

## MINUTES OF THE LANDMARKS BOARD

**DATE:** January 6, 2016

**TIME:** 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: Gary Bishop, (Chair) Nancy Crandall (Vice-Chair), Kent Brown, David Eslick, Paden Chambers, Len Eagleburger. Absent: Justin Stanek. Staff members: Michael Sparlin, Senior Planner, Daniel Neal, Senior Planner, and Duke McDonald, Assistant City Attorney.

### **ROLL CALL:**

Mr. Sparlin added that a member of the community would like address the board. Staff recommends putting this as Item C, Any Other Matters That Fall Under the Jurisdiction of the Board on the agenda.

**APPROVAL OF MINUTES:** The minutes of December 9, 2015 were approved unanimously.

### **UNFINISHED BUSINESS**

Certificate of Appropriateness: None

Certified Local Government Review: Timmons Temple is still being reviewed.

Pre-Application Review: None

### **NEW BUSINESS**

Certificate of appropriateness: None

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review: None

### **COMMUNICATIONS**

Mr. Sparlin reported that members of the board have received a brochure regarding the Maple Park Gazebo and the process of the restoration and inviting the board members to an event that will be held on Memorial Day weekend.

Mr. Eslick stated that the top is off and stabilized and has tape around the platform and when the weather breaks that it should be the first thing repaired.

### **REPORTS - Report on Committees:**

Application: None

Demolition: None

Historic Sites and Districts: None

Mid-Century Modern - Potential Historic Structures: Mr. Sparlin reported that staff has no comments, but a member of the board has comments.

Mr. Chambers stated that it was mentioned at the last meeting, but pursuing the certified local government grant for doing a city-wide survey. Mr. Chambers believes that it something that the board should pursue and see if it is an option, not for this year, but next year and how to get this started.

Mr. Eslick asked if this would be an agenda item.

Mr. Sparlin said that it could be an item on the agenda.

Ms. Crandall asked if we needed to vote on the agenda.

Mr. McDonald stated that it is needed in a form of motion and then move to add the item to the agenda.

Mr. Bishop asked for a member to make a motion. Paden Chambers motioned to pursue the certified local government grant to do a Mid-Century Modern city-wide survey. Kent Brown seconded the motion. The motion carried as follows: Unanimously. Nays: None. Abstain: None. Absent: Justin Stanek.

Ozarks Rock Structures Survey: Ms. Crandall stated that this no new information, except that we will start getting it organized since the presentation is 1st Friday Artwalk (June 3, 2016) at the Library on the public square. Mr. Eslick has offered to help with the PowerPoint presentation. She asked if anyone else would like to contribute time and let her know.

Walnut Street Historic District Letters and Identification Signage: Mr. Sparlin stated that staff met with the Public Works department, who will be involved in placing the signs. At the meeting, it was discussed about what the board wanted these signs to look like. Mr. Sparlin presented a PowerPoint presentation of what is existing and maybe a few ideas. Mr. Sparlin showed a sign for Historic Walnut Street stating that it is possible and then showed other slides. Mr. Sparlin also showed a banner and stated that we would be working with City Utilities to obtain because they are generally on power or light poles, but they are large and maintenance might be an issue.

Mr. Eslick mentioned that the board was going to solicit the residents to give them some ideas for design. Mr. Eslick would like for the residents to make the decision instead of the board members.

Ms. Crandall mentioned that a letter was to be sent to the residents with the guidelines and let them design their own sign.

Mr. Neal said that the discussion with Public Works mentioned that they are ready to commit on what style of sign, so it may be premature to go to the neighborhood and ask what they are wanting when Public Works may not have the size and whether it is part of the name blade. Mr. Neal stated that staff is looking for preferences on the actual sign look, but states that it not ready to go to the neighborhood until there is more discussion. Public Works offered to look further into sign concepts and get back with the board in February with some options that they can support. If the board went with an independent sign company, the board may be responsible for the maintenance of them.

Mr. Eslick would be glad to work with Gary and John on how they came up with the signs on West Walnut and if they City gave them options. Mr. Eslick said that east of National Historic Walnut Street people have wanted to have signs and they are excited about the possibility of signs and would not like to drag out the process.

Ms. Crandall stated that it would be good to have guidelines and concepts that the board can follow.

Mr. Neal states that Public Works will commit to the February meeting and discuss with the board.

## **COMMUNICATIONS**

Awards and Recognition: None

Design Guidelines: None

**Administrative approvals of C of A's:** None

### **ANY OTHER MATTERS THAT FALL UNDER THE JURISDICTION OF THE BOARD**

**Renewal of membership to the Preservation Leadership Forum:** Mr. Sparlin said with the new year that it is time to renew the memberships. We can renew the Preservation Leadership Forum with the National Trust for Historic Preservation, the cost is \$250.00 and provides the board and staff with forum reference desk, information, resources, and referrals related to preservation.

**Renewal of membership to the National Alliance of Preservation Commissions:** Mr. Sparlin said that National Alliance of Preservation Commission is \$150.00. It provides a bi-monthly publication and discounts on conferences and training.

Mr. Eslick stated that those are budget items that have been in the budget for years.

Mr. Sparlin showed the budget to the commission members.

Mr. Chambers asked if we utilize the publications.

Mr. Bishop is asked for recommendation from staff.

Mr. Neal stated that they are under utilized, in the past the forums were used to get information from other cities and other preservationists. We rely more on the State Historic Preservation office for resources. I have publications from the National Alliance of Preservation in my office and distribute at times to the board and staff. We have not utilized the conferences and training.

Mr. Bishop asked if we could request a motion to address both items.

Mr. McDonald said that the commission members could make a motion for both items.

Mr. Bishop asked for a member to make a motion. Mr. Eslick made a motion to **not** renew the two memberships. Mr. Eagleburger seconded the motion. The motion carried as follows: Unanimously. Nays: None. Abstain: None. Absent: Justin Stanek.

**University of Missouri, Extension Office/Jeff Barber - Commercial Street Study:** Mr. Sparlin introduced Jeff Barber, who teaches an architecture class at University of Missouri and has students that are doing a study on Commercial Street.

Mr. Barber, 746 S. Weller, stated that over the last eight years have collaborated with original professor of architecture from Drury, Jay Garrett in doing community visioning projects. They have 42 projects throughout Springfield and other areas of Missouri.

Mr. Barber said that he was approached by the Commercial Club to look at vacancy and issues involved in disinvestment and reactivation of the Missouri Hotel and the surrounding campus of the Kitchen and has 15 students that can do the research. We have a need for \$4,200 for the budget, with that we can activate students who are going to put in on average 300 hours for the semester on that project. When Commercial Street approached us, they were talking about moving beyond working with an architectural firm on Commercial Street, nForm Architect and they were going to do an inventory of the building. Mr. Barber states that he has been involved in situations as a resident and leader in the Rountree Neighborhood Association where there have been development issues. I have seen where the citizens have had the ability to work through a process of participatory design input and visioning that there can be some magnificent things.

Mr. Barber said that as an original participant in the original Vision 20/20 effort actually reflected back into one of the earliest meetings with Drury students and that helped with the initial vision that you see now. He would like to suggest the continuation of the collaborative effort; he showed three colorations that were done with the City of Springfield. One is the National Avenue Corridor Vision from Cherry to Grand, looking at what happens to your neighborhood when you are neighbors to a major university, another one is Housing Diversity Vision, which is a one mile radius around the square, looked at four sites that could be new housing developments, etc., and would reinvigorate the idea of housing and expand the

patterns of housing in a center city, and the last one was the Westside Corridor study, the Route 66 extension study from Kansas to Chestnut. Students will be able to start with a broad and open site of possibilities for visioning and the end result hopefully be same that increase the capacity for the community to envision for what could be and get all the issues on the table and talk about and look at scenarios. We would like to be able to say to developers looking at the Missouri Hotel that instead of putting in something that would not meet the context of Commercial Street, lets try to do something that emboldens and activates that east end of Commercial Street.

Mr. Barber asked for the board's financial support. He has not talked with the City about this, but will be going forward and asking for support from the City as well.

Mr. Bishop asked if there is a funding deadline.

Mr. Barber stated that is more than a funding deadline as there are classes starting January 20, 2016.

Mr. Bishop closed the public hearing.

Mr. Eslick asked Daniel Neal if they can proceed before Mr. Barber goes to the City.

Mr. Neal states that the board is control of their own funds/budget.

Mr. Eslick asked if the commission has ever funded a group.

Mr. Neal stated that they have not used the funds for this type of request, but suggested that Mr. McDonald clarify it.

Mr. McDonald clarified that the commission is in control of their funds. Mr. McDonald asked Mr. Barber to clarify what the students will be actually doing and how that will benefit the historical aspects of the City.

Mr. Barber stated that the students will look the overall campus, the 3.5 acres, which includes East Commercial potentially down to Cox North. That is the student's study aspect. What they do in terms of the benefit to the community at large, is that they create the forum to have discussion, i.e., participatory meetings, 4 to 5 of those types of meetings. This allows citizens and the presentation board to start the solicitation of interest from developers or to look at precedence and maybe vet some of those. The benefit to the Landmarks Board will be to look at and advocate for certain buildings along Commercial Street, it will have a benefit and show leadership in sponsoring the vision.

Ms. Crandall asked if this is like a design charrette by finding the best use of the area and design ideas in the content of the area.

Mr. Barber stated that they will be using several different methods to get solicitation and getting the design community thinking in a way to contribute the overall study. Those professionals will help shape the vision as well as developers. The first real engagements of the process will a walk through tour and then giving the student specific tasks and/or assigning or developing certain groups that will come back and give a presentation. It is more of a sustained charrette.

Mr. McDonald asked if the Kitchen currently owns the Missouri Hotel.

Mr. Barber stated that they do and are in the business of dealing with homeless persons and to get their board to release budget dollars towards this is very difficult. We do have ways for them to contribute, but we would have do that through designated gifts.

Mr. McDonald asked that at the end of this student project there will be a design or series of designs proposals that would attract developers that might want to develop the property and buy it from The Kitchen, Inc or develop it for The Kitchen, Inc. so they could sell it?

Mr. Barber stated that the Kitchen would divest or cease it ownership of the campus and that time a lot of other things start in terms of non-profit tax situation. The Community Improvement District and Commercial Street is very aware of blight. It is important that this campus come into productive use and also generate revenue to make improvements to increase the Commercial Street experience. That was the vision in 1997.

Mr. McDonald asked if the students will have an eye toward preserving the historic character of Commercial Street.

Mr. Chambers stated that is really remarkable the amount of property the Kitchen owns on Commercial Street and in fact one whole side of the area fronts the Historic district that is part of the area include the boundaries. With the frontage, which includes the Missouri Hotel, there are numerous buildings in a few years that will have to be presented to Landmark Board for approval. The document is very extensive and thinks it is very worth to the committee to allow for the students and put a jumpstart to the east side of Commercial Street.

Ms. Crandall agreed and stated that it would benefit Commercial Street and it would benefit the historic learning that the students would go through.

Mr. Eslick stated that he has worked with Mr. Barber and has seen these projects and is excited about the Commercial Street study.

Mr. Neal stated that the commission have \$1,500 left in the budget and has about 6 months left in the fiscal year and asked that the committee not forget about the signage on Walnut Street and said that someone usually goes to Jefferson City CLG Forum that occurs in April and usually the membership fees.

Ms. Crandall asked about Timmons Temple.

Mr. Neal states that the funds were used in the previous budget.

Mr. Bishop asked for a motion to support the request and what amount.

Mr. Chambers recues himself from this action.

Ms. Crandall made a motion to donate some funds for this endeavor and would like to wait for a private discussion.

Mr. McDonald stated that the committee cannot close for that reason, it has to be an open meeting.

Ms. Crandall withdraws her motion.

Mr. Len Eagleburger motions to donate \$400 for this study. Mr. Kent Brown seconded the motion.

The motion carried as follows: Unanimously. Nays: None. Abstain: Paden Chambers. Absent: Justin Stanek.

Ms. Christine Schilling, 305 East Commercial Street and a board member of the Commercial Club of Springfield. Had a meeting last night and Mr. Barber spoke and the club is very excited. One of the reasons is because it is so broad in its possibilities. They are looking at the entire 3.5 acres campus and it will affect all of us if it is done in thoughtful way and is an opportunity to present four or five scenarios and offer ideas for potential developers.

Mr. Eslick would like to introduce Brandon who has redone houses on Walnut Street, the houses were redone like they were built. Brandon is business residence of Walnut Street.

Mr. Neal stated that he submitted the CLG annual report into the State Historic Preservation office, which includes information that is compiled that keeps the City eligible for grants and tax credits. We also received an e-mail from the State Preservation office regarding a training that occurred in 2013, it was to mitigate the removal/demolition/delisting of the Woods Evert Stove. SHPO said that it did not qualify and Mr. Neal will investigate why it did not qualify and get a qualified training that the board has to be part of.

There being no further business, the meeting was adjourned at approximately 6:40pm by the motion from Kent Brown and seconded from Nancy Crandall. The motion carried as follows: Unanimously. Nays: None. Abstain: None. Absent: Justin Stanek

*Michael Sparlin*

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Michael Sparlin  
for Executive Secretary