



City of Springfield

Agenda

Landmarks Board

John Hawkins (Chair) Walnut Street Representative	John Sellars Historian Representative	Bryan Lenox Real Estate Representative
Wanda Quintana Mid-Town Representative	Nicole Falconer Architect Representative	Adam Letterman (Vice-Chair) At-Large Representative
Seva Nix Commerical Street Representative	Genevieve Henry At-Large Representative	Erik Kiser At-Large Representative

March 26, 2025

5:30 PM

**Busch Building 2nd Floor
Conference Room
840 Boonville Avenue**

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. March 12, 2025
 - 2.2. March 17, 2025 Sub-Committee
- 3. Unfinished Business**
- 4. New Business**
 - 4.1. Property Owner Notification (Post-Card)
 - 4.2. Historic Survey Areas and Sub-Committee Update
- 5. Communications**
- 6. Reports**
- 7. Adjourn**

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

MINUTES OF THE LANDMARKS BOARD

DATE: March 12, 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, John Sellars, Nicole Falconer, Wanda Quintana, Bryan Lenox, and Erik Kiser. Absent: Adam Letterman-Vice Chair and Genevieve Henry. Staff members: Andrew Menke, Senior Planner, Angela Duran, Associate Planner, Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: February 26, 2025 minutes were approved.

UNFINISHED BUSINESS:

NEW BUSINESS:

Certificate of Appropriateness: 600 North Benton Avenue – Steve Counts, 3444 S. Campbell Avenue noting that this is just a matter of formality as it has already been completed and gave out sign dimensions (48" tall x 72" wide x 16" depth) and stated that it will be lighted. He noted that the church did not know that they needed to contact the Landmarks Board and Andrew explained how it was able to get the permit, i.e., Building Development Services overrode the historic hold in error).

Board Action:

Bryan Lenox motioned to **approve** Certificate of Appropriateness (600 North Benton Avenue). John Sellars seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Seva Nix, John Sellars, Erik Kiser, Wanda Quintana, Nicole Falconer, and Bryan Lenox. Nays: None. Abstain: None. Absent: Genevieve Henry and Adam Letterman.

COMMUNICATIONS:

Demolition by Neglect / Historic Survey Overview: Angela Duran presented Historic Survey Overview and Kyle Tolbert presented Demolition by Neglect. Plans and Policies made a motion and passed to spend \$30,000 on a new survey for Commercial Street and the west side of Walnut Street. Discussion on what the Board would like for the survey (noting that some areas targeted have empty lots, parking lots and i.e., University Plaza, etc.). John Sellars noted that there is an African American neighborhood just north of Walnut Street and that would an interesting location for the survey.

Mr. Hawkins noted that the LMB last September made a different decision for the survey location and dollars and wants to have a discussion on what the Board's responsibilities and duties are and proposes a recommendation to the Plans and Policies Committee (Sub-Committee). He also noted that that the Board had previously talked about sending out letters to owners in the historic district reminding them of contacting the Landmarks Board before any outside renovations and this has not yet been done. Various examples of buildings/owners needing to be informed and the need to increase the purview for the Board.

Mr. Hawkins would like a motion to form a subcommittee to review the proposal placed before the Plans and Policies Committee and to spend the dollars for the historic survey that should include 5 members on a voluntary basis.

Board Action:

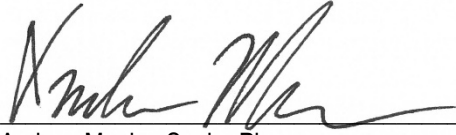
John Sellars motioned to **approve** a subcommittee to review the proposal before the Plans and Policies Committee that should include 5 members on a voluntary basis. Nicole Falconer seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Seva Nix, John Sellars, Erik Kiser, Wanda Quintana, Nicole Falconer, and Bryan Lenox. Nays: None. Abstain: None. Absent: Genevieve Henry and Adam Letterman.

Subcommittee Volunteers: John Hawkins, John Sellars, Nicole Falconer, Seva Nix, and Bryan Lenox.
Date and Time: Monday, March 17, 2025 in 2 West Conference Room at 12:00pm (lunch included).

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

ADJOURNMENT:

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

A handwritten signature in black ink, appearing to read 'Andrew Menke', written over a horizontal line.

Andrew Menke, Senior Planner

MINUTES OF THE LANDMARKS BOARD SUBCOMMITTEE

DATE: March 17, 2025

TIME: 12:00pm

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

ROLL CALL:

Volunteer members: John Hawkins, Seva Nix, John Sellars, Nicole Falconer. Absent: Bryan Lenox.

Staff members: Andrew Menke, Senior Planner, Angela Duran, Associate Planner, Kyle Tolbert, Assistant City Attorney, Steve Childers, Planning and Development Director, Justin Crighton, Planning and Development Assistant Director, Bob Hosmer, Planning Manager, Maurice Jones, Deputy City Manager.

REVIEW OF PROPOSAL FROM PLANS AND POLICIES COMMITTEE:

Would like pick and choose which parcels that the LMB want surveyed since there are no SHPO funds used and better for the citizens. City Council member Horton is very interested in looking at the established historic districts, Walnut and Commercial Street. Discussion on what proposal to take to the Landmarks Board of which properties that get recommended. Sub-Committee decided to pursue by eliminating properties (approximately 40) off the list (addresses to determined).

Sub-Committee asked how the bidding process works and to make sure how many structures or properties/parcels have been included in the original bid as approved by the plans and policies committee.

Question on if these parcels impacts council's expectations and suggestions that this be presented to Steve Childers, Planning and Development Director and then his team to present to council or plans and policies committee for a vote.

ADJOURNMENT:

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



Andrew Menke, Senior Planner