COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
CITY PLANNING BOARD

CITY OF SPRINGFIELD
FORWARD OHIO TOGETHER

Historical Landmarks Commission

Staff Reports 2020

Monday, February 10, 2020
5:30 P.M.
City Hall Forum

2020 Springfield Historic Landmarks Commission Call to Order: Roll Call

Name	Term Expiration
Brad Minerd	07/20/2022
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 –January 13, 2020

MEMBERS PRESENT: Carolyn Young, Becky Krieger, Brad Minerd, Jeff Smith and Nate Fleming (chair)
MEMBERS ABSENT: Craig Genet
STAFF PRESENT: Stephen Thompson, Cheyenne Pinkerman, Jason Irick, Jill Allen.
OTHERS PRESENT:

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 August 12, 2019 meeting.

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

DECISION: Approved unanimously by roll call.

APPROVAL OF MINUTES: Minutes of the August 23, 2019 Special meeting minutes.

Motion by Mr. Minerd to approve the minutes. Seconded by Ms. Krieger.

DECISION: Approved unanimously by roll call

SUBJECT: Elect Chairperson

MOTION: Motion by Mr. Minerd to re-elect Mr. Fleming as the Chairperson. Second by Ms. Krieger.

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

NAYS: None.

Approved by roll call vote 6 to 0.

SUBJECT: Elect Vice-Chairperson

MOTION: Motion by Mr. Minerd to re-elect Ms. Krieger as the Vice-Chairperson. Second by Ms. Young.

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

NAYS: None.

Approved by roll call vote 6 to 0.

Board members gathered for discussion on proposed changes to the Landmarks ordinance. At that time, discussion between board members and staff took place about what changes they would like to see within the commission. The law director and assistant law director presented a power point presentation about what the commission could and could not do based upon the current ordinance. Staff agreed to come back the following month with some proposals. See attached presentation.

BOARD COMMENTS: None.

STAFF COMMENTS: None.

ADJOURNMENT:

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

Meeting adjourned at 6:38 P.M.

Historic Landmarks Commission

January 2020 Review

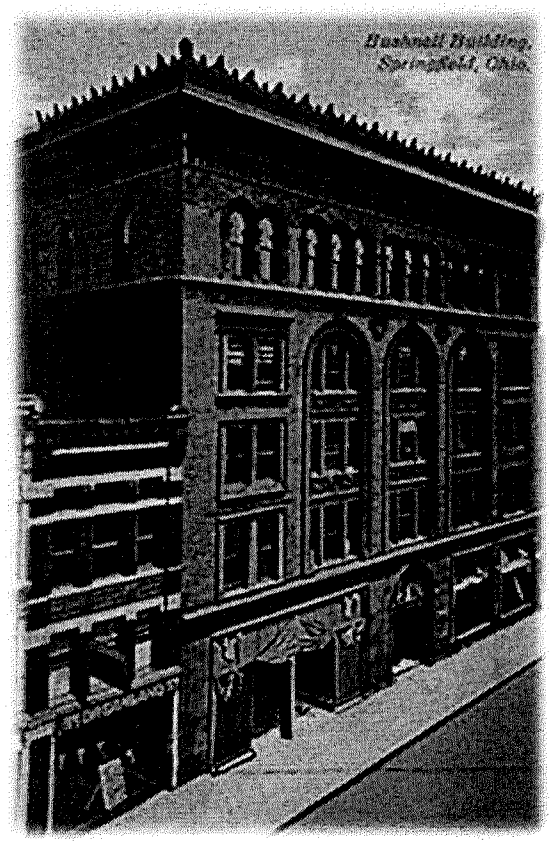
Presentation Overview

- Landmark Commission Creation and Purpose
- Landmark Commission Duties
- Landmark Commission Designation of Districts and Listed Properties
- Landmark Commission Certificate of Appropriates
- Landmark Commission Concerns from Legal Standpoints
- Questions-Discussion

Landmark Commission: Creation

- In 1984, the City Commission established the Historic Landmarks Commission *(1321.01)*

- Commission recognized the need for a public body to have objective review of alternatives to proposed alteration or demolition of certain notable structures, works of art, objects or areas within Springfield.

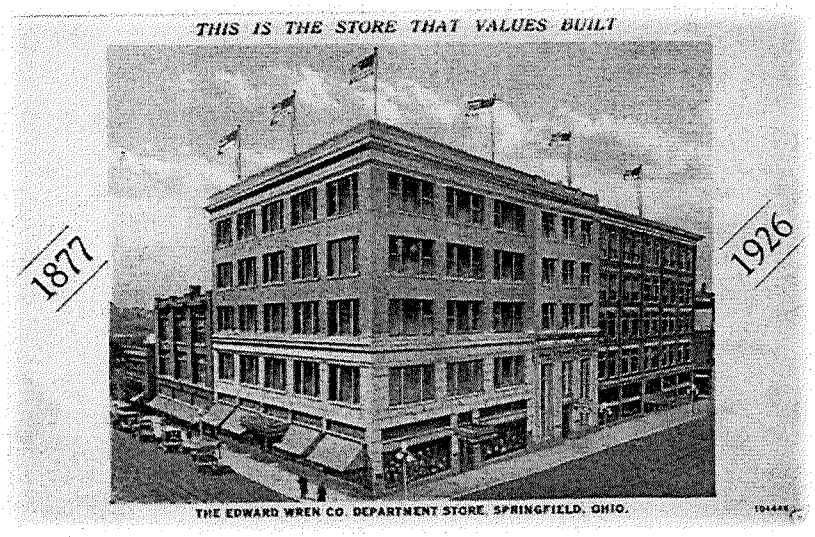


Landmark Commission: Purpose

- Two main purposes of the Historic Landmarks Commission *(1321.02)*
  - Maintain and Enhance
  - Contribute to Development

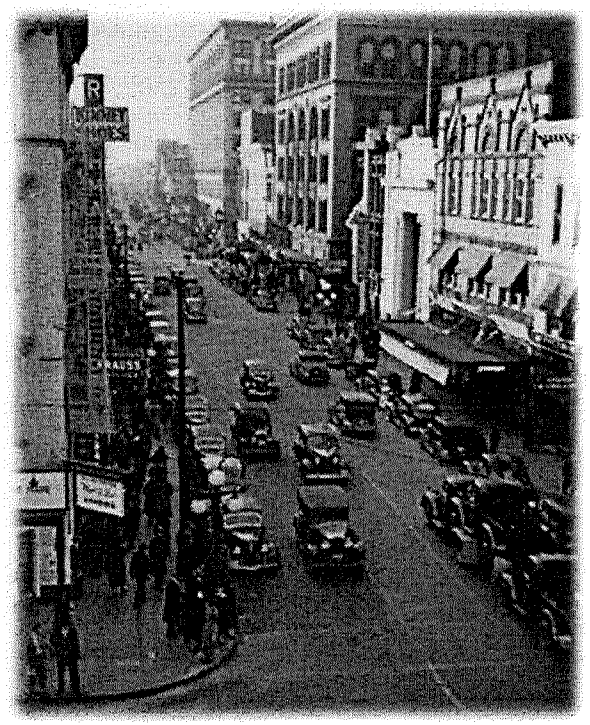
Landmark Commission: Duties

- Improve quality of life by striving for boards purpose.
- Survey all structures, works of art, objects or areas of architectural, historic or aesthetic interest of the City.
- Educate City residents on history and architecture.
- Work cooperatively with planners, developers, and the City in long-range planning efforts for inclusion of historic preservation.



Landmark Commission: Duties

- Provide recommendation to City on all development matters in historic areas.
- Establish criteria, rules, and regulations for CoA's.
- If need be, recommend to Commission changes to code for Historic Landmarks Commission.
- Participate in the National Register process according to the City code.

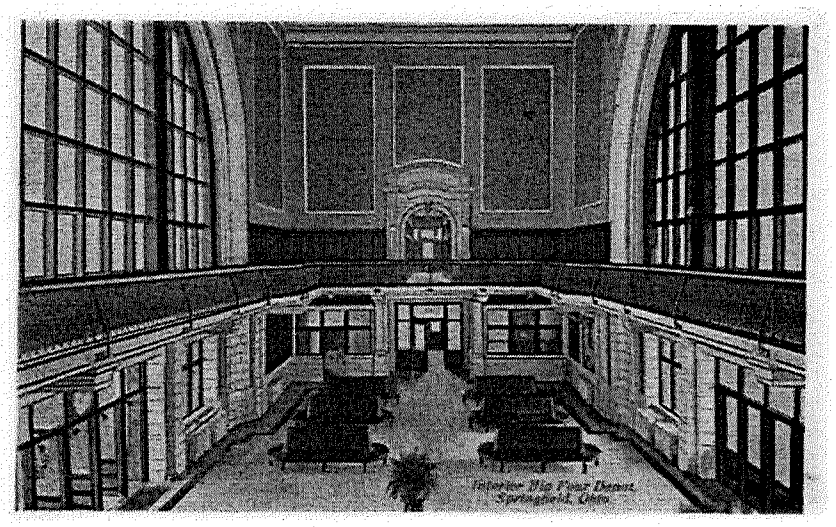


Landmark Commission: Designation of Historic Districts and Listed Properties

- Consider criteria of property to determine designation status (12 factors, only 1 must apply)

- Notify, and (when possible) obtain owners consent for the proposed designation. Owner can refuse or decline.

- Owner refusal prompts the public hearing procedure, where issues are ultimately decided by City Commission.

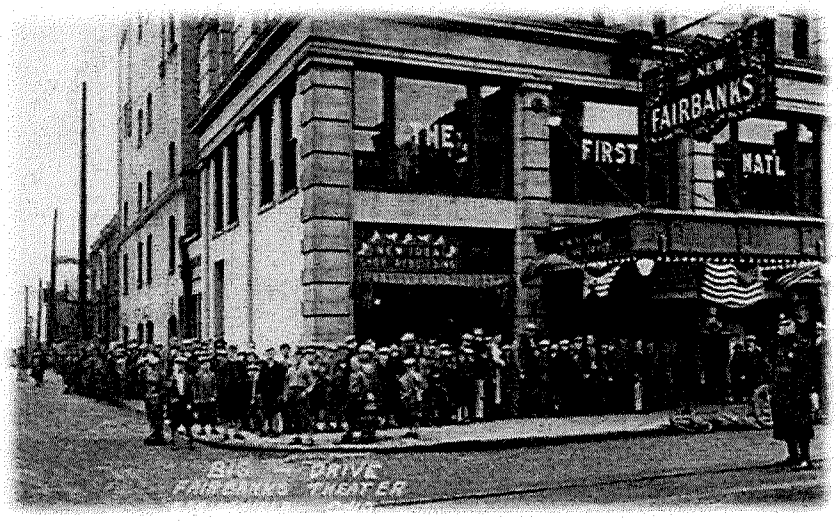


Certificate of Appropriateness

Review January 2020

Landmark Commission: Certificate of Appropriateness

- One duty of the Historic Landmarks Commission is to issue Certificate of Appropriateness (CoA).
- Owners of property in Historic Districts who desire to change design, color, texture, material or exterior features must file an application.
- That application contains: plans, specifications and other items requested from Historic Landmarks Commission.

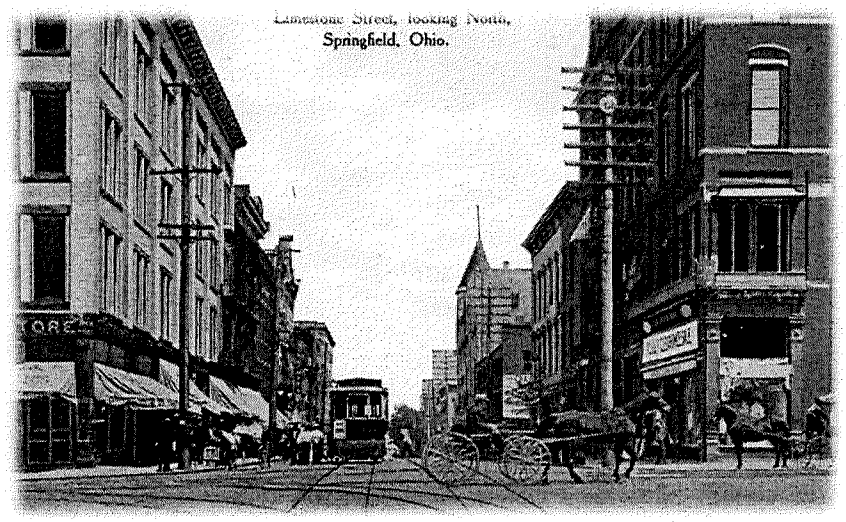


Landmark Commission: CoA

- Must be decided within thirty (30) days of submission.
- If it is believed that no architectural or environmental feature is involved, a Certificate of Nonapplicability is issued.
- If a Certificate of Appropriateness is deemed necessary, the Secretary of the Interior Standards for Rehabilitation, and the design guidelines adopted by the Historic Landmark Commission are to be used in determination.

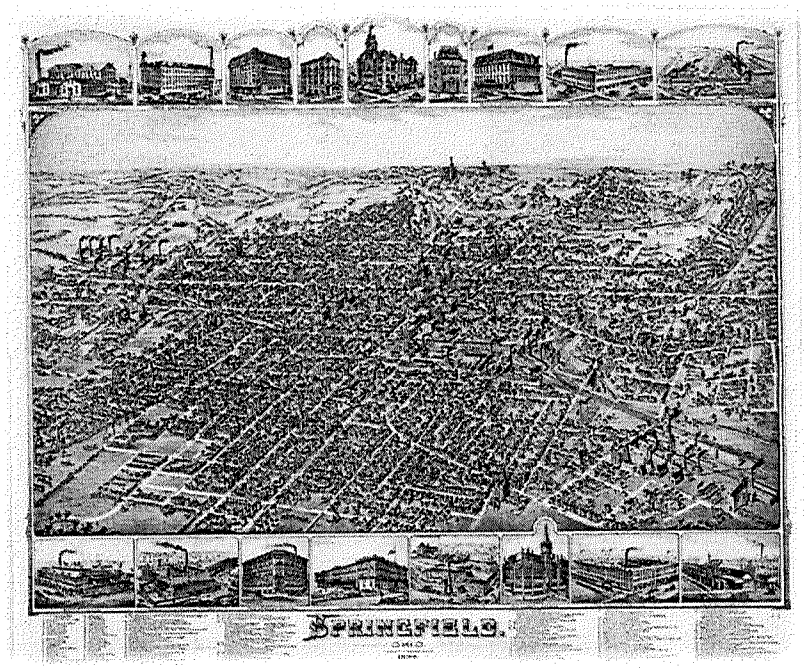
Landmark Commission: CoA

- A discretionary waiting period, not to exceed six (6) months may be implemented to initiate negotiations with the owner on alternative proposals.
- If the Landmark Commission fails to act within thirty (30) days of the application, and no extension period is given, the CoA is considered issued.
- The Landmark Commission may issue a CoA even if the proposed work doesn't meet standard if there is a possibility of a substantial hardship. (See Handout for Hardship Determination)



Landmark Commission: CoA

- Denial of CoA
  - Motion to Deny must be specific;
  - Must state grounds for denial based in code/guidelines;
  - May include recommendations for change;
  - Must notify owners of determination and transmit a certified copy of reasons for denial and recommendations.
  - Example, per 1321.09 the CoA is denied as the applicant failed to meet the Guideline __[reference here]__ by __[insert facts in support of]____. (*Same for approval*)
- A denied owner has thirty (30) days to appeal decision to the City Commission. *(1321.09(i))*



Landmark Commission: CoA

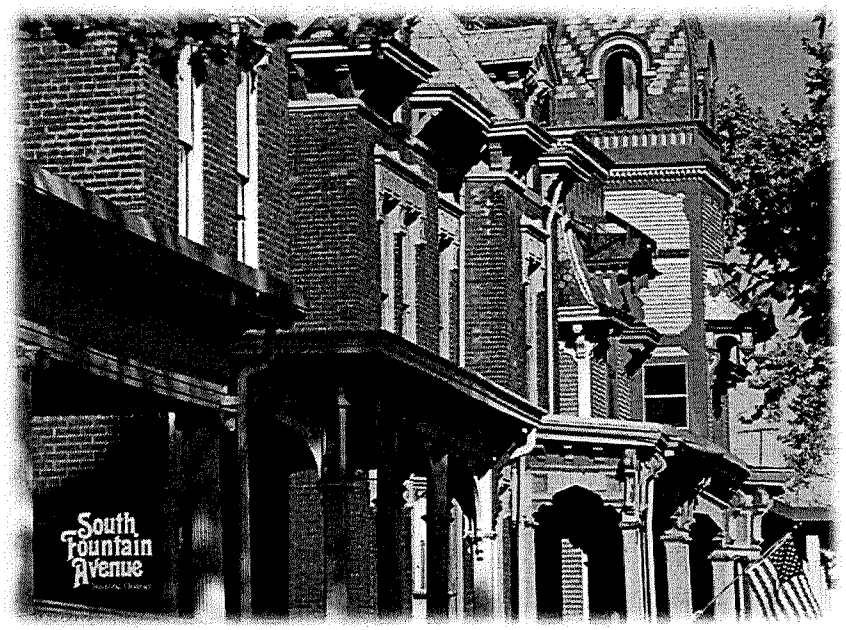
- Exemptions:
  - Property that requires any alteration or construction because it is required for public safety and the property is
    - (1) unsafe for public safety, or;
    - (2) dangerous condition to the public safety.
  - Property that is owned by the United States, State of Ohio, Municipality or any instrumentality, agency or political subdivision thereof.

Landmark Commission: CoA

- Restrictions on Departments
  - Manager of the Inspection Services Division of Community Development cannot issue permits for the following items on historic district or properties without a CoA:
    - Erection of sign;
    - Construction;
    - Reconstruction;
    - Alteration;
    - Demolition.

    (subject to exclusions)

    (THIS IS A CONCERN)



Landmark Commission:
CoA Concerns from Legal Standpoints

- *Concerns:*
  - *Issuance of CoA via guidelines adopted outside of the code are vague, ambiguous, and could be challenged as arbitrary.*
  - *No real teeth in restrictions outside of a single fine potential fine. Can not order tear downs or demolitions of things built that abide by safety standards.*
  - *Penalty section referenced in Historic Landmark Commission Codified Sections does not exist.*
  - *Restriction on building and sign code permit issuance may not be enforceable if the proposed changes meet all safety standard requirements. Likely to be ruled arbitrary and capricious.*
  - *Landmark Commission essentially an advisory board, allowing residents to community and receive recommendations of the HLC regarding changes proposed to historical properties.*
  - *If challenged, our CoA restrictions and requirements could very well, and would likely be held unconstitutional.*
  - *Private property owned by citizens is hard to regulation, prohibiting work that would make the properties safer, more accessible, or remove damage or rot is likely the decision of the owner. HLC is more than welcome to provide feedback to these individuals, but restriction on ability to receive permits would likely fail on a constitutional challenge.*
  - *Appeal process would not be considered quasi judicial. No standards in place.*

Case # 20-01

919 S. Fountain Ave.

New Windows

STAFF REPORT

TO: Landmarks Commission DATE: February 5, 2020

PREPARED BY: Stephen Thompson SUBJECT: COA Request 20-01

GENERAL INFORMATION:

Applicant:	Nate Fleming, PO Box 1904, Springfield, OH 45501
Owner:	Elias Worley, 919 S Fountain Ave, Springfield, OH 45506
Requested Action:	Certificate of Appropriateness
Purpose:	To install two new vinyl windows on the south side of the house
Location:	919 S Fountain Ave.
Size:	0.298 acre
Existing Land Use and Zoning:	Residential, RM-12, Low-Density, Multi-Family Residence District
Applicable Regulations:	Chapter V

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to install two new vinyl windows on the south side of the property. The applicant states wood/aluminum clad windows are cost prohibitive.

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

919 S Fountain Ave.

2015/02/03

The City of Springfield
COMMUNITY DEVELOPMENT

FOR LANDMARKS USE ONLY
Case #: 20-01
Date/time recv.: 2/5/20
Recv. by: ST
Review Type: ☑ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. PROJECT

1. Project Name: 919 South Fountain

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

3. Address of Subject Property: 919 South Fountain

4. Parcel ID Number(s): 34007000 34313019

5. Size of subject property: 9660 sqft

7. Existing Use of Property: Residential

B. APPLICANT

1. Applicant's Status *(attach proof of ownership or agent authorization)* ☐ Owner

☑ Agent *(agent authorization required)* ☐ Tenant *(agent authorization required)*

2. Name of Applicant(s) or Contact Person(s): Nate Fleming

Title: Contractor

Company (if applicable): Velorossa

Mailing address: PO Box 1904

City: Springfield State: OH ZIP: 45501

Telephone: 541 556 7364 FAX: _____

Email - Velorossa@gmail.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): Elias Worley

Mailing Address: 1020 S Fountain

City: Springfield State: OH ZIP: 45506

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

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 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)
- [x] 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)

We are proposing the replacement of two existing window frames with new vinyl windows. These two locations are minus any windows currently and are boarded up. The location is facing south, and nearer to the backside of the house. The cost of wood/aluminum clad windows is cost prohibitive for this job. This location is under a side porch and will be a kitchen.

If you place your order TODAY, the above Delivery Date is the date you can expect your order to be delivered.

Customer . . : 342-00 Job:
VELOROSSA CONSTRUCTION 919 south fountain
725 S FOUNTAIN AVE
SPFLD OH 45506 45506
Contact . : Nate fleming Phone numbers: (Work) 541-556-7364 (Home) (Other)

Custom Windows: Line# 1	Options		Unit Price	Extended Price
ThermalWeld Plus Double Hung (TWPDH)				
Color	White		258.40	
Quantity to Manufacture	1			
Overall Width	32 1/4"			
Overall Height	70 1/2"			
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	7036(2)-CL/Argon	35.36	
Foam Filled	Yes		19.04	
Type of Locks	Standard Locks			
Extra Lock	Yes			
Line Price			312.80	312.80

Custom Windows: Line# 2	Options		Unit Price	Extended Price
ThermalWeld Plus Double Hung (TWPDH)				
Color	White		258.40	
Quantity to Manufacture	1			
Overall Width	35 0/0"			
Overall Height	70 1/2"			
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	7036(2)-CL/Argon	36.04	
Foam Filled	Yes		19.04	
Type of Locks	Standard Locks			
Extra Lock	Yes			

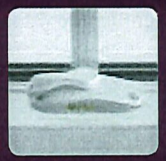
Polaris
WINDOWS & DOORS
The THERMALWELD PLUS Collection
VINYL WINDOWS
ENERGY STAR PARTNER
POLARISWINDOWS.COM

Welded Frame & Sash Corners

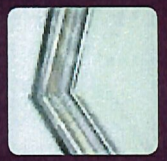
Fusion welded frame and sash corners are strong and free from gaps.

Integrated Extruded Pull Rails are part of sash extrusions, not added later.

Heavy Duty Cam-Style Locks & Keepers secure and air-tight seal



Satin nickel, brass and aged bronze finishes available*



energySMART® Insulated Glass

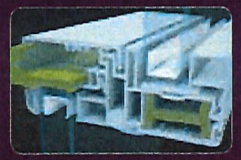
Standard Patented Roller Tilt® ¾ " Constant Force Balance System: Springs travel with the sash. This allows the sash to operate with significantly less friction and noise.

Sash Limit Locks limit sash travel secure partial opening

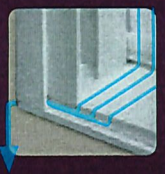
double hung

glider

Continuous Over / Under Interlock & Weather-Stripping prevent air infiltration across entire meeting rail



Innergy™ at meeting rails*



True sloped sill for positive water drain off, no weep holes to clog

*options

ENERGY EFFICIENCY

Ease of Opteration + Ownership

Benefits of Our Window

Our extrusions are fusion welded at every corner to create seamless and strong windows.

Maintenance Free

The vinyl formulation maintains its color and smooth surface.

Multi-Chamber Extrusions

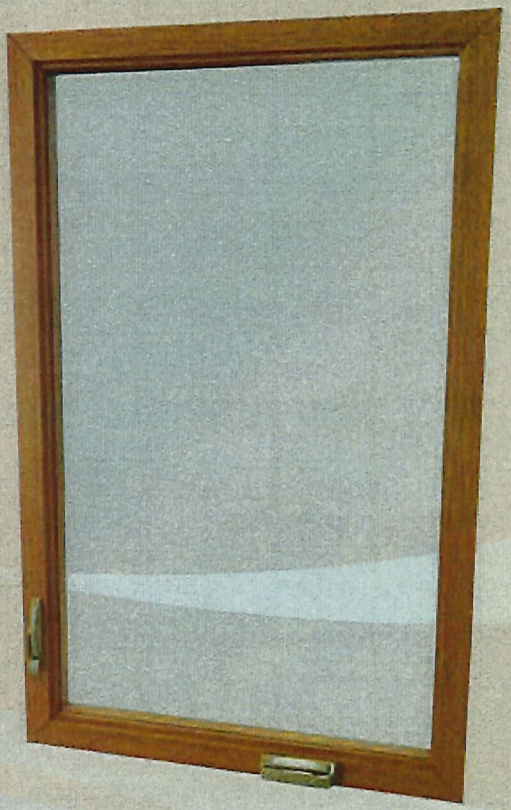
Interior walls add strength. These walls and air chambers between further improve insulating properties.

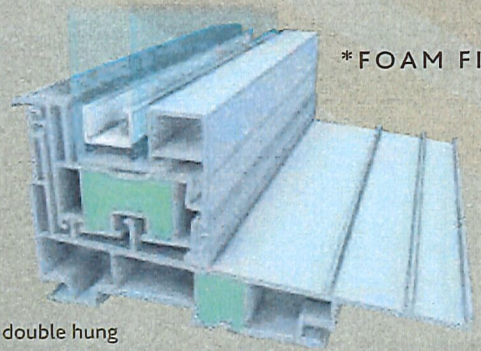
Double Hung

Recessed tilt latches allow both sash to tilt in completely for easy cleaning.

ENERGY STAR Most Efficient 2019 www.energystar.gov

Windows that qualify as Most Efficient are windows with the Ultimate and Ultimate Plus glass packages. Ask your sales rep for more information.





*FOAM FILL

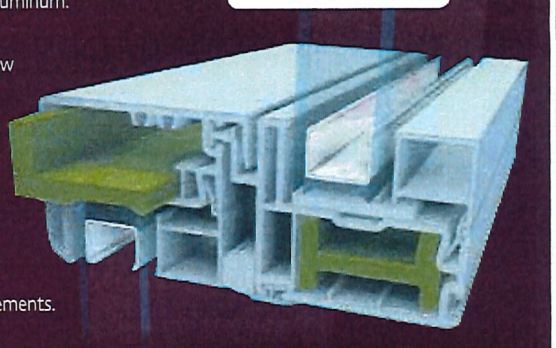
double hung

Casement

Sash cranks fold into base for a clean look. Sash opens fully with just a few turns. These windows are triple sealed against the weather and can be safely cleaned inside the home. Hinged side of sash slides away from frame when fully opened.

*Innergy®

- Innergy is the innovative, energy-efficient alternative to aluminum.
- Rigid Thermal Reinforcements are advanced fiberglass reinforced resin inserts, designed to slide easily into window chambers for greater support and insulation.
- Better Thermal Performance
  Up to 700 times better than aluminum in material-to-material comparisons.
- Better Thermal Break
  Impervious to cold or heat.
- Better protection against condensation
  Helps prevent staining that can occur with metal reinforcements.
- Better flexibility
  Will not permanently set when impacted.



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Gliders 2+3 Lite

Sash lift out from inside for easy cleaning.
2 lite - half screen
3 lite - active panel screen[s]

*BetterVUE®

BetterVUE® Screen Mesh
Better Insect Screen
- 10% Better Insect Protection
- 20% Better Airflow
- 20% Clearer View

Standard

Standard Screen Mesh
- Sight more obstructed
- Less Airflow than BetterVue Screens
- Proven and Reliable

Screen

- Strong, extruded aluminum frame in white or tan
- Half screen Standard
- Aluminum Screen Mesh*
- Available in Pet Screen* and Full Screen*

*options

Exterior Paint*
20 Year Warranty
Against fading, peeling or blistering

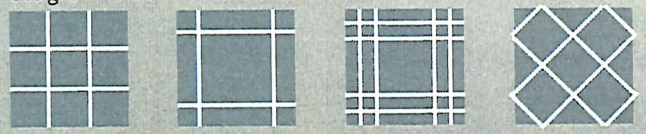
Unique, high-performance exterior coating specially formulated for PVC
Semi gloss finish • Color matched contour internal grids, caulk & coil‡*
Painted screen frames • Crack & impact resistant • Touch-up paint included
AAMA testing ensures that coating resists strong solvents, heat gain and thermal shock.
Lead time 4-6 weeks ‡Muntin color may be affected by glass coatings, such as Low-E. Coil not exact match *Options
Colors shown are reproduced by mechanical process and may vary from actual colors of product. Use actual color selector.

Ask for a ThermalWeld Plus® Patio Door brochure

Tan | Brick Red | Brown | White | Green | Black | Beige | Bronze | Architectural Bronze | Clay | Gray

DECORATIVE GLASS*

designs



colonial | prairie style | double prairie style | diamond n/acontour or brasses

PLATED LOCK FINISHES*

antique brass | satin nickel | bright brass | aged bronze

Polaris® WINDOWS & DOORS

internal muntin styles

view glass 3/8" v-groove, interior surface of glass unit pane

smooth | contour | antique brass | satin nickel | slim line brass | view | floral view | elongated floral view | obscure | glue chip | rain glass

MINIBLINDS*

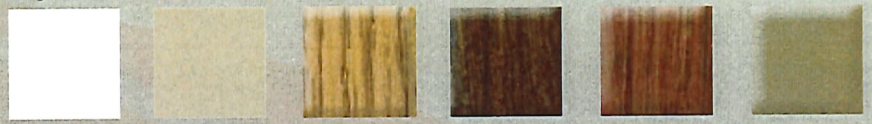
white | alabaster | tan | silver | gold

Please refer to actual color samples for true product representation.

COLORS*

vinyl

interior woodgrain



white | tan | medium oak | cherry | vintage pecan | coppertone hardware standard on woodgrains

RESEARCH & DEVELOPMENT

Polaris products are scrutinized under extreme weather and structural stresses at the Polaris in-factory testing facility. Our R&D Department ensures that our products feature the latest industry innovations. Top quality and integrity are guaranteed.

MORE GLASS OPTIONS

Krypton fill

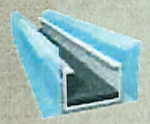
Bronze or Gray tint

ENERGY EFFICIENT GLASS

energySMART®glass is standard in every Polaris®window. These insulated glass (IG) units are panes of glass sealed onto the Intercept® U-shaped steel spacer. Together, the spacer and sealant block temperature transfer and reduce condensation.

We also offer many high-performance energySMART upgrades. Low-E coating reduces ultra violet light damage and heat gain. Triple pane IG units have sound deadening properties. Argon or krypton gas fill between panes further reduces temperature transfer. Ask about ENERGY STAR qualified upgrades.

ENERGY STAR PARTNER



intercept. SPACER SYSTEM

Ask About Our Glass Breakage Warranty

Made in the USA | AAMA Member | NAMI Certified | NFRC MEMBER

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*options

2020 LANDMARKS COMMISSION MEETING ATTENDANCE

BOARD MEMBERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	13	10	9	13	11	8	13	10	9	12	9	7
Brad Minerd	P											
Jeff Smith	P											
Nate Fleming	P											
Becky Krieger	P											
Craig Genet	A											
Carolyn Young	P											

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

Commission Meetings
City Holidays

2020 CITY COMMISSION CALENDAR

JANUARY 2020						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY 2020						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

MARCH 2020						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	Election Day		Retreat	

APRIL 2020						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY 2020						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

JUNE 2020						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY 2020						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST 2020						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER 2020						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER 2020						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER 2020						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30		Budget Mtg		Election Day	

DECEMBER 2020						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

2021 Important Dates: Friday, Jan. 1, 2021 – City Holiday