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

April 23, 2025 | **5:30 PM** | **Busch Building 2nd Floor Conference Room 840 Boonville Avenue**

1. **Roll Call**

2. **Approval of Minutes**

   2.1. April 9, 2025

3. **Unfinished Business**

   3.1. Property Owner Notification

   3.2. Historic Survey Areas

4. **New Business**

   4.1. Discussion of Board Duties

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: April 9, 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, and Genevieve Henry. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Kyle Tolbert, Assistant City Attorney.

Board Action:
Genevieve Henry motioned to **suspend** the rules and take up agenda items listed under new business prior to taking up those items listed un unfinished business. John Sellars seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Seva Nix, Genevieve Henry, John Sellars, and Nicole Falconer. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana.

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

UNFINISHED BUSINESS:

Property Owner Notification – Andrew handed out cost of postage and printing for brochures and/or postcards. A draft brochure will be available for Board members to review at the May 7, 2025 meeting and members chose the color brochure with the letter for approximate cost of $365.00.

Historic Survey Areas – Andrew clarified more information that was given from SHPO regarding the survey. A SHPO-certified survey is not required if seeking to establish a local historic district. Mr. Hawkins noted that he did not write a letter (not right direction) and asked the Landmarks Board to identify their intent and role and stated that since the Plans and Policies Committee had already decided to spend the money that their suggested survey areas should be considered, and this will help provide surveys for building that have not been surveyed in the past.

He also suggested that the Board focus on either of these items: 1. Demolition by neglect, 2. Create new local district, or 3. Promote the national registry.

NEW BUSINESS:

Certificate of Appropriateness: **830 North Benton Avenue** – Gene Douglas, Benton Avenue Church Representative stated that they have been before the Landmarks Board before and now need to make some changes due to budget concerns. Will be adding a ramp to the front entrance until the funds are available to add the elevator to the back. The front stoop will be widened to accommodate the ramp, but nothing will be touching the building (existing façade) to make the building ADA compliant. Also noted that they will be waterproofing the perimeter next to the ramp and window and discussed the chair-rail system for the lobby area.

Board Action:
John Sellars motioned to **approve** Certificate of Appropriateness (830 North Benton Avenue). Genevieve Henry seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Seva Nix, Genevieve Henry, John Sellars, and Nicole Falconer. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana

Certificate of Appropriateness: **208, 210 & 212 East Commercial Street** - Randy Bacon and Heidi Herrman, owners, went over what they are requesting. Went over some of the history and characteristics of the building and then discussion on the replacements/repairing of the doors, guttering, windows, deck, etc., and owners will be living in the 2nd story of the building.
Also discussed which type of paint to use and that unpainted brick/masonry will not be painted and owners agreed.

Board Action:
John Sellars motioned to **approve** Certificate of Appropriateness (208, 210 & 212 East Commercial Street) as written with the exception that the unpainted masonry in the back of the building remain unpainted. Nicole Falconer seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Seva Nix, Genevieve Henry, John Sellars, and Nicole Falconer. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana.

Certificate of Appropriateness: **1159 East Walnut Street** – Spencer Smith went over the requirements for the gutter and gave a short history of his house (built 1891 or 1893 and with Yankee or Philadelphia gutters) and what type of gutters are being proposed to replace with. He also noted that the City has marked his home as blighted, and his home-owners insurance will expire on May 9, 2025. His cost of the replacement for same type of guttering (Yankee/Philadelphia) is approximately $150,000 and exceeds his budget. Board members discussed various options and requested that the COA be postponed until next week for a special meeting to help Mr. Spencer network with other possibilities.

Board Action:
John Sellars motioned to **postpone** Certificate of Appropriateness (1159 East Walnut Street) to a Landmarks Board Special meeting on April 16, 2025. Genevieve Henry seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Seva Nix, Genevieve Henry, John Sellars, and Nicole Falconer. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana

COMMUNICATIONS:

Footbridge information/updates will be discussed at the May 7, 2025 meeting.

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

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

Andrew Menke, Senior Planner