

Agenda
Springfield Historic Landmarks Commission
Springfield, Ohio
Monday, January 13, 2020
City Forum – 5:30 P.M.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of August 12, 2019 Meeting Minutes** ACTION
- 4. Approval of August 23, 2019 Special Meeting Minutes** ACTION
- 5. Discuss changes to the Landmarks Commission** DISCUSSION
- 6. Elect Vice-Chair and Chair for 2020.**
- 7. Adjournment** ACTION

2019 Springfield Historic Landmarks Commission Call to Order: Roll Call

| Name | Term Expiration |
|-----------------|-----------------|
| Brad Miner | 07/20/2022 |
| Vernon Donnelly | 09/27/2019 |
| Jeff Smith | 01/03/2020 |
| Nate Fleming | 09/26/2020 |
| Becky Krieger | 08/14/2021 |
| Craig Genet | 08/03/2022 |
| Carolyn Young | 04/09/2022 |
| | |

SPRINGFIELD HISTORICAL LANDMARKS COMMISSION
Summary Minutes –August 12, 2019

MEMBERS PRESENT: Carolyn Young, Vernon Donnelly, Craig Genet, Brad Miner, Jeff Smith and Nate Fleming (Chair).

MEMBERS ABSENT: Becky Krieger.

STAFF PRESENT: Stephen Thompson and Cheyenne Pinkerman.

OTHERS PRESENT: Applicants.

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

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

APPROVAL OF MINUTES: Minutes of the July 8, 2019 meeting.

Motion by Mr. Miner to approve the minutes. Seconded by Mr. Donnelly

DECISION: Approved by six votes.

CERTIFICATE OF APPROPRIATENESS:

CASE # 19-14

ADDRESS: 201 N. Limestone St.

NAME: Sign Connection, 90 Compark Rd., Ste B, Dayton, OH 45459

PROPOSED WORK: To construct a new sign.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Miner questioned if the sign would go where previous sign sat. Mr. Alvarado stated it would be located right behind the old sign due to the footer being damaged. Mr. Miner questioned the footage from street. Mr. Alvarado stated the sign would be a little of seven feet from the sidewalk. Mr. Donnelly questioned if the sign would interfere with the traffic coming from the corner. Mr. Alvarado stated it would not. Mr. Thompson stated the sign would be out of the visibility triangle. Mr. Miner questioned if there had been any complaints from the people that were notified. Mr. Thompson stated he had not received any complaints. Ms. Young asked if there was previously an LED sign at the location. Mr. Thompson stated there was not and that was the reason the applicant had to go in front of the Board of Zoning Appeals. Mr. Miner questioned what the dimensions of the old sign were. Mr. Alvarado the sign itself was three foot tall, with the stand its eight feet by six feet. Mr. Genet pointed out that the new sign would be slightly bigger and he did not have any issues. Mr. Genet questioned if the former sign was stone or Styrofoam. Mr. Alvarado stated the sign was stone on a block brick support. Mr. Fleming asked if the applicant had previously used foam for the block support. Mr. Alvarado stated he had used foam in the past and it holds up tremendously, close to twenty years. Mr. Smith questioned if there had been any discussion on how often the sign would rotate displays. Mr. Alvarado explained in the ordinance eight seconds per static image.

MOTION: Motion by Mr. Minerd to approve case #19-14 for a new sign. Seconded by Mr. Donnelly.

YEAS: Mr. Donnelly, Ms. Young, Mr. Minerd, Mr. Genet, Mr. Smith, and Mr. Fleming.
NAYS: None.

Motion Approved.

CERTIFICATE OF APPROPRIATENESS:

CASE # 19-15

ADDRESS: 649 E. High St.

NAME: Rodney & Carolyn Coleman, 649 E High St, Springfield, OH 45505.

PROPOSED WORK: To paint house with similar colors.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Ms. Krieger joined the meeting at 5:45. The applicant provided paint samples for the board to review. Mr. Coleman explained they would like to have the colors as close to the original as possible. Mr. Fleming thanked the applicant for being so thorough with their application.

MOTION: Motion by Mr. Smith to approve case #19-15 to paint house with similar colors. Seconded by Ms. Young.

YEAS: Mr. Donnelly, Ms. Young, Mr. Minerd, Mr. Genet, Mr. Smith, Ms. Krieger and Mr. Fleming.
NAYS: None.

Motion Approved.

CERTIFICATE OF APPROPRIATENESS:

CASE # 19-16

ADDRESS: 649 E. High St.

NAME: Rodney & Carolyn Coleman, 649 E High St, Springfield, OH 45505.

PROPOSED WORK: To replace carriage house roof with asphalt shingles and replace and repaint rotten wood

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. The applicants explained they had taken a lot of pictures for future reference. Mr. Minerd questioned if the lower add on would be painted. Mr. Coleman explained that there were holes in the roof and needed to be replaced as soon as possible to prevent any further damage. Mr. Coleman explained he would like to restore as close to it original state.

MOTION: Motion by Mr. Genet to approve case #19-16 to replace carriage house roof with asphalt shingles and replace and repaint rotten wood. Seconded by Ms. Krieger.

YEAS: Mr. Donnelly, Ms. Young, Mr. Miner, Mr. Genet, Mr. Smith, Ms. Krieger and Mr. Fleming.

NAYS: None.

Motion Approved.

CERTIFICATE OF APPROPRIATENESS:

CASE # 19-17

ADDRESS: 806 S. Fountain Ave.

NAME: Basil & Claudia Fett, 806 S Fountain Ave, Springfield, OH 45506

PROPOSED WORK: To construct a new pergola with solar panels and reroof the carriage house

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Fett explained that the carriage house needed to be reroofed before the solar panels could be put up. Mr. Miner questioned if there had been any research on what appropriate for the solar panels in any other historical district. Mr. Fett stated that he had not done any research but planned to put the solar panels on the back on so they would not be seen from the public view. Mr. Fett explained that he did not feel that it would be appropriate to put the panels on the main structure but the carriage house would be fine. The board members discussed the newness of solar panels and how they would need to work that into the guidelines. Ms. Young stated the applicant was taking the proper consideration for the solar panels placement. Mr. Fett explained that he was having trouble getting specs on how much the fiber glass would hold and he may have to change it to wood. Mr. Fett passed a color swatch of what the fiber glass would look like and what the wood would look like. Mr. Smith questioned where the placement of solar panels would go on the pergola. Mr. Fett explained they would be placed on top of the slats and would block the light. Mr. Smith questioned where the pergola would be located. Mr. Fett showed on the map where the pergola would be located and stated it would run east to west.

MOTION: Motion by Mr. Miner to approve case #19-17 to construct a new fiber or wood pergola with solar panels and reroof the carriage house. Seconded by Ms. Krieger.

YEAS: Mr. Donnelly, Ms. Young, Mr. Miner, Mr. Genet, Mr. Smith, Ms. Krieger and Mr. Fleming.

NAYS: None.

Motion Approved.

CERTIFICATE OF APPROPRIATENESS:

CASE # 19-05

ADDRESS: 15 E. Euclid Ave.

NAME: Nate Fleming, 725 S Fountain Ave., Springfield, OH 45506
PROPOSED WORK: Revised paint colors.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Fleming stated the color painted was named Chicago Fog. Ms. Fleming explained a darker color was previously approved and there had been a mix up. Mr. Fleming explained they dropped the paint off and went to a meeting. When they came back from the meeting, a large amount of the paint had already been applied and was the wrong color. Ms. Fleming explained it is not the color they would have chosen but felt it looked better than the former color and would look better once the trim was painted. Ms. Fleming explained that the porch structure had rotten OSB and they would like to replace the rotten OSB and make it an open porch.

MOTION: Motion by Ms. Young to approve the revised paint color and table the porch until further information could be provided. Seconded by Mr. Minerd.

YEAS: Mr. Donnelly, Ms. Young, Mr. Minerd, Mr. Genet, Mr. Smith, Ms. Krieger and Mr. Fleming.

NAYS: None.

Motion Approved.

BOARD COMMENTS: Board members discussed asphalt in back allies, solar panels and holding a special meeting on August 23, 2019 at 2:00 pm. to draft a letter for the appeal going in front of the city commission.

STAFF COMMENTS: None.

ADJOURNMENT:

Ms. Young made a motion to Adjourn. Seconded by Mr. Minerd.
Approval by voice vote.

Meeting adjourned at 6:33 P.M.

SPRINGFIELD HISTORICAL LANDMARKS COMMISSION
Summary Minutes –August 23, 2019
Special Meeting

MEMBERS PRESENT: Carolyn Young, Becky Krieger, Craig Genet, Brad Miner, Jeff Smith and Nate Fleming (chair)

MEMBERS ABSENT: Vernon Donnelly

STAFF PRESENT: Stephen Thompson and Cheyenne Pinkerman

OTHERS PRESENT:

The meeting was called to order at 2:00 p.m. by Ms. Krieger.

Boards members gathered for a special meeting to draft a letter to the commission concerning and applicants appeal. Board members discussed changes and made a final draft. Letter is attached.

ADJOURNMENT:

To: The Honorable Mayor and City Commissioners
From: The Springfield Historical Landmarks Commission
Date: August 23rd, 2019
Subject: SHLC Case No. 18-04 - 621 South Fountain Avenue

Honorable Mayor and Commissioners,

The Springfield Historical Landmarks Commission (SHLC) heard this case on July 8th, 2019 and made the final, appealable decision to reject an after the fact approval of a Certificate of Appropriateness for a railing in lieu of a historically appropriate front porch or stoop. The Decision was a vote of 1 yes and 6 no votes.

Mayor and Commissioners outlined below you will find the reasoning and historical timeline regarding the decision of the SHLC.

The Landmarks Commission has been hearing variations of this case in reference to 621 S. Fountain Ave. for more than 15 years. In these 15 years we have attempted to work with Ms. McCurdy to both preserve the historical beauty and integrity of their properties, while allowing the necessary flexibility they have as homeowners to maintain their businesses. In this last meeting with Ms. McCurdy, it was made evident to us, that they had no intention of attempting to work with the Historical Landmarks Commission to make the requested and previously agreed-upon improvements. In fact, there was refusal to make any improvements to the property and a threat to bulldoze the front porch. This case reflects the very reason the Historical Landmarks Commission exists in order to preserve the historic integrity of our community. We were given no choice regarding our decision.

Historical Timeline

2004 - City of Springfield Chief Building Official made an order condemned the porch on 621 S. Fountain Ave as a safety hazard and ordered the porch be demolished.

July 2005 - SHLC voted to approve the reconstruction of the porch with work to be completed by 2011.

August 2005 – 2015 No work towards the reconstruction of the porch was implemented.

2015 - The applicant received the approval to install a wood wheelchair ramp at the rear of the house and to stain the ramp.

April 2016 - The applicants request for concrete pad to be used as the floor of the stoop was approved by the commission. At the time of this approval Ms. McCurdy stated that she would be using a wrought iron fencing material as the railing for the porch.

November 2017 - Code Enforcement received a complaint regarding the new railing. Applicant stated that the railing was installed to comply with Section 8 subsidized

housing regulations. The complaint stipulated that the railing was treated lumber and wrought iron fence.

March 7, 2018 - SHLC voted 0 Yes 6 No 0 Abstentions to reject a Certificate of Appropriateness for case #18-02 re: approval of wood railing and approval to not replace historical appropriate porch. Ms. McCurdy or representative was not present at this meeting.

April 2018 - SHLC reheard a similar case to 18-02 now cited as 18-04. SHLC approved the painting of the temporary wood railing and tabled the approval of the wood railing to be kept permanently to the October 2018 meeting. (Note: Case was not heard until January 2019 due to the Applicant or representative not being present.)

January 2019 - SHLC heard the tabled case 18-04. During this meeting, Ms. McCurdy reiterated that there was a mutual agreement between her and the SHLC to put a stoop back on the front of the house as referenced in the picture provided. SHLC approved a motion to allow the railing to remain for 6 months to allow Ms. McCurdy to come up with a time frame for when the stoop would be put back on.

July 8th, 2019 - SHLC once again heard case number 18-04. Ms. McCurdy stated that she had not come up with a plan for replacing the stoop and would like to keep the porch as it currently stands. SHLC voted 1 yes and 6 no on the Certificate of Appropriateness.

SHLC believes that it is in the best interest of both the neighborhood and precedent that the City Commission affirm the decision of the Springfield Historical Landmarks Commission.

Approved by a vote of the Springfield Historical Landmarks Commission on August 23rd, 2019.

Nate Fleming, SHLC Chair

Becky Krieger, SHLC Vice Chair

Not present at the approval meeting

Vernon Donnelly, SHLC Commissioner

Craig Genet, SHLC Commissioner

Bradley Miner, SHLC Commissioner

Jeff Smith, SHLC Commissioner

Carolyn Young, SHLC Commissioner

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

MEETING SCHEDULE for 2020

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 13, 2020 | December 23, 2019 |
| February 10, 2020 | January 17, 2020 |
| March 9, 2020 | February 14, 2020 |
| April 13, 2020 | March 23, 2020 |
| May 11, 2020 | April 20, 2020 |
| June 8, 2020 | May 18, 2020 |
| July 13, 2020 | June 22, 2020 |
| August 10, 2020 | July 20, 2020 |
| September 9, 2020 * | August 17, 2020 |
| October 12, 2020 | September 21, 2020 |
| November 9, 2020 | October 19, 2020 |
| December 7, 2020 | November 16, 2020 |

* Meeting moved to Wednesday due to holiday