

MINUTES OF THE LANDMARKS BOARD

DATE: August 26, 2020
TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time via Zoom.

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

ROLL CALL:

Landmarks Board members: Paden Chambers (Chair), Kent Brown, Layne Hunton, Randall Allen, Adam Letterman, Paul Lewis, and Kaitlyn McConnell. Absent: Kent Brown

APPROVAL OF MINUTES: July 29, 2020 minutes approved

NEW BUSINESS:

Certificate of Appropriateness:

321 E. Commercial Street – Mary Collette, President of Commercial Club of Springfield proposing to place a small storage building from Cedar Ridge Portable Buildings in the C-Street market area. The portable building will be free standing will be used for storing market items, i.e., tables, chairs, etc.

Ms. Amy Truitt noted that the current storage building has been broken into several times and is not suitable for storing market items.

Board Action

Kaitlyn McConnell motioned to **approve** Certificate of Appropriateness (321 E. Commercial Street). Adam Letterman seconded the motion. The motion carried as follows: Ayes: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Paul Lewis, Layne Hunton, Adam Letterman, and Randall Allen. Nays: None. Abstain: None. Absent: Kent Brown.

Certificate of Appropriateness:

425 W. Commercial – Michael Hampton, 1348 E. River Road stated the building was a diesel repair shop and the new owner want to convert to a sales location for masonry and wants a quarry sales office closer to town. He wants to create a nice fresh look by adding second entry point, replace existing glass with thermal insulated windows, and repaint the brick, clean up the doors and put in a conference room and kitchen. He also restriping the parking lot and replacing the canopy on the north.

Paden Chambers opened the public hearing.

Mr. Paden Chambers asked what of the original 1890's building will be left and added that painting the original brick makes him nervous.

Mr. Michael Hampton stated that most of the building will be remain, however the poll bard to the right building is to be demolished and that the street facing portion of the building will maintain his historical significance but will paint.

Mr. Randy Allen asked why they wanted to paint the brick.

Mr. Michael Hampton stated that the look that they are going for requires painting.

Paden Chambers closed the public hearing.

Mr. Randall Allen voiced his concern that it doesn't look like a historical district.

Mr. Layne Hunton walked over to the building and looked at all angles and sold more, the paint was the most concerning.

Mr. Paden Chambers noted that it is in the Historic District due to the boundaries but recognizes that this may have been an after thought on the street. He also noted that walked down to the building to review and said that Mid-Century does not come to mind, however the proposed changes to clean it up and believes a contemporary building can be on Commercial Street.

Mr. Adam Letterman believes it looks almost too slick but put together it looks all there.

Mr. Paul Lewis stated that there are two questions, one on the nature of the building, being very positive to clean it up and the other one is how it fits in with everything on Commercial Street and believes it is just off, too contemporary.

Mr. Paden Chambers noted the architectural survey talks about the different components and believes the merits were overlooked in the 1982 survey and doesn't call out all of the key elements.

Mr. Paul Lewis asked about the recommendations from the Department of Interior Guidelines.

Mr. Michael Sparlin noted recommendations are in the staff report and reviewed the periods of significance as described in the design guidelines.

Mr. Randall Allen believes it is an improvement.

Mr. Paden Chambers asked Layne Hunton about his thoughts as an example of Mid-Century Modern.

Mr. Layne Hunton states that it is lacking certain elements to make it Mid-Century and if we are saying it should be Mid-Century, then the plans submitted to us as a Mid-Century approach is acceptable. He believes if we could take it back and recreate it as a full Mid-Century building, then that would be fine, but the building was never a true example of Mid-Century architecture.

Mr. Paden Chambers agrees and gave out examples of other buildings on Commercial Street.

Mr. Layne Hunton stated that if the building was torn down that someone would notice and stated that the building, Midwest Sheet Metal building is a good example of a true Mid-Century Modern.

Mr. Paul Lewis asked if this new renovation would be out of place, however not opposed to the building.

General discussion of how the building fits in the area and noted that this one is the first large scale project rehab in a long time.

Ms. Kaitlyn McConnell does not want to add burden on anyone who wants to do something productive and leans in favor of it.

Board Action

Randall Allen motioned to **approve** Certificate of Appropriateness (425 W. Commercial Street). Layne Hunton seconded the motion. The motion carried as follows: Ayes: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Paul Lewis, Layne Hunton, Adam Letterman, and Randall Allen. Nays: None. Abstain: None. Absent: Kent Brown.

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review: None, however Paden Chambers knows of a private property for local nomination but will wait for application.

COMMUNICATIONS: Michael Sparlin gave out board member vacancy information and will work with the City Clerk.

Paden Chambers stated that Mitch Jenkins, owner of the site of PD 374 asked for information on the buildings on the site (one building was nominated for historic site) and was looking for guidance on going forward. Michael Sparlin gave out a short overview/history as well as possible future site activity and noted that he has not heard from Mitch Jenkins.

REPORTS:

Report on Committees: None

Application: None

Demolition: None

Historic Site and Districts

Jefferson Avenue Footbridge: None

Potential Local Nomination: None

Communications

Awards and Recognition: None

Design Guidelines: Possibly take off agenda and possible agenda cleanup.

Administrative approval of C of A's: None

Any other matters that fall under the jurisdiction of the Board: Discussed the Galloway/Lone Pine possible development and the impact on the buildings.

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