

MINUTES OF THE LANDMARKS BOARD

DATE: February 12, 2020

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: Paden Chambers (Chair), Richard Crabtree (Vice Chair), Kent Brown, Paul Lewis, Kaitlyn McConnell, Layne Hunton, Randall Allen, and Adam Letterman. Absent: None

Staff members: Michael Sparlin, Senior Planner

ROLL CALL:

APPROVAL OF MINUTES: December 13, 2019 and January 8, 2020 minutes were approved.

NEW BUSINESS:

Certificate of Appropriateness: None

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review: None

COMMUNICATIONS: Michael welcomed the two new members, Randall Allen and Adam Letterman, he also noted that the Landmarks Board Text Amendment will be heard at the Planning and Zoning Commission meeting on Thursday, February 13, 2020 at 6:30pm and welcomed any LMB member to attend.

REPORTS:

Report on Committees: None

Application: None

Demolition: Review of City owned property at 827, 833, 843, & 845 Boonville Avenue. – Michael Sparlin noted that these are City-owned properties and are not on the historic register. The Board is to evaluate, comment, and make recommendations and is an advisory review.

Paden Chambers asked if the City can still preserve and utilize the buildings.

Richard Crabtree voiced his concern stating that the buildings do not look deteriorated or in bad condition and questioned if the structures are still sound and gave a historical account of the building usages and his concerns of the additional runoff from stormwater after the area has been turned into parking lots.

Paden Chambers noted that Tim Rosenbury has been hired by the City for the purpose of improving the quality of place and corridors in the city and would like his comment on the buildings. He expressed that the buildings could be used/saved by the City.

Michael Sparlin noted that Tim Rosenbury does not begin his employment until March and the timeframe on the demolition of the buildings might be completed.

Paul Lewis also noted that he would like to hear back on City comments, however noting that this meeting is the hearing on the demolition of these buildings. Michael Sparlin stated that the City the ability to go forward with the demolition after the meeting, however he will transmit the Board's comments/minutes to City staff.

Randall Allen also noted that all buildings have history and not necessarily historical and what makes a difference is the relevance. He doesn't have a concern with the demolition of the structures.

Paul Lewis talked about buildings that have historic significance versus just history the building being old.

Michael Sparlin noted that there is not a lot of guidance the code provision for submitting this request to the Board.

Paden Chambers noted his disappointment in the City's architect for not noting any reasons, i.e., asbestos, structural concerns, etc., for the Board to see why the buildings need to be demolished.

Kaitlyn McConnell stated that the Board needs to have qualifying recommendations as well as a process that would allow more discussion.

Board Action

Landmarks Board motion to approve the decision to have Building Development Services, Public Works, Planning Department, and the City Manager review the Landmarks Board comments and recommendations.

The motion carried as follows: Ayes: Paden Chambers (Chair), Richard Crabtree (Vice Chair), Kaitlyn McConnell, Kent Brown, Layne Hunton, Paul Lewis, Adam Letterman, and Randall Allen. Nays: None. Abstain: None. Absent: None.

Review of Springfield Public School property at 906 W. Portland, 2205 W. Kearney, and 3319 N. Grant Avenue. -

Michael Sparlin noted that these are Springfield Public School properties and not on the historic register and the Board is to evaluate/comment and make recommendations to City staff.

Springfield Public Schools (Williams Elementary School/2205 West Kearney Street) are looking to salvage the library, however the remaining building needs to be demolished and went over the conditions/concerns that they have for the school.

Richard Crabtree asked about the choices of closing or repairing the school and questioned the maintenance the school had received in the past.

School officials noted that Williams Elementary has significant wear and said that it had less maintenance, however noting that the community requires a different school building/setting at this time.

Kaitlyn McConnell stated that the Board needs to have documented process, checklist, and recommendation plan.

Adam Letterman asked about the cost to renovate versus a new building.

Springfield Public Schools (Hillcrest High School/3319 North Grant Avenue) area for demolishing are along the east wing and do not meet the district standards for a learning environment.

General discussion about history and Springfield Public Schools. The Board would like to be able to document the building with photos, SPS has already begun the process of documenting (photos)

Springfield Public Schools (Portland Elementary/906 West Portland Street) are looking to demolish the entire structure due to the site need for the new Jarret Middle School.

General discussion and history with LMB and Springfield Public Schools. LMB would like to be able to document the building with photos, SPS has already begun the process of documenting (photos)

Board Action

Landmarks Board motion to approve the demolition of Springfield Public School property at 906 W. Portland, 2205 W. Kearney, and 3319 N. Grant Avenue. The motion carried as follows: Ayes: Paden Chambers (Chair), Kaitlyn McConnell, Kent Brown, Layne Hunton, Paul Lewis, Adam Letterman, and Randall Allen. Nays: Richard Crabtree (Vice Chair). Abstain: None. Absent: None.

Historic Site and Districts

Jefferson Avenue Footbridge: Going out for bid soon. Paul Lewis asked about the outcome from the City Council hearing. Michael Sparlin stated that City Council approved the agreement.

Potential Local Nomination: None

Communications

Paden Chambers welcomed the new members. Kaitlyn McConnell asked about Gibson Church and if anything has been done. Michael Sparlin has not heard anything but will reach to them for updates.

Design Guidelines:

- a. Commercial Street Design Guidelines update:
Adoption:
LMB (2nd meeting): February 26, 2020
Planning and Zoning Commission: March 12, 2020
City Council: March 9, 2020

Administrative approval of C of A's. None

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

ADJOURNMENT:

There being no further business, the meeting was adjourned.

A handwritten signature in cursive script that reads "Michael Sparlin". The signature is written in dark ink and is positioned above a horizontal line.

Michael Sparlin, Senior Planner