

Agenda
Springfield Historic Landmarks Commission
Springfield, Ohio
Monday, June 25, 2018
City Forum – 5:30 P.M.

- | | |
|---|------------------------|
| 1. Call to Order | |
| 2. Roll Call | |
| 3. Case # 17-14 1225 S Limestone St. – Demolition | DISCUSSION
& ACTION |
| 4. Board Comments | DISCUSSION |
| 5. Staff Comments | DISCUSSION |
| 6. Adjournment | ACTION |

STAFF REPORT

TO: Landmarks Commission

DATE: December 6, 2017

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 17-14

GENERAL INFORMATION:

Applicant: Clark County Land Reutilization Corporation, 3130 E Main St, Suite 1A, Springfield, OH 45505

Owner: M 3 Properties of Ohio

Requested Action: Certificate of Appropriateness

Purpose: To demolish the house

Location: 1225 S Limestone St

Size: 0.12 acre

Existing Land Use and Zoning: Residential, RM-12, Low-Density, Medium-Family Residence District

Applicable Regulations: Chapter V

Previous Cases for Property: N/A

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to demolish the house at 1225 S Limestone St. The structure is in disrepair and the County Chief Building Official stated there are significant issues with the house and is beyond repair.

ANALYSIS:

Demolition should be considered as a last resort. The context of the structure in relation to the surrounding properties and the Historic District itself should be taken into account when making a decision to demolish structures.

ACTION:

Approval of the Certificate of Appropriateness

ATTACHMENTS:

1. Vicinity Map

2. Application and Attachments



1225 S Limestone St.



SPRINGFIELD HISTORICAL LANDMARKS COMMISSION

Summary Minutes – December 11, 2017

MEMBERS PRESENT: Vernon Donnelly, Michael Asebrook, Nate Fleming, Brian McAlexander, Marta Wojcik and Brad Miner (chair)

MEMBERS ABSENT: Jeff Smith (Vice Chair)

STAFF PRESENT: Stephen Thompson and Cheyenne Pinkerman

OTHERS PRESENT: Ethan Harris

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 November 13, 2017 meeting.

Motion by Mr. Brian McAlexander. Seconded by Mr. Michael Asebrook.

DECISION: Approved unanimously by roll call.

CERTIFICATE OF APPROPRIATENESS:

CASE # 17-04

ADDRESS: 16-20 S. Foster St.

NAME Ed Dietz, 20 S Foster St., Springfield, OH 45505

PROPOSED WORK: To make repairs to fire damaged structure

ACTION:

Approval of the Certificate of Appropriateness to make repairs to 16-20 S Foster St.

Mr. Thompson explained that Case# 17-04 was brought in front of the commission in June 2017. Mr. Thompson explained that there was a section in the Codified Ordinances governing the Historic Landmarks Commission that stated if the commission does not vote on a case within six months, it would automatically be approved. Mr. Thompson explained that the six month deadline was approaching for Case# 17-04. Mr. Thompson gave a description of the case. Mr. Thompson explained that the applicant submitted pictures of what he had planned to do with the property, but failed to give a material list. Mr. Thompson stated that the applicant would not be attending the meeting. Mr. Miner reminded the board that the case had been tabled several times so the applicant could get a detailed list of materials and drawings of what he had planned to do to the fire damaged structure. Mr. Dietz failed to provide the information throughout the past months. Mr. Donnelly explained that the house had been used for storage. Mr. Miner questioned if orders had been issued on the property. Mr. Thompson explained that Code Enforcement had issued repair or demolish orders for the property and that's what initiated Mr. Dietz to go in front of the Landmarks Commission. Mr. Thompson explained that building had requested a number of items in regards to a building permit and they had not been provided. Mr. Thompson explained that code enforcement may proceed in the next step of the repair or demolish orders depending on the outcome of the meeting. Mr. Fleming asked if the

applicant wanted to fix the house. Mr. Thompson explained that the applicant does want to fix it, but had stated that he did not have the money to do some of the required work or to hire someone to make the repairs. Mr. Minerd explained that the applicant does not plan to occupy the structure but plans to use it for storage. Mr. Minerd stated that Code Enforcement had issued orders on the property. Mr. Fleming asked if the commission denied the case, would it be demolished. Mr. Thompson explained that the property would be demolished unless Mr. Dietz provided a repair timeline, a building permit and he would also have to go in front of the board again. Mr. Asebrook stated that the commission had not received the information that was asked for and therefore he was ready to make a motion. Mr. Minerd explained that the motions need to be made in the affirmative.

MOTION: Motion by Mr. Michael Asebrook to approve repairs. Seconded by Mr. Vernon Donnelly.

YEAS: None

NAYS: Vernon Donnelly, Michael Asebrook, Nate Fleming, Brian McAlexander, Marta Wojcik and Brad Minerd (chair)

DECISION: Denied 6 to 0 vote.

CERTIFICATE OF APPROPRIATENESS:

CASE # 17-14

ADDRESS: 1225 S. Limestone St.

NAME: Clark County Land Reutilization Corporation, 3130 E. Main St. Suite 1A,
Springfield, OH 45505

PROPOSED WORK: Demolition

ACTION: Approval of the Certificate of Appropriateness to demolish the house.

Mr. Harris explained that if the commission approved the demolition of 1225 South Limestone, the Land Bank would acquire it and have it demolished within six months. Mr. Harris explained that the house was in a similar condition to all the other properties that had been approved to be demolished in the past. Mr. Harris explained that there was a property next to the property in question and that it was in the exact same condition. Mr. Harris explained that the home was owned privately and the taxes were up to date. Mr. Harris explained that if the demolition for 1225 South Limestone was to be approved, he would send a letter to the property owner of the house to make an offer and potentially demolish that one as well. Mr. Minerd questioned what would happen to the space if both homes were approved to be demolished. Mr. Harris explained that the Land Bank would green the space and it would look similar to the other properties that had been acquired by the land bank. Mr. Fleming asked why the Land Bank had taken interest in that property. Mr. Harris explained that the property had been forfeited to the state and was now able to be demolished. Mr. Fleming explained that the South Fountain Preservation stated they were interested in talking to Mr. Harris about possibly finding someone to buy the property before it is demolished. Mr. Fleming explained that the property is a corner property and there was a good deal of significance to the property. Mr. Fleming stated that he went through the property and believes that the property is savable. Mr. Fleming questioned if

Mr. Harris could give a price for what they would sell the property for they may be able to find a buyer. Mr. Harris explained that it would be a really low cost and that was definitely a possibility. Mr. MinerD stated he would like to see what the inside of the home looked like before he would be comfortable approving a demolition of a historical home. Mr. MinerD explained he was also concerned for the whole block to be an open space. Ms. Wojcik explained that she would like to see the property acquired and fixed up. Mr. Harris asked if the property had been divided up into apartments. Mr. Fleming stated that it had been split. Mr. Harris explained that the Land Bank generally sells home to people who are going to fix them up and live in them. Mr. Asebrook explained that the home had really deteriorated in the last four months. Mr. Asebrook questioned if the long term benefits would be better to demolish. Mr. Harris explained that the Land Bank would green the space to match the area. Mr. Harris explained that five years down the road if the property is still standing, there would be a lot more deterioration if it's not repaired. Mr. Harris explained that the land bank currently had the money for demolitions and may not in the future. Mr. Harris explained at that time Mr. Thompson would be issuing orders for it to be demolished and it would just be a vacant lot. Mr. Harris stated if the demolition was approved, it would be hard to put the property on the market for sale due to buyers not being interested. Mr. MinerD asked if the Building Department could go through the structure. Mr. Thompson explained that the building department only reviewed structures through building permits and that code enforcement would be the ones to go through the structure. The commission reviewed the photos provided. Mr. MinerD asked if the motion could be approved with a six month waiting period to see if someone would be interested in purchasing the property. Mr. Thompson stated if the applicant was okay with it then would be appropriate. Mr. Harris stated that a motion like that would not be necessary, in six months if the property is still in question, the commission could reach out to the land bank. Mr. Harris asked Mr. Thompson if the case was approved, was there a waiting period that the motion could be changed. Mr. Thompson stated that once a certificate of appropriateness is issued, that's it. Mr. Harris suggested tabling the case for six months to find a potential buyer.

MOTION: Motion by Mr. Nate Fleming to table the discussion for six months to try and find a buyer. Seconded by Mr. Brian McAlexander.

YEAS: Vernon Donnelly, Michael Asebrook, Nate Fleming, Brian McAlexander, Marta Wojcik and Brad MinerD (chair)

NAYS: None.

ABSTAIN: Michael Asebrook

DECISION: Approved 5 to 1 vote.

Discussion: Mr. Harris explained that the Land Bank would be interested in acquiring the property at 16-20 Foster St. for demolition if the owner would do a lot split.

2018 Meeting dates discussion.

MOTION: Mr. Donnelly nominated Brad MinerD for Chair. Seconded by Mr. Wojcik.
Decision: Approved by a 4 to 1 roll call vote.

MOTION: Mr. Asebrook made a motion to nominate Nate Fleming for Vice-Chair decision. Seconded by Mr. McAlexander.
Decision: Approved unanimously by roll call.

BOARD COMMENTS: Discussion about attendance of the meetings. Ms. Wojcik explained that if you miss three out of six meetings then you would have to be reappointed by the commission. Discussion in regards to Certified Local government: Commissioner Rob Rue would be taking over the seat over the Landmarks Commission and would be looking into the certified local government.

STAFF COMMENTS: Mr. Thompson stated that there had been two staff approved applications in the past month. One for 923 South Limestone, re-roofing with the same asphalt shingles and same color. 1107 South Fountain, re-shingle cedar shake roof using the same style shingles and color, repaint there house and trim with the same colors. Mr. Thompson stated that the fence on Southern Avenue that was denied in the previous month, the applicant is filing an appeal with the city commission. Mr. Thompson explained that the Landmarks Commission members are welcome to attend the meeting and speak during the public comment section. Mr. Miner asked if Joyce McCurdy had applied to go in front of the board for the railing being put up. Mr. Thompson explained that he had reached out to her and she had not put in an application.

MOTION: Mr. Asebrook made a motion to adjourn. Seconded by Mr. McAlexander.

DECISION: Meeting adjourned at 6:08 P.M.



FOR OFFICE USE ONLY

Case #: 17-14
Date/time received: 11/3/17
Received by: ST

Review Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. PROJECT

1. Project Name: 1225 South Limestone Demolition
2. Application Type & Project Description (attach additional information, if necessary):
Demolition
3. Address of Subject Property: 1225 S. Limestone
4. Parcel ID Number(s): 3400700034329021
5. Size of subject property: 48 x 108
7. Existing Use of Property: Abandoned Property

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner
☒ Agent (agent authorization required) ☐ Tenant (agent authorization required)
2. Name of Applicant(s) or Contact Person(s): Ethan Harris
Title: Project Manager
Company (if applicable): Clark County Land Reutilization Corporation
Mailing address: 3130 East Main Street Suite 1A
City: Springfield State: OH ZIP: 45505
Telephone: () 937-521-2181 FAX: () _____
Email eharris@clarkcountyohio.gov
3. If the applicant is agent for the property owner:
Name of Owner (title holder): Not current title holder, property is forfeited

CERTIFICATE OF APPROPRIATENESS APPLICATION (PAGE 2 OF 7)
City of Springfield ■ Community Development Department ■ Planning & Zoning Division

Mailing Address: 3130 East Main Street, Suite 1A

City: Springfield State: OH ZIP: 45505

C. Additional Information

1. Is there any additional contract for sale of, or options to purchase, the subject property? ☐ Yes ☒ No

If "yes," list names of all parties involved:

Is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

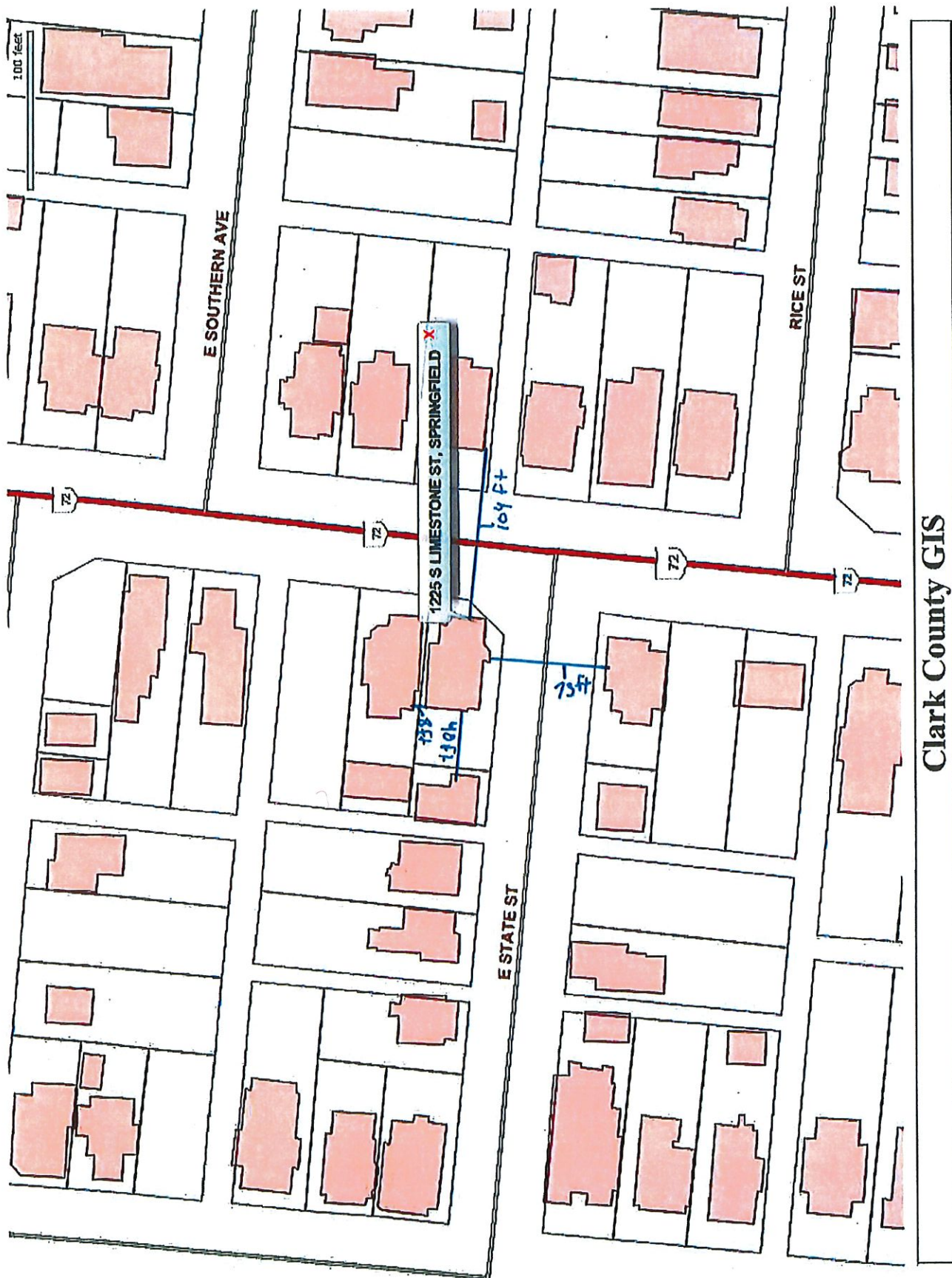
[Signature] / *[Signature]*
Signature of Applicant Signature of Co-applicant

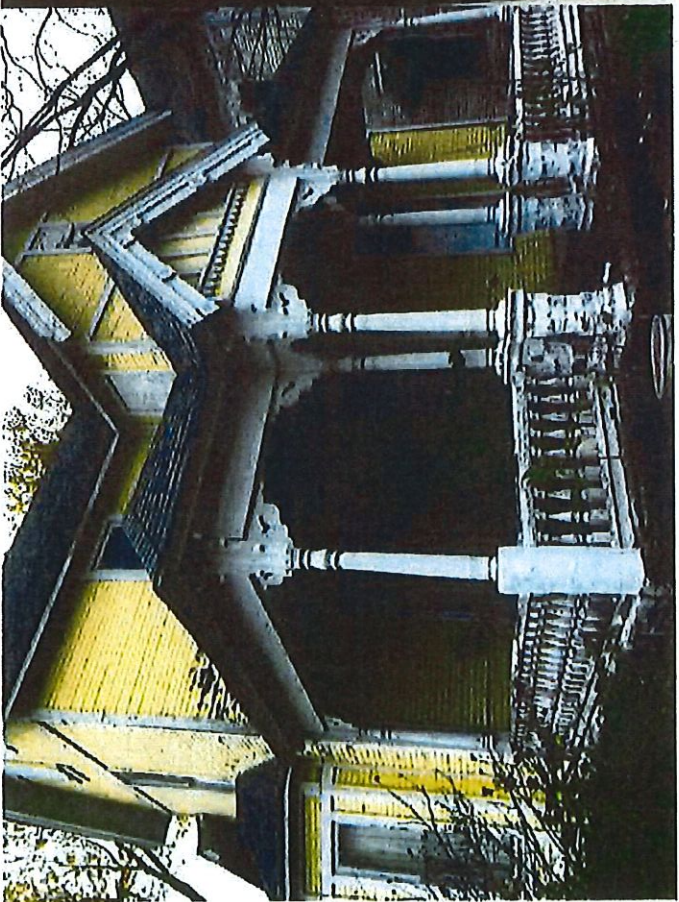
Project Manager / _____
Typed or printed name and title of applicant Typed or printed name of co-applicant

Work Summary

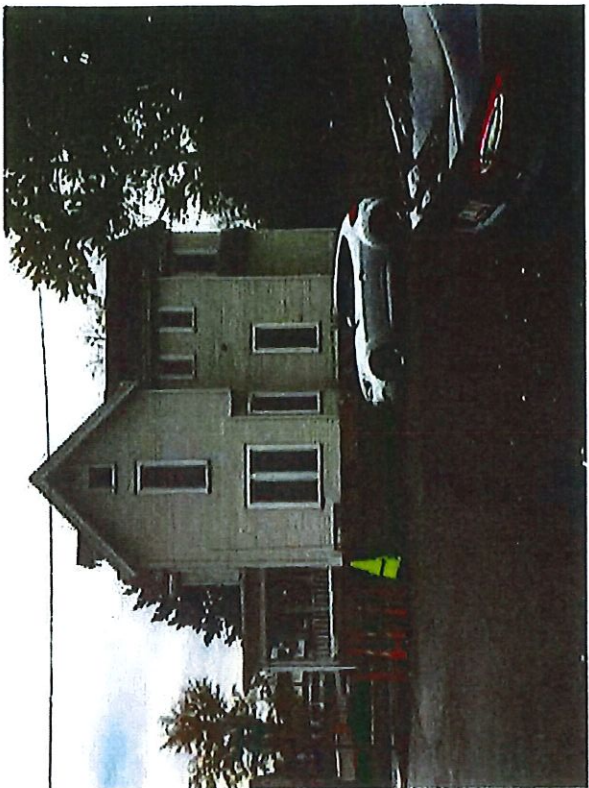
Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☐ Masonry (Sec. V., pg.42)
- ☐ Wood Siding & Trim (Sec. V., pg.48)
- ☐ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☐ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec. V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☐ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☒ Demolition: ☒ Full ☐ Partial
- ☐ Other









The property at 1225 South Limestone Street is severely dilapidated. The house is 2,488 Sq.Ft.. It will cost the land bank approximately \$7,000 to remove the house and an additional \$5,000 has been allocated to greening the property. After the property is greened the land bank will work to transfer the property to an adjacent property owner. If approved the house will be acquired, demoed and the property greened by fall 2018.