

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

1. **Call to Order**
2. **Roll Call**
3. **Approval of February 12, 2018 Meeting Minutes** ACTION
4. **Case # 18-03 725 S Fountain Ave. – New Trim Paint Colors** DISCUSSION  
& ACTION
5. **Case # 18-04 621 S Fountain Ave. – Revised Plan for Porch** DISCUSSION  
& ACTION
6. **Case # 18-05 16-20 S Foster St. – Fire Damage Repair** DISCUSSION  
& ACTION
7. **Board Comments** DISCUSSION
8. **Staff Comments** DISCUSSION
9. **Adjournment** ACTION

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

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

**SPRINGFIELD HISTORICAL LANDMARKS COMMISSION**

**Summary Minutes – February 12, 2018**

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

**MEMBERS ABSENT:** Brian McAlexander

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

**OTHERS PRESENT:** Commissioner Rob Rue

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 December 11, 2017 meeting.

Motion by Mr. Nate Fleming to approve the minutes. Seconded by Ms. Marta Wojcik.

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

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 18-01**

**ADDRESS:** 1307 E High St.

**NAME** Jerry Kinley, PO Box 1283, Springfield, OH 45501

**PROPOSED WORK:** To erect a new sign

**ACTION:** Approval of the Certificate of Appropriateness

Mr. Thompson gave the staff report. Mr. Thompson explained that there was a temporary sign in place for the business. Mr. Miner questioned the size of the sign going in. Ms. Wojcik explained that it was similar in size to the previous sign that was there. Mr. Fleming explained that the sign would be a little bigger and further off the road. Ms. Wojcik questioned the material being used for the sign. Mr. Thompson explained that there would be two by fours put in the ground and plastic would then be put around the wood. Mr. Thompson explained that it would look like white columns and the actual sign would be metal. Ms. Wojcik asked the reason for having plastic over the wood and stated the Commission tries to avoid plastic. Mr. Donnelly explained that the plastic would act as a sleeve to protect the pressure treated post they would be using. The Commission members discussed similar signs in the area. Mr. Miner asked if there were any further questions, hearing none, Mr. Miner asked for a motion.

**MOTION:** Motion by Mr. Fleming to approve the Certificate of Appropriateness for Case # 18-01. Seconded by Mr. Donnelly.

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

**NAYS:** None

**DECISION:** Approved 6 to 0 vote.

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**CERTIFICATE OF APPROPRIATENESS:**

**CASE # 18-02****ADDRESS:** 621 S Fountain Ave.**NAME:** Pat & Joyce McCurdy, 135 W Possum Rd., Springfield, OH 45506**PROPOSED WORK:** To revise porch plan**ACTION:** Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Smith questioned if the certificate of appropriateness was for the current railing. Mr. Thompson stated that was correct. Mr. Minerd questioned if the railing was previously approved by the Commission or did the Commission state that the front porch needed to put back in its original state. Mr. Thompson stated that the Commission approved a different porch replacement. Ms. Wojcik passed out a drawing of what the original porch looked like. Ms. Wojcik explained the history of the porch. Mr. Minerd explained that he was not on the Commission when the porch originally went in front of the Commission. Mr. Minerd stated he didn't feel comfortable voting on anything without the applicant being present because of questions he needed answered. Ms. Wojcik questioned if the City could take any action against the property such as in fines. Ms. Wojcik expressed her concerns about the property in question, conditions of other properties owned by the applicant, the applicant, and how the neighborhood has been impacted. The Commission members discussed the concerns that were mentioned in the letter that was sent by the applicant. Ms. Wojcik questioned how fines work through the City. Mr. Thompson explained the fine process. Mr. Minerd explained that the case was not as if she was new to the neighborhood and did not know the historic design guidelines. Mr. Minerd stated that the applicant had been going in front of the Commission for years. Mr. Fleming asked if the Commission denied her request, would the applicant have to take the railing down. Mr. Thompson stated that was correct and if she does not take it down she would be fined. Mr. Fleming asked if she took the railing down, would she be in violation of building codes. Mr. Thompson stated that was correct. Mr. Asebrook explained that there definitely needed to be a railing and that she could go through the process of having a railing constructed to meet the design guidelines. Mr. Fleming questioned if the applicant talked to staff or did she state she was going to put the railing up. Mr. Thompson explained that the applicant contacted staff and was advised to go in front of the Landmarks Commission if there were going to be changes to what was previously approved. Ms. Wojcik explained previous cases regarding the porch and stated what needed to be done. Mr. Minerd questioned if the violations have been corrected and if they had been corrected appropriately. Mr. Minerd explained that the applicant has stated that the Commission has prevented her from getting section eight tenants but the list of violations provided had not been brought in front of the Commission other than the porch issue. Mr. Minerd stated an inspection needed to be done to make sure the violations had been corrected.

**MOTION:** Motion by Mr. Asebrook to approve the Certificate of Appropriateness for Case # 18-02. Seconded by Mr. Smith.

**YEAS:** None.

**NAYS:** Vernon Donnelly, Michael Asebrook, Marta Wojcik, Jeff Smith, Nate Fleming and Brad Minerd

**DECISION:** Denied 0 to 6 vote.

**DISCUSSION:** The Commission members questioned what the next step would be. Mr. Thompson explained that he would send a letter to the applicant explaining that the

Commission denied the request and provide the options the applicant has. Mr. Ben Babian asked that his comments be off the record and questioned how many houses of the applicant had burned down. Mr. Babian stated that two or three homes had mysteriously caught on fire. Mr. Babian explained that he did not like the porch at all but did not like poking people that were completely unstable. Mr. Babian explained that given the applicant's history of homes catching on fire, someday the applicant will not own the home and stated the home is an absolute gem to the neighborhood. Ms. Wojcik asked for the opinion of Mr. Babian on the situation. Mr. Babian stated that what she did is really ugly and terrible, but somebody can take it off and fix it in the future. Mr. Asebrook explained that the Commission has not stated that nothing could be done. Mr. Asebrook explained that the proposal that was presented was not acceptable per guidelines. Mr. David Pitch explained that he would like to see fines in place due to the applicant knowingly not doing what they're supposed to and pushing the boundaries to where things are irreplaceable. Mr. Babian explained that there are numerous things that need to be fixed on the home and he would almost trade the porch for other things to be fixed first. Mr. Babian stated that maybe a private meeting with the applicant would be better. Mr. Smith stated that the neighborhood association could act as a liaison. Mr. Babian stated that it would have to be without the Babian's because the applicant does not like them. Mr. Babian stated the neighborhood association would gladly do whatever would be needed. The Commission members questioned if the applicant would be willing to sell the home. Mr. Babian explained that offers had been made, but the numbers were ridiculously high, especially due to all the work needed for the home. Mr. Miner explained that his concern of negotiating with an applicant would set a precedent. Mr. Fleming stated that the home has a lot of historical reference and if the applicant was to do something bad to the home, the neighborhood would take a huge loss. Mr. Miner asked if there was any further discussion.

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**BOARD COMMENTS:** Mr. Rue asked if the suggestions from the previous case would be brought up in the next meeting. Mr. Thompson explained that staff would handle that. Mr. Miner asked about an appeal that had been filed. Mr. Thompson stated that Law Department was handling that. Mr. Miner explained that the Commission needed to get to work on the certified local government. Mr. Thompson explained that Ms. Meadows was handling the certified local government and that he would follow up with her to see if she planned to invite Mr. Heck. Mr. Miner explained the certified local government program to Mr. Rue. Mr. Miner stated that the Commission would like a budget and explained the reasons, one being education. Mr. Thompson explained that staff had sent post cards in the fall to the property owners in the historic district. Mr. Rue explained that he was happy to be a part of the Landmarks Commission.

**STAFF COMMENTS:** none

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

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

# **Case # 18-03**

**725 S Fountain Ave.**

**New Trim Paint Colors**



## FOR OFFICE USE ONLY

Case #: 18-03  
Date/time received: 3/5/18  
Received by: SSReview Type: ☒ Landmarks ☐ Admin

## SPRINGFIELD HISTORIC LANDMARKS COMMISSION

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

## A. PROJECT

1. Project Name: 725 S. FOUNTAIN AVE
2. Application Type & Project Description (attach additional information, if necessary):  
PAINT COLOR CHANGE FOR OUTDOOR TRIM
3. Address of Subject Property: 725 S. FOUNTAIN AVE
4. Parcel ID Number(s): \_\_\_\_\_
5. Size of subject property: \_\_\_\_\_
7. Existing Use of Property: \_\_\_\_\_

## 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): MANDIE FLEMINGTitle: OWNER

Company (if applicable): \_\_\_\_\_

Mailing address: 725 S FOUNTAIN AVECity: SPRINGFIELD State: OH ZIP: 45506Telephone: 511 556 8915 FAX: ( ) \_\_\_\_\_Email: Velobossa@gmail.com

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

Name of Owner (title holder): \_\_\_\_\_

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

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

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

C. Additional Information

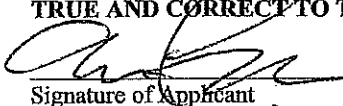
1. Is there any additional contract for sale of, or options to purchase, the subject property? ☐ Yes ☒ No

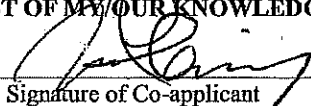
If "yes," list names of all parties involved:

\_\_\_\_\_

Is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS  
TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.**

  
Signature of Applicant

  
Signature of Co-applicant

Mandie Fleming

Nate Fleming

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.)

We are proposing to change the colors to these two colors. These would be for the wood trim of the house only since the house is unpainted brick.

DT9

DT20

Colonial White  
OL730.1 D13

Knight's Armor  
OL102 NG

## **STAFF REPORT**

TO: Landmarks Commission

DATE: March 7, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-03

### **GENERAL INFORMATION:**

Applicant: Mandie Fleming, 725 S Fountain Ave., Springfield, OH 45506

Owner: Mandie Fleming, 725 S Fountain Ave., Springfield, OH 45506

Requested Action: Certificate of Appropriateness

Purpose: To change the paint color of trim

Location: 725 S Fountain Ave.

Size: 0.28 acre

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

Applicable Regulations: Chapter V

Previous Cases for Property: #17-10 – Foundation, Porch, and Windows

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to change the paint color of the trim on the house. The new colors are Colonial White and Knight's Armor.

### **ANALYSIS:**

Use the palette of local materials when selecting colors. For example, use neutral or warm tones when selecting a trim color for a red brick or brown sandstone building or cooler colors for a light colored brick, stucco or limestone façade. A second color palette to consider is that of neighboring properties. You do not want the color of your property to compete or clash with those around you, drawing undue attention to it within the streetscape.

### **ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments









2015/02/03

# **Case # 18-04**

**621 S Fountain Ave.**

**Revised Plan for Porch**



FOR OFFICE USE ONLY

Case #: 18-04

Date/time received: 3/5/18

Received by: ST

Review Type: ☒ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. PROJECT

1. Project Name: Protective guardrailling

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

Railing to protect people from  
falling + to meet code enforcement  
requirement

3. Address of Subject Property: 621 South Fountain Ave

4. Parcel ID Number(s): 340 07 000 34 307041

5. Size of subject property: 6' x 6' 4130sqft 1/4 acre

7. Existing Use of Property: multi family rental unit

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): Loyce McCreedy

Title: owner McCreedy + Ben

Company (if applicable): ↓

Mailing address: 135 West Passom Rd

City: Springfield State: Ohio ZIP: 45506

Telephone: (937) 215-8300 FAX: (-) NA

Email: curds2001@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: \_\_\_\_\_

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.

Joyce + Pat McCurdy Pat McCurdy Pat McCurdy + Ben  
Signature of Applicant Signature of Co-applicant

Joyce + Pat McCurdy Pat McCurdy McCurdy  
Typed or printed name and title of applicant Typed or printed name of co-applicant

Partnership

Joyce McCurdy

Ben

### 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)
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- ☒ 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.)

Construct a safety railing around  
porch of property at 621 S. Fountain  
Avenue - Material will be pressure  
treated lumber. Painting gray, blue  
will occur a year later.

## REQUIRED SUBMITTALS CHECKLIST

(AS APPLICABLE TO PROPOSED PROJECT)

- ✓ 1. General Application
- ✓ 2. Work Summary Checklist and Detailed Description
- ✓ 3. Materials List
- ✓ 4. Site Plan *will be here*
- ✓ 5. Sketches or Drawings Clearly Showing the Proposed Work, as Applicable
- ✓ 6. Color or Materials Samples, as Applicable
- ✓ 7. Detailed Cost Estimates
- ✓ 8. Anticipated Schedule and Timetable to Complete the Repairs
- 9. Photographs of the Structure Including Views of All Sides, "Streetscape" Views Showing the Relationship of the Structure to Other Properties on the Street, and Detailed Photographs of all Exterior Areas Where the Proposed Work is to Take Place
- 10. Rationale for Alterations as Proposed

*Drawings*

*2500 done*

*Photos*

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

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

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

## **STAFF REPORT**

TO: Landmarks Commission

DATE: March 7, 2018

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 18-04

### **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, & 18-02

### **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









# **Case # 18-05**

**16-20 S. Foster St.**

**Fire Damage Repair**



16-20 S Foster St.









# **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

## **2018 LANDMARKS COMMISSION MEETING ATTENDANCE**

[illegible]