

City of Springfield

Agenda

Landmarks Board



John Hawkins (Chair) Walnut Street Representative	David Hammons Historian Representative	Bryan Lenox Real Estate Representative
Wanda Quintana Mid-Town Representative	Nicole Falconer Architect Representative	Jason Nunn At-Large Representative
Seva Nix Commerical Street Representative	Genevieve Henry (Vice Chair) At-Large Representative	Lisa Napoli Meagher At-Large Representative

June 10, 2026

5:30 PM

**Busch Building 2nd Floor West
Conference Room
840 Boonville Avenue**

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. May 6, 2026
- 3. Unfinished Business**
 - 3.1. Potential Historic Nomination
3535 South Lone Pine Avenue
- 4. New Business**
 - 4.1. Letter of Support
West Central Architectural Survey Grant
- 5. Communications**
 - 5.1. Historic Preservation Plans & Policies
 - 5.1.1 Goals and Priorities
 - 5.2 West College Street Corridor Historical Survey
- 6. Reports**
- 7. Adjourn**

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.

MINUTES OF THE LANDMARKS BOARD

DATE: May 6, 2026

TIME: 5:30pm

The meeting and public hearing of the Landmarks Board was held on the above date and time in person in the Busch Building, 2 West Conference Room.

ROLL CALL:

Landmarks Board members: John Hawkins-Chair, Genevieve Henry-Vice Chair, Nicole Falconer, Bryan Lenox, and Seva Nix. Absent: Wanda Quintana and Lisa Napoli Meagher. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: April 8, 2026 were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **812 East Walnut Street** – Abigail Knopf, 419 W. High Street, Eldon, MO (via Zoom). Submitted an updated rendering and physical sample were presented for a new gutter system. The proposed system includes additional depth and height to conceal the lower edge of the tile roofing assembly, providing a cleaner visual. The porch gutter would be new, while the upper roof gutter would be repaired/replaced in kind. Close review of archival photos revealed the original porch gutter wasn't completely flat. Ms. Knopf stated that the owner, a roofing professional, aimed for a cleaner, more robust detail than the existing deteriorated condition.

The Board appreciated the applicant's diligence. There were a few questions about the exact projection compared to original conditions and members noted the original gutter appeared atypical and likely drooped. The proposed solution was seen as a much better, economically feasible alternative that retains original aesthetics.

Board Action:

Bryan Lenox motioned to **approve** Certificate of Appropriateness (**812 East Walnut Street**). Genevieve Henry seconded the motion. The motion carried as follows: Ayes: John Hawkins-Chair, Genevieve Henry-Vice Chair, Nicole Falconer, Bryan Lenox, and Seva Nix. Nays: None. Abstain: None. Absent: Wanda Quintana and Lisa Napoli Meagher.

NEW BUSINESS.

Certificate of Appropriateness: **1336 East Walnut Street** – Jeff Maez, 3608 W El Castile Street and went over what is being requested.

He stated the historic home currently has improperly installed vinyl siding over deteriorating wood, causing significant rot especially around windows. They are planning on removing existing vinyl and rotted wood and replacing it with smooth Hardie (fiber cement) or LP (composite wood) lap siding. The color would revert from blue to white. The smooth texture was suggested by staff as more historically appropriate than a wood-embossed product. They also discussed replacing all existing windows (approximately 40, including 8 on the front facade) with new fiberglass or vinyl units. The new windows would match the existing casements and grid patterns. The Board had questioned the placement of wood windows for the front facade, but the applicant stated that repairing the current windows with wood would be impractical and costly (estimated \$100,000 for wood replacements).

Board members agreed that smooth Hardie or LP siding would be acceptable as a replacement for the deteriorated wood and the primary discussion centered on the Walnut Street Design Guidelines, which prioritize in-kind (wood for wood) replacement. Board members acknowledged the substantial cost of wood windows and the severe deterioration of the existing ones. While some preferred wood on the street-facing facade, concerns about budget, thermal balancing, and the house's setback from the street led to a pragmatic view. The Board recognized the need for functional, long-lasting solutions.

Board Action:

Genevieve Henry motioned to **approve** Certificate of Appropriateness (**1336 East Walnut Street**). Seva Nix seconded the motion. The motion carried as follows: Ayes: John Hawkins-Chair, Genevieve Henry-Vice Chair, Nicole Falconer, Bryan Lenox, and Seva Nix. Nays: None. Abstain: None. Absent: Wanda Quintana and Lisa Napoli Meagher.

Certificate of Appropriateness: **404 West Commercial Street** – Ben Stringer 1515 East Walnut Street (owner) and Layne Hunton, 2405 South Sheridan Boulevard (representative) and both gave an overview of the proposal. They also expressed deep commitment to revitalizing the building and highlighted significant efforts to preserve and restore historic elements while making the building usable and accessible for modern commercial/retail tenants.

Floors/Brick Work: Maintained second-floor wood floors, exposed original interior brick walls revealing a preserved Coca-Cola mural and other paintings (which influenced internal layout decisions), undertook a \$50,000 restoration of a severely deteriorated brick back wall, and preserved/electrified an original hand-operated freight elevator for accessibility. The owner will be moving his law office upstairs to dedicate the prime first-floor space to retail or commercial tenants, aiming for diverse use and better street engagement.

Rear Façade: Discussed the rear façade and is requesting the collapsed metal deck be replaced with a new, pressure-treated wood deck. Frame in new glass into existing blocked-up window openings, which were filled with CMU by 1979 (the year from which the earliest photos are available). Structural brick repair was noted as an administrative item.

Front Facade: They will be removing the existing "wavy corrugated metal" facade (installed prior to 1979 and not original to the 1890s/1905 building) and paint from the brick facade. Install a new storefront system with an "aged appearance" (not strictly wood) and add a second street-facing door to achieve ADA accessibility, as the current entrance is non-compliant.

Second-Floor Windows: Replace existing, non-original windows (aluminum/vinyl) with new, non-operable framed-in glass windows.

The Board highly commended the applicants for their extensive preservation work, particularly saving the Coca-Cola mural on an interior wall, and their proactive approach to revitalization and accessibility. They considered the rear façade approval to be a "no-brainer" and discussed the existing pre-1979 corrugated metal (front façade) deemed non-historic and aesthetically unappealing. The proposed new storefront and removal of paint from brick were seen as significant improvements. The addition of an ADA-compliant door was acknowledged as crucial for modern use. Some Board members expressed a personal preference for more original-style (wood) windows on the second floor but recognized that the existing windows were not original and the overall project greatly improved the building's integrity and usability and noted the difficulty of finding earlier photos.

Board Action:

Bryan Lenox motioned to **approve** Certificate of Appropriateness (**404 West Commercial Street**). Seva Nix seconded the motion. The motion carried as follows: Ayes: John Hawkins-Chair, Nicole Falconer, Bryan Lenox, and Seva Nix. Nays: Genevieve Henry-Vice Chair. Abstain: None. Absent: Wanda Quintana and Lisa Napoli Meagher.

Potential Historic Nomination (**3535 South Lone Pine Avenue**) – Staff gave background information and stated that the Galloway Village Neighborhood Association requested the City to consider nominating this property for historic designation, citing its character, heritage, architectural distinctiveness, and existing integrity. This property had been nominated in 2019, but City Council voted against designation due to opposition from the property owner.

Board members questioned if the property still retained its original massing and integrity (core structural details) due to significant additions and noted its severe deterioration, suggesting a case of "demolition by neglect." The property has been for sale for extended periods without a buyer willing to preserve it. A major concern was the lack of input from the current property owner, who is the same owner as in 2019. Board members felt it was crucial to respect property owner rights while also considering community interest in preservation. It was noted that a nomination could slow, but not prevent, demolition.

Board members discussed procedural options and asked for a motion to vote to nominate the property for designation. Some members noted, if nominated, the owner would have opportunity to speak at the next stage of the process (Landmarks Board's recommendation to designate).

Board Action: (did not go forward/lack of second motion)

Genevieve Henry motioned to **nominate** 3535 South Lone Pine Avenue for designation. No second. Motion fails

The Board decided to postpone any action on the nomination until the next meeting (June 10, 2026). Staff were directed to reach out to the property owner to solicit their input (either written, verbally, or in-person) on the potential nomination.

COMMUNICATIONS:

Preservation of Murals and other Artwork.

Staff confirmed that the definitions for "buildings or structures" in the city code remain unchanged, rendering further discussion on murals unnecessary for now. This item will be removed from the agenda.

Historic Preservation Plans & Policies.

A press release is forthcoming regarding the architectural survey for College Street and a consultant from Southfield, Michigan, has been hired and will be in town the week of June 22, 2026.

Goals and Priorities.

An update from the City Manager's Office is still pending and agenda item will be carried over to next month's agenda.

Community Outreach.

A potential increase in Facebook followers was noted.

REPORTS:

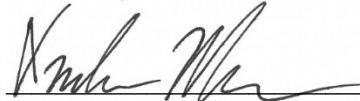
Administrative Certificate of Appropriateness – 101 East Commercial Street

Andrew Menke noted the approval of the like-for-like replacement of an overhead door, which had been damaged by a vehicle.

Any other matters that fall under the jurisdiction of the Board: None

ADJOURNMENT:

There being no further business, the meeting was adjourned.



Andrew Menke, Senior Planner

June 4, 2026

To Whom It May Concern:

On behalf of the Springfield Landmarks Board, we are pleased to offer our support for the proposed historic resources inventory and survey project.

Historic resource surveys are essential tools for identifying, documenting, and evaluating properties that may be eligible for listing in the National Register of Historic Places. Much of Springfield's historic building stock has not been systematically surveyed in recent decades, leaving many potentially significant resources undocumented and limiting opportunities for recognition, preservation planning, and access to preservation incentives.

The information gathered through this project will provide a stronger foundation for future National Register nominations, local preservation efforts, planning initiatives, and public education. It will also help ensure that important historic resources are identified and evaluated before they are altered or lost.

The Springfield Landmarks Board recognizes the importance of maintaining an accurate and current understanding of our community's historic resources and believes this project will provide lasting benefits for property owners, preservation organizations, local government, and the public.

We appreciate your consideration and strongly support this proposal.

Sincerely

John Hawkins, Chair
Landmarks Board

You're invited!

West College Street Corridor (Route 66) Historical Survey

Public Meeting

Tues., June 23

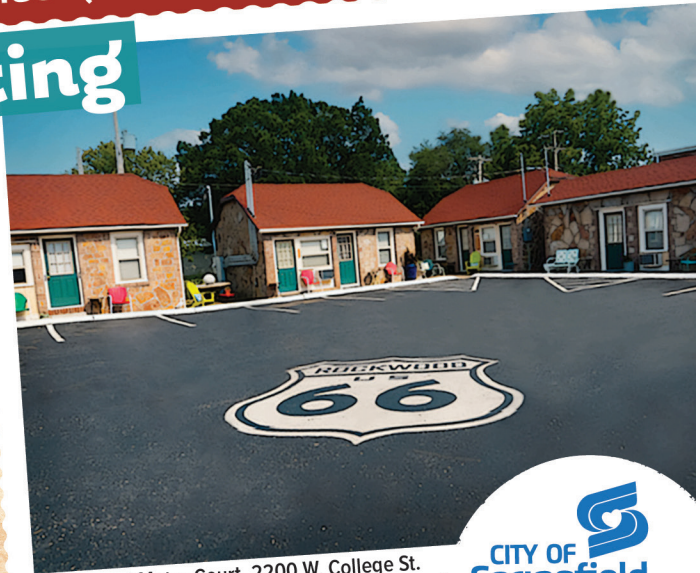
6:30 p.m.

Resurrection Church

545 S. Broadway Ave.

The City of Springfield will conduct an intensive-level historic resource survey of the West College Street Corridor (Route 66) from Grant Avenue to Scenic Avenue/ Chestnut Expressway starting June 22.

Please join us to learn details about the survey process and share your photos and memories of College Street!



Rockwood Motor Court, 2200 W. College St.





840 N. Boonville Ave.
Springfield, MO 65802

West College Street Corridor
(Route 66) Historical Survey
Public Meeting

**TUESDAY,
JUNE 23**

6:30 p.m.

**Resurrection Church
545 S. Broadway Ave.**

Questions? Contact Senior Planner
Andrew Menke at 417-864-1613
or amenke@springfieldmo.gov