

Agenda
Springfield Historic Landmarks Commission
Springfield, Ohio
Monday, February 12, 2018
City Forum – 5:30 P.M.

- | | |
|---|------------------------------------|
| 1. Call to Order | |
| 2. Roll Call | |
| 3. Approval of December 11, 2017 Meeting Minutes | ACTION |
| 4. Case # 18-01 1307 E High St. – New Sign | DISCUSSION
& ACTION |
| 5. Case # 18-02 621 S Fountain Ave. – Revised Plan for Porch | DISCUSSION
& ACTION |
| 6. Board Comments | DISCUSSION |
| 7. Staff Comments | 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 Minerd	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 – December 11, 2017

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

MEMBERS ABSENT: Jeff Smith (Vice Chair)

STAFF PRESENT: Stephen Thompson and Cheyenne Pinkerman

OTHERS PRESENT: Ethan Harris

The meeting was called to order at 5:30 p.m. by Mr. Miner.

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

APPROVAL OF MINUTES: Minutes of the November 13, 2017 meeting.

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

DECISION: Approved unanimously by roll call.

CERTIFICATE OF APPROPRIATENESS:

CASE # 17-04

ADDRESS: 16-20 S. Foster St.

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

PROPOSED WORK: To make repairs to fire damaged structure

ACTION:

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

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

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

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

YEAS: None

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

DECISION: Denied 6 to 0 vote.

CERTIFICATE OF APPROPRIATENESS:

CASE # 17-14

ADDRESS: 1225 S. Limestone St.

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

PROPOSED WORK: Demolition

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

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

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

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

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

NAYS: None.

ABSTAIN: Michael Asebrook

DECISION: Approved 5 to 1 vote.

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

2018 Meeting dates discussion.

MOTION: Mr. Donnelly nominated Brad Minernd for Chair. Seconded by Mr. Wojcik.

Decision: Approved by a 4 to 1 roll call vote.

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

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

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

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

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

Case # 18-01

1307 East High Street

New Sign

STAFF REPORT

TO: Landmarks Commission

DATE: February 7, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-01

GENERAL INFORMATION:

Applicant: Jerry Kinley, PO Box 1283, Springfield, OH 45501

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

Requested Action: Certificate of Appropriateness

Purpose: To erect a new sign

Location: 1307 E High St.

Size: 0.3 acre

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

Applicable Regulations: Chapter V

Previous Cases for Property: N/A

BACKGROUND:

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

ANALYSIS:

Keep the sign in proper scale with the building. Signs that are scaled to the pedestrian, rather than the traveler by car, are usually most appropriate for historic buildings.

Quality of design and materials is important. Metal and wood are traditional materials that would be appropriate, while plastic generally is not. Keep the graphics simple to encourage readability and ease of identification. Typically, wood and metal should have a painted or enameled finish.

Choose sign colors that are compatible with the building on which the sign is located. Color is largely a matter of personal preference, but avoid colors that clash with the building.

Corporate colors and logos may be acceptable on a business sign, but they should be used as

accents as much as possible.

ACTION:

Approval of the Certificate of Appropriateness.

ATTACHMENTS:

1. Vicinity Map
2. Application and Attachments



FOR OFFICE USE ONLY
 Case #: 18-01
 Date/time received: 1/4/18
 Received by: ST
 Review Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. PROJECT

1. Project Name: Terry W. Kinley Funeral Home (Signage)
2. Application Type & Project Description (attach additional information, if necessary):
Funeral Home Sign
3. Address of Subject Property: 1307 E. High St.
4. Parcel ID Number(s): #1701315
5. Size of subject property: 2990 SF
7. Existing Use of Property: Funeral Home

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): Terry Kinley
 Title: Funeral Director
 Company (if applicable): _____
 Mailing address: P.O. Box 1283 Sp
 City: Springfield State: OH ZIP: 45501
 Telephone: (937) 322-8520 FAX: () _____
 Email: jwkinley17@gmail.com
3. If the applicant is agent for the property owner:
 Name of Owner (title holder): Terry Kinley & Carle Kinley-Davis

CERTIFICATE OF APPROPRIATENESS APPLICATION (PAGE 3 OF 7)
City of Springfield ■ Community Development Department ■ Planning & Zoning Division

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

CERTIFICATE OF APPROPRIATENESS APPLICATION (PAGE 4 OF 7)
City of Springfield ■ Community Development Department ■ Planning & Zoning Division

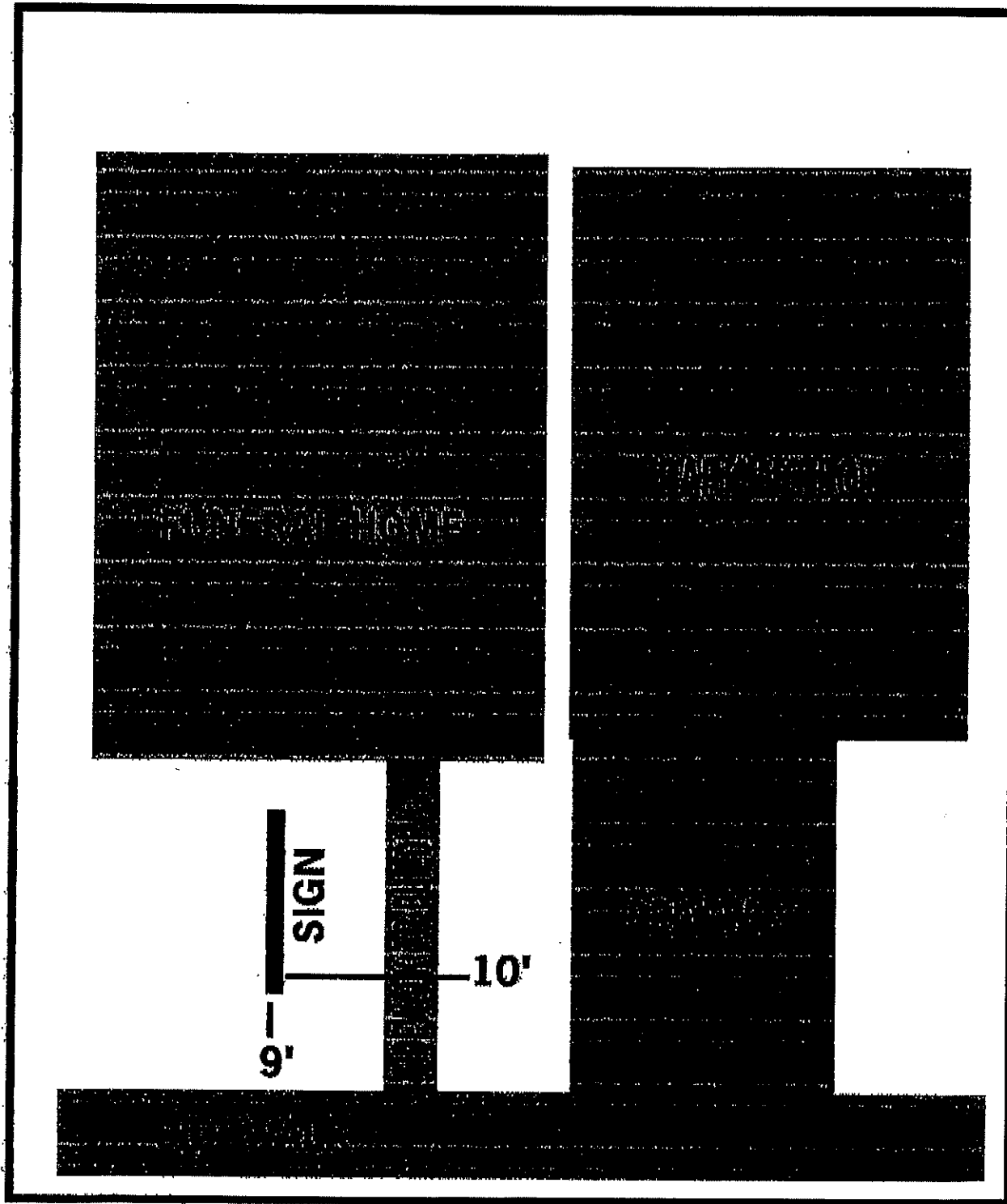


Detailed Discussion of Proposed Work

(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.)

A 3 FT X 6 FT. DOUBLE SIDED SIGN
WILL BE ERECTED AT 1307 E. HIGH ST.
9 FT FROM SIDEWALK ON HIGH STREET
SIDE - 10 FT FROM DRIVEWAY TO THE
RIGHT OF THE SIGN.
SIGN MATERIAL IS MADE OUT OF
MAX METAL DOUBLE SIDED. SIGN
WILL BE ATTACHED WITH ALUMINUM
BRACKETS, 2 ON EACH SIDE, TOP & BOTTOM.
SIGN WILL BE ATTACHED TO 8 FT 4' X 4'
TREATED POST WITH PLASTIC SLEEVES
OVER 4' X 4' S WITH DECORATIVE TOPS.
SIGN POST WILL BE SET IN CONCRETE
3 FEET INTO GROUND. BOTTOM OF SIGN
WILL BE 12 INCHES FROM THE GROUND.
FROM GROUND TO TOP OF SIGN WILL
BE 48 INCHES.

SITE PLAN



E.HIGH ST.

6'

Ferry M. Hinley
Funeral Home

*"Keeping The Tradition
of Dignity And Compassion"*

SIGN #1 3' X 6' MAX METAL SIGN DOUBLE SIDED

MOUNTED TO 2-4 X 4 POST SET IN GROUND IN CONCRETE





1307 E High St.



Case # 18-02

621 South Fountain Avenue

Revised plan for porch

STAFF REPORT

TO: Landmarks Commission

DATE: February 7, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-02

GENERAL INFORMATION:

Applicant: Pat & Joyce McCurdy, 135 W Possum Rd., Springfield, OH 45506

Owner: Pat & Joyce McCurdy, 135 W Possum Rd., Springfield, OH 45506

Requested Action: Certificate of Appropriateness

Purpose: To revise porch plan

Location: 621 S Fountain Ave.

Size: 0.26 acre

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

Applicable Regulations: Chapter V

Previous Cases for Property: October 2004, 15-19, & 16-02

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to not replace a front porch that was demolished in 2004 as a result of Code Enforcement orders to demolish the porch. The Springfield Historic Landmarks Commission voted to approve reconstruction of the porch in July 2005 and the work was to be completed in 2011. The porch was never completed because of costs. In 2015, the applicant received approval to install a wood wheelchair ramp at the rear of the house and it would be stained. In 2016, the applicant was denied a request to not rebuild the porch. Included in this packet are minutes from previous meetings and previous correspondence between staff and the applicant. The applicant did speak with staff about replacing the railing and was informed she could replace the railing as it was originally and any changes had to be approved by the Landmarks Commission. The applicant stated the railing was installed to comply with housing codes to allow for subsidized housings residents. Code Enforcement received a complaint in November 2017 about the new railing installation. The railing does comply with building codes.

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.

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. Be as accurate as possible in designing the replacement.

If the building never had a front porch, then it is best not to add one. Consider locating new porches on the side or at the rear instead.

ACTION:

Approval of the Certificate of Appropriateness.

ATTACHMENTS:

1. Vicinity Map
2. Application and Attachments



FOR OFFICE USE ONLY

Case #: 18-02Date/time received: 1/23/18Received by: STReview Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. PROJECT

1. Project Name: 340-07-00034-307-0412. Application Type & Project Description (attach additional information, if necessary):

_____3. Address of Subject Property: 621 South Fountain Ave.4. Parcel ID Number(s): 340-07-00034-307-0415. Size of subject property: House 4,130 Sq. ft. Land + Bldg - 1/4 acre or 60' x 60'7. Existing Use of Property: Rental Units 2548

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): Joyce + Pat McCurdyTitle: McCurdy + Bencke partnershipCompany (if applicable): McCurdy + BenckeMailing address: 135 West Passum RoadCity: Springfield State: Ohio ZIP: 45506Telephone: 937 215 8300 FAX: () NoneEmail: curds 2001@yahoo.com

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

Name of Owner (title holder): NA

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

Mailing Address: NA

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.

<u>Joyce McCurdy</u>	<u>Pat McCurdy</u>
Signature of Applicant	Signature of Co-applicant
<u>Joyce McCurdy</u>	<u>Pat McCurdy</u>
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.)

See attached

When Pat and I purchased the home at 621 South Fountain Avenue, Mrs. Altus called me late one night asking me to take care of her childhood home. She was O. S. Kelly's granddaughter. I assured her, I would. All six apartments were designed by an architect and each unit had its own furnace, water heater and electrical lines. All the tenants were elderly. I have always kept that promise. However, times change; circumstances change and unexpected hardships appear.

Alterations to the proposal have been done for reasons unexpected: personal hardship, tenant occupancy, safety and code concerns, and overall practical solutions prevailed rather than idealist ones.

At the meeting, May 9, 2016, I was elated because I, for years, had been unable to find others to agree that the porch was added later to the original structure. After the city demanded its removal, I had several estimates that were two times the resale value of the property. The floor was warping and creating trip hazards and open areas making it high risk for foot traffic and a serious code violation. When the proposal agreed upon in May would be costly, my husband practically stabilized the damaged wood with treated decking keeping the pattern of the porch. No one complained at the time. Safety was the emphasis; this was the practical solution to a safety problem. This was done in the summer of 2016.

Earlier, in March of 2016, we had lost a Section 8 renter. I had the apartment and the hallway pass the inspection; however, the porch failed because of trip factors and the absence of railing from a height of 4 to 5 feet. These safety concerns and code violations limited who could rent the property. We began working with several agencies, Goodwill home care and Mental Health. At that time, the wheelchair ramp and sidewalk was constructed in the rear. The railing was designed to be appropriate to the home and the ramp was painted dark blue in keeping with the house trim. The apartment has had two occupants; one, successful; one, not. Presently it is vacant.

In 2017, after several evictions, I did not rent the three apartments upstairs. When one of my downstairs tenants told me she had a Section 8 certificate, I explained the porch railing would be a problem. I went to code enforcement about the height of the porch and explain to Steve Thompson what was needed. The pattern and color would be like or the same as the rear railing which had been approved by Landmarks but I asked if I should attend the meeting. Since no one had complained about the decking; this silence indicated acceptance. We were no longer able to do the concrete stoop seemed apparent. We were trying to work within our means and considering new health issues for us restricted our supervision and our limited income made the prior plan too costly, these hardships limited what had been possible in 2016.

Much to our surprise, we received three note cards about guidelines in November, 2017. I looked at the on line handbook. However, in January, 2018, the certified letter arrived, I again contacted Steve Thompson who said to explain factors affecting our decision making and to point out the practicality of our actions which was not intended to be an affront to the Landmark committee. As an original, charter members of South Fountain Preservation in the early seventies, we supported improving the homes and then lived where Rocking Horse Center now stands. We invested in many properties in the area and renting was easier at that time,

Now with younger tenants, opiate addictions and job insecurity, renting is more like a game of chance. With senior housing so readily available, elsewhere, the rental marketplace shifted and this might explain how investors and tenants often are treated as outsiders.

Fixing up an old home is positive, but gentrification has negative qualities such as the concept of wanting conformity from all neighbors. As long as a repair is made with the intent to provide a safe, secure environment to support a section 8 repair to provide low rental housing to someone in need, to uphold what the insurance company demands, to not violate code enforcement, to provide for the handicapped, and to not place a hardship on the owners - all these considerations should be considered. Inconsistency in enforcing Municipal code SCO1321.09 occurs. i.e. the decking. However, could this have been considered a repair rather than new construction and was that also true on major projects such as a roof or spouting repair.

The railing was added to uphold the code requirement, also support the insurance company concern about falling and to assist a Clark State student to qualify for Section 8. This was not a way to bulldoze the Landmark committee; it was a preventive, practical solution to safeguard against a fall. This procedural issue untimely affects more individuals and institutions than ourselves. We hope that the committee will understand that we were concerned for safety of others.

Therefore, we are requesting that we receive a certificate of appropriateness to retain the recently installed porch guardrails, and in turn, our tenant will be allowed to stay in the program.

Within the last five years, the following improvements have been made:

New water line

New gas line apartment 1

Replaced three furnaces

two hot water tanks

tuck pointing of bricks

plumbing repairs in 2, 3, and 5

professional pest control

gas line to 3

3 made handicap ready

insulation in attic

spouting repair

roof repair

E. Inspection Summary/Comments (Optional)

Provide a summary description of each item which resulted in a rating of "Fail" or "Pass with Comments."

Seeds
Orderly
Chase

Tenant ID Number t0009344	Inspector	Date of Inspection (mm/dd/yyyy) 10/10/2017	Address of Inspected Unit 621 S Fountain, Apt #2 Springfield, OH 45501
Type of Inspection	Initial <input checked="" type="checkbox"/> Special <input type="checkbox"/>	Reinspection <input type="checkbox"/>	

Item Number

Reason for "Fail" or "Pass with Comments" Rating

EXTERIOR Replace missing & damage brick
South side of Building

Cover open cavity above windows front left

Install Guard Rail AT Front Porch

Basement Replace smoke detector battery

Replace or Remove storm door to the unit

Kitchen: Properly Repair Base Cabinet Door & Frame
Scrape & Paint Walls

Bath Room: Scrape & Paint all walls & Ceiling

Properly secure floor,

|| || wall Behind Toilet & Vanity Cabinet

Bed I# Install Light Globe

Main hallway smoke detector is mounted too low on
the wall (12" from ceiling or on ceiling - from wall)

Continued on additional page

☐ Yes☐ No



THE CITY OF SPRINGFIELD, OHIO

DEPARTMENT OF PLANNING AND DEVELOPMENT

(937) 324-7371

FAX: (937) 328-3558

Daryl Webber
Code Enforcement Manager
City of Springfield

Date: October, 6 2004

RE: 621 S. Fountain Ave.

Dear Daryl:

This letter is in response to your request that I do an inspection on a porch at the above referenced address. The following code sections and definitions will explain the reason for my decision. The exterior of structure shall be maintained in good repair, structurally sound so as not to pose a threat to the public health, safety or welfare. The exterior of structure must perform(three) primary functions.

- (1) It must be in good repair. There should be no evidence of deterioration, or damage or loose elements.
- (2) It must be structurally sound. There should not be any loose or collapsing pieces. Stairways, Porches, Balconies and similar structural elements must safely perform their intended functions.
- (3) It must be capable of preventing the elements (Rain, Snow, and Wind) from entering the structure.

I concur with your assessment that the porch in question is not structurally safe due to deterioration of structural components. A large amount of the structure has rotted due to the elements of weather entering the structure. The columns and box header are rotted and leaning towards the main structure significantly, causing porch columns to be out of plumb. Temporary bracing has been installed to hold up the porch structure, keeping it from collapsing.

76 E. HIGH STREET, SPRINGFIELD, OHIO 45502

AN EQUAL OPPORTUNITY EMPLOYER



THE CITY OF SPRINGFIELD, OHIO
DEPARTMENT OF PLANNING AND DEVELOPMENT
(937) 324-7371
FAX: (937) 328-3558

There is no way to determine how long the temporary bracing will keep the porch from collapsing. If immediate and total repair is not done on the porch structure, it must be removed from the existing structure. The deck of the porch must be field examined at the time of porch removal, to see if it is structurally sound in order to remain on the existing structure.

Sincerely yours;

A handwritten signature in cursive script that reads "Dick Eichelberger".

Dick Eichelberger
Certified Building Official

Copy: Mark Luttrell, Jim Bodenmiller

76 E. HIGH STREET, SPRINGFIELD, OHIO 45502

AN EQUAL OPPORTUNITY EMPLOYER



THE CITY OF SPRINGFIELD, OHIO

DEPARTMENT OF PLANNING AND DEVELOPMENT
CDBG PROGRAM ADMINISTRATION

(937) 324-7662

FAX: (937) 328-3489

VOICE / TTY: (937) 324-7380

October 13, 2004

Pat & Joyce McCurdy
135 W. Possum Road
Springfield, Ohio 45506

Re: Demolition of the Porch at 621 S. Fountain Avenue

Dear Mr. & Mrs. McCurdy:

At the Springfield Historic Landmarks Commission (SHLC) meeting held on Monday, October 4, 2004, the commission members voted to not approve a Certificate of Appropriateness for the demolition of the front porch on the structure you own at 621 S. Fountain Avenue. Attached to this letter is a copy of an application for a Certificate with the denial noted. Normally this would mean that you would be unable to demolish the porch.

However, since the porch structure is the subject of a "Notice of Violations and Orders to Repair", dated July 7, 2004, issued to you by the City's Code Enforcement Division, the porch must be repaired or demolished. Section 1321.11, Exclusions And Exemptions, of Chapter 1321 of the City's Codified Ordinances (which establishes the SHLC) gives the City's Chief Building Official (CBO) the ability to order a structure to be demolished because of an unsafe or dangerous condition regardless of the denial of a Certificate of Appropriateness by the SHLC. Richard Eichelberger, the CBO for the City inspected the porch during the week of September 27th, and in his opinion, the porch, in its present condition, "is not structurally safe, due to deterioration of structural components" I have enclosed his written evaluation that was forwarded to the Code Enforcement Manager.

This means that you may proceed with the demolition of the porch. You need to contact Code Enforcement Officer Barry Ritter at 324-7385 with your plans and schedule for the porch demolition.

Additionally, you will need to apply to the SHLC for a Certificate of Appropriateness detailing your plans for providing an entrance to the structure at 621 following the porch demolition. This should ideally happen prior to the removal of the porch structure. I have enclosed an application for a Certificate of Appropriateness with this letter. The next meeting of the SHLC is November 1, 2004 at 5:30 p.m. in the City Hall Forum conference Room.

76 E. HIGH STREET, SPRINGFIELD, OHIO 45502

If you wish, you may appeal this decision of the Springfield Historic Landmarks Commission to the Springfield City Commission. The appeal must be made in writing to Connie Chappell, City Clerk, City Hall, 76 E. High Street, Springfield, Ohio 45502. The appeal must be filed with the City Clerk within 30 days of the decision by the Landmarks Commission. The last day to file the appeal will be November 15, 2004. In the appeal, state the reasons you feel the decision by the Landmarks Commission was in error and any other conditions or circumstances you want to bring to the attention of the City Commissioners. I will inform you of the procedure that will be followed if you decide to appeal.

If you have any questions or require more information, please call me at 324-7662.

Sincerely,

Mark Luttrell
CDBG Program Coordinator
Secretary to the Springfield Historic Landmarks Commission

cc: Daryl Weber, Code Enforcement Manager
Barry Ritter, Code Enforcement Officer
Richard Eichelberger, Chief Building Official

Enclosures

July 14, 2005

Pat & Joyce McCurdy
135 W. Possum Road
Springfield, Ohio 45506

Re: Porch Repair at 621 S. Fountain Avenue

Dear Mr. & Mrs. McCurdy:

Enclosed please find a copy of the approved Certificate of Appropriateness for the work at the above referenced address. The approved work items are:

- Repair of the existing front porch which is currently under orders for repair or demolish from the City's Code Enforcement Division. The repair work will be carried out in phases over the next several years. All materials such as trim, gingerbread pieces and original components will be removed and saved for future use or to serve as a pattern for new replacement pieces. All work performed on the porch will closely approximate the design, appearance and type of materials of the original porch. The phases of reconstruction and approximate time frames are as follows:

Phase 1 (2005-2006) - This phase will start around August 1st of 2005 and end in 2006. It will consist of partial demolition and removal of components and the installation of new posts, structural beams as needed, roof components and membrane roofing and a temporary railing system. The temporary supports will be removed during this phase.

Phase 2 (2007) - This phase will consist of wrapping the posts in appropriate wood sheathing to closely approximate the appearance of the original posts.

Phase 3 (2008) - One-half of the railing system to closely approximate the original railing will be installed.

Phase 4 (2009) - The remainder of the railing system to closely approximate the original railing will be installed.

Phase 5 (2010- 2011) - The remainder of the trim, and architectural features (bric-a-brac, gingerbread, etc.) will be installed and the porch repair will be completed.

All the work must meet the applicable building code and a building permit must be obtained from the City's Building Inspections Division. It is suggested that a

photographic record of the porch be made prior to the start of the work to serve as a guide during the phases of reconstruction.

The Springfield Historic Landmarks Commission appreciated your and your contractor's attendance at the July 11, 2005 meeting to explain the proposed work. If you have any questions or require more information, please call me at 324-7662.

Sincerely,

Mark Luttrell
CDBG Program Coordinator
Secretary to the Springfield Historic Landmarks Commission

Enclosure

CERTIFICATE OF APPROPRIATENESS: Case #15-19

CASE # 15-19

ADDRESS: 621 S Fountain Ave

NAME: Kathy Eifert

PROPOSED WORK: Windows and Paint

ACTION: Approval for wheelchair ramp

Mr. Thompson gave the staff report. Mr. Asebrook asked if the ramp would be stained. Ms. Wojcik stated it could be painted. Mr. Darrell Crace answered no. Mr. Asebrook told Mr. Crace the Historic Landmarks guidelines require the wood to be stained or painted. Mr. Crace told the Commission he would stain the ramp. Mr. Asebrook told Mr. Crace that staff could help with the color choices. Mr. McAlexander stated he felt there was a building issue with the plans. Mr. Asebrook told Mr. McAlexander to let the city's building department address the issues during the permit process. Mr. Chirico asked if there would be a landing where the ramp meets the ground. Mr. Crace stated no, but it could be added. Mr. Chirico stated it needed a landing.

MOTION: Mr. Asebrook made a motion for the approval of the Certificate of Appropriateness to construct a wheelchair ramp at the rear of 621 S Fountain Ave. with the requirement that the ramp to be stained or painted with an approved color.

DECISION: Mr. Chirico seconded, approved unanimously.

ACTION: Approval of the 2016 Meeting Calendar

MOTION: Ms. M. Tuttle made a motion to accept the meeting calendar.

DECISION: Mr. Asebrook seconded, approved unanimously.

Board Comments

Ms. M. Tuttle stated she was upset the owner Ms. McCurdy was not present for the 621 S Fountain Ave. case. Mr. Chirico stated he did not want to see pressure treated wood on a front porch, but was okay with it on the back. He stated he didn't want to set a precedent. Ms. M. Tuttle asked if staff could do anything about Ms. McCurdy's properties. Mr. Thompson told them he could send code enforcement orders. Ms. M. Tuttle stated there were several safety code issues with the porch on one of her properties.

Staff Comments

Mr. Thompson told the Commission David Fleck from the Clark County Land Bank, would be bringing another demo application forward.

Adjourn

MOTION: Motion by Ms. M. Tuttle to adjourn.

DECISION: Motion seconded by Mr. Donnelly and approved unanimously.

ACTION: Ms. Krieger adjourned the meeting at 6:03 p.m.

jt

SPRINGFIELD HISTORICAL LANDMARKS COMMISSION
Summary Minutes – April 11, 2016

MEMBERS PRESENT: Becky Krieger (Chair), Melissa Tuttle (Vice Chair), Vernon Donnelly, Michael Asebrook, and Steve Chirico

MEMBERS ABSENT: Marta Wojcik

STAFF PRESENT: Stephen Thompson (secretary); Cheyenne Pinkerman (recording secretary)

OTHERS PRESENT: Applicants

The meeting was called to order at 5:31 p.m. by Ms. Krieger.

Ms. Krieger asked for a motion to approve the minutes.

APPROVAL OF MINUTES: Motion to approve minutes of the March 7, 2016, meeting by Ms. Krieger, seconded by Ms. Tuttle.

CERTIFICATE OF APPROPRIATENESS: Case #16-02

CASE # 16-02

ADDRESS: 621 S Fountain Ave

NAME: Patrick & Joyce McCurdy

PROPOSED WORK: To not replace the front porch

ACTION: To not replace the front porch Mr. Thompson gave the staff report and showed slides of what the property looked like originally and after the demolition.

Mr. Asebrook explained that the porch is gone and replacing the porch, at this point would be non-productive and cause hardship to the owners. He asked if it was it an original part of the fabric of the house. It is an entry portal to the district and if we regress that taking everything off, is not the right statement to make in terms of the guidelines. He encouraged the applicant to state that they are not going to put the porch back but that they are going to maintain the stoop veranda area as a vestige of what was there.

Ms. Krieger refers to what was originally there in the sketch. Her concern is if the porch is eliminated there will be a lot of space that needs to be filled, how will the space be filled if the porch is eliminated.

Ms. Joyce McCurdy explained that she plans to have the space professionally landscaped and have it artfully done. Ms. McCurdy suggested that there was some sort of a veranda at some point on the structure. She stated that almost all of the porches nearby were not as extravagant as the porch that was put on this structure. She stated that the porch that was removed, was not the original porch that was on the building and there is no way of knowing exactly. She agreed that the sketch is probably very true to what it actually looked like. She stated that the porch never appeared on the deed until 1947. She wants to move forward with whatever is best for the building because she has only had three tenants in the last seven months. Ms. McCurdy explained that she hasn't had any money coming in and all the repairs she has to make have been very costly. She plans to get more reputable renters and hopefully pass this building on to someone else, in a better condition than she received it.

Mr. Chirico expressed his concerns and in principal is ok with removing the porch, as long as it goes back to what was there originally, a nice looking stoop. Mr. Chirico stated that Mrs. McCurdy brought in a picture the last time she was there and she was asked if she intended to put the stoop back and her answer was no. Mr. Chirico stated that the problem that he is having with Mrs. McCurdy's application is that there isn't anything in there that meets the guidelines, he is not necessarily against removing the porch but whatever is replacing the porch needs to meet the landmarks historical guidelines. He stated that pouring concrete steps and a concrete stoop do not meet those guidelines. Mr. Chirico pointed out that there were plans to remove the fire escape and that there was no mention on the plans of how Mrs. McCurdy planned to do this. Mr. Chirico expressed that he understands putting the porch back would be very costly and that he wants something done that meets the historical guidelines.

Mr. Asebrook agreed that something should be put back that meets the guidelines.

Ms. McCurdy explained that she was trying to get Section 8 on the property, but was denied due to the porch and

fire escape. She is worried about liability on the foundation blocks falling. Mrs. McCurdy stated that her husband fixed the fire escape.

Mr. Chirico explained that the drawing says north side steps to be removed, north side door to be removed and eliminated.

Mrs. McCurdy stated that there was a structural problem with the south side fire escape. She thought that the steps were moved around facing towards the fire escape. The steps that were originally going north out the door are now looking west off the porch. She wanted to move the steps around with a structural cover.

Mr. Asebrook explained the material used to make the steps.

Ms. Krieger asked Mrs. McCurdy if she still planned to remove the north side door.

Ms. McCurdy replied no.

Mr. Asebrook stated that the fact that you are marking up the applicants drawing, is probably inappropriate. He stated the Board needs clear direction on the porch super structure above the base plane but he's not willing to move forward until we have a better picture on the stoop or veranda. Mr. Asebrook made a motion to tell the applicant they move forward on the porch and give them permission not to put it back but we would not approve the drawing.

Mr. Chirico stated he cannot approve removal of the porch, building anything or moving anything with the information they have. Mr. Chirico stated that he feels she rushed to get this done at the last minute.

Ms. McCurdy agreed and stated she was trying to meet the deadline to be at the meeting.

Mr. Chirico suggested that she creates a better drawing of exactly what she wants to do, including material ideas to make the changes.

Ms. Krieger asked what the length of the certificate of appropriateness last.

Mr. Thompson stated one year.

MOTION: Mr. Asebrook made a motion to resubmit with better drawings and material list of what she wants to do with the porch at 621 S Fountain Ave.

DECISION: Mr. Chirico seconded the motion, approved unanimously.

CERTIFICATE OF APPROPRIATENESS: Case #16-03

CASE # 16-03

ADDRESS: 1317 E. High St.

NAME:

PROPOSED WORK: To demolish an accessory structure

ACTION: To demolish Accessory structure

Mr. Thompson gave staff report.

Motion: Mrs. Tuttle made a motion to accept the application and grant the appropriate. Except as written.

Decision: Mr. Chirico seconded the motion, Accepted unanimously.

Board Comments:

Ms. Krieger asked that staff reach out to Wittenberg University about designating the HPER Center a local historic landmark since it is now on the national registry.

Mr. Thompson said he would reach out to them.



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