictures of homes in the Huffman historic district that had been restored, noting that damage on those properties was similar to or perhaps worse than the damage to the brick structure at 108 Green Street.

Mark Manovich, 529 Hickory St (Dayton, OH), was present to speak on the case. Mr. Manovich is the President of Historic South Park. He stated that this is a sad case, where a fire has damaged a building, but also felt that the building was likely salvageable. He stressed that the roof needed to be addressed as soon as possible.



City of Dayton

Landmark Commission

Page

Meeting Case Record January 15, 2026

Monica Snow, 426 E Fourth St (Dayton, OH), was present. She spoke first on behalf of Preservation Dayton Inc. She reiterated what had been stated in a letter submitted by Preservation Dayton, noting that in the cost estimates that the applicant provided, the cost to address the exterior of the structure was approximately \$99,000, which is not much more than the amount the applicant had been paid out by insurance originally. Ms. Snow also noted that the applicant had not met all the requirements for approval for the demolition of a contributing structure, per the City of Dayton Zoning Code.

Ms. Snow then spoke on her own behalf. She has recently been involved in a project to restore a dilapidated structure at 128 N Paul Laurence Dunbar Street. Ms. Snow stated that she felt that the structure she is involved with is in similar condition, overall, to the fire damaged brick structure at 108 Green Street. She explained that she worked with the City of Dayton Building Services to get an assessment of the structural integrity of her property, and Mr. Gow indicated that that is a service that Building Services provides for fire-damaged structures, per the City of Dayton website. Ms. Snow noted that she was more than happy to provide the applicant with contact information for people who had helped with her project and help her find a solution that would save the building.

Staff also received several emails regarding this case. All emails received were in opposition to the demolition of the building. These emails were provided to the Landmark Commission and are part of the public record.

Board Discussion

The Board discussed the proposal and found that they had questions about whether the building (specifically the historic brick part of the building) could still be saved. They felt that they needed more information on the building to make a sound judgement and also noted that some of the requirements for demolition had not been met per the zoning code. Ms. Konicki had to leave the meeting before a motion was made.

Board Action

A motion was made by Mr. Heckman and seconded by Ms. Hickey to table **PLN2026-00002 – 108 Green Street** pending further information. The Landmark Commission requested a report on the structural integrity of the remaining brick building from a qualified professional (a structural engineer) and have requested that the applicant look into potentially selling the property to someone interested in its restoration (per the requirements for such a demolition in the City of Dayton Zoning Code).

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

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