

**Agenda
Springfield Historic Landmarks Commission
Springfield, Ohio
Monday, August 13, 2018
City Forum – 5:30 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of June 11, 2018 Meeting Minutes** ACTION
- 4. Approval of June 25, 2018 Meeting Minutes** ACTION
- 5. Approval of July 9, 2018 Meeting Minutes** ACTION
- 6. Case # 18-11 1308 S Fountain Ave. – Front Porch
Removal & Reconstruction** DISCUSSION
& ACTION
- 7. Case # 18-12 912 S Fountain Ave. – Front Porch
Reconstruction**
- 8. Board Comments** DISCUSSION
- 9. Staff Comments – Staff Approvals** DISCUSSION
- 10. Adjournment** ACTION

2018 Springfield Historic Landmarks Commission Call to Order: Roll Call

Name	Term Expiration
Marta Wojcik	03/01/2019
Brad Minerd	07/19/2019
Vernon Donnelly	09/27/2019
Jeff Smith	01/03/2020
Nate Fleming	09/26/2020

SPRINGFIELD HISTORICAL LANDMARKS COMMISSION

Summary Minutes – June 11, 2018

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

MEMBERS ABSENT:

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 April 9, 2018 meeting.

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

DECISION: Approved unanimously by roll call.

CERTIFICATE OF APPROPRIATENESS:

CASE # 18-08

ADDRESS: 424 S. Fountain Ave.

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

PROPOSED WORK: To paint the front door a new paint color.

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. Board members asked for a sample of what color the door would be painted. The applicant stated the door would be painted red. The board members explained that they would need a sample color before they would be able to approve anything.

MOTION: Motion by Ms. Wojcik to table the request until a sample color could be provided. Second by Mr. Smith.

YEAS: Vernon Donnelly, Jeff Smith, Marta Wojcik, and Brad Miner

NAYS: None

ABSTAIN: Nate Fleming

DECISION: Approved by a 4 to 0 vote and 1 abstention.

CERTIFICATE OF APPROPRIATENESS:

CASE # 18-09

ADDRESS: 824 S. Fountain Ave

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

PROPOSED WORK: To construct a new fence.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Miner asked if the board had any questions for Mr. Thompson or the applicant. Board members discussed the fence requirements. Ms. Level explained that there were similar fences in the area and the fence was needed for security purposes for their family.

MOTION: Motion by Mr. Fleming to approve Case # 18-09 for 824 S Fountain Avenue to construct a new fence. Seconded by Mr. Donnelly.

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

NAYS: None

ABSTAIN:

DECISION: Approved by a 5 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: To demolish the house.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Miner asked if the board had any questions for Mr. Thompson or the applicant. Mr. Thompson explained that the case had been tabled for six months prior. Board members discussed their concerns about demolishing another home in the district. The board members explained that they would need more time to make a decision and decided to have a special meeting on June 25, 2018 at 5:30 PM.

MOTION: Motion by Mr. Smith to table the discussion until June 25, 2018. Seconded by Mr. Fleming.

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

NAYS: None

ABSTAIN:

DECISION: Approved by a 5 to 0 vote.

BOARD COMMENTS: STAFF COMMENTS: none

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

DECISION: Meeting adjourned at 6:31 P.M.

SPRINGFIELD HISTORICAL LANDMARKS COMMISSION

Summary Minutes –June 25, 2018

Special Meeting

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

MEMBERS ABSENT:

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.

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: To demolish the house.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Miner asked if the board had any questions for Mr. Thompson or the applicant. Ms. Wojcik asked if the board members had a chance to look at the house. Board members voiced yes. Mr. Fleming explained that he would estimate the cost to fix the structure up would be \$70,000 to \$80,000. Ms. Wojcik thanked the applicants for giving more time to exhaust every option. Ms. Wojcik explained that the house is beyond repair and the locations is not prime. Mr. Smith expressed his concerns about demolition in historical neighborhoods and stated the house in questions was a challenge. Ms. Wojcik questioned if both houses would be going down at the same time. Mr. Hale stated they could not be taken at the same time due to ownership. Ms. Wojcik expressed her concerns about vacant lots. Mr. Miner stated that he agreed with the rest of the board members. Ms. Wojcik asked if there was a way to salvage materials in the house and questioned what the land bank planned to do with the property after the demolition. Ms. Wojcik explained that the board would need to approve any type of fencing. Mr. Hale explained that the land bank does not own the property yet and permission to remove material would not go through the land bank. Mr. Hale explained that due to the property not being owned by the land bank yet, there was no plan for what they would do after the demolition but would take their concerns into consideration.

MOTION: Motion by Mr. Fleming to approve the demolition. Seconded by Mr. Donnelly.

YEAS: Vernon Donnelly, Marta Wojcik, Nate Fleming and Brad Miner.

NAYS: Jeff Smith.

ABSTAIN: None.

DECISION: Approved by a 4 to 1 vote.

BOARD COMMENTS: Board members explained that they would like more time and information to approve a demolition. The board members stated that was the reason for the special meeting, they wanted to know exactly what their options were to make the right decision.

STAFF COMMENTS: none

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

DECISION: Meeting adjourned at 5:50 P.M.

SPRINGFIELD HISTORICAL LANDMARKS COMMISSION

Summary Minutes –July 9, 2018

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

MEMBERS ABSENT:

STAFF PRESENT: Stephen Thompson and Cheyenne Pinkerman

OTHERS PRESENT: Commissioner Rob Rue and applicants.

CERTIFICATE OF APPROPRIATENESS:

CASE # 18-08

ADDRESS: 424 S. Fountain Ave.

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

PROPOSED WORK: To paint the front door a new paint color.

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. Ms. Wojcik stated the applicants did what they were supposed to do and provided a sample color.

MOTION: Motion by Mr. Fleming to approve the new paint color. Seconded by Mr. Donnelly.

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

NAYS: None

ABSTAIN:

DECISION: Approved by a 5 to 0 vote.

CERTIFICATE OF APPROPRIATENESS:

CASE # 18-05

ADDRESS: 1620 S. Foster

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

PROPOSED WORK: To make repairs to a fire damaged house.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson explained that Mr. Dietz contacted him earlier that day about fence post. Mr. Dietz explained what had been done at the house. Mr. Smith questioned the size of the post. Mr. Dietz explained that the spindles and the post are both new and he needs the post approved.

MOTION: Motion by Mr. Fleming to approve four white post. Seconded by Ms. Wojcik. .

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

NAYS: None

ABSTAIN: None

DECISION: Approved by a 5 to 0 vote.

BOARD COMMENTS: Board members questioned previous cases, discussed trees, guidelines, re-store, vandalism on South Fountain and codes.

STAFF COMMENTS: none

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

DECISION: Meeting adjourned at 6:09 P.M.

Case # 18-11

1308 S Fountain Ave.

Front Porch Removal

&

Reconstruction

STAFF REPORT

TO: Landmarks Commission

DATE: August 8, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-11

GENERAL INFORMATION:

Applicant:	Benjamin Oliver, 3111 N Hampton Rd., Springfield, OH 45502
Owner:	Same
Requested Action:	Certificate of Appropriateness
Purpose:	To remove front porch and rebuild
Location:	1308 S Fountain Ave.
Size:	0.21 acre
Existing Land Use and Zoning:	Residential, RS-8, Medium-Density, Single-Family Residence District
Applicable Regulations:	Chapter V
Previous Cases for Property:	NA

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to approve removal of the front porch. The porch has been removed, at this point. The applicant states he will submit an application when he is ready to rebuild the porch. He anticipates a completion date of August 2019.

ANALYSIS:

Historic porches should not be removed. If it is already missing, a new porch may be constructed based upon physical or photographic documentation. Check for evidence of the original design through historic photographs or through clues like paint shadows on the building.

ACTION:

Approval of the Certificate of Appropriateness.

ATTACHMENTS:

- 1) Vicinity Map
- 2) Application and Attachments



1308 S Fountain Ave.

2015/02/13



**FOR OFFICE USE ONLY**Case #: 18-11Date/time received: 7/10/18Received 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):

Rebuild wrap-around porch. Reinstall roof, decking, and columns.
Requesting a one-year time frame to complete. Will submit
new application when ready to proceed with project.

2. Address of Subject Property: 1308 S. Fountain Ave.3. Parcel ID Number(s): 34007000331040024. Size of subject property: 0.21 acre5. Existing Use of Property: Residential**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): Benjamin D. Oliver

Title: _____

Company (if applicable): _____

Mailing address: 3111 N. Hampton Rd.City: Springfield State: OH ZIP: 45502Telephone: (937) 631-2879 FAX: () _____Email asderyn@yahoo.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.

Benjamin D. Oliver / _____
Signature of Applicant Signature of Co-applicant

Benjamin D. Oliver / _____
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.)

This is basically a request for an extension of a year from August 13. The project will be completed by August 13, 2019. When I am ready to start the project, I will submit a new application with all of the plans, pictures, drawings, etc. I thank you for your consideration.

Case # 18-12

912 S Fountain Ave.

Front Porch Reconstruction

STAFF REPORT

TO: Landmarks Commission

DATE: August 8, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-12

GENERAL INFORMATION:

Applicant:	Andrew & Joan Elder, 912 S Fountain Ave., Springfield, OH 45506
Owner:	Same
Requested Action:	Certificate of Appropriateness
Purpose:	To reconstruct front porch
Location:	912 S Fountain Ave.
Size:	0.3 acre
Existing Land Use and Zoning:	Residence, RM-12, Low-Density, Multi-Family Residence District
Applicable Regulations:	Chapter V
Previous Cases for Property:	NA

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to remove broken and crumbling steps to the front porch, add handrails to the steps. The handrails will be cedar or treated lumber and primed for paint. The end posts will mimic the design of the porch posts and the spindles will be similar to those in the application.

ANALYSIS:

If historic porch elements are missing altogether or have been replaced in the recent past, they may be replaced with new features. If possible, use historic photos to determine the original appearance. If nothing is available, the best approach is to keep the feature simple and in proportion to remaining porch features.

ACTION:

Approval of the Certificate of Appropriateness.

ATTACHMENTS:

- 1) Vicinity Map
- 2) Application and Attachments



2015/02/03



FOR OFFICE USE ONLY

Case #: 18-12
Date/time received: 7/23/18
Received by: ST

Review Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. PROJECT

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

Addition of handrails to newly repaired
steps to front porch

2. Address of Subject Property: 912 South Fountain Ave.

3. Parcel ID Number(s): 3400700034314004

4. Size of subject property: 0.320 acres

5. Existing Use of Property: Residential

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): Joan Elder

Title: _____

Company (if applicable): _____

Mailing address: 912 South Fountain Ave.

City: Springfield State: OH ZIP: 45506

Telephone: 937 215-6260 FAX: () _____

Email joanelder@yahoo.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.

Joan E. Elder

Signature of Applicant

Signature of Co-applicant

Joan E. Elder

Typed or printed name and title of applicant Typed or printed name of co-applicant

CERTIFICATE OF APPROPRIATENESS

Gutters and Downspouts Repair/Replacement/Addition

Explain. _____

Roof Repair/Replacement/Addition

Explain. _____

Demolition

Explain reasons for demolition. Remove broken and crumbling
concrete steps to the front porch.

Addition

Describe design and placement. Add handrails to each side of
the concrete steps. (See attached description.)

Residing

Describe reasons and materials to be used. _____

CERTIFICATE OF APPROPRIATENESS

Landscaping

Explain. _____

Emergency Repair

Describe emergency and proposed work. _____

Other

Describe any work not previously discussed. _____

Joan Elder
Applicant's Signature

7/23/18
Date

Joan Elder
Owner's Signature

7/23/18
Date

Application for Certificate of Appropriateness

Andy and Joan Elder
912 South Fountain Avenue
New handrails for front porch

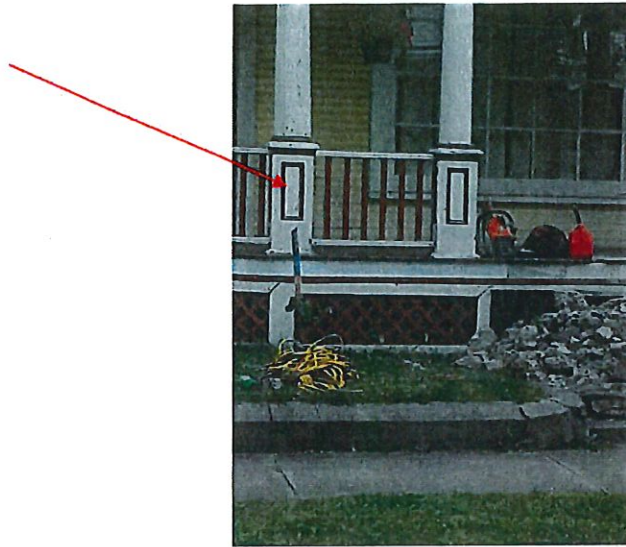
We are requesting approval from the Springfield, Ohio Historic Landmarks Commission to install new handrails along the steps to our front porch.

In July, 2018, we contracted with Martin Adams to replace the crumbling concrete steps and sidewalk curb at our house. These are repairs to existing features, and it is our understanding that work such as this does not need a certificate of appropriateness from the Landmarks Commission.

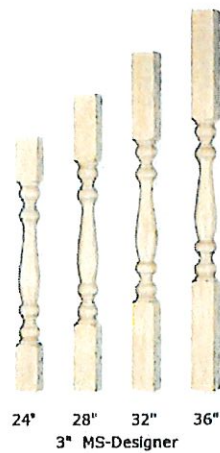


In addition to the steps, we wish to improve the safety of the entrance to our house, so have asked Mr. Adams to install handrails along the top section of steps. The railings will be on each side of the poured concrete steps and will include a top rail, bottom rail, spindles and end posts. The material will be cedar or treated lumber and will be primed and ready for paint.

The end posts will mimic the design of the porch posts:



Spindles will be appropriate to the style and age of the house. When we repair and update the porch in a future project, the porch spindles will match the new ones in the railing. Spindles will be turned wood, similar to these by Vintage Woodworks (www.vintagewoodworks.com).



The finished railings will have an appearance similar to this:



In the near future, we will select new paint colors for the entire house and will coordinate the paint on the railings at that time. Until then, the railings will be a neutral color that blends with the house.

We are hoping that this request will be presented to the Landmarks Commission at the August 13 meeting. Our house will be on the Tour of Homes on September 30 and we don't want to delay the completion of this project. You may contact us at:

Joan: 937-215-6260; joaneelder@yahoo.com

Andy: 937-215-9582; aelder@elderandelder.com

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. **

Meeting Date	Application Deadline
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

2018 CITY COMMISSION CALENDAR

JANUARY 2018						
Su	M	Tu	W	Th	F	Sa
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7	8	9	10	11	12	13
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MARCH 2018						
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MAY 2018						
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27	28	29	30	31	Election Day	
JULY 2018						
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29	30	31				
SEPTEMBER 2018						
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NOVEMBER 2018						
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Election Day		Budget Mtg		1	2	3
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FEBRUARY 2018						
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25	26	27	28	Retreat		
APRIL 2018						
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JUNE 2018						
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AUGUST 2018						
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OCTOBER 2018						
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28	29	30	31			
DECEMBER 2018						
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23	24	25	26	27	28	29
30	31	1	2	3	4	5

Tuesday, Jan. 2, 2018 – Reorganizational Meeting at 8:00 PM with Legislative Meeting to Follow