



City of Springfield

Agenda

Landmarks Board

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

February 11, 2026

5:30 PM

Busch Building 2nd Floor  
Conference Room  
840 Boonville Avenue

1. Roll Call

2. Approval of Minutes

2.1. December 17, 2025

3. Unfinished Business

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 Certificate of Appropriateness (WITHDRAWN)  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

4. New Business

4.1. Certificate of Appropriateness  
1027 East Walnut Street (Applicant: McField, LLC)

4.2. Certificate of Appropriateness  
1451 East Walnut Street (Applicant: Michael & Gayle Babcock)

4.3. Certificate of Appropriateness  
1150 East Walnut Street (Applicant: Art's Place, LLC)

5. Communications

5.1. Historic Preservation Plans & Policies

5.2. Community Outreach

5.3. Election of Officers

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: December 17, 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: Genevieve Henry-Vice Chair, John Hawkins, Nicole Falconer, Erik Kiser, and Seva Nix. Absent: John Sellars-Chair, Wanda Quintana, and Bryan Lenox. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, and Kyle Tolbert, Assistant City Attorney.

**APPROVAL OF MINUTES:** November 5, 2025 minutes were approved.

### UNFINISHED BUSINESS:

Certificate of Appropriateness: **1159 East Walnut Street** – Andrew Menke noted that the applicant has requested to postpone to the February 11, 2026 meeting due to increased cost estimates from a company he is were working with.

### Board Action:

John Hawkins motioned to **postpone** Certificate of Appropriateness (**1159 East Walnut Street**) to February 11, 2026. Nicole Falconer seconded the motion. The motion carried as follows - Ayes: Genevieve Henry-Vice Chair, John Hawkins, Nicole Falconer, Erik Kiser, and Seva Nix. Nays: None. Abstain: None. Absent: John Sellars-Chair, Wanda Quintana, and Bryan Lenox.

**NEW BUSINESS:** None

### COMMUNICATIONS:

#### Historic Preservation Plans & Policies / Goals and Priorities

The main discussion focused on establishing the Board's goals and priorities in response to guidance from the City Manager's Office.

- **Procedure Update:** After discussion with the City Manager's Office, it was determined that the best path forward for the Landmarks Board is to establish its own goals and priorities first and then provide them to the City Manager. If the City Manager has no questions or concerns, he will forward them to the Mayor. After this occurs, representatives of the Board may meet with the Mayor for further discussion. This approach streamlines communication between all parties and aims to ensure alignment with broader city priorities.
- **Context for Policy Development:** It was emphasized that historic preservation works best when integrated with other city priorities (economic, societal) and should be tied to the City Council's annual priorities. References were made to the city's comprehensive plan and its historic preservation element.
- **Discussion on "Demolition by Neglect":**
  - A document from the late 1990s (part of the Vision 2020 plan, readopted in Forward SGF) mentioned "demolition by neglect," where property owners allow deterioration to obtain demolition permits via economic hardship.
  - Concerns were raised about the document's relevance in 2025 and whether the Board has the power to address this issue directly.
  - It was acknowledged that "demolition by neglect" is a symptom, not the core problem, and can be linked to broader city priorities like public safety, economic vitality, and housing strategy.
- **Proposed Approach for Setting Priorities:**
  - The Board agreed to distill key themes/priorities into a concise list to present to the City Manager's Office.
  - The goal is to communicate "why" these priorities are important and how they tie into the city's legislative goals, potentially referencing case studies from other cities.
  - **Specific Ideas Discussed:**
    - **Strengthening Enforcement/Timeframes:** Extend the period in which a demolition permit is held after the Board denies an application (i.e., from 60 days to 6 months or a year).
    - **Incentivizing Preservation:** Offer incentives beyond historic tax credits (25% or 35%) to make preservation more beneficial to the community. This could include exploring mechanisms like charging property owners for lack of maintenance (like mowing ordinances).

- **Contractor/Material Resources:** Compile a list of local contractors specializing in historic work (like SHPO's national list for architects/designers), though there aren't any contractors in the immediate area.
- **Transfer of Development Rights (TDR):** Research and draft an ordinance for a TDR system, which could benefit historic preservation and other development areas.
- **Genevieve's Policy Recommendation Document:** This comprehensive document, covering areas like historic resource surveys, streamlining Certificate of Appropriateness, staffing support, education, funding for nomination processes, and strengthening conservation models, was proposed as a basis for identifying priorities.
- **"Identify, Strengthen and Incentivize" Framework:** John Hawkins proposed distilling the Board's priorities into these three overarching themes. He volunteered to consolidate Genevieve's document into this framework to be received before the next meeting.

**Community Outreach / Establish Social Media Subcommittee**

- **Social Media Subcommittee:** A need was identified for a small group to brainstorm content ideas with Melissa Hart, who is primarily available during business hours.
- **Subcommittee Formation:** The Board motioned and approved the creation of a social media committee to brainstorm content, with John Sellars, Genevieve Henry, and Seva Nix to serve.

**Board Action:**

John Hawkins motioned to **establish** a committee focused on content creation/ideas. Seva Nix seconded the motion. The motion carried as follows - Ayes: Genevieve Henry-Vice Chair, John Hawkins, Nicole Falconer, Erik Kiser, and Seva Nix. Nays: None. Abstain: None. Absent: John Sellars-Chair, Wanda Quintana, and Bryan Lenox.

**2026 Landmarks Board Schedule**

**Board Action:**

John Hawkins motioned to **approve** the 2026 Landmarks Board schedule. Genevieve Henry seconded the motion. The motion carried as follows - Ayes: Genevieve Henry-Vice Chair, John Hawkins, Nicole Falconer, Erik Kiser, and Seva Nix. Nays: None. Abstain: None. Absent: John Sellars-Chair, Wanda Quintana, and Bryan Lenox.

**REPORTS:**

**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: February 2, 2026

TO: Landmarks Board

FROM: Andrew Menke  
Senior Planner

SUBJECT: Certificate of Appropriateness - 1159 East Walnut Street

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An Administrative Certificate of Appropriateness to replace the Yankee gutters in kind was approved by City staff on October 30, 2025.

The applicant no longer plans to replace the current gutter system with modern gutters and has requested this case be withdrawn.



# LANDMARKS BOARD STAFF REPORT

## LANDMARKS BOARD PUBLIC HEARING:



**FEBRUARY 11, 2026**

**CASE:** Certificate of Appropriateness

**DESIGNATION:** Walnut Street Urban Conservation District - West

**LOCATION:** 1027 East Walnut Street

**APPLICANT:** McField, LLC

**STAFF:** Andrew Menke, 417-864-1613

## SUMMARY OF PROPOSAL:

1. Install wall sign over front steps.
2. Install two-sided detached sign on existing posts.

## RECOMMENDATION:

1. Staff recommends approval.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The structure at 1027 East Walnut Street is a contributing structure in the District.
2. The *Secretary of the Interior's Standards for Rehabilitation* recommend that "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."
3. National Park Service (NPS) Preservation Brief #25 states that new signs should respect the size, scale and design of the historic building. The Walnut Street Design Guidelines state that the applicant should consider "using signs that are consistent in scale and proportion to the building." The proposed sign appears to be consistent with these standards.
4. The proposed signs meet the sign regulations established in the Walnut Street-West Urban Conservation District.

## APPLICANT'S DESCRIPTION OF PROPOSAL:

See applicant's description in attached application.



# LANDMARKS BOARD STAFF REPORT

## STAFF COMMENTS:

1. The *Secretary of the Interior's Standards for Rehabilitation* recommend that “new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”
2. National Park Service (NPS) Preservation Brief #25 states that new signs should respect the size, scale and design of the historic building. The Walnut Street Design Guidelines state that the applicant should consider “using signs that are consistent in scale and proportion to the building.” The proposed sign appears to be consistent with these standards.
3. The Walnut Street Design Guidelines state that the applicant should consider “using flush-mounted signs.” The proposed wall sign will not protrude from the structure.
4. The Walnut Street-West Urban Conservation District limits the background area of each sign to a maximum of sixteen (16) square feet. Detached signs are restricted to a height of no more than five (5) feet above the ground. The proposed signs meet these requirements.
5. Since 2007 there have been at least five wall signs and six detached signs on this property. Not all previous signs met the dimension and height requirements established by the Walnut Street-West Urban Conservation District. The City has no record of a Certificate of Appropriateness or sign permit associated with any of the prior signs. All previous signs were installed under prior ownership.
6. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

## DESIGN STANDARDS & GUIDELINES:

### WALNUT STREET DESIGN GUIDELINES:

#### SIGNAGE:

##### The Applicant Should Consider:

1. Using signs that are consistent in scale and proportion to the building.
2. Using flush-mounted signs.
3. Using hanging signs on post or lamp pole.
4. Using lettering on awnings.
5. Using applied or painted lettering on porch cornice.
6. Painting a small sign on glazed area of door or window

##### The Applicant Should Avoid:

1. Using exterior neon signs.
2. Using moving or flashing signs.
3. Using interior-lit plastic signs.
4. Installing signs on the roof area.
5. Installing signs that are out of scale with the building.



# LANDMARKS BOARD STAFF REPORT

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## **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:**

The following standards would apply to this proposed alteration:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[\*\*PRESERVATION BRIEF #25, THE PRESERVATION OF HISTORIC SIGNS\*\*](#) (see link for complete article)

### **New Signs and Historic Buildings**

The following points should be considered when designing and constructing new signs for historic buildings:

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.



# LANDMARKS BOARD STAFF REPORT

New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

## **ZONING ORDINANCE:**

The following criteria from the Walnut Street-West Urban Conservation District applies to this property:

### SECTION 4 – AREA A REGULATIONS

#### C. SIGNS.

All signage shall meet the standards of Section 36-454 of the Zoning Ordinance unless otherwise modified herein:

1. Number. Each premise shall be permitted one (1) detached sign and shall also be permitted either one (1) projecting sign or one (1) wall sign.
2. Size. A maximum of sixteen (16) square feet of background area shall be permitted for each attached or detached sign. Detached signs may be two sided, each side not to exceed sixteen (16) square feet. A single-sided detached sign shall not exceed sixteen (16) square feet.
3. Height. No part of a detached sign shall exceed a height of five (5) feet above the ground area upon which it is located.
4. Sign Lighting. No sign shall use a blinking, flashing, animated, or other illuminating device which changes in light intensity. No beacons or strobe lights shall be permitted.

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation District states:

In the event the Board concludes that the request, if granted, will have a detrimental effect upon the Urban Conservation District (UCD) or any adverse effect on an historical or architectural resource, then the Board shall deny the request for a certificate.

## **ARCHITECTURAL SIGNIFICANCE OF PROPERTY:**

A March 1990 Springfield Business Journal article identified the primary structure as the “only example of prairie-style architecture in the historic district” and “one of the few examples of prairie-style architecture in the city.”

See attached inventory form from the 1984 architectural survey for additional notes.



# Application for Certificate of Appropriateness

**\*\*ELECTRONIC SUBMITTAL INSTRUCTIONS\*\***

**\*\*PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION\*\***

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

**Office Use Only**

Date Filed:	
Received By:	A. Menke
Review:	
<input type="checkbox"/>	Administrative
<input checked="" type="checkbox"/>	Landmarks Board

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only)
3. That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance.

THEREFORE, applicant requests that the Certificate of Appropriateness be approved for the property as proposed in this submittal.

**We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application and understand that, if approved, all work must be done under a building permit issued by the Department of Building Development Services. Approval of this application does not constitute approval of a building permit, nor does it certify that the zoning is appropriate for the proposed uses. These are separate processes that must be initiated by the applicants. We further understand that approval of this application does not constitute approval for tax certification under the Tax Reform Act of 1986 or amendments thereto.**

Signature(s):

Date:

Sydney Davis

01/16/2026

Please type or print name(s) clearly:

Sydney Davis

**Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 1027 F Walnut St Springfield MO 65806

**APPLICANT INFORMATION:**

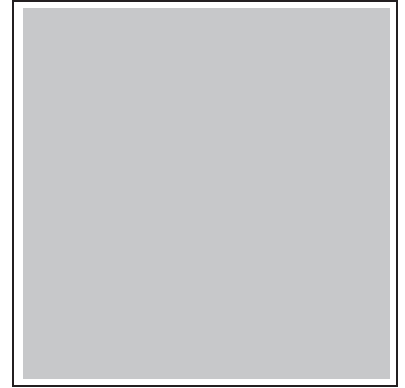
2. Name of current property owner: McField LLC

If corporation: Corporate Official: \_\_\_\_\_

Mailing Address: 1155 S Delaware Dr Springfield, MO

Zip Code: 65804 Telephone: 417-536-1369 Fax: \_\_\_\_\_

E-mail: Marvellen442@icloud.com



(Corporate Seal)

**3. AUTHORIZED REPRESENTATIVE:**

*(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):*

Name: Svdnev Davis

Signature: *Sydney Davis*

Mailing Address: 710 W Walnut St Apt 110 Springfield, MO Zip Code: 65806 Fax: \_\_\_\_\_

Telephone: 4178802299 E-mail: Info@ebhetsyfieldsaf.com

**4. BUILDING DEVELOPMENT SERVICES DISCUSSION:** *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)*

Date of discussion: \_\_\_\_\_

**NOTE:** The property owner must either sign this application or give City staff a power of attorney showing that another person is authorized to sign.

**Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION**

*Please use this form only. Form may be photocopied. Please type or print.*

1. **TYPE OF WORK PROPOSED:** *(Check all that apply. All work items require a written description of the proposed work. Additional required supporting information is denoted after each item and **must** be attached. See Instructions, page 5. **Maximum size for drawings: 11 x 17 inches.** NOTE: Even though you check the "Other" or the "New Construction" box, you must still give information on individual features such as windows, doors, etc., included in a large project.)*

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Addition (1,2, 3, 7)             | <input type="checkbox"/> Handicapped Ramp (1, 2, 3)    | <input type="checkbox"/> Sidewalk (1, 3)              |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6)        | <input type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5)           |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7) | <input type="checkbox"/> Parking (1, 3)                | <input checked="" type="checkbox"/> Sign (1, 2, 3, 6) |
| <input type="checkbox"/> Demolition (1, 2, 3, 7)          | <input type="checkbox"/> Porch (1, 2, 3)               | <input type="checkbox"/> Window (2, 3, 4 or 5, 6)     |
| <input type="checkbox"/> Door (2, 3, 4 or 5, 6)           | <input type="checkbox"/> Retaining Wall (1, 2, 3)      | <input type="checkbox"/> Archeological Site (1, 3, 8) |
| <input type="checkbox"/> Fence (1, 2, 3, 5)               | <input type="checkbox"/> Roof-New (3, 4 or 5, 7)       |   |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6)      | <input type="checkbox"/> Re-roof (3, 4)                |   |

Other (specify): \_\_\_\_\_

- |                                    |  |
|------------------------------------|--|
| 1 – Site Plans                     | 5 – Product literature                               |
| 2 – Elevations                     | 6 – Drawings   |
| 3 – Photographs                    | 7 – Exhibit C – Why proposed work should be approved |
| 4 – Sample of materials to be used | 8 – State historic Preservation Officer Comments     |

2. **DESCRIPTION OF PROPOSED WORK:** *(attach additional pages if necessary)*

We are proposing to replace the existing outdoor, wall-mounted signage in-kind, using our new logo and updated branding.

Front facade sign: One sign mounted on the front of the building, approximately 83.3 inches by 24 inches.

Post-mounted signs: Two signs mounted back-to-back on the existing 4x4 posts that previously supported signage. These posts will be no taller than 5 feet. Each sign will be approximately 70 inches by 28 inches.

All signs will maintain the current locations and mounting structures, which will be screws. And all signs will be under the 16 sqft requirement. The updated design will feature our new logo, with a white and blue color scheme. The new logo is attached for reference.

**NOTE:** An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.







**Missouri Historic Architectural Inventory for  
Division of Parks and Historic Preservation Department of Natural Resources**

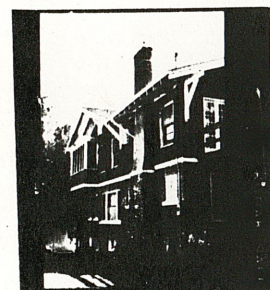
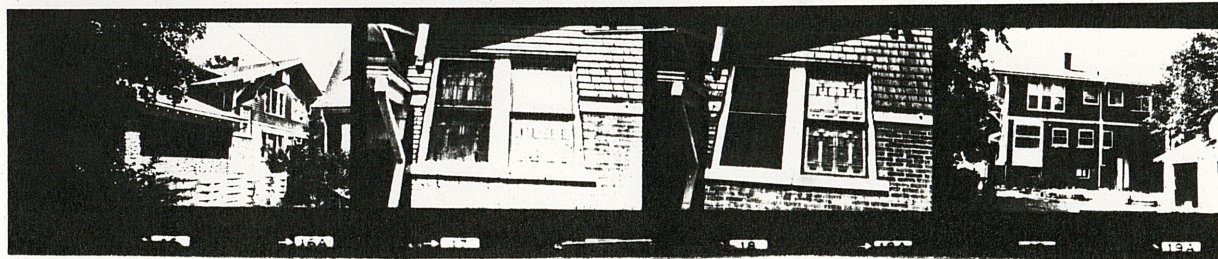
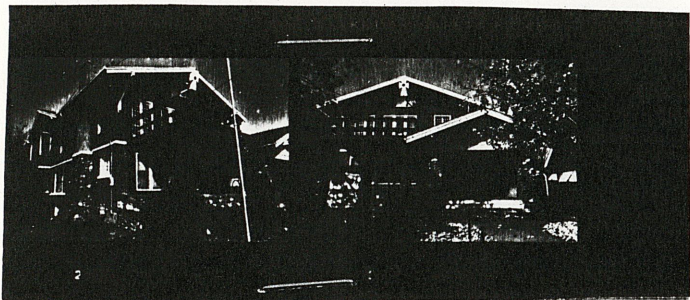
<p>38) Ownership — private <input checked="" type="checkbox"/> — public</p> <p>39) Owners — name Sigma Chi House Corp. — address 1027 E. Walnut</p> <p><input type="radio"/> 40) Local contact</p> <p>41) Coordinates (UTM)</p> <p>42) Quad</p> <p>43) Other survey</p>	<p>1) inventory number 26</p> <p>2) name (cont)</p> <p>3) name - historical</p> <p>4) street address 1027 E. Walnut</p> <p>5) town or vicinity Springfield</p> <p>6) legal description Irreg. Survey 168 Lot A</p> <p>7) county Greene</p>
<p>44) History</p> <p>Built 1912 by Harry Durst, Lawyer</p>	<p>8) category (site, structure, building, object) Building</p> <p>9) significance Architectural-Contribution</p> <p>10) date 1912</p> <p>11) style Bungalow</p> <p>12) architect</p> <p>13) builder</p> <p>14) original use Residence</p> <p>15) present use Fraternity House</p>
<p>45) Additional description Low pitch roof with broad overhanging eaves with exposed rafter ends. In the front gable (and all others) there are large simple knee braces. In the center of the gable, under the apex of the gable, is a brace with geometric motif which rests on a carved panel set at the apex of the gable. The entire second story is covered with butt shingles. The second story front gable has a set of French doors with multiple panes opening onto a modern wooden porch which may replace a smaller earlier one. To the right is a tripled window with multipaned lights in the sashes. Above the entry on the second story is a fixed sash window of multi-panes in what is presumably the stair hall. The second story projects slightly beyond the first</p>	<p>16) number of stories 2</p> <p>17) plan shape L-shape</p> <p>18) basement full</p> <p>19) foundation concrete</p> <p>20) wall construction 1st S, brick 2nd, Frame</p> <p>21) roof type - material Gable Asphalt Shingle</p> <p>22) contact print 35mm</p>
<p>46) Description of environment/outbuildings</p> <p>Behind the house is a one-story gabled frame, 3 bay garage and storage building.</p>	<p>23) site plan</p>
<p>47) Information sources</p> <p>1910 Sanborn City Directory 1910-1933</p>	<p>24) changes - additions/alterations/moved Open porch with a facade added</p> <p>25) condition Good</p> <p>26) visible from road? -</p> <p>27) distance/frontage -</p> <p>28) accessible? -</p>
<p>48) Location of negatives</p> <p>Roll #1 #16-19, <del>40-43</del> Roll 597-5 #11-12 Roll CR # 40</p> <p>49) Prepared by DDD</p> <p>50) Organization Missouri Heritage Trust</p> <p><i>If additional space is needed, attached separate sheets.</i></p> <p><input type="radio"/></p>	<p>29) preservation underway? No</p> <p>30) endangered? No</p> <p>31) on National Register? No</p> <p>32) part of established historical district No</p> <p>33) name of historical district -</p> <p>34) is site eligible? Yes</p> <p>35) district potential? Yes</p> <p>36) date Jan. 26, 1984</p> <p>37) revision</p>

story. Where they meet there is a narrow board. In the gable on the front elevation is a one story square bay window with five grouped windows. The walls of the bay are covered with butt shingles. The roof is obscured by the modern porch.

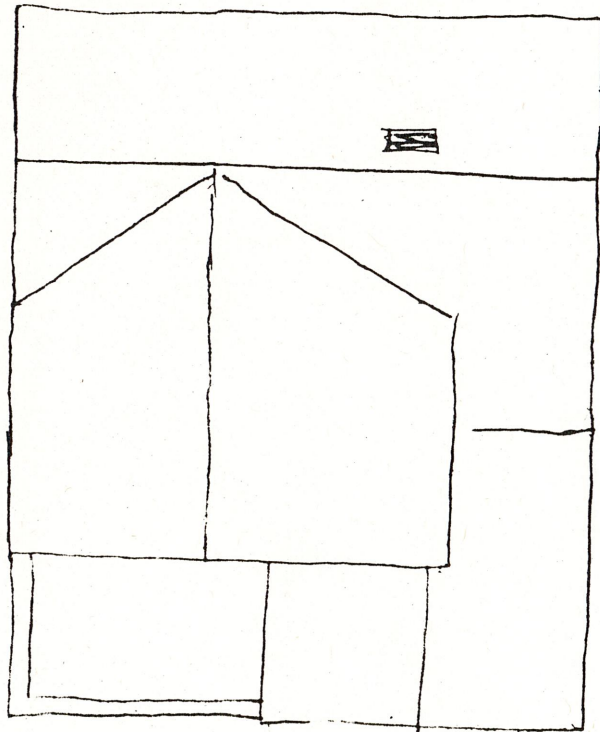
There is a porch across the whole of the front facade though only that at the southeast corner has a roof. The porch extends around to the east side of the house in the angle created by the front gabled wing and a east side wing. The porch roof is gabled with the pediment to the front. There are projecting ends of the plates and purlins as well as the rafter ends under the eaves. The face of the pediment is wood set in a vertical geometric pattern. The porch posts are of field stone set into concrete. They are square and tapering. The chimney base on the west elevation is also of field stone sloping outward as it meets the ground.

At the second story level the chimney becomes brick. On the west elevation is a long oriel "sun porch" at the second story level placed inside the west gable.

East elevation - the east gable has a projecting ridge pole as well as the knee braces found in the other gables. There are doubled windows at the landing of the stair hall visible in the east gable with geometric motif stained glass upper sashes (photo). Other windows on the west and the east elevations are one over one sash.



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# LANDMARKS BOARD STAFF REPORT

## LANDMARKS BOARD PUBLIC HEARING:



**FEBRUARY 11, 2026**

**CASE:** Certificate of Appropriateness

**DESIGNATION:** Walnut Street Urban Conservation District - East

**LOCATION:** 1451 East Walnut Street

**APPLICANT:** Gayle and Michael Babcock

**STAFF:** Andrew Menke, 417-864-1613

## SUMMARY OF PROPOSAL:

1. Replace wooden fence in back yard and side yard.

## RECOMMENDATION:

Staff has no recommendation:

The Landmarks Board must determine whether the request, if granted, will have a detrimental effect upon the Historic Landmarks or Historic District or any adverse effect on a historical or architectural resource.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The house at 1451 East Walnut Street is a contributing structure in the District.
2. The existing wood fence is 25 years old and is deteriorating.
3. The proposal appears to be consistent with the *Standards'* recommendation that "the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided."
4. The design and placement of the proposed fence appears generally consistent with the existing fence.
5. The proposed fence appears to be consistent with the Walnut Street Design Guidelines that relate to scale and replacement of existing features.



# LANDMARKS BOARD STAFF REPORT

## APPLICANT'S DESCRIPTION OF PROPOSAL:

See application for description.

## STAFF COMMENTS:

1. The existing wood fence is 25 years old and is deteriorating.
2. The Walnut Street Design Guidelines state that the applicant should consider “retaining the existing historic or stylistically consistent fences.” The Design Guidelines also state that the applicant should consider “repairing the existing historic fence or, if not feasible, replacing, in kind.” The existing fence is not original. All visible materials of the new wood fence are the same as the existing wood fence. The configuration of the new and existing fence are generally consistent, with the exception of the cut of the picket top and the removal of the arbor. The top of the pickets vary slightly from the original design, as the original style is no longer available from the manufacturer.
3. The Walnut Street Design Guidelines state that the applicant should consider “fencing that is harmonious in scale to the structure and the lot as well as the neighborhood.” The scale of the new fence is consistent with the existing fence and is not expected to dominate the property or house.
4. The Walnut Street Design Guidelines state that the applicant should avoid “stockade fencing in view of the street.” The Design Guidelines do not define ‘stockade fencing’.
5. The Walnut Street Design Guidelines state that the applicant should avoid “chain link, cinder block, or any type of synthetic fencing.”
6. The *Secretary of the Interior's Standards For Rehabilitation* recommend that “the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.”
7. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.



# LANDMARKS BOARD STAFF REPORT

## DESIGN STANDARDS & GUIDELINES:

### WALNUT STREET DESIGN GUIDELINES:

#### FENCING:

##### The Applicant Should Consider:

1. Retaining the existing historic or stylistically consistent fences.
2. Repairing the existing historic fence or, if not feasible,
3. Replacing, in kind.
4. Fencing that is harmonious in scale to the structure and the lot as well as the neighborhood.
5. Fencing behind the building set back line.

##### The Applicant Should Avoid:

1. Fencing the front yard.
2. Stockade fencing in view of the street.
3. Chain link, cinder block, or any type of synthetic fencing.

### SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# LANDMARKS BOARD STAFF REPORT

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## **ZONING ORDINANCE:**

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation District-East states:

In the event the Board concludes that the request, if granted, will have a detrimental effect upon the Urban Conservation District (UCD) or any adverse effect on an historical or architectural resource, then the Board shall deny the request for a certificate.

## **ARCHITECTURAL SIGNIFICANCE OF PROPERTY:**

### **From National Register Nomination Form:**

40. 1451 East Walnut Street; built ca. 1915 in the bungalow style. One and one half story frame house with a gable roof and a shed roof dormer on the front roof face. Beneath the roof eaves is a frieze made up of two courses of butt shingles. The house has lost its front porch. On the east elevation is a chamfered oriel window with a hip roof.



# Application for Certificate of Appropriateness

**\*\*ELECTRONIC SUBMITTAL INSTRUCTIONS\*\***

**\*\*PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION\*\***

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

**Office Use Only**

Date Filed:	
Received By:	
Review:	
<input type="checkbox"/>	Administrative
<input type="checkbox"/>	Landmarks Board

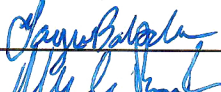
The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only)
3. That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance.

THEREFORE, applicant requests that the Certificate of Appropriateness be approved for the property as proposed in this submittal.

**We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application and understand that, if approved, all work must be done under a building permit issued by the Department of Building Development Services. Approval of this application does not constitute approval of a building permit, nor does it certify that the zoning is appropriate for the proposed uses. These are separate processes that must be initiated by the applicants. We further understand that approval of this application does not constitute approval for tax certification under the Tax Reform Act of 1986 or amendments thereto.**

Signature(s):

  
 \_\_\_\_\_  
 \_\_\_\_\_

Date:

1.22.26  
1.22.26

Please type or print name(s) clearly:

Gayle Babcock

Michael Babcock

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 1451 E. Walnut Street

APPLICANT INFORMATION:

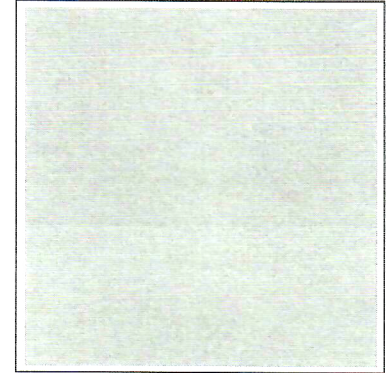
2. Name of current property owner: Michael & Gayle Babcock

If corporation: Corporate Official:

Mailing Address: 1451 E. Walnut Street

Zip Code: 65802 Telephone: 417-849-7355 Fax:

E-mail: gayle.aillc@gmail.com



(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name:

Signature: [Handwritten Signature]

Mailing Address: Zip Code: Fax:

Telephone: E-mail:

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)

Date of discussion: 1/7/2026 - 1/14/2026

NOTE: The property owner must either sign this application or give City staff a power of attorney showing that another person is authorized to sign.

**Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION**

*Please use this form only. Form may be photocopied. Please type or print.*

1. **TYPE OF WORK PROPOSED:** *(Check all that apply. All work items require a written description of the proposed work. Additional required supporting information is denoted after each item and **must** be attached. See Instructions, page 5. **Maximum size for drawings: 11 x 17 inches.** NOTE: Even though you check the "Other" or the "New Construction" box, you must still give information on individual features such as windows, doors, etc., included in a large project.)*

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Addition (1,2, 3, 7)             | <input type="checkbox"/> Handicapped Ramp (1, 2, 3)    | <input type="checkbox"/> Sidewalk (1, 3)              |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6)        | <input type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5)           |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7) | <input type="checkbox"/> Parking (1, 3)                | <input type="checkbox"/> Sign (1, 2, 3, 6)            |
| <input type="checkbox"/> Demolition (1, 2, 3, 7)          | <input type="checkbox"/> Porch (1, 2, 3)               | <input type="checkbox"/> Window (2, 3, 4 or 5, 6)     |
| <input type="checkbox"/> Door (2, 3, 4 or 5, 6)           | <input type="checkbox"/> Retaining Wall (1, 2, 3)      | <input type="checkbox"/> Archeological Site (1, 3, 8) |
| <input checked="" type="checkbox"/> Fence (1, 2, 3, 5)    | <input type="checkbox"/> Roof-New (3, 4 or 5, 7)       |   |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6)      | <input type="checkbox"/> Re-roof (3, 4)                |   |

Other (specify): \_\_\_\_\_

- |                                    |  |
|------------------------------------|--|
| 1 – Site Plans                     | 5 – Product literature                               |
| 2 – Elevations                     | 6 – Drawings   |
| 3 – Photographs                    | 7 – Exhibit C – Why proposed work should be approved |
| 4 – Sample of materials to be used | 8 – State historic Preservation Officer Comments     |

2. **DESCRIPTION OF PROPOSED WORK:** *(attach additional pages if necessary)*

Replace existing cedar fence and gates in backyard and at garage/driveway (25 years old) with new cedar fence and galvanized Postmaster posts in same heights and "style". (We will be using 1x6 "dog ear" pickets due to unavailability of "gothic" pickets.) See attached site plan, elevs. of new fence, and photos of existing conditions.

The decayed arbor will not be replaced as the fence companies no longer do these. We will keep the inset gate at the fence.

We propose using Postmaster galvanized steel posts (see attached) in lieu of treated 4x4 wood posts to prevent rot typical of those wood posts. Current lumber that is available no longer has a guaranteed long lifetime and we don't want to be forced to replace our fence in 8 years or less due to imminent wood post failure.

See attached specs. showing how posts will be concealed behind the cedar pickets. The dry stack rock base like we currently have will further conceal the base of the posts.

**NOTE:** An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

## Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

---

*Please use this form only. Form may be photocopied. Please type or print.*

When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

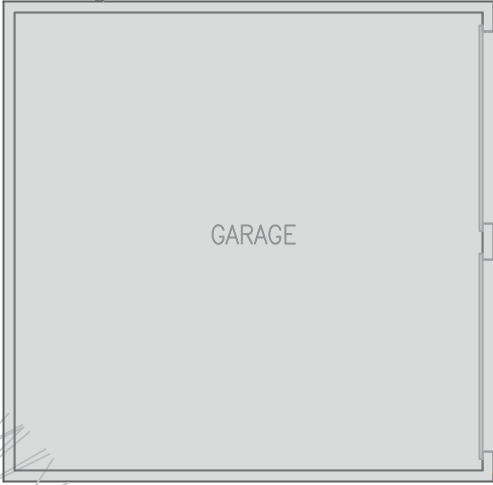
Current fence is 25 years old and this design was previously approved by the Landmarks Board in 2001. It has reached the end of its "natural lifetime" due to typical weathering and decay -- the pickets have become brittle and the support posts starting to rot and weaken at the footings.

We want to replace the fence as close as we can to the existing style - ie., heights, materials (cedar) and general design (see elevations and existing photos) while using better engineered structural members to lengthen the lifetime of our fence.

Note: The decayed arbor will not be replaced as the fence companies no longer do these. We will keep the inset gate at the fence.

PROPERTY LINE

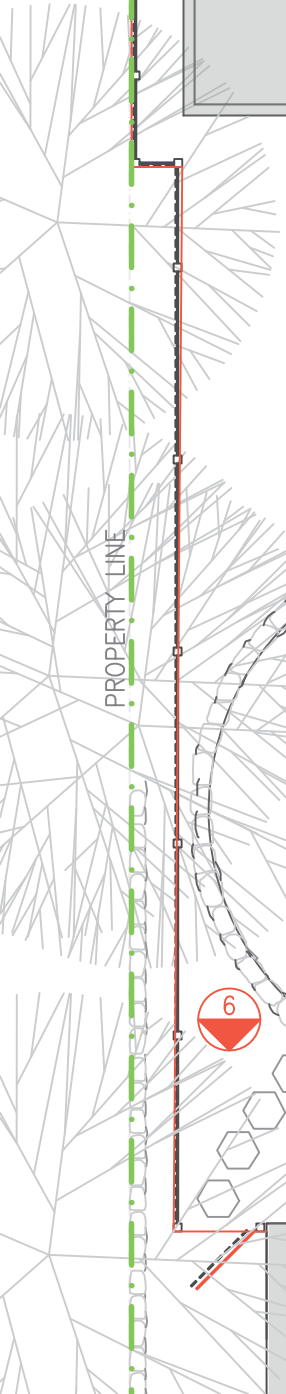
TRASH ENCLOSURE



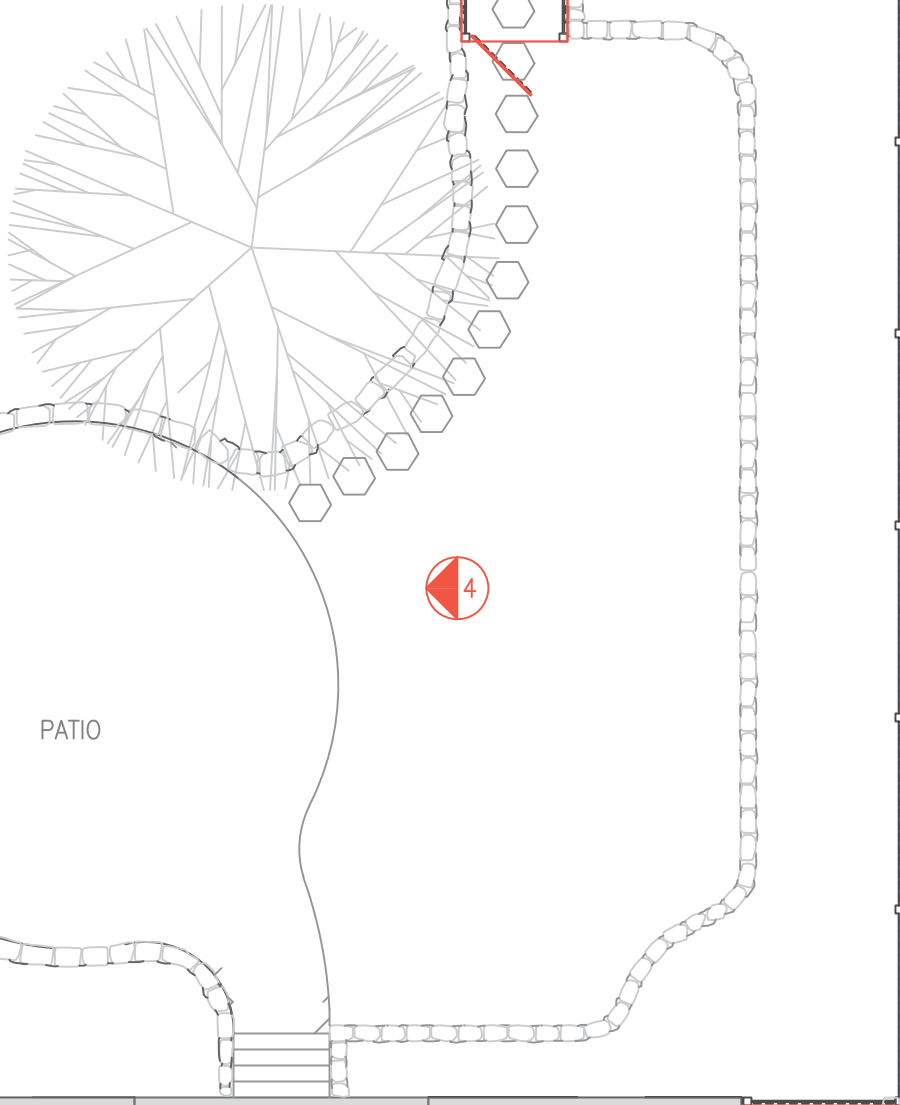
DRIVEWAY



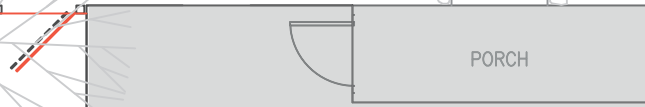
SITE PLAN



PROPERTY LINE

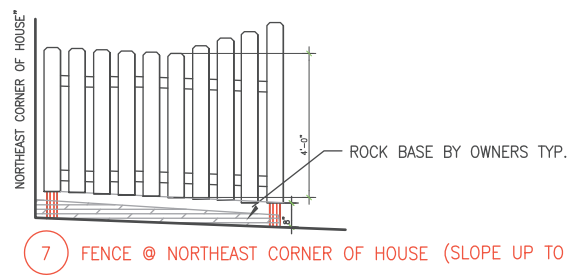
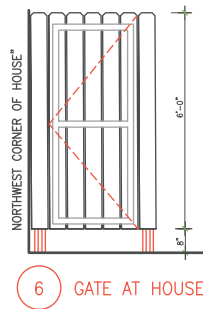
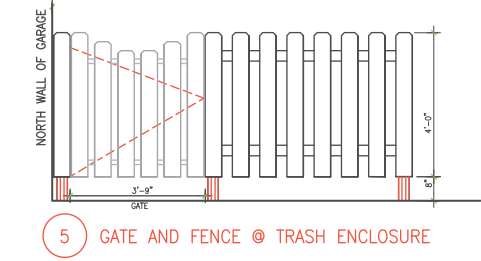
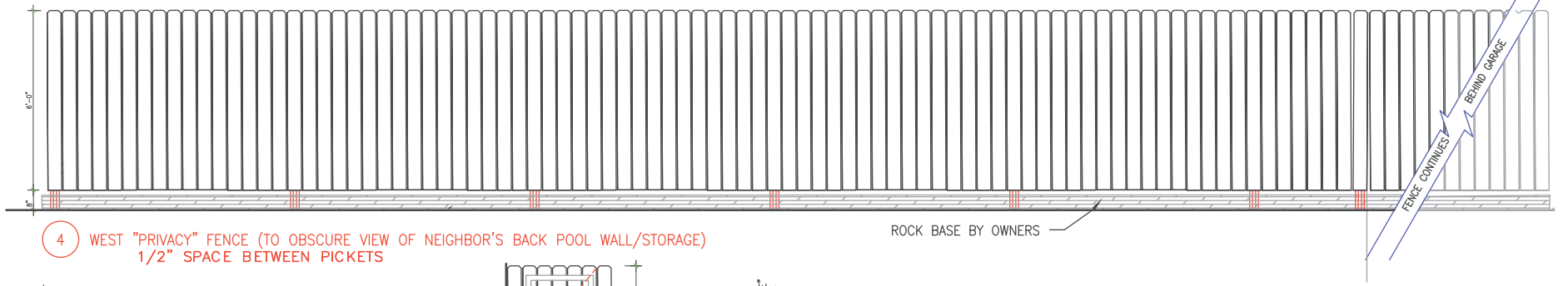
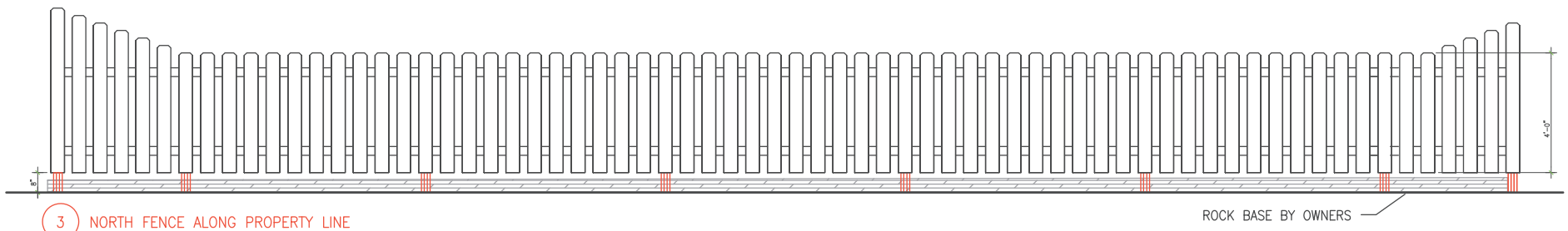
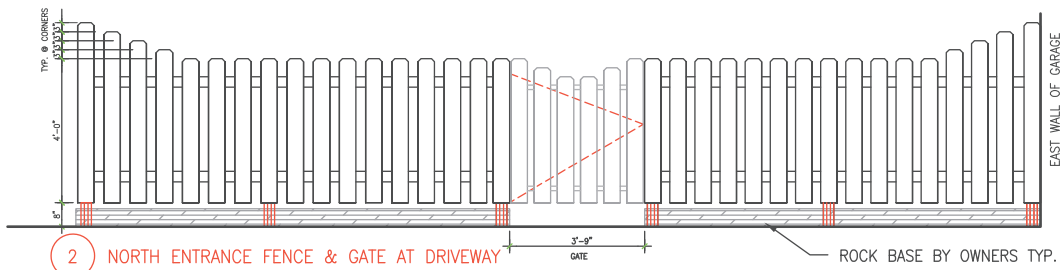
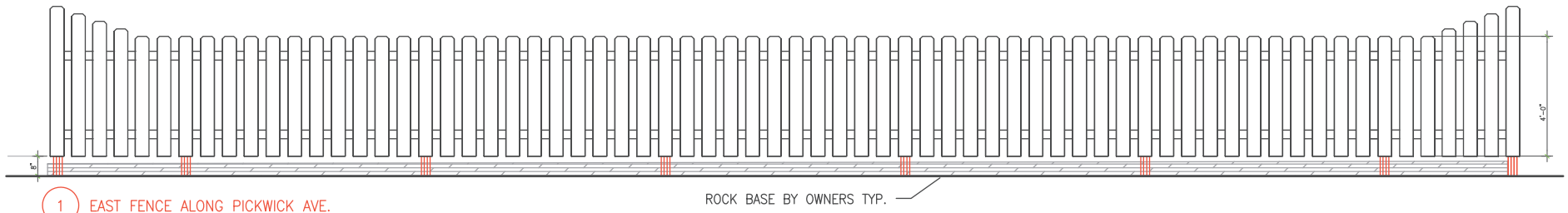


PATIO



HOUSE (1451 E. WALNUT STREET)

S. PICKWICK AVENUE





1 EAST FENCE ALONG PICKWICK AVE.

25 YEAR OLD PICKETS AND POSTS ARE STARTING TO ROT AND CRUMBLE.



2 NORTH ENTRANCE FENCE & GATE AT DRIVEWAY

25 YEAR OLD ARBOR IS ABOUT TO FALL DOWN. IT WILL BE REMOVED AND NOT REPLACED DUE TO LACK OF CRAFTSMEN/MATERIALS TO CREATE A NEW ONE THAT WOULD LAST MORE THAN 8-10 YEARS.

WILL HAVE NEW GATE INSET LIKE IT CURRENTLY IS AT THE ARBOR.



3 NORTH FENCE ALONG PROPERTY LINE



4 WEST "PRIVACY" FENCE (TO OBSCURE VIEW OF NEIGHBOR'S BACK POOL WALL/STORAGE)



BACK OF NEIGHBOR'S POOL WALL THAT IS BEING USING FOR STORAGE. THE TALL FENCE ALONG OUR PROPERTY LINE OBSCURES THIS FROM OUR VIEW.



5 GATE AND FENCE @ TRASH ENCLOSURE



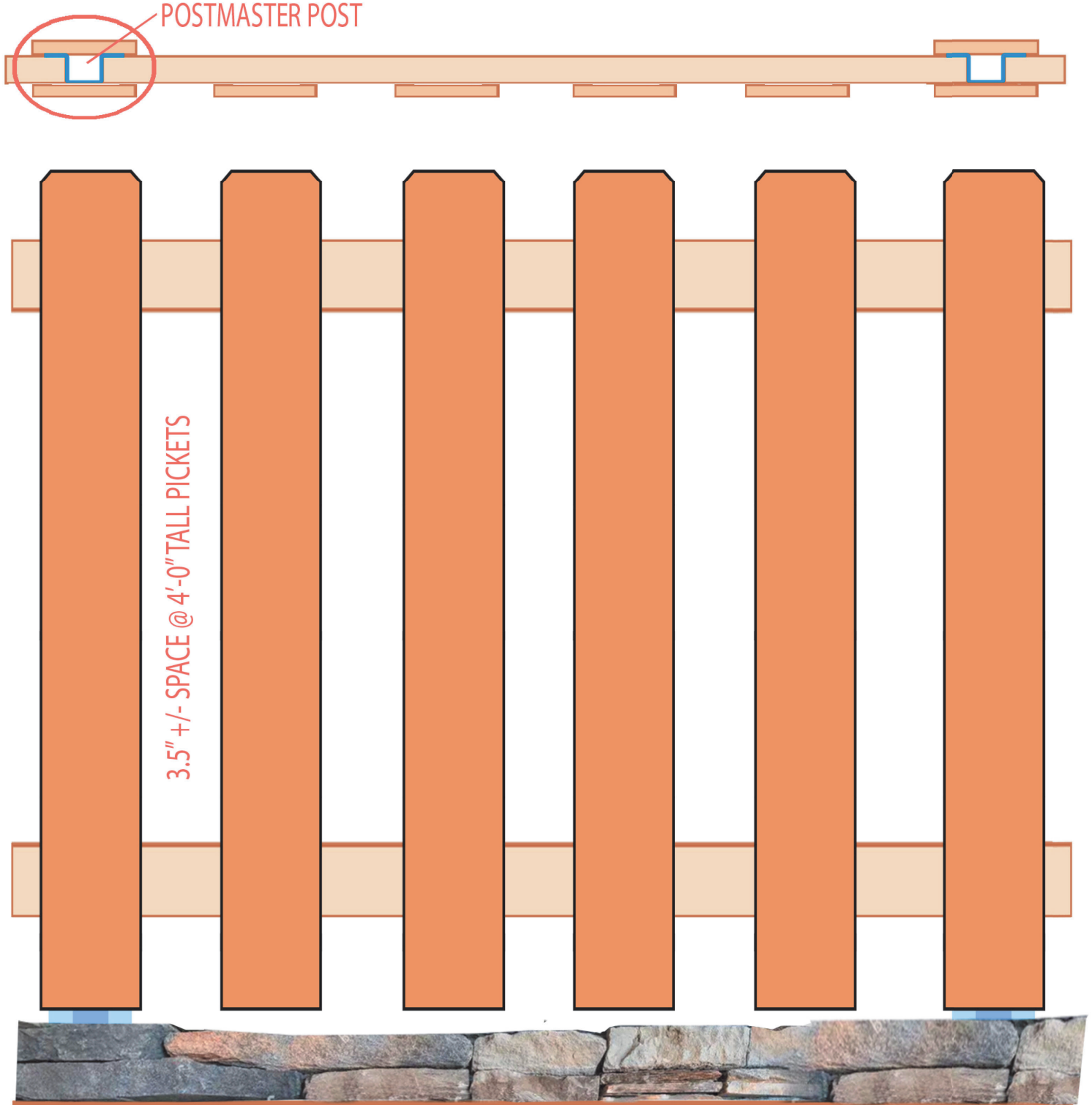
6 GATE AT HOUSE



7 FENCE @ NORTHEAST CORNER OF HOUSE (SLOPE UP TO MATCH GRADE OF SOIL)

# PHOTOS OF EXISTING CONDITIONS

# Spaced Picket

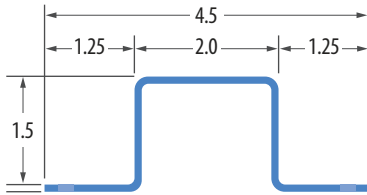


1X6 CEDAR PICKETS ON POSTMASTER POST SYSTEM  
(CEDAR PICKET ON "BACK" OF POST TO CONCEAL THE POST)  
WITH DRY STACK FLAT ROCK BORDER "BY OWNER" UNDER FENCE LINE.

# POSTMASTER<sup>®</sup> FENCE SYSTEM

**PostMaster<sup>®</sup> Plus** is the Wood Fence Total Solution!  
The system consists of 3 post types: Line, Corner & Gate Posts.

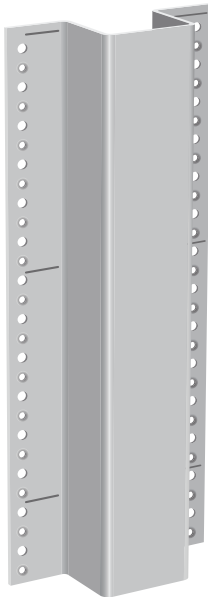
## Line Post



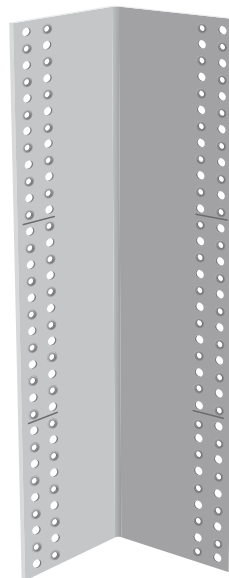
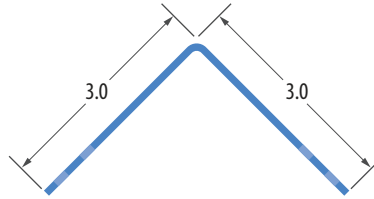
Alternating hole pattern for # 8 / #9 countersunk deck screws or 1/4 in. lag screws.

#8/9 countersunk deck screws are recommended for flush installation to the post.

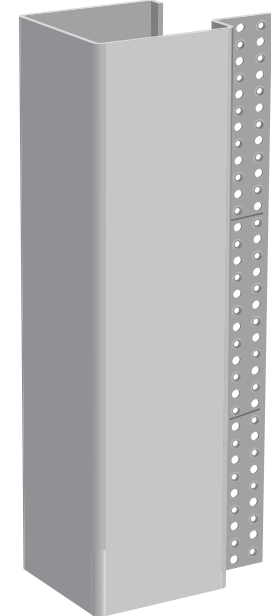
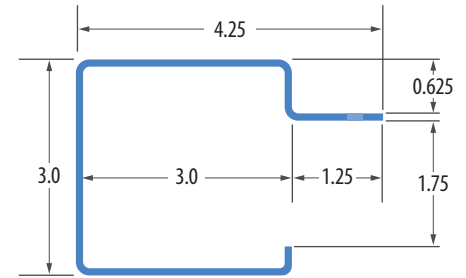
All posts available in: 7'6", 8', 9', 10', & 12' lengths.



## Corner Post



## Gate Post



## BEFORE YOU BEGIN

Ensure that fence footings **do not exceed legally established property lines and set-backs**. If uncertain, refer to your real estate line plot or consult a professional surveyor.

Check local codes for specifications regarding frontage locations, allowable fence heights, etc. A permit may be required.

Consult with local utility companies for locations of underground cables or pipelines.



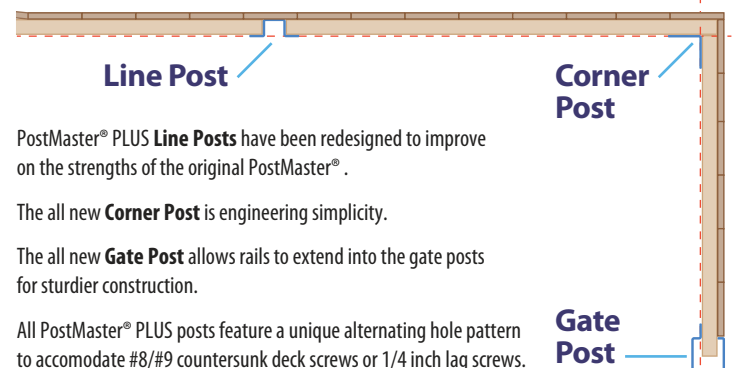
**NOTE:** The information contained in these guidelines is intended to provide general guidance with basic PostMaster<sup>®</sup> fence installation. The installer must take proper safety precautions including gloves and eye protection. If you have any questions or doubts in regards to your fence installation, please consult with a licensed professional.

## THREE POSTS ARE BETTER THAN ONE!

**PostMaster<sup>®</sup> PLUS steel fence posts are built with purpose.**

Like the original PostMaster<sup>®</sup>, this system is designed to be used with standard 2x4 or 2x6 rails. The PostMaster<sup>®</sup> PLUS fastening flanges of all three post types line up precisely.

### SOLID BOARD LAYOUT EXAMPLE



*Quality Products,  
Exceptional Service,  
Outstanding People*

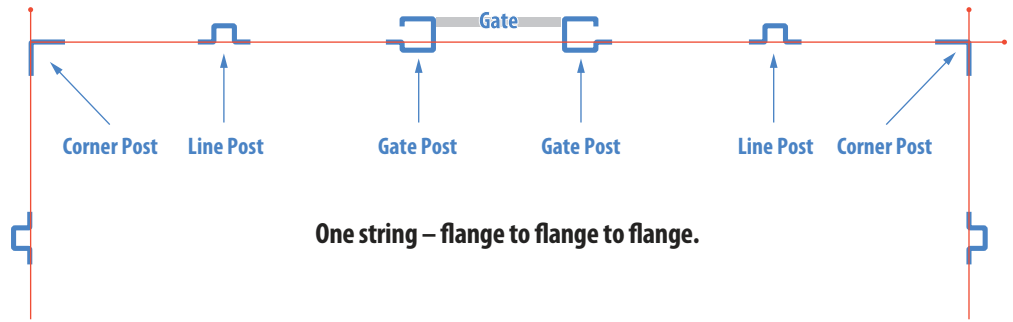
**1 Plan, Layout & Mark**

Locate your property's boundary lines. Precisely marking the fence layout is the critical first step in a quality installation.

Stake the locations of each **Corner Post** and **Gate Post**.

**Line Posts** should be spaced the length of your rail + 2", on center. The exact spacing may be modified depending on rails used, fence height and ground slope.

Place shorter sections at the corners or near gates or buildings to make the fence fit the length of the layout.



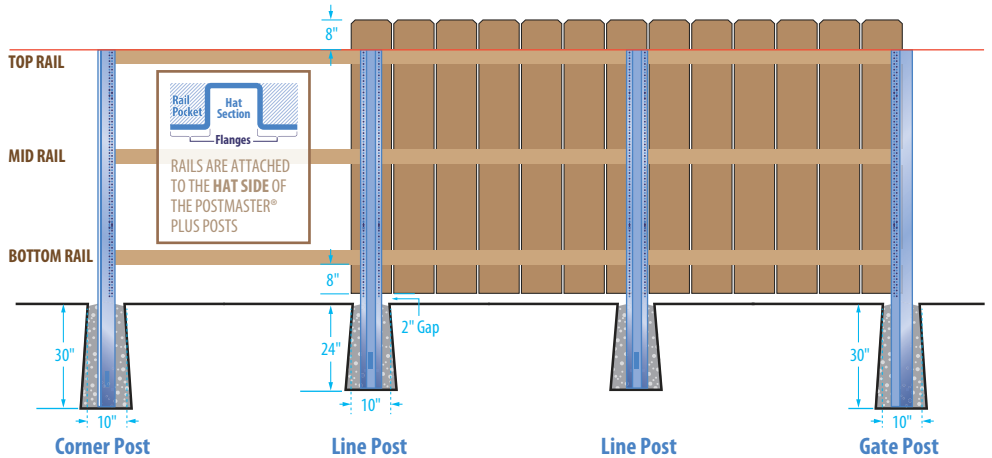
**2 Locate & Set Posts**

Dig the post holes 6 - 10 in. diameter. **Corner** and **Gate Posts** should be 30 in. deep, while **Line Posts** can be 24 in. deep. The exact diameter and depth will be determined by local conditions.

The height of fence pickets should be 8 in. above the top of the top rail and 8 in. below the bottom of the bottom rail. Leave a 2 inch gap at the bottom between the pickets and the ground.

Center the terminal posts in the holes. Make sure the posts are plumb, square to the fence line and set to the correct height. Block and support the post to preserve post position as installation continues.

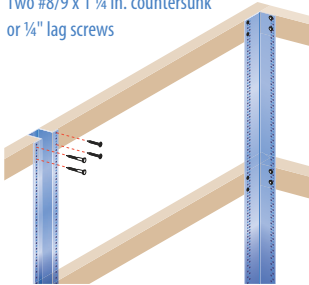
Fill the hole with concrete in a continuous pour, mounding the top to direct water away from the post. When the concrete has hardened in the **corner** and **gate** posts, stretch a string between them to help set the line posts at the correct height.



**3 Install Rails**

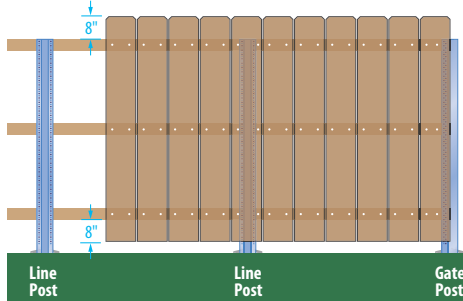
Top rails are installed at the top of the post; bottom rails are attached 8" above the board bottom and middle rails are centered between the top and bottom rails.

Two #8/9 x 1 1/4 in. countersunk or 1/4" lag screws



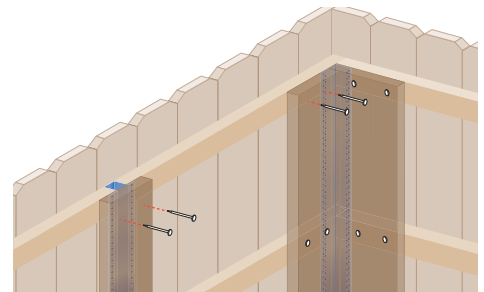
**NOTE:** If the ground slopes, be sure to cut both rail-ends diagonally to allow a flush fit against the post.

**4 Install Pickets**



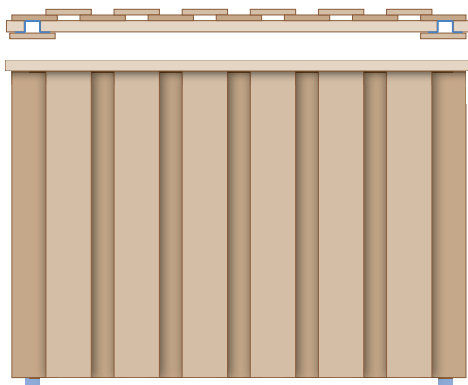
Typically pickets are positioned 2" above ground level and extend 8" above the top of the top rail.

**5 Install Cover Boards**

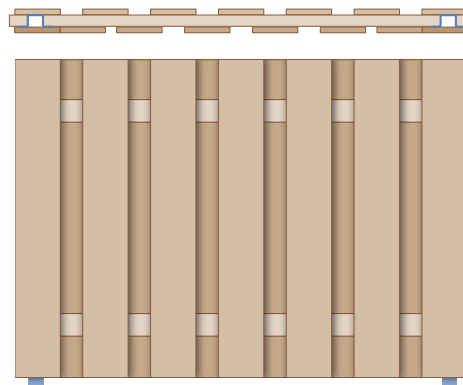


Finish the installation by adding 1x6 cover boards over the PostMaster PLUS posts.

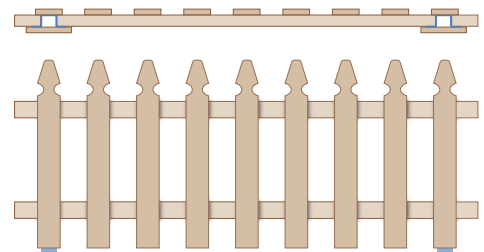
**Traditional Fence Styles  
Board on Board**



**Shadow Box**



**Spaced Picket**



Quality Products,  
Exceptional Service,  
Outstanding People

www.masterhalco.com • (800) 883-8384



## DESIGNED FOR YOUR LIFESTYLE

A wood fence provides protection and privacy for your home. It's the backdrop for backyard barbecues, family gatherings, and when you want an escape to your outdoor oasis.

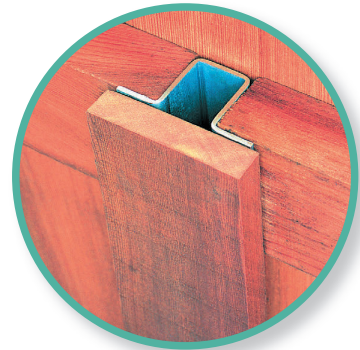
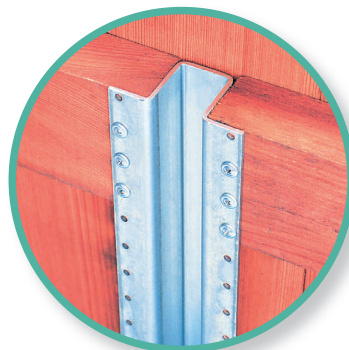
**The Original PostMaster is the perfect post for your wood fence.**

**It's versatile** - works with almost any fence style you choose.

**It's stylish** – Easily hidden for the natural wood post look. The perfect compliment for your oasis.

**It's strong** - adds the strength of steel and warranted to last a lifetime.

**The Original PostMaster. A smart choice for your next wood fence.**



## DESIGNED FOR YEARS OF SERVICE AND PERFORMANCE

Product Feature	Homeowner Benefit
Easily Hidden with a single fence board	PostMaster does not have to be "boxed" saving you both time and cost
Designed for years of service	PostMaster doesn't degrade over time like wood posts so your fence remains as strong as the day it was installed
Engineered to withstand strong winds	PostMaster can withstand up-to-73MPH wind gusts season after season
Warranted for performance	PostMaster offers you a Limited Lifetime warranty against structural failure



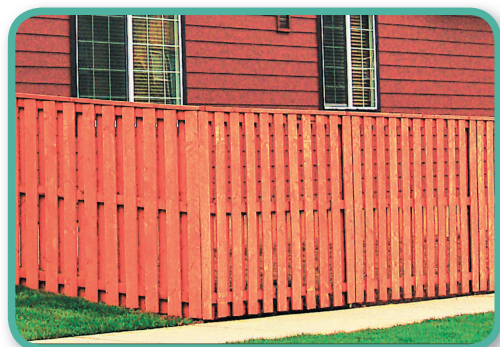
*PICKET*



*HORIZONTAL*



*BOARD-ON-BOARD*



*SHADOWBOX*



# LANDMARKS BOARD STAFF REPORT

## LANDMARKS BOARD PUBLIC HEARING:



**FEBRUARY 11, 2026**

**CASE:** Certificate of Appropriateness

**DESIGNATION:** Walnut Street Urban Conservation District - West

**LOCATION:** 1150 East Walnut Street

**APPLICANT:** Art's Place, LLC

**STAFF:** Andrew Menke, 417-864-1613

## SUMMARY OF PROPOSAL:

1. Install two-sided detached sign in front yard.

## RECOMMENDATION:

1. Staff recommends approval.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The structure at 1150 East Walnut Street is a contributing structure in the District.
2. The *Secretary of the Interior's Standards for Rehabilitation* recommend that "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."
3. National Park Service (NPS) Preservation Brief #25 states that new signs should respect the size, scale and design of the historic building. The Walnut Street Design Guidelines state that the applicant should consider "using signs that are consistent in scale and proportion to the building." The proposed sign appears to be consistent with these standards.
4. The proposed sign will meet the sign regulations established in the Walnut Street-West Urban Conservation District.



# LANDMARKS BOARD STAFF REPORT

## APPLICANT'S DESCRIPTION OF PROPOSAL:

See applicant's description in attached application.

## STAFF COMMENTS:

1. The *Secretary of the Interior's Standards for Rehabilitation* recommend that "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."
2. National Park Service (NPS) Preservation Brief #25 states that new signs should respect the size, scale and design of the historic building. The Walnut Street Design Guidelines state that the applicant should consider "using signs that are consistent in scale and proportion to the building." The proposed sign appears to be consistent with these standards.
3. The Walnut Street-West Urban Conservation District limits the background area of each sign to a maximum of sixteen (16) square feet. Detached signs are restricted to a height of no more than five (5) feet above the ground. The proposed sign will not exceed these required standards.
4. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

## DESIGN STANDARDS & GUIDELINES:

### WALNUT STREET DESIGN GUIDELINES:

#### SIGNAGE:

##### The Applicant Should Consider:

1. Using signs that are consistent in scale and proportion to the building.
2. Using flush-mounted signs.
3. Using hanging signs on post or lamp pole.
4. Using lettering on awnings.
5. Using applied or painted lettering on porch cornice.
6. Painting a small sign on glazed area of door or window

##### The Applicant Should Avoid:

1. Using exterior neon signs.
2. Using moving or flashing signs.
3. Using interior-lit plastic signs.
4. Installing signs on the roof area.
5. Installing signs that are out of scale with the building.



# LANDMARKS BOARD STAFF REPORT

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## SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[PRESERVATION BRIEF #25, THE PRESERVATION OF HISTORIC SIGNS](#) (see link for complete article)

### New Signs and Historic Buildings

The following points should be considered when designing and constructing new signs for historic buildings:

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.



# LANDMARKS BOARD STAFF REPORT

## **ZONING ORDINANCE:**

The following criteria from the Walnut Street-West Urban Conservation District applies to this property:

### SECTION 4 – AREA A REGULATIONS

#### C. SIGNS.

All signage shall meet the standards of Section 36-454 of the Zoning Ordinance unless otherwise modified herein:

1. Number. Each premise shall be permitted one (1) detached sign and shall also be permitted either one (1) projecting sign or one (1) wall sign.
2. Size. A maximum of sixteen (16) square feet of background area shall be permitted for each attached or detached sign. Detached signs may be two sided, each side not to exceed sixteen (16) square feet. A single-sided detached sign shall not exceed sixteen (16) square feet.
3. Height. No part of a detached sign shall exceed a height of five (5) feet above the ground area upon which it is located.
4. Sign Lighting. No sign shall use a blinking, flashing, animated, or other illuminating device which changes in light intensity. No beacons or strobe lights shall be permitted.

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation District states:

In the event the Board concludes that the request, if granted, will have a detrimental effect upon the Urban Conservation District (UCD) or any adverse effect on an historical or architectural resource, then the Board shall deny the request for a certificate.

## **ARCHITECTURAL SIGNIFICANCE OF PROPERTY:**

See attached inventory form from the 1984 architectural survey.



# Application for Certificate of Appropriateness

### \*\*ELECTRONIC SUBMITTAL INSTRUCTIONS\*\*

#### \*\*PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION\*\*

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

### Office Use Only

Date Filed:	
Received By:	
Review:	
<input type="checkbox"/> Administrative	
<input type="checkbox"/> Landmarks Board	

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only)
3. That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance.

THEREFORE, applicant requests that the Certificate of Appropriateness be approved for the property as proposed in this submittal.

**We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application and understand that, if approved, all work must be done under a building permit issued by the Department of Building Development Services. Approval of this application does not constitute approval of a building permit, nor does it certify that the zoning is appropriate for the proposed uses. These are separate processes that must be initiated by the applicants. We further understand that approval of this application does not constitute approval for tax certification under the Tax Reform Act of 1986 or amendments thereto.**

Signature(s):

Arthur Marx

Date:

1/26/26

Please type or print name(s) clearly:

Arthur Marx

**Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 1150 E Walnut, Springfield, 65806

**APPLICANT INFORMATION:**

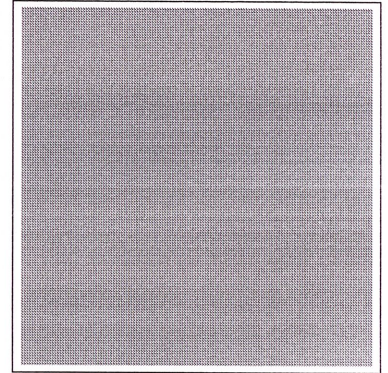
2. Name of current property owner: Art's Place, LLC

If corporation: Corporate Official: Arthur Marx

Mailing Address: 1340 S. Maryland, Springfield, MO

Zip Code: 65807 Telephone: 5037937661 Fax: \_\_\_\_\_

E-mail: arthur@irmholdings.com



(Corporate Seal)

**3. AUTHORIZED REPRESENTATIVE:**

*(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):*

Name: Arthur Marx

Signature: \_\_\_\_\_

Mailing Address: 1150 E Walnut St., Springfield, MO Zip Code: 65806 Fax: \_\_\_\_\_

Telephone: 5037937661 E-mail: arthur@irmholdings.com

**4. BUILDING DEVELOPMENT SERVICES DISCUSSION:** *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)*

Date of discussion: 1/5/26

**NOTE:** The property owner must either sign this application or give City staff a power of attorney showing that another person is authorized to sign.

**Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION**

Please use this form only. Form may be photocopied. Please type or print.

1. **TYPE OF WORK PROPOSED:** (Check all that apply. All work items require a written description of the proposed work. Additional required supporting information is denoted after each item and **must** be attached. See Instructions, page 5. **Maximum size for drawings: 11 x 17 inches.** NOTE: Even though you check the "Other" or the "New Construction" box, you must still give information on individual features such as windows, doors, etc., included in a large project.)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Addition (1,2, 3, 7)             | <input type="checkbox"/> Handicapped Ramp (1, 2, 3)    | <input type="checkbox"/> Sidewalk (1, 3)              |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6)        | <input type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5)           |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7) | <input type="checkbox"/> Parking (1, 3)                | <input checked="" type="checkbox"/> Sign (1, 2, 3, 6) |
| <input type="checkbox"/> Demolition (1, 2, 3, 7)          | <input type="checkbox"/> Porch (1, 2, 3)               | <input type="checkbox"/> Window (2, 3, 4 or 5, 6)     |
| <input type="checkbox"/> Door (2, 3, 4 or 5, 6)           | <input type="checkbox"/> Retaining Wall (1, 2, 3)      | <input type="checkbox"/> Archeological Site (1, 3, 8) |
| <input type="checkbox"/> Fence (1, 2, 3, 5)               | <input type="checkbox"/> Roof-New (3, 4 or 5, 7)       |   |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6)      | <input type="checkbox"/> Re-roof (3, 4)                |   |
| <input type="checkbox"/> Other (specify): _____           |  |   |

- |                                    |  |
|------------------------------------|--|
| 1 – Site Plans                     | 5 – Product literature                               |
| 2 – Elevations                     | 6 – Drawings   |
| 3 – Photographs                    | 7 – Exhibit C – Why proposed work should be approved |
| 4 – Sample of materials to be used | 8 – State historic Preservation Officer Comments     |

2. **DESCRIPTION OF PROPOSED WORK:** (attach additional pages if necessary)

Install a two sided sign in the front yard of the property indicating The Story House Bookstore occupant. The sign size will comply with all applicable standards.

**NOTE:** An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

**Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED**

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*Please use this form only. Form may be photocopied. Please type or print.*

When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

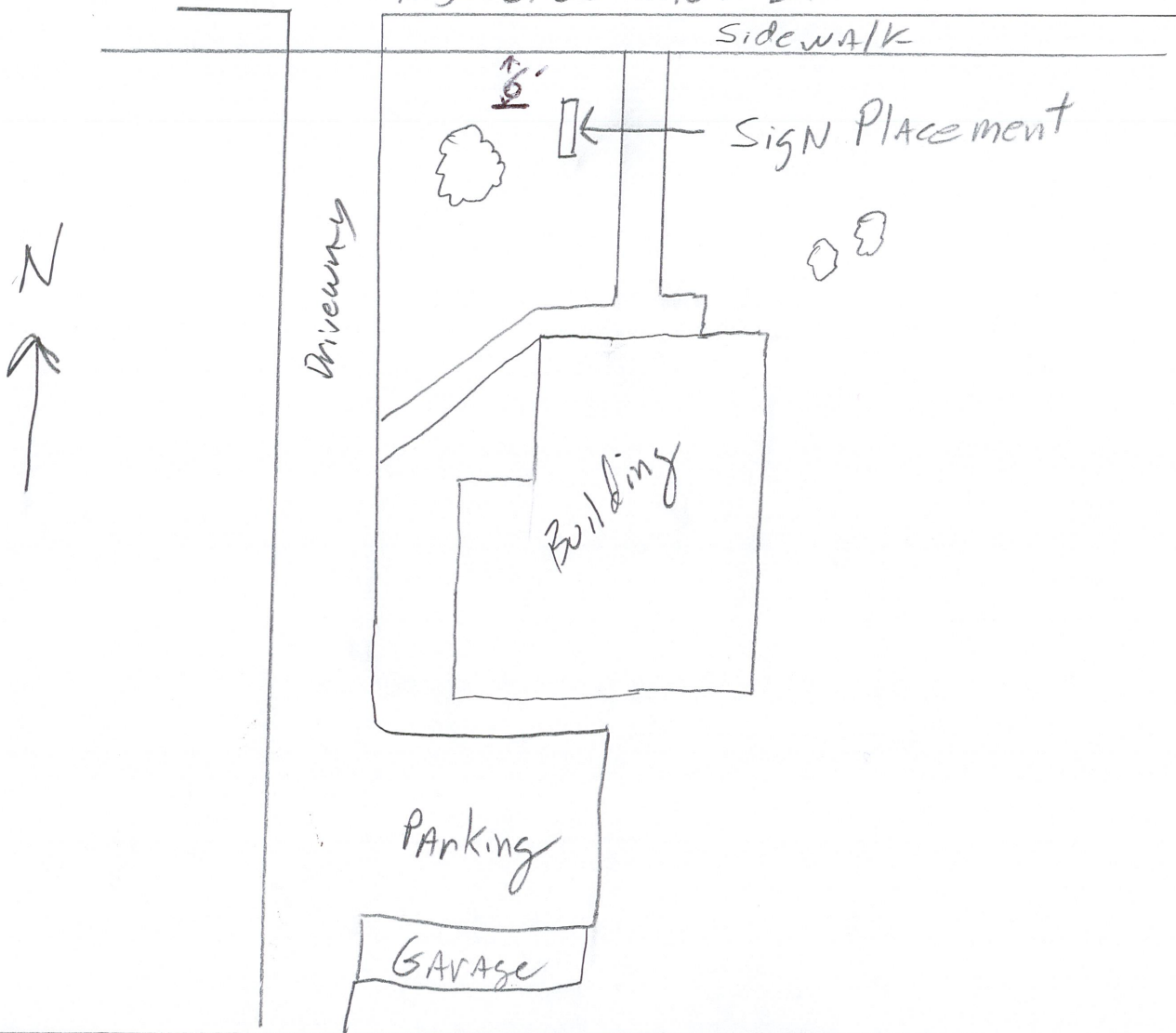
The proposed sign will conform to the standards set forth in the Springfield City Code, the Walnut Street Urban Conservation District, and with the Secretary of Interior's Standards for Rehabilitation. It will not impact the historic character of a property. It will be fairly similar to the other established street signs currently installed on Walnut St.



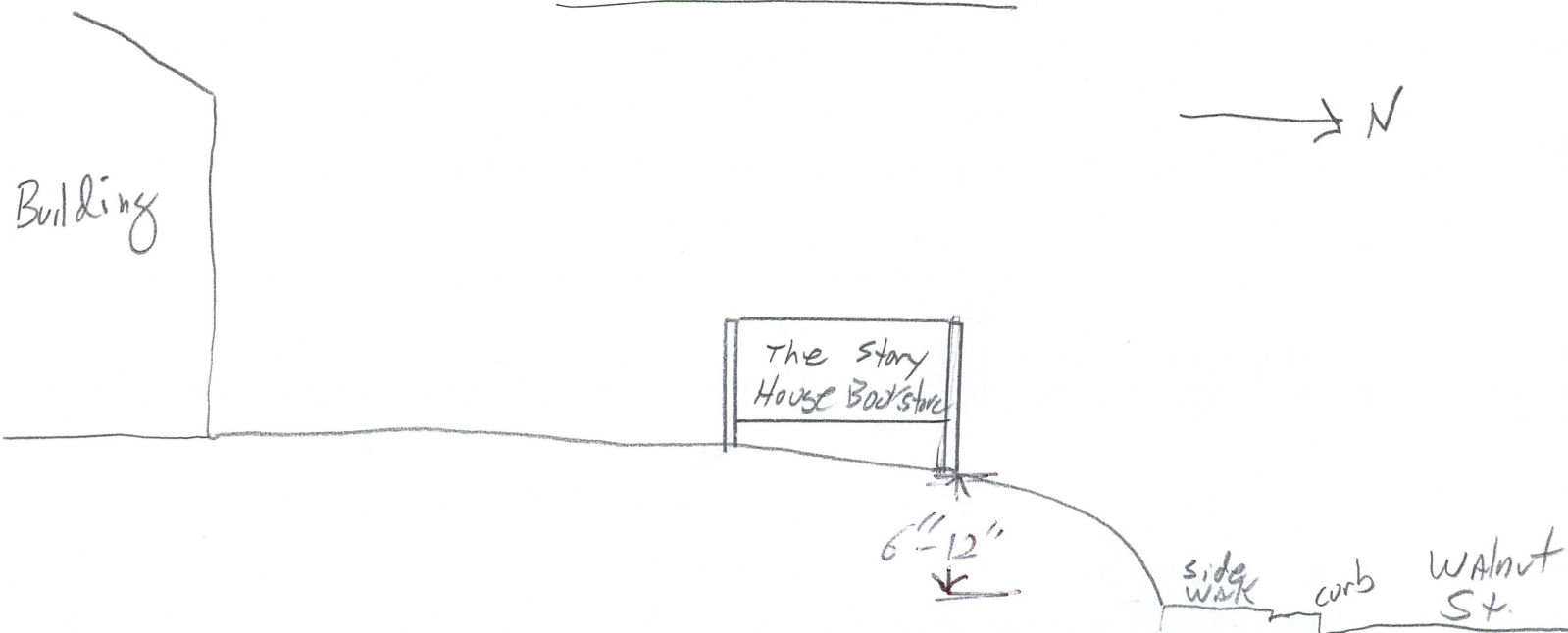
Current Photograph of Site


# PLAN View

1150 E. WALNUT ST.



# Elevation View





The  
Story House  
BOOKSTORE

Coffee ✨ Gifts ✨ Art ✨ Events



Similar Example next door  
to 1150 E Walnut St.

**Missouri Historic Architectural Inventory for  
Division of Parks and Historic Preservation Department of Natural Resources**

<p>38) Ownership — private <input checked="" type="checkbox"/> — public</p> <p>39) Owners — name Aileen Jess — address 1150 E. Walnut</p> <p><input type="checkbox"/> 40) Local contact</p> <p><input type="checkbox"/> 41) Coordinates (UTM)</p> <p>42) Quad</p> <p>43) Other survey</p>	<p>1) inventory number 38</p> <p>2) name (cont)</p> <p>3) name - historical</p> <p>4) street address 1150 E. Walnut</p> <p>5) town or vicinity Springfield</p> <p>6) legal description Ireg. Survey Lot a</p> <p>7) county Greene</p>	
<p>44) History Built 1925-1926 by Frank C. Mann, Lawyer</p>	<p>8) category (site, structure, building, object) Building</p> <p>9) significance Architectural-Contribut</p> <p>10) date 1925-1926</p> <p>11) style Spanish Mission Reviva</p> <p>12) architect</p> <p>13) builder</p> <p>14) original use Residence</p> <p>15) present use Residence</p>	
<p>45) Additional description Front elevation - gabled wing projecting on a hipped roof house. The eaves are narrow with minimal overhang. The walls are covered with pink colored textured stucco over frame. The windows have six over six light sash. In the gable wing the window openings have elliptical heads. The entry is in the angle created by the projecting wing and the mass of the house. The soor surround is done in colored white formed concrete (?) to appear as if it is ashlar stonework. On the west elevation is a one-story entry porch and vestibule with a hipped roof. On the west side of the property is a brick drive which does not appear to be of the same vintage as the house. It is possible that the limestone hitching post (visible in the photo) is associated with this property rather than 1144 E. Walnut.</p>	<p>16) number of stories 2</p> <p>17) plan shape L-shape</p> <p>18) basement Full ?</p> <p>19) foundation Concrete</p> <p>20) wall construction Stucco/frame</p> <p>21) roof type - material Hip &amp; gable combination asphalt shingle</p> <p>22) contact print 35mm</p>	
<p>46) Description of environment/outbuildings At the rear of the property is a one and one half story frame outbuilding with jerkinheads on a gabled roof. The walls are of board and batten. A large modern garage opening obscures the facade. The outbuilding was obviously intended as a stable predating the present house</p>	<p>23) site plan</p>	
<p>47) Information sources City Directory 1917-1933 by some years.</p>	<p>24) changes - additions/alterations/moved</p> <p>25) condition Good</p> <p>26) visible from road? -</p> <p>27) distance/frontage -</p> <p>28) accessible? -</p>	<p>None visible</p>
<p>48) Location of negatives Roll 2 #36-38</p> <p>49) Prepared by DDD</p> <p>50) Organization Missouri Heritage Trust</p> <p><i>If additional space is needed, attached separate sheets.</i></p>	<p>29) preservation underway? No</p> <p>30) endangered? -</p> <p>31) on National Register? -</p> <p>32) part of established historical district No</p> <p>33) name of historical district -</p> <p>34) is site eligible? Yes</p> <p>35) district potential? Yes</p> <p>36) date Jan. 27, 1984</p> <p>37) revision</p>	

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