COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
HISTORIC LANDMARKS COMMISSION

Historical Landmarks Commission

Staff Reports 2020

Monday, August 10, 2020
5:30 P.M.
Virtual Meeting

Agenda
Springfield Historic Landmarks Commission
Springfield, Ohio
Monday, August 10, 2020
City Forum – 5:30 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Approval of July 13, 2020 Meeting Minutes** — ACTION

4. **Case # 20-14: 712 S Fountain Ave – New Fence** — DISCUSSION & ACTION

5. **Adjourn – Next meeting is September 9, 2020** — ACTION

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 –July 13, 2020

MEMBERS PRESENT: Carolyn Young, Craig Genet, Brad Minerd, Jeff Smith, Becky Krieger and (Vice Chair) and Nate Fleming (Chair)
MEMBERS ABSENT: None
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 May 11, 2020 meeting.

Motion by Ms. Young to approve the minutes. Seconded by Mr. Smith.

DECISION: Approved unanimously by roll call.

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

APPROVAL OF MINUTES: Minutes of the June 8, 2020 meeting.

Mr. Smith stated the members absent section needed to be corrected.

Motion by Mr. Minerd to approve the minutes with the changes. Seconded by Ms. Young.

DECISION: Approved unanimously by roll call.

CERTIFICATE OF APPRORIATENESS:
CASE # 20-10
ADDRESS: 915 East High Street.
NAME: Bradley Campbell, 915 East High Street, Springfield, OH 45501
PROPOSED WORK: To construct a new fence.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Ms. Young questioned if a fence was requested for the front as well. Mr. Thompson stated the applicant could answer the question better but he believed it was only for the back privacy fence. Mr. Campbell stated he would like a wrought iron fence for the front but had not yet sourced it. Mr. Campbell explained the back privacy fence was more important for safety issues. Ms. Young questioned what material would be used for the dog ear fencing. Mr. Campbell stated he planned to use treated lumber and stain the fence. Mr. Minerd questioned how tall the fence would be. Mr. Campbell stated he would

like the fence to be six to eight feet tall. Mr. Thompson stated the current regulations allowed for up to eight foot fencing.

MOTION: Motion by Mr. Minerd to approve the certificate of appropriateness as it meets the requirements under Chapter 1321 under the Codified Ordinances and meets the design guidelines as adopted by the board. Seconded by Ms. Young.

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

Motion Approved.

CERTIFICATE OF APPRORIATENESS:
CASE # 20-11
ADDRESS: 805 East High Street.
NAME: The Woman's Town Club Company, P.O Box 652, Springfield, OH 45501
PROPOSED WORK: To restore porch and stairs.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Fleming complimented the artist rendering. Ms. Christine explained the steps would look a little different than the rendering. Mr. Genet questioned if the existing porch would remain and if the roof would be installed. Ms. Christine explained they planned to have the wooden porch built over top of the existing porch to raise the height up to the door frame. Ms. Christine explained the wrought iron railing would be replaced with wood in Queen Anne's style. Ms. Christine stated they would build new steps over the existing ones because the steps were historical and they wanted to preserve them. Ms. Christine explained the railing from the porch would continue down the stairs and would be painted to match the existing colors. Ms. Young questioned if the stairs would be painted or stained. Ms. Christine stated they were unsure but would ask there architect his professional opinion. Mr. Smith stated he believed the porch would be a great addition and questioned what roofing material would be used on the porch. Ms. Christine explained they planned to match the roofing material to the existing roof. Mr. Smith stated he would be comfortable with that.

MOTION: Motion by Mr. Genet to approve the certificate of appropriateness to erect a new porch, wooden stairs and the roofing material the same as existing, as it meets the requirements under Chapter 1321 under the Codified Ordinances and meets the design guidelines as adopted by the board. Seconded Mr. Smith.

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

Motion Approved.

CERTIFICATE OF APPRORIATENESS:

CASE # 20-12

ADDRESS: 1055 East High Street. Springfield, OH 45505.

NAME: Massie Signs & Art, 2232 Sunset Avenue, Springfield, OH 45505.

PROPOSED WORK: To replace a sign.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Minerd questioned if there was a height or width difference. Mr. Massie stated there was no difference. Mr. Minerd questioned if the colors would be different or if any lighting would be added. Mr. Massie explained the colors on the sign. Board members referred to the photo provided. Mr. Massie explained there was no lighting for the sign. Mr. Minerd asked if there were plans to add lighting. Mr. Massie he was unaware of any plans for lighting, it was not included in the original design. Mr. Fleming questioned if the building would be re-painted. Mr. Massie stated he was unsure if the building would be painted. Mr. Minerd asked if the Mental Health Recovery Board was considered government or a nonprofit. Mr. Thompson stated he was not sure. Ms. Young stated they were grant funded and believed they were considered a nonprofit that receives government grant funds. Mr. Minerd explained he wasn't sure if they had to listen to the board depending on if they were nonprofit or government. Mr. Fleming stated he felt the sign clashed with the building and the historical district. Mr. Smith explained they had updated there logo and the sign was an attempt to update their sign with the new logo. Mr. Smith explained the logo was now recognizable. Mr. Minerd explained he felt the sign clashed with the building as well but understood the rebranding process. Mr. Fleming stated he felt a little more effort could be made to make the sign match the building and the surroundings. Mr. Fleming explained her felt the sign did not fit in the historical district. Mr. Smith stated signs had been approved in the past that hadn't necessarily fit the neighborhood. Mr. Massie stated that he understood the sign clashing with the building and suggested pulling a color from the building for the base of the sign. Mr. Massie explained pulling that color may help it not clash as much. Mr. Fleming questioned if the white on the sign could be replaced with the tan color from the building. Mr. Massie explained that the tan may clash with the blue but he could run it by the company. MR. Massie explained there were two colors on the building and he was thinking the darker tan could go on the bottom. Ms. Young explained the current sign went well with the building and questioned if there was a way to update the signage without changing the sign. Mr. Massie explained the current design of the sign didn't allow for the new logo and was restricting. Mr. Minerd explained he would be more comfortable if the design was more cohesive with the building. Mr. Minerd explained he's ok with the design except for the blue and white clashing with the building. Mr. Minerd stated if the Mental Health Recovery Board were able to compromise with the design changes, he would be more apt to vote yes. Mr. Massie explained the blue was his idea and could easily be changed. Mr. Minerd explained the white background was also problematic. Mr. Genet stated he no problem with the design or colors of the sign because the building itself stands apart from the historic nature of the neighborhood. Mr. Genet explained the sign was low to the ground and replacing an existing sign. Mr. Genet stated he would approve the sign as it is. Ms. Krieger agreed with Mr. Genet. Ms. Krieger explained it goes with their new brand and felt it should be consistent. Mr. Fleming stated he would still like to change the blue on the bottom to a color matching building. Ms. Young and Mr. Smith

stated they would be comfortable with the blue being changed to a color that matches the building.

MOTION: Motion by Mr. Smith to approve the sign as presented with the alteration of changing the base color to match the building and the certificate of appropriateness as it meets the requirements under Chapter 1321 under the Codified Ordinances and meets the design guidelines as adopted by the board. Seconded Mr. Genet.

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

Motion Approved.

CERTIFICATE OF APPRORIATENESS:
CASE # 20-13
ADDRESS: 807 South Fountain Avenue. Springfield, OH 45506.
NAME: Sylvia Wirsing-Bryant, 807 South Fountain Avenue. Springfield, OH 45506.
PROPOSED WORK: To demolish and accessory structure.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Minerd questioned if the alley was vacated. Ms. Wirsing-Bryant stated the alley was vacated. Ms. Wirsing-Bryant explained she owned the lot behind the house, the lot to the north and to the south and before the alley was vacated there were a lot of break ins. Ms. Wirsing-Bryant explained the carriage house has never been accessible to park in as a garage. Ms. Wirsing- Bryant explained the structure was dilapidated. A lot of animals live in the structure and there was bad terminate damage. Ms. Wirsing-Bryant explained the structure was unsafe and unusable. Ms. Young questioned if there were plans to replace the accessory structure. Ms. Wirsing-Bryant stated they did not plan to replace the structure because they were getting older and did not want to invest that much money. Mr. Minerd stated he had no problem with the structure being demolished. Ms. Wirsing-Bryant explained the structure could not be seen from the road.

MOTION: Motion by Ms. Minerd to approve the certificate of appropriateness to demolish the structure due to the fact the structure is beyond repair and there is a liability issue. Seconded Mr. Genet.

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

Motion Approved.

CERTIFICATE OF APPRORIATENESS:

CASE # 20-06

ADDRESS: 17-19 East Liberty Street. Springfield, OH 45506.

NAME: Timothy Yancy, 25 East Liberty Street. Springfield, OH 45506

PROPOSED WORK: To demolish house.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Fleming explained why he felt the structure needed to be demolished. Mr. Fleming explained dilapidated houses like the one in question, diminish the property values in the neighborhood. Mr. Fleming explained he attached a bid on how much it would cost to fix the property up to code, the property value and the cost to fix it do not add up. Mr. Minerd questioned why the case had been previously tabled. Ms. Young explained the board members wanted a plan for the property and discussed the new owner had not owned the property very long and hadn't made any attempts to fix it. Ms. Young explained she went and looked at the property as well and found that the condition of the property was much worse than she had originally thought. Ms. Young explained there was major support structure missing from the house. Ms. Krieger asked how long the property had been in possession of the current owner. Mr. Minerd asked if the owner was applying for the demolition or the city. Mr. Thompson explained Code Enforcement issued exterior orders for the property and the owner explained it was too much for him to take on and applied for voluntary demolition. Ms. Krieger questioned if the owner would still own the land after the demolition. Mr. Thompson stated that was correct. Ms. Krieger explained it bothered her that the cities money is being used to demolish the house when it could be used on other things. Mr. Smith agreed and questioned what the criteria was for voluntary demolition. Mr. Fleming asked if the house would be torn down with federal funds. Mr. Thompson explained the house was approved to use CDBG funds. Mr. Thompson explained the qualifications for voluntary demolition, low income, disabled or elderly. Mr. Thompson explained the gentlemen qualified due to low income. Mr. Minerd explained the house was a safety hazard for first responders and police. Mr. Thompson stated the current owner had possession of the property since September of 2019. MS. Krieger questioned if that property owner stripped the house or if it was someone else. Mr. Thompson stated considering the condition, he would assume it was prior to him owning the property. Mr. Fleming expressed his concerns about the properties condition and the property values. Ms. Krieger wants to know what the plan was for the property. Mr. Thompson explained the property owner lives next to the house and would assume he would want to combine the parcels. Ms. Krieger worries it will be a spot for illegal parking. Mr. Smith is concerned about the density in the neighborhood. Ms. Young questioned if there could be code enforcement follow up in case he starts parking on the lot. Mr. Thompson explained code enforcement would be vigilant, no vehicles are allowed to be parked on the grass. Mr. Thompson explained he would need to create an approved parking service and that would have to go in front of the board before that could happen. Mr. Smith questioned what would happen if he paved it without permission, the landmarks commission would not have the authority to tell them to remove the pavement. Mr. Fleming stated that is a risk. Mr. Minerd questioned how close the building was to being condemned by the chief building official. Mr. Thompson explained the building was very close to being condemned. Mr. Thompson explained the only reason an exterior case was created was to see if the owner had intentions on repairing the building. Mr.

Thompson stated that was not something the owner was able to do and if something doesn't happen soon the building inspector will have to condemn it over the next year or so.

MOTION: Motion by Mr. Minerd to approve the certificate of appropriateness to allow the demolition of the structure at 17-19 East Liberty Street due to a safety, sanitation and property value issue pursuant to the charge of the city commission. Seconded Ms. Young.

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

Motion Approved.

BOARD COMMENTS:

Mr. Smith questioned a fence on Southern. Mr. Fleming explained there was a google doc for some changes to be made in the guidelines and would like the commissioners to comment. Ms. Young suggested having a replacement plans for demolitions of structures in the historical districts. Mr. Thompson stated he could add that to the application.

STAFF COMMENTS:

Discussion about a new board member.

ADJOURNMENT:

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

Meeting adjourned at 6:40 P.M.

Case # 20-14

712 S. FOUNTAIN AVE.

New Fence

STAFF REPORT

TO: Landmarks Commission DATE: August 5, 2020

PREPARED BY: Stephen Thompson SUBJECT: COA Request 20-14

GENERAL INFORMATION:

Applicant:	Kevin Rose, 712 S Fountain Ave, Springfield, OH 45506
Owner:	Kevin Rose, 712 S Fountain Ave, Springfield, OH 45506
Requested Action:	Certificate of Appropriateness
Purpose:	To construct a new fence in the rear yard
Location:	712 S Fountain Ave
Size:	0.153 acre
Existing Land Use and Zoning:	Residential, RM-12, Low-Density, Single-Family Residence District
Applicable Regulations:	Chapter V

BACKGROUND:

The applicant seeks a Certificate of Appropriateness to construct a new fence in the rear yard. The fence along the back of the property will be six feet tall cedar dog ear panels. The fence on the north side will be a pasture style fence that is four feet tall with three horizontal rails and backed with wire.

ANALYSIS:

New fences should generally be limited to rear yards, unless evidence documenting the historic location of a fence in the front yard is presented. When new site components such as retaining walls and fences are being added, retain visual continuity by maintaining the same height as historic features on the site or in the vicinity.

For new fences, keep the design simple, with plain pickets. If installing a rear yard privacy board fence, place the framing to the inside, facing your backyard. Best is to finish both sides of the fence with an opaque stain in a neutral color that blends with the color of the historic property.

ACTION:

712 S Fountain Ave.

FOR OFFICE USE ONLY
Case #: 20-14
Date/time received: 8/3/20
Received by: ST
Review Type: Landmarks Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary):*
Add backyard fence

2. Address of Subject Property: 712 S. Fountain Ave.

3. Parcel ID Number(s): 3400700034309003

4. Size of subject property: 43x155 (.153 acres)

5. Existing Use of Property: Single family residential

B. APPLICANT

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

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

2. Name of Applicant(s) or Contact Person(s): Kevin Rose

Title: Owner

Company (if applicable): _____

Mailing address: 712 S. Fountain Ave.

City: Springfield State: OH ZIP: 45506

Telephone: (937) 536-8001 FAX: ( ) _____

Email kevin@wojcikrose.com

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

Mailing Address: _____

City: _____ State: _____ ZIP: _____

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

_____

Signature of Applicant

Kevin Rose, Owner

Typed or printed name and title of applicant

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 add a backyard fence. Across the back of the property, we will install cedar dog ear fence panels on 4x4 posts. The exposed 4x4 posts will face toward the yard. A solid cedar gate will be offset to the South. Along the north side of the yard, we will install a pasture fence with three horizontal boards, backed with wire. This fence will also be constructed with cedar. A gate will be offset to the west.

The back fence will be 6' tall and about 42' feet long. On the south it will connect with the solid privacy fence at 716 South Fountain. The side fence will be 4' tall and about 65' long – connecting to both the house and back privacy fence.

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)

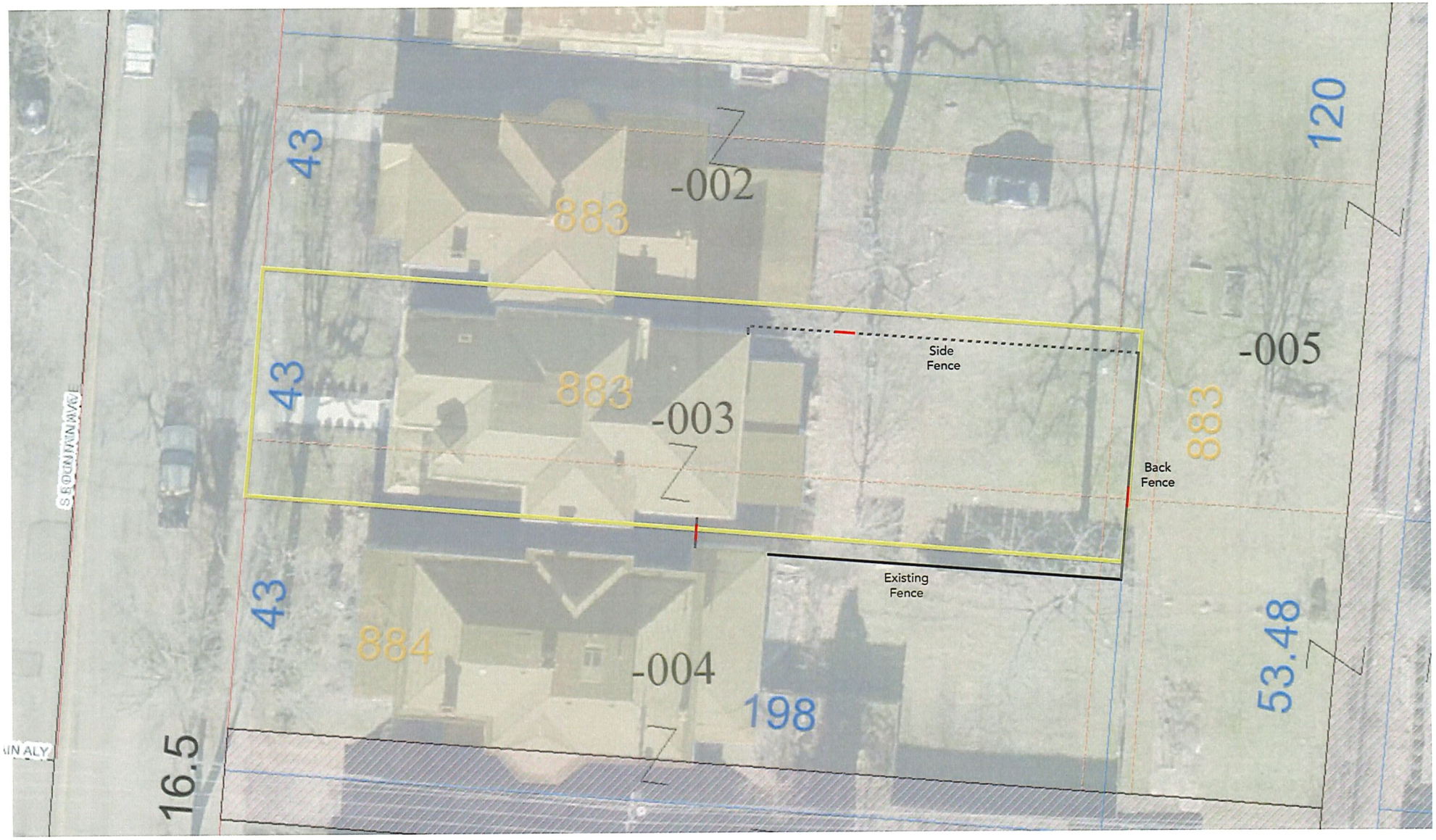
___Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)

___Historic Landscape Features (Sec. V., pg.100)

___Energy Conservation (Sec. V., pg.106)

___Demolition: ___Full ___Partial

___Other


43
883
-002
120
43
883
-003
Side
Fence
-005
883
Back
Fence
43
884
-004
198
Existing
Fence
53.48
16.5
S GOLDEN AVE
N ALY

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	P	P	N/A	A	P	P					
Jeff Smith	P	P	P	N/A	P	P	P					
Nate Fleming	P	P	P	N/A	A	P	P					
Becky Krieger	P	P	P	N/A	P	P	P					
Craig Genet	A	P	P	N/A	P	P	P					
Carolyn Young	P	P	P	N/A	P	P	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						
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23	24	25	26	27	28	29

MARCH 2020						
Su	M	Tu	W	Th	F	Sa
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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
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26	27	28	29	30		

MAY 2020						
Su	M	Tu	W	Th	F	Sa
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

JUNE 2020						
Su	M	Tu	W	Th	F	Sa
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7	8	9	10	11	12	13
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28	29	30				

JULY 2020						
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AUGUST 2020						
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30	31					

SEPTEMBER 2020						
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27	28	29	30			

OCTOBER 2020						
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25	26	27	28	29	30	31

NOVEMBER 2020						
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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
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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