

**\*\*REMINDER\*\***

Meeting will be on  
**Thursday, November 15<sup>th</sup>**  
Thank you!

**Agenda**  
**Springfield Historic Landmarks Commission**  
**Springfield, Ohio**  
**Thursday, November 15, 2018**  
**City Forum – 5:30 P.M.**

- |   |                                    |
|---|------------------------------------|
| <b>1. Call to Order</b>   |                                    |
| <b>2. Roll Call</b>   |                                    |
| <b>3. Approval of September 10, 2018 Meeting Minutes</b>              | <b>ACTION</b>                      |
| <b>4. Case # 18-17 225 E High St. – Exterior Changes</b>              | <b>DISCUSSION<br/>&amp; ACTION</b> |
| <b>5. Case # 18-18 1002-1004 S Fountain Ave. – Window Replacement</b> | <b>DISCUSSION<br/>&amp; ACTION</b> |
| <b>6. Board Comments – Certified Local Government</b>                 | <b>DISCUSSION</b>                  |
| <b>7. Staff Comments – Staff Approvals</b>                            | <b>DISCUSSION</b>                  |
| <b>8. Adjournment</b>   | <b>ACTION</b>                      |

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

Name	Term Expiration
Marta Wojcik	03/01/2019
Brad Miner	07/19/2019
Vernon Donnelly	09/27/2019
Jeff Smith	01/03/2020
Nate Fleming	09/26/2020
Becky Krieger	08/14/2021
Craig Genet	08/02/2019

**SPRINGFIELD HISTORICAL LANDMARKS COMMISSION**  
**Summary Minutes –August 20, 2018**  
**Special Meeting**

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

**MEMBERS ABSENT:** Vernon Donnelly

**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.

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 18-13**

**ADDRESS:** 823 S. Fountain Ave.

**NAME:** Ed Leinasars, 76 E. High St. Springfield, OH 45502

**PROPOSED WORK:** Tree Removal

**ACTION:**

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Miner asked if the commission had any questions for Mr. Thompson or the applicant. Hearing none, Mr. Miner asked if the applicant would like to speak. Mr. Leinasars explained that the owner of the home had applied for the Historic District Home Improvement loan programs through the City of Springfield. Mr. Leinasars explained that the program is mostly based around repairs to the exterior of the home. Mr. Leinasars explained that the tree in question was very dangerous and could be covered under the home loan program. Mr. Leinasars explained that Mr. James Wills, the Forestry supervisor, stated that the tree had died from the ash borer and was dangerous. Mr. Leinasars explained that the tree had no leaves and stated the estimated height of the tree. Mr. Leinasars explained that if the commission approved the removal of the tree, the owner had chosen Huffman Tree Service, Mr. Smith agreed that the tree was dead and dangerous.

**MOTION:** Motion by Mr. Smith to approve the tree removal at 823 S. Fountain Ave.  
Seconded by Ms. Wojcik.

**YEAS:** Ms. Wojcik, Ms. Krieger, Mr. Smith, Mr. Fleming, and Mr. Miner.

**NAYS:** None.

**ABSTAIN:** None.

**DECISION:** Approved by a 5 to 0 vote.

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 18-14**

**ADDRESS:** 425 S. Fountain Ave.

**NAME:** David Byas, 417 S. Fountain Ave. Springfield, OH 45506

**PROPOSED WORK:** New Roof

**ACTION:**

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Minerd asked if the commission had any questions for Mr. Thompson or the applicant. Mr. Byas presented pictures, colors and discussed his plans for what he planned to do with the roof. Mr. Byas explained the structure needed to be water tight before they could do any other repairs to the home. Mr. Byas explained he wanted to make the house look nice. Mr. Smith asked if the layers of slate and shingles would be removed. Mr. Byas stated they would be removed. Mr. Smith explained that he has seen a similar roof in Troy, OH and that it looked nice. Ms. Wojcik asked if they had picked a color. Mr. Byas stated they had chosen the color patina green. Mr. Byas explained that they would like it to look distressed. Mr. Byas explained that he had brought the colors they chose for the trim as well and passed them around. Mr. Byas passed around photos of the house.

**MOTION:** Motion by Mr. Fleming to approve the new roof with sage green trim and olive green porch. Seconded by Ms. Krieger.

**YEAS:** Ms. Wojcik, Ms. Krieger, Mr. Smith, Mr. Fleming, and Mr. Minerd.

**NAYS:** None.

**ABSTAIN:** None.

**DECISION:** Approved by a 5 to 0 vote.

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**BOARD COMMENTS:** None.

**STAFF COMMENTS:** None

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

**DECISION:** Meeting adjourned at 5:56 P.M.

**SPRINGFIELD HISTORICAL LANDMARKS COMMISSION**  
**Summary Minutes –September 10, 2018**

**MEMBERS PRESENT:** Vernon Donnelly, Craig Genet, 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

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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 August 13, 2018 meeting.

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

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

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 18-15 & 18-17**

**ADDRESS:** 1219-1221 S. Limestone St.

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

**PROPOSED WORK:** To demolish the garage and remove four trees.

**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 if the applicant would like to speak. Mr. Jeremy Miller stated that he planned to put in an application to remove some trees from the property. Mr. Thompson explained that he had discussed the tree removal with Mr. Miller and he had not turned in the application in time. Ms. Wojcik asked about the long term plan for the property. Mr. Miller explained that he had bought eight properties that were in very bad shape. Mr. Miller explained that he had a full time job and worked on the houses in his spare time. Mr. Miller explained that 1219-1221 S. Limestone was in the worst shape out of all the properties and would cost the most to fix it up. Mr. Miller explained he did in fact plan to slowly renovate the property but it would take some time. Mr. Miner asked if the alleys along the property were vacated. Mr. Thompson stated they were active alleys. Ms. Krieger asked when the pictures were taken of the dilapidated garage. Mr. Thompson stated the pictures were taken a week prior to the meeting. Ms. Krieger explained that more trash had been dumped since the picture was taken. Mr. Thompson stated that the Code Enforcement officer, Jeremy Leist, explained that the dumping gets worse each time he inspects the property. Mr. Thompson explained if the garage is removed the officer believed it would help with the dumping issue. Mr. Miller explained that he has witnessed dumping and vagrants on the property. Mr. Miner asked for the application for the tree removal. Mr. Thompson asked where the trees were located. Mr. Thompson presented a photo of the property showing where the trees were. Ms. Krieger asked about the condition of the roof. Mr. Miller explained that the roof was decent

except for a spot in the rear where an addition was added. Mr. Miner asked if the commission would hear the case for the tree removal. The commission agreed.

**MOTION:** Motion by Ms. Krieger to approve the garage demolition at 1219-1221 S. Limestone. Seconded by Mr. Fleming.

**YAYS:** Marta Wojcik, Becky Krieger, Vernon Donnelly, Craig Genet, Jeff Smith, Nate Fleming and Brad Miner.

**NAYS:** None.

**ABSTAIN:** None

**DECISION:** Approved by a 7 to 0 vote.

Mr. Smith asked how many trees needed removal. Mr. Miller explained that there were four trees. Mr. Miller explained that the tree in front would encroach on the front of the house and when the porch was rebuilt it would cause issues. The commission agreed that the tree removal would be a good idea and they were taking away from being able to see the structure. Ms. Krieger asked for a work timeline. Mr. Miller explained that the amount of work that needed to be done and he planned to work on the exterior first. Ms. Krieger asked for a timeframe. Mr. Miller explained it would take a while and he would like to eventually get the property in a good condition to sell.

**MOTION:** Motion by Mr. Smith to approve the removal of four mature trees. Seconded by Ms. Wojcik.

**YAYS:** Marta Wojcik, Becky Krieger, Vernon Donnelly, Craig Genet, Jeff Smith, Nate Fleming and Brad Miner.

**NAYS:** None.

**ABSTAIN:** None

**DECISION:** Approved by a 7 to 0 vote.

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#### **CERTIFICATE OF APPROPRIATENESS:**

**CASE # 18-16**

**ADDRESS:** 1307 E. High St.

**NAME:** Jay & Elizabeth Crawford, 1374 Fletcher Pike, South Charleston, OH 45368

**PROPOSED WORK:** To revise sign.

#### **ACTION:**

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Miner asked if there were any questions for Mr. Thompson. Mr. Thompson explained that the only change was the color of the sign and no material would change. Mr. Thompson explained that the colors that were previously chosen were hard to see at night.

**MOTION:** Motion by Mr. Fleming to approve a color change for the sign to a white background with black lettering. Seconded by Ms. Krieger.

**YAYS:** Marta Wojcik, Becky Krieger, Vernon Donnelly, Craig Genet, Jeff Smith, Nate Fleming and Brad Miner.

**NAYS:** None.

**ABSTAIN:** None

**DECISION:** Approved by a 7 to 0 vote.

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**BOARD COMMENTS:** Board members expressed their concerns about the paint color chosen for a house in the South Fountain Historical District that was not approved by the board. Board members questioned a home that an owner wanted to donate. Board members questioned the certified government. Mr. Thompson welcomed Craig Genet to the board.

**STAFF COMMENTS:** none

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

**DECISION:** Meeting adjourned at 5:48 P.M.



# **Case # 18-17**

**225 E. High St.**

**Exterior Changes**

## **STAFF REPORT**

TO: Landmarks Commission

DATE: November 7, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-17

### **GENERAL INFORMATION:**

Applicant: The Tradesmen Group/Sam Ciminero, 8465 Rausch Dr.,  
Plain City, OH 43064

Owner: Archbishop of Cincinnati Trustee, 225 E High St,  
Springfield, OH 45505

Requested Action: Certificate of Appropriateness

Purpose: To make exterior changes to basement to prevent water  
infiltration

Location: 225 E High St.

Size: 0.34 acre

Existing Land Use and Zoning: Church, RM-44, High-Density, Multi-Family Residence  
District

Applicable Regulations: Chapter V

Previous Cases for Property: 15-02

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to make changes to the basement to prevent water infiltration. Work will include: installing rot-resistant windows and repairing west elevation masonry steps. Similar work was done in 2015 to prevent water infiltration.

### **ANALYSIS:**

If historic basement windows are deteriorated beyond reasonable repair, they may be replaced in kind with the same material. Alternate materials may be considered if the windows are located on secondary elevations, following guidance in the section on windows in these guidelines.

### **ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments







2015/03/20





FOR OFFICE USE ONLY

Case #: 18-17  
Date/time received: 10/4/18  
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*):

St Raphael Catholic Church Basement Repair Project: Areawell Fill-in, Window Replacement  
Basement Stone Masonry Cleaning/Tuckpointing, Foundation Drain Install, and Exterior  
Stone step repair.

2. Address of Subject Property: 225 E. High St. Springfield, OH 45505

3. Parcel ID Number(s): 34007000342051016

4. Size of subject property: approx. 7500 SF

5. Existing Use of Property: House of Worship

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): Sam Ciminero

Title: Project Manager

Company (if applicable): The Tradesmen Group

Mailing address: 8465 Rausch Dr

City: Plain City State: OH ZIP: 43064

Telephone: ( ) 614-799-0889 FAX: ( ) 614-799-1690

Email sciminero@tradesmengroup.com

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

Name of Owner (title holder): Archdiocese of Cincinnati Trustee

Mailing Address: 100 E. Eighth St.

City: Cincinnati State: OH ZIP: 45202

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:

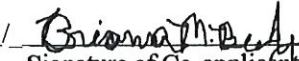
\_\_\_\_\_

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

Sam Ciminero, Project Manager

Brianna M. Beedy

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

Corporate Office  
8465 Rausch Drive  
Plain City, OH 43064  
o 614-799-0889  
f 614-799-1690



1-855-899-6555

Tennessee Contractor's License #47676

August 30, 2018

St Raphael Catholic Church  
225 East High Street  
Springfield OH 45502

Project Name: Church West Elevation Window & Basement Masonry Wall Repairs

Item #1 – West Elevation Basement Masonry Wall Repairs

Area to be Attended:

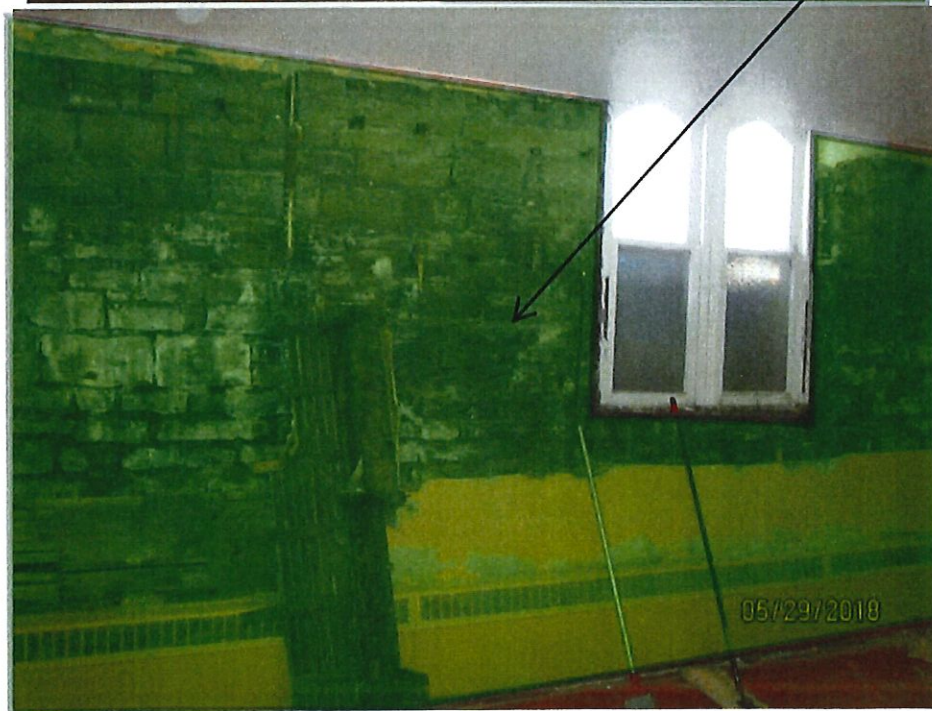
- Interior exposed stone masonry on West elevation basement wall (Approx. 60 LF)
- 1. Protect existing building and site from damage during progress of work, including interior conditions in the basement adjacent to work area.
- 2. Remove remaining plaster and framing from partial demolition of the west stone masonry wall along main basement area.
  - a. Adjacent hallway, to north of main basement area, is not part of the wall plaster removal scope of work.
- 3. Remove mortar 100% from existing stone wall masonry from basement floor to ceiling in preparation for tuckpointing wall with new mortar. Mortar removal shall be accomplished with hand tools to the greatest extent possible to limit potential damage to stone. Power tools will be limited to pneumatic or electric hammers that enable mortar to be carefully chipped from mortar joints without causing damage to stone. Grinders will not be utilized for removal of mortar. Mortar will be removed ¾" - 1" deep.
- 4. Reconstruct loose and missing stone around window openings with field stone matching as closely as possible to original stone in size, shape and configuration.
- 5. Install new limestone sill stone at each window opening, similar to East basement stone sills at filled-in window openings.
- 6. Clean stone wall to remove soiling as best as possible without causing damage to the stone. Methods of cleaning shall include low volume water spray with scrub brushes and chemical detergents capable of removing soiled conditions as best as possible without causing damage. Use of chemical detergents will require testing of sample areas for suitable results. Water run-off from cleaning will be captured and disposed of compliant with EPA requirements.



7. Tuckpoint wall with new Type N mortar formulated to match original mortar in color, aggregate content, relative hardness and finish. Provide mock-up installation for review and acceptance by Owner prior to installation of new mortar throughout the wall.
  - a. Exposed Stone masonry repair, cleaning, tuckpointing is limited to main basement area, and not at northernmost window opening area at adjacent hallway. This out-of-scope area is currently finished plaster.



Area of Remaining  
Wall Plaster  
Removal, Stone  
Masonry  
Tuckpointing &  
Cleaning

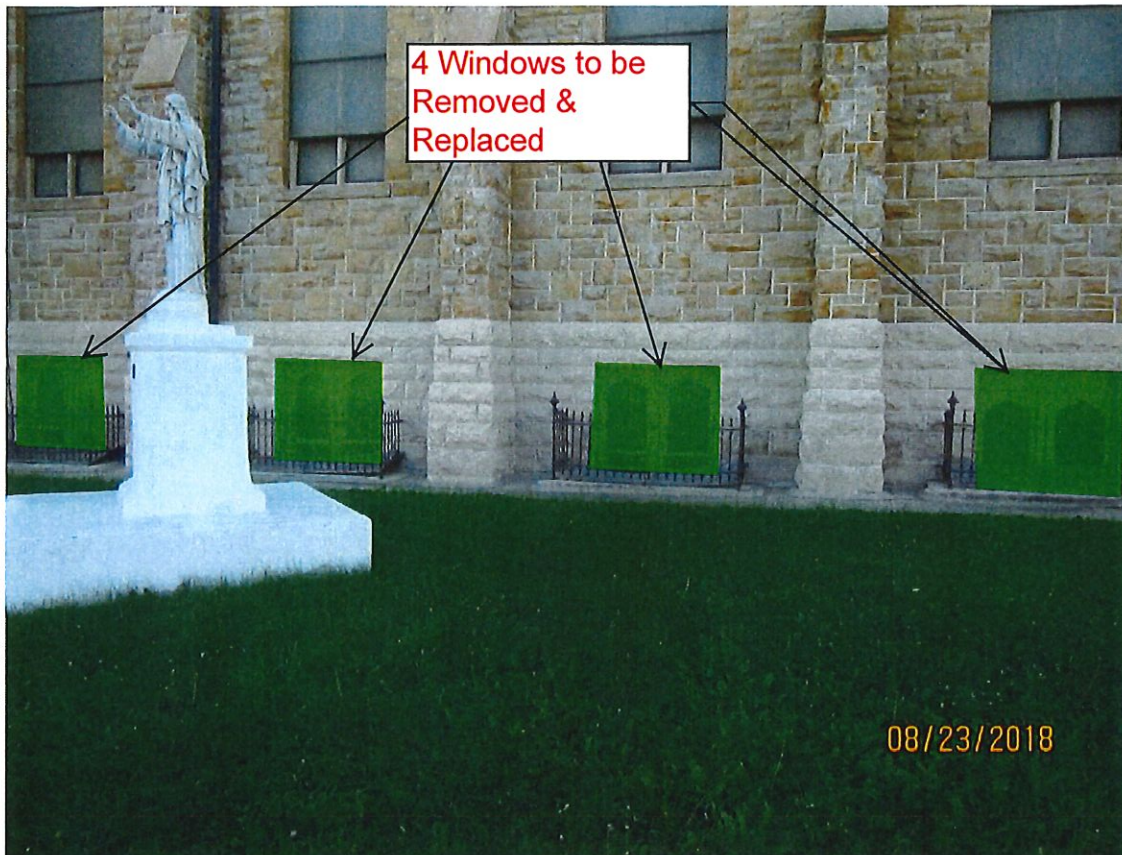


Item #2 – Window Replacement & Window Well Fill-in at Four (4) openings.

Area to be Attended:

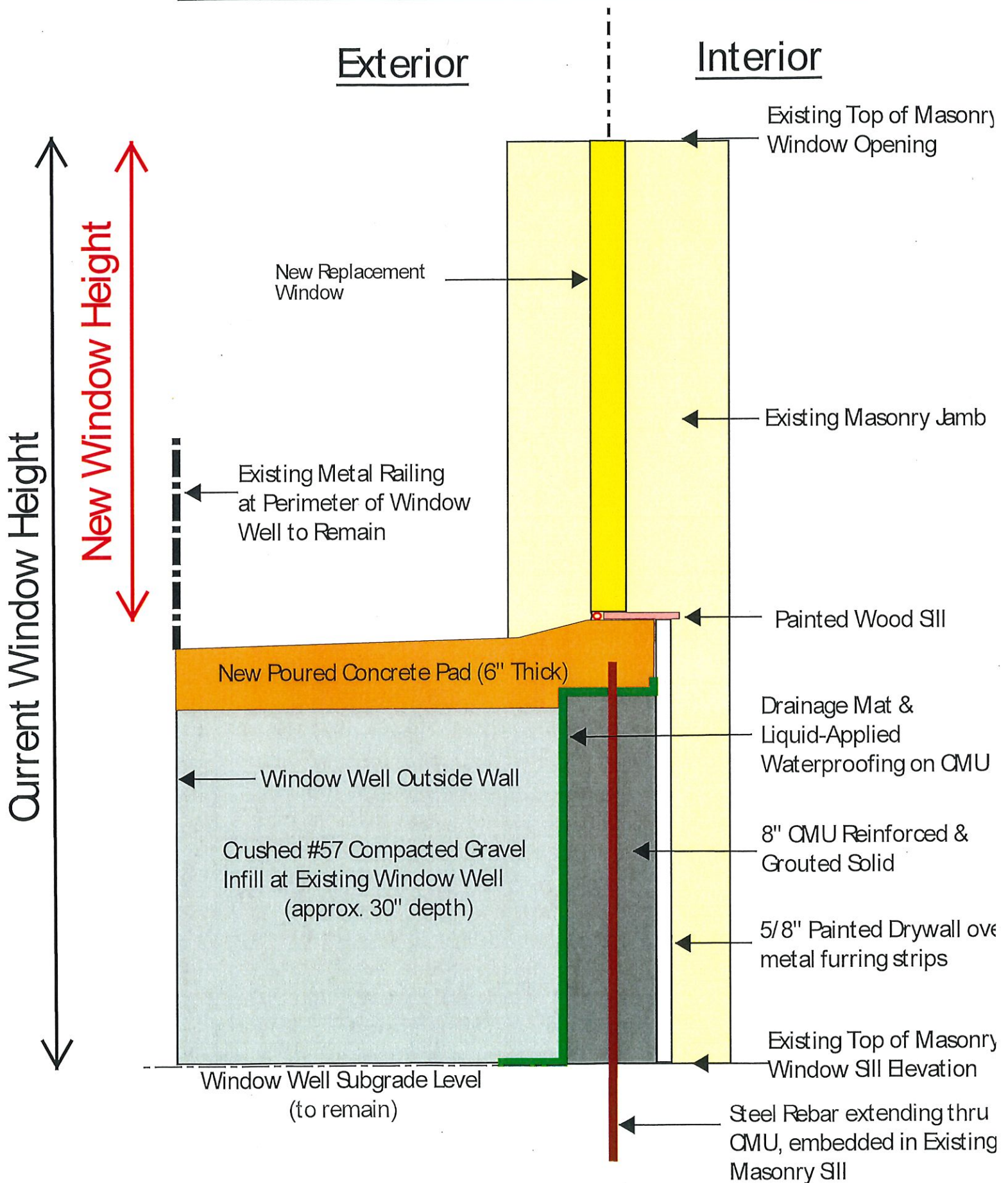
- West Elevation Four (4) Basement Windows & Wells: 3 Openings at main basement area and 1 opening in Finished Hallway area to North of main basement area.
- 1. Protect existing building and site from damage during progress of work, including interior conditions in the basement adjacent to work area.
- 2. Remove 4 existing wood windows and discard of.
- 3. Prepare masonry jambs by parging with mortar to allow a flat, smooth surface for new windows to be attached and sealed.
- 4. Drill & epoxy steel dowels into each window jamb and sill to allow CMU masonry to tie-into stone masonry walls.
- 5. Install CMU, with steel reinforcing at each window opening up to exterior grade elevation (approximately 3'-4") and grout cores 100% solid.
- 6. A 5/8" drywall will be installed over furring strips to provide a finished surface, similar to East basement wall window openings that were filled-in previously. Drywall system will be sealed at perimeters where it meets masonry jambs with urethane sealant. Finished drywall will be primed and painted to match color of East basement wall window fill-ins.
- 7. Each window stem wall will be finished with painted wood sill at interior side of window opening.
- 8. At exterior window wells at each opening, the newly installed CMU stem wall will be coated with liquid-applied waterproofing membrane. Waterproofing will be continued onto the adjacent stone jambs of each opening to provide water-tight seal below grade.
- 9. Drainage/protection board will be installed in front of each waterproofed CMU wall to allow aggregate to be installed into each well void and not damage waterproofing.
- 10. Install #57 gravel into each well opening to fill-in below grade void at exterior of CMU stem wall. Gravel will be compacted a 12" lift and be installed up to 6" below finish grade.
- 11. Form and pour welded-wire-fabric reinforced concrete slab with integral profile sill at each window opening to allow a finished surface for new windows to be installed onto. Horizontal concrete surface shall be sloped away from window opening to drain water away from building.
- 12. New low-E casement windows will be installed at each of the four openings to be similar to existing composite window for color and style, located on the southern portion of the west elevation. Glass shall be double pane-insulated type.
- 13. Electric conduit at one existing window will be disconnected while work is taking place and reconnected thru new window header at completion of work.







## Window Well Opening Section-Cut Detail





### Item #3 – West Elevation Basement Wall Trench Drain

#### Area to be Attended:

- West elevation basement floor adjacent to exterior masonry wall (approx. 60 LF)
  - Adjacent basement storage closet room floor where sump basin is located.
1. Protect existing building and site from damage during progress of work, including interior conditions in the basement adjacent to work area.
  2. Remove 18" of existing concrete floor from basement along entire length of west elevation basement wall from the exterior steps to the block wall on the south side.
  3. Excavate trench along wall approximately 18"-20" deep.
  4. Trench under existing CMU wall to allow new PVC pipe to enter closet room where sump basin is located. Continue trench into utility closet and terminate at sump basin location.
  5. Install minimum 3" base granular fill along entire length of trench.
  6. Install 4" perforated PVC drain pipe with filter fabric along entire length of trench.
  7. Tie new 4" PVC pipe into existing sump basin at basement floor, within utility closet area, by coring thru wall of sump basin and connecting pipe into.
  8. Fill trench with granular fill. Allow 4" space to receive new concrete floor.
  9. Install 4" thick concrete to fill-in floor trench to basement floor elevation. Trowel-finish concrete smooth to match adjacent.



#### Item #4 – Limestone Tread Removal & Relay

##### Area to be Attended:

- West Elevation Exterior Set of Steps leading up to Church Entrance
- 1. Remove current steel railing at the stairs and salvage for reuse.
- 2. Remove existing limestone treads and catalog for reuse.
  - a. Top stone landing at door will remain in-place.
- 3. Repair and patch existing limestone treads at spalls on finished surfaces of treads.
- 4. Install Dutchman repair at one (1) location in limestone tread where steel railing core has spalled off section of stone.
- 5. Demo bottom concrete tread and concrete landing out to exterior stone pilaster area.
- 6. Examine the exposed stair foundation substrate and patch minor voids as necessary to allow full-setting bed for reinstalled limestone treads.
- 7. Install new copper flashing at top stair landing where it abuts to adjacent stone façade. New reglet in façade will be cut-in to receive top of flashing leg. Kerf will be cut at horizontal landing surface 6" off wall to allow bottom of flashing to terminate in stone surface. Flashing will be set in sealant on horizontal stone surface. Top of reglet joint and kerf joint will be filled-in with sealant to fill-in any gaps.
- 8. Reset salvaged limestone treads in full-bed of exterior-grade thickset mortar and provide slope to each tread to allow drainage of water away from the adjacent façade wall.
- 9. New limestone tread will be installed to replace demo'd bottom concrete tread. New tread to be installed in similar manner as salvaged treads above it.
- 10. Bottom concrete landing will be prepared with new aggregate fill up 4" of finished grade. New 4" air-entrained concrete landing will be poured and finished to slope away from adjacent façade wall.
- 11. Joint between each stair tread and adjacent façade wall will be filled with joint sealant to create water-tight joint.
- 12. Salvaged steel railing will be reinstalled at stairs with non-shrink grout.



Copper Wall  
Flashing at  
Landing/Building  
Intersection

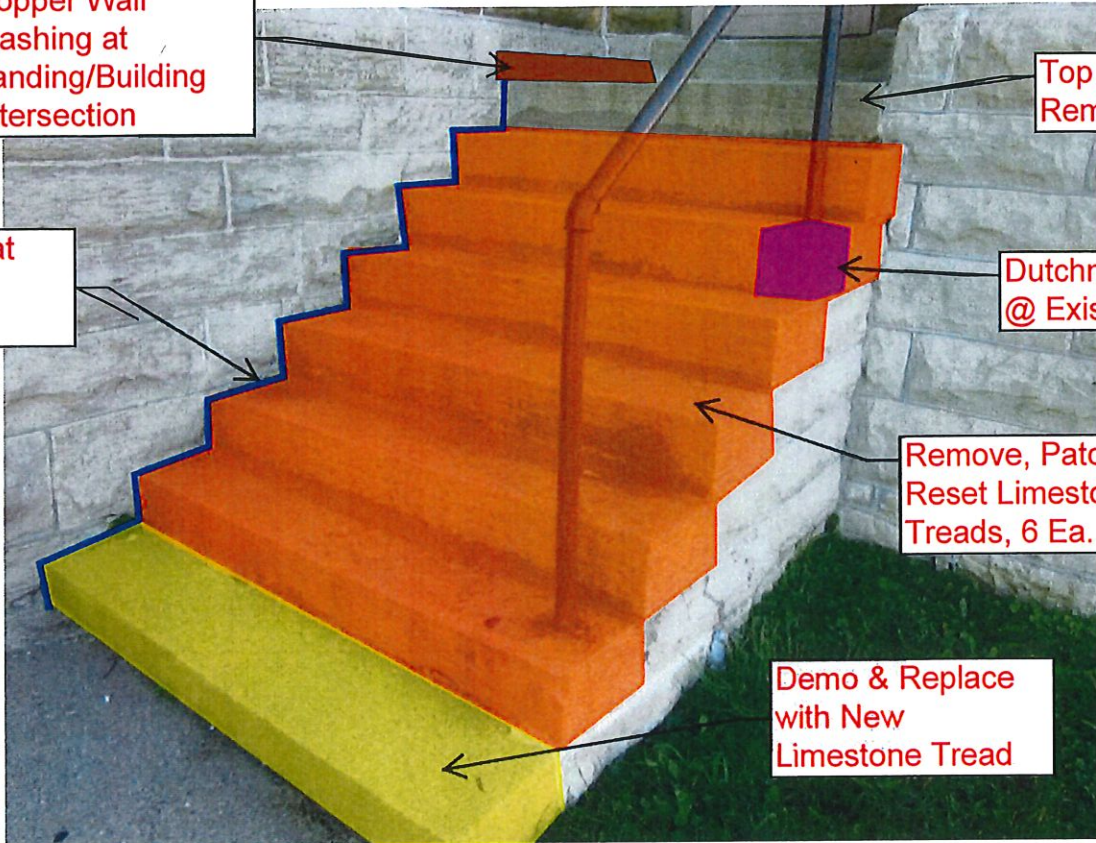
Top Landing to  
Remain in Place.

Joint Sealant at  
Stair/Building  
Intersection

Dutchman Repair  
@ Existing Patch.

Remove, Patch &  
Reset Limestone  
Treads, 6 Ea.

Demo & Replace  
with New  
Limestone Tread



Demo Concrete  
Landing & Repour  
to adjacent control  
joint, w/ Slope away  
from Building

Terminate New  
Concrete Pad at  
Existing Control  
Joint



# **Case # 18-18**

**1004 S. Fountain Ave.**

**Window Replacement**



## STAFF REPORT

TO: Landmarks Commission

DATE: November 7, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-18

### **GENERAL INFORMATION:**

Applicant: Chris McAllister, PO Box 2699, Springfield, OH 45501

Owner: Chris McAllister, PO Box 2699, Springfield, OH 45501

Requested Action: Certificate of Appropriateness

Purpose: To replace windows with vinyl

Location: 1002-1004 S Fountain Ave

Size: 0.34 acre

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

Applicable Regulations: Chapter V

Previous Cases for Property: N/A

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to replace the existing windows with tan colored, vinyl windows that will match the colors of the house. The applicant states the cost of vinyl window is approximately 50% of the cost of wood windows and the applicant has already made a significant investment in the property.

### **ANALYSIS:**

When replacement is warranted because of condition, the type of window used depends upon whether the window is located on a Primary or a Secondary Elevation of the building. For Primary Elevations: Windows on primary, highly visible elevations (street-facing sides and other significant elevations) would be replaced with windows that match both the MATERIAL and the CONFIGURATION of the historic windows. This means that a wood window is replaced with a wood window, and a metal window with a metal window. If the window has multiple panes of glass (divided lights), then a new window with true divided lights is preferred. For Secondary Elevations: Windows on rear and less visible sides of the building may be replaced with an alternate material, as long as the window still has the overall appearance of the historic window. For example, a rear wood window may be replaced with a

metal, vinyl or composite window that has the same dimensions and appearance as the historic window. Profiled muntins applied to the exterior of the glass may be used to replicate the historic window. Flat muntins sandwiched between the panes of glass are not recommended.

**ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments



1002-1004 S Fountain Ave.





2015/02/03





## FOR OFFICE USE ONLY

Case #: 18-18  
Date/time received: 10/5/18  
Received by: STReview Type: ☒ Landmarks ☐ Admin

## SPRINGFIELD HISTORIC LANDMARKS COMMISSION

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

## A. PROJECT

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

Id like permission to replace my windows @  
1002-1004 S. Fountain Ave w/ TAN Colored Vinyl  
clad aluminum that match the trim color of the home.

2. Address of Subject Property:

1002 1004 S Fountain

3. Parcel ID Number(s):

3400700 034319001

4. Size of subject property:

4000+ sq ft.

5. Existing Use of Property:

5 unit apartment

## 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):

CL McAllister /New Ohio Investments LLCTitle: President

Company (if applicable):

Mailing address:

PO Box 2699

City:

Spfld.

State:

OH

ZIP:

45501

Telephone:

937-408-1244

FAX: ( )

Email

cl @ the mcallister team . 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.)

Replace single pane wood windows  
w/ TAN vinyl clad aluminum.

See attached.

This solution is almost 50% of  
the cost of Building Single  
pane ~~at~~ wood windows.

The property does not support the  
cost of wood and the ~~TAN~~  
color is a far better look.

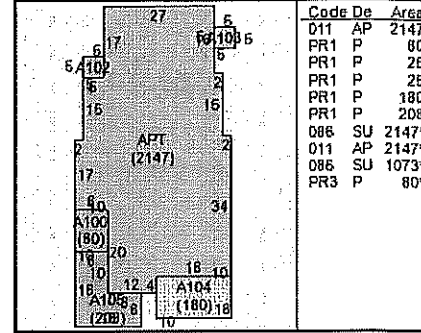
I have over \$50k invested in this  
property already in the last  
27 months - ~~myself~~





Clark County GIS - John S. Federer  
(937) 521-1860 - [gis@clarkcountyohio.gov](mailto:gis@clarkcountyohio.gov)

Report generated: Thursday, October 04, 2018  
Parcel Report



## Base Data

Parcel Number: 3400700034319001  
Owner Name: NEW OHIO INVESTMENTS LLC  
Property Address: 1002-1004 S FOUNTAIN AVE, SPRINGFIELD 45506

## Legal

Neighborhood: 340C4000  
Legal: S E COR  
Description: FOUNTAIN & EUCLID AVES  
Property Class: C  
Map Number: 0034-05

## Valuation

Appraised Assessed (35%)  
Land Value: \$4,700.00 \$1,650.00  
Building Value: \$19,300.00 \$6,760.00  
Total Value: \$24,000.00 \$8,410.00  
CAUV Value: \$0.00  
Taxable Value: \$8,410.00

## Tax Credits

Homestead Exemption: No  
2.5% Reduction: No

## Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	58' x 140'	58.1	0.186	8,120	\$4,700.00

## Land Totals

Effective Total Acres: 0.186  
Effective Total Square Footage: 8,120  
Total Value: \$4,700.00

## Valuation

Appraised Assessed (35%)  
Land Value: \$4,700.00 \$1,650.00  
Building Value: \$19,300.00 \$6,760.00  
Total Value: \$24,000.00 \$8,410.00  
CAUV Value: \$0.00  
Taxable Value: \$8,410.00

## Sales

Sale Date	Sale Price	Seller	Buyer	Current Deed	Number of Parcels
06/04/2013	\$11,000.00	PARK HILLS SENTRE LTD	NEW OHIO INVESTMENTS LLC	340/5293	
05/24/2013	\$0.00	HAMPTON SHIRLEY T	PARK HILLS SENTRE LTD	340/5293	
10/19/1999	\$19,800.00	RIDDLE RICHARD	HAMPTON SHIRLEY T	340/5293	
06/01/1984	\$10,000.00				

## Permits

Permit Number	Permit Date	Purpose	Price
COUNTY	07/31/2013	FD CK	

## Commercial

Year Built:	Number of Units:	Identical Units:	Improvement	Name:	Building Number:	Description:	Card:
1896	6		APARTMENT		1	211	1

## Commercial Features

Code	Measurement 1	Measurement 2	Elevator Stops	Identical Units	Value
PR3	10	8		1	\$1,120.00
PR1	240	1		1	\$5,375.00
PR1	5	5		1	\$560.00
PR1	10	8		1	\$1,792.00
PR1	10	18		1	\$4,032.00
PR1	5	5		1	\$560.00

## Commercial Construction

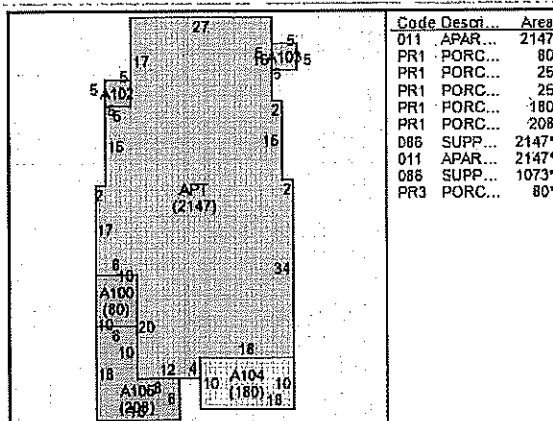
Sec. Num	From	To	Width	Length	Area	Perimeter	Desc	Wall Height	Exterior	Const	Heat	AC	Plumbing	Depreciation Percent	Value	Subtype
1	A1	A1			1,073	107	086	7	03	2	CENTRAL HEAT	0	NORMAL		\$4,090.00	3
1	02	02			2,147	214	011	8	03	2	CENTRAL HEAT	0	NORMAL		\$18,750.00	3
1	01	01			2,147	214	011	8	03	2	CENTRAL HEAT	0	NORMAL		\$20,520.00	3
1	B1	B1			2,147	214	086	8	00	2	CENTRAL HEAT	0	NORMAL		\$950.00	0

## Photos



3400700034319001 04/26/2017

## Sketches



Branch . . . : Dayton  
Order date . . : 09/24/2018  
Estimated Date: (On-Time) 10/10/2018 (Revised) 10/10/2018  
If you place your order TODAY, the above Delivery Date is the date you can expect your order to be delivered.

Customer . . . : 999234-00  
ROOST REAL ESTATE  
14 MAIN ST  
SPRINGFIELD OH 45502  
Contact . . : PERRY ALLISON  
Phone numbers: (work) 937 206 8758 (Home) 45502  
Job: 1004 south fountaine  
Order#: 843401  
PO# . . :  
TSM: DYTIN OPEN  
Ordered by: TIM LAKE

Custom windows:		Options		Unit	Extended
Line#				Price	Price
1	Dynaweld Series 3020 Double Hung (DNWDH)			172.25	
	Color	Tan			
	Quantity to Manufacture	1			
	Overall Width	34 0/0"			
	Overall Height	65 0/0"			
	Opening -or- Hold to Size	Hold to Size			
	Head Expander	Yes			
	Screen Type	Half			
	Screen Upgrades	Standard Screen Mesh			
	Glass Family	Clear IG			
	Type of Locks	Standard Locks			
	Extra Lock	Yes			
	Line Price			172.25	172.25
	Sub Total			172.25	172.25
	Delivery Charge				12.49
	Sales Tax				184.74
	Total Price				184.74
	Payment(s)				
	Balance Due				
				>>> CASH SALE <<<	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Above confirmation will automatically get turned into an order unless a written change/cancellation is faxed to your customer service representative. Once an order is scheduled in production, Polaris Windows and Doors reserves the right to charge full amount for the order placed.

Branch . . . : Dayton  
 Order date . . : 09/24/2018  
 Estimated date: (On-Time) 10/10/2018 (Revised) 10/10/2018  
 If you place your order TODAY, the above delivery date is the date you can expect your order to be delivered.

TSM: DYTN OPEN  
 Ordered by: TIM LAKE  
 Order#: 843400  
 PO# . . :

Customer . . . : 999234-00  
 ROOST REAL ESTATE  
 14 MAIN ST  
 SPRINGFIELD OH 45502  
 Job: 1004 south fountaine

Contact . . : PERRY ALLISON  
 Phone numbers: (work) 937 206 8758 (Home) 45502 (Other)

Custom windows:  
 Line# 1

Options			
Color	Tan	Unit Price	Extended Price
Quantity to Manufacture	1	318.50	
Overall Width	34 0/0"		
Overall Height	65 0/0"		
Opening -or- Hold to Size	Hold to Size		
Head Expander	Yes		
Vinyl Nail Fin	None		
Screen Type	Full	-11.05	
Screen Upgrades	Standard Screen Mesh		
Glass Family	E/S Supreme2	-32.17	
Type of Locks	Standard Locks		
Extra Lock	Yes	361.72	361.72
Line Price		Unit Price	Extended Price

Custom windows:

Options			
Color	Brown	Unit Price	Extended Price
Quantity to Manufacture	1	347.10	
Overall Width	34 0/0"		
Overall Height	65 0/0"		
Opening -or- Hold to Size	Hold to Size		
Head Expander	Yes		
Vinyl Nail Fin	None		
Screen Type	Half		
Screen Upgrades	Standard Screen Mesh		
Glass Family	E/S Supreme2	32.17	
Type of Locks	Standard Locks		
Extra Lock	Yes	379.27	379.27
Line Price		Unit Price	Extended Price

Custom windows:

Options			
Color	Tan	Unit Price	Extended Price
Quantity to Manufacture	1	172.25	
Overall Width	34 0/0"		
Overall Height	65 0/0"		
Opening -or- Hold to Size	Hold to Size		
Head Expander	Yes		
Screen Type	Full		
Screen Upgrades	Standard Screen Mesh	11.05	

Branch . . . : Dayton  
Order date . . : 09/24/2018  
Estimated date: (On-Time) 10/10/2018 (Revised) 10/10/2018  
If you place your order TODAY, the above delivery date is the date you can expect your order to be delivered.  
Customer . . . : 999234-00 ROOST REAL ESTATE  
Job: 1004 south fountaine

Custom windows:		Options		Unit Price	Extended Price
Line#	3	DynaWeld Series 3020 Double Hung (DNWDH)		(continued)	
		Glass Family	E/S Supreme2	32.17	
		Type of Locks	Standard Locks		
		Extra Lock	Yes	215.47	215.47
		Line Price		956.46	956.46
		Sub Total			
		Delivery Charge		69.34	
		Sales Tax		1,025.80	
		Total Price			
		Payment(s)			
		Balance Due			
				>>> CASH SALE <<<	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Above confirmation will automatically get turned into an order unless a written change/cancellation is faxed to your customer service representative. Once an order is scheduled in production, Polaris Windows and Doors reserves the right to charge full amount for the order placed.

2018 LANDMARKS COMMISSION MEETING ATTENDANCE

BOARD MEMBERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	8	12	12	9	7	11	9	13	10	8	14	10
J. Michael Asebrook	N/A	P	P	A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Marta Wojcik	N/A	P	P	A	N/A	P	P	P	P	N/A		
Brad Miner	N/A	P	P	P	N/A	P	P	P	P	N/A		
Vernon Donnelly	N/A	P	P	P	N/A	P	P	P	P	N/A		
Brian McAlexander	N/A	A	A	A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jeff Smith	N/A	P	P	P	N/A	P	P	P	P	N/A		
Nate Fleming	N/A	P	P	P	N/A	P	P	P	P	N/A		
Becky Krieger	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	P	N/A		
Craig Genet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	P	N/A		

# **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