

Landmarks Board

City of Springfield – Historic City Hall, Council Chambers, 3rd Floor
830 Boonville Avenue

October 9, 2019

5:30 p.m.



Richard Crabtree
Real Estate Representative

Gary Bishop
Walnut Street Representative
Chair

Layne Hunton
Architect Representative

Paul Lewis
Historian Representative

Vacant
At-Large Representative

Paden Chambers
Commercial Street Representative

Kent Brown
Mid-Town Representative

Justin Stanek
At-Large Representative
Vice-Chair

Kaitlyn McConnell
At-Large Representative

I Roll Call

II Minutes **August 14, 2019**

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**
- D. Local Historic Site Nomination Review (none)**

V Communications

VI Reports

- A. Report on committees (none)**
- B. Application (none)**
- C. Demolition**
 - a. 2939 E. Kearney – Harlan Hill, Director of Building Development Services to address the Board**
 - b. Investigate demolition review for private structures of 50+ years**
- D. Historic Sites and Districts**
 - a. Jefferson Avenue Footbridge**
 - b. Potential Local Nominations**
- E. Communications (none)**
- F. Awards and Recognition**
- G. Design Guidelines**
 - a. Commercial Street Design Guidelines update**
- H. Administrative approval of C of A's**

VII Any other matters that fall under the jurisdiction of the Board

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: August 14, 2019

TIME: 5:30pm

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.

Landmarks Board members: Gary Bishop (Chair), Justin Stanek (Vice Chair), Kent Brown, Paul Lewis, Layne Hunton, Kaitlyn McConnell, and Richard Crabtree. Absent: Paden Chambers.

Staff members: Bob Hosmer, Planning Manager and Tom Rykowski, Assistant Attorney.

ROLL CALL:

APPROVAL OF MINUTES: July 24, 2019 minutes were approved.

NEW BUSINESS:

Certificate of Appropriateness:

320 E. Commercial Street: Karen Schaefer, 7328 Farm Road 1182, Verona MO, proposing a patio on the south side of the building with a brick herringbone pattern and pergola. We also will be replacing one ground floor window as well as 3 second floor windows with wood windows that carries a life-time replacement. She also asked about aluminum clad and it is a possibility but would like to look into it.

Bob Hosmer stated that Karen could contact SHPO for details and regulations.

Gary Bishop also noted that she should get spec and SHPO would be glad to assist.

Ms. Schaefer also asked about placing a mural on the building.

Mr. Bishop asked if any other buildings on Commercial Street have murals.

Ms. Schaefer stated that she believes there is one building with a mural on the backside (alley) and would like to provide a drawing.

Mr. Bishop stated that should proceed with details and also with a new Certificate of Appropriateness requesting a mural.

Layne Hunton noted that Moon City's building is painted on, like a mural, however this will cause signage issues and will likely come before the board for approval.

Justin Stanek motioned to **approve** the Certificate of Appropriateness (320 E. Commercial Street). Richard Crabtree seconded the motion. The motion carried as follows: Ayes: Gary Bishop (Chair), Justin Stanek (Vice Chair), Kaitlyn McConnell, Richard Crabtree, Kent Brown, Paul Lewis, and Layne Hunton. Nays: None. Abstain: None. Absent: Paden Chambers.

2146 W. Mount Vernon: Jeff Smith, City of Springfield Park Board, 1923 N. Weller Avenue, stated they would like to construct 3 new pavilions in Zagonyi Park and noted past park improvements and described some of the details on the proposed pavilions and would also like to relocate the historic marker (Zagonyi's Charge) to the park and the neighborhood association will maintain the area around the stone.

Richard Crabtree motioned to **approve** the Certificate of Appropriateness (2146 W. Mount Vernon). Kaitlyn McConnell seconded the motion. The motion carried as follows: Ayes: Gary Bishop (Chair), Justin Stanek (Vice Chair), Kaitlyn McConnell, Richard Crabtree, Kent Brown, Paul Lewis, and Layne Hunton. Nays: None. Abstain: None. Absent: Paden Chambers.

Gary Bishop showed a framed published newspaper clipping (illustration) from 1861 of Zagonyi's Charge.

Certified Local Government Review: None

Pre-Application Review:

2939 E. Kearney Street: Harlan Hill, Director of Building Development Services to address the board.

Gary Bishop requests for a motion to table 2939 E. Kearney Street.

Justin Stanek motioned to **TABLE** the Pre-Application Review (2939 E. Kearney Street) to the next meeting. Kent Brown seconded the motion. The motion carried as follows: Ayes: Gary Bishop (Chair), Justin Stanek (Vice Chair), Kaitlyn McConnell, Richard Crabtree, Kent Brown, Paul Lewis, and Layne Hunton. Nays: None. Abstain: None. Absent: Paden Chambers.

Local Historic Site Nomination Review: None

COMMUNICATIONS: None

Demolition:

1515, 1527, and 1535 N. Sherman and 911 E. Division Street: No action taken.

Gary Bishop noted that the Landmarks Board discussed the need to have a protocol in place regarding demolition and reminded the Board of why the Landmarks Board was originally established and will ask Michael to investigate other municipalities on their procedures/documentation for demolition. He asked the Board for recommendations and ideas.

Mr. Crabtree agrees and gave an example of Denver's protocol and will look into their procedures and states that the Landmarks Board needs more advanced notice, not just a day or two.

Mr. Bishop noted his conversation with Mr. Rykowski, Assistant Attorney about Delaware School and what procedure the school has and went ahead demolished the school.

Mr. Rykowski noted that the school had a timeframe and demolished on their schedule and stated that if the Planning and Zoning Commission does intercede on the timeframe, that the school could go to their board and have it out-voted by their board. He also noted that he had discussed with Michael Sparlin about getting more advance notice on demolitions.

Mr. Crabtree noted that Portland School will be demolished soon, and it needs to be documented before it is torn-down.

Historic Site and Districts

Jefferson Avenue Footbridge: None

Potential Local Nomination: None

Design Guidelines:

Commercial Street Design Guideline Update: Bob Hosmer noted that it has been sent to SHPO.

Any other matters that fall under the jurisdiction of the Board:

Kaitlyn McConnell commented about a historic plaque at Barry School and would like staff look into preserving it before it may be removed. She asked about building decals (looks like a mural) can be used in place of murals and if City staff can investigate the details.

Mr. Bishop and Mr. Crabtree both noted that paint on buildings (brick and mortar) will need to be looked into.

ADJOURNMENT:

There being no further business, the meeting was adjourned.



Bob Hosmer, Planning Manager for Michael Sparlin

**DEPARTMENT OF BUILDING DEVELOPMENT SERVICES
MEMORANDUM**

DATE: October 4, 2019

TO: Landmarks Board

FROM: Harlan Hill, Director of Building Development Services

SUBJECT: Demolition review of property – 2939 E. Kearney Street

The City is proposing to demolish the structures located at 2939 E Kearney Street. Pursuant to Section 36-353 (4)(q), the Landmarks Board is to evaluate, comment, and make recommendations concerning the proposed demolition of the structures prior to issuance of the permit. The Landmarks Board review is advisory in nature.

BACKGROUND:

The property and its structures are not listed on the Springfield Historic Register. The Department of Building Development Services has deemed the multiple “cabin” structures as Dangerous Buildings and proceedings toward complete demolition has been postponed since April 24, 2019 to allow the owner, community and interested parties sufficient time to plan and execute the structures’ restoration, relocation, etc. Over the past six months there has not been any contact from owners, interested parties or otherwise indicating any viable plan to resolve the Dangerous Building status of the property. It is the intent of BDS to move forward with the solicitation for bids to demolish the structures.

Photos from August 14, 2019



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