

MINUTES OF THE LANDMARKS BOARD

DATE: August 31, 2016

TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: Gary Bishop (Chair), Paden Chambers, Len Eagleburger, Kent Brown, and Nancy Crandall. Absent: Wallis Nattinger, David Eslick, and Justin Stanek. Staff members: Michael Sparlin, Senior Planner and Duke McDonald, Assistant City Attorney.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of July 6, 2016 were approved with noted corrections and July 20, 2016 were approved unanimously.

UNFINISHED BUSINESS:

Certificate of Appropriateness: None

Certified Local Government Review - Timmons Temple National Nomination: None

Pre-Application Review: None

NEW BUSINESS:

Certificates of Appropriateness: None

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review: None

COMMUNICATIONS:

Michael Sparlin noted that there will be renovations in the City Council Chambers and the next few meetings will be in 2 West Conference Room (Busch Bldg).

REPORTS:

Report on Committees: none

Application: none

Demolition: Michael Sparlin sent out the latest list and Mr. Kent Brown asked about a list of the demolitions in the agenda. Mr. Sparlin noted that is not on the agenda and are sent out as a separate e-mail. Mr. Kent Brown asked about 1300 blk North Clay and if it is on the list. Mr. Sparlin will check and contact Mr. Brown and let him know.

Historic Sites and Districts:

Walnut Street Identification Signage: none

Mid-Century Modern - Potential Historic Structures: none

Ozarks Rock Structures Survey: none

Communications: none

Awards and Recognition:

Preservation Month Award and Activities: none

Design Guidelines:

Certified Local Government (CLG) Grant for Design Guideline update:

Mr. Chambers noted that CLG grants were discussed at the training session on July 22, 2016 and if possible to apply for a CLG grant from the State. This is for the benefit of revision of the Design Guidelines or applying to do a survey in Springfield. Consensus at that meeting were for the Design Guidelines, however are there any issues for applying for the grant on the Design Guidelines and do we see any issues with interference with the Board with the idea that we are a regulatory body and do we see it as an issue? The previous Guidelines came from the actual districts. Would the guidelines have to come from their own board, for example, Commercial Street, Walnut Street, Mid-Town boards and looking for opinions from other members on the board.

Mr. Bishop summarized Mr. Chambers comments and noted that there might be a conflict between the legislative function and the regulatory judicial/qasi judicial function and asked Mr. McDonald for his opinion.

Mr. McDonald noted that it would not be a huge problem because the Landmarks Board or City Council will have the final approval, however he will look into it and see if it goes to City Council for final approval. He also stated that If City Council does have the final approval than that would isolate the Board from any problems because it may be the Boards recommendation, but the City Council's final decision. Mr. McDonald will research if the City Council will vote on any proposed Guidelines.

Mr. Bishop noted that the Landmarks Board can develop amendments and regulations and apply for them to be approved and reviewed.

Mr. Chambers noted that when the Mid-Century survey was done, Landmark Board members were very involved and still had not completed it and feel that it might not be the best idea to start another endeavor without finishing the current survey. He also stated that they have had two historic sites from that period and just had a class do research and a presentation. Does the Landmark board look at this first and then put guidelines second or is there a way that we involve the City more in their revision to the guidelines and pay for a portion of it?

Ms. Crandall asked for clarification whether to do the Guidelines or do a Mid-Century survey and complete it and if the Guidelines would fit into a later survey of Mid-Century.

Mr. Chambers noted that there will be a lot of renovations on Mid-Century buildings in the new future and wondered if the Landmarks Board should work on a Mid-Century Survey first and then consider doing the Guidelines or talk to the individual community organizations and find out if they are interested in doing the Guidelines themselves.

Mr. Bishop would like Michael Sparlin and Duke McDonald for further clarification before any action what the Landmarks Board authority can do and can they amend the regulations and guidelines. He also noted that the guidelines were from within each neighborhood district.

Mr. Sparlin clarified the historic site designation and how the Landmarks Board evaluate them. They do not have any adopted design guidelines and the decision is based off of the Secretary of the Interior's Standards and the historic preservation briefs. The Guidelines are only pertinent when there is only an application in Walnut Street, Commercial Street, and Mid-Town so changing the Guidelines will not affect historic sites unless specifically given.

Mr. McDonald clarified by saying that the Landmarks Board can hire outside people to create Guidelines that the Board implements, however he will have to look into that.

Mr. Chambers asked how much of a hands-on/hands-off approach the Landmark Board involvement.

Mr. Bishop noted that this is almost a rule making procedure assuming that it can be done and allow the neighborhood an opportunity to input.

Mr. Chambers stated that in other areas they usually hire an outside consultant that has the experience and they will come in as a third party and work with the community.

Ms. Crandall asked what was the Landmarks Board role is in helping amend the Guidelines.

It was suggested that the Board would have the outside consultant write the Guidelines and present it to the Landmarks Board and then they would review it.

Ms. Crandall asked what would be the Landmarks Board role would be in a survey.

It was again suggested that the Landmarks Board would hire an outside consultant and would present it to the Landmarks Board.

Mr. Chambers stated that they may look at other communities and see what they have done.

Mr. Bishop asked what procedures were in place when the Landmarks Board was first put together and noted that it is crucial to understand that before making these types of decisions and how the documents are to be created and is the Landmarks Board coordinators, drafters, or both?

Mr. Sparlin stated that a Mid-Century Modern survey would look a lot like the Rock Structure survey and it could be used as a guide and as a basis for nominating the structures. There are no examples regarding the Design Guidelines in the Planning Department, but it would involve sending out a Request for Proposal (RFP) and it would have to be specific in the grant for the use.

Ms. Crandall would like clarification on what exactly is the Landmarks Board is going forward for and the purpose.

Mr. Bishop stated that it serves as a good reorientation for the Landmarks Board mission.

Administrative Approval of C of A's:

1303 E. Walnut Street - Re-roof

Mr. Sparlin noted that they are using the modern equivalent to what was there. The materials are of Spanish Tile.

944 E. Walnut Street - Re-roof

Mr. Sparlin noted that this was an asphalt shingle and was replaced with modern equivalent.

ANY OTHER MATTERS THAT FALL UNDER THE JURISDICTION OF THE BOARD

Gary Bishop noted that there are a group of people who would like to address the Landmarks Board.

Michael Sparlin forwarded the request to Duke McDonald on the current situation at 610 W. College.

Mr. McDonald noted that a group of people would like to address the Board on an issue that is not on the agenda and has not been posted as per the Sunshine Law. Mr. McDonald recommends that the Board listen to what is being addressed; however he recommends that the Board not interact with them because it is not on the agenda and could violate the Sunshine Law.

Mr. Jack Hoke, 610 W. College owns the building at 610 W. College (KICK Radio Station) and is currently subject to an application for a building permit for remodeling. We came to the Landmarks Board at the request of Chris Straw, Building Development Manager because they have not received any comments from this board on the building even though 60 days has passed since filing the application for the permit and is outside of the purvey of the Landmarks Board. We just want to explain to the board what they are doing and give assurances that they are not going to turn it into an ugly place. It will be a BBQ Brew Pub is what it will be and will be called Lost Signal Brewing Company. We are just here to tell the Board on what our plans are for the building and to reassure the Board, however we are beyond the 60 day period, Building Development Services is required by the City code to issue a building permit. We are willing to do anything informally that the Board would like us to do and that is why we are here and would be glad to answer questions, but we will not be back for a certificate of appropriateness. The largest change to the building will be the outside addition in the back and it will be a kitchen.

ADJOURNMENT:

There being no further business, the meeting was adjourned at approximately 6:15pm by the motion from Wallis Nattinger and seconded from Len Eagleburger. The motion carried as follows: Ayes: Len Eagleburger, Paden Chambers, Kent Brown, and Gary Bishop. Nays: None. Abstain: None. Absent: David Eslick, Wallis Nattinger, and Justin Stanek

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

Michael Sparlin
for Executive Secretary