

MINUTES OF THE LANDMARKS BOARD

DATE: August 13, 2025

TIME: 5:30pm

The meeting and public hearing of the Landmarks Board was held on the above date and time in person in the Busch Building, 2 West Conference Room.

ROLL CALL:

Landmarks Board members: John Hawkins-Chair, Seva Nix, Genevieve Henry, Wanda Quintana, Nicole Falconer, and John Sellars. Absent: Bryan Lenox, Erik Kiser, and Adam Letterman-Vice Chair. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director.

APPROVAL OF MINUTES: July 16, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **1159 East Walnut Street** – Andrew Menke noted that the applicant requested to postpone to the September 10, 2025 meeting.

Board Action:

John Sellars motioned to **postpone** Certificate of Appropriateness (**1159 East Walnut Street**) to September 10, 2025. Nicole Falconer seconded the motion. The motion carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox, Erik Kiser, and Adam Letterman-Vice Chair.

NEW BUSINESS:

Certificate of Appropriateness: **221 East Commercial Street** – Ashley Harris, 505 North Glenstone Avenue presented a proposal for an aluminum sign for a new tenant, stating that the sign would adhere to existing window mullions using minimal screws and utilize previous tenants' screw holes and the location was chosen due to limited advertising space for the tenant.

Board Action:

Wanda Quintana motioned to **Approve** Certificate of Appropriateness (**221 East Commercial Street**). John Sellars seconded the motion. The motion carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox, Erik Kiser, and Adam Letterman-Vice Chair.

Pre-Application Review: **417 South Jefferson Avenue** Ashley Harris, 505 North Glenstone Avenue stated that - Phelps County Bank, acquired the old YMCA building, is considering a roof sign like the one on their Rolla branch (which was a historic hotel with a large sign). The Board discussed the proposal's appropriateness under the Secretary of Interior Standards and there is no historical precedent for a roof sign on the YMCA building, which was purpose-built as a YMCA. Andrew went over the Interior Standards for Rehabilitation. Board members cited the following as reasons why such a sign would not be compatible:

- Standards #1 (new use requires minimal change to the defining characteristics).
- Standards #2 (retaining property character).
- Standards #3 (avoiding a false sense of historical development)
- Standards #9 (exterior alterations shall not destroy historic materials and shall be compatible with architectural features).

Concerns were raised about the visibility of a roof sign given the building's overhang and surrounding traffic and the Board indicated that the proposed massive roof sign was likely "a bridge too far" and did not fit the building's historic character. Suggestions were made for alternative signage, such as a vertical sign (like the YMCA sign previously on the north façade) or a smaller sign along the roofline, if they were to pursue building signage in the future. No action taken.

Historic/Architectural Survey: Andrew provided an update on the architectural survey initiative. The original areas (Walnut and Commercial Streets) were found unsuitable as they are already designated districts; the purpose of the survey is to identify areas for potential new historic designations. New criteria for survey areas include absence of historic designation, defined boundaries (compact or thematic), and likelihood of experiencing redevelopment pressure and new potential survey areas were presented:

- Route 66 College Street Corridor (Scenic to Grant Avenue) 180 parcels, primarily commercial. No local historic designations, one national. Springfield has not had a corridor study of Route 66 before.
- East End of Commercial Street (Washington to National Avenue) 52 parcels, directly east of the existing historic district. No previous surveys or designations.
- Gas Station Survey Area (Thematic)
 - Option 5A: 10 small historic gas stations (under 1500 sq ft, built 1910-1950). Two previously surveyed but re-survey is beneficial. No local or national designations.
 - Option 5B: All historic gas stations (67 parcels), including mid-century cinder block structures and early 1970s. Earliest assessor date 1896 (likely not a gas station then).

The Board discussed the benefits, including potential tax benefits and investment opportunities for property owners, and the upcoming Route 66 Centennial.

Board Action:

John Sellars motioned to **proceed** with Option 1 (Route 66 College Street Corridor) and Option 5A (10 small historic gas stations) and additionally, Andrew was given discretion to add 10 more parcels from Option 5B that loosely fits the criteria for Option 5A (primarily based on small size/type, not necessarily specific date range). Seva Nix seconded the motion. The motion carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox, Erik Kiser, and Adam Letterman-Vice Chair.

COMMUNICATIONS:

Historic Preservation Plans & Policies: None

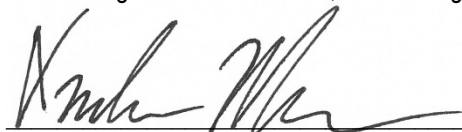
Communications and Community Outreach: A meeting with the new mayor regarding plans and policies is still pending due to his busy schedule. Staff noted elections of Landmarks Board officers will be held in October; some members, including the current chair, John Hawkins is being termed out, but John Sellers, and Eric Kiser are eligible for new terms starting in October.

Community outreach opportunities, such as Cider Days on Walnut Street and the Route 66 Centennial next year, were discussed for education and involvement and it was noted that Landmarks Board brochures have already been mailed to all owners of locally designated properties. Board members asked if there was any interest for historic designation from University Heights area and staff relayed no one has contacted them.

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

ADJOURNMENT:

There being no further business, the meeting was adjourned by the Chair.



Andrew Menke, Senior Planner