

Agenda
Springfield Historic Landmarks Commission
Springfield, Ohio
Monday, September 10, 2018
City Forum – 5:30 P.M.

- | | |
|---|------------------------------------|
| 1. Call to Order | |
| 2. Roll Call | |
| 3. Approval of August 13, 2018 Meeting Minutes | ACTION |
| 4. Case # 18-15 1219-1221 S Limestone St. – Demolition of Garage | DISCUSSION
& ACTION |
| 5. Board Comments | DISCUSSION |
| 6. Staff Comments – Staff Approvals | DISCUSSION |
| 7. 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
Becky Krieger	08/14/2021
Craig Dillion	08/02/2019

SPRINGFIELD HISTORICAL LANDMARKS COMMISSION
Summary Minutes –August 13, 2018

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

MEMBERS ABSENT: None

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 June 11, 2018 meeting.

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

DECISION: Approved unanimously by roll call.

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

APPROVAL OF MINUTES: Minutes of the June 25, 2018 meeting.

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

DECISION: Approved unanimously by roll call.

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

APPROVAL OF MINUTES: Minutes of the July 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 # 18-11

ADDRESS: 1308 S. Fountain Ave.

NAME: Benjamin Oliver, 3111 N Hampton Rd., Springfield, OH 45502

PROPOSED WORK: To remove front porch and rebuild.

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 questioned why the porch needed to be removed. Mr. Oliver explained that the porch was unsafe. Ms. Wojcik questioned if the applicant planned to replace the porch. Mr. Oliver explained that he planned to replicate the porch and make it structurally sound. Mr. Smith questioned if any material was saved for reuse. Mr. Oliver explained that he gave some things to the re-store. Mr. Oliver explained that he removed the columns because they were rotted. Ms. Wojcik suggested saving some material for a reference when rebuilding the porch including the spindles and columns. Mr. Oliver stated he would check and see if the restore still had some of the material he donated.

MOTION: Motion to approve removal/ demolition and require the porch to be rebuilt pending the application for certificate of appropriateness. Seconded by Mr. Donnelly.

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

NAYS: None

ABSTAIN: None

DECISION: Approved by a 5 to 0 vote.

CERTIFICATE OF APPROPRIATENESS:

CASE # 18-12

ADDRESS: 912 S. Fountain Ave.

NAME: Andrew & Joan Elder, 912 S Fountain Ave., Springfield, OH 45506

PROPOSED WORK: To reconstruct porch.

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. Elder explained that they plan to keep the porch as historical as possible. Mr. Smith expressed how thankful he was for the amount of detail in the application.

MOTION: Motion by Mr. Fleming to approve to front porch reconstruction. Mr. Smith Seconded.

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 discussed chosen paint colors throughout the neighborhood. Mr. Miner brought up a previous case regarding a sign at a funeral home. Board members questioned the code enforcement issues regarding exterior conditions throughout the South Fountain Historical District. Mr. Smith explained that he had been talking to a neighbor from 412 S. Fountain that may need to have a special meeting. Mr. Thompson explained that the contractor needed a down payment before the next meeting and would like the board to consider having a special meeting. Board members and staff decided on August 20th at 5:30 pm.

STAFF COMMENTS: none

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

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

Case # 18-15

1219-1221 S. Limestone St
Demolition of Garage

STAFF REPORT

TO: Landmarks Commission

DATE: September 5, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-15

GENERAL INFORMATION:

Applicant: City of Springfield

Owner: Miller Real Estate Properties LLC, 6665 E Walnut St., Tipp City, OH 45371

Requested Action: Certificate of Appropriateness

Purpose: To demolish the garage

Location: 1219-1221 S Limestone St.

Size: 0.14 acre

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

Applicable Regulations: Chapter V

Previous Cases for Property: 14-12 – Front porch demolition and replacement and roof replacement

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to demolish a garage that is in disrepair. Springfield Code Enforcement issued orders to repair rotted wood material and repair peeling paint on the house in June 2018. The owner applied for a permit to demolish the garage in August 2018.

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:

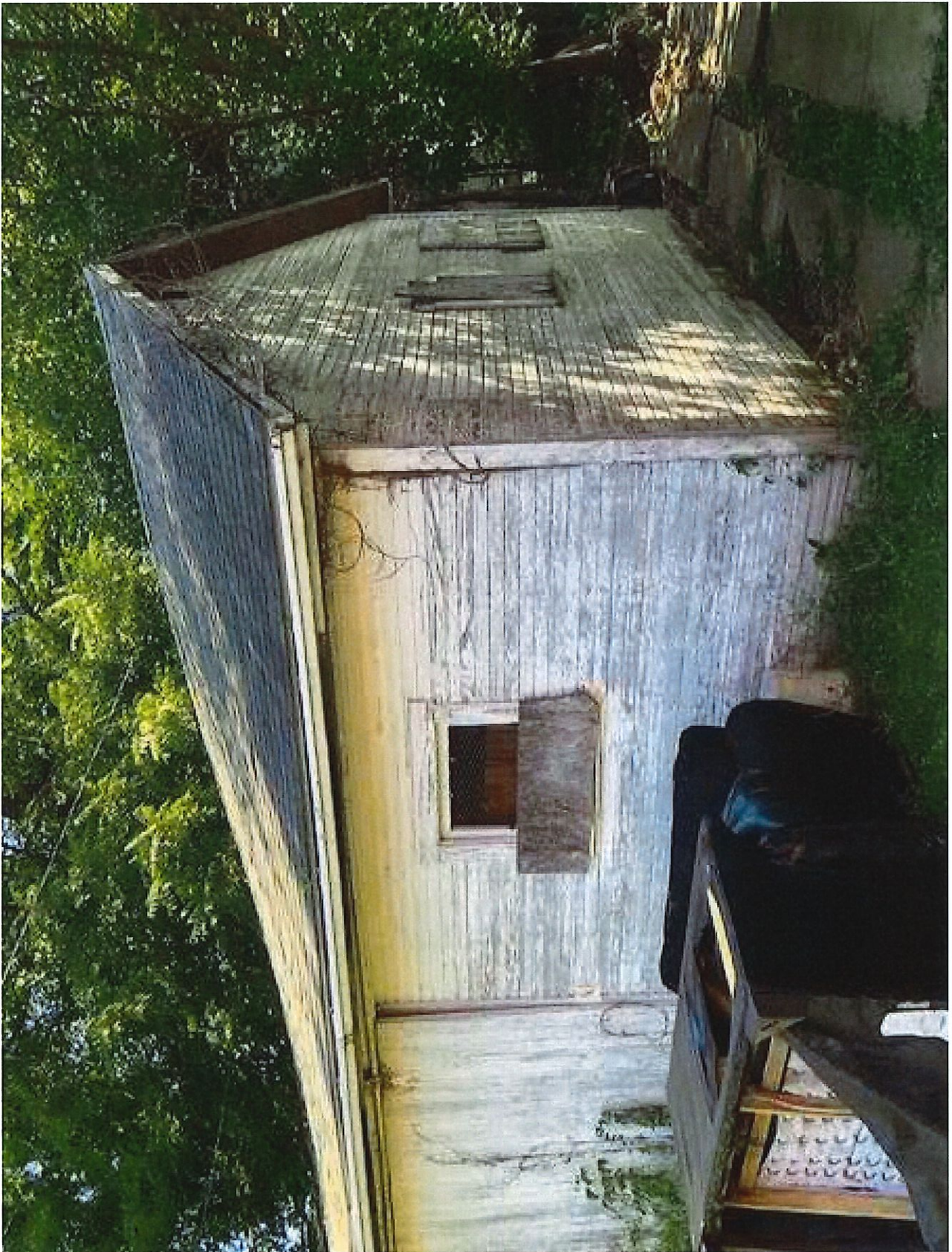
1. Vicinity Map
2. Application and Attachments



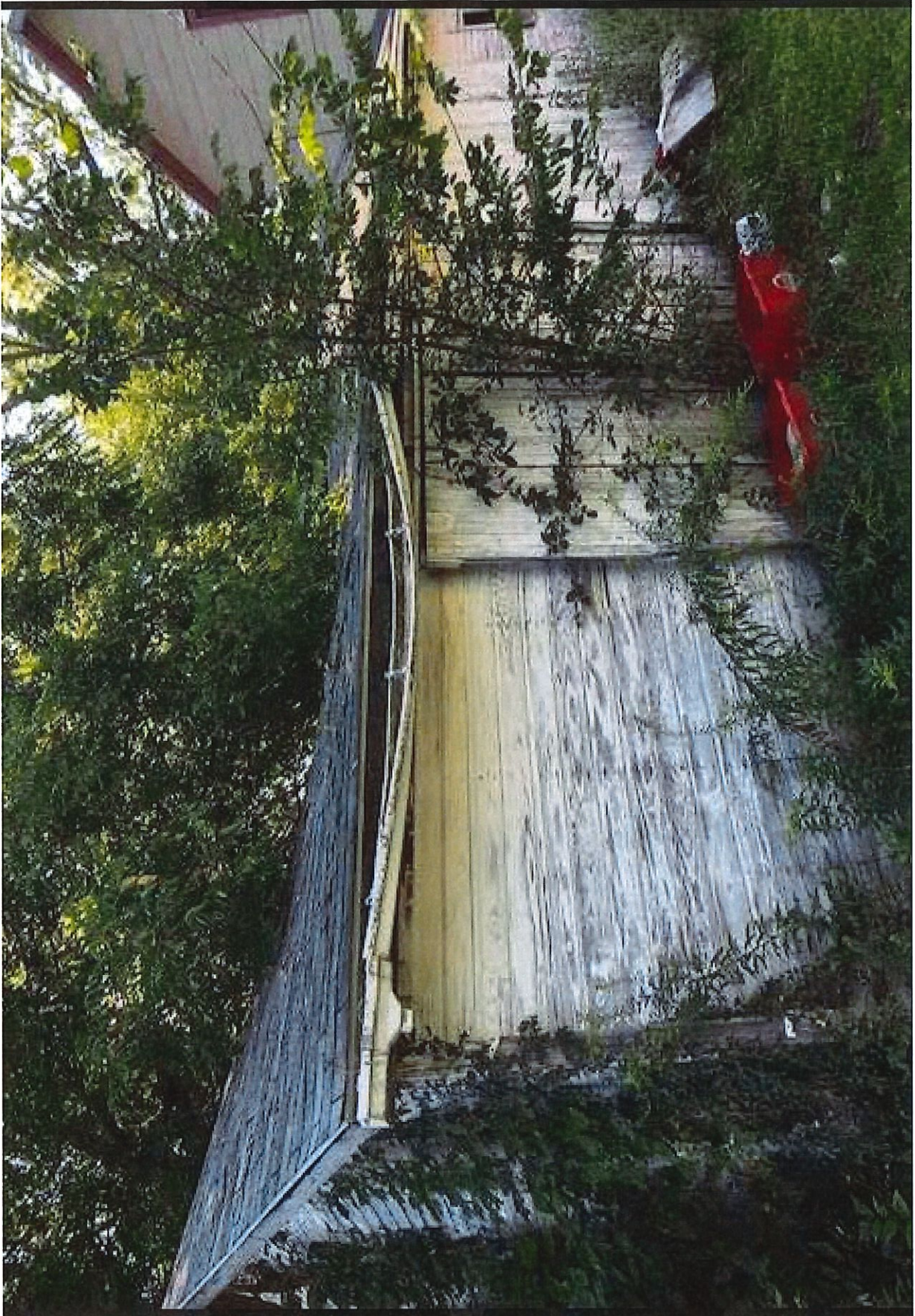
1229-1231 S Limestone St.



2015/02/13









FOR OFFICE USE ONLY

Case #: 18-15

Date/time received: _____

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):

Demolition of Garage

2. Address of Subject Property:

1214-1221 S Limestone St.

3. Parcel ID Number(s):

3400700034329019

4. Size of subject property:

0.14 Acre

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):

COS/Stephen Thompson

Title: _____

Company (if applicable): _____

Mailing address: _____

City: _____ State: _____ ZIP: _____

Telephone: () _____ FAX: () _____

Email: _____

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

Name of Owner (title holder): _____

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.)

Demolish garage

needs SHLC approval

CITY OF SPRINGFIELD, OHIO
COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING REGULATIONS DIVISION
76 East High Street, Springfield, Ohio 45502 Phone (937) 324-7389 Fax (937) 328-3558

PERMIT APPLICATION

DEMOLITION

18-1006

PROJECT	Demolish Garage/out building	IWORQ #	
ADDRESS	1219 S Limestone St	DATE	8/23/18
OWNER	Miller Real Estate Properties LLC	PHONE	(937) 581-0272
CONTRACTOR		PHONE	(937) 713-8467
		FAX	

TYPE OF STRUCTURE
Residential
Accessory Garage

STRUCTURE INFORMATION	
Type of Construction	Wood framed
Number of Floors	1
Basement	N/A
Number of Units (Res)	N/A

TYPE	FEE	TOTAL
APPLICATION FEE	\$30.00	\$30.00
RESIDENTIAL GARAGES	\$ 15.00	15
DEMOLITION FEE	\$15.00	
Square Feet = _____	(per 1,000 sq. ft. or fraction thereof)	
SUB TOTAL		
OBBS fee (1% commercial)		
TOTAL FEES DUE		45.45

REQUIRED INSPECTIONS (See permit for detailed information)	
Sewer Cap	(6" of Concrete)
Backfill	(Verify hole before backfilling)
Final	(To verify grade before seed & straw)

SPECIAL CONDITIONS OR NOTES
Detached garage/outbuilding is falling down, also been attracting Vagrants occupants. Would like to demolish the structure.

Note: Owner/Contractor/Applicant shall be required to submit a "Notification of Demolition & Removal" to the Regional Air Pollution Control Agency (RAPCA) when requested by the Code Enforcement Manager.

Signature: [Signature] Title: 8/23/18
Print Name: Jeremy Miller Phone: (937) 581-0272



Case Information

Date 6/18/2018
Case Number 182920
Priority
Old Case #
Site Address 1219-1221 S LIMESTONE
Quadrant SE
Target Area CDBG
Census Tract
Region A
Violation Exterior
General Case Note PEELING PAINT/ROTTED WOOD/BOARDED STRUCTURE
Business Name
Property Type Structure
Previous Weeds Orders
Weeds - Hours 0.00
Weeds - Comments
Direct Costs 0.00
Special Billing Notes
Date Completed
Initiated By Agency Complaint
Status Active
C of M
Tenant Name
Tenant Address 1
Tenant Address 2
Assigned to Contractor
Assigned To Jeremy Leist

Property Information

Parcel#: 3400700034329019
 MILLER REAL ESTATE PROPERTIES LLC
 1219-1221 S LIMESTONE ST
 CITY RM-12

Owner Information

MILLER REAL ESTATE PROPERTIES LLC
 5665 E WALNUT ST
 TIPP CITY, OH 45371

Violations

Date	Violation
6/18/2018	P.M. 304.6
6/18/2018	P.M. 304.2
6/18/2018	P.M. 304.13
6/18/2018	S.C.O. 1323.02(b) - Structure

Notes

Status

ALL ROTTED WOOD MUST BE REPLACED. Active
 ALL PEELING/FLAKING PAINT MUST BE REPAINTED. Active
 ALL BOARDED DOORS/WINDOWS MUST BE PROPERLY REPAIRED AND BOARDS REMOVED. Active
 FAILURE TO REPAIR THE STRUCTURE WILL RESULT IN DEMOLISH ORDERS AND STRUCTURE TORN DOWN AT OWNER EXPENSE. Active

Case History

Date	Type	Description
6/18/2018	Activity	Initial Inspection: PAINT, ROTTED WOOD, BOARDED STRUCTURE
6/18/2018	Activity	Orders Ready for Issuance: MAILED CERTIFIED

6/18/2018 3:05:23 PM Document



6/18/2018 3:05:32 PM Document



6/20/2018 Activity Hold For Receipt: unclaimed
 8/17/2018 Activity Re-Inspection: JEREMY 713 8467 ASKED FOR EXT I GRANTED.
 8/17/2018 Activity Orders Ready for Issuance: mailed c of m send c of m





















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
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
MARCH 2018						
Su	M	Tu	W	Th	F	Sa
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18	19	20	21	22	23	24
25	26	27	28	29	30	31
MAY 2018						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	Election Day	
JULY 2018						
Su	M	Tu	W	Th	F	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
SEPTEMBER 2018						
Su	M	Tu	W	Th	F	Sa
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						
NOVEMBER 2018						
Su	M	Tu	W	Th	F	Sa
Election Day		Budget Mtg		1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

FEBRUARY 2018						
Su	M	Tu	W	Th	F	Sa
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	Retreat		
APRIL 2018						
Su	M	Tu	W	Th	F	Sa
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					
JUNE 2018						
Su	M	Tu	W	Th	F	Sa
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
AUGUST 2018						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
OCTOBER 2018						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
DECEMBER 2018						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
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