COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
HISTORIC LANDMARKS COMMISSION

CITY OF SPRINGFIELD
FORWARD OHIO TOGETHER

Historical Landmarks Commission

Staff Reports 2020

Monday, October 12, 2020
5:30 P.M.
Virtual Meeting

Agenda
Springfield Historic Landmarks Commission
Springfield, Ohio
Monday, October 12, 2020
5:30 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Approval of September 9, 2020 Meeting Minutes** — ACTION

4. **Case # 20-17: 809 S Limestone St – Roof over rear deck** — DISCUSSION & ACTION

5. **Case # 20-18: 716 S Fountain Ave – Chimney removal** — DISCUSSION & ACTION

6. **Case # 20-19: 1029 S. Fountain Ave. – Privacy Fence**

7. **Adjourn – Next meeting is November 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 –September 9, 2020

MEMBERS PRESENT: Carolyn Young, Craig Genet, Jeff Smith, Brad Minerd, 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 August 10, 2020 meeting.

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

DECISION: Approved unanimously by roll call.

CERTIFICATE OF APPRORIATENESS:
CASE # 20-15
ADDRESS: 818 South Fountain Avenue.
NAME: Joshua and Amberlin Stewart, 818 South Fountain Avenue, Springfield, OH.
PROPOSED WORK: To install vinyl windows.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Fleming asked if the applicant wished to speak. MR. Stewart gave some details that were listed in the staff report. Ms. Young asked if there were storm windows. Mr. Stewart stated he was unsure do to the fact they had just taken possession of the home. Mr. Stewart explained that there were tracks in the window that suggested there could be storm windows. Mr. Stewart explained the vinyl windows would not have a large white boarder, they wouldn't be any bigger then what was in the window now. Mr. Stewart explained there was another property on the street that had vinyl windows and it was not obvious. Mr. Fleming stated he was confused, on the vinyl windows, the sash would be removed but not the encasement. Mr. Stewart stated the tracks would stay and they would be taking the wood framed windows off. The vinyl windows would be placed in the existing track. Mr. Stewart stated it would be very similar to what was done to the house next to theirs. Mr. Stewart explained the grant the neighbors received did not have a cap on it but used the same process he plans to use. Mr. Fleming asked the total windows being replaced. Mr. Stewart stated it would be every window in the house, except for the addition in the back and believed the total would be twenty-one windows. Mr. Minerd questioned what the color would be. Mr. Stewart stated they would be white and didn't plan on painting them unless that was a requirement from the board. Mr. Stewart asked if the windows were normally painted the same

trim color. Mr. Smith stated it depends on the owner and how many colors they planned to use. Mr. Stewart explained he would prefer them to stay white. Mr. Smith explained the problem with white vinyl windows is the paint doesn't stick very well and your stuck with one unchangeable paint color. Mr. Smith explained the color scheme was limited. Mr. Stewart explained he planned to leave the vinyl as is which would be white, he did not plan to paint the vinyl. Mr. Fleming questioned what type of vinyl would be going in. Mr. Stewart stated he was unsure; they did not specify. Mr. Stewart stated it would depend on the contractor and wouldn't know anything until that was decided. Mr. Stewart explained they weren't trying to change much of the house but rather to make it safe for his children to be in the home. Mr. Stewart stated they would be appropriate and would match the grid. Mr. Genet asked the price difference of wood and vinyl would be. Mr. Stewart explained they never talked about the price difference because it was outside of the cost of the available grant money. Mr. Smith asked if they could ask about a cost sharing for at least the front windows to be done in wood or if Mr. Stewart would be able to cover that difference. Mr. Stewart stated they would not be able to cover the difference and they had been putting their money towards other things that needed to be done around the house to move in.

MOTION: Motion by Mr. Minerd to approve the certificate of appropriateness due to the fact of the windows being a health hazard to the occupant and the option that was presented to the board meeting the historical guidelines. Seconded by Mr. Genet.

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

Motion Approved.

CERTIFICATE OF APPRORIATENESS:
CASE # 20-16
ADDRESS: 620 Piqua Place.
NAME: C&N Contractors, 1203 W Main St, Springfield, OH 45504
PROPOSED WORK: To install a handicap ramp.

ACTION:

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Mr. Minerd questioned if there would be any type of landscaping to block the view of the handicap ramp. Mr. Thompson stated he didn't think there would be any landscaping added. Mr. Fleming stated from the pictures, it looked like the majority of the ramp would not be visible. Mr. Smith explained there a trees there and the drawing shows more trees on the property. Mr. Smith stated he felt the drawing and the ramp were sufficient.

MOTION: Motion by Ms. Smith to approve the certificate of appropriateness to install a handicap ramp. Seconded Ms. Krieger.

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

NAYS: None.
ABSTAIN: Mr. Genet.

Motion Approved.

BOARD COMMENTS:

Mr. Fleming stated then meeting would be his last as a board member and thanked the board. Mr. Minerd asked if a new chair should be elected. Mr. Thompson stated Becky could serve as an interim chair until January. Mr. Krieger stated she would be happy to do it but may have conflicting work schedules. Mr. Thompson stated they may have a new member for the next meeting. Board members thanked Mr. Fleming for serving on the board.

STAFF COMMENTS:

None.

ADJOURNMENT:

Mr. Fleming asked the board if they were in favor of adjourning the meeting, to say aye. All opposed, say nay.

Hearing none, Mr. Fleming adjourned the meeting.

Meeting adjourned at 6:07 P.M.

Case # 20-17

809 S. LIMESTONE ST

Roof over rear deck.

STAFF REPORT

TO: Landmarks Commission DATE: October 7, 2020

PREPARED BY: Stephen Thompson SUBJECT: COA Request 20-17

GENERAL INFORMATION:

Applicant:	Matt Talbot House/Dennis Driscoll, PO Box 1301, Springfield, OH 45501
Owner:	Matt Talbot House, PO Box 1301, Springfield, OH 45501
Requested Action:	Certificate of Appropriateness
Purpose:	To install a roof over the rear deck
Location:	809 S Limestone Ave
Size:	0.27 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 roof over the rear deck. It will be a flat, metal roof approximately 20' 10" x 12' 1". The roof will be white. The roof will protect residents from the elements and still have use of the deck.

ANALYSIS:

The addition must preserve significant historic materials and features; and the addition must preserve the historic character (of the property); and the addition must protect the historic significance of the property by making a distinction between old and new. The new addition should be designed to minimize the size and number of openings between the addition and the historic building. This will not only minimize necessary cutting into the existing exterior wall, it will also reduce modifications to the interior of the historic building. The new addition should be designed to be structurally self-standing to avoid the need to cut beam pockets into the existing historic structure. The new addition should be designed so that if it were to be removed in future years, the connecting facade of the historic building could be easily restored. In designing a new addition, consideration should be given to the planning of a connecting corridor or hyphen, so that the new addition would be separated to some degree from the

historic building, and so that the connection would be very small in size, reducing damage to the original building facade.

ACTION:

Approval of the Certificate of Appropriateness.

ATTACHMENTS:

1. Vicinity Map
2. Application and Attachments

FOR OFFICE USE ONLY
Case #: 20-17
Date/time received: 9/24/20
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):*

INSTALL FLAT ROOF OVER BACK DECK

2. Address of Subject Property: 809 S. LIMESTONE ST.

3. Parcel ID Number(s): _____

4. Size of subject property: _____

5. Existing Use of Property: Recovery House

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): DENNIS DRISCOLL

Title: Director

Company (if applicable): MATT TALBOT HOUSE

Mailing address: P.O. BOX 1301 SPRINGFIELD OH. 45505

City: _____ State: _____ ZIP: _____

Telephone: (937) 244-5315 FAX: ( ) _____

Email ~~MATT~~ dennisnth@swohio.twcbc.com

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

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 would like to put a flat roof over the deck in the back of the house.

The dementions of the deck are 20'x10" x 12' 1"

we will have contractor make suggestions as how to place roof and what size.

The cost of this project is approximately $3600.00

The roof will be white

As it sits right now residents have no protection from inclement weather.

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

Mailing Address: P. O. Box 1301

City: SPRINGFIELD State: Ohio ZIP: 45504

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

Dennis Driscoll

Signature of Applicant

DENNIS DRISCOLL

Typed or printed name and title of applicant

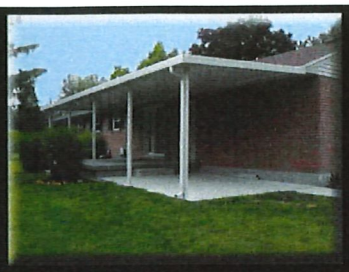
Relax, We've Got You Covered!

Home City Tent & Awning Co.

937-322-9390

John Fleeger Jr
Owner

www.homecitytent.com | 1807 W Columbia St
johnfleegerjr@homecitytent.com | Springfield, OH 45504



Engineered products to meet your special project needs.

W-Pan
"The Classic"
Availably:
.024 (spans 11') White only
.032 (spans 13'6") White or Tan
Standard Rolled Gutter Frame
White, Tan, Clay, Bronze, Brown
Upgrade Extruded (White Only)
Available with feature stripes

Flat-Pan
"The Modern"
Available:
.032 (spans 14'4"') White or Tan
Standard Rolled Gutter Frame with optional "EZE-Clean Gutter"
White, Tan, Clay, Bronze, Brown
Upgrade Extruded (White Only)
Available with feature stripes

Insulated
"The SnapLock"
Available:
3" (spans 11') White or Tan
1.5# Poly-Foam R-12 w/ Borate
4" (spans 14') White or Tan
1.5# Poly-Foam R-16 w/ Borate
Color Matched extruded Frame
Available with feature stripes

Kits Include assembly hardware, flashing, down spouts but do not include Posts, beam Caulking or special hardware.
Cover and Roof have a minimum drop of 3/4" per foot. excluding Insulated with Skylight which require 1 1/2" Per Foot

NON-Insulated

NON-Insulated

Insulated Panel

809 S Limestone Ave.

NO
PARKING
ANY
TIME
809
2015/02/1

W-Pan
"The Classic"
Availably:
.024 (spans 11') White only
.032 (spans 13'6") White or Tan
Standard Rolled Gutter Frame
White, Tan, Clay, Bronze, Brown
Upgrade Extruded (White Only)
Available with feature stripes
Flat-Pan
"The Modern"
Available:
.032 (spans 14'4") White or Tan
Standard Rolled Gutter Frame with
optional "EZE-Clean Gutter"
White, Tan, Clay, Bronze, Brown
Upgrade Extruded (White Only)
Available with feature stripes
Kits Include assembly hardware, flashing, down spouts but do not include Posts, beam C
Cover and Roof have a minimum drop of 3/4" per foot.. excluding Insulated with Skylight
W-Pan
NON-Insulated
Flat Pan
NON-Insulated

Case # 20-18

716 S. FOUNTAIN AVE

Chimney Removal.

STAFF REPORT

TO: Landmarks Commission

DATE: October 7, 2020

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 20-18

GENERAL INFORMATION:

Applicant:	Nicholas & Kayla Harris, 14 E College Ave, Springfield, OH 45504
Owner:	Nicholas & Kayla Harris, 14 E College Ave, Springfield, OH 45504
Requested Action:	Certificate of Appropriateness
Purpose:	To remove a chimney
Location:	716 S Fountain Ave
Size:	0.18 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 remove a chimney that's in disrepair.

ANALYSIS:

If a larger area of masonry (such as a parapet wall or cornice) is missing or deteriorated beyond repair, it should be replaced with an exact match if its original appearance is known. If not, then it is best to use a compatible replacement using the original material. In some instances, a substitute material could be considered (such as fiberglass for stone).

ACTION:

Approval of the Certificate of Appropriateness.

ATTACHMENTS:

1. Vicinity Map
2. Application and Attachments

FOR OFFICE USE ONLY
Case #: 20-18
Date/time received: 9/25/20
Received by: [illegible]
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):*
Removal of blocked off, deteriorating chimney

2. Address of Subject Property: 716 S Fountain Ave

3. Parcel ID Number(s): _____

4. Size of subject property: 3400 sq ft

5. Existing Use of Property: Residental

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): Nicholas and Kayla Harris

Title: Owner

Company (if applicable): _____

Mailing address: 14 E College Ave

City: Springfield State: OH ZIP: 45504

Telephone: (✓) 256-655-6745 FAX: ( ) _____

Email nick.kayla.harris@gmail.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.

HARRIS.NICHOLAS.A.1500416331 Digitally signed by HARRIS.NICHOLAS.A.1500416331 Date: 2020.09.25 15:34:35 -04'00'

Signature of Applicant

Nicholas Harris

Typed or printed name and title of 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

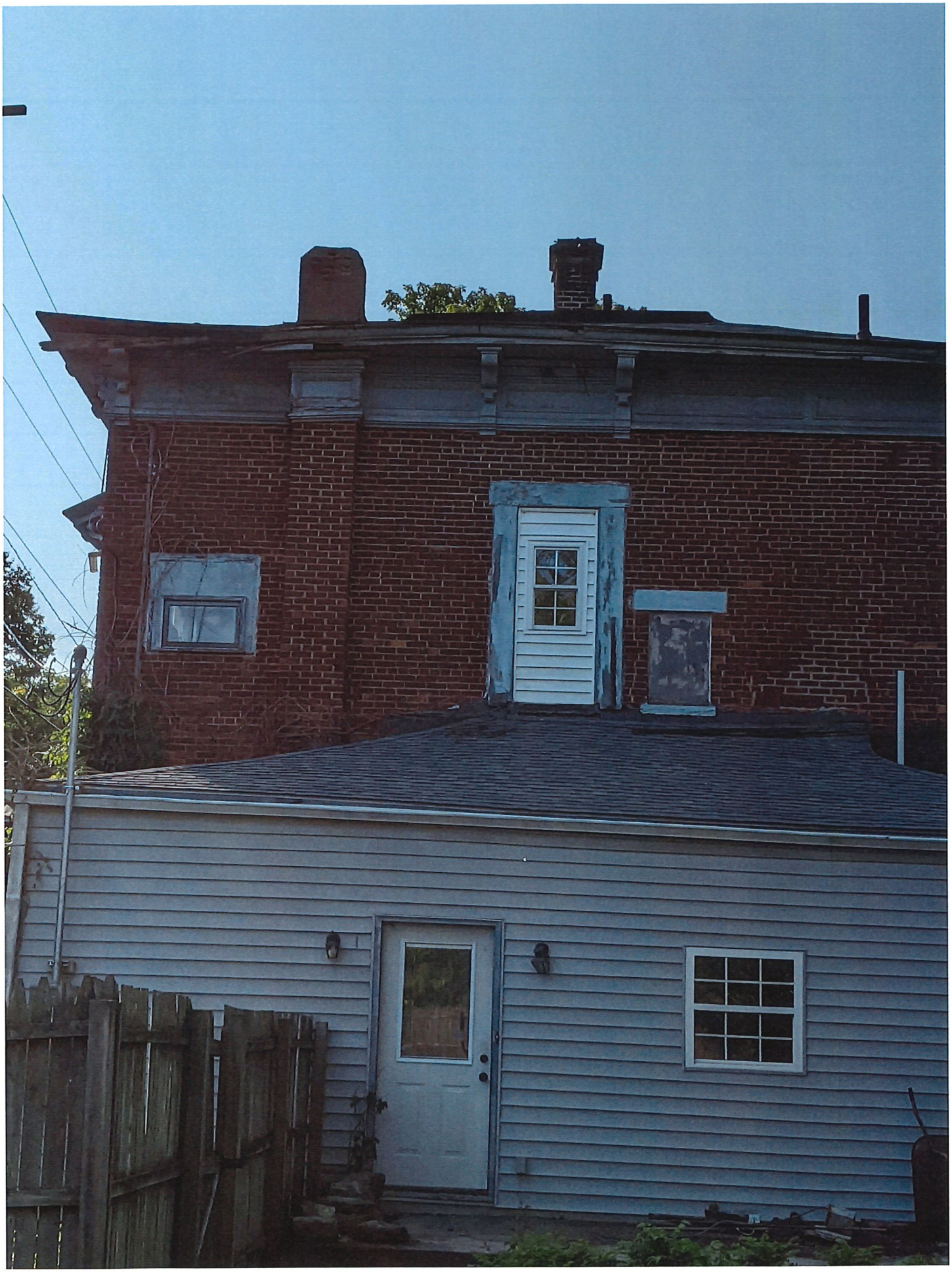
___Other

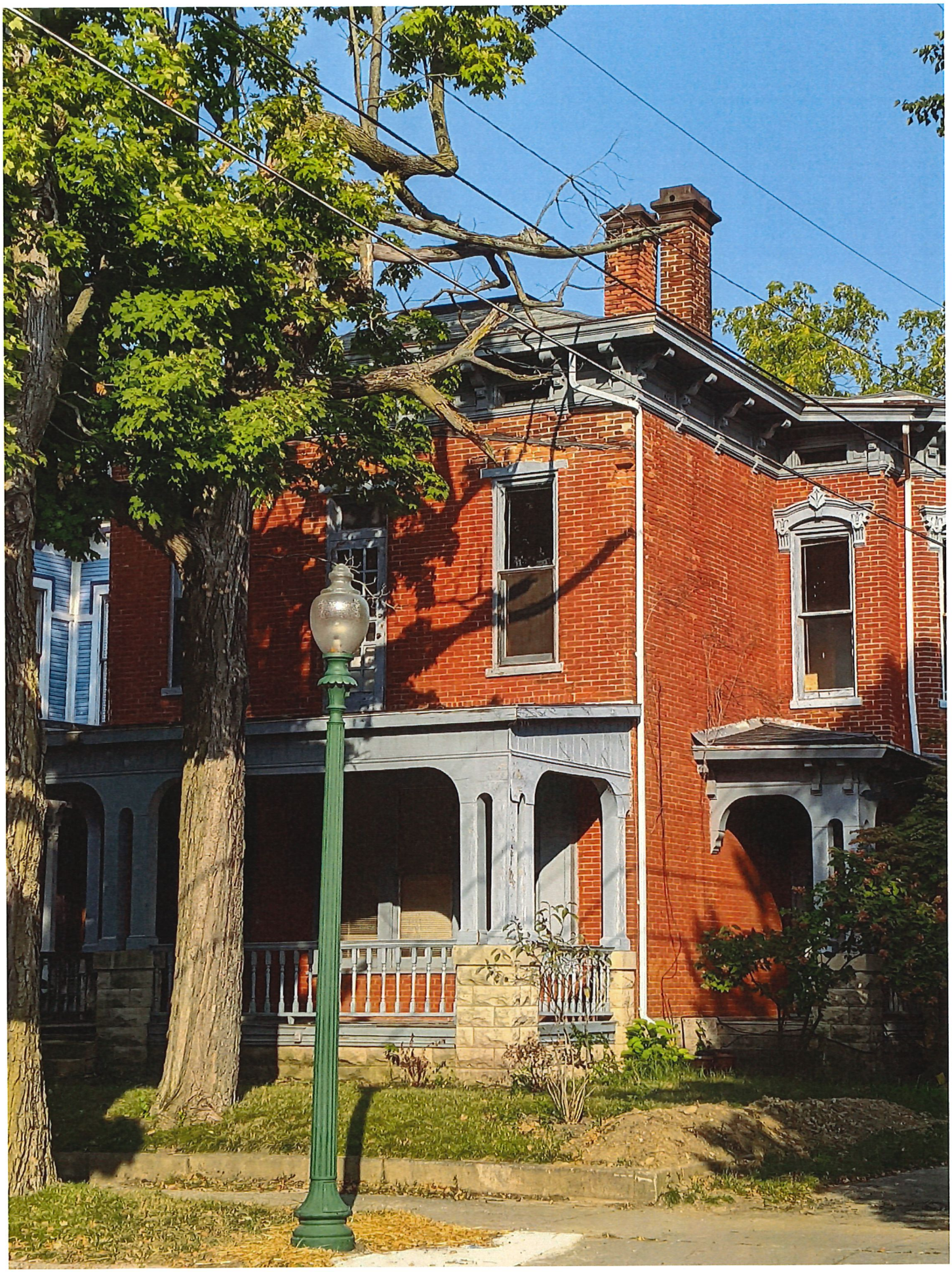
Detailed Discussion of Proposed Work

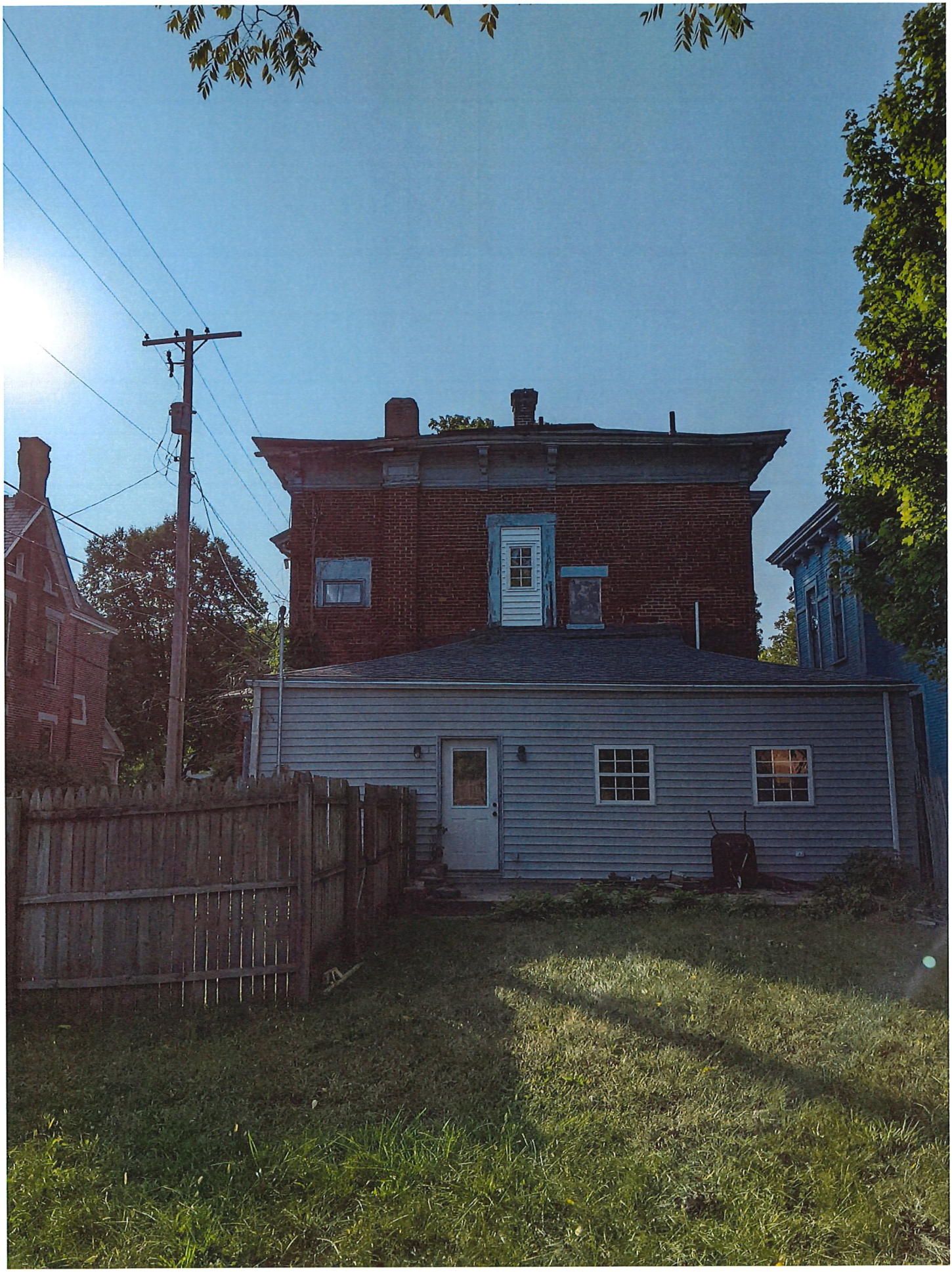
(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

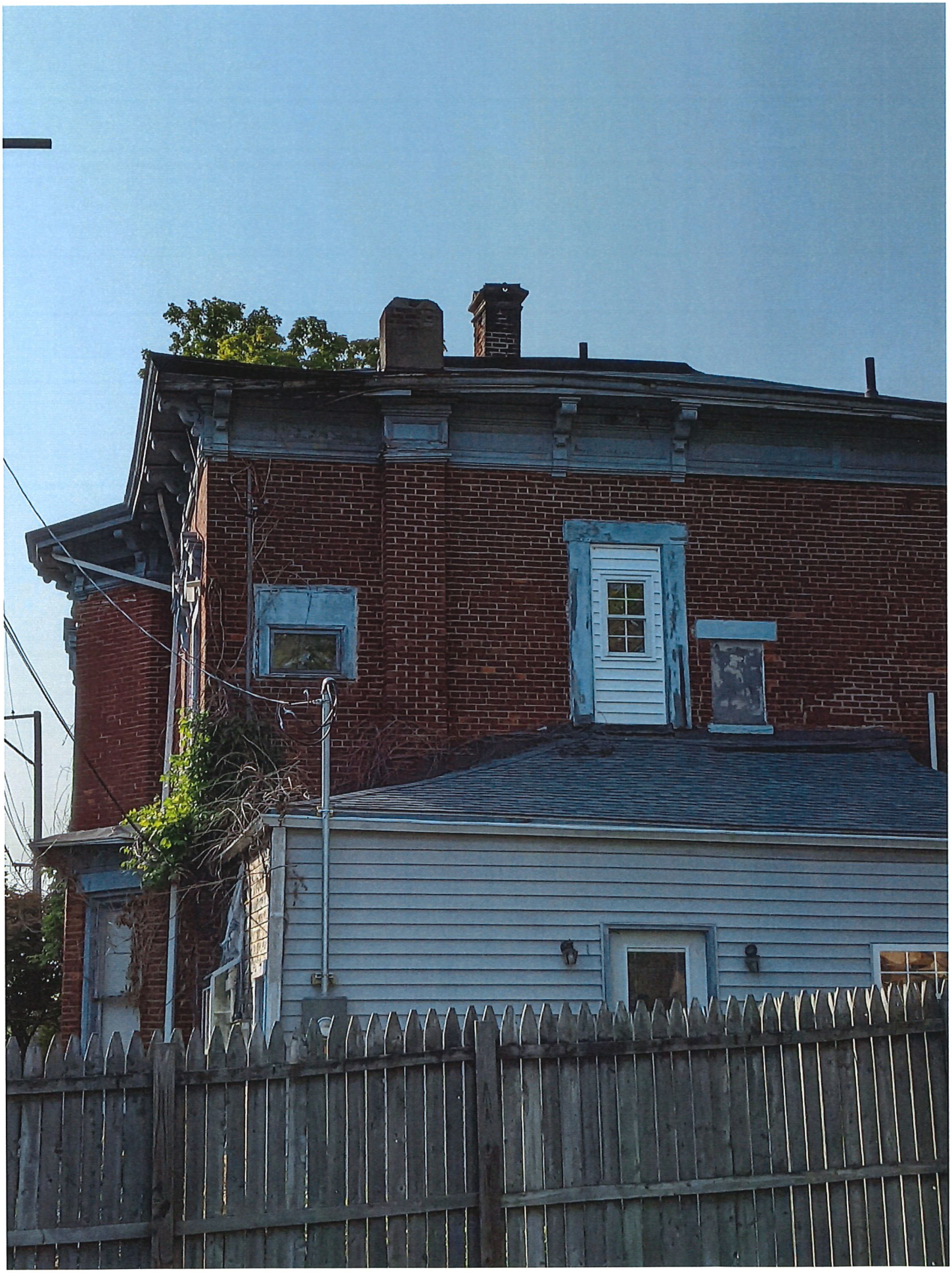
The roofer who will be replacing/repairing the roof of 716 S Fountain has suggested demolishing the central chimney in the house. A furnace vent was previously installed into the chimney and has caused considerable spalling of the chimney. In repairing and replacing that section of the roof, the roofer will remove the section of the chimney that protrudes above the roof, and roof over the area where the chimney currently resides.

The work has not been scheduled yet. We hope for work to be performed this fall.









716 S Fountain Ave.

2015/02/03

Case # 20-19

1029 S. Fountain Ave.

Privacy Fence

STAFF REPORT

TO: Landmarks Commission DATE: October 7, 2020

PREPARED BY: Stephen Thompson SUBJECT: COA Request 20-19

GENERAL INFORMATION:

Applicant:	Carla Grist, 1029 S Fountain Ave, Springfield, OH 45506
Owner:	Carla Grist, 1029 S Fountain Ave, Springfield, OH 45506
Requested Action:	Certificate of Appropriateness
Purpose:	To construct a privacy fence in the rear yard
Location:	1029 S Fountain Ave
Size:	0.17 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 privacy fence in the rear yard. The fence will be six feet tall and be made of wood. There was a similar fence in the past on the property.

ANALYSIS:

When installing new landscape components such as fencing, utilize materials such as wood or iron that would have been used at the time your house was built. Fencing materials and patterns should be simple and take their cues from existing historic materials or patterns in the area. New fences should generally be limited to rear yards, unless evidence documenting the historic location of a fence in the front yard is presented. 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:

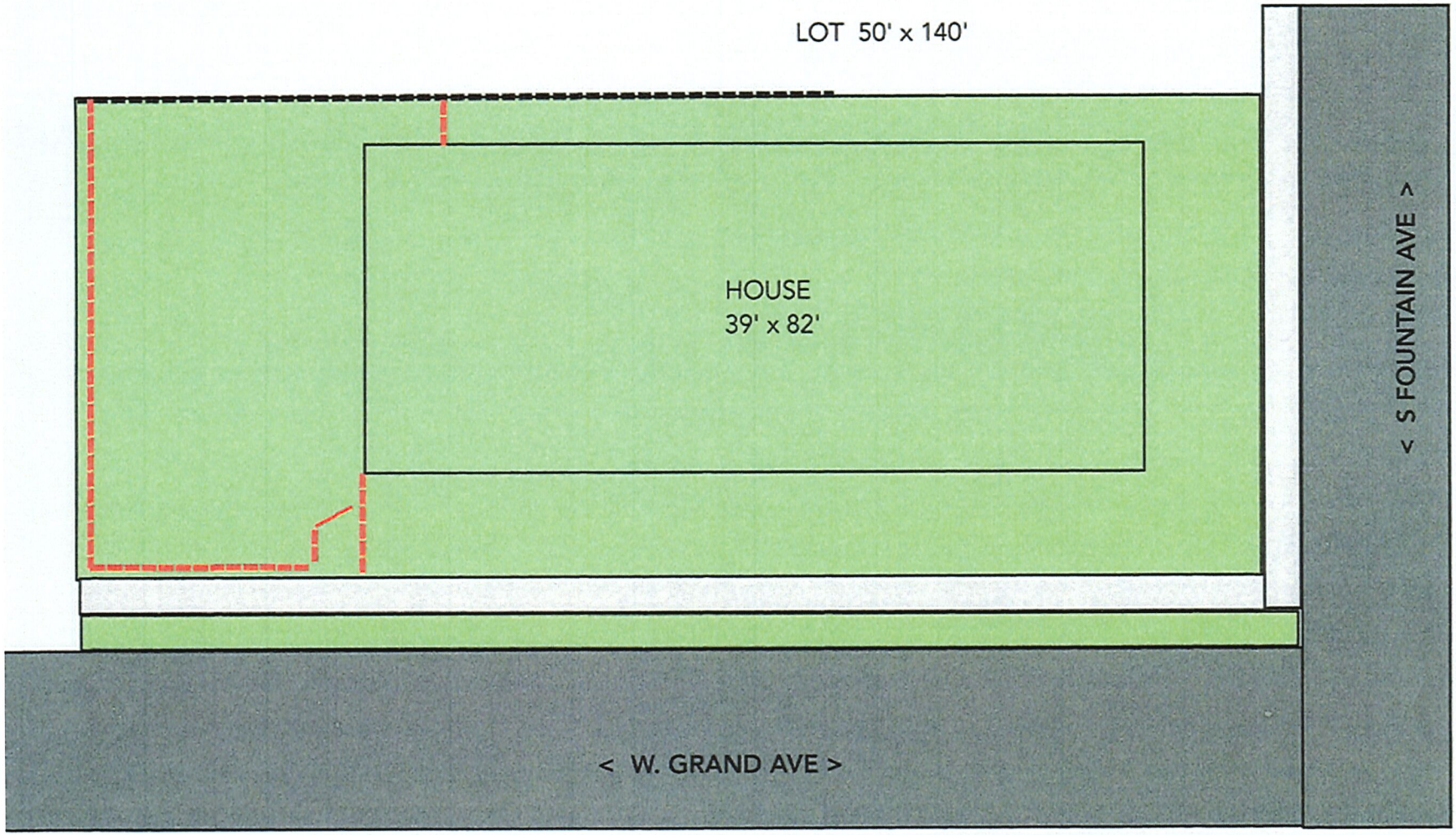
Approval of the Certificate of Appropriateness.

ATTACHMENTS:

1. Vicinity Map
2. Application and Attachments

1029 S Fountain Ave.

2015/02/03



EXISTING FENCE

PROPOSED FENCE

PROPOSED PRIVACY FENCE
1029 S. Fountain Ave, Springfield, OH 45506
OWNER: Carla Grist Scale 1/4" = 4'

* Wood Fence Product
* HEIGHT: 6'
* Matching Gate Access off *Grand Ave*
* Posts set at Code 32" deep

PROPOSED PRIVACY FENCE
1029 S. Fountain Ave, Springfield, OH 45506
OWNER: Carla Grist Scale 1/4" = 4'

FOR LANDMARKS USE ONLY
Case #: _____
Date/time recv.: _____
Recv. by: _____
Review Type: ☐ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A. PROJECT

1. Project Name: Installation of back yard 6 ′ Wood Privacy Fence

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

Applying for Certificate of Appropriateness for installation of a back yard 6 ′ wood privacy fence. Please see attached for more information.

3. Address of Subject Property: 1029 South Fountain Avenue, Springfield, OH 45506

4. Parcel ID Number(s): 3400700034318023

5. Size of subject property: Lot size 140 ′ x 50 ′

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): Carla Grist

Title: Owner

Company (if applicable): NA

Mailing address:
1029 South Fountain Avenue

City: Springfield State: Ohio ZIP: 45506

Telephone: 614-747-0716 FAX: NA

Email c.grist@me.com

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

Mailing Address: NA

City: NA State: NA ZIP: NA

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:
NA

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.

Carla Grist Owner / _____

Signature of Applicant Signature of Co-applicant

Carla Grist, Owner / _____

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)
- [ ] 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)
- [x] Historic Landscape Features (Sec. V., pg.100)
- [ ] Energy Conservation (Sec. V., pg.106)
- [ ] Demolition: [ ] Full [ ] Partial
- [ ] Other [illegible]

City Hall: 2nd Floor • 76 E High Street • Springfield, Ohio 45502
Phone: 937.324.7674• Fax: 937.328.3558

Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary)

Please see attached.

Project Timeline: Within 4 weeks after approval.

City Hall: 2nd Floor • 76 E High Street • Springfield, Ohio 45502
Phone: 937.324.7674• Fax: 937.328.3558

APPROVED
Clark County Tax Map
SEP 25 2019
☒ Legal Description
☐ Survey Plat / Lotsplit
☐ Subdivision / Annexation

Transferred
Sale Price 10,000
3545 Tle
SEP 25 2019

John S. Federer
Auditor

201900012262 09/25/2019 02:18 PM
Filed for Record in CLARK County, Ohio
Nancy Pence, Recorder Rec Fees: $28.00
WARR OR Vol 2162 Pgs 1174 - 1175

GENERAL WARRANTY DEED

WILLIAM A. SANDERS, unmarried of the State of Ohio, for valuable consideration paid, grants with general warranty covenants, to CARLA GRIST, whose tax mailing address is: 716 N. Pierce ave, Lancaster, OH 45130, the following *REAL PROPERTY:*

Situated in the City of Springfield, in the County of Clark and State of Ohio and bounded and described as follows:

Being Lot Number Four Thousand Four Hundred and Twelve (4412) as the same is numbered and designated on Silas H. Gard's plat of lots in his addition to the City of Springfield, Ohio, and recorded in Volume 2, Pages 80-81, Record of Plats of Clark County, Ohio.

PPN: 340-07-00034-318-023
Property: 1029 South Fountain Ave. Springfield, OH 45506

Subject to all legal highways and zoning restrictions, all restrictions, easements, conditions, limitations and reservations of record if any, and subject to taxes and assessments which are now or may hereafter become liens on said premises.

Prior Instrument Reference: Instrument #201000017979, Volume 1920, Page 996, Clark County, Ohio.

TEAM TITLE & CLOSING SERVICES LLC
HOLD

Witness my hand this 24th day of Sept., 2019.

WILLIAM A. SANDERS

STATE OF OHIO COUNTY OF CLARK, ss.

BE IT REMEMBERED, That on this 24th day of Sept., 2019, before me, the subscriber, a notary public in and for said state, personally came, William A. Sanders, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

This is an acknowledgement clause; no oath or affirmation was administered to the signer.

Notary Public

This instrument prepared by:
Lane Alton
Attorneys at Law
Two Miranova Place, Suite 220
Columbus, Ohio 43215

NOTARIAL SEAL STATE OF OHIO

MOLLY J. MCGINNIS
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXP: 03/23/2021

PRIVACY/SAFETY FENCE PROPOSAL
1029 South Fountain Avenue
Springfield, OH 45506

PROPOSED

An installation of a 6' wood privacy fence for the back-yard as described:

- From neighboring lot existing fence at NW Corner to the lot corner at alley and W Grand Ave (approximately 46').
- From SW Corner (Alley and W Grand Ave to a line parallel with the back of the existing house (approximately 40').
- The fence will include a 4' wide gate accessing the existing sidewalk, stair entry to the back yard off W Grand Ave.
- The fence will be set with the solid (attractive) side facing outward toward street and alley.
- The fence will be set on 4'x4' treated posts and three treated horizontal rails.
- The fence will be 6' in height from ground level on all sides, matching the neighboring house.

CONSIDERATIONS

- There is visual evidence of a previous wood and chain link fencing on the property (pics provided).
- The privacy/safety fence is intended to be temporary while renovating our home. It is necessary to provide adequate masking of supplies/tools and construction activities, thereby deterring theft and other criminal activity. To date, we've been broken into twice from the back door.
- Future plans include a two story carriage house, which will be connected to a victorian era iron fence.

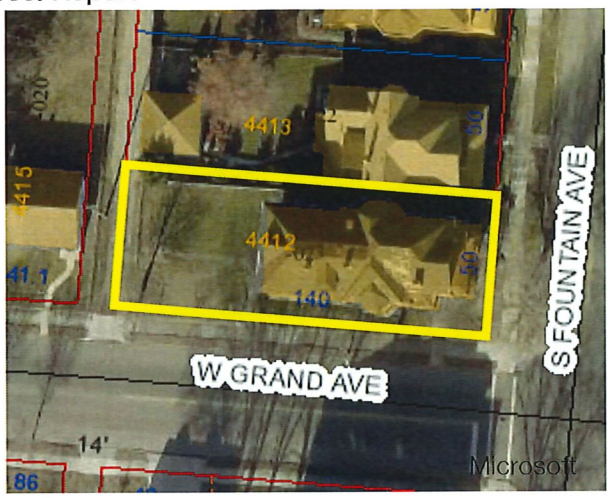
Let it be known that we fully respect the merit of South Fountain Preservation, to "preserve, restore, and transform." We purchased this property with a complete understanding of preferences that benefit the community, and we are asking for this allowance as we try to protect our project.

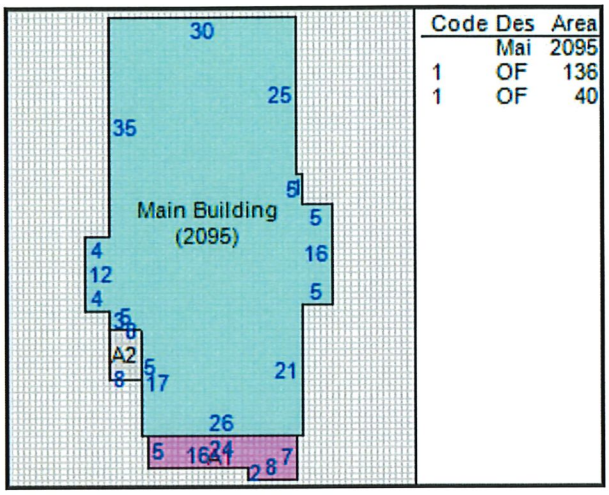
Respectfully,
Carla and Rodney (Doc) Grist

Clark County GIS - John S. Federer
(937) 521-1860 - gis@clarkcountyohio.gov

Report generated: Thursday, October 1, 2020

Parcel Report





Code	Des	Area
	Mai	2095
1	OF	136
1	OF	40

Base Data

Parcel Number: 3400700034318023
Owner Name: GRIST CARLA
Property Address: 1029 S FOUNTAIN AVE, SPRINGFIELD 45506

Legal

Neighborhood: 340R0070
Legal Acres: 0.00
Legal Description: GARDS ALL 4412;
Land Use: 530
Map Number: 0034-05
Property Class: R

Valuation

	Appraised	Assessed (35%)
Land Value:	$3,240.00	$1,130.00
Building Value:	$11,050.00	$3,870.00
Total Value:	$14,290.00	$5,000.00
CAUV Value:	$0.00	
Taxable Value:	$5,000.00	

Tax Credits

Homestead Exemption: No
2.5%Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	50 * 140	50	0.161	7,000	$3,240.00

Land Totals

Effective Total Acres 0.161
Effective Total Square Footage 7,000
Total Value $3,240.00

Valuation

	Appraised	Assessed (35%)
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Building Value:	$11,050.00	$3,870.00
Total Value:	$14,290.00	$5,000.00
CAUV Value:	$0.00	
Taxable Value:	$5,000.00	

Sales

Sale Date	Sale Price	Seller	Buyer	Number of Parcels
09/25/2019	$10,000.00	SANDERS WILLIAM A	GRIST CARLA	
12/20/2010	$3,300.00	WELLINGTON SQUARE LLC	SANDERS WILLIAM A	1
01/31/2007	$10,000.00	LAWRENCE JAMES MICHAEL	WELLINGTON SQUARE LLC	
10/07/2005	$0.00	LAWRENCE JAMES MICHAEL & J J SCOTT	LAWRENCE JAMES MICHAEL	
07/30/2003	$18,000.00	THOMASON IDA R	LAWRENCE JAMES MICHAEL & J J SCOTT	
07/25/1988	$57,000.00			

Permits

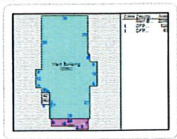
Permit Number	Permit Date	Purpose	Price
COUNTY-20	06/18/2020	FD CK	

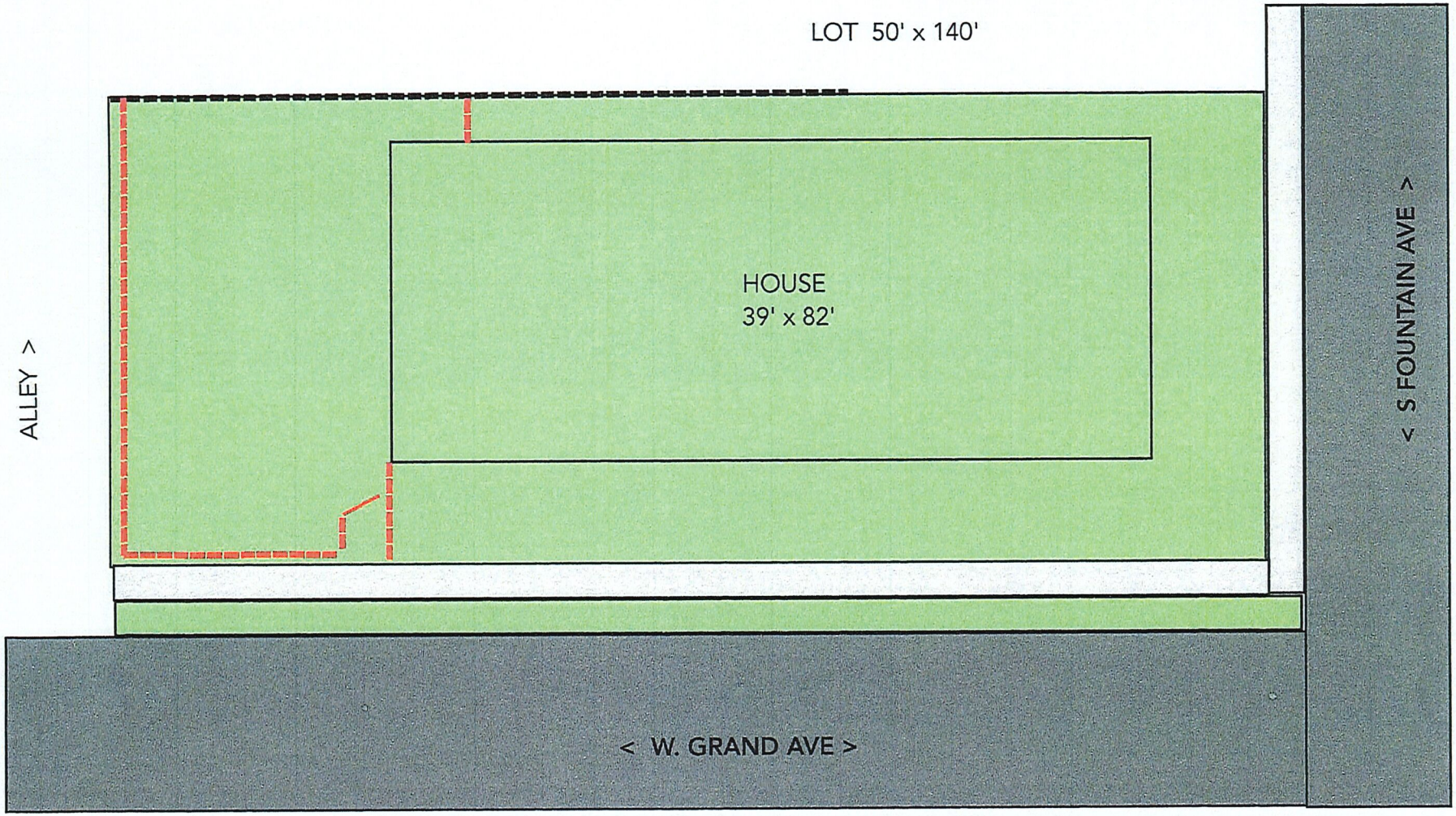
Residential

Card:	1	**Number of Stories:**	2	**Style:**	Triplex
Year Built:	1873	**Year Remodeled:**		**Total Number of Rooms:**	9
Number of Bedrooms:	3	**Number of Full Baths:**	3	**Number of Half Baths:**	0
Number of Family Rooms:	0	**Basement:**	Full BSMT	**Exterior Wall:**	BRICK
Heating System Type:	HOT AIR	**Heat:**	CENTRAL HEAT	**Attic:**	UNFIN
Heating Fuel Type:	GAS	**Grade:**	D	**Ground Floor Area:**	2,095
Total Living Area:	4,190	**Unfinished Area:**		**Recreation Room Area:**	
Finished Basement Area:		**Brick/Stone Trim:**		**Fireplace Stacks:**	
Fireplace Openings:		**PreFab Fireplaces:**		**Percent Complete:**	

Photos

Sketches





EXISTING FENCE

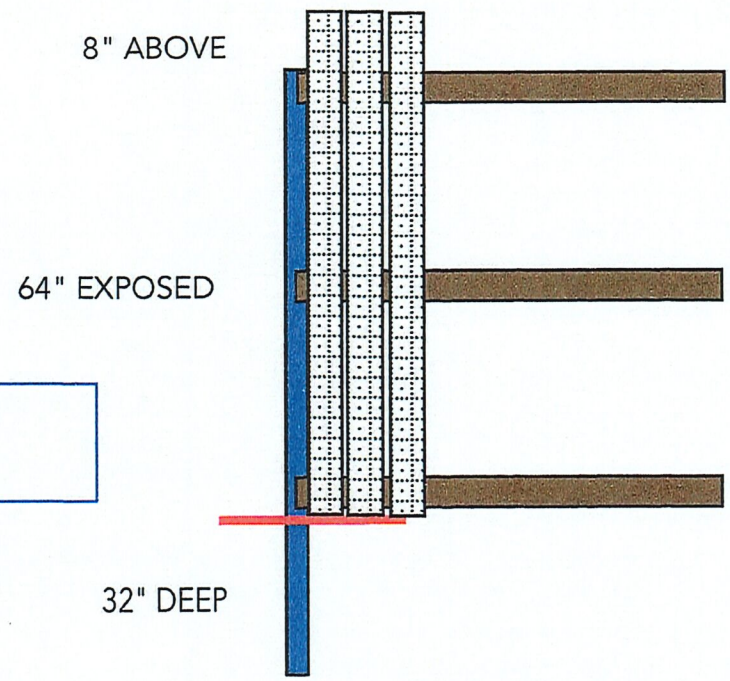
PROPOSED FENCE

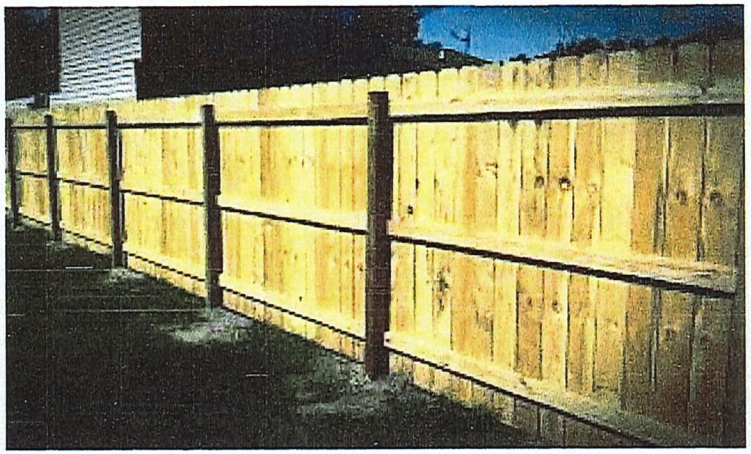
PROPOSED PRIVACY FENCE
1029 S. Fountain Ave, Springfield, OH 45506
OWNER: Carla Grist Scale 1/4" = 4'

SPRINGFIELD
1029 S Fountain Ave
PRIVACY FENCE Material List

ITEM	#	*COST PER*	TOTAL
4 x 4 x 8' PT	18	$16.00	$ 288
2 x 4 x 8' PT	50	$ 7.00	$ 350
1 x 6 x 8' PT	190	$ 6.00	$ 1,140
fast set concrete	18	$ 6.00	$ 108
screws	25#	$ 75.00	$ 75
gate hardware			$ 250

TOTAL COST
$2,211.00





* Wood Fence Product
* HEIGHT: 6'
* Matching Gate Access off *Grand Ave*
* Posts set at Code 32" deep

PROPOSED PRIVACY FENCE
1029 S. Fountain Ave, Springfield, OH 45506
OWNER: Carla Grist Scale 1/4" = 4'

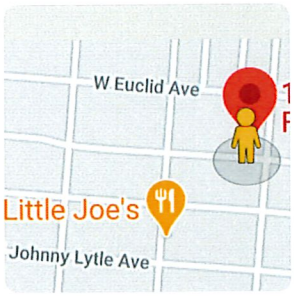
Google Maps

Image capture: Jul 2007 © 2020 Google

Springfield, Ohio

Google

Street View



Google map shows wood fence in front of a chain link fence.

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	A	P			
Jeff Smith	P	P	P	N/A	P	P	P	P	P			
Nate Fleming	P	P	P	N/A	A	P	P	P	P			
Becky Krieger	P	P	P	N/A	P	P	P	P	P			
Craig Genet	A	P	P	N/A	P	P	P	P	P			
Carolyn Young	P	P	P	N/A	P	P	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						
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