

MINUTES OF THE LANDMARKS BOARD

DATE: December 14, 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.

Board Action:

Eric Kiser motioned to **nominate** Bryon Lenox, Temporary Chair for the December 14, 2022 meeting. John Hawkins seconded the motion. The motion carried as follows: Ayes: Bryan Lenox, Adam Letterman, Jan Preston, John Hawkins, Erik Kiser, and John Sellars. Abstain: None. Absent: Layne Hunton (Chair) and Jamille (Mia) Jones.

ROLL CALL:

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

APPROVAL OF MINUTES: Minutes of November 16, 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 said that the owner has owned the building approximately 3 years and that it is not viable (cost) to remodel and said this is not demo by neglect. Showed possible ideas but noted there is no actual concept that has been finalized (possible separate store fronts instead of one large façade) and will work with the Landmarks Board and Commercial Street for it to be a showcase for Commercial Street.

Mr. Shelby Woods, 2144 E. Republic Road, attorney for developer/owner noted that the owner has already spent a large amount on architectural design and structural reports and has taken further steps to stop the deterioration and does not want to invest in the current building.

Mr. Bryan Lenox asked when the building was purchased.

Mr. Albers noted it was approximately 3 years ago and they had several plans/ideas on what they were envisioning for the renovation and stated that they have several bids and then started to work on ways to reduce the cost.

Mr. Lenox opened the public hearing.

Mr. Matthew XXXX, life-long resident of Springfield and went over the history that he has found on the building. He also noted that the building was called at one time, the Bartlett Building and has had several owners over the years and this building serves as a bookend to Commercial Street.

Ms. Sharon Keller, Buffalo voiced her concern over the assessor deed and believes that owner/developer has not done his due diligence and noted that this building is the end of the historic district/boundary (Commercial Street). She also noted that she believes he will and can get tax credits (TIFF/CID) dollars and that the owner will not suffer any loss and would like the Landmarks Board to put limitations on what could be done.

Jeanna xxxx, 213 W. Commercial, owns a Victorian home that required constant remodeling this building is a gateway into the district and would be a devastation if demo'd. Believes people could spend dollars and still be profitable and questioned whether another investor would be interested in purchasing.

Holly xxxx 607 E. Delmar and said that people visit Commercial Street and it our duty to take care of the buildings and that the boundary ends are important and believes the owner knew what he was getting in to.

Shelley Gibson, 1345 N. Washington has remodeled many old buildings and how the investor is talking about how much it will cost to restore but questioned what the architect and owner did know before the purchase. Mentioned that the current owner had purchased the Missouri Hotel many years ago and still has not done what was previously promised and stated that she also looked at the building for possible purchase.

Mr. Adam Letterman asked why she had not purchased the building herself.

Ms. Gibson noted that she was looking for a home at the time.

Ms. Gibson noted that she has started a Facebook page and petition for the building and has a large following.

Ms. Mary Collette, 1539 N. Washington Avenue would like the Landmarks Board to deny the demolition permit for the 180-day delay and wants to see what will be proposed with time for a thoughtful conversation and mentioned tax credits that area available. She also noted that the owner/developer has not done any remodeling on buildings that he has purchased in the past. She is asking for a denial and hopes to also have City Council involved for an additional 180-day delay too.

Mr. John Hawkins asked if she has had any conversation with anyone in the district about future plans for the building.

Ms. Collette stated that she has not.

Ms. Christine Schilling, 305 E. Commercial stated that she has restored approximately 5 buildings and says that the owner/developer does not say "can't" but won't expend the money to rehabilitate and suggest (if possible) to see if other investors may be interested in restoring the building. Again, noted that it is the gateway into the district and need to look for solutions and again noted demolition by neglect and noted that the owner/developer is credible. She also encourages the Landmarks Board to restart the practice of looking at the buildings as a group before the meetings.

Mr. Lenox closed the public hearing.

Mr. Kyle Tolbert, assistant attorney read through the codes to be considered by the Landmarks Board.

Mr. John Hawkins spoke about post demo plans and noted that Mr. Albers only showed possible ideas, but no guarantees.

Mr. John Sellars, believes that this building is a demo by neglect and wonders how the city just allows them to board up buildings and continue to reapply for permits (board up) on the building, and needs to have "you are out of free passes" on buildings that are just boarded up for long periods of time.

Mr. Eric Kiser noted that staff does recommend denial.

Mr. Bryon Lenox noted that there are no plans to move forward other than an empty lot if demo'd.

Board Action:

John Hawkins motioned to **approve** Certificate of Appropriateness (530, 536, & 540 E. Commercial Street). Erick Kiser seconded the motion. The motioned carried as follows: Ayes: Letterman. Nays: Lenox, Hawkins, Preston, Kiser, and Sellars. Abstain: None. Absent: Hunton and Jones. **Motion failed.**

Certified Local Government Review: None

Pre-application Review: None

Local Historic Site Nomination Review: None

COMMUNICATIONS: Welcome new member John Sellars and Kyle briefly spoke about the grant that was submitted and that we did not get the grant. Ms. Becky Volz asked about the Jefferson Footbridge and noted the good will for historic buildings in Springfield.

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: None

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:17pm.

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