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

July 16, 2025 **5:30 PM** **Busch Building 2nd Floor Conference Room 840 Boonville Avenue**

1. Roll Call

2. Approval of Minutes

2.1. June 11, 2025

3. Unfinished Business

3.1. Certificate of Appropriateness
1159 East Walnut Street (Applicant: Spencer Smith)

4. New Business

4.1. Certificate of Appropriateness
415 East Walnut Street (Applicant: The Downtown Church)

4.2. Certificate of Appropriateness
1107 East Walnut Street (Applicant: Rental Series No. 3 Loomer Property, LLC)

4.3. Historic/Architectural Survey

5. Communications

5.1. Historic Preservation Plans & Policies

5.2. Community Outreach

6. Reports

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.

7. Adjourn

MINUTES OF THE LANDMARKS BOARD

DATE: June 11, 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, Adam Letterman-Vice Chair, Bryan Lenox, Wanda Quintana, Seva Nix, and Genevieve Henry. Absent: Erik Kiser, Nicole Falconer, and John Sellars. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: May 7, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **1430 East Walnut Street** – Tamra Thomas stated that they purchased the house in 2012 and love the historic property, noting that it was built in 1924. Currently they require a shower instead of a bathtub and request to replace the wood window with a fiberglass window that is frosted for privacy. The new shower will be built around the window opening.

Board members believe that it meets some of the guidelines and that lack of privacy is a safety issue. It was also noted that the contractor will be pulling out the window and not modifying the opening.

Board Action:
Genevieve Henry motioned to **Approve** Certificate of Appropriateness (**1430 East Walnut Street**). Bryan Lenox seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Adam Letterman-Vice Chair, Seva Nix, Genevieve Henry, Bryan Lenox, and Wanda Quintana. Nays: None. Abstain: None. Absent: Nicole Falconer, John Sellars, and Erik Kiser.

NEW BUSINESS:
Certificate of Appropriateness: **397 East Central Street** – Kurtis Gibson, representative from the architecture firm, stated that this signage request is an amendment to the earlier approved certificate of appropriateness for the library's new addition. He noted that the library is trying to attract more people and don't want it to be mistaken as part of Central High School due to the use of terracotta on the new addition. The library's branch manager wanted bold signage and to emphasize the text "library."

Board members asked how tall the concrete is and was told it is approximately 4 feet tall.

Board Action:
Adam Letterman motioned to **Approve** Certificate of Appropriateness (**397 East Central Street**). Seva Nix seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Adam Letterman-Vice Chair, Seva Nix, Genevieve Henry, Bryan Lenox, and Wanda Quintana. Nays: None. Abstain: None. Absent: Nicole Falconer, John Sellars, and Erik Kiser.

Certificate of Appropriateness: **1101 & 1107 East Walnut Street** – Rod Loomer stated that this area was once blighted and noted that Rosa Homes has started building up the area and has made improvements. He voiced his concern for the recommendation of denial of the stone wall and T-posts with wire fencing. He explained that a tree has merged with the stone wall and had tree people note that they cannot remove the tree without destroying the wall because they are wanting to improve the alley. Also noted was the concrete trough and pad that they are requesting to be demolished and install T-posts with wire fencing along the north side of the property to the accessory structure.

Board members discussed alternatives to removing the stone wall and tree but agreed that the concrete pad and trough can be removed. They voiced their concern over the T-post with wire fencing and suggested using other methods to keep the people and cars from accessing the property.

Board members decided to split board action into two separate votes.

Board Action #1:
Adam Letterman motioned to **Approve** Certificate of Appropriateness (**397 East Central Street** – Demolishing/removing stone wall, concrete trough and pad). Bryan Lenox seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Adam Letterman-Vice Chair, Seva Nix, Genevieve Henry, Bryan Lenox, and Wanda Quintana. Nays: None. Abstain: None. Absent: Nicole Falconer, John Sellars, and Erik Kiser.

Board Action #2:
Adam Letterman motioned to **Approve** Certificate of Appropriateness (**397 East Central Street** – Installing T-post with wire fencing). Bryan Lenox seconded the motion. The motion was **DENIED** as follows Ayes: None. Nays: John Hawkins-Chair, Adam Letterman-Vice Chair, Seva Nix, Genevieve Henry, Bryan Lenox, and Wanda Quintana. Abstain: None. Absent: Nicole Falconer, John Sellars, and Erik Kiser.

COMMUNICATIONS:

Historic Preservation Plans & Policies: Discussion with board members regarding Genevieve's information that was handed out at the last meeting. Chair asked that the members delay this issue until the meeting with the mayor/city council. He did query the board members if it is better to have specific recommendations or just general ideas noting that he would like guidance before putting anything together noting that the Board can only recommend.

Community Outreach: Gave out a copy of the letter that was sent out on May 30, 2025 to the owners of property on the local historic register with the updated brochure and noted upcoming virtual courses on June 26, 2025 (Creating and Updating Historic Design Guidelines) and August 20 & 21, 2025 (NAPC's Virtual Summer Short Course).

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

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM

DATE: July 8, 2025

TO: Landmarks Board

FROM: Andrew Menke
Senior Planner

SUBJECT: Certificate of Appropriateness - 1159 East Walnut Street

---

The applicant is working with a local carpenter to design a gutter replacement that matches the existing historic gutter system on the house. The applicant has requested this case be postponed to the Landmarks Board meeting on August 13, 2025 so that more information will be available to present before the Board.