



City of Springfield

Agenda

Landmarks Board

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

August 12, 2026

5:30 PM

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

1. Roll Call

2. Approval of Minutes

2.1. July 15, 2026 and July 30, 2026

3. Unfinished Business

3.1. Potential Historic Nomination
3535 South Lone Pine Avenue

4. New Business

4.1. Certificate of Economic Hardship
323 South National Avenue (Applicant: Kirk Heyle Trust)

5. Communications

5.1. Proactive Preservation Steps

5.2. Historic Preservation Plans & Policies
5.2.1 Goals and Priorities

5.3. Community Outreach

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: July 15, 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: Genevieve Henry-Vice Chair, Lisa Napoli Meagher, David Hammons, Seva Nix, Nicole Falconer, and Jason Nunn. Absent: John Hawkins-Chair and Bryan Lenox. Staff members: Andrew Menke, Senior Planner and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: June 10, 2026 were approved.

UNFINISHED BUSINESS:

NEW BUSINESS.

Certificate of Appropriateness: **217 West Commercial Street** – Dain Wood, 217 W. Commercial, representing Throughline Architecture, stated that this project is primarily repair and maintenance for the existing building. Key proposed changes include replacement of existing vinyl windows with wood windows encased in aluminum, chosen to align with the building's historic character, the removal and replacement of the current awning with a new one of identical dimensions but a slightly different color, replacement of the wood board above the awning with a painted PVC board, and general cleaning, tuckpointing of brick and stone, and other routine upkeep.

Board members expressed positive feedback on the window upgrade and clarified construction details. The project's timeframe was estimated at a few months, with window orders requiring several weeks.

Board Action:

Lisa Napoli Meagher motioned to **approve** Certificate of Appropriateness (**217 West Commercial Street**). Nicole Falconer seconded the motion. The motion carried as follows: Ayes: Genevieve Henry-Vice Chair, Nicole Falconer, Lisa Napoli Meagher, Seva Nix, Jason Nunn and David Hammons. Nays: None. Abstain: None. Absent: John Hawkins-Chair and Bryon Lenox.

COMMUNICATIONS:

Social Media Sub-Committee Minutes March 30, 2026

Board reviewed the approved minutes from March 30, 2026 and discussed adding new members, noting flexible meeting arrangements (Zoom and noon meetings, etc.). David Hammons expressed interest in being part of the Sub-Committee.

Historic Preservation Plans & Policies - Goals and Priorities

No update on the goals and priorities, but Kyle or Justin will get in touch with City management.

209 historic property notification letters sent to owners of 242 historically designated properties. These letters served as a reminder of their property's historic status and included an informational brochure. The letters were improved by specifying the address(es) of the subject property and the mailers received a good return rate (only 7 undeliverable).

The introductory presentation for the Route 66 survey is available online. Staff will receive 10 sample inventory forms for review on July 24, 2026 and share with Board members at that time.

An online webinar on cemetery conservation is scheduled for August 25, 2026 at 1:00pm. The City will cover the registration fee for any interested Board members.

A new initiative will involve hiring a consultant to develop updated plans for all 20+ registered neighborhoods. The Landmarks Board members will be included on the mailing list for these meetings, encouraging their participation to provide input on preservation aspects.

REPORTS:

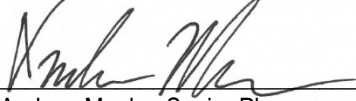
An administrative Certificate of Appropriateness was issued and completed for the removal of a non-original fire escape from a church located at Jefferson and Walnut (413 East Walnut Street), including the necessary facade restoration.

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

Upcoming Event: A church tour at Benton Avenue AME is scheduled for July 29, 2026 (2nd meeting) at 5:00pm.

ADJOURNMENT:

There being no further business, the meeting was adjourned.

A handwritten signature in dark ink, appearing to read 'Andrew Menke', is written over a horizontal line.

Andrew Menke, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: July 29, 2026

TIME: 5:00pm

The meeting and public hearing of the Landmarks Board was held on the above date and time in person at the Benton Avenue AME Church located at 830 North Benton Avenue

ROLL CALL:

Landmarks Board members: Genevieve Henry-Vice Chair, Lisa Napoli Meagher, David Hammons, Seva Nix, Nicole Falconer, and Jason Nunn. Absent: John Hawkins-Chair and Bryan Lenox. Staff members: Andrew Menke and Daniel Neal, Senior Planners and Bob Hosmer, Planning Manager.

APPROVAL OF MINUTES: None

UNFINISHED BUSINESS: None

NEW BUSINESS.

Landmarks Board members met at the renovated Benton Avenue AME Church for a tour of the facility.

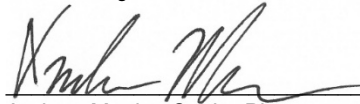
COMMUNICATIONS: None

REPORTS: None

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

ADJOURNMENT:

There being no further business, the tour/meeting was adjourned.



Andrew Menke, Senior Planner



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:



AUGUST 12, 2026

CASE: Certificate of Economic Hardship

DESIGNATION: Walnut Street Urban
Conservation District - West

LOCATION: 323 South National Avenue

APPLICANT: Kirk A. Heyle Trust

STAFF: Andrew Menke, 417-864-1613

SUMMARY OF REQUEST:

1. A determination of whether the property or structure has degenerated beyond feasible limits for rehabilitation or rehabilitation is impracticable and there is an economic hardship. Findings in the affirmative will allow for the demolition of the historic structure.

STAFF RECOMMENDATION:

Staff does not make recommendations on Certificate of Economic Hardship applications.

STAFF COMMENTS:

1. The structure at 323 South National Avenue is a contributing structure in the District.
2. The property is located in Subarea B of the Walnut Street Urban Conservation District- West. The Urban Conservation District language states:

"Demolition of a Contributing Building in the Walnut Street Urban Conservation District - West constitutes an irreplaceable loss to the quality and character of the district and the City of Springfield."
3. This Urban Conservation District (UCD) requires "No permit...be issued for demolition of a Contributing Building unless a Certificate of Economic Hardship has been issued by the Board verifying that the structure has degenerated beyond feasible limits for rehabilitation, or that rehabilitation is impracticable and there is an economic hardship."



LANDMARKS BOARD STAFF REPORT

4. The *Secretary of the Interior's Standards for Rehabilitation* recommend that the historic character of a property be retained and preserved, and removal of historic materials be avoided.
5. Demolition of the structure will further erode the continuity of the historic district on the west side of National Avenue.
6. In the attached application, the property owner has stated the structure is in a state of Total Degeneration and provides explanation of why he would classify it as this. The property owner also provided supplemental information and documentation, which have been attached to this report, to inform the Board's decision.
7. The property owner is proposing to demolish the structure and leave the property as greenspace.
8. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Land Development Code and Building Code shall apply.

APPLICANT'S DESCRIPTION OF PROPOSAL:

The applicant is seeking a Certificate of Economic Hardship to allow for the demolition of the historic structure. See the applicant's full description in the attached application.

RESPONSES TO REVIEW CRITERIA:

All information located in the Applicant Response column was provided by the applicant. No information was provided for fields that are left blank.

Criteria	Applicant Response:
Cost Estimate of:	
a. What you propose: \$	Not feasible at up to \$184,000.00
b. What would be necessary for a "Certificate of Appropriateness": \$	N/A
A report from a licensed engineer or architect with experience in recognized historic property rehabilitation on the structural soundness of any structures on the property and their suitability for rehabilitation.	
A report from a state-certified real estate appraiser as to the property's estimated market value:	
a. In its current condition;	I have contacted several appraisers, state certified, MAI and they do not want to attempt this. Too much liability! (The appraisers were Steve Jackson, state certified, MAI & Ron Phillips, state certified, MAI)
b. After completing the construction, alteration, demolition, or removal you propose;	
c. After any changes the Landmarks Board recommends; and,	
d. In the case of a proposed demolition, after renovating the existing property for continued use.	
In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser or other real estate professional, experienced in recognized historic	



LANDMARKS BOARD STAFF REPORT

property rehabilitation, on the economic feasibility of rehabilitation or reuse of the existing structure on the property.	
If the property is income-producing, for the previous 2 years:	
a. The annual gross income from the property;	Was \$12,000.00 annually; We could not collect all of this.
b. Itemized operation and maintenance expenses; and,	\$2,800.00 plus maintenance
c. Depreciation deduction and annual cash flow before and after debt service; if any.	Negative
All property appraisals within the previous 2 years.	None
Any listing of the property for sale or rent, price asked and offers received, if any, within the previous 2 years.	None
Assessed value of the property according to the 2 most recent assessments.	\$16,130 / Appraised value \$84,900.00
Real estate taxes for the previous 2 years.	\$803.60
Form of ownership or operation of the property:	
a. Sole proprietorship;	
b. For profit corporation;	
c. Not-for-profit corporation;	
d. Limited partnership;	
e. Joint venture; or,	
f. Other: (please specify)	Trust
Information from most recent sale of the property:	
a. Amount paid for the property:	Part of a tax-free exchange purchase with 309 S. National
b. Purchase date:	May 1, 1992
c. Seller's Name: (describe the relationship, if any, between you and the seller and your financing terms)	William K. Rosen (No relationship)
Annual debt service, if any, for the previous 2 years.	- 0 -



LANDMARKS BOARD STAFF REPORT

REVIEW PROCEDURES:

In reviewing the application, the Landmarks Board:

1. Shall issue a certificate of economic hardship if it determines the property or structure has degenerated beyond feasible limits for rehabilitation or rehabilitation is impracticable and there is an economic hardship.
2. May solicit expert testimony or require that the applicant submit information concerning the review criteria.
3. Approve the application with conditions or modifications that make it more consistent with the standards and review criteria. Any modification to plans prepared by a licensed professional shall require review and consent by the licensed professional.
4. May continue the application to allow further analysis. The continuation period shall not be more than 60 days from the initial meeting without the consent of the applicant.
5. May deny the application, if it determines the property or structure has not degenerated beyond feasible limits for rehabilitation or rehabilitation is not impracticable and there is not an economic hardship.

DESIGN GUIDELINES AND STANDARDS

WALNUT STREET DESIGN GUIDELINES:

There are no specific guidelines regarding demolition, however, there is guidance that the applicant should avoid demolishing historic outbuildings or garages.

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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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



LANDMARKS BOARD STAFF REPORT

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.

ARCHITECTURAL SIGNIFICANCE:

See attached historic narrative which contains a description of architecture significance.



Application for Certificate of Economic Hardship

E-PLANS INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

1. Pre-apply online at: <https://www.springfieldmo.gov/payments/PLNPermitInfo.aspx?ptype=8005>
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.

Check only one of the boxes below (Total Degeneration or Partial Degeneration). For the box you check, fill in the lines after either "a." or "b." according to the statement you wish to make. Providing photographs is helpful.

TOTAL DEGENERATION	
☒ a.	The structure has degenerated beyond feasible limits for rehabilitation because: The extraordinary and extreme costs are impractical. We cannot invest further in this decayed and damaged property. It has degenerated beyond any feasible cost limits for rehabilitation. My Trust no longer has any fire insurance or Liability coverage. It was withdrawn and I am in a very libel-type position; with coverage for me or my Trust. This condemned property is un-insurable. It therefore needs to be demolished.
or	
☐ b.	The structure's rehabilitation is impracticable because:
and	
☒ c.	I (we) have an economic hardship.

	PARTIAL DEGENERATION
a.	The structure's ... (specify parts, e.g., windows below) have degenerated beyond feasible limits for rehabilitation because: The 323 S. National property has been so damaged by our tenants, the squatter, & the march fire, that it is condemned; not habitable by anyone. The damages are well beyond any feasible to correct; running well over \$150,000.00.
or	
b.	For the structure's ... (specify parts, e.g., windows below), rehabilitation is impracticable because:
and	
c.	I(we) have an economic hardship.

THEREFORE, applicant requests that the Certificate of Economic Hardship 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.

Property address: 323 S. National Ave. Springfield, Mo.

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION:

Name of current property owner: Kirk A. Heyle Trust

If corporation: Corporate Official:

Mailing Address: 309 S. National Ave Springfield, Mo. Zip Code: 65802

Telephone: 417 869-5481 w/ 417 353-1024 cell Email: Kirk@heylecrealtors.com

Signature(s):

Date:

Kirk A. Heyle

7/21/26

Please type or print name(s) clearly:

Kirk A. Heyle

	Describe any profitable, adaptive uses you have considered for the property:
	Describe any replacement/construction plans you have for the property: (include among other things, drawings or sketches with sufficient detail to show the exterior appearance and architectural design of the proposed building or use but are not required to contain completed construction documents) NONE. We hope to maintain this lot as further green area for our office location here at 309 S. National, adjoining the 323 S. National location. The rooms are small and the foundation is no longer safe. It does not make any economic sense to re-build and have a below market property
	Financial proof of your ability to complete the replacement project:
	a. Performance bond; N/A
	b. Letter of credit; N/A
	c. Trust of completion of improvements; or, N/A
	d. Letter of commitment from a financial institution. N/A
	Any other information considered necessary by the Landmarks Board to determine whether the property may yield a reasonable return to the owners: This property will not yield a reasonable return with so much extreme re-modeling - re-building. We have vacancies for over 1 year across the street at 308 & 314 S. National where spent over \$50,000.00 each to remodel, only. They have been "for rent" for over a year. We have dropped the rent several times. The many new apartments & townhomes located just west of our properties are more interesting to MSU students than our properties. For past years our student renters are very hard on our properties and usually cause numerous damages to them. They are not ideal tenants! They want new apartments; over remodelled older houses.

Review Criteria

Submit the items that apply to your case with the checklist. These items may be attached to the checklist or uploaded as separate documents. For your convenience, the checklist has boxes that you can check as you gather each item. If an item does not apply to your case, leave check box blank.

	Cost Estimate of:	
	a. What you propose: \$	NOT Feasible @ up to \$184,800.00
	b. What would be necessary for a "Certificate of Appropriateness": \$	N/A
	A report from a licensed engineer or architect with experience in recognized historic property rehabilitation on the structural soundness of any structures on the property and their suitability for rehabilitation.	
	A report from a state-certified real estate appraiser as to the property's estimated market value:	
	☒ In its current condition;	I have contacted several appraisers
	☒ After completing the construction, alteration, demolition, or removal you propose;	state certified, MAI
	c. After any changes the Landmarks Board recommends; and,	and they would not want to attempt this. Too much liability!
	☒ In the case of a proposed demolition, after renovating the existing property for continued use.	
	In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser or other real estate professional, experienced in recognized historic property rehabilitation, on the economic feasibility of rehabilitation or reuse of the existing structure on the property.	
	If the property ^{was} income-producing, for the previous 2 years:	
	a. The annual gross income from the property;	was \$12,000.00 annually. We could not collect all of this
	b. Itemized operation and maintenance expenses; and,	\$2,800.00 plus maintenance
	c. Depreciation deduction and annual cash flow before and after debt service; if any.	negative
	All property appraisals within the previous 2 years. None	
	Any listing of the property for sale or rent, price asked and offers received, if any, within the previous 2 years. None	
	Assessed value of the property according to the 2 most recent assessments. \$16,130 / appraised value \$84,900.00	
	Real estate taxes for the previous 2 years. \$803.60	
	Form of ownership or operation of the property:	
	a. Sole proprietorship;	
	b. For profit corporation;	
	c. Not-for-profit corporation;	
	d. Limited partnership;	
	e. Joint venture; or,	
	☒ Other: (please specify) Trust	
	Information from most recent sale of the property:	
	a. Amount paid for the property:	part of a tax-free exchange purchase with 309 S. Walnut
	b. Purchase date: May 1, 1992 ; and,	
	c. Seller's Name: (describe the relationship, if any, between you and the seller and your financing terms) William K. Rosen (No relationship)	
	Annual debt service, if any, for the previous 2 years. -0-	

Estimate Restoration Expense

Interior clean out and trash hauling.....	\$3,500.00
New HVAC.....	\$12,000.00
New Plumbing H/W heater & 2 baths.....	\$18,000.00
New roof.....	\$15,000.00
Demolition of interior walls.....	\$12,500.00
New electric service & wiring.....	\$15,000.00
New Kitchen & Bath cabinets.....	\$10,000.00
Foundation repairs.....	\$14,000.00
New sheetrock walls and ceilings.....	\$13,000.00
New windows.....	\$17,000.00
New floor coverings.....	\$18,000.00
Sewer replacement.....	\$13,500.00
Exterior painting and siding repairs.....	\$17,000.00
Unknown repairs.....	\$5,000.00

Total \$184,000.00

EXHIBIT C: WHY PROCEED WITH PROPOSED DEMOLITION APPROVAL

Demolition is our only economical and feasible alternative for 323 S National Ave. The squatters were metal scrappers. They had bicycles, motor bikes, scooters, and motorcycle parts spread all over our back yard. They were not our tenants. They were allowed to move into our property by one tenant, without our permission and contrary to our lease. After the Fire incident, where wiring was damaged in the basement. The Fire Marshall and the City Inspector immediately shut off all utilities and therefore the real tenants moved out of the structure. The squatters that were trashing our yard and house refused to move, even though there were no utilities, including no water, gas, electricity. The SPD police were called on two different occasions to help us have them removed but they deemed them occupants and advised us that they could not force them out as trespassers. They said we would have to go through the Greene County Courts system to have them removed.

The squatters had scrap metal all over our yard and in our house. Evidently, they left us with no furnace or hot water heater; that are gone since they occupied this property as we filed our lawsuit to have them removed as trespassers. There are now no heat or hot water appliances. The squatters stole all the copper wire in our electric circuit box and in many areas from holes in the wall where they could take copper wiring. The plumbing has no hot water heater and apparently toilets and drains are clogged with human feces and paper. There were some animals in the structure and there is both human and animal feces everywhere.

When our contractor walked through the property there were seen fleas, possibly lice, mice, rats, and bed bugs on the mattresses. He will not go back into the structure again. Windows and storm windows are broken out and removed in places for the metal as the structure was drastically vandalized. The main squatter came over to 309 S National, my office, next door to the 323 structures, demanding a \$1,000.00 extortion to move out or he would have every homeless person in the area damage, vandalize, and destroy our house. They did just that to our house. The squatters were very belligerent and none of our workmen or contractors could approach the property without threats. The property was deemed uninhabitable by the various City inspectors for health, safety and structural issues. No one will give us a firm bid to fix and replace all the damage; but dollar figures way over \$100,000.00, to unlimited have been discussed.

Since we own the wonderful 309 S National English Tudor style structure as our Heyle Realtors & Counseling Services, LLC office, adjoining 323, we plan to have the structure removed and to retain the lot for green area and to accompany our structure next door. We

do not plan to re-build or to build anything new on this lot after demolition. The house was never deemed historically significant while I was serving on the Landmarks Board, some years ago. I have a definite appreciation for historical structures, but this property has been ruined by illegal squatters while we were proceeding through the Court system to have them removed.

We therefor respectfully request our demolition permit be accepted without the 2 months wait period, since the properties in this 300 block of south National Ave are now only remotely governed by this Board. Any chance to repair and rebuild this property is not economically feasible and for the enhancement of the neighborhood should be removed and then be an asset to our adjoining property. We also own 307, 308, 309, 316, and 320 s national in our neighborhood.

Respectfully submitted,

Kirk A Heyle, Trustee

Kirk A Heyle Trust, property owner

323 S National- Proposed Demolition

1 message

(417) 864-1613 Andrew

Menke, Andrew <amenke@springfieldmo.gov>

Thu, May 28, 2026 at 12:05 PM

To: kirk heyle <KIRK@heylerealtors.com>

Cc: "Werland, Amy" <awerland@springfieldmo.gov>

Kirk,

Following up on our phone call, since 323 S National is located within the Walnut Street Urban Conservation District- West, a Certificate of Appropriateness must be issued by the Landmarks Board before I am able to approve the demolition permit. This property is listed as a contributing structure in both the local and national historic districts.

Attached is the Certificate of Appropriateness application that will need to be filled out and submitted. For a demolition, the following will need to be provided:

- Site Plan
- Elevations (illustrations of each side of the structure)
- Photographs of damage/existing condition
- Detailed Explanation of why demolition is necessary

Below are instructions on how to submit the application online, but if it is too complicated, you may simply email the application to me.

Here is a link to the Processing Schedule. The next application deadline is June 30th for the July 15th meeting, but the sooner you can provide me with a complete application, the better.

Applying for a Certificate of Appropriateness

1. Fill out the first four pages of the application form and prepare other items applicable to this application type (see page 3). This will be uploaded to eCity.
2. Next, either log on to eCity or create an account.
3. Click on **Apply** in the task pane at the top.
4. On the next page, select **Administrative Review Committee (ARC), Board of Adjustment (BOA) and Landmarks Board (LMB)** and click **Landmarks Board**.
5. Fill in the required fields. In the Work Type dropdown select **Certificate of Appropriateness**. In the Role dropdown select **Applicant**. Add any additional contacts you would like included.
6. Click the blue **Add Address** button and provide the requested information. Click **Save & Continue**.
7. Click the blue **Add** button to upload the four pages that were filled out earlier, as well as any additional exhibits, photos, or documents associated with the application.
8. Click **Save & Continue**. After reviewing the provided information click **Submit**.

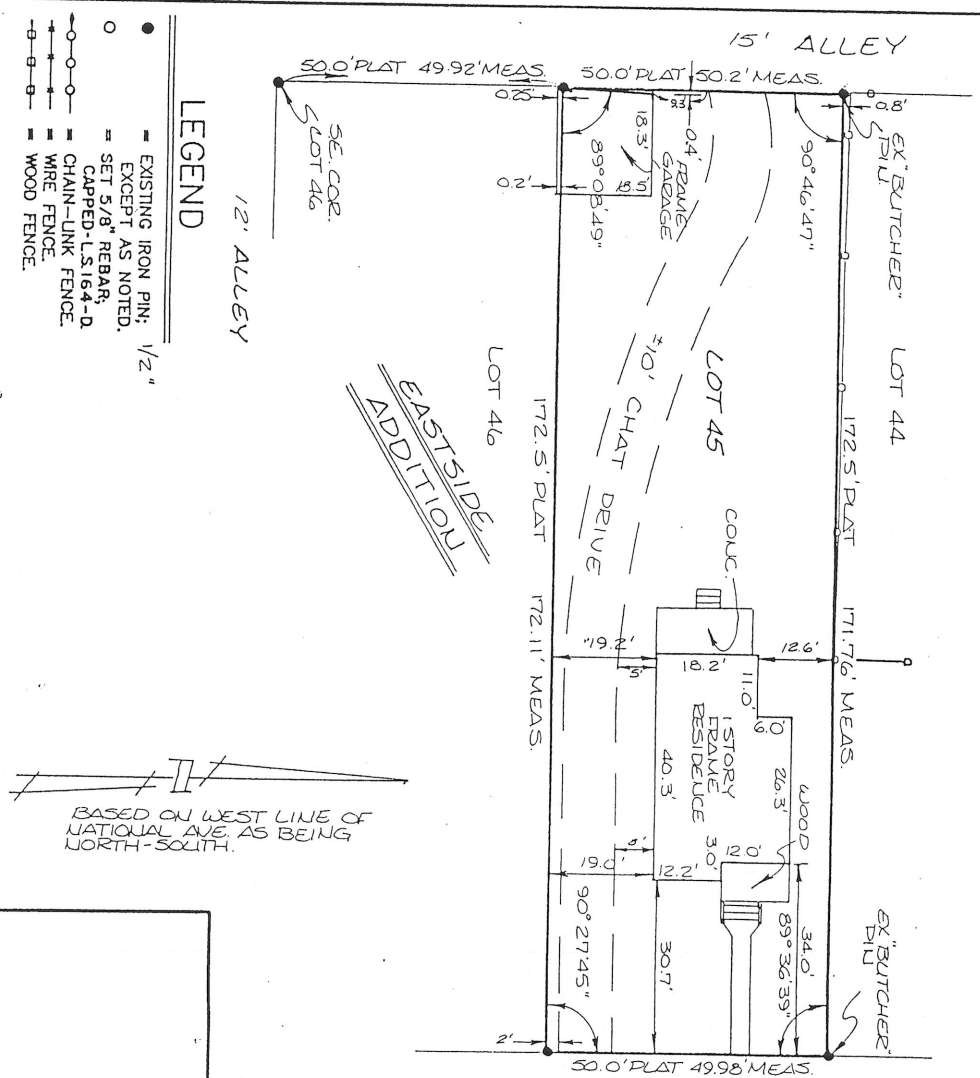
Let me know if you have any questions.

Andrew Menke

Senior Planner

City of Springfield

323 S. National Ave



DATE: JULY 24, 1990		DRAWN BY: JES.	
SCALE: 1" = 20'		CHECKED BY: D.D.A.	
JOB NO. 900439		DRAWING NO. 75-112-1-24	

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A H.U.D. IDENTIFIED FLOOD HAZARD AREA.

PREPARED FOR:
COLDWELL BANKER
BUYER: WILLIAM ROSEN
323 S. NATIONAL AVE.
SPRINGFIELD, MISSOURI

Day & Associates, Inc.
LAND SURVEYORS
324 1/2 E. PERSHING - SPRINGFIELD, MO 65806

DECLARATION BY SURVEYOR

I HEREBY DECLARE TO COLDWELL BANKER THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS AS ESTABLISHED FOR THE STATE OF MISSOURI AS OF THIS DATE AND BASED UPON THE INFORMATION PROVIDED BY: COLDWELL BANKER

PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAK BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.

Dennis D. Amending
Dennis D. Amending
MISSOURI ELS # 2077

DESCRIPTION

LOT 45, EASTSIDE ADDITION, AN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

PARID: 1324115016
HEYLE, KIRK A TR

ROLL: RP_GM
323 S NATIONAL AVE

Property Name	
Property Address	323 S NATIONAL AVE SPRINGFIELD
Subdivision	EAST SIDE ADD
Tax District	105: SPRINGFIELD R12
School District	R12: SPRINGFIELD
Living Unit	
Residential SqFt	1,287
Commercial SqFt	
Class	Residential "
Brief Tax Description	EAST SIDE ADD LOT 45 (Note:Not to be used on legal documents)
Calculated Acres	.1986
	SECTION TOWNSHIP RANGE
	24 29N 22W

Sale Date	01-JAN-1996
Book/Page	2423/0663

Mailing Information

Owner	HEYLE, KIRK A TR
Address	309 S NATIONAL AVE
City, State, Zip	SPRINGFIELD MO 65802-3420
Date last Updated	08-SEP-2025

Market/Assessed Value

Residential Market	84,900
Residential Assessed = Residential Market *19%	16,130
Agriculture Market	0
Agriculture Assessed = Agriculture Market * 12%	0
Commercial Market	0
Commercial Assessed = Commercial Market * 32%	0
TOTAL MARKET	84,900
TOTAL ASSESSED	16,130
Previous Year Market	63,400

TOTALS	
Appraised Land	35,000
Appraised Improvements	49,900
Total Appraised	84,900
Land Assessed	6,650
Improvements Assessed	9,480
Total Assessed	16,130

Sales

Sale Date	Book	Page	Grantor	Grantee
01-JAN-1996	2423	0663	HEYLE, KIRK A TR	HEYLE, KIRK A TR

01-JAN-1996	2423	0663	HEYLE, KIRK A TR	HEYLE, KIRK A TR
01-MAY-1992	2194	1699	HEYLE, KIRK A %HEYLE REALTY	HEYLE, KIRK A %HEYLE REALTY
01-MAY-1992	2194	1699	HEYLE, KIRK A %HEYLE REALTY	HEYLE, KIRK A %HEYLE REALTY
01-AUG-1990	2109	0755	ROSEN, WILLIAM K	ROSEN, WILLIAM K
01-AUG-1990	2109	0755	ROSEN, WILLIAM K	ROSEN, WILLIAM K
01-NOV-1987	1994	0854	TILLMAN, JEFFREY J ETAL	TILLMAN, JEFFREY J ETAL
01-NOV-1987	1994	0854	TILLMAN, JEFFREY J ETAL	TILLMAN, JEFFREY J ETAL

Land

Line Number	Land Class	Land Type	Land Code	Effective Frontage:	Effective Depth:	Acres	Square Feet	Value
1	R	GROSS	1	50	173	.20	8,650.00	\$35,000.00
Total:						.20	8,650.00	\$35,000.00

Main Structure Information

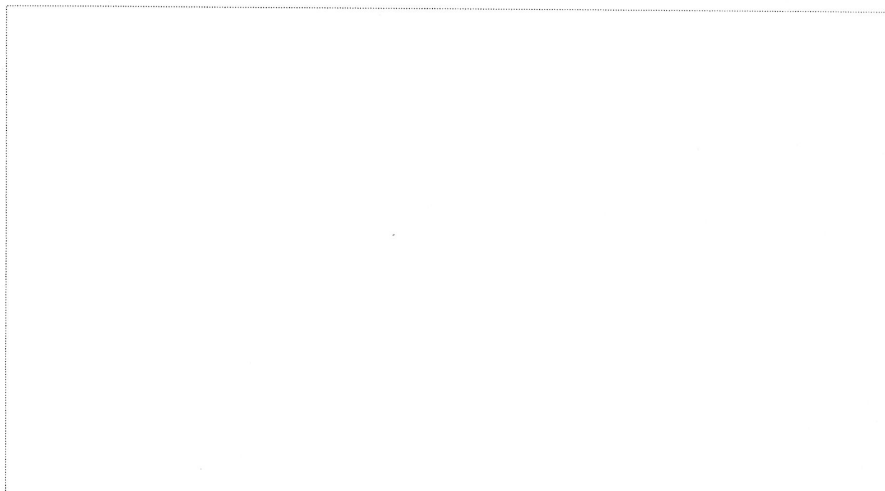
Card	1
Class	R - RESIDENTIAL
Stories	1.5
Exterior Wall	01 - WD/VYL/ALUM FRAME
Style	05 - OLD STYLE TWO STORY
Year Built	1900
Basement	2 - CRAWL
Heat/AC	2 - CENTRAL
Attic	0 - NONE
Bedrooms	4
Total Rooms	6
Full Baths	2
Half Baths	0
Additional Fixtures	0
Total Fixtures	8
Ground Floor Area (GFLA)	858
Total Adjusted Area (SFLA)	1,287
Finished Basement Area (FBLA)	
Dwelling Value	\$49,300.00

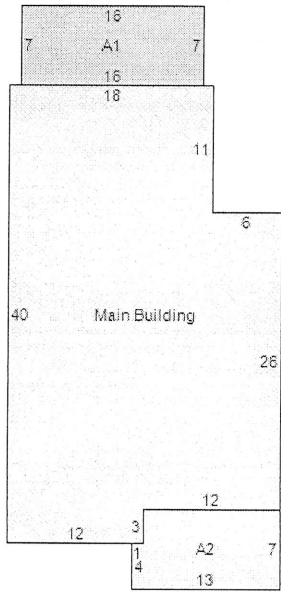
Fireplaces

Card	Wood Burning FP Openings	Wood Burning FP Stacks	Wood Burning FP Extra Stacks	PreFab FP	PreFab Extra Stacks
1					

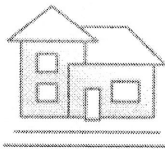
Addition Details

Card	Addition #	Lower	First	Second	Third	Year Built	Ground Floor Area
1	0	-	-	-	-		858
1	1	-	31 - Wood Deck	-	-		112
1	2	-	11 - Open Frame Porch-CC Flr	-	-		88





Item	Area
Main Building	858
DET GARAGE - RC1:FRAME OR CB DETACHED GARAGE	342
A1 - 31:WOOD DECK	112
A2 - 11:OPEN FRAME PORCH-CC FLOOR	88

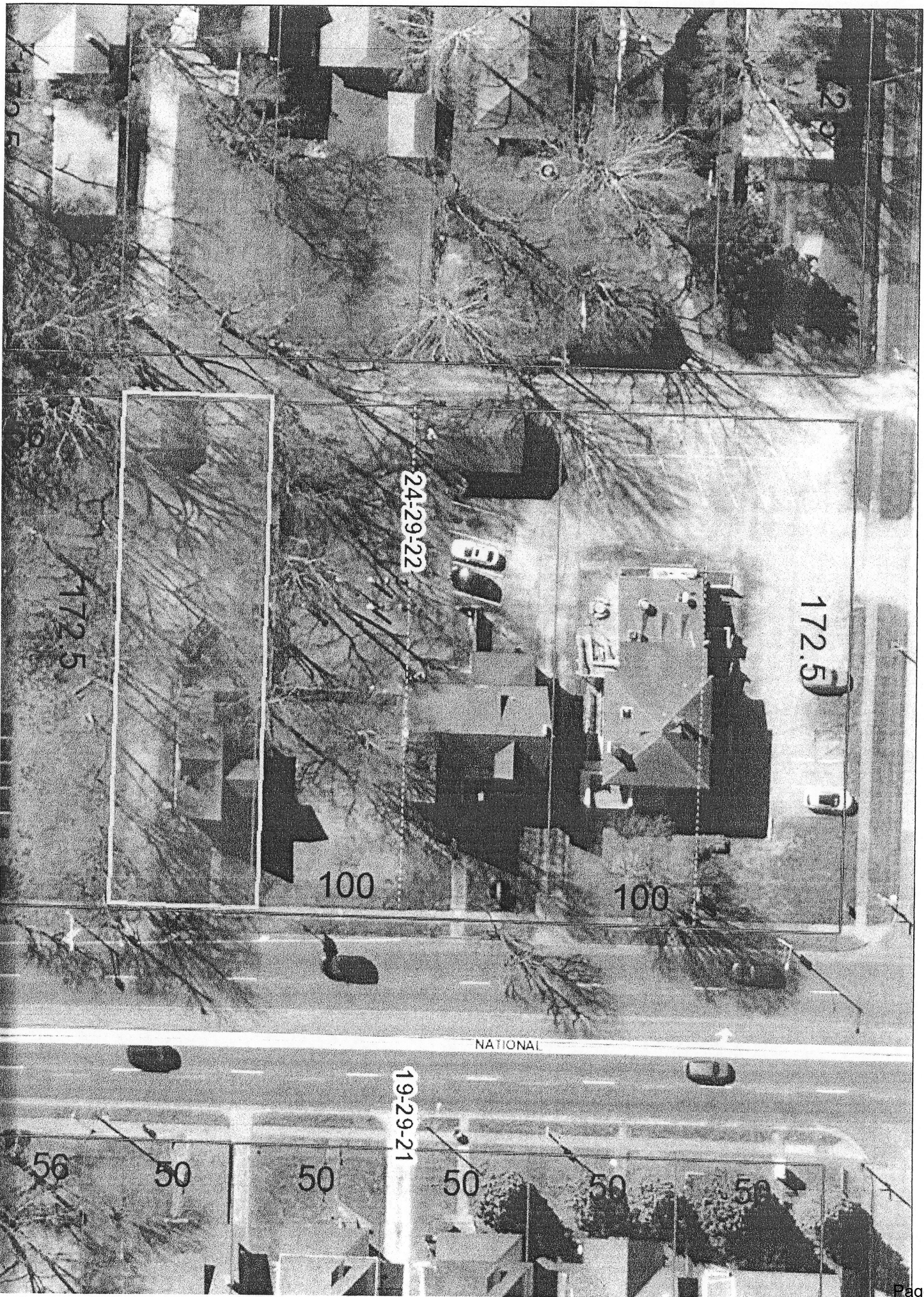


Sorry, no photo available
for this record

323 S National



1324115016 323 S NATIONAL AVE, SPT





Analysis Report
prepared for
Rensch Construction

Report Date: 5/14/2026

Project Name: 323 S. National

SanAir ID#: 26027517



NVLAP LAB CODE 200870-0

10501 Trade Court, North Chesterfield, Virginia 23236
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | LabReports@SanAir.com | SanAir.com



SanAir ID Number

26027517

FINAL REPORT

5/14/2026 2:03:37 PM

Name: Rensch Construction
Address: 18150 W. Countyline Rd.
Billings, MO 65610
Phone: 417-844-3930

Project Number:
P.O. Number:
Project Name: 323 S. National
Collected Date: 5/8/2026
Received Date: 5/11/2026 10:25:00 AM

Dear Sara Parkhurst,

We at SanAir would like to thank you for the work you recently submitted. The 8 sample(s) were received on Monday, May 11, 2026 via FedEx. The final report(s) is enclosed for the following sample(s): 001, 002, 003, 004, 005, 006, 007, 008.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Sobrino".

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 8 samples in Good condition.



SanAir ID Number
26027517
FINAL REPORT
5/14/2026 2:03:37 PM

Name: Rensch Construction
Address: 18150 W. Countyline Rd.
Billings, MO 65610
Phone: 417-844-3930

Project Number:
P.O. Number:
Project Name: 323 S. National
Collected Date: 5/8/2026
Received Date: 5/11/2026 10:25:00 AM

Analyst: Campbell, Grace

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
001 / 26027517-001 East Entryway Linoleum	Brown Non-Fibrous Heterogeneous	25% Cellulose	75% Other	None Detected
002 / 26027517-002 East Entryway Linoleum Adhesive	Tan Non-Fibrous Homogeneous	15% Cellulose	85% Other	None Detected
003 / 26027517-003 Bathroom Linoleum	Tan Non-Fibrous Heterogeneous	20% Cellulose	80% Other	None Detected
004 / 26027517-004 Downstairs Ceiling Tile	White Fibrous Homogeneous	85% Cellulose	15% Other	None Detected
005 / 26027517-005 Southeast Rm Wall Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
006 / 26027517-006 Kitchen Floor Tile	White Non-Fibrous Homogeneous		100% Other	None Detected
007 / 26027517-007 Kitchen Floor Adhesive	Brown Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
008 / 26027517-008 Upstairs Bathroom Floor Tile	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *C. H. Campbell*

Approved Signatory:

Analysis Date: 5/14/2026

Date: 5/14/2026

Disclaimer and Additional Information:
Asbestos Bulk PLM EPA 600/R-93/116

This report is the sole property of the client named on the chain-of-custody (COC) submitted to SanAir Technologies Laboratory, Inc. (SanAir). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced, except in full, without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means.

The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition received at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, P.O. number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start-stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. When the client requires samples to be tested that deviates from a specific method or condition, all reported results may be affected by the deviation. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted.

This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAP, AIHA LAP, LLC or any other U.S. governmental agencies; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agencies. Refer to the SanAir website at www.sanair.com for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory for inquiries regarding the status or scope of an accreditation or certification.

Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations, Certifications, and Licenses

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397
California State Environmental Laboratory Accreditation Program Certificate Number 2915
Colorado Department of Public Health and Environment Registration Number AL-23143
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222
State of Maine Department of Environmental Protection License Number: LB-0075
New York State Department of Health Laboratory ID: 11983
State of Rhode Island Department of Health Certification No.: PLM00126
Texas Department of State Health Services License Number: 300440
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323
State of Washington Department of Ecology Laboratory ID: C989
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616
Vermont Department of Health License Number: Asb-Co-An-000006
Louisiana Department of Environmental Quality AI Number 212253, LELAP Lab ID #05088



Company: Rensch Construction		Project #:		Collect by: Sara Parkhurst	
Address: 18150 W. County line Rd		Project Name: 323 S. National		Phone #: 417-383-9306	
City, St., Zip: Billings MO 65610		Date Collected: 5/8/26		Fax #:	
State of Collection: MO Account#:		P.O. Number:		Email: Geneparker417@gmail.com	

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	☒	ABA	PCM NIOSH 7400	☐	ABSF	PLM EPA 600/R-93/116 (Qual.)	☐
	Positive Stop	☐	ABA-2	OSHA w/ TWA	☐	Vermiculite & Soil		
ABEPA	PLM EPA 400 Point Count	☐	ABTEM	TEM AHERA	☐	ABSP	PLM CARB 435 (LOD <1%)	☐
ABBIK	PLM EPA 1000 Point Count	☐	ABATN	TEM NIOSH 7402	☐	ABSP1	PLM CARB 435 (LOD 0.25%)	☐
ABBEN	PLM EPA NOB**	☐	ABT2	TEM Level II	☐	ABSP2	PLM CARB 435 (LOD 0.1%)	☐
ABBCH	TEM Chatfield**	☐	Other:		☐	Dust		
ABBTM	TEM EPA NOB**	☐	New York ELAP			ABWA	TEM Wipe ASTM D-6480	☐
ABQ	PLM Qualitative	☐	PLM NY	PLM EPA 600/M4-82-020	☐	ABDMV	TEM Microvac ASTM D-5755	☐
			ABEPA2	NY ELAP 198.1	☐	Matrix Other		
			ABENY	NY ELAP 198.6 PLM NOB	☐			
			ABBNY	NY ELAP 198.4 TEM NOB	☐			

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) ☐	6 HR (8HR TEM) ☐	12 HR ☐	24 HR ☐
	☐ 2 Days	☒ 3 Days	☐ 4 Days	☐ 5 Days

Special Instructions	
----------------------	--

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate	Start - Stop Time *
001	East entryway linoleum	12	5/8/26		
002	East entryway linoleum adhesive	12			
003 003	East entryway Bathroom linoleum	35			
004	Downstairs ceiling tile	900			
005	Southwest rm wall texture	160			
006	Kitchen Floor tile	175			
007	Kitchen Floor adhesive	175			
008	upstairs Bathroom Floor tile	40			
	1287 S. 4th 46026A				
	wood siding				

Relinquished by: <i>[Signature]</i>	Date: 5/11/26	Time: 1 PM	Received by:	Date:	Time:
-------------------------------------	---------------	------------	--------------	-------	-------

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST Friday will begin at 8 am Monday morning. Weekend or holiday work must be scheduled ahead of time and is charged for rush turnaround time. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

BUILDING WARNING

Address

323 S. National

WARNING: A BUILDING INSPECTOR OF THE CITY HAS FOUND THAT THIS STRUCTURE MAY PRESENT AN IMMEDIATE DANGER TO THE HEALTH, SAFETY AND WELFARE OF PERSONS ON OR NEAR THE PREMISE. IT IS UNLAWFUL TO REMOVE THIS NOTICE PENDING FURTHER ORDER OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING DEVELOPMENT SERVICES.

Section 26-63, Springfield City Code

Chad Stauffer
Residential and Zoning Inspector

Building Development Services
840 Boonville Avenue
P.O. Box 8388
Springfield, Missouri 65801
(417) 864-2076
C: (417) 824-2212
cstauffer@springfieldmo.gov
www.springfieldmo.gov



Date

3/12/26

NOTE: A PERMIT IS REQUIRED TO BOARD UP ANY OPENINGS IN THIS STRUCTURE. PERMITS ARE ISSUED AT THE BELOW ADDRESS AND ARE REQUIRED BEFORE BEGINNING THE WORK.



Letter of Condition

March 12, 2026

Scan for details:



Kirk A. Heyle Trust
309 S National Ave
Springfield, MO 65802-3420

CHAD STAUFFER
Residential Building Inspector
840 Boonville Avenue
PO Box 8368
Springfield, MO 65801
cstauffer@springfieldmo.gov
(417)824-2212

Re: 323 S NATIONAL AVE
BLI2026-00134

The building or structure at the above-stated property violates Springfield's "Dangerous, Blighted, and Nuisance Building Code." See *Springfield City Code §§ 26-61 through 26-84*.

The conditions at the property: violate *Springfield City Code § 26-62*; are detrimental to city residents' health, safety, or welfare; and, are a public nuisance. The following statements list the code sections those conditions violate and describe the conditions.

26-62(12)

Those built in violation of the building, plumbing, electrical, fuel gas, property maintenance or zoning codes of the city or used in violation thereof.

Description: Property is in violation of the international property maintenance code. Sewer repair done without a permit.

26-62(4) *Five*

Those which have been substantially damaged by fire, wind or other causes

Description: Structure had a fire in the basement and another unreported fire in the kitchen.

26-62.(8)

Those containing therein substantial accumulations of trash, garbage or other materials susceptible to fire, or constituting or providing a harboring place for vermin or other obnoxious animals or insects or in any way threatening the health of the occupants thereof or the health of persons in the vicinity thereof.

Description: Structure is full of trash, rubbish and debris.

IPMC

Description: IPMC section 605.1 electrical installation: electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. Exposed electrical wiring in basement of structure.

IPMC

Description: IPMC section 304.5 foundation walls: foundation wall shall be maintained plumb, and free from open cracks and breaks, and shall be kept in such condition so as to prevent the entry of rodents and other pests. Section of foundation on northwest side of structure is failing. Crawl space access is open.

IPMC

Description: IPMC 304.13 window, skylight, and door frames: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight. Window frames around structure are in disrepair.

IPMC

Description: IPMC section 304.13.1 glazing: glazing materials shall be maintained free from cracks and holes. Upstairs window on east side of structure has broken glazing.

IPMC

Description: IPMC 304.6 exterior walls: Exterior walls shall be free from holes, breaks, and loose or rotting materials, and maintained weatherproof and properly surface coated, Where required to prevent deterioration. Sections of siding around structure are deteriorating.

I am sending this letter to you as a courtesy. I want you to have a chance to correct these conditions before instituting more formal, legal proceedings against you. Corrections must be made by **March 26, 2026**. Be aware under City Ordinance permits may be required to complete these repairs. If you perform any work without a permit, it may become a matter for prosecution in Municipal Court. For permit information please visit ecity.springfieldmo.gov, or email building@springfieldmo.gov, or call 417-864-1585.

Thank you for your cooperation,



Chad Stauffer

Residential Building Inspector

cc: Steven Hard
323 S National Ave
Springfield, MO 65802-3420



NUISANCE VIOLATION NOTICE

DATE: 03/12/2026
ADDRESS: 323 S NATIONAL AVE
PARCEL NO.: 881324115016
CASE: NUI2026-00408
OWNER: KIRK A HEYLE, TR
OCCUPANT: STEVEN C HARD

HAIDEN QUEEN
Land Use Inspector
840 Boonville Avenue
PO Box 8368
Springfield, MO 65801
haiden.queen@springfieldmo.gov
(417)371-8337

Scan for Details:



Your property addressed above violates City Code Section 74-382 because of the nuisances below:

- 74-382.(1).(a) Debris of any kind, which means the remains of something broken down or destroyed or an accumulation or scattering of fragments of something broken down or destroyed
- 74-382.(1).(b) Trash, which means litter, refuse, solid waste, matter in a broken condition or mass, and all other waste material
- 74-382.(1).(d) Rubbish, which means combustible or non-combustible solid wastes that may or may not putrefy, like paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery, and similar materials
- 74-382.(1).(f) Discarded apparel, cloth materials, or rags
- 74-382.(5).(a) Furniture manufactured only for indoor use located on porches and other exterior areas open to the elements
- 74-382.(6).(b) Parts of equipment, parts of vehicles, or parts of other machines or
- 74-382.(6).(c) Tin, steel, aluminum, copper, scrap iron, or other metals
- 74-382.(7).(a).(1) Outdoor storage material that creates a potential mosquito breeding area by collecting and holding water

You must correct each violation by 03/23/2026.

NOTICE: You must properly store or remove violations from the property. Failure to meet the deadline will trigger the legal process, which could cost you up to \$375 in administrative fees alone. If the City corrects the violations, the City will pass all costs, in addition to the administrative fees, on to you. If the costs remain unpaid, you may see them on your real-estate-tax bill or the City may record a "Special Tax Bill," which is a personal liability and a property lien.

SPRINGFIELD MISSOURI POLICE DEPARTMENT
VICTIM / WITNESS REFERRAL INFORMATION

Report #: 26-7667

Date & Time of Incident: 03/13/26 1330

- ☐ Crimes Against Persons 417-864-1755
- ☐ Crimes Against Property 417-864-1755
- ☐ Greene County Prosecutor 417-868-4061
- ☐ City Prosecutor 417-864-1892
- ☐ Hit & Run Investigator 417-864-1447
- ☐ Telcom 417-864-1810*
- ☐ Other: _____

*Call to add information to your original report



Officer: B. Stumpp

DSN: 2051

Revised 05/10/2022 Victim-Witness Referral Information Card dotx 94-OP-0110

Daniel Speights
Fire Marshal DSN - 1423F
Bureau of Fire Prevention



Fire Department Headquarters
P.O. Box 8368 • 2620 W. Battlefield
Springfield, Missouri 65807
(417) 874-2342
dspeight@springfieldmo.gov



NUISANCE VIOLATION NOTICE

DATE: 03/26/2026

ADDRESS: 323 S NATIONAL AVE

PARCEL NO.: 881324115016

CASE: NUI2026-00462

OWNER: KIRK A HEYLE, TR

OCCUPANT: STEVEN C HARD

SCOTT STOPKA

Land Use Inspector

840 Boonville Avenue

PO Box 8368

Springfield, MO 65801

scott.stopka@springfieldmo.gov

(417)371-8339

Scan for Details:



Your property addressed above violates City Code Section 74-382 because of the nuisances below:

- 74-382.(1).(a) Debris of any kind, which means the remains of something broken down or destroyed or an accumulation or scattering of fragments of something broken down or destroyed
- 74-382.(1).(b) Trash, which means litter, refuse, solid waste, matter in a broken condition or mass, and all other waste material
- 74-382.(1).(d) Rubbish, which means combustible or non-combustible solid wastes that may or may not putrefy, like paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery, and similar materials
- 74-382.(1).(e) Broken kitchenware
- 74-382.(1).(f) Discarded apparel, cloth materials, or rags
- 74-382.(1).(g) Garbage not deposited in solid-waste containers, which are fitted with a fly-tight lid and covered
- 74-382.(1).(h) Old bottles, broken glass
- 74-382.(1).(i) Paper, magazines, cardboard, and cardboard boxes
- 74-382.(5).(a) Furniture manufactured only for indoor use located on porches and other exterior areas open to the elements
- 74-382.(5).(b) Broken Furniture

Office of Building Development Services
Busch Municipal Building • 840 Boonville Avenue
Springfield, Missouri 65802 • 417-864-1059 • springfieldmo.gov

- 74-382.(6).(c) Tin, steel, aluminum, copper, scrap iron, or other metals
- 74-382.(9).(a) Appliances manufactured only for indoor use located on porches and other exterior areas open to the elements
- 74-382.(9).(c) Items manufactured only for indoor use located on porches and other exterior areas open to the elements

You must correct each violation by 04/06/2026.

NOTICE: You must properly store or remove violations from the property. Failure to meet the deadline will trigger the legal process, which could cost you up to \$375 in administrative fees alone. If the City corrects the violations, the City will pass all costs, in addition to the administrative fees, on to you. If the costs remain unpaid, you may see them on your real-estate-tax bill or the City may record a "Special Tax Bill," which is a personal liability and a property lien.



Jim Stanley

Owner- Chief Fire Investigator
IAAI-CFI, NAFI-CFEI,
MO-CFI, CSI

Office: (417)877-6128
jstanley@forensicfires.com
www.forensicfires.com
7100 E Generations Lane
Springfield, MO.65809

SPRINGFIELD MISSOURI POLICE DEPARTMENT
VICTIM / WITNESS REFERRAL INFORMATION

Report #: 26-11320

Date & Time of Incident: 4-23-26

- ☐ Crimes Against Persons 417-864-1755
- ☐ Crimes Against Property 417-864-1755
- ☐ Greene County Prosecutor 417-868-4061
- ☐ City Prosecutor 417-864-1892
- ☐ Hit & Run Investigator 417-864-1447
- ☐ Telcom 417-864-1810*
- ☐ Other: _____



Springfield
POLICE

*Call to add information to your original report

Officer: Baldwin / Ramsey DSN: _____

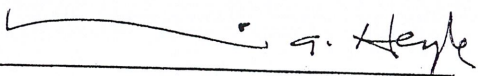
Revised 05/10/2022 Victim Witness Referral Information Card dotx 94-OP-0110

10 Notice-to-Vacate

323 S National Ave, Springfield, Mo., 02/24/2

To:

Steve Hard and Shawn Adams, Tenants, and all other people occupying this structure. You are hereby given this 10-day notice of termination of your month-to-month occupancy for the premises at 323 S National Ave, Springfield, Mo., by March 5, 2026. All possessions, trash/junk, and any personal property owned by said Tenants, or other parties, shall be removed at Tenants expense, from the structure, yard, and all the occupied property and vacated by March 5, 2026. Anything left in, or on, this property will be considered trash and removed. Tenant violations, and back rent payments, including illegal number of non-tenants, and running a trash/scrap business without a license and contrary to zoning regulations have voided any past rental agreement.



Kirk A Heyle Trust, Owner/Landlord/Trustee

“No Trespassing or Parking”

“On or at 323 S National Ave, Springfield, Mo”

All personal property, junk, scrap, and yard litter must be removed from this property in 24 Hours or be subject being removed permanently. Any vehicles, trailers, RV's, etc., must be removed 24 hours from this date or subject to being towed at violator's expense as per City Code 22-1515.17:

Tuesday, March 17, 2026, 12:00 pm.

Kirk A Heyle Trust, Titled Property Owner

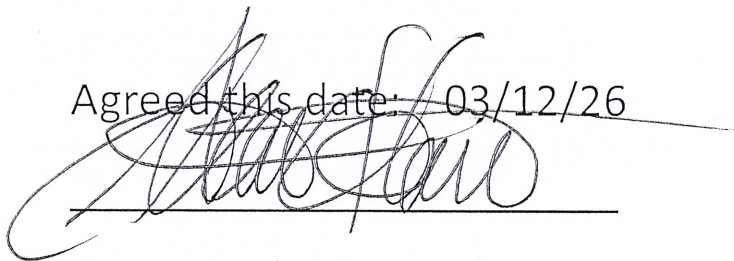
MUTUAL AGREEMENT FOR REMOVAL OF YARD TRASH & SCRAP

Steve Hard, primary month-to-month tenant, located at 323 S National Ave., Springfield, Mo., and Kirk A Heyle Trust, Owner/Landlord, mutually agree that Landlord has full and unequivocal permission to remove all trash and scrap from the entire yard area at Landlord's expense.

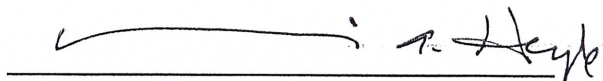
Steve Hard, primary tenant, and any other unnamed occupants, agree to reimburse Landlord for this trash and scrap removal.

All items in the yard surrounding the property are mutually considered trash, and must be removed to avoid any zoning penalty, business license issues, or other City violations. Any claimants to ownership of this trash/scrap are herein waived by the primary tenant, any guests, or occupants residing legally, or illegally, at his property.

Agreed this date: 03/12/26

A handwritten signature in black ink, appearing to read 'Steve Hard', is written over a horizontal line.

Steve Hard, Primary Tenant

A handwritten signature in black ink, appearing to read 'Kirk A Heyle', is written over a horizontal line.

Kirk A Heyle Trust, Owner/Landlord

Business

NEWS-LEADER

Wednesday
July 17, 2002
OzarksNow.com

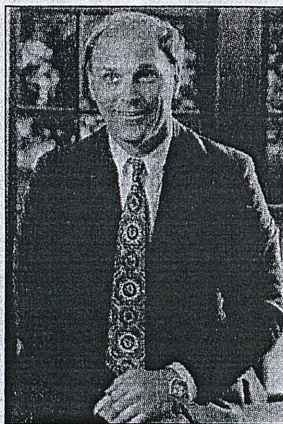
5

OZARKS INFLUENTIAL

Kirk A. Heyle, principal broker-owner, Heyle Relators & Counseling Services LLC

How did you arrive in this position? A Springfield native, Heyle got a master's degree in park planning from the University of Missouri before he decided to join his father, Hugh W. Heyle, in the real estate business. He became a real estate broker in 1974. He has received a number of certifications in real estate, including a certified commercial investment member designation in 1979 and a counselor of real estate in 1990. In 1985, Heyle began his own real estate company, which specializes in commercial and industrial real estate brokerage and counseling. He is currently on the Springfield Board of Adjustment.

What would you do with an extra hour each day?
Spend more time with his



NEWS-LEADER

Kirk A. Heyle is a Springfield real estate broker.

family, or more time working out at the YMCA or playing tennis.

What is your goal for the coming year? To expand the scope of his business, capturing more market share.

What is your next big project? During his years in business, Heyle has formed

a number of partnerships. He would now like to divest of some of those older partnerships and form new ones.

What is the best advice you've ever received?

From his father, who encouraged him to be as well-informed and educated as he could be in the real estate business. "He advised me to try to create a business atmosphere that was above the norm," Heyle said.

What about the Ozarks makes being a manager here a particular challenge or pleasure?

Living and working here is a unique pleasure, Heyle said. "In Springfield, we have a community that's growing but where the cost of living is still reasonable and the living standard is so high, your dollars go pretty far. It's a great place to be," Heyle said.

- Karen E. Culp

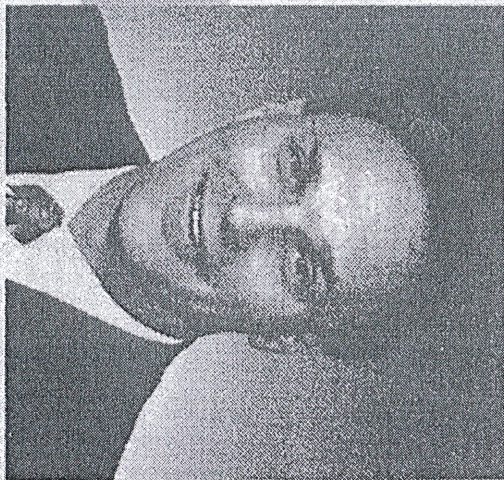
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1B

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Real Estate Brokerage and Counseling Services



Kirk A. Heyle



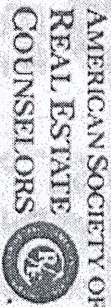
Certified Commercial Investment Member

KIRK A. HEYLE
CCIM, CRE

Certified Commercial Investment Member
Counselor of Real Estate

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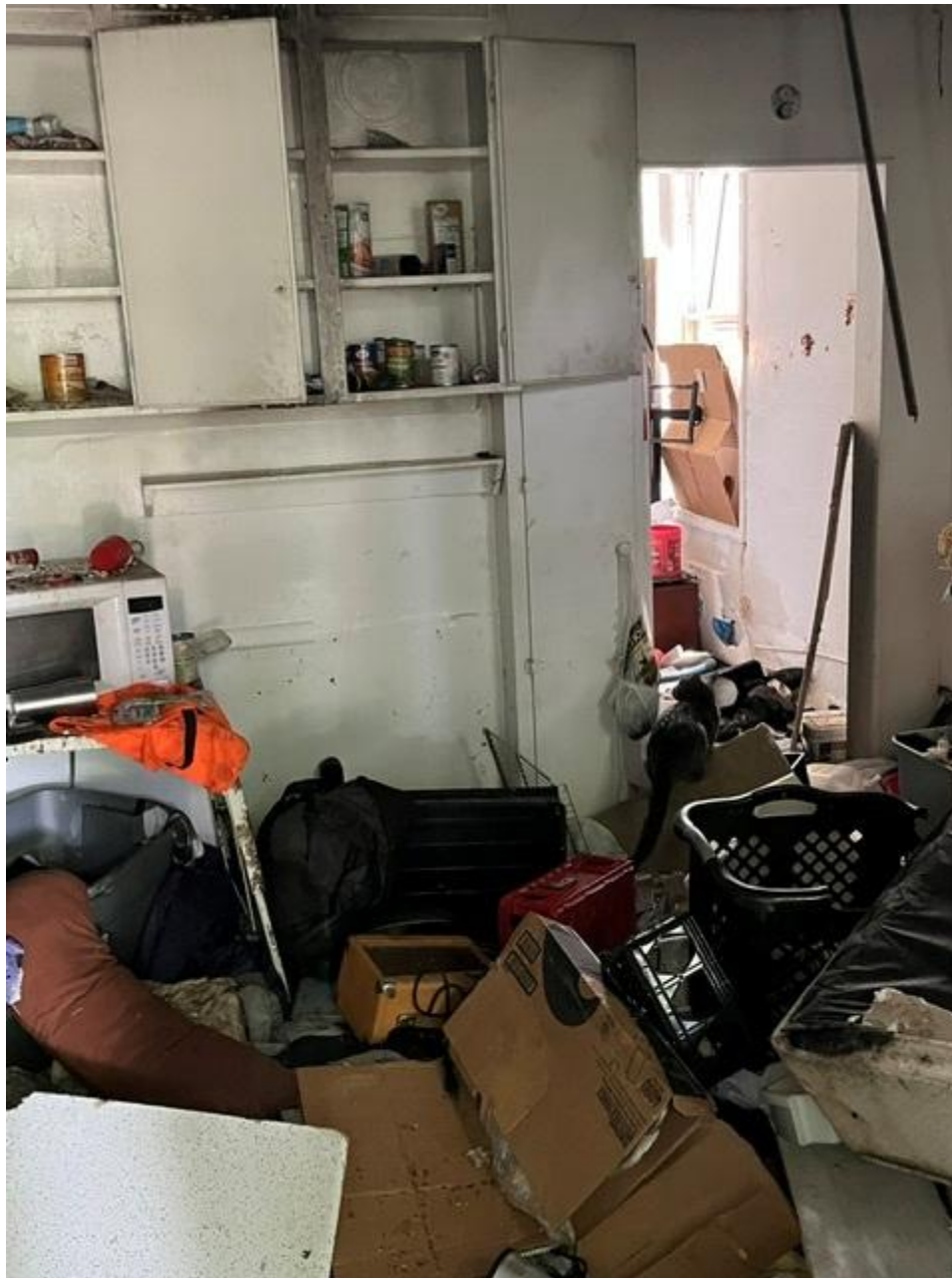






































































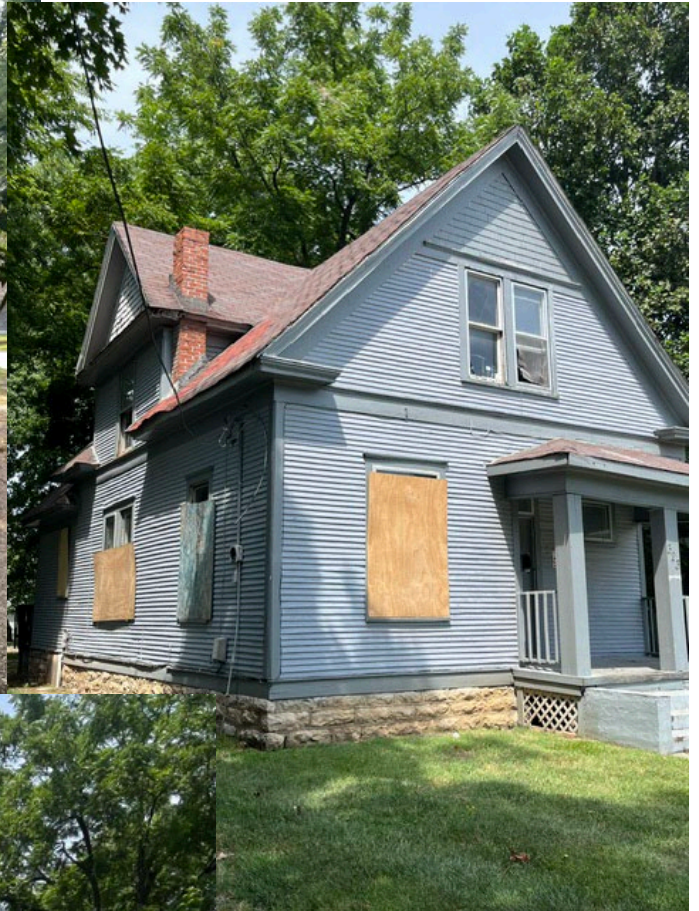




Adjacent Properties Under Same Ownership- 308, 316, & 320 S National

Adjacent Properties Under Same
Ownership- 307 & 309 S National





From: [Kirk Heyle](#)
To: [Menke, Andrew](#); [kirk heyle](#)
Subject: Fwd: 323 s national
Date: Monday, August 10, 2026 10:50:42 AM
Attachments: [IMG_2534.jpeg](#)
[IMG_2533.jpeg](#)
[IMG_2532.jpeg](#)

Andrew

Please print these pictures for the Landmarks Board meeting. They were taken today, 8/10/26, depicting homeless individuals drinking cheap box wine on our 323 property. they aspparently are breaking in at the upper level as depicted in the 3rd picture. This property is a fire or lawsuit away from some potential disaster. This property needs to be demolished. Again, we have no property insurance or liability coverage, as it was cancelled some months ago, around the end of May or first of June. Our entire Kirk A. Heyle Trust properties and my entire estate are vulnerable while this status is unknown.

regards
Kirk

Kirk A Heyle
CCIM, CRE, RICS
Certified Commercial Investment Member
Counselor of Real Estate
Royal Institute of Chartered Surveyors

Heyle Realtors & Counseling Services, LLC
309 S National Ave
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----- Forwarded message -----
From: Kirk Heyle <kirkheyle@icloud.com>
Date: Mon, Aug 10, 2026 at 9:47 AM
Subject: 323 s national

To: CCIM CRE Kirk A. Heyle <kirk@heylerealtors.com>

Sent from my iPhone



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet WALNUT STREET HISTORIC DISTRICT

Item number 7

Page 33

The facade is dominated by a gable wing with a small apex pediment covered with sawtooth shingles and a narrow cornice moulding. The larger gable pediment has cornice returns. The porch begins at the corner of the facade wing and continues around the south elevation until it meets with an unusual five sided bay window with a hip roof. The porch is supported on square wooden columns. There are large gable wall dormers on the north and south hip roof faces. The house retains its original character.

157. 307 South National Avenue; built 1910-1911 by William Plummer, owner of a building contracting firm, in the catalogue-builder-foursquare style. Two story frame house with a hip roof and stucco covered walls. There is a small gable portico over the corner entry with round wood columns with Tuscan capitals and decorative cut exposed rafter ends. There is an open stucco covered sun porch also on the facade wrapping around the south elevation with a flat roof and parapet walls. The porch has wide facade eaves set with modillions supported on square stucco covered corner columns with additional support provided by round wood columns with Tuscan capitals. The house retains its original character.

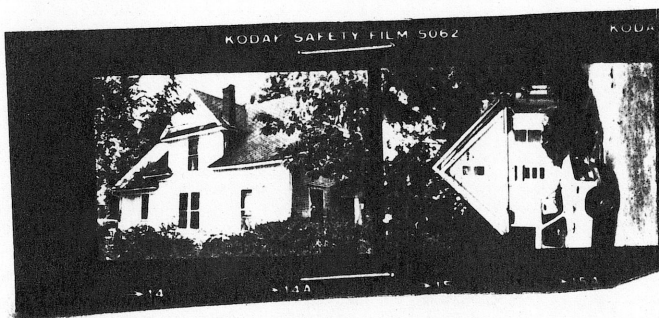
158. 309 South National Avenue; built ca. 1910 in the English Tudor Revival style. Two story house with brick first story and frame second, gable roof, and asymmetrical plan shape. There is a gable wall dormer on the facade with a stucco and half timber face matching that found on all second story wall surfaces. All windows have multi-light upper sash. The porch is in the corner of the facade wing. The flat roof has a stone balustrade, mouldings and modillions above segmental arch brick porch bays with a square brick corner column. The rest of the open porch across the facade has a brick balustrade. On the north elevation is a bay window with latticed leaded glass window sash. Behind the house is a one and one half story outbuilding with stucco and half timbered walls and gable roof. The house retains its original character.

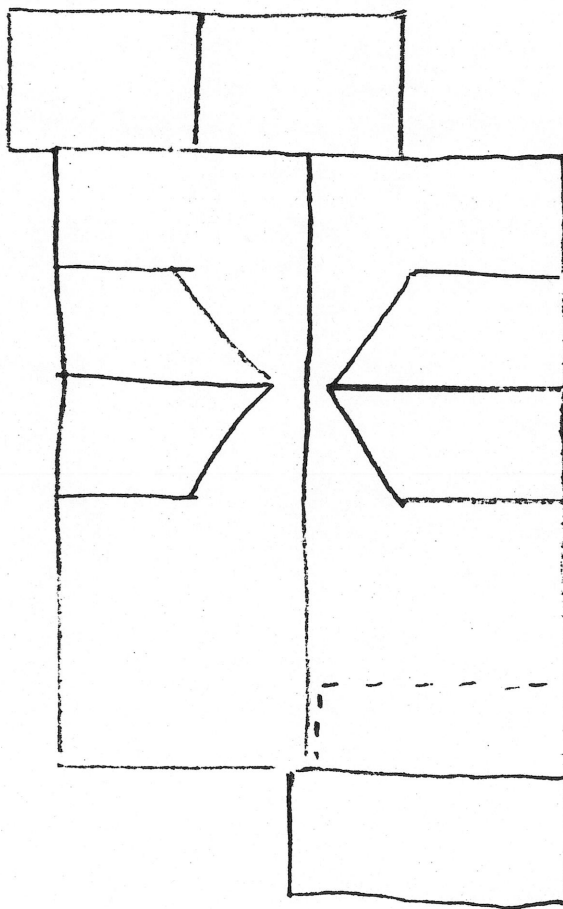
159. 323 South National Avenue; built 1916-1917 by John Syfan, owner of the Williams Art Co., in the catalogue-builder style. One and one half story frame house with rectangle plan shape and gable roof facing the street. The facade has a doubled pediment--the first covered with butt shingles at the apex separated by a narrow moulded cornice and the second defined by cornice returns. The porch begins midway on the facade and continues only as far as the corner of the house, though the area is enlarged by a corner cut out with the house entrance at the inside corner. There are large gable wall dormers on either roof face. The house retains its original character.

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

38) Ownership — private ☒ — public 39) Owners — name Homer Wampler — address 1615 S. Glenstone ☐ 40) Local contact 41) Coordinates (UTM) 42) Quad 43) Other survey	1) inventory number 250 2) name (cont) 3) name - historical 4) street address 323 E. National 5) town or vicinity Springfield 6) legal description 7) county Greene	1) 2/3)
44) History Built 1916-1917 by John H. Syfan, owner of Williams Art Co.	8) category (site, structure, building, object) Building 9) significance Architectural-Commerce 10) date 1916-1917 11) style Catalogue/Builder with 12) architect Classical detail 13) builder 14) original use Residence 15) present use Apts.	2/3) 1)
45) Additional description The facade has a large gable fronting to the street with a doubled pediment area. The first is close inside the apex of the gable and is covered with butt shingle. Beneath is a narrow cornice moulding separating it from the larger second pediment area with the cornice frieze board acting as the window head to a centered window opening with one over one light sash. There are cornice returns at the gable corners with a narrow moulded cornice creating the pediment area. All first story window openings have one over one light sash and have applied moulding to the window head. There is a single pitch roof porch in the north-east corner of the facade which includes a cut out portion of the corner of the house itself increasing the porch area (see drawing). The porch is supported on	16) number of stories 1-1/2 17) plan shape Rectangle 18) basement Full 19) foundation Rough, faced, Random Rubble 20) wall construction Frame/lap siding Limestone 21) roof type - material Gable Asphalt shingle 22) contact print 35mm	4) 5)
46) Description of environment/outbuildings Behind the house is a one-story board and batten frame two bay garage.	23) site plan	9)
47) Information sources City Directory 1900-1933	24) changes - additions/alterations/moved None visible 25) condition Good 26) visible from road? - 27) distance/frontage - 28) accessible? -	5) 6)
48) Location of negatives Roll 1A #14-15 Roll 547-27 #13 49) Prepared by DDD 50) Organization Missouri Heritage Trust If additional space is needed, attached separate sheets	29) preservation underway? No 30) endangered? No 31) on National Register? No 32) part of established historical district No 33) name of historical district - 34) is site eligible? No 35) district potential? Yes 36) date Feb. 3, 1984 37) revision	6) 17) 30)

square porch posts. There is a glass filled transom above the door. The wall dormers on the south and north roof faces have continuous cornice with a pent roof in the gable. The narrow moulded house cornice and frieze board are continuous across the face of the wall dormer. At the rear is a gable house section with cornice returns.





W↑

From: [Genevieve Henry](#)
To: [Menke, Andrew](#)
Cc: [Werland, Amy](#)
Subject: Proactive Preservation Steps - agenda item
Date: Thursday, July 30, 2026 1:35:19 PM

Hi Andrew & Amy,

Would it be possible to add an item to the upcoming Landmarks Board agenda to discuss how the Board might take a more proactive approach to preserving vulnerable historic properties such as the Shamrock?

I'm wondering if there are ways we can help property owners identify alternatives before a building reaches a crisis point, while also better supporting BDS staff when they are working with historic properties facing code, maintenance or safety concerns... also not sure if it would be possible for us to receive notice in the beginning of this process vs shortly before demo permits are required.

Don't want to further burden BDS but also would like to try and preserve some of these buildings that are worth saving - and realize that everything is not savable (or honestly all worth saving)!

Thank you!

GENEVIEVE HENRY

Interior Architect & Lead Designer

PH 417.861.0266 | friscofin.co | [@friscofin](https://twitter.com/friscofin) | hadie@ghhenry.com

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