

SPRINGFIELD HISTORICAL LANDMARKS COMMISSION

Summary Minutes – February 12, 2018

MEMBERS PRESENT: Vernon Donnelly, Michael Asebrook, Marta Wojcik, Jeff Smith, Nate Fleming (vice chair) and Brad Miner (chair)

MEMBERS ABSENT: Brian McAlexander

STAFF PRESENT: Stephen Thompson and Cheyenne Pinkerman

OTHERS PRESENT: Commissioner Rob Rue

The meeting was called to order at 5:30 p.m. by Mr. Miner.

Mr. Miner asked for a motion to approve the minutes.

APPROVAL OF MINUTES: Minutes of the December 11, 2017 meeting.

Motion by Mr. Nate Fleming to approve the minutes. Seconded by Ms. Marta Wojcik.

DECISION: Approved unanimously by roll call.

CERTIFICATE OF APPROPRIATENESS:

CASE # 18-01

ADDRESS: 1307 E High St.

NAME Jerry Kinley, PO Box 1283, Springfield, OH 45501

PROPOSED WORK: To erect a new sign

ACTION: Approval of the Certificate of Appropriateness

Mr. Thompson gave the staff report. Mr. Thompson explained that there was a temporary sign in place for the business. Mr. Miner questioned the size of the sign going in. Ms. Wojcik explained that it was similar in size to the previous sign that was there. Mr. Fleming explained that the sign would be a little bigger and further off the road. Ms. Wojcik questioned the material being used for the sign. Mr. Thompson explained that there would be two by fours put in the ground and plastic would then be put around the wood. Mr. Thompson explained that it would look like white columns and the actual sign would be metal. Ms. Wojcik asked the reason for having plastic over the wood and stated the Commission tries to avoid plastic. Mr. Donnelly explained that the plastic would act as a sleeve to protect the pressure treated post they would be using. The Commission members discussed similar signs in the area. Mr. Miner asked if there were any further questions, hearing none, Mr. Miner asked for a motion.

MOTION: Motion by Mr. Fleming to approve the Certificate of Appropriateness for Case # 18-01. Seconded by Mr. Donnelly.

YEAS: Vernon Donnelly, Michael Asebrook, Marta Wojcik, Jeff Smith, Nate Fleming and Brad Miner

NAYS: None

DECISION: Approved 6 to 0 vote.

CERTIFICATE OF APPROPRIATENESS:

CASE # 18-02

ADDRESS: 621 S Fountain Ave.

NAME: Pat & Joyce McCurdy, 135 W Possum Rd., Springfield, OH 45506

PROPOSED WORK: To revise porch plan

ACTION: Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Smith questioned if the certificate of appropriateness was for the current railing. Mr. Thompson stated that was correct. Mr. Minernd questioned if the railing was previously approved by the Commission or did the Commission state that the front porch needed to put back in its original state. Mr. Thompson stated that the Commission approved a different porch replacement. Ms. Wojcik passed out a drawing of what the original porch looked like. Ms. Wojcik explained the history of the porch. Mr. Minernd explained that he was not on the Commission when the porch originally went in front of the Commission. Mr. Minernd stated he didn't feel comfortable voting on anything without the applicant being present because of questions he needed answered. Ms. Wojcik questioned if the City could take any action against the property such as in fines. Ms. Wojcik expressed her concerns about the property in question, conditions of other properties owned by the applicant, the applicant, and how the neighborhood has been impacted. The Commission members discussed the concerns that were mentioned in the letter that was sent by the applicant. Ms. Wojcik questioned how fines work through the City. Mr. Thompson explained the fine process. Mr. Minernd explained that the case was not as if she was new to the neighborhood and did not know the historic design guidelines. Mr. Minernd stated that the applicant had been going in front of the Commission for years. Mr. Fleming asked if the Commission denied her request, would the applicant have to take the railing down. Mr. Thompson stated that was correct and if she does not take it down she would be fined. Mr. Fleming asked if she took the railing down, would she be in violation of building codes. Mr. Thompson stated that was correct. Mr. Asebrook explained that there definitely needed to be a railing and that she could go through the process of having a railing constructed to meet the design guidelines. Mr. Fleming questioned if the applicant talked to staff or did she state she was going to put the railing up. Mr. Thompson explained that the applicant contacted staff and was advised to go in front of the Landmarks Commission if there were going to be changes to what was previously approved. Ms. Wojcik explained previous cases regarding the porch and stated what needed to be done. Mr. Minernd questioned if the violations have been corrected and if they had been corrected appropriately. Mr. Minernd explained that the applicant has stated that the Commission has prevented her from getting section eight tenants but the list of violations provided had not been brought in front of the Commission other than the porch issue. Mr. Minernd stated an inspection needed to be done to make sure the violations had been corrected.

MOTION: Motion by Mr. Asebrook to approve the Certificate of Appropriateness for Case # 18-02. Seconded by Mr. Smith.

YEAS: None.

NAYS: Vernon Donnelly, Michael Asebrook, Marta Wojcik, Jeff Smith, Nate Fleming and Brad Minernd

DECISION: Denied 0 to 6 vote.

DISCUSSION: The Commission members questioned what the next step would be. Mr. Thompson explained that he would send a letter to the applicant explaining that the

Commission denied the request and provide the options the applicant has. Mr. Ben Babian asked that his comments be off the record and questioned how many houses of the applicant had burned down. Mr. Babian stated that two or three homes had mysteriously caught on fire. Mr. Babian explained that he did not like the porch at all but did not like poking people that were completely unstable. Mr. Babian explained that given the applicant's history of homes catching on fire, someday the applicant will not own the home and stated the home is an absolute gem to the neighborhood. Ms. Wojcik asked for the opinion of Mr. Babian on the situation. Mr. Babian stated that what she did is really ugly and terrible, but somebody can take it off and fix it in the future. Mr. Asebrook explained that the Commission has not stated that nothing could be done. Mr. Asebrook explained that the proposal that was presented was not acceptable per guidelines. Mr. David Pitch explained that he would like to see fines in place due to the applicant knowingly not doing what they're supposed to and pushing the boundaries to where things are irreplaceable. Mr. Babian explained that there are numerous things that need to be fixed on the home and he would almost trade the porch for other things to be fixed first. Mr. Babian stated that maybe a private meeting with the applicant would be better. Mr. Smith stated that the neighborhood association could act as a liaison. Mr. Babian stated that it would have to be without the Babian's because the applicant does not like them. Mr. Babian stated the neighborhood association would gladly do whatever would be needed. The Commission members questioned if the applicant would be willing to sell the home. Mr. Babian explained that offers had been made, but the numbers were ridiculously high, especially due to all the work needed for the home. Mr. Miner explained that his concern of negotiating with an applicant would set a precedent. Mr. Fleming stated that the home has a lot of historical reference and if the applicant was to do something bad to the home, the neighborhood would take a huge loss. Mr. Miner asked if there was any further discussion.

BOARD COMMENTS: Mr. Rue asked if the suggestions from the previous case would be brought up in the next meeting. Mr. Thompson explained that staff would handle that. Mr. Miner asked about an appeal that had been filed. Mr. Thompson stated that Law Department was handling that. Mr. Miner explained that the Commission needed to get to work on the certified local government. Mr. Thompson explained that Ms. Meadows was handling the certified local government and that he would follow up with her to see if she planned to invite Mr. Heck. Mr. Miner explained the certified local government program to Mr. Rue. Mr. Miner stated that the Commission would like a budget and explained the reasons, one being education. Mr. Thompson explained that staff had sent post cards in the fall to the property owners in the historic district. Mr. Rue explained that he was happy to be a part of the Landmarks Commission.

STAFF COMMENTS: none

MOTION: Mr. Fleming made a motion to adjourn. Seconded by Mr. Smith.

DECISION: Meeting adjourned at 6:00 P.M.