

PLANS AND POLICIES COMMITTEE MEETING

March 12, 2025

2:00 p.m.

Councilman Denny Whayne Conference Room (Busch Building, 4th Floor)
840 Boonville Avenue

MEMBERS

PRESENT: Abe McGull, Chair; Callie Carroll; Craig Hosmer*; and Derek Lee.

MEMBERS

ABSENT: None.

COUNCIL/ STAFF

PRESENT: Collin Quigley, Interim City Manager; Maurice S. Jones, Deputy City Manager; Justin Crighton, Assistant Director of Planning and Development; Angela Duran, Associate City Planner; Alana Owen, Senior City Planner; Andrew Menke, Senior City Planner; Hanna Knopf, Senior City Planner; Cora Scott, Director of Public Information and Civic Engagement; Jordan Paul, City Attorney; Kyle Tolbert, Assistant City Attorney; Anita Cotter, City Clerk; and Julie Greer, Deputy City Clerk.

GUEST: Marta Mieze, *Springfield News-Leader*; John Hawkins, Landmarks Board Chair; and Isabelle J. Walker, Nuisance Property Work Group.

*Arrived at 2:01 p.m.

Councilmember Abe McGull, Chair, called the meeting to order at approximately 2:00 p.m. He welcomed everyone and reviewed the meeting topic which was a continued discussion of demolition by neglect. Roll call was conducted. Present: Derek Lee, Callie Carroll, and Abe McGull. Absent: Craig Hosmer.

Councilmember Carroll moved to approve the minutes of the August 14, 2024, meeting as presented. Councilmember Lee seconded the motion, and it was approved by the following vote: Ayes: Carroll, Lee, and McGull. Nays: None. Absent: Hosmer. Abstain: None.

Councilmember Hosmer arrived at approximately 2:01 p.m.

Councilmember McGull turned the meeting over to Collin Quigley, Interim City Manager, to provide a status report on demolition by neglect. Mr. Quigley noted the topic of demolition by neglect first appeared before City Council in 2023. He further noted previous discussions had resulted in a resolution being presented to City Council to apply for historic preservation grants, which was approved in November 2023.

Mr. Quigley introduced Steve Childers, Director of Planning and Development, to present an update regarding demolition by neglect. Mr. Quigley then turned the meeting over to Mr. Childers.

Mr. Childers noted the topic of demolition by neglect had been initially presented to the Plans and Policies Committee by Kyle Tolbert, Assistant City Attorney, in August 2023. He noted two kinds of demolition by neglect existed, intentional and unintentional. Intentional neglect occurred when an owner knowingly allowed a historic property to deteriorate to a condition requiring demolition. Unintentional neglect occurred when an owner was unable to care for a property due to finances, ability, or other circumstance. Mr. Childers discussed programs put in place by the City of Springfield to alleviate the occurrence of demolition by neglect.

He highlighted Resolution 10731, passed by City Council in November 2023, which instructed the City Manager to pursue cost estimates for an updated historic building survey and subsequently apply for a Historic Preservation Grant. Mr. Childers noted actions taken by the Planning Department which included attendance at the State Historic Preservation Office (SHPO) symposium in June 2024, grant writing in conjunction with SHPO, and discussion regarding applicability of grant funds to update the historic building survey. After receipt of the grant application, SHPO explained grant funds could not be used to updating a survey.

Mr. Childers noted the original 1986 historic building survey established the Commercial Street Historic District and the Walnut Street Historic District and highlighted residential and commercial properties which held historical significance. He indicated no inner building access was granted during a survey; determinations of significance were made through location, current condition, architecture, historic structure usage, and current usage. Mr. Childers noted a survey could not prevent demolition of a building but could be used to define historic districts.

He noted SHPO would not provide funds to update an existing historic building survey. However, SHPO indicated they would approve funds for the establishment of a new historic district. Mr. Childers discussed the items SHPO would fund. He expressed his opinion education and outreach, performed in conjunction with the Landmarks Board, could benefit citizens in providing knowledge of building maintenance expectations within historic districts.

Mr. Childers noted carryover funds of \$30,000 could be used for updating parts of the original 1986 historic survey. He noted staff had identified one section within the Commercial Street Historic District and one section in the Walnut Street Historic District to be surveyed, with the cost estimated to be \$28,800. He stressed the funds would only provide a reevaluation of property and an update to the 1986 historic building survey, which would be in line with the City Council resolution passed in November 2023.

Councilmember McGull expressed his opinion it would be prudent to update the 1986 survey and inquired if updated information would also be used by the Landmarks Board. Mr. Childers deferred to John Hawkins, Landmarks Board Chair. Mr. Hawkins indicated the Landmarks Board used the 1986 survey. Mr. Childers stressed the 1986 survey was the only survey completed. Councilmember McGull questioned if the cost would be more or less than the original discussion of \$30,000 for the areas shown by Mr. Childers within the Walnut Street

Historic District and the Commercial Street Historic District. Mr. Quigley responded affirmatively that the \$30,000 would be sufficient to survey the focus areas shown by Mr. Childers in the presentation within the Walnut Street Historic District and the Commercial Street Historic District.

Mr. Childers indicated staff had also prepared information on areas that could be considered for surveying in the future. Angela Duran, Associate City Planner, noted the identified areas were included in the 1986 survey, but an update would provide a more focused survey.

Councilmember Lee asked what the benefits would be of updating the existing survey. Mr. Quigley noted additional buildings could receive a historic status, as many would not have met the seventy-year age requirement in 1986. Mr. Quigley further noted it would expand citizen opportunity for tax credits associated with historic properties and further the Landmarks Board work in protecting historic properties. Mr. Childers stressed many schools, or former schools, could receive historic status if an update were performed.

Mr. Childers noted historic buildings could be demolished. Mr. Hawkins indicated a 90-day hold could be placed on demolition to reevaluate a property before demolition took place, but the Landmarks Board held no authority after that period had passed. He elaborated that this only applied to historic sites or structures within a historic district and did not apply simply based on survey inclusion or structure age.

Councilmember Lee questioned if it would be more beneficial to focus survey efforts on potential historic structures that had not been surveyed in 1986, or if a survey update would be better served completed in sections. Mr. Quigley indicated the only areas for consideration would be those presented within the Commercial Street Historical District and the Walnut Street Historic District. He indicated a survey of all structures within these districts would provide a snapshot of the differences between 1986 and 2025 in terms of structures present and the condition of those structures.

Councilmember Hosmer expressed his opinion tax credits for citizens developing historic properties in this district would be valued and potentially increase economic growth. He further expressed it would be beneficial to preserve older structures rather than building new developments. He questioned if involving community members in the historic districts would be beneficial to provide information on how structures differed between the 1986 survey and current structures. He expressed his opinion an updated survey could further historic building tax credit opportunities for citizens if new historic structures were identified.

Mr. Childers noted there could be additional buildings that fall outside of the current district bounds which would be eligible for historic status. Councilmember Hosmer suggested asking Commercial Street business owners and the Landmarks Board to complete an informal foot survey of the current structures.

Councilmember McGull inquired what a survey would include. Mr. Childers expressed his opinion the greatest return on investment would be updating the black and white 1986 survey to

provide a better product. He expressed it could be beneficial to expand the district considerations to include more structures that could be designated as historic.

Ms. Duran noted the differences in the 1986 survey forms versus the standard SHPO survey forms. She highlighted the SHPO form example presented was from a 2010 survey in Cape Girardeau, which contained more detail than the original 1986 survey forms used in Springfield. Councilmember Lee questioned why there were no pictures included. Ms. Duran indicated only one front facing photo was taken of each structure.

Councilmember Lee questioned what qualifications were needed to complete a survey form. Ms. Duran indicated persons performing the survey would need to be certified through the State Historic Society, which has authorized consultants. Mr. Childers noted it would be necessary to follow SHPO guidelines to maintain the integrity of historic tax credit opportunities. Ms. Duran highlighted SHPO funding would require a comprehensive view of a defined area with all structures surveyed.

Councilmember Hosmer inquired if Planning and Development staff had recommendations on areas to consider if a new historic district were pursued. Ms. Duran indicated there was one area south of South Street that could be considered. Mr. Hawkins noted a planner within the Landmarks Board had provided recommendations for consideration in 2024. Further, the Landmarks Board had chosen the Downtown area for consideration as no historic district was currently established in the area.

Councilmember McGull stated the question before the Plans and Policies Committee was if an update to the historic building survey, specifically covering the areas outlined in the maps provided of the Commercial Street Historic District and the Walnut Street Historic District, should be pursued.

Councilmember Lee moved to proceed with the survey update for the areas identified within the Commercial Street Historic District and the Walnut Street Historic District. Mr. Childers noted the existing boundaries would be used and the survey updated within the boundaries shown during the presentation. Councilmember Hosmer seconded the motion, and it was approved by the following vote: Ayes: Carroll, Hosmer, Lee, and McGull. Nays: None. Absent: None. Abstain: None.

Councilmember McGull noted two items would be carried over to the new Plans and Policies Committee: an internship program and a City Utilities item. Anita Cotter, City Clerk, indicated these would be carried over by resolution during the City Council change over.

Councilmember Lee moved to adjourn. Councilmember Carroll seconded the motion, and it was approved by the following vote: Ayes: Carroll, Hosmer, Lee, and McGull. Nays: None. Absent: None. Abstain: None.

The meeting adjourned at approximately 2:35 p.m.

Prepared by Macaylah Holden

Approved by the Plans and Policies
Committee on 07-09-25