

MINUTES OF THE LANDMARKS BOARD

DATE: August 11, 2021

TIME: 5:30pm

The special meeting and public hearing of the Landmarks Board was held on the above date and time in Historic City Hall and virtual teleconferencing.

Staff members: Michael Sparlin, Senior Planner, Kyle Tolbert, Assistant Attorney, and Olivia Hough, Senior Planner representing Brownfields Cleanup.

ROLL CALL:

Landmarks Board members: Kaitlyn McConnell (Vice-Chair), Paul Lewis, Kent Brown, Layne Hunton, Adam Letterman, and Kent Brown. Absent: None.

APPROVAL OF MINUTES: Minutes of June 23, 2021 were approved.

NEW BUSINESS:

Certificate of Appropriateness:

430-436 South Avenue – Kristen Marquess, O'Reilly Hospitality noted the future Moxy Hotel and introduced Deb Sheals, Building Preservation stating that most changes in exterior would be roof addition and she did a walk around the area to view the site lines (expanded penthouse and added stairs). Windows will be replaced and will be closer to the historic windows, repair any masonry and new signage will be mounted on the brick veneer on the east wall (canopies for south wall and above north door) and small additions on ground level to hide the mechanicals.

Mr. Layne Hunton asked about the penthouse and

Ms. Sheals said a small part of the penthouse was there but will be expanding it and will only be able to see a very small portion of the penthouse (south/back).

Mr. Layne Hunton noted they have done a good job and appear to meet the standards.

Ms. McConnell asked Mr. Sparlin if he recommends approval and he stated that he did.

Ms. Olivia Hough, Senior Planner presented information also on the Moxy Hotel and what the Brownfields Revolving Loan Fund encompasses. She also stated that the cleanup goal is:

Address environmental conditions impeding site redevelopment, and to do so in a manner protective of human health and the environment.

- Contaminants: Lead & Asbestos
- Phase II and Lead inspection Report
- 44 samples contained asbestos
 - Floor tiles, mastic, cove base, plastic skim coat, and thermal system pipe insulation and mudded fittings.
- 54 samples contained lead-based paint
 - Walls, metal doors, metal door jambs, sheetrock walls, and concrete ceilings
- Outcome: Clean site & MDNR Closure Letter

Recommended Alternative:

- Removal of all Asbestos Containing Material
- Removal of Lead Based Paint – combination of chemical stripping and removal by demolition. Methods subject to change with approval from DNR and Historic Consultant.
- Remedial Action Plan – DNR Approval
- Environmental Consultant Oversight

- Licensed Cleanup Contractor
- All Local, State and Federal Regulations to be followed

Ms. McConnell closed the public hearing.

Board Action:

Paul Lewis motioned to **approve** Certificate of Appropriateness (430-436 South Avenue). Kent Brown seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Vice-Chair), Paul Lewis, Layne Hunton, Adam Letterman, and Kent Brown. Nays: None. Abstain: None. Absent: None.

COMMUNICATIONS: Mr. Michael Sparlin noted that Paden Chambers (Chair) has resigned from his position (post has termed out) and Michael Sparlin will be sending out letters for recruitment.

REPORTS:

Report on Committees: None

Application: None

Demolition:

300 East Central Street -, Michael Sparlin explained that this building is not on the historic register and the duties of the board to make recommendations on building over 50 years old and this an advisory role. Jennifer Swan, City Architect is here to answer any questions.

Mr. Layne Hunton asked about the current state of the building.

Ms. Swan noted that the building has a wood-frame structure on the back is dangerous and the rest of the building was used for a bank and the maintenance is a nightmare for the City and would like to create a new parking lot and green space.

Mr. Paul Lewis asked about if the building is being utilized.

Ms. Swan noted that it was the office for Affordable Housing and is now empty.

Ms. McConnell asked for advice regarding a vote.

Mr. Kyle Tolbert, City Attorney is reviewing the options and recommends a vote.

Mr. Layne Hunton noted that he understands the City's position, but hesitates to approve the demolition, noting the building could be donated or reused.

Board Action:

Layne Hunton motioned to **approve** Demolition (300 East Central). Kent Brown seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Vice-Chair), Paul Lewis, and Adam Letterman. Nays: Layne Hunton and Kent Brown. Abstain: None. Absent: None.

Dangerous Building: Mr. Michael noted the buildings that are currently being in the process of demolition and noted that there are many reasons why a building may be considered a dangerous building.

Board Members noted their concerns and reasons and asked for boundaries in areas that can be flagged, i.e., something unique, historical feature, architectural features, (include the 3 zones, Walnut, Commercial, and Midtown) etc., so it can be documented.

Mr. Sparlin noted that they can flag certain areas and email the list out the Board members.

Board Action:

Layne Hunton motioned to **approve** Demolition of the dangerous buildings (various locations). Paul Lewis seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Vice-Chair), Paul Lewis, Adam Letterman, Layne Hunton and Kent Brown. Nays: None. Abstain: None. Absent: None.

Historic Site and Districts

Jefferson Avenue Footbridge: Getting close to go out to bid.

Mr. Paul Lewis questioned the changes from their recommendation 1½ years ago to keep the long section.

Mr. Sparlin noted that the recommendation was forwarded to City Council and the decision is in their hands and City Council is aware of the Board's recommendation.

Potential Local Nomination: None

Administrative approval of C of A's: None

Any other matters that fall under the jurisdiction of the Board: Need to nominate for Chair and Vice-Chair and will require a vote for each.

Board Action:

Motion to **approve** the nomination for Kaitlyn McConnell as Chair. Motion seconded. The motion carried as follows: Ayes: Kaitlyn McConnell (Vice-Chair), Paul Lewis, and Adam Letterman. Nays: Layne Hunton and Kent Brown. Abstain: None. Absent: None.

Board Action:

Motion to **approve** the nomination for Layne Hunton as Vice-Chair. Motion seconded. The motion carried as follows: Ayes: Kaitlyn McConnell (Vice-Chair), Paul Lewis, and Adam Letterman. Nays: Layne Hunton and Kent Brown. Abstain: None. Absent: None.

Mr. Paul Lewis also expressed his concerns for preservation of trees in Springfield, noting the action taken on E. Sunshine where old oak trees were removed and the possible removable of trees from the area of Florence and National Avenue.

ADJOURNMENT:

There being no further business, the meeting was adjourned.



Michael Sparlin, Senior Planner