MINUTES OF THE LANDMARKS BOARD

DATE: December 13, 2017
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: Gary Bishop (Chair), Nancy Crandall (Vice-Chair), Paden Chambers, Paul Lewis, and Wallis Nattinger. Absent: Kaitlyn McConnell, Kent Brown, and Justin Stanek. Staff members: Michael Sparlin, Senior Planner and Duke McDonald, Assistant City Attorney.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of November 29, 2017 were approved.

UNFINISHED BUSINESS:
Certificate of Appropriateness:
1510 E. Walnut – Antonio Serrano, 1510 E. Walnut Street, owner/applicant, asking if the votes from the last Landmarks Board (3 nays/4 ayes) will be carried over.

Mr. Gary Bishop stated that 1510 E. Walnut will to start over today and Mr. Serrano can speak to the application in any fashion.

Mr. Serrano asked for Mr. John Horner, 1622 E. Walnut Street, to speak on behalf of the presentation and some of the guidelines and passed out additional photos of other homes on the street with portico's which is typical for this area/location. He also noted that the guidelines indicate if the portico (attached/unattached) could be removed and yes it could be removed.

Mr. Horner, 1622 E. Walnut Street, noted that the pictures passed out show homes on Walnut Street with porticos and represent compatibility with the proposed portico and are typical of the homes of the historical period. The house was completely uninhabitable and has not be occupied for many years and went over some of the rehabilitation guidelines that allow for an addition that "will not destroy the historic material, features, and spatial relationships that characterize the property are allowed and he new work will be deferential from the old and the old will be compatible with the historic materials, features, size, scale, and proportion to protect the integrity of the property and its environment." The portico is not very overwhelming and is minor and on a subordinate elevation (side of house). Mr. Horner went over additional guidelines noting other historic recommendations and would encourage you to reconsider under the rehabilitation scenario.

Mr. Bishop asked for a motion for this application.

Mr. Nattinger made the motion to **approve** Certificate of Appropriateness (1510 E. Walnut). No second nomination. Motion dies due to lack of second nomination.

Mr. McDonald, Assistant City Attorney noted it is correct that the motion dies due to lack of a second motion.

Mr. Bishop asked Mr. Serrano if he wanted to ask a question.

Mr. Serrano approached and Mr. Bishop allowed him to speak.

Mr. Serrano, 1510 E. Walnut Street would like to know if the issue that was presented two weeks ago and tonight is just the west side portico and if so, could the application be approved without the portico now (to be able to move forward on the property) and have a full panel to vote on the portico issue later.

Mr. Bishop asked if we can approve a change in the application now.

Mr. McDonald noted that the Board can allow Mr. Serrano to amend his application and then take it up as an amended application. If Mr. Serrano wants to add the portico, he would have to do a new application for a Certificate of Appropriateness.

Mr. Bishop asked Mr. McDonald if the Board can vote on a verbal amended application.

Mr. McDonald noted that that the Board can vote on a verbal amended application due to it being on the agenda and the Board is free to take oral amendments.

Mr. Bishop stated to Mr. Serrano that the Board can accommodate the verbal amendment to withdrawing the portico and apply without it.

Mr. Serrano stated that he would like the Board to take up the motion to vote on a verbal amendment to amended the application to remove the portico from the application and approve all other proposed alterations.

Mr. Bishop asked for a motion to proceed on the amended application.

Mr. Chambers motioned to **approve** the amended application (Certificate of Appropriateness) allowing to proceed with all alterations but with the removal of the construction of the portico for 1510 E. Walnut. Mr. Bishop seconded the motion. The motion carried as follows: Ayes: Gary Bishop, Nancy Crandall, Paden Chambers, Paul Lewis, and Wallis Nattinger. Nays: None. Abstain: None. Absent: Kaitlyn McConnell, Kent Brown, and Justin Stanek.

Certified Local Government Review: None
Pre-Application Review: None

NEW BUSINESS:
Certificates of Appropriateness:
504 E. Commercial Street – Patricia Pierce, 2174 South Farm Rd 245 representing the owner. We would like to replace the aluminum windows with new double-hung wood window that would be painted. It would be like the windows in the adjacent Ace Hardware building and recommending stops so the window will not open.

Mr. Chambers noted that he is happy to see that this building is getting new windows.

Ms. Crandall motioned to **approve** the Certificate of Appropriateness (504 E. Commercial). Mr. Nattinger seconded the motion. The motion carried as follows: Ayes: Gary Bishop, Nancy Crandall, Paden

Chambers, Paul Lewis, and Wallis Nattinger. Nays: None. Abstain: None. Absent: Kaitlyn McConnell, Kent Brown, and Justin Stanek.

Certificates of Appropriateness:
1701 S. Fort – John Sohl, Architect for Vetter Senior Living. Stated that it has been a long process noting environmental conditions that have been nullified on the property to the south and will go through the Planning and Zoning process because the zoning does not allow for assisted living. We are putting a 44-bed senior living facility in at the location. The historic gate, gate house, and stone bridge are to be maintained and the existing care taker cottage had a new roof installed in Spring 2017 and will also be maintained. The parking lot will be reconfigured and the building construction is primarily two-stories and showed samples of what material and windows would be used.

Mr. Chambers asked for the distance from the proposal to the gate house and a distance to the Elfindale Mansion because the proposal is a very large facility and is asking about a buffer area.

Mr. Sohl noted that the convent/church is between the proposal and the mansion.

Ms. Crandall mentioned the old trees on the west side of the parking lot and asked about the lane from Fort Avenue and what use will the cottage be.

Mr. Sohl stated that the trees are on the church property and is considered a buffer area and that the fire department will come in from the south side because the lane will not support firetrucks.

Mr. Bishop confirmed that the original bridge, gatehouse, and the caretaker cottage will not be affected by the plan and that Vetter Senior Living (VSL) will maintain them and the cottage may be used in the future.

Mr. Rick Wilson, Wilson Surveying, representing the applicant. Noted the history of the property and the proposed area was a corn field and believes that it has never had any structures on it and that it was part of the farmland. He mentioned that Vetter Senior Living will maintain the ambiance of the site and that they own the majority and said that the parking lot is under a cooperative parking agreement with the church and currently going through the Planned Development process.

Mr. Sohl noted the time-frame for the process and stated that they need to meet the deadlines proposed by the State of Missouri.

Ms. Crandall motioned to **approve** the Certificate of Appropriateness (1701 S. Fort). Mr. Bishop seconded the motion. The motion carried as follows: Ayes: Gary Bishop, Nancy Crandall, Paden Chambers, Paul Lewis, and Wallis Nattinger. Nays: None. Abstain: None. Absent: Kaitlyn McConnell, Kent Brown, and Justin Stanek.

Certified Local Government Review: None
Pre-Application Review: None

Local Historic Site Nomination Review:
611 S. Pickwick (King Drug Company Building) - Mr. Chambers gave background to the proposed structure stating that he serves on the Rountree Neighborhood Steering Committee for the revision to

the Urban Conservation District, which Rountree is part of. The steering committee has been having regular meetings since mid-summer to help revise neighborhood plans and one of the topics that continues to be brought up is the retaining historic architecture and preservation within the neighborhood. Several members of the public have brought up the area located at Cherry and Pickwick and one property owner, Pickwick Company, was very interested in forming a historic district, however noting that it is a very involved process, but should consider nominating your building as a Springfield Historic Site.

Mr. Chambers continued to comment on the historic building noting that it is a single-story brick masonry building, but this building was constructed when the streetcar line ran right through this business was going out and private automobiles were becoming available. Mr. Earl King saw this and had people pull-in for car-hops and was possibly the first place in Springfield that provided car-side service. It has always been a neighborhood hang-out and culture space. In the 1920's and 30's that area was so popular that the south-edge of the building was an exterior and no one could predict or plan-out what was going to be the edge of the commercial development.

This nomination is something to show the neighborhood that we are willing to consider the idea of a historic nomination and/or district but also show that this is coming out of Rountree Steering Committee and that we are moving forward and showing to City Council that it is just one of many things that have been accomplished.

Ms. Crandall asked what is original on the building.

Mr. Chambers stated that the building retains it original copper store-front system and transom glass that at the top is pixilated, and all the transom windows are original. The Sanborn maps indicate a skylight box that can been seen on top the building and from the inside. The building is still very intact. The building was restored in 2011, the interior designer was interested in historic preservation and made sure that it was done correctly in line with the original structure. Mr. Chambers stated he has not been able to find any historic photos on the structure but the description matches the existing building accurately.

Ms. Crandall asked that by nominating this structure that you are trying to get other stores on the block to join in.

Mr. Chambers are encouraging other owners/stores to consider that and have to get buy-in from the people in this area. This is a first step in trying to generate interest in a historic district which is continually discussed.

Michael Sparlin went over the application to show historic importance and if the board agrees then they can make a motion to recommend the nomination. If it is recommended, then it will go forward to City Council on January 16, 2018 agenda as a one reading bill, a resolution.

Mr. Nattinger motioned to **approve** the Local Historical Site Nomination Review at 611 S. Pickwick (King Drug Company Building). Mr. Lewis seconded the motion. The motion carried as follows: Ayes: Gary Bishop, Nancy Crandall, Paden Chambers, Paul Lewis, and Wallis Nattinger. Nays: None. Abstain: None. Absent: Kaitlyn McConnell, Kent Brown, and Justin Stanek.

COMMUNICATIONS: Michael asked Duke McDonald to note about the impact of not getting a second motion on 1510 E. Walnut and Mr. McDonald noted that it is finished if there is no second motion.

REPORTS:
Report on Committees: None
Application: None
Demolition: None, but is reviewing and will get out a list by the end of the week.
Historic Sites and Districts:

Jefferson Avenue Footbridge – Mr. Chambers asked about the portion of the potential grant would be federally funded if it is received and that coordination with SHPO would occur due to federal funding, can we get someone from Public Works to talk about the project with the Board members and does the City have apply for (or obtain) a Certificate of Appropriateness to do the work on the footbridge.

Mr. McDonald will research that question and get back with the Board members.

Mr. Chambers would like Public Works to present to the Board information on the project and the process.

Michael Sparlin will invite Public Works to come to a Landmarks Board meeting and present on the footbridge.

Communications: None
Awards and Recognition: None
Design Guidelines:

CLG Grant for Commercial Street Design Guideline update – Michael Sparlin stated he was to hear back in November 2017, but have asked for an update, they responded that they do not know when we will hear back and that they are still finalizing their budget for what is available and can not award grants until they have their budget finalized. Michael will let the board know as soon as he hears something.

Administrative Approval of C of A's: None

ANY OTHER MATTERS THAT FALL UNDER THE JURISDICTION OF THE BOARD
None

ADJOURNMENT:
There being no further business, the meeting was adjourned at approximately 6:30pm.

Michael Sparlin

Michael Sparlin
for Executive Secretary