

MINUTES OF THE LANDMARKS BOARD

DATE: May 8, 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 with the following members and City of Springfield staff in attendance: Justin Stanek (Vice-Chair), Paden Chambers, Paul Lewis, Layne Hunton, Kaitlyn McConnell, Nancy Crandall, and Richard Crabtree. Absent: Kent Brown and Gary Bishop (Chair). Staff member: Michael Sparlin, Senior Planner and Duke McDonald, Assistant Attorney.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of April 10, 2019 were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness:

311 E. Walnut – Ms. Melissa Higbie, 1736 E. Sunshine Street stated that they are proposing replacements of existing entry doors and 1st floor storefront windows on the south façade and states that this will improve accessibility and structural integrity.

Mr. Morris Dock, 401 South Avenue noted that this will improve energy efficiency, security, matching the old design, color, texture and other visual qualities.

Mr. Kaitlyn McConnell motioned to **approve** the Certificate of Appropriateness (311 E. Walnut Street). Richard Crabtree seconded the motion. The motion carried as follows: Ayes: Justin Stanek (Vice-Chair), Paden Chambers, Paul Lewis, Layne Hunton, Kaitlyn McConnell, and Richard Crabtree. Nays: Nancy Crandall. Abstain: None. Absent: Gary Bishop (Chair) and Kent Brown.

Certified Local Government Review: None

Pre-Application Review: None

NEW BUSINESS:

Certificate of Appropriateness: None

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review:

3535 S. Lone Pine – Michael Sparlin noted that this Historic Site nomination has been submitted to the Landmarks Board.

Mr. Justin Stanek opened the public meeting.

Mr. Mitchell Jenkins, 3535 South Lone Pine, owner of property and does not support the nomination. He believes that this is an infringement on his property rights and delays the use of his property, however he does value the opinion of the neighbors.

Mr. Paden Chambers asked what the current plans for the property are.

Mr. Jenkins noted that there are no immediate plans due to the Administrative Delay set in place by City Council until August 2, 2019.

Ms. Wendy Huscher, 3417 S. Lone Pine Avenue, passed out information that included Mitchell Jenkins opposition letter to the Landmarks Board as well as a timeline up to date and reiterated the need to retain this property as a Historic Site Nomination.

Ms. Melanie Bach, 3734 S. Elmview Avenue, passed out site plans that are on-line by the realtor for this property and is concerned regarding the possible rapid development and stated the need to maintain its unique corner in Springfield.

Ms. Jacque Thummel, 2907 E. Lark Street, has deep roots in Galloway and is part of a group of concerned neighbors wanting to preserve the historic significance and spent a large amount of time in researching documents, etc.

Ms. Sandy Reese, 2740 E. Republic Road, has lived here for since 1977 and believes that any more development may make Galloway Village lose its appeal.

Mr. Ron Boles, 3119 E. Cardinal Court as lived in the area for approximately 12 years and gave information on the history of the Galloway area and noted the small feeling community and noted that this make Galloway "Galloway."

Ms. Marcie Kirkup, 4236 S. Windermere Avenue, president of the Galloway Neighborhood Association representing the members and would like the Landmarks Board members to understand the significance for the preservation of the Sequoia Park area and gave out examples of what members of the Galloway Neighborhood have researched.

Mr. Stewart Veneble, 3469 S. Barbeit, stated his home is one of the original Galloway workers home built in the 1920's and noted that there is not much left of Galloway and asks that the Landmarks Board nominate this property for a Historic Site Nomination and help save what remains of Galloway.

Ms. Katherina Kalman, 3443 S. Cardinal Street, moved to Springfield in 2006 and chose this location from any other place in the world and moved here specifically because of the quaintness of the area.

Mr. Justin Stanek closed the public hearing.

Ms. Kaitlyn McConnell noted the difficulty of the emotions for Galloway and what it defines the qualifications for a historic site nomination and will be voting yes.

Mr. Paden Chambers stated that Galloway is an area attraction, and this is the right thing to do and will be supporting the nomination.

Mr. Richard Crabtree noted that Galloway is a quaint area and stated that people go to Galloway because of its charm and quietness and should be preserved and will be voting yes on the nomination.

Mr. Paul Lewis noted the historic significance as a general store in the 1920's, 30's and 40's and will be voting in favor of the nomination.

Mr. Michael Sparlin reminded the Landmarks Board that their role is to determine the criteria's that applies to this nomination.

Mr. Paden Chambers motioned to **approve** 3535 S. Lone Pine for historic site nomination (based on the following criteria).

1. Has significant character, interest, or value as part of the city, region, state or nation's history.
2. Exemplifies the cultural, political economic social, or historic heritage of the community.
3. Is a part, or related to a square, park, or other distinctive area.
4. Represents an established and familiar visual feature of the neighborhood, community, skyline, owing to its unique location or singular physical characteristics.

Richard Crabtree seconded the motion. The motion carried as follows: Ayes: Justin Stanek (Vice-Chair), Paden Chambers, Paul Lewis, Layne Hunton, Kaitlyn McConnell, Nancy Crandall, and Richard Crabtree. Nays: None. Abstain: None. Absent: Gary Bishop (Chair) and Kent Brown.

1735 S. Glenstone – Michael Sparlin noted that this Historic Site nomination has been submitted to the Landmarks Board, however contacting the owners have been difficult and requests to **TABLE** this to the June 5, 2019 meeting.

Mr. Paden Chambers motioned 1735 S. Glenstone historic site nomination to be **TABLED** to May 22, 2019 (2nd Landmarks Board meeting). Ms. Nancy Crandall seconded the motion. The motion carried as follows: Ayes: Justin Stanek (Vice-Chair), Paden Chambers, Paul Lewis, Layne Hunton, Kaitlyn McConnell, Nancy Crandall, and Richard Crabtree. Nays: None. Abstain: None. Absent: Gary Bishop (Chair) and Kent Brown.

Communications: Michael Sparlin introduced Richard Crabtree, Real Estate Representative.

REPORTS:

Report on Committees: None

Application: None

Demolition:

2939 E. Kearney – Michael Sparlin noted that the City is proposing to demolish this structure under a Dangerous Building proceeding. Pursuant to Section 36-353 (4)(q), the Landmarks Board is to evaluate, comment, and make recommendations. Subject project is noted listed on the Springfield Historic Register or listed on the National Register.

Mr. David Eslick, 3311 South Elmira, on the board of directors for Route 66. Noted that this is a site with rock masonry buildings (motel) and unique brick work, etc., the Route 66 Association has initiated contact with the owner to clean up the site (cleanup and remove debris and brush that are currently covering the property and buildings). He also stated that he would like to have this be nominated for a historic site.

Mr. Richard Crabtree asked if the owner has thought of selling the property.

Mr. Eslick noted that he is not aware of that possibility.

Mr. Richard Walker, 3467 S. Belhurst, noted that it originally had 6 cabins and a couple are in bad condition, however we will need to clean up the brush.

Mr. Paden Chambers asked if the Route 66 association (State Association) will be willing to talk Harlan Hill, BDS and they said that they would have the opportunity to clean it up.

Mr. Justin Stanek closed the public hearing.

Mr. Paden Chambers asked how it was placed on the agenda.

Mr. Michael Sparlin stated that Harlan Hill, BDS and I had a conservation and decided to add it to the agenda.

Mr. Paul Lewis asked what the parameters from the LMB to the City are to stop the demolition and give time for clean-up.

Mr. Duke McDonald said that the LMB is to comment, evaluate and make recommendations to BDS in a synopsis for him to review.

Mr. Justin Stanek asked that Michael Sparlin write-up comments to BDS recommending that the buildings not be demolished.

Ms. Kaitlyn McConnell motioned to recommend the buildings not be demolished and give the group time for clean-up.

Mr. Richard Crabtree motioned to recommend the buildings not be demolished and have time for an evaluation and clean-up.

Mr. Paden Chambers motioned to recommend the buildings not be demolished and have an assessment and evaluation on their architectural significance.

Ms. Kaitlyn McConnell motioned to create a memo to appropriate parties (BDS) summarizing what the LMB recommended (2939 E. Kearney). Mr. Richard Crabtree seconded the motion. The motion carried as follows: Ayes: Justin Stanek (Vice-Chair), Paden Chambers, Paul Lewis, Layne Hunton, Kaitlyn McConnell, Nancy Crandall, and Richard Crabtree. Nays: None. Abstain: None. Absent: Gary Bishop (Chair) and Kent Brown.

1123 W. Division - Michael Sparlin noted that the City is proposing to demolish this city-owned structure under a Dangerous Building proceeding.

Mr. Justin Stanek opened the public hearing.

No speakers.

Mr. Justin Stanek closed the public hearing.

No action taken on part of the Landmarks Board.

Investigate demolition review for private structures of 50+ years – None

Historic Sites and Districts:

Jefferson Avenue Footbridge: Michael Sparlin stated that are wrapping up the 106 process comments and will forward the information.

Mr. Paden Chambers noted information about the bicycle ramp and what was the original bridge span.

Potential Local Nominations:

David Eslick, 3311 S. Elmira would like to initiate the nomination of 2939 E. Kearney.

Mr. Paul Lewis motioned to initiate a Historic Site nomination of 2939 E. Kearney and be added on the June 5, 2019 meeting. Mr. Richard Crabtree seconded the motion. The motion carried as follows: Ayes: Justin Stanek (Vice-Chair), Paden Chambers, Paul Lewis, Layne Hunton, Kaitlyn McConnell, Nancy Crandall, and Richard Crabtree. Nays: None. Abstain: None. Absent: Gary Bishop (Chair) and Kent Brown.

Communications: None

Awards and Recognition: None

Design Guidelines:

CLG Grant for Commercial Street Design Guideline updates –

Mr. Michael Sparlin noted that H3 Studios have been working on the project and will be in town May 22, 2019 at 2:00pm (workgroup meeting) and then at 5:30pm they will be present to the Landmarks Board and the public. Staff is working on sending out postcards and adding a webpage for up-to-date information.

Administrative Approvals of C of A's.

1221 E. Walnut (construct driveway, fence and patio) – At the determination of City staff, the application followed the Walnut Street Design Guidelines and was approved administratively.

ANY OTHER MATTERS THAT FALL UNDER THE JURISDICTION OF THE BOARD

ADJOURNMENT:

There being no further business, the meeting was adjourned.



Michael Sparlin
for Executive Secretary