

Landmarks Board

City of Springfield – Historic City Hall, Council Chambers, 3rd Floor
830 Boonville Avenue

July 24, 2019

5:30 p.m.



Richard Crabtree

Real Estate Representative

Gary Bishop

Walnut Street Representative

Chair

Layne Hunton

Architect Representative

Paul Lewis

Historian Representative

Nancy Crandall

At-Large Representative

Paden Chambers

Commercial Street

Representative

Kent Brown

Mid-Town Representative

Justin Stanek

At-Large Representative

Vice-Chair

Kaitlyn McConnell

At-Large Representative

I Roll Call

II Minutes

III Unfinished Business

- A. Certificate of Appropriateness (none)
- B. Certified Local Government Review (none)
- C. Pre-Application Review (none)

IV New Business

- A. Certificates of Appropriateness (none)
- B. Certified Local Government Review (none)
- C. Pre-Application Review (none)
- D. Local Historic Site Nomination Review
 - a. 1051 S. Pickwick

V Communications

VI Reports

- A. Report on committees (none)
- B. Application (none)
- C. Demolition
 - a. 1824 W. College St.
 - b. Investigate demolition review for private structures of 50+ years
- D. Historic Sites and Districts
 - a. Jefferson Avenue Footbridge
 - b. Potential Local Nominations
- E. Communications (none)
- F. Awards and Recognition
- G. Design Guidelines
 - a. Commercial Street Design Guidelines update*

H. Administrative approval of C of A's

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

VIII Adjournment

Note: In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's office at 864-1443 at least 3 days prior to the scheduled meeting.

**This publication is partially funded by a grant from the Missouri Department of Natural Resources, State Historic Preservation Office and the U.S. Department of the Interior, National Park Service. Grant awards do not imply an endorsement of contents by the grantor. Federal laws prohibit discrimination on the basis of race, religion, sex, age, handicap, or ethnicity. For more information, write to the Office of Equal Opportunity, U.S. Department of the Interior, Washington D.C. 20240.*

**Springfield, Missouri Nomination Form
for Designation of Historic Site, Historic Landmark, Interior
Landmark, or Historic District**

1. Current Property Owner

Name : Jim and Amy Boyd - owned since May 1997

Address : 1051 S. Pickwick Avenue
Springfield, MO 65804

2. Title/Name of Property

Permanent Residence: Jim & Amy Boyd
1051 S. Pickwick Ave
Springfield, MO 65804

3. Location/Address of Property

1051 S. Pickwick Ave

original address in 1916
was 1055 - became
1051 in 1948

(near) Northwest corner Delmar/Pickwick

Hawthorne Place N¹/₂ E¹/₂ Lot 43 & S 10 FT. E¹/₂ Lot 44

4. Classification (circle all that apply)

Class

☒ Historic site

☐ Historic Landmark

☐ Interior Landmark

☐ Historic District

Ownership

☐ Public

☒ Private

☐ Both

Status

☒ Occupied

☐ Unoccupied

☐ Work in progress

Accessibility

☐ yes : restricted

☒ yes : unrestricted

☐ no

Present Use

Agriculture
Commercial
Educational
Entertainment
Government
Industrial
Military

Museum
Park
Private residence
Religious
Scientific
Transportation
Other: Family Home

5. Description

Condition

☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins

Check One

☒ ^{Home}unaltered
☒ altered
_{garage}

Check One

☒ original site
☐ moved date: _____

If known, describe the original physical appearance. Describe the present physical appearance. Use a continuation page if necessary.

See Appendix B

6. Significance

Date built : 1916 according to archives but assessor's office says 1911

Builder/Architect : J. H. Hinerman - General Contractor

Circle the number before each criterion below that applies to the nominated site, structure, object, or district. For criteria under number 13, circle the letter before each criterion that applies.

1. Has significant character, interest, or value as part of the city, region, state or nation's history;
2. Is associated with the life of a personality significant to the past.
3. Is the site of a historic event with a significant effect upon the development, heritage or cultural characteristics of the city, region, state, or nation.

4. Exemplifies the cultural, political, economic, social, or historic heritage of the community.
5. Portrays the environment in the era of history characterized by a distinctive architectural style.
6. Embodies distinguishing characteristics of an architectural type or engineering specimen.
7. Is the work of a designer, architect, or contractor whose individual work has influenced the development of the city, region, state, or nation.
8. Contains elements of design, detail, materials, or craftsmanship which represent a style unique to the past.
9. Is a part of, or related to, a square, park, or other distinctive area.
10. Represents an established and familiar visual feature of the neighborhood, community, or skyline, owing to its unique location or singular physical characteristics.
11. Is part of or related to a distinctive, geographical area which should be developed or preserved according to a plan based on cultural, historic or architectural motif.
12. Based upon physical evidence, has yielded, or is likely to yield, the integrity of information important to history or prehistory.
13. In addition, the Landmarks Board shall consider the site, structure, object, or district in light of its integrity of:
 - a. location,
 - b. design,
 - c. setting,
 - d. materials,
 - e. workmanship,
 - f. feeling,
 - g. association, and
 - h. its suitability for preservation and reuse.

Below, write every number and letter circled. Then, provide a narrative explaining why each circle is appropriate. For example, if there is a circle around criterion number 1, there should be a "1." followed by a narrative explaining the structure's character and how that character is significant to local, regional, state, or national history.

See Appendix A

Attach all relevant photographs of the nomination (past and present).

7. Nomination by

Name : Amy Boyd

Address : 1051 S. Pickwick Ave Springfield, Mo. 65804

8. Landmarks Board Approval

Date : _____

Appendix A

Narratives of circled numbers under #6 (Significance) of application

4. 1051 S. Pickwick and its natural landscape exemplifies historic and cultural heritage in our neighborhood and for our community. I would consider an immovable structure with character that has been virtually untouched architecturally since 1911 to be an artifact inherited from past generations as an act of preservation.

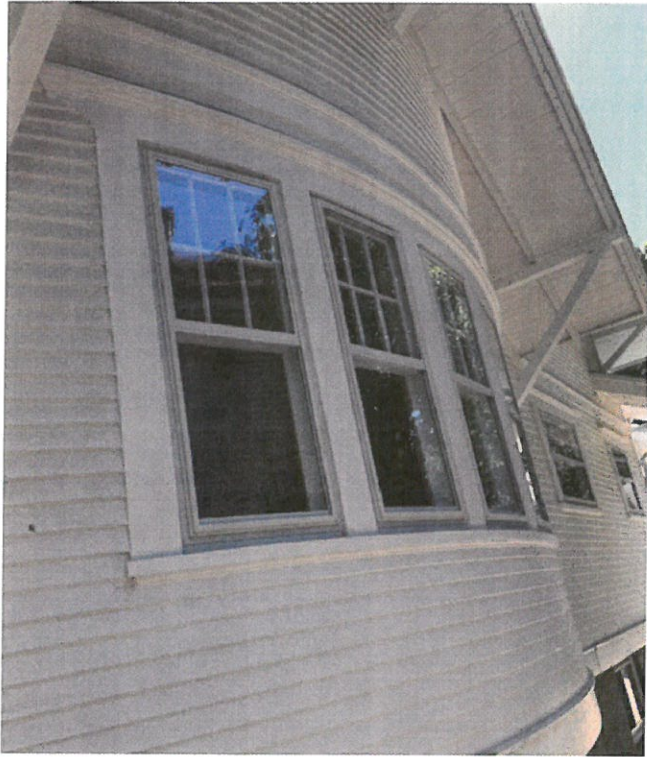
5. As stated before, The Sears Roebuck house kit supposition is purely from an American era, where homes were built to be livable and affordable in a style prevalent to the Midwest.

6. 1051 S. Pickwick has architectural features that are exclusive and unique to this home. Such features includes:

- Curved window projection on north side of house (see pictures on next page)
- Jutted out sun porch with six windows on east facing front of house
- Multiple gabled roofline and dormers (refer to photos in Appendix B)
- 4 foot wide, 20 panel, leaded glass front door

8. 1051 S. Pickwick is a prototype of that which embodies an authentic, unobstructed glimpse of what all homes in Rountree used to look like in early 1920's before aluminum siding, replacement windows, and unattractive, unhistorical additions altered the historic landscape of one of Springfield's oldest residential neighborhoods.

13. a.(location) Pickwick Avenue in Rountree neighborhood is central to our neighborhood community. It runs several blocks north and south from Delaware up to Cherry. It inhabits beautiful homes on a tree-lined street. Neighbors and perfect strangers have regarded Pickwick Ave as a notable, integral and reminiscent part of the neighborhood for many years, due to such contributions as Homes Tours, small businesses at Cherry street, Autumn and Spring tree specimens (scenic strip) and the more modern revenue-building short-term rentals.

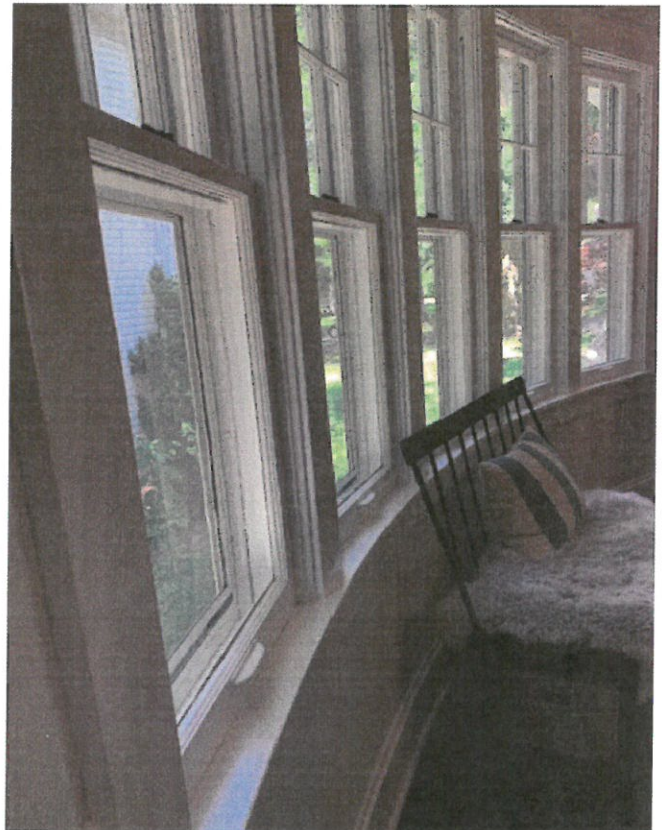


Exterior

Curved windows on North
side of home



Interior



1051 South Pickwick Avenue

Owners Jim and Amy Boyd purchased this home in 1997 as the seventh owners of the 3-bedroom California Craftsman Bungalow**. Exhaustive research into the design and construction of the house has produced very few clues save the date of construction (1911), but best estimates are that the basis of design is a Sears Roebuck House Kit.



The Boyds began their story in this house with 3 little ones and added 2 more along the 22-year way, all of whom were students at Rountree Elementary, Jarrett Middle School, and Parkview High School. Amy and Jim have one remaining child at home, which makes for a quiet contrast to the years the house nurtured five energetic youths. For years they have used every available space the house had to offer, at times with a child tucked away in each of the dormers as cozy sleeping quarters.

Very few outside contractors have been necessary in the improvements of this home. Jim single-handedly updated and has maintained all operational systems and woodworking; Amy has designed and painstakingly selected the interiors and gardens (enlisting Jim's legwork), including painting, planting, shopping, hauling, and much more.

photo 1997



photo 1970?



Home has been well preserved over the years...

- By maintaining the original clapboard siding
- By keeping original wavy glass in all windows (no replacements) on 1st and 2nd floors
- By not remodeling any part of the home with original built-in bookshelves
- By keeping and maintaining all of the interior wood paneled doors...one of which includes an original 4 foot wide door with 24 leaded glass panes.
- By keeping the original 4 foot wide Front exterior door with 20 leaded glass panes
- By keeping with the traditional Bungalow floor plan with 2 gabled dormers on roofline, which also splits twice into distinct gabled segments.

Past Projects:

- Complete kitchen redo (2013);
- Redesign and restoration of knob-and-tube electrical wiring;
- Removal of screens and restoration of covered open front porch;
- Demolished and restored both 1970s-1980s bathrooms, including addition of shower/dressing room on second story, restoration of antique buffet into sink base on first floor;
- Demolished and redesigned rear entry (French doors) and kitchen to allow access to new rear deck;
- Built rear decking and custom rear garden fencing;
- Finished and remodeled original detached garage remnants into an apartment, which now functions as a successful Airbnb called Pickwick Gables.

Next Up:

Painted hardwoods are an attractive look, but it's a decorating technique out of necessity in this case. The original contractor used very thin wood flooring planks. After multiple refinishing's over the years, the planks are now estimated at 1/16th" thickness, so new hardwoods is the next big project. Interesting fact: A former owner's contractor cut corners when refinishing the living room floors by sanding AROUND the rug in the living room

**Craftsman was the dominant architectural style for smaller US homes built circa 1905 - 1929. Craftsman architecture originated in southern California; landmark examples are concentrated there. The style quickly spread throughout the country by features in pattern books and popular magazines such as *House Beautiful*, *Good Housekeeping*, *Architectural Record*, and *Ladies' Home Journal*. The plans were affordable and sometimes even offered complete construction packages (kits) including pre-cut components to be assembled by local labor. The storey-and-a-half (similar to this Pickwick house) became one of the most popular designs. See *Honor Bilt MODERN HOMES* by Sears Roebuck and Co.



photo 2018



View of front porch



Restored
Garage Airbnb
Pickwick Gables

original garage structure remnants included
an original foundation and 3 walls

photo 2019



Back of home

* Green County Archives on Booneville

Although assessors office says it was built 1911

* History of 1051 S. Pickwick.... from 1916~1960 of 1055 S Pickwick. The house was built in Hawthorn Places (Est. in 1903). The land was owned by G.M. Hoffman in early 1916 valued at \$300. He sold it to James H. Hiernerman a General Contractor and City Councilman (he lived at 1009 S Pickwick). Mr. Hiernerman constructed the home sometime between June 2nd 1916 and June 1st 1917 ~ with a tax value of \$1,480. The original Address was 1055 and became 1051 in 1948.

The house was sold to Edith Holland-Darby (Granddaughter of T.B. Holland) and her two children Bertha Louise Darby & Paul Holland Darby

In 1920 the house was sold to Walter H & Dora Henderson. Mr. Henderson was Manger of Springfield Security Company. They would stay till 1924.

In 1924 the longest residences acquired the home. Dr. W. Ralph & Nelle T. Anderson. Dr. Anderson was a dentist and kept an office in the Holland Building. They would live here from 1924 till June of 1959, when then sold the home to Roy F. Hedtke.

NP Ad - James H Hiernerman G C 5 3 1914 SGF Republican

NP Ad - 1055 S Pickwick 8 21 1919 SGF Republican

Np Pic - Mrs. W. Ralph Anderson 2 13 1929 SGF Leader

Situs : 1051 S PICKWICK AVE SPRINGFIELD 65804

Map ID: 12-30-105-014

Class: R

Card: 1 of 1

Printed: 06/20/19

Ownership Information	
BOYD, JAMES R	
1051 S PICKWICK AVE	
SPRINGFIELD MO 65804-0153	

General Information			
Sec 30	Twtp 29N	Rng 21W	
Fire NOFIRE	Vok Dist VCD	Annexed From	
Nbhd 3100	Dimensions		
Acres .2452	County Dist CO1	TIF	TIF Type
Tax Dist 105 - Springfield R12	Sch Dist R12 - Springfield School Dist		
Legal HAWTHORNE PLACE N1/2 E1/2 LOT 43 & S 10 FT E1/2 LOT 44			
Property Name			



Property Notes	

Land Information						
Class	Code	Type	Size	Infl. Factors	Influence %	Value
R	Front Lot	F	60/60x178	Location	100	48,000
Total Acres: .2452						Total 48,000

Assessment Information				
Market		Land	Building	Total
		48,000	0	48,000
		195,400	0	195,400
		243,400	0	243,400
Assessed		Land	Building	Total
		9,120	0	9,120
		37,130	0	37,130
		46,250	0	46,250
Date Last Value Change Notice Sent:				
Last Reason for Change: APPRAISER OVERRIDE VALUE				

Entrance Information			
Date	ID	Entry Code	Source
05/24/19	30	Desk Review	
03/22/19	30	Physical Inspection From Street	
01/30/18	30	Physical Inspection From Street	
08/29/03	98	Physical Inspection On Parcel	
06/17/99	10		
Reviewer Id: HT11		Review Date: 05/24/19	

Permit Information			
Date	Purpose	Status	Notes

Sales/Ownership History			
Transfer Date	Type	Document Number	Deed Book/Page Deed Type
06/01/97		2512/1551	BOYD, JAMES R
08/01/92		2210/2849	OSS, DOUGLAS A
09/01/91		2158/0329	REYNOLDS, RICHARD L

CA330MOGRE

Printed: 06/20/19

Building Notes

1055 was original house number until 1948

FOR SALE

My residence, 1055 Pickwick, modern bungalow, east front, fireproof tile garage.

Mrs. C. H. Taylor

Phone 296 or 1664

P.C. 10

Builder of
1051 S. Pickwick Ave

J. H. Hinerman,

**General
Contractor
of**

Southwest Hospital

Telephone 3608

GET THE APP MY RE/MAX    
SAVE ALERTS PLACES SHARE

\$ 389,000

Not for Sale

Estimate ?

Homes.com Home Estimate*

*Full (2-story) garage adds value to home
(2-car)*RE/MAX uses cookies to create a better real estate experience for you. [Learn More](#)

Got it!

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: July 19, 2019

TO: Landmarks Board

FROM: Michael Sparlin
Senior Planner

SUBJECT: Historic Site nomination – 1051 South Pickwick Avenue

A Historic Site nomination has been submitted to the Landmarks Board for 1051 South Pickwick Avenue. Staff recommends that the Landmarks Board vote on the nomination as this request has been submitted by the property owner.

The property owner is seeking the Historic Site nomination in order to operate a Short-Term Rental (STR) in the existing accessory structure. Staff has administratively denied the Short-Term Rental due to the existing structure not being constructed prior to January 1, 1940, as required by City Code.

City Code requires that the STR be located in the primary structure or a historic carriage house if the carriage house was constructed prior to January 1, 1940, and the lot on which the carriage house is located is designated a historic site, landmark, or district. The burden is upon the applicant to provide evidence to support each of these requirements.

Staff research resulted in an aerial photograph from 2001 that suggests the existing structure was not constructed prior to January 1, 1940. The attached aerial photographs are from 2001 and 2018. The 2001 aerial photograph does not show the existing structure that can be seen in the 2018 aerial photograph. The applicant responded to this evidence and confirmed that the original structure was partially demolished (see attached e-mail), stating that a car can be seen parked in the location of the existing structure. The applicant states that the accessory structure was “restored” in 2002 based on other houses “from the same era,” but has not provided evidence of the type or size of the previous accessory structure. Even if the properly historically reconstructed, the accessory structure was not in existence prior to 1940.

In an attempt to verify applicant’s claim, City building permit records were reviewed however, no building permits were issued for the accessory structure.

The application provides no information upon which the Board could make a determination of this being a new, but recreation of an historic style, which may or may not provide a basis for a site designation, but not a declaration of a historic carriage house. Lacking are any photos, drawings or sketches to provide this comparison.

For these reasons, staff believes the existing accessory structure was not constructed before January 1, 1940 and, therefore, cannot issue a permit to operate a Short-Term Rental in the accessory structure. The applicants can proceed with the Historic Site nomination; however, such nomination should not be assumed to permit the STR or establish the accessory structure as a “historic carriage house” built before January 1, 1940. Staff does not believe the accessory structure qualifies as a “historic carriage house.” Staff has no issues with the nomination with regard to the primary structure.



DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

Image from 2001 Aerial Flyover



DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

Image from 2018 Aerial Flyover



Wed 6/12/2019 5:35 PM

Amy Boyd <amy.piano1@gmail.com>

Re: Historic Site nomination application

To Sparlin, Michael

 You replied to this message on 6/18/2019 11:02 AM.

Thank you Michael. I was planning to take a different route with this and try to prove there was a carriage house/ or "structure and a half" built there before a previous owner (or tornado) tore off the roof and left three existing walls in place. What we did when we before restoring the garage in 2002 is tried to find very similar homes built from the same era that might have also had same type of garages built. The aerial view on the map from the city (below) shows a car parked there, but what you cannot see is the three existing walls. Not sure you can prove that ORIGINALLY there "wasn't" a carriage house or a garage and a half built before 1940. We did some research before our plan to restore and found that some houses built around the same time as ours (when there were only just a few houses in this neighborhood in 1911) had a horse post out front ...so because there were horses in use on this very street (Pickwick), it made us think there was also a garage with potential usable living space (called a carriage house). With that in mind, and regardless of whether or not it was or wasn't a carriage house before the roof was torn off...we did turn the existing "roofless"garage into a usable space....something often referred to as "ADAPTIVE REUSE" (the process of reusing an existing building for a purpose other than which it might have originally been designed for. It is a strategy for optimizing the operational and commercial performance of built assets).

For the record, I ,too, looked at those historical maps and couldn't see a single speck of detail until 2001, which actually happens to be the map you sent below, not from 1991.

So that said, I hope you would consider letting us go forward with the move to start the process to hopefully prove that there was "originally "a garage with potential usable living space.

Thanks again, Michael

On Jun 12, 2019, at 4:49 PM, Sparlin, Michael <m_sparlin@springfieldmo.gov> wrote:

Amy,

In doing some research, I found older aerials (from 1991) that indicate that a garage/accessory structure was not located on the property.

Section 36-464 (3)(a) states:

An accessory apartment may be created only in a single-family dwelling or in an existing carriage house if the carriage house was constructed prior to January 1, 1940. **and** the lot on which the carriage house is located is designated a historic site, landmark, or district.

You would need to prove that the structure was built before that date, otherwise going through the historic site nomination will not alone make it eligible for a short-term rental. We would need to do an on site inspection of the structure to determine a build date, because we have evidence that suggests the current structure wasn't built before 1940. See photo below from 1991.

Please let me know if you would like to continue with the historic site nomination. Just keep in mind, it may not help your eventual goal with the Short-term rental.

<image002.jpg>

Michael Sparlin, Senior City Planner
City of Springfield, Missouri
Planning & Development Department
[Development Review Office](#)
417.864.1091

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: July 18, 2019

TO: Landmarks Board

FROM: Michael Sparlin
Senior Planner

SUBJECT: Demolition review of City-owned property – 1824 West College Street

The City is proposing to demolish the structures located at 1824 West College Street. Pursuant to Section 36-353 (4)(q), the Landmarks Board is to evaluate, comment, and make recommendations concerning the proposed demolition of the structures prior to issuance of the permit. The Landmarks Board review is advisory in nature.

BACKGROUND:

The property is not listed on the Springfield Historic Register. The City acquired the property in July 2019 with the purpose of constructing a new fire station to improve fire safety and response times in the “West-Central” area of the City. The property acquisition was reviewed by the Planning and Zoning Commission in December 6, 2019, receiving unanimous approval. An Ordinance authorizing the City to purchase the land was approved by City Council on June 3, 2019.



Image from Google Maps, June 2018



