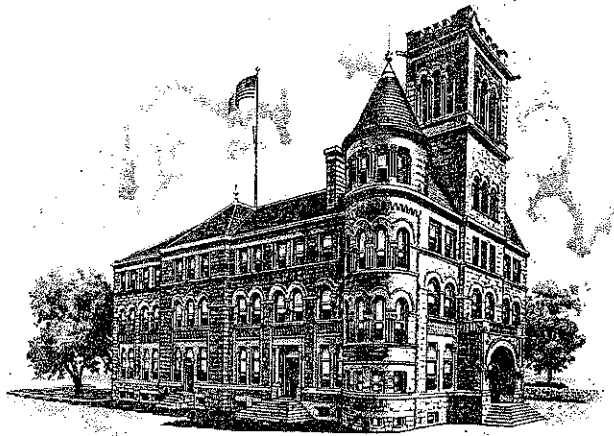




CITY HALL

LANDMARKS BOARD

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

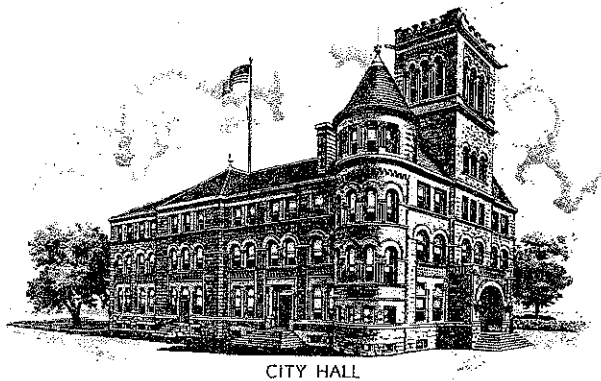
City of Springfield

INTEROFFICE MEMORANDUM

DATE: May 10, 2012
RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **May 16, 2012**. No tour is being offered.

Daniel Neal
Senior Planner



CITY HALL

LANDMARKS BOARD

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

May 16, 2012
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

- | | | |
|--|------|---|
| | I | Roll Call |
| DAVID ESLICK
<i>Historian Representative</i>
Chair | II | Minutes
None |
| CYNTHIA LIPSCOMB
<i>Architect and Walnut St. Representative</i>
Vice-Chair | III | Unfinished Business
A. Certificate of Appropriateness
None
B. Certified Local Government Review
None |
| LEN EAGLEBURGER
<i>At Large Representative</i> | | |
| DAVID MAGGARD
<i>At Large Representative</i> | IV | New Business
A. Certificates of Appropriateness
None
B. Certified Local Government Review
None
C. Local Historic Site De-listing
1. Oakhaven (currently Lost & Found Grief Center), 1006 N. Cedarbrook Ave. |
| LAUREL BRYANT
<i>Real Estate Representative</i> | | |
| ANN BAYLIFF
<i>At Large Representative</i> | | |
| TODD SMITH
<i>At Large Representative</i> | | |
| | 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
C. Administrative approval of C of A's
None |
| | VII | Any other matters that fall under the jurisdiction of the Board
1. Discuss the Missouri State University Memorandum of Agreement to mitigate the de-listing of the Woods-Evertz Stove Company National Register Historic District from the National Register of Historic Places.
2. 2012 Missouri CLG Forum |
| | 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.



Lost & Found

grief center

Board of Directors

John Gentry
Chair

Jeff Roberts
Vice-Chair

Brenda Raynor
Secretary

Dean Young
Treasurer

Greg Aleshire

Shawn Askinosie

Cameron Collins

Lisa Cox

Justin French

Ryan Hamilton

Jana Hansen

Alan Nippes

David Ross

Bonnie Shackter

Tom Singleton

Lisa Slavens

Brian Straughan

Jon Swope

Steve Vaught

Richard Walters

Co-Founders

Shawn Askinosie

Karen S. Scott

Staff

Dr. Karen S. Scott
Executive Director

Gretchen Gambon
Assistant Director

Nannette Thomas
Program & Resource
Coordinator

May 9, 2012

Landmarks Board

Zoning & Subdivision Services

P.O. Box 8368

Springfield, MO 65801

RE: Oakhaven, the George and Florence Laker Residence

Dear Board Members:

The property located at 1006 N. Cedarbrook, Springfield, MO was purchased by the Lost and Found Grief Center on April 17, 2005 from Alan Bates. Prior to the purchase, Alan Bates submitted a request to the Landmarks Board to have the 1800's home designated as a Springfield Historic Site. As noted in the original time line, Alan restored and remodeled the residence from a single family home in 1982 into a business office. Upon complete of said renovations, Alan was granted the request to have the Oakhaven property designated as a Springfield Historic Site.

The Lost and Found Grief Center is requesting that the Oakhaven home located at 1006 N. Cedarbrook, Springfield, MO be removed from the Springfield Historic Sites due to the following reasons listed below:

- The Victorian farm house was built in 1894 and changed ownership three times prior to the George and Florence Lakers purchase in 1930. After researching, there has been no evidence that the Lakers were significant to the city, region, state or nation's history.
- The site has not had any historic event effecting the development of the city, region, state, or nation. As stated in the original request letter, the home was located adjacent to an industrial park. The surrounding industrial type buildings has continued to develop until the current zoning was formally changed to GM (General Manufacturing) on March 7, 1995 to reflect the surrounding usage of the buildings. (Please refer to attached photo)
- The Victorian farm house architectural style is a common design seen in various sites throughout the region with no distinctive architectural features.
- The architect, designer and contractor were not documented and are unknown.



Lost & Found

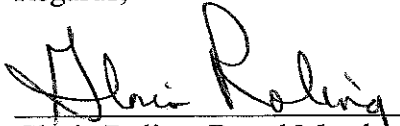
grief center

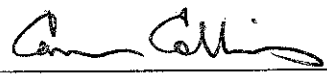
- The details and materials were used in several regional two-story farm homes and not considered as unique materials. During the 1982 renovations carpet was installed over the wood floors and a building addition was constructed on the southeast side of the house. These two actions do not reflect the original 1800's design.
- The neighborhood consists of metal buildings located directly across Pythian Street and on the adjacent back lot, as seen in the attached photos. The location has no unique characteristics of historical significance. As noted in Alan Bates' letter in 1982, he stated that the industrial park was established on the adjacent property and that trend has remained prevalent justifying the industrial zoning change. There are no other Historical properties in the outlining areas to support preservation efforts.

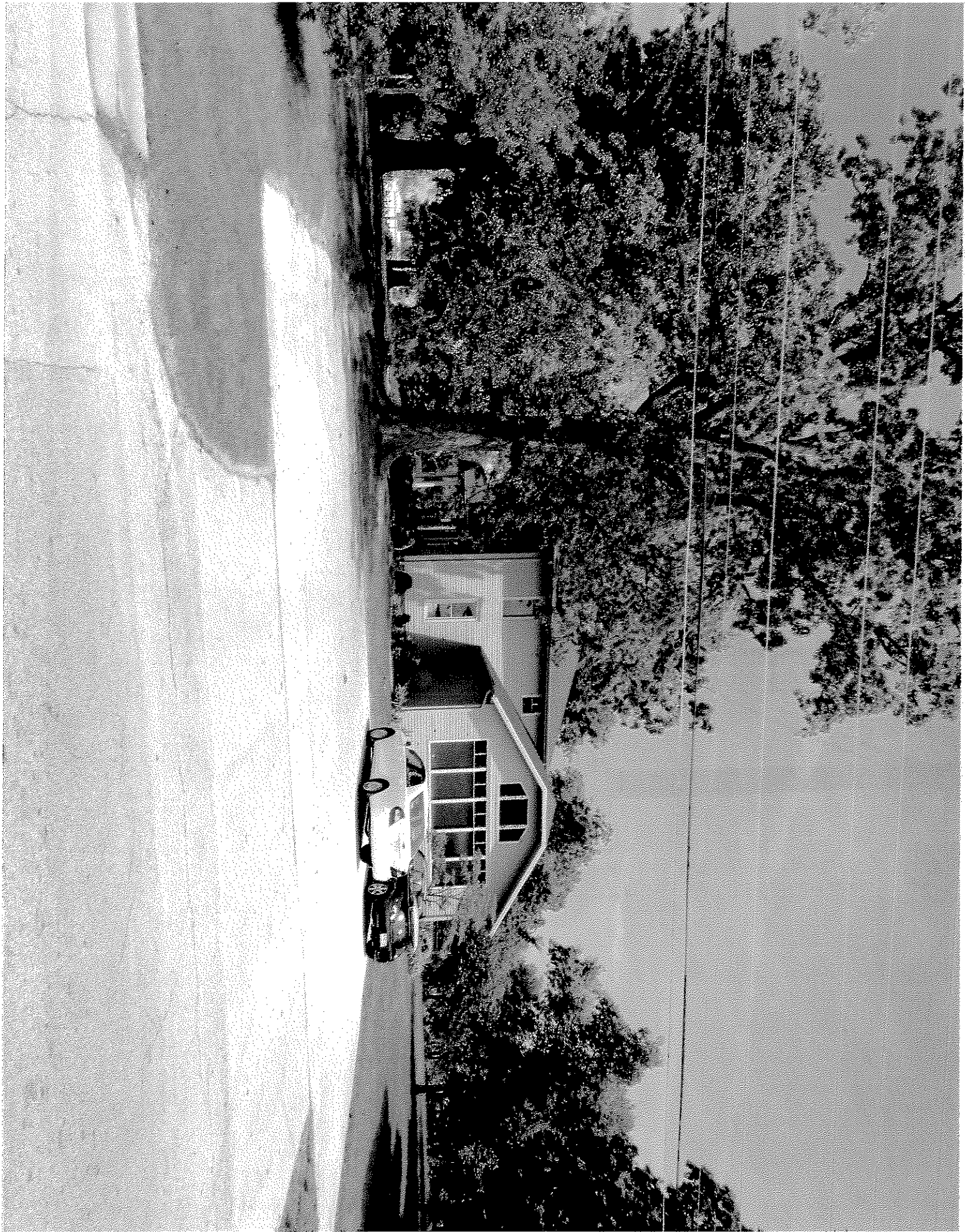
For over 30 years, the single family home has been continually used for business office and meeting room space, certainly, not as a single family home for which the Historical designation was intended.

As representatives of the current Lost and Found Grief Center Board of Directors, we are requesting that this property located at 1006 North Cedarbrook, Springfield, Missouri be removed from the Springfield Historical Registrar.

Regards,


Gloria Roling, Board Member
Lost and Found Grief Center


Cameron Collins, Board Member
Lost and Found Grief Center







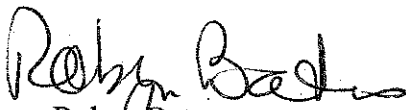
April 16, 2012

To Whom It May Concern:

Please let this letter serve as notice that the family of Alan Bates, former owner of the property now occupied by Lost & Found Grief Center, has no objections to the house being removed from the historic registry. I am Alan's widow and have contacted his children, and none of us have any objections to removing the historic designation.

We are aware of a number of problems with the house that need to be addressed and that will result in great expense for this local charity if they have to meet the specifications of the historic preservation of the house. We are pleased to have the house used for the work of Lost and Found Grief Center and are not in favor of maintaining regulations that will make the upkeep of the house a financial hardship for the charity.

Sincerely,



Robyn Bates

OAKHAVEN
THE
GEORGE AND FLORENCE LAKER RESIDENCE

This 1894 victorian farm house is respectfully submitted for your consideration to be added to the list of fine Springfield Historic Sites.

Set amidst huge majestic pine and oak trees, it is affectionately known as "Oakhaven" on the original cornerstone still in evidence in the yard. An original buggy chain is still attached to one of the large oaks, rusting away and slowly, but surely, being enveloped by the mighty tree.

This site with its beautifully restored antique house on it, is in stark contrast to the industrial park which is starting to surround, but not encroach upon it.

The house, as mentioned above, was built in 1894 with a new porch built in place of the original during the great depression. It sits upon a stacked stone foundation and still wears its original clapboard siding proudly.

The restoration was a loving one. Matching clapboards were used on the new addition. The original double hung windows were removed and replaced with custom built thermopane windows in a characteristic period pattern. This window design was carried through on the new addition as well as was the paint scheme. This achieves a very harmonious blend of old and new.

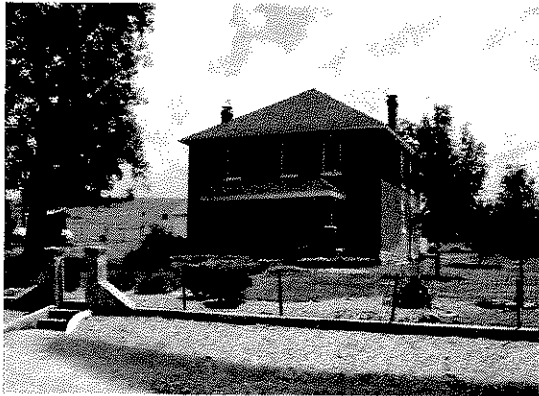
Inside the restoration continued with the same love and care given to the outside of the house. No walls of the original structure were disturbed. New gyp board walls and ceilings were installed through-out, taking special care not to disturb the original trim and firework. The original panel doors were retained including the black porcelain knobs. New lighting was installed and the building was brought up to current building codes. New carpet was installed downstairs. The original pine plank flooring was retained upstairs.

All in all, this sturdy home has been renovated and restored by the finest craftsman and with the best materials money can buy, insuring this old farm house will be around for a long time to come.

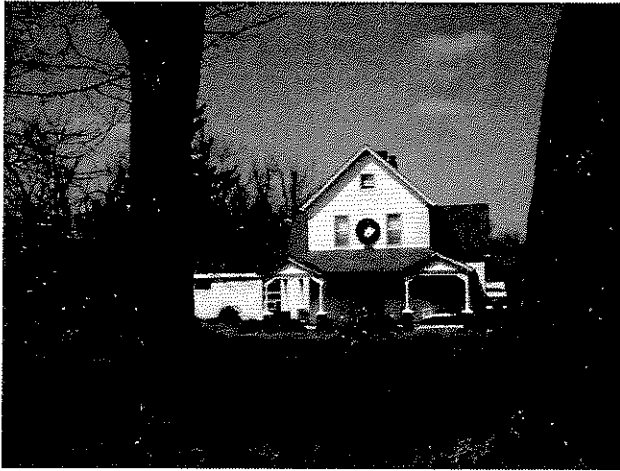
In closing, it is requested that, if in fact, this house is given the honor of historic status in this fine city, it shall be known as Oakhaven, (The original name given this residence). The George and Florence Laker residence (In honor of the fine couple that resided here over 1/2 of a century.



Lost Hill Farm-Go west on FR 100 and turn right (north) on FR 159. Follow FR 159 to FR 84. Continue west on FR 84 to FR 151. Turn left (south) on FR 151 to Lost Hill Farm (Park) at 4705 North Farm Road 151 (North Grant Avenue). This farm was established in 1843 and has significant geological features including caves, springs and natural arches and has a history of human habitation dating back to 6090 B.C. On the farm, there is a family cemetery with an undetermined number of unmarked graves. Lost Hill Farm is now part of the Springfield-Greene County Park System. There is an Ozark Greenways trail by the river on this farm.



David Murray Homestead-This land was part of the David Murray Missouri Century Farm (1867). The house for the David Murray Homestead can be seen on the hill on the right about midway between the two bridges and at 4897 North Farm Road 141. This property was settled by David Murray in 1867 and the Italianate Vernacular style home was built in 1870 and is in unusually good condition with very little deterioration of integrity. David Murray's descendants still live in this home.

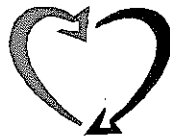


Chandler Homestead-Continue east on FR 66 which will curve south and you will find yourself on FR 197. Continue south. You will cross the tail-end of Fellows Lake. Turn right onto FR 74. This is a dead end road at the end of which is the Chandler Missouri Century Farm, est. 1845, and Chandler Homestead, circa 1871. This house is one of the few remaining double-pen, mirror (two front doors) designs left in Greene County and is a 2-1/1-story frame house with two side porches and a wraparound covered porch, and maintains its 1880s appearance. Originally known as Walnut Lawn Farm, it is the home of Vera K. Price Chandler. Much—almost 180 acres -- of the original farm was inundated by Fellows Lake. The red barn west of the house was moved to its present location to save it from the lake waters. Chandler Spring is now a part of Fellows Lake.



Spring Dale Farm-The Battle of Wilson's Creek on August 10, 1861, was one of Missouri's bloodiest, ending in an important Confederate victory. Union General Nathaniel Lyon was killed leading his outnumbered troops against the combined forces of the Confederates and General Sterling Price's Missouri State Guard, both under the command of General Ben McCullough.

Spring Dale Farm, a Missouri Century Farm established in 1889 by the McElhaney family, is at 4655 South State Highway ZZ, just before the turn-off to the Battlefield.



Lost & Found

grief center

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Karen S. Scott

Staff

Dr. Karen S. Scott
Executive Director

Gretchen Gambon
Assistant Director

Ashlee Marsh
Marketing & Events
Coordinator

March 13, 2012

Landmarks Board

Busch Municipal Building, Second Floor
840 Boonville Ave.
Springfield, MO 65802

Landmarks Board:

On behalf of the Lost & Found Grief Center Board of Directors, I would like to request that the property at 1006 N. Cedarbrook Avenue, formerly known as Oakhaven, be removed from the current designation as a local historic site. The property was purchased by Lost & Found Grief Center from Alan Bates in 2005 and has housed our support groups and offices since that time.

Recent inspections of the property revealed decaying areas around windows on the north side of the property, as well as electrical issues and structural problems with the rock foundation which need to be addressed. Due to the current requirement to keep the historic look, the cost of such repairs is prohibitive for a local non-profit. If the building is removed from the historic designation, necessary repairs can be done in a cost-effective manner, allowing us to continue the upkeep of the building at a reasonable cost or discuss other options as deemed necessary.

Since the building stands alone, away from any historic districts and is zoned as Heavy Manufacturing, this request seems reasonable and would provide a great benefit to the property. As a courtesy to the Bates family, we have discussed this proposal with them. They expressed support for the idea, which would allow us to make the necessary repairs to keep the building in good operating order.

Please feel free to contact me if there is additional information that is need to process this request. 417-865-9998 or kscott@lostandfoundozarks.com

Sincerely,

Dr. Karen S. Scott
Executive Director

FILED

MAY 13 1985

Donald E. Kelley
CITY CLERK

Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P. Hrngs. _____
Pgs. 7
Filed: 5-8-85

Sponsored by: Cantrell

COUNCIL BILL NO. 85- 223

RESOLUTION NO. 7192

A RESOLUTION

FINDING AND DECLARING Oakhaven, the George and Florence Laker residence at 1006 North Cedarbrook to be an historic site within the City of Springfield, Missouri.

WHEREAS, the Historical Site Board of the City of Springfield has listed the property on the local register pursuant to Section 2-48(c) of the Code by finding the following described property to be an historic site; and

WHEREAS, the City Council of the City of Springfield deems it desirable that such premise be preserved for its historical value for the citizens of Springfield by designating the site under Section 2-49 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

That the City Council hereby finds and declares that Oakhaven, the George and Florence Laker residence at 1006 North Cedarbrook is an historic site of particular value and importance to the heritage of the people and the citizens of Springfield and has been placed on the local register by the Historical Site Board; therefore, the City Council hereby designates said property as an historic site for purposes of Section 2-49(a) of the City Code.

Passed at Meeting: MAY 13 1985

Mayor George S. Luyke

Attest: Donald E. Kelley City Clerk

Approved as to Form: John M. [Signature] City Attorney

Approved for Council Action: [Signature] City Manager

Fiscal Note Required
Yes _____ No _____

EXPLANATION OF COUNCIL BILL NO. _____

ORIGINATING DEPARTMENT: City Clerk

PURPOSE: Designation of 1006 North Cedarbrook as a Springfield
Historic Site.

REMARKS:

The Historical Site Board has voted to request City Council to declare 1006 North Cedarbrook - Oakhaven, the George and Florence Laker Residence - an historical site. The nomination was prepared by the current owner, C. Warren Bates, Jr. and is attached for your consideration. Mr. Bates was informed of the Historical Site Board's decision and of the date of the City Council meeting at which the nomination would be considered.

Submitted by:


Chairman, Historical Site Board

Approved by:


City Manager

OAKHAVEN

THE GEORGE AND FLORENCE LAKER RESIDENCE

Historical Outline

- 11-5-1852 Land is homesteaded by Marcus Boyd and wife from land originally earmarked "Reserved for Schools".
- 2-11-1893 After several land transactions, property passes from T.B. and B.A. Holland to America J. Emmerton.
- 12-23-1891 Mortgaged land by America J. and E.Y. Emmerton secures a loan of \$2,000.00 from A.B. Lovian and The Home Building and Loan Association of Springfield, Missouri, to construct a new residence. (Payments of \$10.00/month are noted. For reasons not evident to research this loan is paid in full by 1-17-1894).
- 7-20-1910 E.Y. Emmerton is deceased and his widow America Jane sells the house to Mary E. Lyon (and husband A.W.) for \$6,000.00.
- 5-17-1930 Mary E. Lyon now a widow sells the house to George D. and Florence W. Laker for \$9,600.00.
- 1932-34 (Estimated) The original porch on the house is raised and the porch which now compliments the house is constructed.
- 6-7-1950 The Lakers pay off their mortgage.
- 8-11-1976 By now George Laker has passed away.

- 1-1982 Florence Laker is deceased and the house passes to her daughter Margery (Laker) Bates, the wife of the renown Springfield Architect, C. Warren Bates, Jr.
- 8-1982 Plans are made to restore and remodel the residence into the architects office.
- 11-1982 Construction is finished and the newly restored and remodeled office is now open for business.
- 12-15-1984 The Springfield Chapter of the American Institute of Architects presents the coveted "AIA Design Award for Excellence in Architectural Design" to C. Warren Bates, Jr. & Associates, Architects for the renovation and restoration of the George and Florence Laker residence at the annual Christmas Dinner at Riverside Inn in Ozark, Missouri.
- 5-1985 The Laker residence/ Warren Bates Architectural Office featured in the May issue of "Springfield" magazine.

OAKHAVEN
THE
GEORGE AND FLORENCE LAKER RESIDENCE

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CARL E. BATES, JR.

ARCHITECT

1000 S. 10th St. St. Louis, Mo. 63104
Tel. 524-1234

OAKHAVEN

THE GEORGE AND FLORENCE LAKER RESIDENCE

Legal Description

Beginning at a point Four Hundred (400) feet South of the Northwest Corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section Sixteen (16), Township Twenty-nine (29), Range Twenty-one (21), in Greene County, Missouri; thence South Two Hundred Sixty (260) feet, more or less, to the South line of said Northwest Quarter; thence East Three Hundred Thirty Five and Seven One Hundredths (335.07) feet, thence North Two Hundred Sixty (260) feet, more or less, to a point Three Hundred Thirty-five and Seven One Hundredths (335.07) feet East of the point of beginning; thence West to the point of the beginning.

