



City of Dayton

Landmark Commission

Meeting Summary

MArch 12, 2026

4:30 P.M.

Planning Resource Room, Mezzanine

Members Present: Mr. Gow, Mr. Heckman, Ms. Hickey, Mr. Holley (chair), Mr. Johnson, Ms. Konicki, Ms. McNicholl

Staff Present: Elizabeth Dakin, Holly Hornbeak

Minutes for the February 26, 2026 meeting were approved.

1. Painting and new awning for approval - PLN2026-00008 – 10 N Williams St – A Major COA to to install a new black awning and paint the unpainted brick exterior of a non-contributing commercial building.

Applicant: Wright Dunbar Inc.
c/o Erica Hubler
1139 W Third St
Ste. 200
Dayton, OH 45402

Owner: Wright Dunbar Inc.
1139 W Third St
Ste. 200
Dayton, OH 45402

Priority Land Use Board: West
Historic District: Wright-Dunbar
Decision: Approved as Submitted

Planning District: Wolf Creek

2. Construction of new home for approval - PLN2026-00039 – 18 Mercer Ave – A Major Certificate of Appropriateness to construct a new one-story dwelling with an attached garage at the currently vacant lot at 18 Mercer Avenue (parcel #R72 08706 0089). Construction documents have been submitted for review.

Applicant: Charles Simms Development
c/o Robi Simms
2785 Orchard Run Rd
Dayton, OH 45449

Owner: Catherine Jenkins
6401 Waywind Dr
Dayton, OH 45426

Priority Land Use Board: West
Historic District: Wright-Dunbar
Decision: Approved as Submitted

Planning District: Wright-Dunbar

3. Construction of new home for approval - PLN2026-00040 – 135 S Williams St – A Major Certificate of Appropriateness to construct a new one-story dwelling with a detached garage at the currently vacant lot at 135 S Williams Street (parcel #R72 08706 0095). Construction documents have been submitted for review.

Applicant: Charles Simms Development
c/o Robi Simms
2785 Orchard Run Rd
Dayton, OH 45449

Owner: Nardaria Bracken and Keith Woods
5087 Well Fleet Dr
Dayton, OH 45426

Priority Land Use Board: West

Planning District: Wright-Dunbar

Historic District: Wright-Dunbar

Decision: Approved with Modifications

4. Installation of decorative metal panels for approval - PLN2026-00042 – 16 Brown St – A Major Certificate of Appropriateness to install a series of decorative metal panels on the storefront. Panels are located on columns and knee walls.

Applicant: Emporium Coffee & Souvenir
LLC
c/o Al Bagiro
4348 Roscommon Way
Dayton, OH 45440

Owner: Oregon Renaissance LLC
6601 Centerville Business Pkwy
Dayton, OH 45459

Priority Land Use Board: Downtown

Planning District: Oregon

Historic District: Oregon

Decision: Denied

Comments and Reports

Approved by the Landmark Commission_____

Elizabeth Dakin, Secretary Landmark Commission