

MINUTES OF THE LANDMARKS BOARD

DATE: March 8, 2023

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

Board Action:

Bryan Lennox motioned to nominate **John Hawkins, as Vice Chair**. Adam Letterman seconded the motion. The motion carried as follows: Ayes: Layne Hunton, John Hawkins, Adam Letterman, Bryan Lenox, Jan Preston, Erik Kiser, and John Sellars. Nays: None. Abstain: None. Absent: Jamille (Mia) Jones.

APPROVAL OF MINUTES: None

NEW BUSINESS:

Certificate of Appropriateness: (Layne Hunton recused himself) - **411 W. Commercial Street** – Ms. Chelsea McQueen, 305 W. Commercial Street, architect for the project and brought samples for the Board members to view and will be constructing affordable housing units (42 units) with retail spaces on the first floor and this will facilitate new growth and promote activity in Zone 1.

Mr. Sellars asked about parking spaces and Ms. McQueen noted that it will be a walkable community and public parking will be available on the next street

Mr. Hawkins asked how many units will be available and Ms. McQueen said it will be 42 units and 5,135 square feet of retail space.

Board members noting the similarity of previous applications submitted last year.

Ms. Christine Schilling, 307 E. Commercial stated that the building is warm, friendly, and beautiful and has worked on neighborhood buildings. Questions the total amount of actual floors, lack of parking, and density concerns. She asked that the parking be placed at the building (back/rear).

Mary Collette, 1539 N. Washington Avenue – Commercial Club's mission is to support the relevance as a vibrant commercial destination and will be representing the Commercial Club. Members comments were concerns for additional parking, having green space and an elevator and noted that the design is compelling and attractive and mentioned the gifting of monies/tax credits, etc., and wants parking and green space. Would like the areas outside of the district for major housing projects and would like to set up additional meetings with Woodland Heights, C-Street, etc., groups for more discussion.

Ms. McQueen was asked about the parking, and she noted that it has been discussed and are happy to work with the neighborhood on more considerations for parking and the fabric of the neighborhood. She also noted the other buildings within the district.

Further discussion on parking concerns (Commercial Street zoning district has no required parking on site or any private property) and if any designs were changed due to federal funding.

Mr. Hawkins closed the public hearing.

Discussion on parking and it being a zoning issue and not Landmarks Board and noted the citizens' concerns.

Board Action:

Adam Letterman motioned to **approve** Certificate of Appropriateness (411 W. Commercial Street). Jan Preston seconded the motion. The motion carried as follows: Ayes: John Hawkins, Vice-Chair, Adam Letterman, Bryan Lenox, Jan Preston, Erik Kiser, and John Sellars. Nays: None. Abstain: None. Absent: Jamille (Mia) Jones. (Layne Hunton recused himself).

Certified Local Government Review: None

Pre-application Review: **530, 536, 540 E. Commercial Street (preliminary construction)** – Michael Sparlin noted this is a 2-part presentation and the 180 days for demolition is June 2023. Councilwomen Horton would like to have Landmarks Board review the possible demo delay before going to City Council.

Mr. Eric Albers 112 South Main Street went over the process and gave an overview of the proposed development. Believes it will be a good fit for Commercial Street and will have parking in the back of the building.

Board Members asked about the original size of the current building versus the new project proposed is approximately 6000 square feet per floor and is approximately double the size. They also would like to thank the developer for the opportunity to view the proposed development.

Ms. Mary Collette 1539 N. Washington noted that a nice-looking building is looking for extending the demo and/or postponing/table to look for continued progress.

Mr. Shelby Wood, 2144 E. Republic Road, legal counsel for property owner and would ask the Landmarks Board to vote against the additional delay. Went over demolition codes and that the redevelopment will honor Commercial Street.

Ms. Christine Schilling, 307 E. Commercial Street has concerns regarding the density of Commercial Street (due to additional development of residential buildings) and would suggest some of items to be collected before the demolition and to identify and remove key elements of historic significance and work with Commercial Street to facilitate that.

Mr. Layne Hunton closed the public hearing.

Mr. Hunton sees no reason for an additional delay and likes the proposed development.

Mr. Sellars appreciates what was presented and gave a short history of the building and likes the idea of able to collect pieces/materials of historic buildings, but this building is unrealistic.

Mr. Lenox asked about the Landmarks Board authority or the City to acquire the property.

Mr. Tolbert stated that the city has its own priorities and list of projects and this is a private development and you could request City Council to explore that option or other agencies to purchase the property as an alternative to demolition.

Mr. Sparlin stated that the Landmarks Board can make recommendations to City Council to preserve the building, etc.

Mr. Hawkins asked if anyone has reached out to the developer to preserve the building. Mr. Shelby said the only person was Mary Collette.

Landmarks provided comments and see no longer reason to delay the demo and gave out different scenarios and was compelled by the presentation.

Board Action: (Erik Kiser left before vote)

John Hawkins motioned to **approve the extension of 120 days** for Pre-application Review (530, 536, 540 E. Commercial Street). Jan Preston seconded the motion. The motion carried as follows: Ayes: Jan Preston. Nays: John Hawkins Vice-Chair, Adam Letterman, Bryan Lenox, John Hawkins, and John Sellars. Abstain: None. Absent: Jamille (Mia) Jones.

Motion failed.

Local Historic Site Nomination Review: None

COMMUNICATIONS: Michael Sparlin received a letter regarding participation (Landmarks Board) in Section 106 for the addition to Temple Hall and will participating March 30, 2023, via zoom. Michael Sparlin to update Landmarks Board on Councilwoman Horton's discussion of demo by neglect.

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 7:00pm.

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