LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

City of Springfield

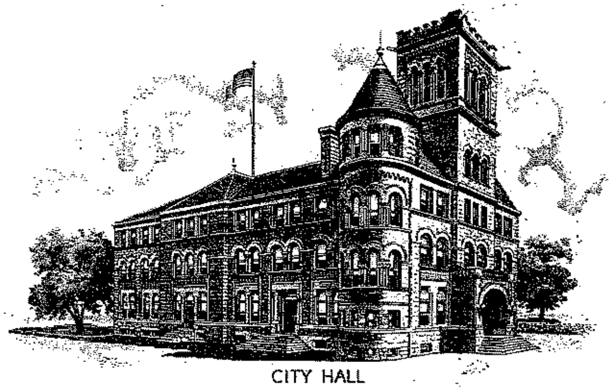
INTEROFFICE MEMORANDUM

DATE: November 25, 2013

RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **December 4, 2013**. No tour is being offered.

R. Daniel Neal
Daniel Neal
Senior Planner


CITY HALL

LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

December 4, 2013
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

I Roll Call

II Minutes
October 30, 2013

III Unfinished Business
A. Certificate of Appropriateness
None
B. Certified Local Government Review
None
C. Pre-Application Review
None

IV New Business
A. Certificates of Appropriateness
None
B. Certified Local Government Review
None
C. Pre-Application Review
None

V Communications

VI Reports
A. Report on committees
1. Application
2. Demolition
3. Historic sites and districts
4. Communications
5. Awards and recognition
6. Design guidelines
B. Administrative approval of C of A's
None

VII Any other matters that fall under the jurisdiction of the Board
1. 2014 Chair and Vice-Chair Nominations

VIII Adjournment

NOTE: In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's office at 864-1443 at least 3 days prior to the scheduled meeting.

MINUTES OF THE LANDMARKS BOARD

DATE: October 30, 2013
TIME: 5:30 pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time in City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: David Eslick (Chair), Len Eagleburger, Monica Stegall, David Brown, David Maggard, Todd Smith, and Joel Thomas; Daniel Neal, Senior Planner, Duke McDonald, Assistant City Attorney; Sandy Goddard Administrative Assistant. Absent: Laurel Bryant and Ann Bayliff.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of October 2, 2013 were approved unanimously.

NEW BUSINESS:

A. Certificates of Appropriateness:

1. 1611 E. Walnut: Add a new addition to the rear of the structure.

Mr. Craig Conklin, 1319 W. McGuffie, Ozark, commented they are proposing to add approximately three hundred sixty (360) square feet to the northwest corner of the project. We will duplicate the exterior look, the stone and siding and the roof materials will duplicate the roof of the original structure. We will be extending four (4) feet, nine (9) inches to the west. We will be tying the existing roof in the back to the north and return to the west and back to the south. It will not duplicate the flat roof of the previous addition done in the 80's.

Mr. Eslick asked the applicant if they have the Walnut Street Guidelines.

Mr. Conklin said yes.

Ms. Stegall asked the applicant if they were planning on putting vinyl siding on the new addition.

Mr. Conklin stated yes; just as they did with the addition done in 2002.

Mr. Maggard asked staff if a third or fourth addition be differentiated from the original structure or from the other additions.

Mr. Neal said it is usually from the original structure.

Mr. Eslick closed the public hearing.

Ms. Smith motioned to **approve** Certificate of Appropriateness for 1611 East Walnut Street. Mr. Eagleburger **seconded** the motion. The motion **carried** as follows: Ayes: Brown, Stegall, Maggard, Eslick, Eagleburger, Smith and Thomas. Nays: None. Abstain: None. Absent: Bryant and Bayliff.

A. Certificates of Appropriateness:

2. 1485 E. Walnut: Add a new deck and door to the rear of the structure.

Ms. Tammie Seiferd, 3701 Southern Hills Dr., Nixa, commented she is back at Landmarks to request a new back door; last time she was wanting to put the door on the far eastside and there was concern so the floor plan was redone. They are removing an existing window and putting a door there, so there is no problem with the brick. The door on the right side has a projecting gable which will be duplicated to match. Ms. Seiferd pointed out the posts for the deck, which will be approximately twelve (12) to sixteen (16) feet in width. She would like to go with the treated wood for the deck.

Mr. Eslick stated that is fine.

Mr. Maggard asked about staff concerns for the doors.

Mr. Neal stated he wanted to know if they were talking about wood for the door and the deck because he did not see that in the literature and clarify what the Board was expecting with the new roof overhang.

Ms. Seiferd stated she would be replicating what is there currently with wood, and asked if the doors needs to be wood, because currently it is metal door. She is going to do metal with glass panels to match the front door.

Mr. Neal stated he did not know what she was proposing so he said wood in the certificate, so that would need to be amended.

Mr. Eslick said the metal backdoor would work. The application would need to be changed from wood to metal door…

Ms. Seiferd stated a metal door with glass panels.

Mr. Eslick clarified a metal door with fifteen (15) vision light.

Mr. Eslick closed the public hearing.

Mr. Brown motioned to **approve** Certificate of Appropriateness for 1485 E. Walnut Street with changes. Mr. Thomas **seconded** the motion. The motion **carried** as follows: Ayes: Brown, Stegall, Maggard, Eslick, Eagleburger, Smith, and Thomas. Nays: None. Abstain: None. Absent: Bryant and Bayliff.

A. Certificates of Appropriateness:

3. 420 E. Commercial: Remove an existing chimney on the west side of the building.

Mr. John Gill, 5725 North Farm Road 183, Springfield, stated they are proposing to remove the existing chimney from the top of the roof area down fifteen (15) feet to the red chimney.

Mr. Rory Ogeron, CEO for The Kitchen, 1630 North Jefferson, stated that the chimney is a safety hazard and if it should fall, it will fall into the alley and there are people that walk along that area constantly.

Mr. Eslick closed the public hearing.

Ms. Stegall motioned to approve Certificate of Appropriateness for 420 E. Commercial Street. Mr. Maggard seconded the motion. The motion carried as follows: Ayes: Brown, Stegall, Maggard, Eslick, Eagleburger, Smith, and Thomas. Nays: None. Abstain: None. Absent: Bryant and Bayliff.

COMMUNICATIONS:

Administrative Approval of Certificates of Appropriateness

1. 420 E. Commercial: Tuckpoint portions of the building.

Ms. Stegall stated she has a question about the administratively approved items; currently Commercial Street is refreshing the guidelines asking if it would be possible for everything that is administratively approved not to be during this process but be heard by the Board. Is that something we can consider.

Mr. Neal stated that the Board had adopted some guidelines on how to approve items administratively and if the Board wants to take a look at those guidelines at the next meeting and see about holding off on any of those altogether or of certain parts of those requests.

Ms. Stegall stated signage is a big issue.

Mr. Eslick commented that he would suggest, since they are working with Commercial Street on those guidelines update, that at their request, hold off on administrative approval items until they are done with the update. Sometimes administrative approval comes becomes because of a dangerous building, but before doing that, talk to Commercial Street first.

Ms. Stegall stated the concern is awareness; everyone wants to be aware of the work that is happening.

Mr. Neal stated that administrative items are usually beyond the normal maintenance and repair items that would be allowed by right through the ordinance, so that would still be able to go on. Items like replacing signs within the graphic channel would be items that the Board had previously approved as something that you could administratively approve within this context here. Still, it is a little vague on what you look at in those situations and so it's based on who is reviewing it. Mr. Neal stated he can hold any administrative approvals or they can review what is currently being used as guidelines at the next meeting. Certain items on Commercial Street can be reviewed for relevance.

Mr. Eslick commented if the Board holds off on anything on Commercial Street and it becomes an issue that needs to be immediately resolved then they can proceed.

Ms. Stegall stated a committee has been formed and they are anticipating on having a rough draft of the guidelines in six (6) months.

Mr. Neal commented he and Mr. McDonald are researching what body it will take to approve those guidelines. It will take some time to dig into the Historic District Review Board meetings to determine when they adopted the Commercial Street Design Guidelines or if they did. We are uncertain if Council adopted them or the Board adopted them so that is being researched before coming back before the Board and Commercial Club with a definite process. Mid-Town Design Guidelines are being researched as well.

Mr. McDonald stated he did want to see the background research before making that determination…there is nothing in the guidelines preface that suggests that the City Council was involved in adopting the ordinances. There was some language that suggested that it most likely would go to City Council, on the other hand it might not need to.

Mr. Eslick commented he would like to see that done so that when there is discussion about guidelines, we can clarify that the guidelines are approved by Council.

Ms. Stegall asked if it would come to the Landmarks Board first.

Mr. Neal said yes the Landmarks Board would be where the first public hearing would take place and at City Council you can also speak, but if there is not any opposition at the Landmarks meeting you would not typically have much at the Council.

Ms. Stegall said they are planning on holding workshops at the Commercial Club and the public would be invited to attend and hoping to have three of the workshops so that items which are controversial could be taken to a vote.

The Landmarks Board schedule for 2014 was reviewed and approved unanimously.

The Board discussed a Mid-Century Modern Potential Structures document that Ms. Stegall has compiled, noting it is in a Google Doc and members of the Board can edit the document. There are fifteen (15) buildings that are potential historic sites.

Mr. Neal noted the difference between a historic site is the Board can delay a proposed change or demolition for sixty (60) days or exterior change or demolition for sixty (60) days as opposed to attempting to nominate it as an historic landmark then it has the binding architectural review that the Board has with the structures on Commercial and Walnut Street.

Mr. Eslick said it would be good to note Dick Stahl's architectural contributions to the City as most of the buildings listed, due to their age, are his work.

Mr. Eslick asked for nominations for Chair and Vice-Chair for 2014. Since Lauren and Ann are not present, Mr. Eslick stated he would accept nominations for the Chair of the Landmarks Board for 2014.

Mr. Eslick nominated Laurel Bryant for Chair.

Mr. Eagleburger nominated Ann Bayliff for Chair.

Mr. Eslick commented these would be voted on next month.

Mr. Neal said that is correct.

Mr. Eslick nominated Monica Stegall as Vice-Chair. Mr. Smith seconded the motion.

Mr. Eagleburger motioned to cease nominations. Mr. Brown seconded the motion.

Mr. Neal communicated to the Board about the house at 1110 North Jefferson. The house is on the dangerous building list; it will not be demolished. The house is on the list for the purpose of completing the boarding up of the building and the Springfield School District is looking at the potential sale of the property.

There being no further business, the meeting was adjourned at 6:02 p.m.

R. Daniel Neal

Daniel Neal