

MINUTES OF THE LANDMARKS BOARD

DATE: July 24, 2019

TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time in City Council Chambers, third floor of Historic City Hall.

Landmarks Board members: Gary Bishop (Chair), Paden Chambers, Kaitlyn McConnell, Nancy Crandall and Richard Crabtree. Absent: Justin Stanek (Vice Chair), Kent Brown, Paul Lewis, and Layne Hunton.

Staff members: Michael Sparlin, Senior Planner and Tom Rykowski, Assistant Attorney.

ROLL CALL:

APPROVAL OF MINUTES: July 10, 2019 minutes were approved.

NEW BUSINESS:

Certificate of Appropriateness: None

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review:

1051 S. Pickwick Avenue – Amy Boyd, owner and here to answer any questions.

Michael Sparlin noted that this request was submitted by the property owner and staff is recommending that the Board vote on the nomination. The applicant is seeking the nomination in order to operate a short-term rental in the accessory structure. Staff has administratively denied the short-term rental due to the existing structure not being constructed as required by City Code. The attached memo details staff determination. The applicants can proceed with the Historic Site nomination; however, such nomination should not be assumed to permit the STR or establish the accessory structure as a “historic carriage house” built before January 1, 1940.

Nancy Crandall states that she knows the applicants. Stating that she watches the applicant’s dog over a couple weekends.

Tom Rykowski asked if Ms. Crandall can render an unbiased opinion/vote.

Nancy Crandall responded that the relationship will not influence her opinion or vote.

Tom Rykowski states that she has disclosed the relationship and does not present a conflict.

Kaitlyn McConnell noted the reason for the tabling at the last Board meeting and would like to proceed on a nomination/vote.

Paden Chambers also noted that the Board should go forward on the nomination/vote.

Richard Crabtree asked Amy Boyd to clarify the past condition the accessory structure.

Amy Boyd stated that when they moved in there were three walls and that they added the second story. The roof line looks exactly like the house roof line. She stated that she has been speaking with members of City Council and that they can move forward with the designation.

Richard Crabtree asked if the structure was there in 2001.

Amy Boyd stated that they moved in in 1997-98 and that the second story was not there and they added the second story.

Gary Bishop asked if the structure did not have a roof.

Amy Boyd stated that the structure did not have a roof and someone had built a carport.

Richard Crabtree asked if it had a roof.

Amy Boyd said it did have a roof but they removed it.

Richard Crabtree asked if a structure was there.

Amy Boyd stated there was a structure there.

Gary Bishop asked if the structure was previously damaged due to storm, fire, etc.

Amy Boyd was not aware of any damage due to the accessory structure prior to their purchase. All they know is that it looked similar to a carport but that walls looked original. They added the front and the second story.

Richard Crabtree remembers seeing a photo with something there.

Amy Boyd stated that is an original foundation.

Michael Sparlin included the memo for the Board so that it was part of the record that goes before City Council.

Kaitlyn McConnell believes that inaction does more harm and would like for this to go forward.

Kaitlyn McConnell motioned to **approve** the Local Historic Site Nomination (1051 South Pickwick Avenue). Richard Crabtree seconded the motion. The motion carried as follows: Ayes: Gary Bishop (Chair), Paden Chambers, Kaitlyn McConnell, Nancy Crandall and Richard Crabtree. Nays: None. Abstain: None. Absent: Justin Stanek (Vice Chair), Kent Brown, Paul Lewis, and Layne Hunton.

COMMUNICATIONS: None

Demolition:

1824 W. College Street – Michael Sparlin noted that it is City property and the City is proposing to demolish the existing structure for a new fire station. The Board has authority to review before the permit issuance. Michael gave a brief background report.

Nancy Crandall asks who is responsible to take pictures, etc., if a building is to be demolished.

Michael Sparlin noted that anyone could be nominated (staff or Board members) to take pictures and documentation.

Gary Bishop noted that staff is sending out demolition reports to Board members but there is not an ordinance with regard to documenting these types of demolitions and Nancy's question is important and we need to be active and need to have a response to demolitions on buildings regarding documentation and photographing.

Richard Crabtree also agrees that there should be a protocol in place.

Nancy Crandall suggests a revolving team.

Paden Chambers believes that sometimes the buildings are demolished before they are able to act.

Gary Bishop says the Board needs to organize a protocol.

Kaitlyn McConnell is also in agreement and suggested that there be an investigation of historic sites in Springfield and make a priority listing of what sites are missing and what could be listed.

Gary Bishop asked Richard Crabtree if there are any plans available that he is aware of and gave the example of the Colonial Hotel.

Landmarks Board Members discussed how they can set up a protocol on documenting buildings on the verge of being lost and what can be done.

Gary Bishop asked about the demolition and if it required a vote.

Michael Sparlin noted that no action can be taken if they do not oppose the demolition.

Tom Rykowski noted that this was an old dry-cleaners and very contaminated with chemicals.

Paden Chambers would like the Board to work on their "demolition recording practices."

Tom Rykowski notes that the Board can make a recommendation and City Council may or may not follow their recommendations.

Nancy Crandall makes a motion that the building at 1824 N. College be demolished. No second motion. Motion dies due to lack of a second.

Historic Site and Districts

Jefferson Avenue Footbridge: Michael Sparlin noted that the Section 106 is complete and will give an update on the progress

Potential Local Nomination: None

Design Guidelines:

Commercial Street Design Guideline Update: Michael Sparlin sent out the 100% DRAFT that includes more photos, tables/charts as well as Landmarks Board input.

Any other matters that fall under the jurisdiction of the Board:

Kaitlyn McConnell stated, with regard to the previous demolition, that just because something is old that it cannot be demolished. Rather, it's a matter of not knowing enough about the structure to make an informed decision.

ADJOURNMENT:

There being no further business, the meeting was adjourned.



Michael Sparlin
for Executive Secretary