

MINUTES OF THE LANDMARKS BOARD

DATE: October 6, 2021

TIME: 5:30pm

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

Staff members: Michael Sparlin, Senior Planner and Kyle Tolbert, Assistant Attorney.

ROLL CALL:

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

APPROVAL OF MINUTES: Minutes of August 11, 2021 were approved as amended.

NEW BUSINESS:

Certificate of Appropriateness:

300-308 West Commercial – Eric Albers, Springfield stating that the client wants to change a few things from the previously approved work for this property. The applicant the option to change the windows to all wood as the previous authorized window material is hard to acquire and will have more options for bidding. Noted minor revisions, more elaborate entrance at 300/304 W. Commercial and stating that costs are an issue and are making make the entrance to recessed double doors to get people off the street.

Ms. McConnell asked about staff's recommendation with the changes.

Mr. Sparlin noted that the changes appear to be consistent with the guidelines.

Mr. Hunton noted he has no problems with the double doors stating that storefront are sometimes complicated, but the developer has done their due diligence on the project.

Ms. McConnell closed the public hearing.

Board Action:

Kent Brown motioned to **approve** Certificate of Appropriateness (300-308 West Commercial). Paul Lewis seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Vice-Chair), Paul Lewis, Layne Hunton, Adam Letterman, Kent Brown, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: None.

Certificate of Appropriateness:

530-540 East Commercial – Eric Albers, Springfield stating that the client wants to make changes from the previously approved work. He noted that client wants to replacement windows of wood or aluminum clad (possibly painted) and to add balconies (some would be Juliette balconies) and some with sliding glass doors (removing some of the windows) and believes this would enhance the historic feel of the building. He also referenced the Savoy noting that they also have arch features with balconies and went over what type of balconies and where they would be located.

Ms. McConnell voice her concerns regarding the balconies on the Commercial Street side.

Mr. Sparlin noted that staff recommends denial on the balconies and approval of the windows. He reviewed the Commercial Street Design Guidelines recommendation and the Standards that were included in the staff report.

Mr. Bryan Lenox asked what was approved of in the past.

Mr. Sparlin reviewed the previously approved work.

Mr. Letterman asked what would happen if this request was denied.

Mr. Eric Albers stated that the owner would not be happy and feels that the east side of the building with the 3-bedroom apartments need balconies.

Mr. Hunton asked if there were any photos that showed the building in the past.

Mr. Sparlin showed two photos from the 50's and one from the 80's from the previous approved application. These photos did not show balconies.

Mr. Lewis asked if any balconies have been approved from the March 24th meeting.

Mr. Albers believes so and that the owner wanted to add more balconies to the other sides.

Mr. Sparlin showed the original agenda (March 24, 2021) with balconies in some of the elevations on the west side.

Various other discussion about the balconies on different side of the building. Board members expressed that the Washington Street and Commercial Street sides of the building are more important and highly visible. The west side of the building does not have the same character or window pattern as the other sides and could be appropriate for the balconies.

The Landmarks Board members decided to vote separately on four aspects of the application (windows, west side balconies, east side balconies and Commercial Street balconies)

Board Action #1:

Paul Lewis motioned to **approve** Certificate of Appropriateness (530-540 East Commercial) on the request for wood or aluminum clad windows. Kent Brown Lewis seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Vice-Chair), Paul Lewis, Layne Hunton, Adam Letterman, Kent Brown, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: None.

Board Action #2:

John Hawkins motioned to **approve** Certificate of Appropriateness (530-540 East Commercial) on the request for balconies on the west side. Kent Brown Lewis seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Vice-Chair), Paul Lewis, Layne Hunton, Adam Letterman, Kent Brown, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: None.

Board Action #3: (Motioned denied)

John Hawkins motioned to **approve** Certificate of Appropriateness (530-540 East Commercial) on the request for balconies on the Commercial Street side. Kent Brown Lewis seconded the motion. The motion carried as follows: Ayes: None. Nays: Kaitlyn McConnell (Vice-Chair), Paul Lewis, Layne Hunton, Adam Letterman, Kent Brown, Jan Preston, Bryan Lenox, and John Hawkins. Abstain: None. Absent: None.

Board Action #4: (Motioned denied)

John Hawkins motioned to **approve** Certificate of Appropriateness (530-540 East Commercial) on the request for balconies on the east side. Kent Brown Lewis seconded the motion. The motion carried as follows: Ayes: None. Nays: Kaitlyn McConnell (Vice-Chair), Paul Lewis, Layne Hunton, Adam Letterman, Kent Brown, Jan Preston, Bryan Lenox, and John Hawkins. Abstain: None. Absent: None

Ms. McConnell stated that the reasons for denial were because the application was not consistent with the Commercial Street Design Guidelines and Secretary of the Interior's Standards for Rehabilitation.

COMMUNICATIONS: Mr. Michael Sparlin introduced three new members on the Landmarks Board – Ms. Jan Preston, Mr. Bryan Lenox, and Mr. John Hawkins.

REPORTS:

Report on Committees: None

Application: None
Demolition: None

Historic Site and Districts

Jefferson Avenue Footbridge: Going out for bid.

Potential Local Nomination: None

Administrative approval of C of A's:

1609 North Summit: Michael Sparlin noted that this was approval for repairs on the masonry above the front door.

Any other matters that fall under the jurisdiction of the Board: None

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