

MINUTES OF THE LANDMARKS BOARD

DATE: November 16, 2022

TIME: 5:30pm

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

ROLL CALL:

Landmarks Board members: Layne Hunton (Chair), Paul Lewis (Vice Chair), Adam Letterman, Jan Preston, John Hawkins, Jamille (Mia) Jones, and Erik Kiser. Absent: Bryan Lenox. Staff members: Michael Sparlin, Senior Planner and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: Minutes of October 5, 2022, were approved.

NEW BUSINESS:

Certificate of Appropriateness: **530, 536, & 540 E. Commercial Street** – Eric Albers, 112 S. Main, Nixa representing the owner/developer. Asking for approval to demolish the building and went over the history of action taken with Landmarks Board on rehabilitating the building, but at this time the bids are higher than anticipated and noted the owner/developer could not rehab. They also noted that they have talked with contractors to see a way to lower the cost but noted damage and structural issues of the building and sees no option but to demolish and start anew for future development.

Layne Hunton asked if there has been a structural report. Mr. Albers stated that there has been a structural report.

John Hawkins asked if a structural fix has been determined for the building. Mr. Albers stated that a structural fix had been developed with the engineer, but the longevity of that fix was still a concern.

Kyle Tolbert reviewed the code sections related to the demolition request and the next steps.

Mr. Hunton opened the public hearing.

Ms. Christine Schilling, 305 E. Commercial Street, spoke in opposition of the demolition, stating that the City has helped other developers/buildings that had structural issues and wondered if the City could assist due to this being the eastern gateway to Commercial Street and does believe a new building would be a mistake.

Ms. Katie Gilbert, 1537 N. Benton Avenue stated her displeasure with working with the developer on a different project as a member of the neighborhood subcommittee. She is concerned about the process by which development on property is handled with the neighborhood group in this area and how the existing buildings are left to deteriorate.

Landmarks Board members asked what is being planned if the building is demolished and when. Mr. Albers noted it possibly could be three separate façades with brick and it would fit within the Commercial Street. The timeline is dependent on a variety of factors, but the developer is committed to this project and is moving forward aggressively. The new building would need to go through the design and permit process.

Shelly Gibson, 1345 N. Washington, spoke in opposition of the demolition, noted that she has rehabilitated several homes/buildings and is concerned about allowing buildings to deteriorate and that the developer should have been more aware of the buildings condition before purchasing it.

Mary Collette, 1539 N. Washington Avenue, spoke in opposition of the demolition, stated that she has restored/rehabbed several buildings on Commercial Street and gave out examples of other buildings in the district that have been rehabilitated. She stated the need for the building to remain and explore all means to rehabilitate the structure. "Demolition by neglect" is a concern. She urged the Landmarks Board to deny the application or postpone to allow time more to time explore more resources.

Layne Hunton closed the public hearing.

Landmarks Board discussed the demolition delay and how demolition permits are administered.

Landmarks Board members expressed the need to have more information related to the post-demolition plans for the property.

Board Action:

John Hawkins motioned to **postpone** Certificate of Appropriateness (530, 536, & 540 E. Commercial Street) to the December 14, 2023, meeting for the purpose of reviewing “post-demolition plans for the site and the relation of those plans to the surrounding area.” Paul Lewis seconded the motion. The motioned carried as follows: Ayes: Hunton, Lewis, Letterman, Hawkins, Jones, Preston, and Kiser. Nays: None. Abstain: None. Absent: Lenox.

Certified Local Government Review: None

Pre-application Review: None

Local Historic Site Nomination Review: None

COMMUNICATIONS: None

REPORTS:

Report on Committees: None

Applications: None

Demolition: None

Historic Site and Districts: None

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: 2023 Landmarks Board Calendar

Board Action:

John Hawkins motioned to **approve** the 2023 Landmarks Board Calendar. Paul Lewis seconded the motion. The motioned carried as follows: Ayes: Hunton, Lewis, Letterman, Hawkins, Jones, Preston, and Kiser. Nays: None. Abstain: None. Absent: Lenox.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:00pm.



Michael Sparlin, Senior Planner