

City of Springfield

Agenda

Landmarks Board



John Hawkins Walnut Street Representative	Vacant Historian Representative	Bryan Lenox Real Estate Representative
Wanda Quintana Mid-Town Representative	Nicole Falconer Architect Representative	Vacant At-Large Representative
Seva Nix Commerical Street Representative	Genevieve Henry, Vice Chair At-Large Representative	Erik Kiser At-Large Representative

February 25, 2026

5:30 PM

**Busch Building 2nd Floor
Conference Room
840 Boonville Avenue**

1. **Roll Call**
2. **Approval of Minutes**
 - 2.1. February 11, 2026
3. **Unfinished Business**
4. **New Business**
5. **Communications**
 - 5.1. Historic Preservation Plans & Policies
 - 5.1.1 Goals and Priorities
 - 5.2. Potential Grant Opportunities
6. **Reports**
7. **Adjourn**

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

MINUTES OF THE LANDMARKS BOARD

DATE: February 12, 2026

TIME: 5:30pm

The meeting and public hearing of the Landmarks Board was held on the above date and time in person in the Busch Building, 2 West Conference Room.

ROLL CALL:

Landmarks Board members: Genevieve Henry-Vice Chair, John Hawkins, Nicole Falconer, Wanda Quintana and Seva Nix. Absent: Erik Kiser and Bryan Lenox. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: December 17, 2025 were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **1159 East Walnut Street** – Spencer Smith via Zoom gave an update of his efforts to restore the historic gutters. Spencer initially sought approval to replace his unique Yankee/Philadelphia gutters with a modern system, as he struggled to find contractors willing to work on the existing gutters. He connected with OP Hardwoods, LLC (for custom wood milling using rot-resistant cypress) and C&R Metal Works (with ABC Roofing for custom copper work). They developed a plan to replicate the original system. The Landmarks Board applauded Spencer's commitment and Spencer agreed to document the entire restoration process, offering to share it as a resource for other homeowners and for city outreach.

The original application for modernization was implicitly withdrawn due to the new restoration plan; no formal vote was deemed necessary.

NEW BUSINESS:

Certificate of Appropriateness: **1027 East Walnut Street** – Sydney Davis presented a proposal for a new sign featuring a new logo for a restaurant and pub. The proposed sign meets local square footage and height requirements and is designed to maintain the building's nostalgic feel.

Board Action:

John Hawkins motioned to **approve** Certificate of Appropriateness (**1027 East Walnut Street**). Nicole Falconer seconded the motion. The motion carried as follows - Ayes: Genevieve Henry-Vice Chair, John Hawkins, Nicole Falconer, Wanda Quintana and Seva Nix. Nays: None. Abstain: None. Absent: Erik Kiser and Bryan Lenox.

Certificate of Appropriateness: **1451 East Walnut Street** – Gayle Babcock want approval to replace a deteriorated 25-year-old cedar picket fence. The new fence will also be cedar pickets and will use durable galvanized metal "postmaster" posts, concealed by pickets, due to concerns about the longevity of modern wood posts. "Dog ear" style pickets will be used instead of the previous "gothic arch" due to contractor availability, and the arbor feature will not be replaced and will have a "shadow box" or "neighbor-friendly" design will be used for the fence bordering the neighboring property to ensure it looks appealing from both sides.

Board Action:

John Hawkins motioned to **approve** Certificate of Appropriateness (**1451 East Walnut Street**). Genevieve Henry seconded the motion. The motion carried as follows - Ayes: Genevieve Henry-Vice Chair, John Hawkins, Nicole Falconer, Wanda Quintana and Seva Nix. Nays: None. Abstain: None. Absent: Erik Kiser and Bryan Lenox.

Certificate of Appropriateness: **1150 East Walnut Street** - Arthur Marks, representing the new owners of a historic building (formerly "Pagination" bookstore), requested approval for a new sign. He stated there was no existing sign and the proposed sign will be a standard two-post design, similar to others on the street, meeting the 16 square feet maximum and 5-foot height code. The new owners intend to rehab the building, appreciating its historic features like boiler heat radiators.

Board Action:

Genevieve Henry motioned to **approve** Certificate of Appropriateness (**1150 East Walnut Street**). Genevieve Henry seconded the motion. The motion carried as follows - Ayes: Genevieve Henry-Vice Chair, John Hawkins, Nicole Falconer, Wanda Quintana and Seva Nix. Nays: None. Abstain: None. Absent: Erik Kiser and Bryan Lenox.

COMMUNICATIONS:**Historic Preservation Plans & Policies / Goals and Priorities**

The Landmarks Board engaged in a detailed discussion about strengthening Springfield's historic preservation framework:

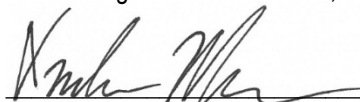
- **Background:** The discussion built upon a list of ideas and goals previously compiled by Genevieve Henry, drawing from other cities' preservation plans. John Hawkins further consolidated these against robust policies in Charleston, Greenville, New Orleans, Madison, and Savannah.
- **Core Guiding Principles:** The refined policy suggestions centered on three main areas:
 1. Identifying historic properties and resources.
 2. Strengthening preservation policies.
 3. Incentivizing preservation and protection.
- **Key Policy Suggestions & Findings:**
 - **Eliminated Ideas:** Suggestions for citizen petitions to influence decisions were discarded, as other cities found them ineffective and prone to lawsuits.
 - **New Additions:**
 - **Permit Ban:** Reinstating a permit ban (originally in Genevieve's document).
 - **Deed Restrictions:** Implementing deed restrictions on vacant sites to prevent "surface lot syndrome."
 - **Transfer of Development Rights (TDR):** Exploring TDR, potentially to address density issues by allowing owners of preserved historic properties to transfer unused development capacity to other development sites.
 - **Revised Demolition Policy:** Addressing the "demolition by neglect" problem with a new fee structure.
- **Demolition Policy - Example Fee Structure:**
 - A "fact sheet" proposed replacing the current flat demolition permit fee (approx. \$151) with a significant mitigation penalty.
 - **Calculation:** For historically significant properties, the fee would be 20% of the regional replacement cost of the building.
 - **Example:** A 1,500 sq ft building with a \$200/sq ft replacement cost (\$300,000 total asset value) would incur a \$60,000 demolition fee.
 - **Impact:** This dramatically shifts the economic incentive towards preservation, making demolition far more costly than renovation in many cases.
 - **Incentives:** Discussion also included the potential for transferable tax credits (federal 20%, Missouri 35% for income-producing properties) and converting property tax abatements into transferable assets for private residences.
- **Next Steps for the Board:**
 - **Consensus:** The Board decided to work on this initiative as a full body, rather than as a sub-committee.
 - **Prioritization:** The immediate focus should be on defining Springfield's historic resources, particularly aligning local designations with national ones (as national register status alone does not confer local protection).
- **Action Plan:** John Hawkins will merge the revised policy suggestions with City Council's legislative priorities. This document will be distributed to the Board for review.
- **Upcoming Meeting:** The Board plans to convene again on the 25th to review the merged document, validate the list of priorities, and outline specific, actionable plans to present to the city manager and mayor. The goal is to identify impactful, achievable "easy wins" rather than attempting to tackle all complex issues simultaneously.

REPORTS:

Any other matters that fall under the jurisdiction of the Board: None

ADJOURNMENT:

There being no further business, the meeting was adjourned by the Vice-Chair.



Andrew Menke, Senior Planner

HISTORIC PRESERVATION PRIORITIES

I. Identifying Historic Properties

Focus: Data-driven discovery and the legal path to recognition.

- **Citywide Reconnaissance Survey:** A high-level visual inspection of large areas to identify neighborhoods or clusters of buildings that appear to have historical or architectural significance. It serves as a preliminary "map" to help the city prioritize where more detailed research is needed for strategic growth. (**Economic Vitality**)
- **Intensive-Level Surveying:** A detailed, property-by-property research process that documents the specific history, architectural features, and integrity of individual buildings. This data provides the "measurable" evidence needed to support neighborhood preservation and housing quality goals. (**Housing Strategy**)
- **Digital Inventory:** A modern, electronic database that stores survey data, photographs, and maps of historic assets for public and staff use. It enhances transparency and efficiency by allowing developers and residents to easily check a property's status online. (**Operational Excellence**)
- **Board-Led Landmark Nominations:** A process where the Landmarks Board, rather than a private owner, initiates the legal steps to designate a property as a historic landmark based on survey data. This allows the city to proactively protect "underutilized" but significant assets that are critical to the community's quality of place. (**Economic Vitality**)

II. Strengthening Property Preservation Policies

Focus: Replacing flat fees with "Real Cost" penalties and eliminating weak protections.

- **Replacement Value Demolition Penalties:** A fine for unauthorized or approved demolitions calculated based on the actual cost to recreate the historic materials and craftsmanship being lost. Unlike flat fees, this "real cost" penalty ensures that the loss of community assets is financially accounted for and diverted into a preservation fund. (**Development Processes**)
- **Mandatory Demolition Stays:** A required waiting period (such as 60 days) that pauses a demolition permit for any building over a certain age. This "cooling-off" period gives the city and partners time to explore adaptive reuse, relocation, or

strategic partnerships before an asset is lost forever. (**Public Safety Transformation**)

- **Permit Ban:** A penalty that prevents any new building or development permits from being issued for a specific site for 36 months to 4 years following a denied or illegal demolition. This ensures that "demolition by neglect" or unauthorized clearing of land does not lead to immediate, opportunistic redevelopment. (**Development Processes**)
- **Vacant Site Deed Restrictions:** A legal notation attached to a property's title that prevents the land from being used for high-turnover purposes, like surface parking, for a set period after a historic building is removed. This prevents "surface lot syndrome" and ensures that land is only cleared for high-quality, planned housing or commercial growth. (**Public Safety Transformation**)
- **Administrative Approvals:** A streamlined process where city staff, rather than a full board, can approve routine maintenance and minor, non-historic changes to a property. This enhances the agility and efficiency of city operations by reducing wait times for property owners while maintaining high standards. (**Operational Excellence**)

III. Incentivizing Protection and Preservation

Focus: Leveraging high-value zoning demand and transferable capital.

- **High-Value District TDR (Transfer of Development Rights):** A market-based tool that allows a historic property owner to "sever" and sell their unused zoning (like extra height or density) to a developer in a different part of the city. The developer gets to build bigger in a "Receiving Site," and the historic "Sending Site" gets private capital to fund its permanent restoration. (**Economic Vitality**)
- **Transferable/Sellable Tax Credits:** A policy that allows a property owner who earns a tax credit for restoration to sell that credit to a third party, such as a bank, for immediate cash. This is essential for non-profits or small-scale homeowners who have a high "quality housing" impact but lack the personal tax liability to use the credit themselves. (**Housing Strategy**)
- **Hotel/Motel Tax (HOT) Allocation:** The practice of dedicating a small percentage of existing tourism taxes specifically to a grant fund for historic landmarks. This reinvests revenue from visitors back into the historic sites and "sense of place" that drive tourism and overnight stays in the first place. (**Economic Vitality**)

- **The "Bailey Bill" Model:** A local ordinance that freezes a property's assessed value at its "pre-rehabilitation" level for 20 years after a substantial restoration is completed. This prevents a sudden spike in property taxes, providing the long-term financial stability needed for large-scale "economic vitality" projects. (**Housing Strategy**)
- **Easement Partnerships:** A legal agreement where a property owner gives away the right to ever demolish or significantly alter a building's facade to a non-profit organization. In exchange, the owner often receives a significant federal tax deduction, while the city gains a permanent guarantee of neighborhood preservation. (**Housing Strategy**)
- **Zoning & Parking Bonuses:** Regulatory "perks" that automatically reduce the number of required parking spaces or allow for flexible uses within a historic building. These bonuses eliminate the time-consuming need for zoning variances, making it faster and cheaper to increase the volume of quality housing stock. (**Development Processes**)