

**Agenda**  
**Springfield Historic Landmarks Commission**  
**Springfield, Ohio**  
**Monday, June 11, 2018**  
**City Forum – 5:30 P.M.**

1. **Call to Order**
2. **Roll Call**
3. **Approval of April 9, 2018 Meeting Minutes** ACTION
4. **Case # 18-08 424 S Fountain Ave. – New Front Door Paint Color** DISCUSSION  
& ACTION
5. **Case # 18-09 824 S Fountain Ave. – New Fence** DISCUSSION  
& ACTION
6. **Board Comments** DISCUSSION
7. **Staff Comments – Staff Approvals** DISCUSSION
8. **Adjournment** ACTION

## 2018 Springfield Historic Landmarks Commission Call to Order: Roll Call

Name	Term Expiration
J. Michael Asebrook	05/26/2018
Marta Wojcik	03/01/2019
Brad Miner	07/19/2019
Brian McAlexander	08/02/2019
Vernon Donnelly	09/27/2019
Jeff Smith	01/03/2020
Nate Fleming	09/26/2020

**SPRINGFIELD HISTORICAL LANDMARKS COMMISSION**

**Summary Minutes –April 9, 2018**

**MEMBERS PRESENT:** Vernon Donnelly, Jeff Smith, Nate Fleming (vice chair) and Brad Miner (chair)

**MEMBERS ABSENT:** Brian McAlexander, Marta Wojcik, and Michael Asebrook

**STAFF PRESENT:** Stephen Thompson and Cheyenne Pinkerman

**OTHERS PRESENT:** Commissioner Rob Rue and applicants.

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 March 12, 2018 meeting.

Motion by Mr. Fleming to approve the minutes. Seconded by Mr. Smith

**DECISION:** Approved unanimously by roll call.

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 18-07**

**ADDRESS:** 1262 S. Fountain Ave.

**NAME:** Jaqueline & Martin Burns, 1869 Riverdale Rd., Columbus, OH 43232

**PROPOSED WORK:** To paint with new paint colors.

**ACTION:**

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Miner asked if there were any questions for the applicant or Mr. Thompson. Hearing none, Mr. Miner asked for a motion.

**MOTION:** Mr. Fleming made a motion to approve paint colors. Seconded by Mr. Donnelly

**YEAS:** Vernon Donnelly, Jeff Smith, Nate Fleming and Brad Miner

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Approved by a 4 to 0 vote

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 18-04**

**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. Miner asked if there were any questions for Mr. Thompson. Hearing none, Mr. Miner asked if the applicant would like to speak. Mr. James

Peifer explained he was representing the applicant. Mr. Peifer stated they would like to come to an agreement to complete the work in a timely manner. Mr. Peifer explained that the plan was to replicate the original stoop but there were several factors holding the McCurdy's back. One reason would be health and the other would be revenue. Mr. Peifer explained the amount of money put into the property. Mr. Peifer explained that there had been issues with renters. Mr. Peifer explained that there were six apartments and two of them were rented. Mr. Peifer explained that the current condition of the porch was a temporary solution to get the property in compliance with section eight housing. Mr. Peifer explained the McCurdy's need revenue coming in, in order to bring the porch back to the original design. Mr. Peifer explained that the pressure treated wood could not be painted right away and there were plans to paint it. Mr. Peifer explained that Ms. McCurdy did not appear at the previous meeting due to prior obligations. Ms. McCurdy gave her opinion on the previous meeting and explained why Mr. Peifer was helping her. Ms. McCurdy explained the issues that have caused her to be non-compliant. Ms. McCurdy expressed her concerns throughout the South Fountain Historic District. Mr. Peifer stated the McCurdy's needed a short term solution to for the porch. Mr. Fleming questioned if the intentions were to put the original porch back. Mr. Peifer stated that was correct. Ms. McCurdy stated she had plans to use the railing at the property in question for another property she owns. Mr. Smith questioned the word temporary and asked for a time line. Mr. McCurdy explained the work she did for a tenant. Mr. Peifer explained the board needed a timeline. Ms. McCurdy explained she need to fill the empty apartments in order to get money for to complete the property. Mr. Donnelly suggested a six month time frame and have the applicants return. Mr. Donnelly explained that would give the applicants time to paint the railing. Mr. Thompson suggested tabling the discussion for six months but talking about the paint colors. Ms. McCurdy stated that her son would need to be involved and she needed to talk to him. Mr. Peifer stated a six month timeline would work. Mr. Thompson explained the board could table the discussion for the stoop and make a motion to approve or disapprove the paint colors. The board members suggested making the colors of the porch the same as the trim on the house.

**MOTION:** Motion by Mr. Fleming to approve painting the railing to match the trim. Seconded by Mr. Donnelly.

**YEAS:** Vernon Donnelly, Jeff Smith, and Nate Fleming

**NAYS:** None

**ABSTAIN:** Brad Miner

**DECISION:** Approved by a 3 to 0 vote and 1 abstention.

**MOTION:** Motion by Mr. Smith to table the certificate of appropriateness for the railing until October. Seconded by Mr. Fleming.

**YEAS:** Vernon Donnelly, Jeff Smith, Nate Fleming and Brad Miner

**NAYS:** None

**ABSTAIN:** None

**DECISION:** Approved by a 4 to 0 vote

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**BOARD COMMENTS:** Mr. Thompson explained that he included the fence and hedge codes. Mr. Thompson explained the codes to the board members. The board members discussed the

guidelines for fences in the historical district. Mr. Thompson explained that the post cards that were sent out had really helped getting the word out. Mr. Smith asked if the post cards could be sent out annually. Mr. Thompson stated that was definitely an option and also getting the word out through social media. The board members discussed defining the guidelines to be more user friendly. Mr. Rob Rue explained that the board members need to consider the people going in front of them and not everyone has the funds to invest as much money as some but have energy and drive to invest in the city. Mr. Rue stated that he appreciated the passion the board has for the historical districts. Mr. Fleming stated he felt that when a case was turned down there should be a good explanation why. Mr. Thompson explained how the Board of Zoning Appeals has a "Finding of Facts" that is discussed openly in front of the applicant. Mr. Minerd mentioned having a one page information sheet. Mr. Smith mentioned a property that made it into the magazine, This Old House.

**STAFF COMMENTS:** none

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

**DECISION:** Meeting adjourned at 6:36 P.M.

# **Case # 18-08**

**424 S Fountain Ave.**

**New Front Door Paint Colors**

## **STAFF REPORT**

TO: Landmarks Commission

DATE: June 6, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-08

### **GENERAL INFORMATION:**

Applicant: Pauline Hamblin, 424 S Fountain Ave., Springfield, OH 45506

Owner: Clyde & Robin Suttles, 6122 New Carlisle Pike, New Carlisle, OH 45504

Requested Action: Certificate of Appropriateness

Purpose: To paint the front door a new color

Location: 424 S Fountain Ave.

Size: 1.3 acres

Existing Land Use and Zoning: Religious, RS-8, Medium-Density, Single-Family Residence District

Applicable Regulations: Chapter V

Previous Cases for Property: 17-09 – Trees

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to paint the front door of the church a new color. The applicant is requesting to paint the front door red.

### **ANALYSIS:**

Use colors that are compatible with each other. Paint manufacturers often have paint charts available showing compatible combinations of colors, and many reference books on color selection are available to consult.

### **ACTION:**

Approval of the Certificate of Appropriateness.

### **ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments











FOR OFFICE USE ONLY

Case #: 18-08  
Date/time received: 5/10/18  
Received by: SI

Review Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. PROJECT

1. Project Name:

New Paint Color - front Door

2. Application Type & Project Description (attach additional information, if necessary):

Certificate of Appropriateness

3. Address of Subject Property:

424 S fountain

4. Parcel ID Number(s):

3400700034130010

5. Size of subject property:

1.03 acres

7. Existing Use of Property:

church

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):

Pastor Pauline Hamlin

Title:

Pastor

Company (if applicable):

424 South Fountain Ave

Mailing address:

Spfld Ohio

City:

Spfld

State:

Ohio

ZIP:

45504

Telephone:

937 6056532

FAX: ( )

Email

VictoryFaithCenter1819@gmail.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder):

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

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

C. Additional Information

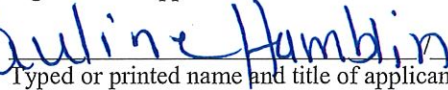
1. Is there any additional contract for sale of, or options to purchase, the subject property? ☐ Yes ☐ No

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 of Applicant Signature of Co-applicant

\_\_\_\_\_  
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

**Detailed Discussion of Proposed Work**

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

New front door color - red

# **Case # 18-09**

**824 S Fountain Ave.**

**New Fence**

## **STAFF REPORT**

TO: Landmarks Commission

DATE: June 6, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-09

### **GENERAL INFORMATION:**

Applicant: Micah & Meredith Level, 824 S Fountain Ave.,  
Springfield, OH 45506

Owner: Micah & Meredith Level, 824 S Fountain Ave.,  
Springfield, OH 45506

Requested Action: Certificate of Appropriateness

Purpose: To construct a new fence

Location: 824 S Fountain Ave.

Size: 1.05 acres

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

Applicable Regulations: Chapter V

Previous Cases for Property: 16-06 – Windows, gutters, downspouts, and siding  
16-23 – Front porch pillars  
17-06 – Replace roof shingles

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to construct a new privacy fence. The fence is constructed of 4"x4" treated posts and fence panels from Lowe's. The fence was installed for safety reasons and to cut down on illegal dumping of trash. The owner contacted staff prior to installation. The approximate cost of the fence was \$ 1,600.00.

### **ANALYSIS:**

For fences, when installing new landscape components such as fencing, utilize materials such as wood or iron that would have been used at the time your house was built. Fencing materials and patterns should be simple and take their cues from existing historic materials or patterns in the area.

### **ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments



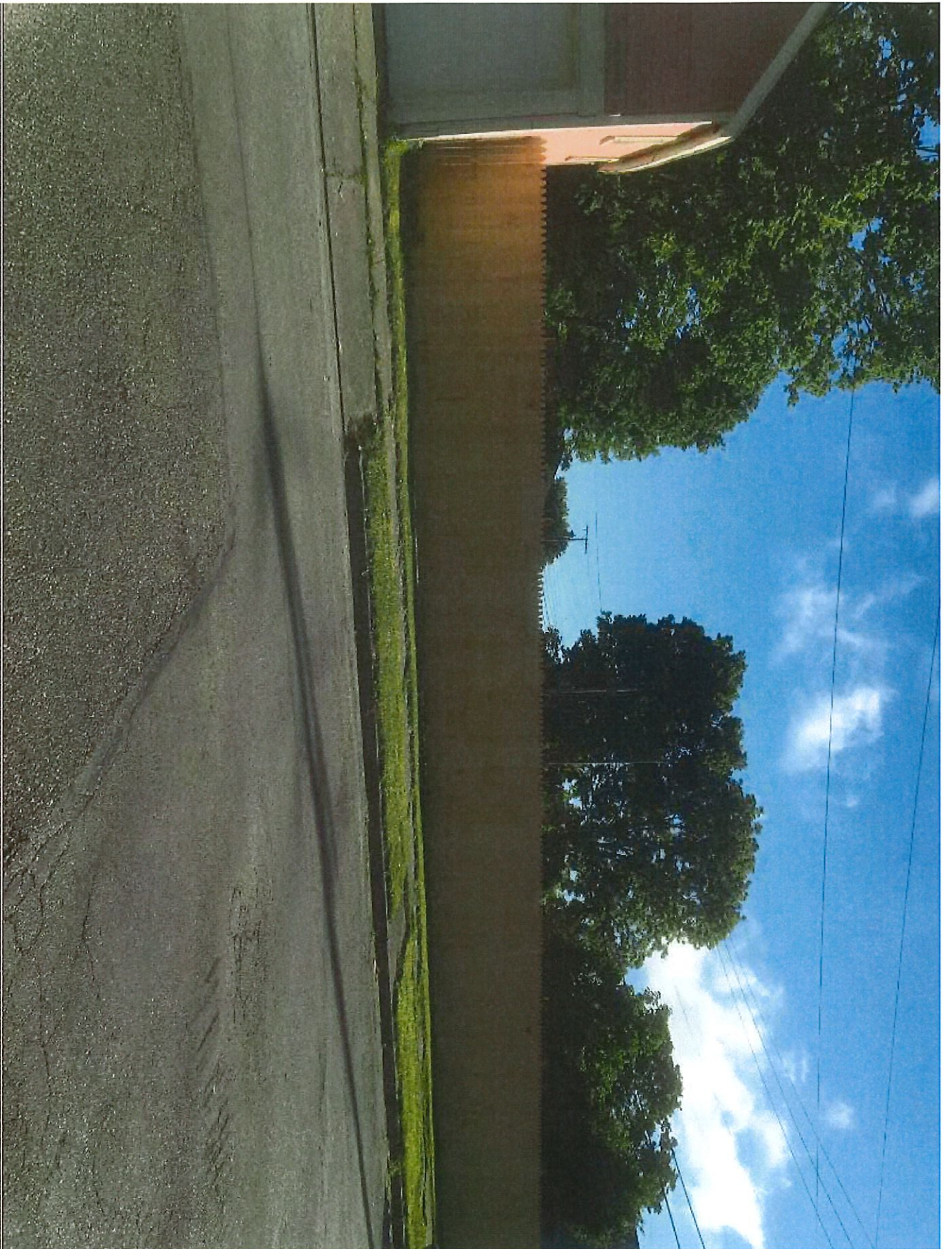


824 S Fountain Ave.











**FOR OFFICE USE ONLY**Case #: 18-09Date/time received: 5/17/18Received by: STReview Type: ☒ Landmarks ☐ Admin**SPRINGFIELD HISTORIC LANDMARKS COMMISSION****APPLICATION FOR CERTIFICATE OF APPROPRIATENESS****A. PROJECT**1. Application Type & Project Description (*attach additional information, if necessary*):Privacy Fence on East & South end of property  
& to enclose west end near house

2. Address of Subject Property:

824 S. Fountain Ave.

3. Parcel ID Number(s):

340070003439041

4. Size of subject property:

14,089 sq. ft. / .323 Acres

5. Existing Use of Property:

Residential combined w/ mow to own lots  
(deeded in our name, now)**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): Micah & Meredith LevelTitle: OWNERSCompany (if applicable): N/AMailing address: 824 S. Fountain Ave.City: Springfield State: OH ZIP: 45506Telephone: (937) 926 5817 FAX: ( ) N/AEmail micahandmeredithlevel@gmail.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): N/A

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

Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

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:

N/A

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.**

Meredith G. Level / Micah Level  
Signature of Applicant Signature of Co-applicant

Meredith Level / Micah Level  
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.

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☐ 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

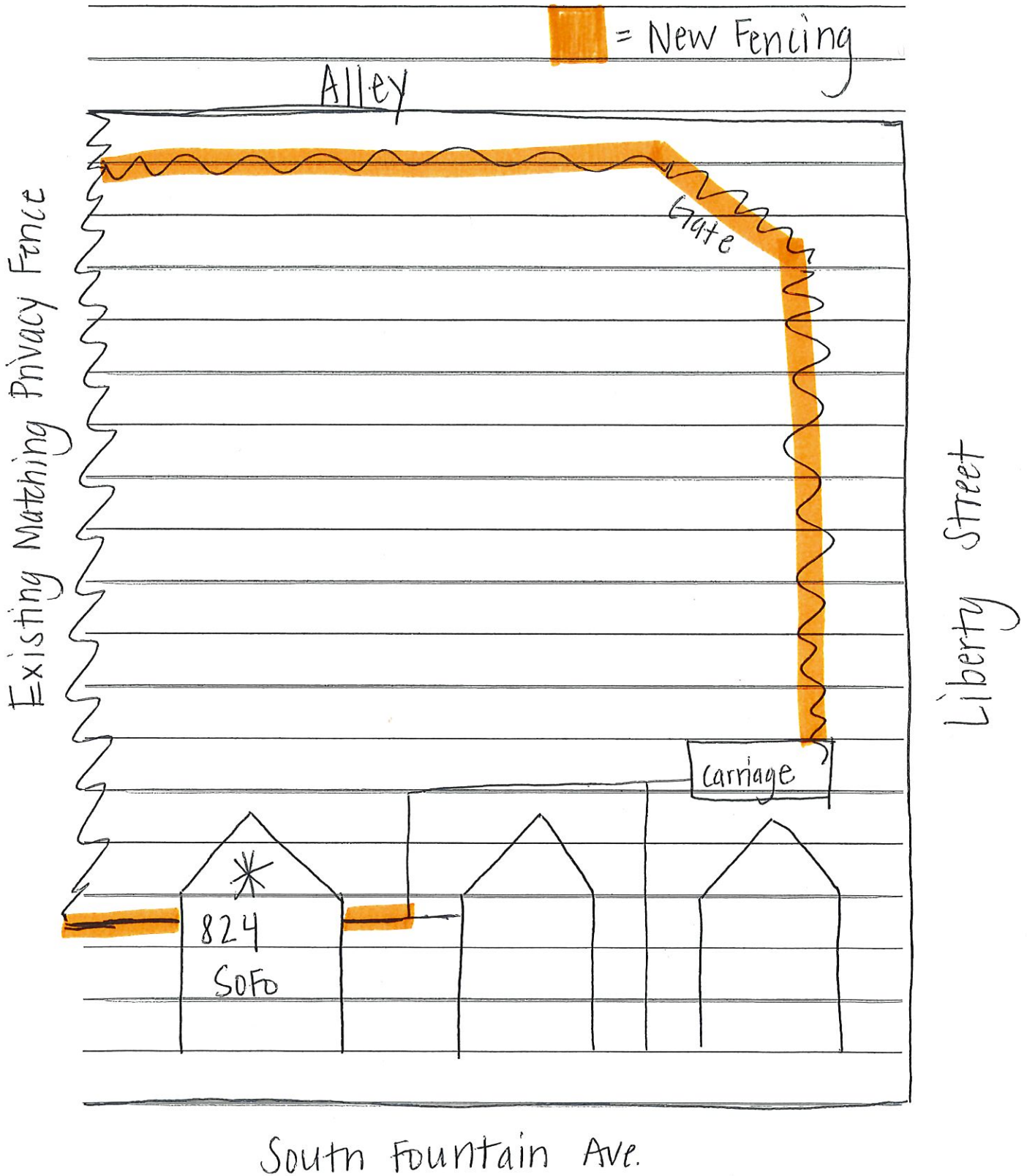
☒ Other Privacy Fence

**Detailed Discussion of Proposed Work**

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

Due to safety concerns, we called the planning & zoning department in early May in order to get permission to install a privacy fence (that matches the fence on the North side of our property) immediately. The fence is now in, but we did agree to still submit a proposal for the June Landmarks meeting.

We bought treated 4x4 posts and privacy fence panels from Lowe's and lined the East, South and West ends of our backyard. after removing trees, old fences, & debris.





## REQUIRED SUBMITTALS CHECKLIST

(AS APPLICABLE TO PROPOSED PROJECT)

1. General Application ✓
2. Work Summary Checklist and Detailed Description ✓
3. Materials List Treated 4x4's, Fence panels, cement, hardware ✓
4. Site Plan Previous page
5. Sketches or Drawings Clearly Showing the Proposed Work, as  
Applicable Previous Page
6. Color or Materials Samples, as Applicable Treated 4x4's, fence panels, cement, hardware
7. Detailed Cost Estimates \$1600
8. Anticipated Schedule and Timetable to Complete the Repairs Already Done
9. Photographs of the Structure Including Views of All Sides,  
"Streetscape" Views Showing the Relationship of the Structure to  
Other Properties on the Street, and Detailed Photographs of all  
Exterior Areas Where the Proposed Work is to Take Place
10. Rationale for Alterations as Proposed Safety & beautification

***\*\*APPLICATIONS WILL NOT BE CONSIDERED IF INCOMPLETE\*\****

For additional information on completing the application and for general information on historic structures in Springfield, refer to the "Springfield Guidelines for Historic Structures". Please review Section I, Introduction, beginning on page 4 of the guidelines for general guidance and the format for obtaining a Certificate of Appropriateness. The Guidelines are available in the Community Development Department on the second floor of City Hall at 76 E. High Street or on the City's website at [www.springfieldohio.gov](http://www.springfieldohio.gov).

**For questions concerning the Certificate of Appropriateness procedures and the application schedule, please contact the Planning and Zoning Division at (937) 324-7674 or via email at [sthompson@springfieldohio.gov](mailto:sthompson@springfieldohio.gov).**

May 13, 2018

Dear Landmarks Commission,

In early May, it became urgent that we construct a fence to better protect our family and our land. We called the City of Springfield Planning and Zoning Department in order to receive permission to move forward with the fence installation and agreed to still submit an application for the June Landmarks meeting since we do live in a historic district.

In our case, getting a fence up as soon as possible was important because folks were trespassing on our land, dumping trash (drug paraphernalia, alcohol bottles, etc.), and even riding four wheelers while we were in the midst of tearing down an old privacy fence/worn out chain link fence. While all of this activity had been happening for years, in mid-April we had numerous trees that were safety concerns removed, and simultaneously, we took down our original privacy fence that was falling apart. With the trees and fences gone, our property was now extra visible/vulnerable to the back alley and Liberty Street and we have two young children that like to play outside.

Gratefully, the city gave us the permission that we were seeking in order to move forward and we now have our fence up. That said, the thought of even having to get approval of our fence from Landmarks has been frustrating for multiple reasons:


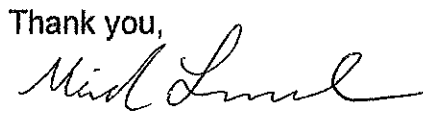
1. We installed a new privacy fence in order to better protect our family.
2. This fence will reduce illegal dumping/activity on our property.
3. Fences are temporary and do not affect the integrity of the existing historical structures.
4. Our new fence is identical to our next door neighbor's fence (the fence that lines the north end of our property). Numerous other neighbors have the same style privacy fence, too.
5. The City of Springfield currently does not have fence regulations or permit requirements.
6. Our former fence was dilapidated and no one seemed to care, but as soon as we began installing a brand new fence, some community members were concerned about whether or not we had Landmark's approval (this was ironic to us because terms like "revitalization" often get tossed around, but then, as soon as we moved to improve our fence, numerous people approached us with suspicion as to whether or not we had received Landmarks approval. While this is not a direct reflection on Landmarks, it comes across as though Landmarks is more of a policing organization that hinders goals for restoration rather than one that is empowering/equipping people to make improvements).

We understand the need for design guidelines to protect the history and integrity of existing structures and potential new construction. However, having to get Landmarks approval for a fence that is identical to our neighbors and only improves the neighborhood and protects our family, feels like a waste of our time and yours.

In Springfield, any improvement is a step in the right direction and we have done our best to beautify our home and our property (\$\$\$). We care deeply about our city and our neighborhood and believe that if we really want to see lasting change and run down neighborhoods restored, we are going to need to work together and champion any improvement efforts rather than create red tape or setbacks for improvement.

It is our hope that you, as a commission, will revisit your rules and regulations and amend as necessary to become known as a supportive organization that empowers and equips individuals to make positive improvements to their properties.

Thank you,



Micah and Meredith Level  
824 South Fountain Ave.  
Springfield, OH 45506

## **2018 LANDMARKS COMMISSION MEETING ATTENDANCE**

[illegible]

# **SPRINGFIELD HISTORIC LANDMARKS COMMISSION**

## **MEETING SCHEDULE for 2018**

The Springfield Historic Landmarks Commission (SHLC) meets on the first Monday following the first Tuesday of the month (except for holidays). All meetings are held at 5:30 P.M. in the City Hall Forum.

*\* Please note the application deadline date - generally three weeks in advance of the meeting. \**

<b>Meeting Date</b>	<b>Application Deadline</b>
January 8, 2018	December 18, 2017
February 12, 2018	January 22, 2018
March 12, 2018	February 16, 2018
April 9, 2018	March 21, 2018
May 7, 2018	April 16, 2018
June 11, 2018	May 21, 2018
July 9, 2018	June 18, 2018
August 13, 2018	July 23, 2018
September 10, 2018	August 20, 2018
October 8, 2018	September 17, 2018
November 14, 2018	October 22, 2018
December 10, 2018	November 19, 2018