

MINUTES OF THE LANDMARKS BOARD

DATE: May 5, 2021

TIME: 5:30pm

The special 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 Kyle Tolbert, Assistant Attorney

ROLL CALL:

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

APPROVAL OF MINUTES: Minutes of March 10 and 24, 2021 were approved.

OLD BUSINESS:

Certificate of Appropriateness:

203-205 W. Commercial Street (install signage)– Mr. Sparlin noted Sara Bowles, Pinnacle Sign Group is attending and here to answer any questions if required and stated that he has spoken with the City staff member who missed the review and the applicant was able to install the sign prior to approval by the Landmarks Board.

Mr. Paden Chambers noted his appreciation for the changes.

Ms. Jodie Jeffrey representing the owner. She shared an e-mail from Deb Sheals, Building Preservation, LLC and John Sandor, Technical Preservation Services showing correspondence about the approval of the sign painted over.

Mr. Paden Chambers noted the miscommunication and the sign that was painted over would be considered a historic feature of the building.

Ms. Jeffrey stated that she was the one who chose the building and has restored it to the 1880's when it was built and was the Famous Furniture building, but was not aware of the original sign until work had commenced and was already decided to call it the Famous Lofts and Office due to the art deco on the entry way of the building. Consultation with Deb and John, they stated that the signage was not an architectural element and okay to be covered, she also noted that her architect was to take care of this and showed the correspondence. Ms. Jeffrey and the architect decided to go ahead (June 2020) and cover the sign and no other conversation was heard about it until just recently.

Mr. Paden Chambers asked if any other persons were available to speak.

Mr. Chambers noted that he understand that there was communication with the Park Service, but again noted what the Landmarks Board's responsibility is to keep and do no harm and if there is a way to encapsulate it or keep it in place is preferable.

Ms. Jeffrey again noted the history of the process that took place prior to being painted over and having two names on the building would cause too much confusion.

Ms. Kaitlyn McConnell noted that the windows were what was originally brought to the Landmarks Board attention and correspondence about the sign and her concern with the process.

Mr. Michael Sparlin then produced an e-mailing showing where he recommended to preserve the sign but using alternatives to painting it over.

Ms. Jeffrey's stated that Deb Sheals gave the okay and is very surprised with all the problems that have arisen. She also noted that problem with having a building with two names and that it is covered and will not ever be uncovered.

Mr. Adam Letterman said that he understood her questions, but again noted that she did buy a property in a historic district and with a building with two names and that she could have had the original sign just covered over instead of being painted over.

Ms. Jeffrey stated that the sign should have been approved in a previous review by the Landmarks Board.

Mr. Michael Sparlin said the building had received the certificate of appropriateness, but not the sign, which is why they are having this meeting to review the sign.

More discussion on the process for certificate of appropriateness and what is needed to be voted upon.

Paden Chambers closed the public hearing.

Mr. Paden Chambers noted that the new sign does fall within the guidelines, however voiced his concerns over the process and the painting of the original sign.

Mr. Layne Hunton feels the same and is very unfortunate that the City made an error and annoyed how this was presented to the board and how it was not cost feasible to cover the sign instead of painting over it. No one is a winner and there is really no other solution and don't see how we can hold the applicant responsible.

Ms. Kaitlyn McConnell stated that she agrees with the previous comments and given that the signage fits the guidelines and will be okay with it.

Board Action

Kaitlyn McConnell motioned to **approve** Certificate of Appropriateness (203-205 W. Commercial Street). Kent Brown seconded the motion. The motion carried as follows: Ayes: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Kent Brown, Layne Hunton, Adam Letterman, and Kent Brown. Nays: None. Abstain: None. Absent: Paul Lewis.

NEW BUSINESS:

Certificate of Appropriateness:

305 E. Walnut Street (install signage) – representative and here to answer any questions.

Mr. Paden Chambers wanted to clarify that they are adding a second sign (facing Walnut Street).

Mr. John McQueary, business owner noted that they only have a sign on the interior and that are wanting to add another sign outdoors.

Mr. Paden Chambers closed the public hearing.

Board Action

Layne Hunton motioned to **approve** Certificate of Appropriateness (305 E. Walnut Street). Kaitlyn McConnell seconded the motion. The motion carried as follows: Ayes: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Kent Brown, Layne Hunton, Adam Letterman, and Kent Brown. Nays: None. Abstain: None. Absent: Paul Lewis.

Certificate of Appropriateness:

1348 N. Washington Avenue (construct detached garage) – JJ Herthington, representative and the owners want to add a garage and retain characteristics of the area for storage and will be removing the existing shed and small garage.

Mr. Josh Even, owner stated that they want the garage to have the same look as the house and they bought it from Ralph Rognstad, previous director of the Planning Department.

Mr. Herthington also noted on the drawing that there be no vinyl siding and will be "LP Smart Side 5" lap siding.

Mr. Paden Chambers closed the public hearing.

Board Action

Layne Hunton motioned to **approve** Certificate of Appropriateness (1348 N. Washington Avenue). Kent Brown seconded the motion. The motion carried as follows: Ayes: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Kent Brown, Layne Hunton, Adam Letterman, and Kent Brown. Nays: None. Abstain: None. Absent: Paul Lewis.

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review:

1125 S. Delaware Avenue – Ms. Laura McCaskill presented her home for a local historic site nomination review with an overview of the history. She purchased the home in November 2019. The history came very interesting and quoted that "Each stone has had a part of history of Springfield" which came from the Springfield Press, 1930 and wanted to restore as much as possible. This history of the home has an American presence through the builders of the first timber frame home in the United States (Massachusetts in the 1600's) and gave additional history of the architects of the home and showed articles of its past and gave out information for the sources of the exterior (stone foundation and where the exterior stone was salvage from throughout Springfield), contained in the presentation. Many of the trees were on the property when the home was built with Magnolia's surrounding the garage which are approximately 125 years old and the back of the house remains true to the original architecture and gave out information on the people who have lived there. When the roof was replaced about 600 pounds of copper was removed which was turned into fixtures, guttering, arbor, and a sculpture by a known artist. The property has been replanted with native plants (95% for pollinators) and the windows were saved (restored) and made sure that the contractor saved every fixture and the backyard is close to the original design.

Historical Significance

- The Fairbanks family and their descendants have contributed to America and Springfield histories.
- Sourcing of materials from various Springfield landmarks for which none remain standing.
- 125+ year old trees and artifacts.
- Preserved all material possible.

She would like the home to be nominated as a local historic site and she has a complete book of the history and would like to invite people to see it.

Mr. Paden Chambers stated his appreciation for Ms. McCaskill. He stated that the house also has interior significance as well and if Ms. McCaskill has thought about nominating as an Interior Landmark.

Ms. McCaskill stated that she would try to keep the interior as part of the history through possible legal means and asked for advice to keep the house intact for future generations.

Mr. Paden Chambers noted that a historic interior landmark that involves going through rezoning may be possible.

Mr. Sparlin noted that the cost would be approximately \$1300.

Ms. McCaskill asked if this is possible and if it has been done and stated that it might be worth doing.

Mr. Sparlin noted that Springfield only has 5 historic landmarks and only one with interior historic designation (Historic City Hall).

Mr. Paden Chambers also have more information that can be added to the nomination process.

Ms. McCaskill also noted that there is a storm sewer that cuts diagonally across the property (garage) and had to engineer plans so the storm sewer has no pressure and the garage will not collapse.

Ms. Kaitlyn McConnell thanked Ms. McCaskill for her effort and really appreciates all what has been done to preserve the house.

Ms. McCaskill went over minor small updates that believes that helped maintain the original structure.

Mr. Michael Sparlin noted it will go to City Council as a one reading resolution and will be voted on June 1, 2021.

Board Action

Kaitlyn McConnell motioned to approve Local Historic Site Nomination Review (1125 S. Delaware Avenue). Adam Letterman seconded the motion. The motion carried as follows: Ayes: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Kent Brown, Layne Hunton, Adam Letterman, and Kent Brown. Nays: None. Abstain: None. Absent: Paul Lewis.

COMMUNICATIONS: Introduced Kyle Tolbert, Assistant City Attorney to replace Tom Rykowski, who retired.

REPORTS:

Report on Committees: None

Application: None

Demolition: None

Historic Site and Districts

Jefferson Avenue Footbridge: Michael Sparlin will send an update.

Potential Local Nomination: Mr. Paden Chambers noted his appreciation for the nomination of 1125 S. Delaware.

Discussion on Preservation of Historic Building Signage: Mr. Paden Chambers noted the importance of the of Landmarks Board role for signage and the previous problem is an excellent example and that these types of situations will probably be continued to be addressed by the Landmarks Board.

Mr. Michael Sparlin stated that they should due a historic survey and do documentation of signs and was surprised that the National Parks Services signed off for 203-205 W. Commercial Street.

Mr. Adam Letterman suggested language to add a provision and Mr. Michael Sparlin noted that the Design Guidelines were just completed and can do an amendment and make changes.

Mr. Paden Chambers agrees that this a good idea and feels that this could provide guidance.

Communications: None

Awards and Recognition: None

Design Guidelines: None

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.



Michael Sparlin, Senior Planner