



LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

City of Springfield

INTEROFFICE MEMORANDUM

DATE: July 3, 2013

RE: Landmarks Board meeting

Please find attached the agenda for the Landmarks Board meeting on **July 10, 2013**. A tour will be held on Wednesday afternoon at 4:30 p.m. We will meet in front of the Busch Municipal Building.

Daniel Neal
Senior Planner



CITY HALL

LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

July 10, 2013
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

I Roll Call

DAVID ESLICK
Historian Representative
Chair

II Minutes

May 29, 2013

LAUREL BRYANT
Real Estate Representative
Vice-Chair

III Unfinished Business

- A. Certificate of Appropriateness
None
- B. Certified Local Government Review
None
- C. Pre-Application Review
None

LEN EAGLEBURGER
At Large Representative

DAVID MAGGARD
At Large Representative

ANN BAYLIFF
At Large Representative

IV New Business

- A. Certificates of Appropriateness
 - 1. 1110 N. Jefferson: Demolish historic structure.
 - 2. 328 E. Commercial: Add a new sign to the storefront and door.
 - 3. 1014 E. Walnut: Demolish existing apartment and replace with new apartment.
- B. Certified Local Government Review
None
- C. Pre-Application Review
 - 1. 101 E. Commercial: Add a new veranda to the east elevation of the building.

TODD SMITH
At Large Representative

DAVID BROWN
Mid-Town Representative

MONICA STEGALL
Commercial St. Representative

V Communications

VI Reports

- A. Report on committees
 - 1. Application
 - 2. Demolition
 - 3. Historic sites and districts
 - 4. Communications
 - 5. Awards and recognition
 - 6. Design guidelines
- B. Administrative approval of C of A's
None

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

None

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.

MINUTES OF THE LANDMARKS BOARD

DATE: May 29, 2013

TIME: 5:30 pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time in City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: David Eslick (Chair), Laurel Bryant (Vice-Chair), Ann Bayliff, Len Eagleburger, David Maggard, Monica Stegall, and David Brown; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard Administrative Assistant. ABSENT: Todd Smith.

ROLL CALL:

APPROVAL OF MINUTES: May 1, 2013 minutes were approved unanimously.

NEW BUSINESS:

A. Certificates of Appropriateness:

1. 305 East Walnut: Construct a new addition and rehabilitate building

Mr. Patrick Neuber of Bates & Associates , 433 W. Walnut, Springfield commented this is the Vandivort Building, which will have a complete interior and exterior renovation. The interior is gutted and repurposed to be a hotel, approximately fifty (50) rooms and community space as well; a bar and meeting rooms. There will not be any major work besides the canopy on the first floor and the existing non historic store fronts will be replaced with details more historically accurate with what was there. It is based off pictures they found in working with the Historic Consultant Deb Shields. There is not an accessible entrance at the front of the building so there is a solution that has been worked up to match the profile that is there and at the same time setting a new weather enclosure back to provide an ADA ramp behind the store front that matches this condition similar to the pictures. It will be cleaning, painting, and brushing up the historic elevation. The green canvas awning currently there now will be removed and a sign on the west side, referring to pictures on the display, that has the hotels name on it put back in at approximately that same location. They are trying to bring the historic nature of the building back to Walnut Street which is the historically significant component of this building and give it a presence downtown with this use. With people coming in here, it will help to revitalize this corner of downtown. All the historic windows on the interior will be replaced, the trim will be historically accurate; they were able to find a couple of windows with the original trim and new trim will be made to go with all the windows on the inside of the building. On the north side of the building there will be construction of an addition, referring to the picture display, with materials consistent brick that will compliment, not match existing and not contrast and then glass and metal wall panels and wood. This addition provides them with rooms which make the building work from the layout standpoint and a performance standpoint as well and provides an entrance. The lot is combined with a parking lot northwest of it and this provides an entrance from the parking lot that serves the building as well. The entire

application project has been approved by State and Federal and came back with minimal comments on window profile details on the trim to correct.

Mr. Eslick asked for clarification on the property line, the addition and the profiles of the windows currently there.

Mr. Neuber said they cannot, based on the Federal Historic Regulations, use an arch top window and can't match them exactly in the same size, but they can match them in the feel, which is what they have attempted to do in the patterning.

Ms. Bryant asked about the backside of the building and an old chimney there which is deteriorated; it looks to be slanting and looks like it was improperly mortared and the bricks are deteriorated so all that will be included.

Mr. Neuber stated they are doing tuck-pointing of the job and the structural engineer is reviewing all of these components to make their recommendations on what is acceptable and not acceptable in masonry.

Ms. Stegall asked about the PVC being used on the front façade along the store front, asking if other options were looked at.

Mr. Neuber stated that when they looked at materials, Azek was recommended by Deb Shields for historic preservation saying it is one of the best products that they have used all around. It can be painted and used like wood but it doesn't have any of the maintenance issues of wood and it is one of the products the State and Feds really like in these applications.

Mr. McDonald asked who Deb Shields is.

Deb Shields is the Historic Consultant that was hired for the project. She works with State and Federal Reviewers.

Ms. Stegall commented she would prefer to see something else used.

Mr. Eslick closed the public hearing.

Ms. Bryant motioned to **approve** the Certificate of Appropriateness for 305 W. Walnut. Ms. Bayliff **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Bryant, Eagleburger, Maggard, Bayliff, Brown, and Stegall. Nays: None. Abstain: None. Absent: Todd Smith.

B. Pre-Application Review

1. 1014 E. Walnut: Demolish existing structure and construct two new multi-family structures and off-street parking lot.

Laura Daugherty, 5980 East Tranquility St, Rogersville; Ms. Daugherty commented that the Board has seen the packet previously submitted with the plans and drawings; this is a two part proposal and they will

address the first item. This is a demolition of a non-contributing one-story four-plex and the construction of two four-plexes, designed to be more compatible with the historic district. Ms. Daugherty reviewed the site plan of the area stating it is between John Q. Hammons Parkway and National Avenue along Walnut Street. The proposal is to build a two-story more compatible four-plex unit at the front and an additional four-plex cottage behind it. They believe they meet the massing in the actual street cottage look of Walnut Street for compatibility. In the back of 1014 E. Walnut, they propose to do a four-pack cottage and the idea is that this would allow the kind of density that the district needs at this point in order to support the development. Ms. Daugherty described the structure on the ground floor split down the center where you would see left to right access and have a one story apartment on each side and then there will stair access to an upper level which will be the beginning of a two-story townhouse which will be three (3) bedroom units. There will be a total of four (4) units, two three-story townhouses and two one-story apartments. They squatted the floor to floor heights in the back and done more of a two and one-half (2 ½) story treatment with the lower roof and dormers in order to make the massing more appealing for a back lot structure and bring down the scale somewhat to be appropriate behind the building on 1014. Ms. Daugherty referred to the drawings for a view of the proposed cottages.

Mr. Eslick explained to Board member that this is a pre-design review so Ms. Daugherty is explaining what they are going to do and get feedback from the Landmarks Board with comments and suggestions on changes that need to be made.

Mr. Neal suggested they present each phase separately.

Ms. Bryant said she is concerned with the density. This is quite a large structure and a lot of structures, so there is an example of parking when looking at the corridor they are thinking of, and she does not see anything that would suffice for that. It seems like very high density for that corridor.

Ms. Daugherty asked what Ms. Bryant meant by the corridor, the alley or Walnut Street?

Ms. Bryant stated the alley.

Ms. Daugherty stated they have had discussions with the City about that as well because currently the alley actually isn't sufficient for what it serves and as a part of this project, they would like to be partners in working with the City to improve the alley. They seem receptive to that at this point. There are issues with trash, pilfering, stormwater issues, and other things that need to be addressed so we hope through all those improvements adding this amount of density would not be a negative, it would be a positive for the whole block.

Mr. Eslick commented that the new building at 1014 should be consistent with the homes on Walnut Street and work with the different design elements of each one of the houses on Walnut Street to make it feel it is part of Walnut Street. Mr. Eslick asked if the side opening could be a solid wall rather than have it open, as it just a stairway and as it is visible from Walnut Street, in keeping with the historic structure. Mr. Eslick commented that with the discussion that has taken place, this particular project would be approved without any opposition from the Board.

2. 938, 944, 1000, 1006, 1012, 1040 & 1046 East Walnut: Construct new multi-family structures and off-street parking lot behind existing historic structures.

Ms. Daugherty, 5980 E Tranquility; stated the second phase of the proposal they are calling the Walnut Cottages and it the preservation of the existing historic houses on Walnut Street and the construction of new four-plexes south of the existing houses and also propose to do landscape to well lit parking for the above four-plexes and the existing homes and also the functional and visual improvements to the alley which was discussed earlier. Ms Daugherty referred to the display showing the development area, starting from 938 Walnut to 1046 Walnut and referencing the exiting photograph of what is there currently and the existing parking and paving situation. The historic homes that front Walnut Street are to remain and then the previous project of 1014 Walnut in the center with the new four-plex on the street and the four-pack Cottage behind. Then beyond all that they plan to provide an addition four-pack Cottages at the back lots of each of those houses. The plan is to purchase those properties in part or in whole, depending on negotiations, and in the case of 1012 Walnut it would only be for a driveway easement or parking lot easement to allow for parking on the property. Each of these cottages will be placed behind the homes in order to allow for the density to spur development and have the income that need to happen in order to do a project like this and support the houses. Ms. Daugherty pointed out at 938 Walnut, there is a possibility that location might become the offices of the developer or possibly remain a single family residence; the four-pack cottage has been omitted in that location and at 1012 Walnut as well because the owner is not receptive to having something behind him, but he is willing working with parking. Ms. Daugherty reviewed the site elevation looking to the west, and the intent of the drawing is to show what they are trying to do is not create a Godzilla complex of these four-pack cottages looming over the existing buildings on the front; in order to keep them a back lot structure so they are not the dominate structure. We do not want them to be the dominate structure on the lots so we have tried to keep the massing and scale down in that effort. The roof lines are very similar in height, although not exact.

Ms. Daugherty referred to the Historic Preservation League of Oregon which talks about compatible infill design and what to do in a situation where you have a historic district and you need new construction and the right steps to promote economic vitality otherwise they will begin to fail and not be preserved.. This document tries to explain that compatibility is really the most important part. Ms. Daugherty reviewed the baseline principles for new construction in an historic district in relation to this proposed project:

1. The District is the Resource, not its individual parts
2. New Construction will reinforce the historic significance of the district
3. New Construction will complement and support the district
4. Infill will be compatible yet distinct
5. The exterior envelope and patterning will reflect district characteristics
6. Contributing buildings will not be demolished to create infill opportunities
7. Archeological resources will be preserved in place or mitigated

Ms. Daugherty commented that to recap what they would like to do is, quoting from the Historic Preservation League of Oregon Document, which sums up their project here is, "At best, infill buildings

should contribute to the established narrative of the district. At the very least, they should be neutral in their effect. They should never skew excessive attention to themselves at the detriment of the district. Ms. Daugherty stated that is what they are trying to do here; get a nice compatible structure that's going to improve but not detract from the district.

Mr. Eslick commented on the four-packs asking if there was any thought of doing some historic features on those rather than the cookie-cutter design to align them with the district.

Ms. Daugherty said that she feels the images don't display their intent there; their intent is to make them in keeping with the district, not the elaborate amount of detail that they would go into on 1014 Walnut but still take care in trim details and window proportions and spacing. The material palette is cementitious siding as well and they tried to do vertical siding treatment on the top with different shading on the bottom. The other item to note is the color palette within this project would be different on each building in order to not create a sweeping repetitious landscape.

Mr. Eslick commented that he understands that some of these properties have been purchased or in process of purchasing and those houses on the front of those properties, the developer will be restoring those.

Ms. Daugherty said she believes that is what the developer is planning; she is not certain of what the status is of the purchase of each of the properties.

Ms. Bayliff commented on the project itself; it seems this will detract from the historic areas. It will create a lot of traffic that was not there previously and congestion. The homes that are there are historic and the ambiance of the Walnut Street Historic District will be diminished by the project. Ms. Bayliff asked about the participation of the City with regards to the alley. The corridor between what is being proposed and the historic homes in front possibly create a traffic jam of people, because most of those apartments will be rented by college students. Ms. Bayliff commented she has lived around the college for many years and is aware of what happens with numerous students and would hate to see it encroach on the historic area.

Ms. Stegall agreed with Ms. Bayliff; the project is really overpowering for the area. Just changing the color per building doesn't distinguish it enough to give it any unique feature to fit well within the context of the area. The parking lot is a concern with the lack of shading and vegetation and a slew of paved area is harsh on the landscape and it definitely breaks up the neighborhood feel.

Mr. Maggard stated that in the course of the discussion and looking at the applications, there is the need to find balance between economic growth and supporting the historic community and the need to preserve it. If you are looking at these as individuals, Mr. Maggard stated he is not certain he would have as much of an issue with one of the four-packs behind one of the houses, but the density it would require would make him think it would be detrimental to the long term health of the community as opposed to the benefit of it. It is as if you are using the historic structures as a privacy fence, hiding what it is that is being constructed behind it. This is a major development in this area and he would hope that the public would become involved with input on what they would like to see.

Ms. Bryant commented on the proposed one hundred twenty-two (122) parking spaces asking how many total potential tenants are expected with the project.

Ms. Daugherty stated one hundred ten (110), which include the four-pack and 1014 Walnut.

Ms. Bryant asked about the width of the alley and if they are acquiring land and making the alley wider.

Ms. Daugherty stated that as she understands it with the City, they are not anticipating acquiring land. It is a twenty foot (20) right of way now and maybe eight (8) foot of it is paved which is what causes congestion issues with two way traffic on it currently which does not allow for traffic to meet and pass; there is a lot of traffic on that street because of the fraternity houses and sorority houses on the south which use that street. The street has not been developed as those structures have been developed. Ms. Daugherty stated their hope is that though this project they can improve the alley.

Ms. Bryant commented on the potential sale of the half lots; one of the items in the Oregon discussion was lot size corresponding to contributing structures. We have had former Certificates of Appropriateness on structures on this alley and the stone fencing and if we encourage half lots to be sold off, we are minimizing the scale of the historic district as a whole. It seems like there is a barrier being created for the new construction and impacting the primary cause that we are trying to preserve.

Ms. Stegall stated she has a specific comment regarding the four-pack cottage. She always thinks of a back of the lot structure as being a lot smaller than the original house, maybe a two-story structure, a garage or out-building at most, but not a large four-pack complex. It feels overpowering

Mr. Eslick opened the public hearing.

Mr. John Horner, 910 East Walnut Street, commented that his home belonged to his great, great Grandmother adding that he loves the Walnut Street Historic District. Mr. Horner stated that his mother fought for it and now that we have it, preserving the district is uppermost in his mind. This plan was presented to himself and the Board President of the Walnut Street Historic District Association by the developer so they have been very diligent in presenting this; he appreciates this adding they have done a nice job. Mr. Horner stated he wants to be objective about what he has to discuss because the historic district is a passion and he has some strong views. He does not intend to offend or diminish the intent of the proposed project. The overall concept of the plan is objectionable to him. Mr. Horner asked Laura (Ms. Daugherty) if they had the Oregon infill guidelines when the proposed project concepts were developed.

Ms. Daugherty stated the first time she had seen them was when Mr. Horner handed them to her.

Mr. Horner commented those are good guidelines and hopes this is the opportunity for the Board to maybe evaluate them and potentially adopt them as Springfield Landmarks guidelines; they are very good for infill, now that we are discussing infill. The developer prepared his plans first and then they took the infill guidelines and tried to make the infill guidelines fit their plan, rather than the other way around. It is obvious; from the first time he saw the plans, that the four-pack cottages are not compatible with respect to the infill guidelines. They are not harmonious or reflect the overall beauty of the architectural features,

embellishments and architectural lines of the structures in the historic district. The building facing Walnut is very simple, made to look like a catalog home maybe, however it has no dormers; some of the catalog homes there are very beautiful. They have a lot of features about them. The developer has already done some structures in the area and they are simple looking. It appears they have taken the most simple, plain elevation they possibly can and tried to make that look compatible. Compatibility can be one of the Victorian Historic homes; some of the arts and crafts homes or Mediterranean homes with all the different features. You will notice along Walnut Street there are not the cookie cutter homes with the plain front porch and a catalog home, but there is a mixture so that is why it is not compatible with the area. The siding is a cementitious siding; the restoration of his home was authentic pine wood siding, lap siding; it is not cheap to replicate a historical home and he believes some of this is trying to be on the cheapest side available. Are there any other three (3) story structures in the neighborhood, maybe some of the larger office buildings in the area, he does not know of any. The height of the structure, the windows, the dormers are not compatible. The first phase is going to be a model and appreciates the comments by Ms. Bayliff and Ms. Stegall that these types of buildings are out of character with the neighborhood. When we allow a rear structure such as this on one property we are setting ourselves up for future buyers to come in and do something similar and it becomes a student housing project. It is just a project. We lose the nature of the historic district forever. That is why we need to take a hard look at this and why we establish the prototype, the precedent, on this first phase. The developer is a student housing developer. We need to determine if we want the Walnut Street Historic District to become a student housing district. There was mention of increased traffic but more importantly the density of students; the developer has been involved in the area for a long time and does not seem to have interest of any kind of historical preservation of the area or the historical association. I would suggest we look at the motive of any developer coming to the area; what is the purpose and total outcome of this project. Will it help enhance and beautify and encourage the development in an attractive way while preserving the historic district? Mr. Horner discussed infill and how it can be a positive and attractive and this proposal is not even close. We are looking at only a façade of a building and a façade can be changed easily. It can be compatible and enhance what is there rather than detract such as the alley. It can be improved while a joint effort to preserve, protect and restore the historic district ensues. A developer that is motivated and can capture the vision that we as an association and particularly as a home owner and resident there with pride in our district, we could work together for something that could create a historic district that is not only attractive to the City, the State and the Nation. It is a National Historic District, and that is the vision and someone with resources and vision, we can do that. How about if they tell us their proposal for the existing houses in restoring and beautifying them and protecting them and then in good faith we will see what they propose and determine this is the type of restoration they want for the neighborhood. The possibilities are great and there is a long way to go, but we need to decide if we want to change the complexion of the Walnut Street Historic District forever.

Mr. Eslick thanked the applicant for the presentation adding that this could be a plus for the district if you are able to purchase the existing homes and restore them.

Ms. Cynthia Lipscomb, 1704 E Walnut Street, commented that she feels this is an interesting time and proposal. As a former member of the Landmarks Board, I am aware that there is the constant battle to preserve the homes and the district and this could propose a really interesting way to do that. If the developer can get involved and restore some of the homes and make the cottages in the back different such as a one-story or two-story. The current parking is crazy and if they can beautify it and work with the City and get the alleyway improved that will help improve the rest of the district as the traffic ebbs and flows with the students. Ms. Lipscomb stated she can understand what has been proposed tonight and agrees with parts of it and disagrees with parts of it, adding she would hate to say no and turn everyone away and say this could never happen because there is an opportunity there to save what is historic and possibly not this dense but something different. Ms. Lipscomb stated she is encouraged that there is someone trying to do something on this kind of scale because so often we go one owner at a time and everyone's idea of compatibility is different and material usage is different, but there is an opportunity to do that here.

Mr. Neal stated for clarification regarding the twenty (20) foot alley that was mentioned, there are no plans to expand the right-of-way of the alley.

Mr. Eslick stated he understood there was some conversation about paving the alley.

Mr. Neal stated that widening the pavement in the alley was one of the topics of discussion at a meeting between staff and the applicant, but there would not be an expansion of the pavement beyond the existing twenty (20) foot right-of-way.

Mr. Horner stated that one of the proposals is to buy partial lots and asked if there are some zoning restrictions that would allow or prevent selling off the half lots, directing this question to Mr. Neal.

Mr. Neal stated there are subdivision regulations that would make that issue complicated and potentially not feasible to do in complying with those. We consider frontage on a public street; that being just an alley, that could create major issues which would either require a variance or necessitate other ways of looking at it. There is still a lot to review and this is again just a pre-design review. So yes, there are many ordinance issues with setbacks and subdivision issues that would have to be overcome to accomplish what you see in this proposal. Density is controlled by the zoning and right now it is a high-density multi-family district so high-density apartments can already be constructed, but it does require any exterior changes to be approved by the Board and make certain it fits in with the fabric of the district.

Mr. Horner clarified with Mr. Neal that it may necessitate a variance.

Mr. Neal said yes, the way that some of these were laid out, if they were to split off the front from the rear there may be variances involved to accomplish those. Again we would have to look further into how these are all divided up, but if they are all just lots that front Walnut Street and have double frontage on the alley then it may be an issue.

3. 203 and 205 West Commercial: Add a new overhead garage door to the rear (north elevation) of the building.

Mr. Jeff Wells, 3050 E Battlefield, commented that this is just a pre-design briefing to let the Board know what the buyers are interested in doing and get their opinion. 203 and 205 West Commercial is the buildings just west of the fire station and the proposal is turn the building into a high-end loft on the floors above and live there. One of the buyers is a physician who has to come and go at all hours of the night and they are trying to get an overhead door on the north side, the railroad side of the building so they can park inside. There are several hurdles, with the Landmarks Board being just one of them. There are some issues with Building Development Services and the railroad. Mr. Wells showed where the overhead door would be placed and stated that for this buyer, this is a go or no go type decision. If they can't park their vehicles inside, they will not purchase the building. Mr. Wells stated he is available for questions.

Ms. Stegall stated she does not see an issue with adding a garage door to the back of the building as there are currently a couple of other garage doors on the street in the back. It would improve loading and unloading when people are moving in and out of the apartments.

Mr. Eslick stated he agrees with Ms. Stegall and there was some discussion of the future Frisco Lane.

Mr. McCrosky commented that this is a good opportunity for historic preservation.

Communications:

Mr. Eslick discussed an e-mail received by Mr. Neal from the Greene County Historic Sites Board who has mapped and marked the Trail of Tears through Greene County; we are the only county in the State of Missouri that has done that and received recognition from the National Parks System for that. They are asking why they can't do that throughout the City. The Landmarks Board would encourage that.

Mr. Neal stated there are Preservations Grants available through the State Historic Preservation Office and that is a resource we have, but you need someone who will prepare the pre-application grant and the grant and apply for a portion of the money that is available. That is in essence what he was trying to say in the e-mail.

Mr. Eslick stated that it would then be a designated historic property other than it would be a marked trail rather than a historic site.

Mr. Neal stated he received an e-mail that the new fiscal year grants that will be coming available.

Ms. Bryant suggested talking to the Katy Trail people.

Mr. Eslick asked the type of signage to be used adding he has spoken with Martin Gugel about where the markers could be placed. Mr. Eslick commented he would contact Neil.

Mr. Eslick discussed the workshop from October, 2012 stating the SHPO has stated that some of the presentations did not qualify for their funds. He visited with Ken McClure from MSU and they did not involve Missouri Preservation Group who should have been involved in that. Mr. Eslick stated he told Mr. McClure that the Landmarks Board would organize a workshop and complies with whatever SHPO required them to do, so sometime in the fall of this year; arrangements will be made to do that.

Administrative approval of C of A's

1. 430 E. Commercial: Construct a new wood fence for a new Missouri Hotel Park

Mr. Neal commented this is for the Missouri Hotel Park, specifically the fence, asking for comments from the Board or the public on the project.

Ms. Cynthia Lipscomb, 1704 East Walnut Street. Ms. Lipscomb stated she is a member of the HLA Advisory Committee, and HLA is the Healthy Living Alliance; they are providing the funds that will build this playground for the young children at the Missouri Hotel from ages one to five and another section from six to ten year olds. Currently they play in an area between two buildings that is all concrete and there is no way to keep them out of the street or keep people from the sidewalk walking in to where they are, so the Alliance saw this as an opportunity to encourage play and outdoor activities for the kids. It is a grassy area, which will be cleaned up and the Missouri Hotel is concerned about keeping the children out of the street. The Alliance teamed up with the Drury Architecture School and the students came up with different designs and the Missouri Hotel and some members of HLA critiqued the designs. Ms. Lipscomb stated they went through the Commercial Street Guidelines and there was no reference to fencing. The issue is, this is grant money and donations from the "Y", the Health Department and Jordan Valley and all the money needs to be spent by the end June, so there is a deadline on this project. There is an issue of people sitting on the wooden fence; they reviewed the Zoning and the fence is under forty-eight (48) inches and more than fifty (50) percent open so they do follow the zoning ordinance and there is nothing in the Commercial Street Guidelines or in the Secretary of Interior Standards guidelines. There is an updated fence design because the Missouri Hotel was concerned about balls going into the street. It is still picking up on the Railroad Crossing type proposal and the landscaper came up with it and it is a little more closed that what you are seeing.

Ms. Stegall commented that she supports the HLA and this is a great thing being done to help the residents at the hotel. Ms. Stegall stated that she agrees that something needs to be done in this area for containing the children in an area, but this is not the proper solution. Along with the play equipment, it is typical play equipment that looks like it could mold quickly and fade and look trashy as is not in favor of the proposal as it is presented.

Ms. Lipscomb commented it was a design charrette from Drury Students and the landscaper has enclosed it a little more.

Ms. Stegall stated that mimicking the train yard, which is the neatest thing for the kids, the equipment and the fence and railroad and does feel it will be an improvement to the street. What sits there now is a series

of concrete benches and believes that is a little harder to destroy. This area needs to be build out of really durable materials.

Ms. Lipscomb stated that Missouri Hotel does not want the benches there; the benches will be removed because they are trying to deter people from spending time in this park unless you are a child. The benches will be removed to avoid people lounging on them. There are picnic tables in the rear of the property which will remain for parents to supervise their children while they play. The Missouri Hotel likes the reference to the train and mimics the Frisco theme and they wanted to go with that and so that is what the students did.

Ms. Bryant commented she thinks it is a wonderful idea for these children to have someplace to play.

Ms. Lipscomb stated the Hotel is not interested in play equipment right now; it's about cleaning up the site and preventing the children from running into the street or their toys. They will do a four-square section so the children can play there, and this will be as funds will allow right now. The priority is getting it contained.

Mr. Eslick commented he is excited they are fixing someplace for the kids to play.

Mr. Donnie Rogers, 901 West Hovey, commented he is the Community Development Coordinator with the Urban Districts Alliance and work exclusively in the Commercial Street Historical District with the property and business owners and we found out about this proposal fence earlier this week. Mr. Rogers stated the playground is a great idea the children can benefit from. Working with the Police and individuals in the district, this wooden fence won't last; it is one of those things where there are no benches in the playground. It is intended for the parents to sit on the other side near the alley, which won't happen. The fence is there and inviting and it's at the height where someone could sit on it or rest against it. Mr. Rogers said it is not something they want to see. There are good examples of appropriate fencing in the district and the fire house, the wrought iron at Victory Trade School where it is a black metal fence with some brick that create a barrier but from a maintenance standpoint it is less of an issue. There is a similar fence to this at the farmer's market on city property and it becomes a haven for people sitting down to smoke. The wood begins to bow and looks trashy. We want to encourage this type of investment but definitely want something that lasts longer and will not be a deterrent to people visiting in the district. This wood fencing is not appropriate and there needs to be an alternative that would be appropriate in keeping with the historic district.

Mr. Eslick asked if a metal fence is something they could consider.

Ms. Lipscomb stated that before they got involved with Drury, she and Mr. Frank Zamboni were working with the Missouri Hotel for the HLA and that is what they were proposing was a metal fence and then once Drury submitted design themes, that's when the client decided that's the direction they wanted to go. Ms. Lipscomb stated she does not know that the budgets are.

Mr. Eslick commented a metal fence would be better and suggested that they look at the metal fence as an alternative since there is concern about the wood fence.

Mr. Neal commented staff has reviewed this and approved it, with not much mentioned in the design guidelines and following the zoning ordinance requirements and knowing the urgency of the project, we were working with them on this.

Mr. Eslick asked if they put the wood fence in to meet the deadline with the understanding that at a point there will be a metal fence there, asking Mr. Rogers if that is something they could live with.

Mr. Rogers stated that speaking from experience it rarely ever changes back out; once it's installed, it's a done deal.

Ms. Lipscomb stated that she is not certain if there would be funds available next year to do that, but she will speak with Allison at HLA and see if there an alternative.

Mr. Eagleburger stated he feels something is better than nothing.

Mr. Andy Walls, owner and resident on 224 East Commercial and owns a business there. Mr. Wall stated he is the secretary for the Commercial Club and there was an emergency meeting this morning in which the police were present, and Officer Millirons also expressed concern about the wooden fence and what it would represent with loitering.

Ms. Bryant stated that they could loiter there now the way the stone block is there. Maybe it would deter some loitering because children would be playing there and parents would be watching them.

Mr. Eslick commented he thought they, Missouri Hotel, would want the area enclosed so the children would be safer other than having an open fence.

Ms. Lipscomb said she received the new proposal with the cross bracing to keep the balls in things like that. One of the design requirements of the fence was to keep the kids in while allowing visibility through the fence so law enforcement could see the area. That is the reason they are removing the plants and bushes while keeping some of the trees is to deter people from hiding things in the bushes and plants there currently. Ms. Lipscomb stated there are some large lights that light this park up at night fairly well.

Mr. Neal stated that he is willing to be flexible because the City finds this is a good cause and will work with both parties if there are changes to be made adding he is aware of the time constraints in this project.

Ms. Lipscomb commented she would talk with Allison at HLA and talk with Missouri Hotel to see if they would be willing to go back with the previous discussion of the iron fence.

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

Mr. Neal asked about the signage in the Walnut Street-East UCD area.

Mr. Eslick commented they discussed signs on Historic Walnut Street at Commercial and through the district stating this is a historic district, much like historic Walnut Street signs on the west side of National.

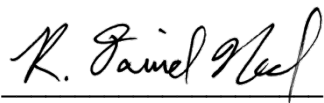
Mr. Eslick stated his intent is to get some of the residents together and get input on what type of sign they would like and the design for the sign. They will keep this as an item on the agenda.

Ms. Stegall commented the Commercial Club meeting is June 4th and as a Board they had talked about attending the meeting; she has confirmed their attendance.

The next meeting for the Landmarks Board is July 10th.

The next Historic Walnut Street Association is June 26, at 5:30 at Gilardi's.

There being no further business, the meeting was adjourned at approximately 7:30 pm

A handwritten signature in black ink, reading "R. Daniel Neal". The signature is written in a cursive style with a large, stylized "R" and "N".

Daniel Neal



LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

STAFF REPORT

HISTORIC SITE

DATE: July 3, 2013

PROPOSAL:

1. Demolish historic structure.

BACKGROUND:

LOCATION: 1110 N. Jefferson Avenue

HISTORIC DESIGNATION: Historic site – Collins/Culler House

APPLICANT: Springfield Public Schools

RECOMMENDATION:

Staff recommends the applicant pursue other alternatives before demolition of the structure.

FINDINGS:

1. The Collins/Culler House at 1110 N. Jefferson Avenue is considered a contributing structure in the Midtown National Historic District and is a registered local historic site.
2. The City has not found where the applicant has requested to acquire and change the use of the property.

PROJECT COORDINATOR:
Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
Historic Site
1110 N. Jefferson

APPLICANT'S PROPOSAL:

The applicant is requesting to demolish the existing historic structure and expand the Central High School off-street parking lot. The applicant says that the structure is currently in a state of disrepair.

STAFF COMMENTS:

1. The Landmarks Subsection 4-2403.H. of the Zoning Ordinance regarding the Board's action during demolition delay recommends that the Board shall take such steps as it deems necessary to preserve the structure concerned in accordance with the purposes of this section. Such steps shall include, but shall not be limited to, consultation with civic groups, public agencies, and interested citizens, recommendations for acquisition of property by public or private bodies or agencies and exploration of the possibility of moving one or more structures or other features to an appropriate location with respect to the integrity of the structure or features. However, because this is only classified as a local historic site, a demolition permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the demolition permit
2. The Springfield School District applied for a demolition permit on June 20th and the board has sixty (60) days to pursue alternatives or approve the demo. Building Development Services has deemed this structure a Dangerous Building.
3. The City has not found a master plan amendment or property acquisition that has been approved by City Council or Planning and Zoning Commission which is required prior to a change of use as proposed.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
Historic Site
1110 N. Jefferson

ZONING ORDINANCE

The Board has the authority to approve or disapprove the proposed application. A building permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the building/demolition permit.

SECRETARY OF THE INTERIOR'S STANDARDS:

The following standards would apply to the proposed application:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
Historic Site
1110 N. Jefferson

1. The house was constructed around 1894 by Tom Collins, weather observer for the U.S. Weather Bureau. George Culler and Caroline Schmook married and purchased the house in 1900. George was an engineer and was the Greene County surveyor 1908-12 and Mayor of Springfield 1912-14. Caroline lived in the house until 1972.
2. The site was nominated to the local historic register by City Council on March 26, 1990.
3. The brief description of the local nomination for the Collins/Culler House states:

Queen Anne details are used on this on and on-half story house. Chamfered corners are used on the projecting gables on the front and south side. Decorative brackets and drop pendants are located at the top of the chamfered corners and a sunburst pattern and decorative bargeboards are used in both gable fields. Small gable dormers have decorative cutout trim boards. The rear portion of the house appears to be older than the main structure because it has four-over-four light windows and the flooring uses six inch wide planks.



Office Use Only

Date Filed: _____

Received By: _____

Review:

☐ Administrative

☐ Landmarks Board

Application for Certificate of Appropriateness

City of Springfield, Missouri

The applicant seeks to show the following.

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

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

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

Signature(s) Date:

x [Signature]
[Signature]

x 6/26/13
6/26/13

Please type or print name(s) clearly:

x Norman F. ROBER

Mike Tomblason

Exhibit A.

Request for Certificate of Appropriateness

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

For instructions, see pages 5-8.

1. PROPERTY ADDRESS:

1110 N. JEFFERSON AVE.

2. APPLICANT:

Name(s): SPRINGFIELD PUBLIC SCHOOLS R-12

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 1359 E. ST. LOUIS, SPFD, MO Zip Code: 65802

Telephone number: 523-0159 Fax number: 895-2007

e-mail: _____

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

Name: Norman F. Pinner Signature: X 

Address: 1359 E. ST. LOUIS, SPFD MO 65802 Telephone: _____ Fax: _____

e-mail: _____

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 864-1055.)

Date of discussion: 6/26/13

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

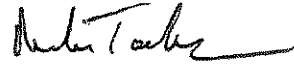
→ Mike Tomblinson 
1458 E. CHESTNUT EXPY. SPFD. MO 65802
T: 523-0411
F: 523-0495
mtomblinson@spsmail.org

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

- | | | |
|---|--|---|
| ☐ Addition (1, 2, 3, 7) | ☐ Handicapped Ramp (1, 2, 3) | ☐ Sidewalk (1, 3) |
| ☐ Awnings (2, 3, 4 or 5, 6) | ☐ New Construction (1, 2, 3, 7) | ☐ Siding (3, 4 or 5) |
| ☐ Building Relocation (1, 2, 3, 7) | ☐ Parking (1, 3) | ☐ Sign (1, 2, 3, 6) |
| ☒ Demolition (1, 2, 3, 7) | ☐ Porch (1, 2, 3) | ☐ Window (2, 3, 4 or 5, 6) |
| ☐ Door (2, 3, 4 or 5, 6) | ☐ Retaining Wall (1, 2, 3) | ☐ Archeological Site (1, 3, 8) |
| ☐ Fence (1, 2, 3, 5) | ☐ Roof-New (3, 4 or 5, 7) | |
| ☐ Guttering (2, 3, 4 or 5, 6) | ☐ Re-roof (3, 4) | |

☐ Other (Specify) _____

- 1-Site plans
- 2-Elevations
- 3-Photographs
- 4-Sample of materials to be used

- 5-Product literature
- 6-Drawing
- 7-Exhibit C-Why proposed work should be approved
- 8-State Historic Preservation Officer Comments

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

DEMOLITION

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

Exhibit C.

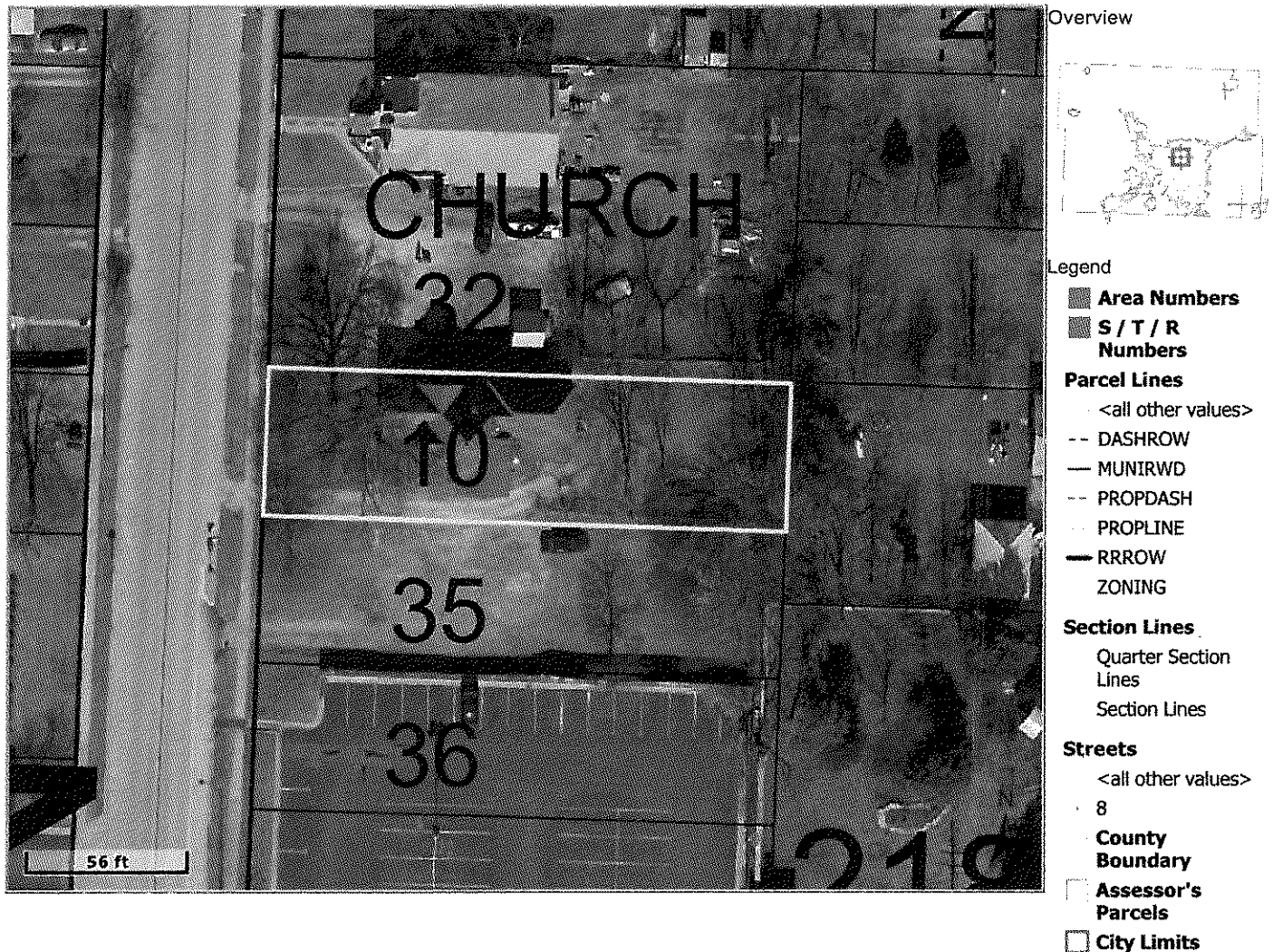
WHY PROPOSED WORK SHOULD BE APPROVED

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

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

PROPERTY WAS PURCHASED WITH THE INTENT
OF EXPANDING PARKING AT CENTRAL HIGH SCHOOL
STRUCTURE IS CURRENTLY IN A STATE OF
DISREPAIR.

Date Created: 9/5/2012



Parcel ID 881313218010
Sec/Twp/Rng 13-29-22
Property Address 1110 N JEFFERSON AVE
 SPRINGFIELD

Alternate ID n/a
Class R
Acreage 0.20

Owner Address BALDWIN, RANDALL S
 1119 N JEFFERSON AVE
 SPRINGFIELD MO 65802

District 105
Brief Tax Description ROOT & BOWERMAN ADD E OF JEFFERSON AVE N1/2 LOT 5
 (Note: Not to be used on legal documents)

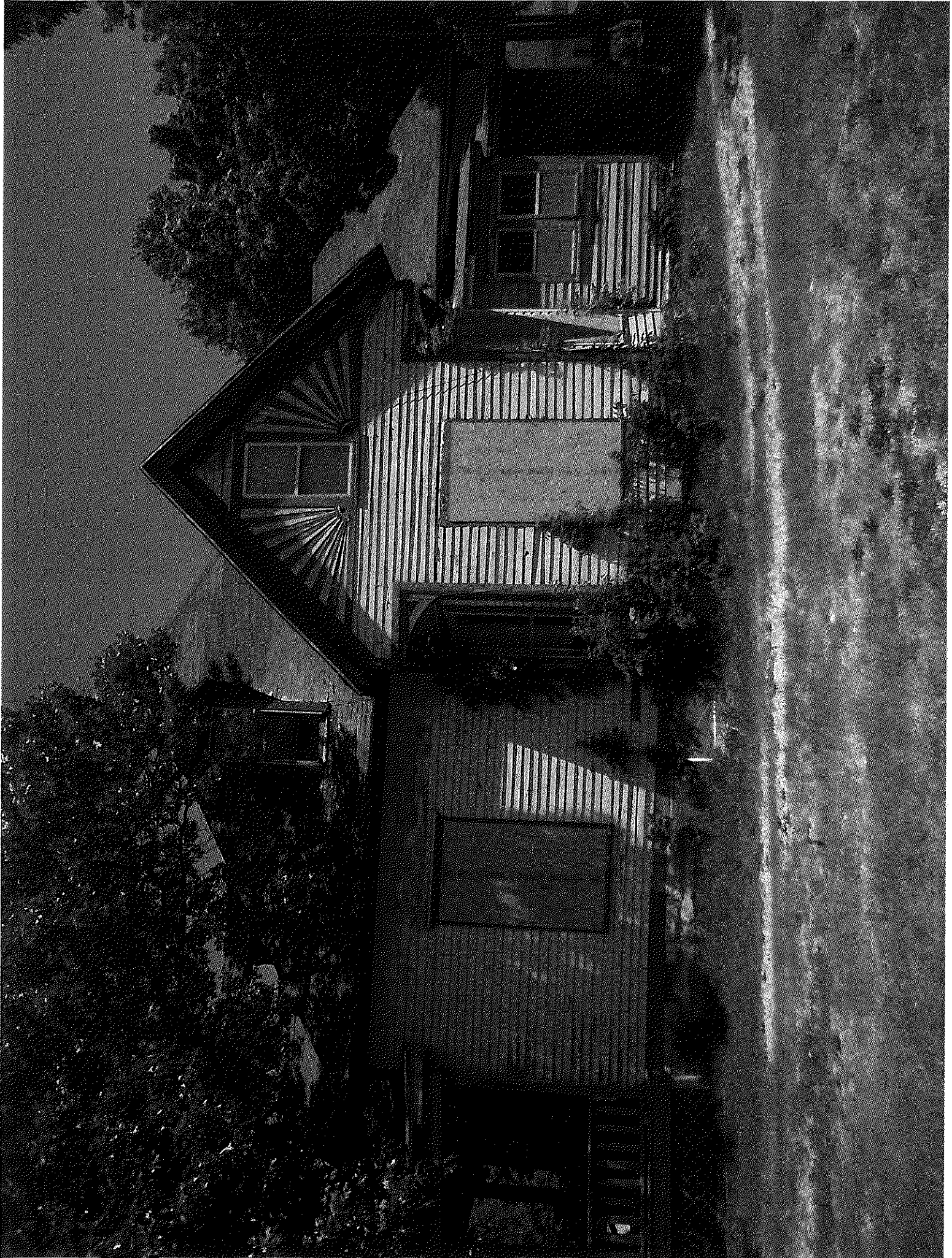
Last Data Upload: 9/4/2012 11:52:09 PM

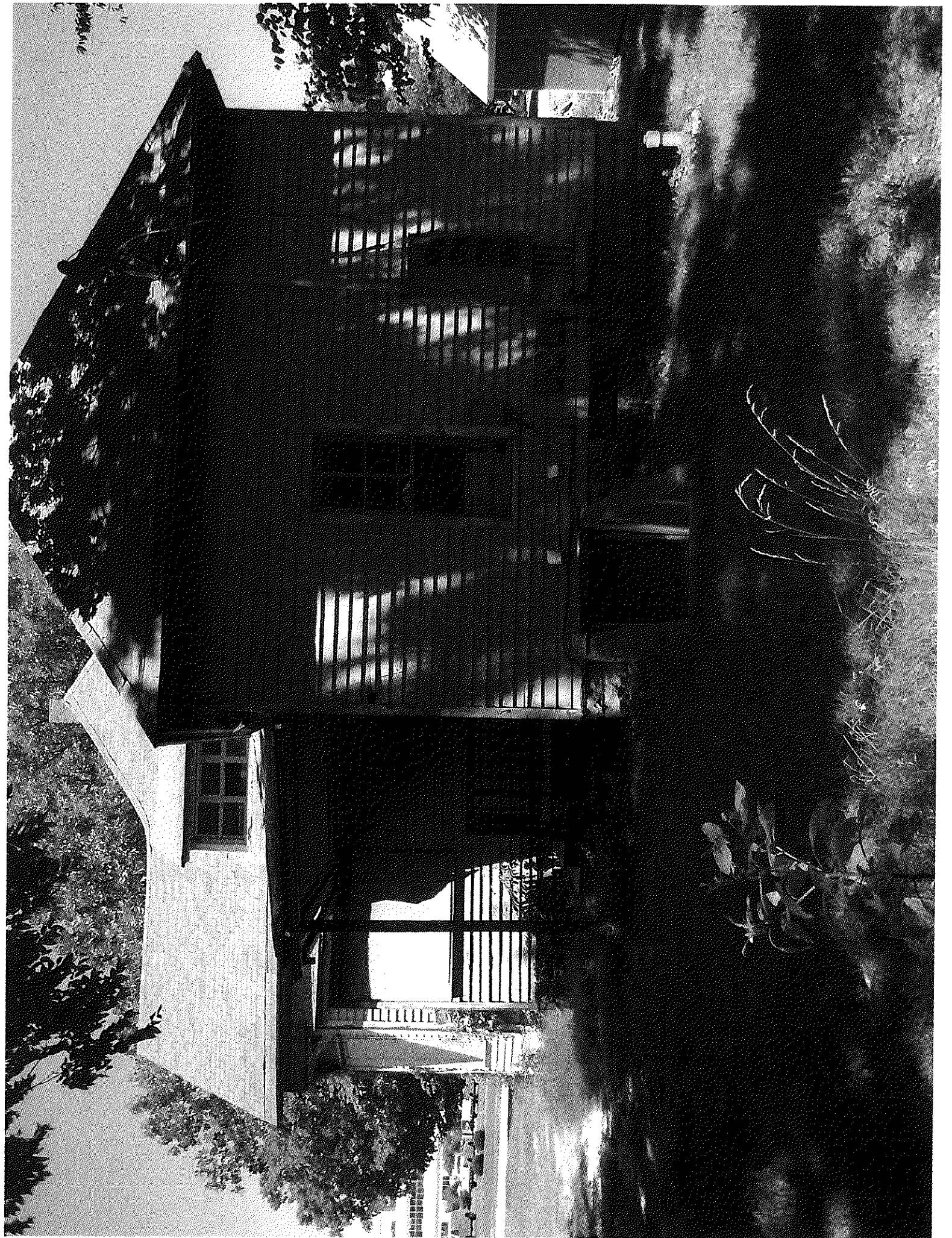
The sinkhole layer on the map is only intended to show a general location of sink holes and cannot be used to determine the exact locations. Confusion over this has necessitated the removal of this layer. At sometime in the future we hope to



developed by
 The Schneider Corporation
www.schneidercorp.com













LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: July 3, 2013

BACKGROUND:

LOCATION: 328 E. Commercial Street

APPLICANT: James Allen

PROPOSAL:

1. Add a new sign to the storefront and front door windows.

RECOMMENDATION:

The board will need to determine whether they will support a sign that is not located within the graphic channel.

FINDINGS:

1. The building at 328 E. Commercial Street is a contributing structure in the Commercial Street National Historic District.
2. The proposed flush mounted sign is not within the graphic channel as defined in the Commercial Street Design Guidelines and does not align with other signs on adjacent building.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
328 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to place a sign on the storefront and front door window (see attached photos).

STAFF COMMENTS:

1. The proposed flush mounted sign is not within the graphic channel as defined in the Commercial Street Design Guidelines and does not align with other signs on adjacent buildings. However, this building is three stories compared to the adjacent buildings. The building in the historical photo that the applicant has submitted with his certificate has different characteristics, than the structure at 328 E. Commercial and so staff is not confident that this photo can be applied to this case.
2. The Commercial Street Design Guidelines encourage flush mounted signs and main floor window graphics as proposed. It also states that signs should be subordinate to the building and fit within the existing features of the façade. Staff believes that these recommendations have been met with this certificate.
3. The board requires the Secretary of Interior's Standards for Rehabilitation Guidelines for all methods used (both removal and replacement) during this project.
4. Staff would recommend that any attachments to the building made through the mortar joints and not the brick as recommended by the National Parks Service.

PRESERVATION BRIEF #25 (<http://www.nps.gov/history/hps/tps/briefs/brief25.htm>):

New Signs and Historic Buildings

Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: Historic sign practices were not always "sympathetic" to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote

diversity in signs--their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

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

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

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
328 E. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

2. The historic character of a property will be retained and preserved. The removal of historic material or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
2. 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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
9. New addition, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
328 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

The following is an excerpt from the Architectural Survey performed on this building in 1979:

This building is a three story, wood frame and masonry load bearing structure. All of the windows have been boarded up and there is Carthage limestone used as lintels and sills. All of the original wood casings are still in.



Office Use Only

Date Filed: _____

Received By: _____

Review:

☐ Administrative

☐ Landmarks Board

Application for Certificate of Appropriateness

City of Springfield, Missouri

The applicant seeks to show the following.

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

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

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

Signature(s) Date:

James E. Allen
James E. Allen

6-7-2013

Please type or print name(s) clearly:

Exhibit A.

Request for Certificate of Appropriateness

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

For instructions, see pages 5-8.

1. PROPERTY ADDRESS:

328 E. Commercial St - Springfield, Mo 65803

2. APPLICANT:

Name(s): James E. Allen - Pedalers Bicycle Museum

If corporation: Corporate official: James E. Allen

(corporate seal)

Mailing address: P.O. Box 8745 Spg, Mo Zip Code: 65801

Telephone number: 417-576-1464 Fax number: —

e-mail: _____

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

Name: James E. Allen Signature: James E. Allen

Address: Same as above Telephone: _____ Fax: _____

e-mail: _____

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 864-1055.)

Date of discussion: April 2013

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

- | | | |
|--|--|---|
| ☐ Addition (1, 2, 3, 7) | ☐ Handicapped Ramp (1, 2, 3) | ☐ Sidewalk (1, 3) |
| ☐ Awnings (2, 3, 4 or 5, 6) | ☐ New Construction (1, 2, 3, 7) | ☐ Siding (3, 4 or 5) |
| ☐ Building Relocation (1, 2, 3, 7) | ☐ Parking (1, 3) | ☒ Sign (1, 2, 3, 6) |
| ☐ Demolition (1, 2, 3, 7) | ☐ Porch (1, 2, 3) | ☐ Window (2, 3, 4 or 5, 6) |
| ☒ Door (2, 3, 4 or 5, 6) | ☐ Retaining Wall (1, 2, 3) | ☐ Archeological Site (1, 3, 8) |
| ☐ Fence (1, 2, 3, 5) | ☐ Roof-New (3, 4 or 5, 7) | |
| ☐ Guttering (2, 3, 4 or 5, 6) | ☐ Re-roof (3, 4) | |

☐ Other (Specify) Front door window - See photo

- 1-Site plans
- 2-Elevations
- 3-Photographs
- 4-Sample of materials to be used

- 5-Product literature
- 6-Drawing
- 7-Exhibit C-Why proposed work should be approved
- 8-State Historic Preservation Officer Comments

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

Place sign on front of building and Front door window (letters). see photo

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

Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

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

Place sign on front of building.
(see photo)

place lettering on front door window.
(see photo)

Sign mounted 13' 6" above sidewalk
Sign - 16" x 16"

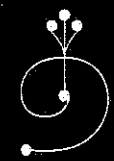
$\frac{3}{8}$ " thick composition sign (very durable and lasting)

Sign mounted on wooden frame.

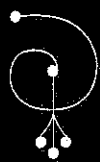
wooden frame mounted directly to
front of building with cement anchors.
sign not to exceed 2" thick

See photo

Sign copied after 1886 Bicycle shop signage.
(see photo copy of bicycle shop attached)



PEDALERS BICYCLE MUSEUM



BICYCLES

1886-7

WHEELMEN'S
ACCESSORIES
OF ALL KINDS

BICYCLES,
VELOCIPEDES,
UNDRIES,



← Sign

Between 1st
and 2nd Floor

GEO. W. ROUSE & SON.,

[H. G. ROUSE]

No. 110 South Washington St.



PEDALERS BICYCLE MUSEUM

BAKERY • DE

324

PEDALERS
BICYCLE
MUSEUM





CITY HALL

LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

STAFF REPORT

WALNUT STREET URBAN CONSERVATION DISTRICT – WEST

DATE: July 3, 2013

PROPOSAL:

1. Demolish existing four (4) unit apartment building.
2. Construct a new eight (8) unit apartment building.

BACKGROUND:

LOCATION: 1014 E. Walnut Street

APPLICANT: Bryan Prop II, LLC c/o Bryan Magers

RECOMMENDATION:

Staff recommends **approval**.

FINDINGS:

1. The existing apartment building is considered a non-contributing structure in the Walnut Street National Historic District and Walnut Street-West Urban Conservation District.
2. The applicant has addressed concerns that were discussed at the Pre-Application meeting on May 29th.

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
1014 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is proposing to demolish an existing non-contributing four (4) unit apartment building and replacing it with a new eight (8) unit apartment building with a design that is compatible with the Walnut Street Historic District (see attached Page 4 of Certificate of Appropriateness for more details).

STAFF COMMENTS:

1. The applicant has made significant modifications to the proposed structure since the Pre-Application/Design Review on May 29th. They have eliminated the concept of two separate apartment structures and have modified the front porch and hidden the stairwell as the board had recommended. While the size and massing of the structure will increase over the existing structure, the view from Walnut Street will be more consistent and compatible. The removal of the driveway and restoration of the open space will also enhance the view from the Walnut Street. Staff has reviewed the site plan, pictures and elevation (attached) and is supportive of the certificate as proposed.
2. All proposed work is required to apply for a building permit to be issued by Building Development Services.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
1014 E. Walnut Street

PERTINENT SECRETARY OF THE INTERIOR'S STANDARDS (FOR REHABILITATION)

2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

PERTINENT WALNUT STREET DESIGN GUIDELINES

NEW ADDITIONS:

The Applicant Should Consider:

1. Locating additions at rear or side of structure, out of view of the street.
2. Using a design that is sympathetic to the original structure but contemporary in spirit.
3. Using building materials and decorative treatments that are compatible with the historic structure.
4. Designing the addition so as to prevent removal of historic elements on the principal structure.

The Applicant Should Avoid:

1. Constructing additions that overpower the existing structure.
2. Constructing an addition on the principal elevation(s).
3. Constructing additions with false historic appearance.
4. Altering the existing historic roofline to accommodate an addition.

(See also specific appropriate headings: Roofs, Siding, Trim, Doors, Windows, etc.)

WINDOWS:

The Applicant Should Consider:

1. Retaining all original windows in place.
2. Repairing the original window or, if not feasible,
3. Replacing the window in kind, recognizing the importance of sash type, size, muntins, mullions, and glass.
4. Using interior or exterior storm windows that match size, meeting rails, and heads of the original windows.
5. Using clear glass.
6. Installing "greenhouse" windows and skylights on side and rear elevations.

The Applicant Should Avoid:

1. Altering the size or type of windows.
2. Changing the location of windows.
3. Partially or wholly blocking windows.
4. Using glass that isn't clear unless colored or stained glass is historically documented or appropriate.
5. Installing "greenhouse" windows and skylights on principal elevations.

SIDING:

The Applicant Should Consider:

1. Retaining the historic siding.
2. Repairing the historic siding or, if not feasible,
3. Replacing in kind.

The Applicant Should Avoid:

1. Removing any original or historic material.
2. Covering with any artificial material.
3. Painting unpainted surfaces.
4. Using abrasive cleaning for paint removal or to clean unpainted masonry.
5. Using chemical sealers.

PORCHES:

The Applicant Should Consider:

1. Retaining all historic elements.

2. Repairing the historic features of the porch or, if not feasible
3. Replacing the features in like material and style.

The Applicant Should Avoid:

1. Removing any element.
2. Replacing an element with over or undersized replacements.
3. Replacing wooden posts with wrought iron
4. Adding new front porches or vestibules.
5. Changing location of steps.
6. Enclosing existing front porches.

ORDINANCE REVIEW

In addition, General Ordinance No. 4619, which created the Walnut Street Urban Conservation district-West states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
1014 E. Walnut Street

ARCHITECTURAL SIGNIFICANCE:

1. The National Register nomination described 1014 East Walnut Street as a non-contributing structure in the district and does not identify any architectural significance to the structure.



Office Use Only

Date Filed: _____

Received By: _____

Review:

☐ Administrative

☐ Landmarks Board

Application for Certificate of Appropriateness

City of Springfield, Missouri

The applicant seeks to show the following.

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

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

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

Signature(s) Date

xw Bryan Magers

6-26-2013

Please type or print name(s) clearly:

Bryan Magers

Exhibit A.

Request for Certificate of Appropriateness

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

For instructions, see pages 5-8.

1. PROPERTY ADDRESS:

1014 E Walnut St

2. APPLICANT:

Name(s): Development, LLC by Bryan Properties

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 2254 S Campbell Ave Springfield MO Zip Code: 65807

Telephone number: 417-864-6303 Fax number: _____

e-mail: Sheri@Bryan-Properties.net

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

Name: Laura Daugherty, Butler Rosenbury and Partners, Inc.

Signature: _____

Address: 319 N Main St Ste 200

Telephone: 417-865-6100

Fax: 417-862-6102

e-mail: ldaugherty@brpae.com

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 864-1055.)*

Date of discussion: 4/23/13

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

- | | | |
|---|---|---|
| ☐ Addition (1, 2, 3, 7) | ☐ Handicapped Ramp (1, 2, 3) | ☐ Sidewalk (1, 3) |
| ☐ Awnings (2, 3, 4 or 5, 6) | ☒ New Construction (1, 2, 3, 7) | ☐ Siding (3, 4 or 5) |
| ☐ Building Relocation (1, 2, 3, 7) | ☐ Parking (1, 3) | ☐ Sign (1, 2, 3, 6) |
| ☐ Demolition (1, 2, 3, 7) | ☐ Porch (1, 2, 3) | ☐ Window (2, 3, 4 or 5, 6) |
| ☐ Door (2, 3, 4 or 5, 6) | ☐ Retaining Wall (1, 2, 3) | ☐ Archeological Site (1, 3, 8) |
| ☐ Fence (1, 2, 3, 5) | ☐ Roof-New (3, 4 or 5, 7) | |
| ☐ Guttering (2, 3, 4 or 5, 6) | ☐ Re-roof (3, 4) | |

☐ Other (Specify) _____

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

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

Remove non-contributing building at 1014 and replace with new structure. See attached design preliminary package for additional information.

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

Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

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

The proposed project removes a non-contributing four unit apartment building and replaces it with an eight unit apartment building with a design that is compatible with the Walnut Street Historic District.

The proposed project is more compatible by the use of similar massing and setback on Walnut Street. The existing driveway between 1014 and 1024 will be eliminated, providing more opportunity for on-street parking and green space on site. The existing drive between 1014 and 1012 will be relocated to within an existing driveway easement, replacing the existing driveway which has expanded well beyond the easement over time. This will result in more green space and increased landscaping at the west property line.

The exterior design of the proposed building is based on the catalog builder styles evident on Walnut Street. As a contemporary infill, the design is intended to contribute to the historic district but not be a landmark within it. The character items of the catalog builder style are represented in an elegant, yet simplified, modern aesthetic through similar craft and proportions. The massing of the elevation facing Walnut Street includes a full width front porch with gabled entry, and a gabled second story roof offset from the entry gable, indicative of this style. The trim details are similar to catalog builder style; for example, a decorative frieze detail at the roof-to-soffit transition with quarter-round trim and a 1x10 trim.

Proposed exterior materials proposed include 6" exposure lap siding with shake shingle accents, 5/4 trim, aluminum clad 1/1 wood windows, brick veneer foundation walls, metal railings, and asphalt shingles. These materials represent a balance of the historic themes found in the district, and fulfill the need for durability and permanence.

The proposed design improves the district's viability by providing multiple accessible housing units (per the Fair Housing Act) that are not currently found at this property.

The proposed project contributes to the established narrative of the Walnut Street Historic District. It is subtly differentiated from the historic structures and is compatible through similar massing, scale, and character. It does not skew excessive attention to itself and enhances the historic character of the property and its neighborhood.



DEVELOPMENT CONCEPT

1014 EAST WALNUT

SPRINGFIELD MISSOURI

6/26/13



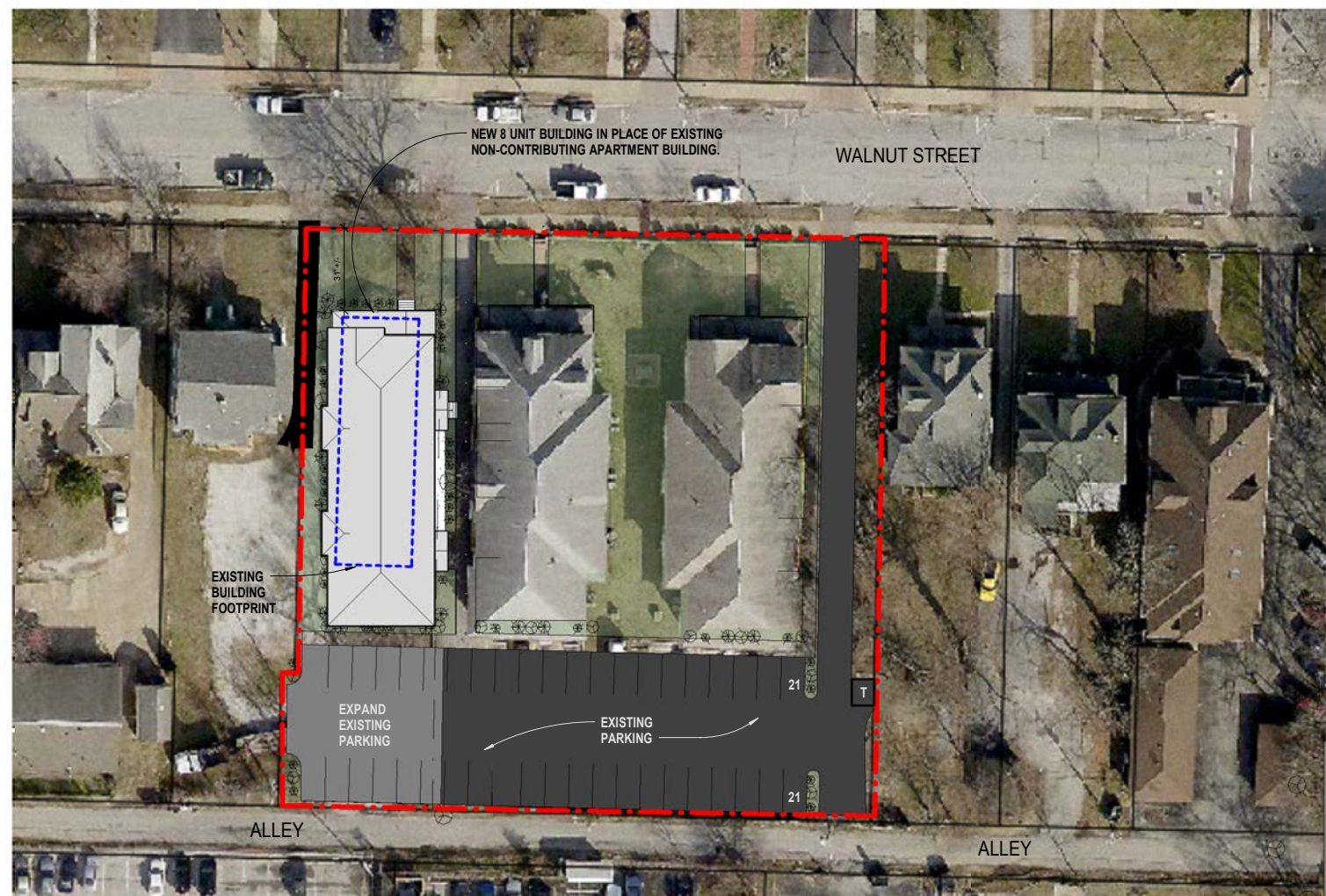
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Engineering
Interior Design
Landscape Architecture

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Springfield, Missouri 65806
Phone: 417.865.6100
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EXISTING 1014 E WALNUT



SITE AERIAL PLAN

SITE CONTEXT

1014 EAST WALNUT

SPRINGFIELD MISSOURI

6/26/13



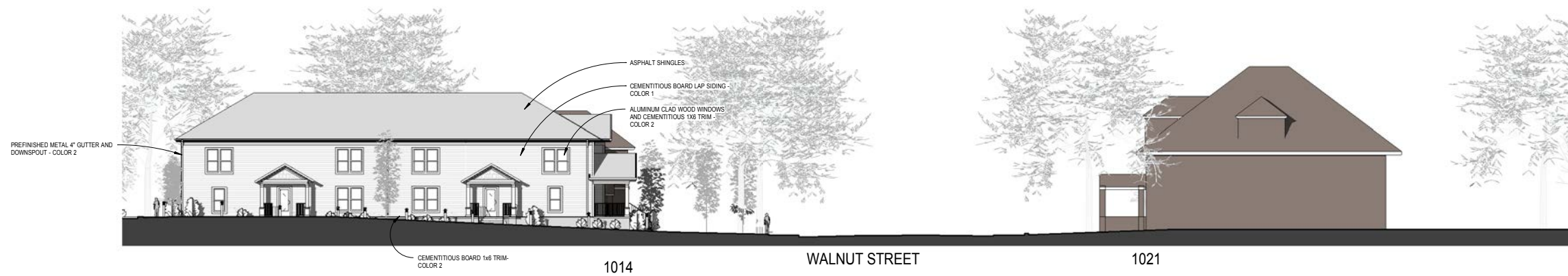
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NORTH SITE ELEVATION



EAST SITE ELEVATION

SITE ELEVATIONS

1014 EAST WALNUT

SPRINGFIELD MISSOURI

6/26/13



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NORTH ELEVATION

1014



WEST ELEVATION



EAST ELEVATION

BUILDING ELEVATIONS

1014 EAST WALNUT

SPRINGFIELD MISSOURI

6/26/13



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EXTERIOR VIEW OF NORTHEAST

1014 EAST WALNUT

SPRINGFIELD MISSOURI

6/26/13



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EXTERIOR VIEW OF NORTHWEST
1014 EAST WALNUT
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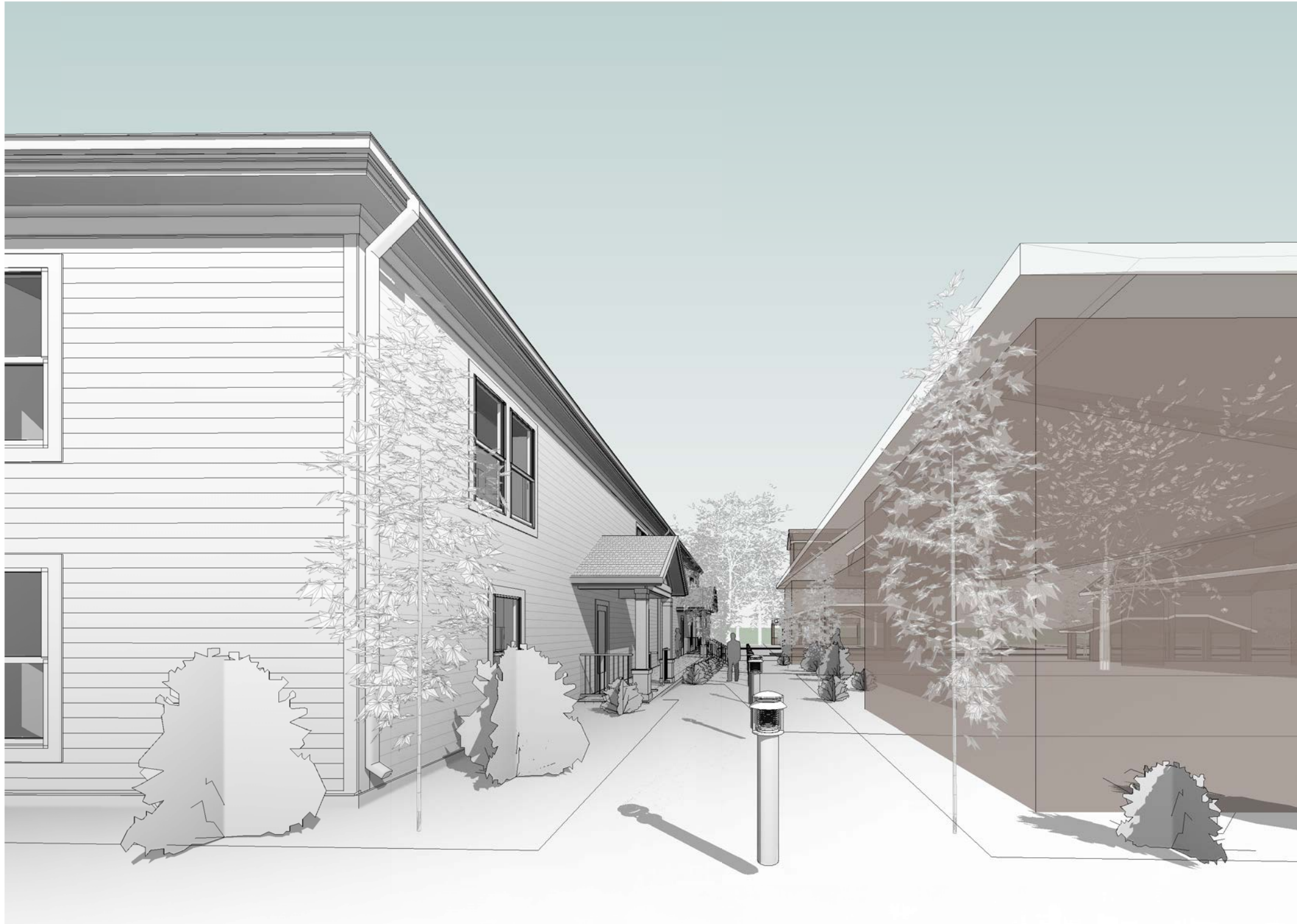
EXTERIOR VIEW OF NORTHEAST
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6/26/13



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VIEW BETWEEN EXISTING AND NEW BUILDINGS

1014 EAST WALNUT

SPRINGFIELD MISSOURI

6/26/13



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Landscape Architecture

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Office Use Only

Date Filed: _____

Received By: _____

Review:

☐ Administrative

☐ Landmarks Board

Application for Certificate of Appropriateness City of Springfield, Missouri

The applicant seeks to show the following.

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

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

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

Signature(s) Date:

Please type or print name(s) clearly:

Exhibit A.

Request for Certificate of Appropriateness

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

For instructions, see pages 5-8.

1. PROPERTY ADDRESS:

101 EAST COMMERCIAL STREET

2. APPLICANT:

Name(s): COLLETTE PARKER RESTORATION

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 1539 N. WASHINGTON Zip Code: 65803

Telephone number: 417-839-0119 Fax number: 417-864-7015

e-mail: HISTORICFIREHOUSE@GMAIL.COM

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

Name: STEVE DECKARD Signature: Steve Deckard

Address: P.O. BOX 64 MARSHFIELD Telephone: 889-3797 Fax: 889-3865

e-mail: KEYSTONearchitects@SBCGLOBAL.NET

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 864-1055.)

Date of discussion: 3-21-13

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

- ☐ Addition (1, 2, 3, 7)
- ☐ Awnings (2, 3, 4 or 5, 6)
- ☐ Building Relocation (1, 2, 3, 7)
- ☐ Demolition (1, 2, 3, 7)
- ☐ Door (2, 3, 4 or 5, 6)
- ☐ Fence (1, 2, 3, 5)
- ☐ Guttering (2, 3, 4 or 5, 6)

- ☐ Handicapped Ramp (1, 2, 3)
- ☒ New Construction (1, 2, 3, 7)
- ☐ Parking (1, 3)
- ☐ Porch (1, 2, 3)
- ☐ Retaining Wall (1, 2, 3)
- ☐ Roof-New (3, 4 or 5, 7)
- ☐ Re-roof (3, 4)

- ☐ Sidewalk (1, 3)
- ☐ Siding (3, 4 or 5)
- ☐ Sign (1, 2, 3, 6)
- ☐ Window (2, 3, 4 or 5, 6)
- ☐ Archeological Site (1, 3, 8)

☐ Other (Specify) _____

- 1-Site plans
- 2-Elevations
- 3-Photographs
- 4-Sample of materials to be used

- 5-Product literature
- 6-Drawing
- 7-Exhibit C-Why proposed work should be approved
- 8-State Historic Preservation Officer Comments

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

CONSTRUCT A NEW SELF-SUPPORTING VERANDA/PORCH
ADJACENT TO THE EXISTING EAST WALL OF THE
HISTORIC FIREHOUSE #2.

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

Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

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

THE PROPOSED STRUCTURE IS INTENDED TO HELP PROTECT THE EXISTING WOOD DOORS AND PROVIDE SOME PROTECTION FROM THE ELEMENTS.

THIS NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE NEW CONSTRUCTION WOULD UTILIZE THE USE OF W-SHAPE I-BEAMS PAINTED BLACK SET ON CAST IRON COLUMNS TO BE COMPATIBLE WITH THE EXISTING STRUCTURE.

THE NEW CONSTRUCTION WOULD NOT BE ATTACHED TO THE EXISTING STRUCTURE SO THAT IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY WILL BE UNIMPAIRED.

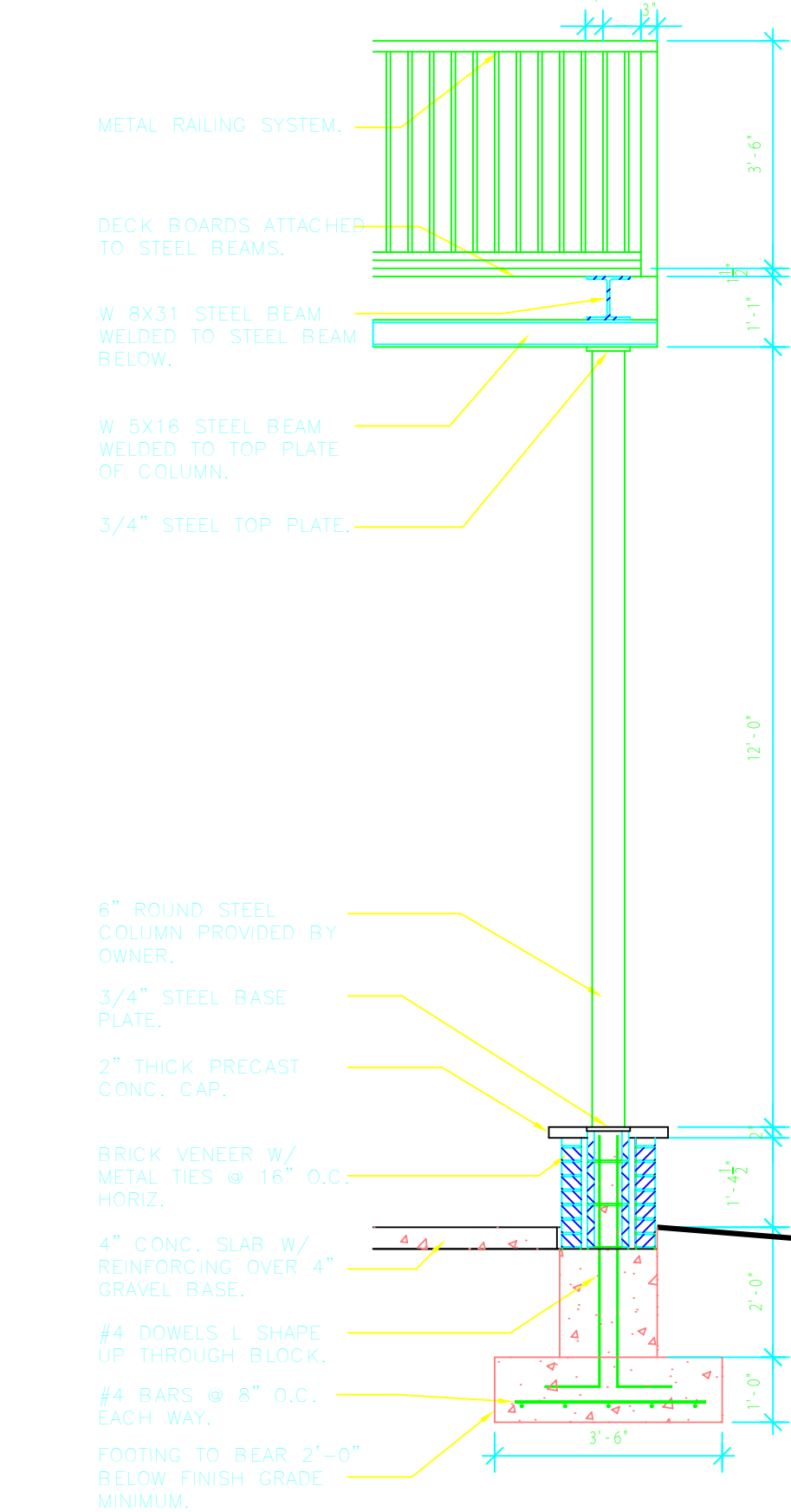
THE NEW CONSTRUCTION WILL NOT AFFECT THE HISTORIC CHARACTER OF THE PROPERTY OR THE HISTORIC PURPOSE OF THE STRUCTURE.



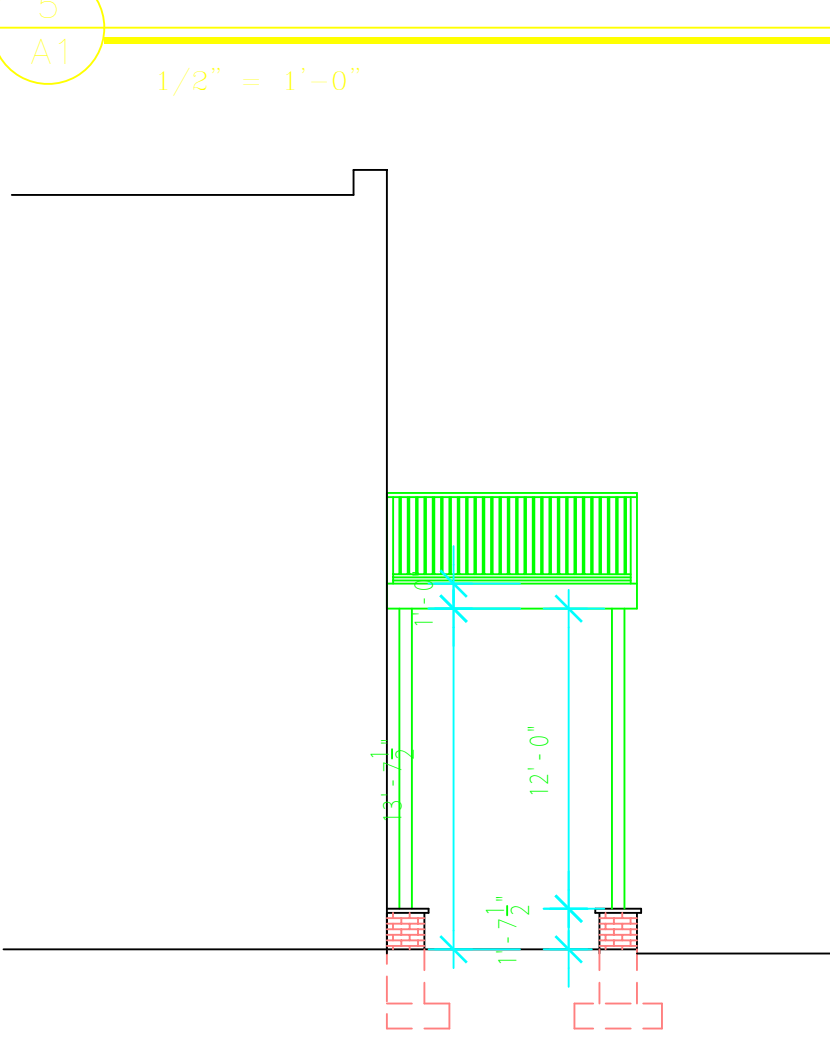
To see all the details that are visible on the screen, use the "Print" link next to the map.



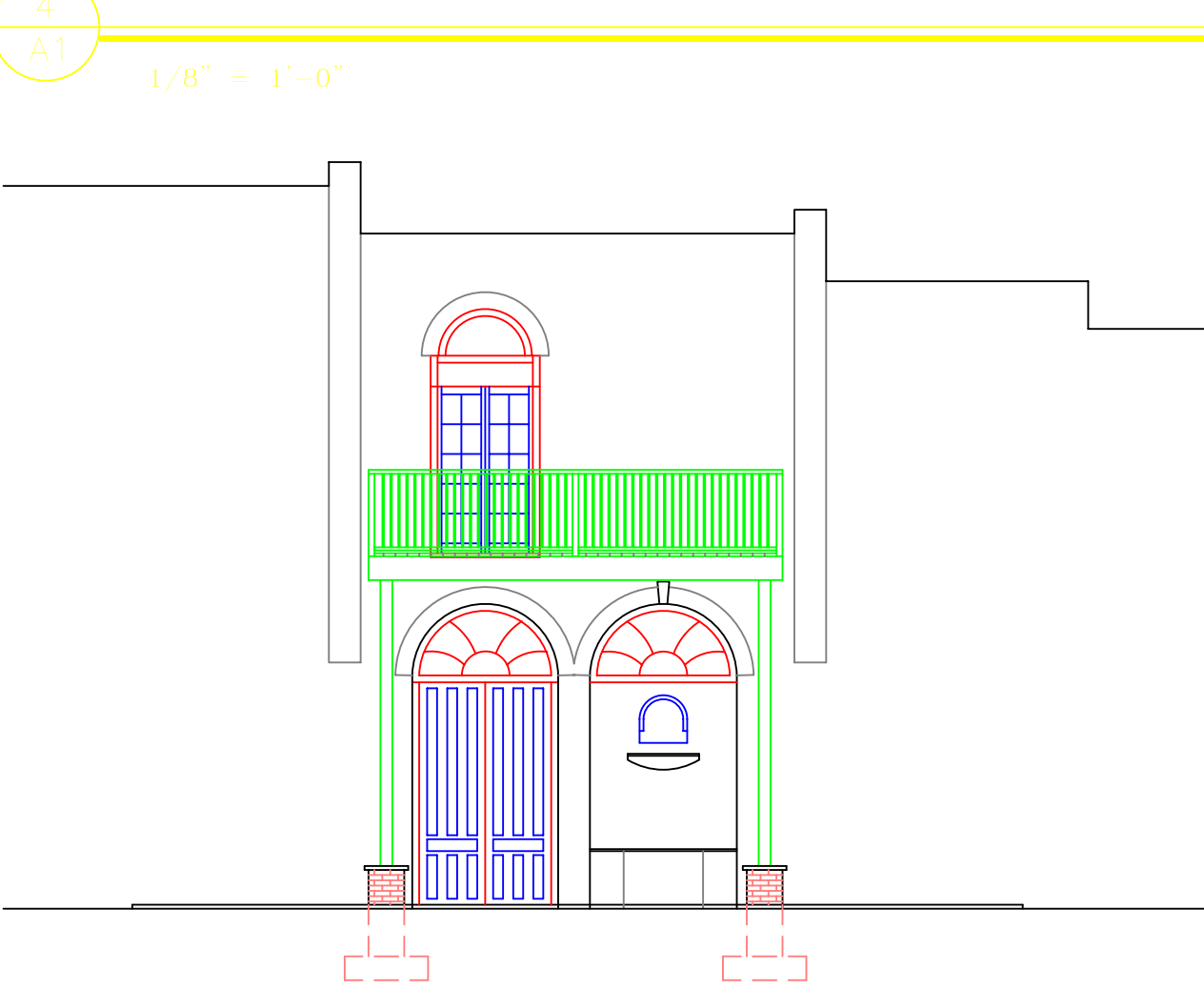




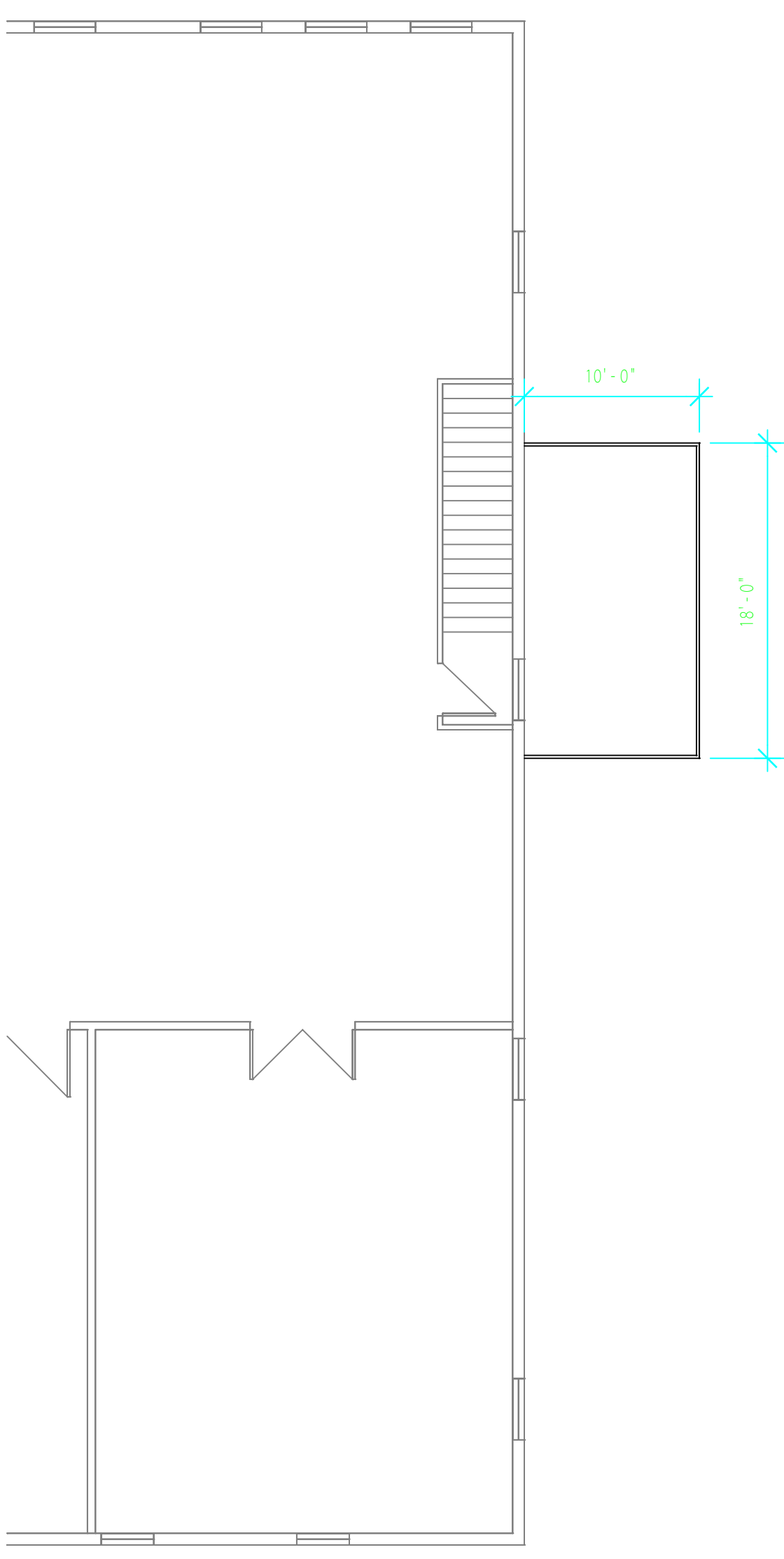
BALCONY SECTION



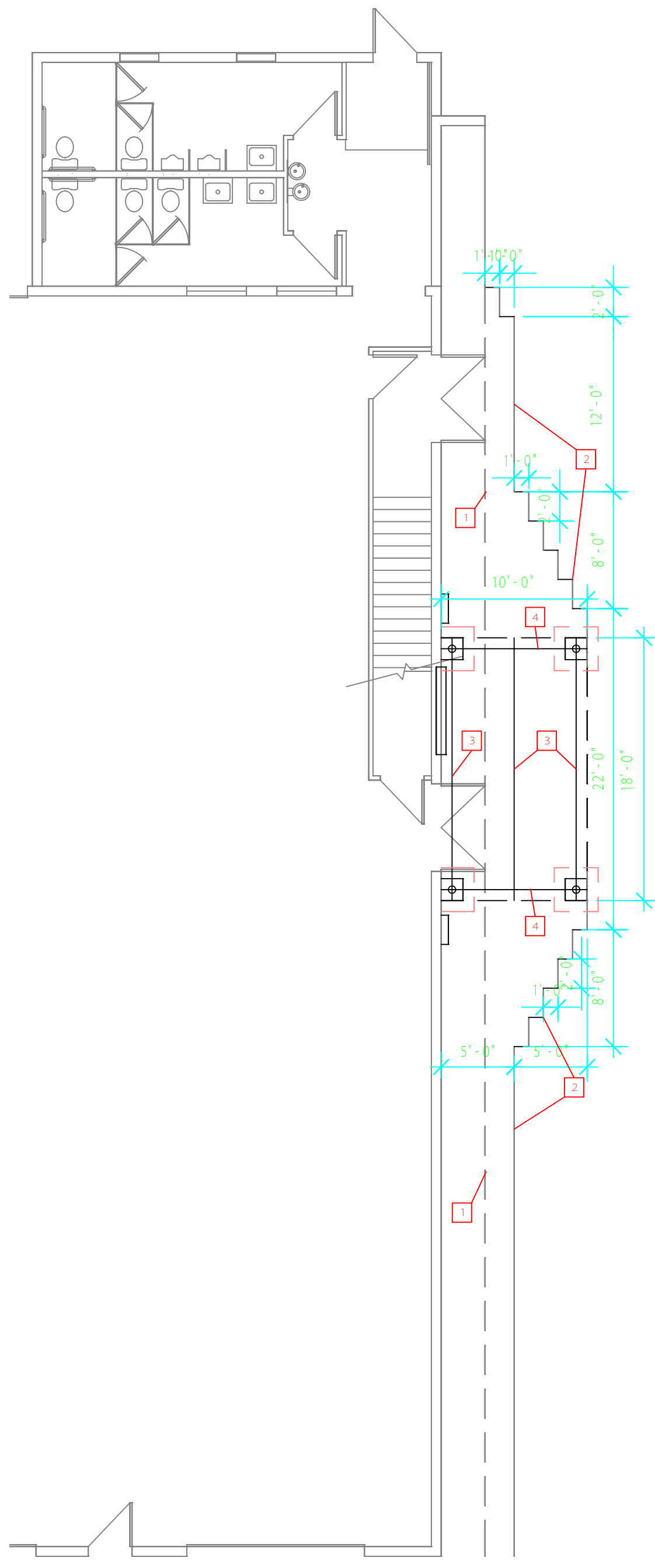
SOUTH ELEVATION



EAST ELEVATION



PARTIAL SECOND FLOOR PLAN



PARTIAL FIRST FLOOR PLAN

LEGAL DESCRIPTION

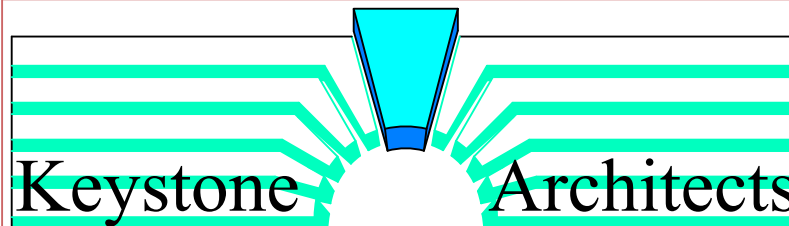
ALL OF THE WEST SIX FEET OF LOT 10 AND ALL OF LOTS 11 AND 12, IN BLOCK 36, IN THE ORIGINAL TOWN OF NORTH SPRINGFIELD, NOW A PART OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ALSO BEGINNING AT THE SOUTHEAST CORNER OF LOT ONE, IN BLOCK 35, IN THE ORIGINAL PLAT OF NORTH SPRINGFIELD, NOW A PART OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, THENCE EASTERLY 66 FEET TO THE SOUTHWEST CORNER OF LOT 12, IN BLOCK 36 IN SAID SUBDIVISION; THENCE NORTHERLY TO THE NORTHWEST CORNER OF SAID BLOCK 12; THENCE WESTERLY TO THE NORTHEAST CORNER OF SAID LOT ONE, IN BLOCK 35, THENCE SOUTHERLY TO THE POINT OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

KEYNOTES:

- 1 LINE OF EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 2 LINE OF NEW STAMPED BRICK PATERN CONCRETE SIDEWALK.
- 3 W 8X31 36 KSI WIDE FLANGE STEEL BEAM.
- 4 W 5X16 36 KSI WIDE FLANGE STEEL BEAM.

FIRE HOUSE
EAST BALCONY

201 E. COMMERCIAL
SPRINGFIELD, MISSOURI 65803



P.O. Box 694
Marshfield, Missouri 65706
(417) 889-3797 FAX (417) 889-3865

PROJECT: 12017	REVISIONS: _____ _____ _____ _____ _____	DATE: _____ _____ _____ _____ _____
DATE: 04 - 29 - 13		
DRAWN: SLD	FILE: 12017 - A1.DWG	
CHECKED:		

SHEET:
A1
OF: 1 SHEETS
PLAN

