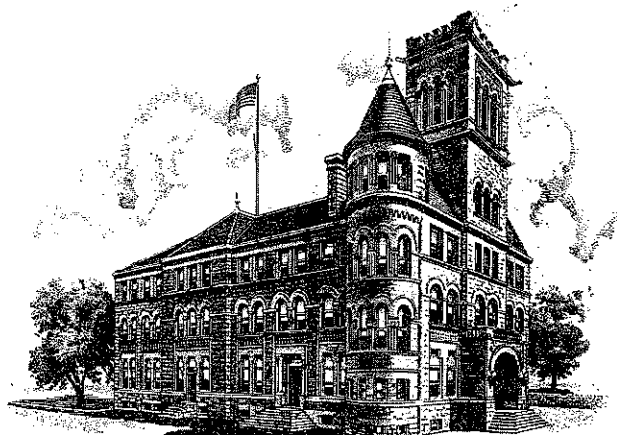




CITY HALL

LANDMARKS BOARD

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

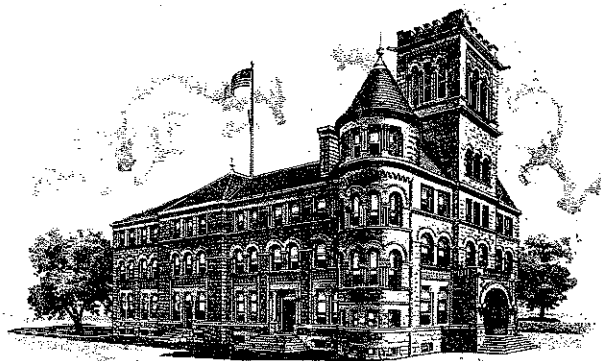
City of Springfield

INTEROFFICE MEMORANDUM

DATE: October 10, 2012
RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **October 17, 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

October 17, 2012
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

- | | | |
|--|------|---|
| | I | Roll Call |
| DAVID ESLICK
<i>Historian Representative</i>
Chair | II | Minutes
August 22, 2012 and September 5, 2012 |
| 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 |
| | | C. Pre-Application Review
None |
| LEN EAGLEBURGER
<i>At Large Representative</i> | | |
| DAVID MAGGARD
<i>At Large Representative</i> | | |
| LAUREL BRYANT
<i>Real Estate Representative</i> | IV | New Business |
| | | A. Certificates of Appropriateness |
| | | 1. 206 E. Commercial: Replace rear door and brick-in rear windows |
| | | B. Certified Local Government Review
None |
| | | C. Pre-Application Review
None |
| ANN BAYLIFF
<i>At Large Representative</i> | | |
| TODD SMITH
<i>At Large Representative</i> | | |
| MONICA STEGALL
<i>Commercial St. 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 |
| | | D. Administrative approval of C of A's
None |
| | VII | Any other matters that fall under the jurisdiction of the Board |
| | | 1. Landmarks Board/MSU Historic Preservation Workshop |
| | 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: August 22, 2012

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), Ann Bayliff, Len Eagleburger, David Maggard, Todd Smith, and Monica Stegall; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Chris Straw, Director Building Development Services and Sandy Goddard, Administrative Assistant. ABSENT: Cynthia Lipscomb and Laurel Bryant.

ROLL CALL:

APPROVAL OF MINUTES: None.

UNFINISHED BUSINESS:

A. Certificate of Appropriateness:

205 W. Commercial Street: Remove storefront glass and board up storefront.

Mr. Eslick stated that 205 W Commercial was tabled and there is a motion needed to remove it from the table.

Ms. Bayliff motioned to removed Certificate of Appropriateness for 205 W Commercial Street. Mr. Eagleburger seconded the motion. The motion carried as follows: Ayes: Eslick, Eagleburger, Maggard, Bayliff, and Stegall. Nays: None. Abstain: None. Absent: Lipscomb, Bryant, and Smith.

Mr. Eslick opened the public hearing.

Mr. Todd Smith, Board member, arrived late.

Mr. Travis Elliott, Attorney on behalf of Jim and Carol Murrow, stated he was not able to be at the last meeting and understands this issue was explained in detail, plans were presented to the Board for consideration and an application was submitted to permit Mr. & Mrs. Murrow to fix an issue that is present on this historic building. Unfortunately, Mr. & Mrs. Murrow are in somewhat of a difficult situation. They have owned the building for five (5) years and spent a significant amount of money renovating the building and as you are aware the real estate market has not been kind to borrowers, those owning real estate. Mr. and Mrs. Murrow have come to this crossroads where there has been vandalism on the building and you have seen the photographs and it has put them in a predicament. The City of Springfield has sent them a notice to abate a public nuisance and given them to September 3rd to do that. In order to alleviate the issue and define the issue so everyone is on the same page, because the metal framing around the plate glass windows at 205 W Commercial has been vandalized and removed, one of the issues Mr. and Mrs. Murrow

are concerned about are the character and nature of Commercial Street. Another issue, equally important, is the concern of individual safety of people going by the building. Because this metal has been removed this glass is not secured and that is the reason they have brought this proposal to the Board in order to address the potential harm to individuals and at the same time to be respectful of the other business owners, the tenants and the building they own on Commercial Street. If they do not take care of the issue, the City is going to take action on its' own. Mr. Elliott stated that his understanding is that the City's solution to this problem would be to come in and board up the building, and there would be a fine against the Murrow's. The reason the Murrow's have come to the Landmark's Board with this application is to present a proposal that is "not" boarding up the building with plywood and leaving the building as it is, but their proposal is trying to be respectful of the building, the historical character of the building and the other owners and tenants on Commercial Street, visitors, guests, etc. While it is not the ideal circumstances, it is the situation they are faced with. In order to fix the issue and put the building back into the condition it would have been in when it was built in 1902 to 1910, would be \$32,000.00 to \$40,000.00. Mr. and Mrs. Murrow are not in a position to do that at this juncture. Mr. Elliott said he was available to answer questions.

Mr. Eslick asked Mr. Straw to address what the dangerous building designation was.

Mr. Straw stated that the issue with this property at 205 E Commercial is the entrance as you approach it on the right hand side, what was closed up is now open to the interior. It was boarded up. The top of the wall is open, so now it becomes open and vacant and therein lies the issue. The first thing to be done is secure the structure, then after that determine if there is a way to correct the problem.

Mr. John Moody, John Moody Construction, 1414 S Jefferson, Springfield.

Jim Murrow, 170 Crescent Drive, Hollister. Mr. Ms. Stegall asked if they had considered leasing the space, maybe doing minor modifications to the storefront to get a lease instead of waiting for it to sell.

COMMUNICATIONS:

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

1. Discussion of the Landmarks Board/MSU Historic Preservation Workshop.

Mr. Eslick discussed the postcards and asked Mr. Neal if he has e-mailed the postcard to architects, builders or group of people.

Mr. Neal commented that he has not heard back from the Realtors Association and asked Ms. Bryant if she had received anything.

Ms. Bryant said no.

Mr. Neal stated he contacted them and they gave him an e-mail address to send the postcard to and he sent it and he is not certain that anything has come from it. The AIA did receive the notification.

Ms. Bryant suggested that Mr. Neal mail the Realtors Association again because they went through a major transition last week and they have a new interim president.

Mr. Neal asked Ms. Bryant if she could send him an e-mail address.

Mr. Eslick asked if he had e-mailed the postcard to Mid-Town and Commercial Street.

Mr. Neal stated he has not sent anything out the Neighborhood Associations and the postcards have been sent out physically to every property owner in those districts.

Mr. Eslick stated he wants to tell Mr. Vaughn that the postcards were sent when he asks.

Mr. Neal asked Mr. Eslick how he wanted to address the postage.

Mr. Eslick stated Missouri State will pay for it.

Mr. Neal asked Mr. Eslick if he was going to purchase stamps or if he was going to run it through the City's machine.

Mr. Eslick said to run it through the City's postage machine and keep track of the cost. A more detailed description of the workshop and the presenters will be prepared Monday so we can send it out also. There was discussion about inviting people to put up displays, is that something that we want to do.

Mr. Bryant asked if there were extra postcards if they could have them to hand out to people they might run into.

Mr. Eslick asked if they could invite window people and supply houses and Cynthia would have a contact list for them possibly. There is plenty of room there to have a nice meeting.

Mr. Neal asked Mr. Smith if he would have a group or association they could contact or send the e-mail postcard to.

Mr. Smith stated the Springfield Home Builders Association has a remodeler's council and as these properties become more desirable, he has seen people who would normally not be interested, they would probably be interested in being brought up to speed on some of the steps they need to take to work on a historic building. Matt Morrow is the director of the Home Builders Association.

Mr. Smith asked for some clarification on the case they just tabled so he can like to allay his confusion. The reason Mr. Morrow got a notice that his building was deemed unsafe is because he went in and boarded up glass on the lower level without a permit.

Mr. McDonald stated that when you board something up without a permit you have violated an ordinance that states that you have to come to the City to get a permit, and if you don't do that you have some fines you have to pay. Now a dangerous building citation comes from something that is unoccupied and open and what BDS does to resolve the open situation, if the property does not, BDS goes in and does the boarding and then charges the property with the cost of the boarding.

Mr. Smith stated that where he is getting confused is what Mr. Neal has alluded to in the only notes he can find regarding this specific building is that they boarded up windows without a permit.

Mr. Neal said that is right.

Mr. Smith said what he keeps trying to get back to is there a way he could make the neighborhood happy by just going back and getting a permit and replacing the piece of glass that is broken so that it is continuous. That's two (2) hundred dollars to repair.

Mr. Neal said theoretically that is right.

Ms. Stegall stated she agrees with that and that was what she was alluding to earlier.

Mr. Smith stated that if the reason it is considered an unsafe building is because of other work done without a permit, then everything that they are talking about will not make that go away.

Ms. Bryant asked for an e-mail confirmation that shows what has led BDS to deem this a dangerous building.

Mr. Neal apologized that someone from BDS was not there to address those questions.

Ms. Stegall said if the intent is close it off while Mr. Murrow is away, that is not temporary because he stated he would be away for two years and that is her concern. There are other measures that he can put over this glass as opposed to just boarding it up that would allow people to see in and still be consistent with the character of the street.

Mr. Eslick stated these are good questions that need answers for the next meeting and with a clarification from BDS of what they want and what would make Commercial Street happy. It all boils down to money and the people that are here have been there and have done things to their buildings that adhered to the standards.

There being no further business, the meeting was adjourned at 6:33 p.m.

A handwritten signature in black ink, appearing to read 'D. Neal', written over a horizontal line.

Daniel Neal

MINUTES OF THE LANDMARKS BOARD

DATE: September 5, 2012

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, Ann Bayliff, Len Eagleburger, David Maggard, and Monica Stegall; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Chris Straw, Director Building Development Services and Sandy Goddard, Administrative Assistant. ABSENT: Cynthia Lipscomb and Todd Smith.

ROLL CALL:

APPROVAL OF MINUTES: Minutes of August 8, 2012 were approved unanimously.

UNFINISHED BUSINESS:

NEW BUSINESS:

A. Certificates of Appropriateness:

1. 312 W. Commercial Street: Replace rear doors & openings & apply vinyl signage to storefront glass.

Ms. Jennifer Wilson, 2135 E Broadmoor, Springfield, commented that their intent is to remove the two vents at the top of the wall and a door that is not original to the building and replace them with storefront. There is already aluminum storefront on the Commercial Street side and they will copy the same on the back and they are proportionally the same as what the openings were before. Ms. Wilson referred to the display pointing out the Commercial Street side of the building and their intent to put a logo on the front side and have a band at the top that mimics the transom that has the street number in it.

Mr. Eslick opened the public hearing.

Ms. Bryant motioned to approve the Certificate of Appropriateness for 312 W Commercial Street as written. Ms. Bayliff **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Eagleburger, Maggard, Bryant, Bayliff, and Stegall. Nays: None. Abstain: None. Absent: Lipscomb and Smith.

Chairman noted for the record that Mr. Smith had arrived.

2. 309 N. Jefferson: Replace all windows, rebuild sign & construct new ADA ramp.

Mr. Eslick opened the public hearing.

Mr. Neal Stenger, 1615 E Primrose, with Murney Associates stated he is representing the owner.

Ms. Bayliff asked what types of windows were being put in.

Ms. Stegall noted the windows are Quaker 8150 Series, single-hung historical windows.

Ms. Bayliff asked if the logo from the Frisco Building still on the building; if the original logo is still there and if it would stay.

Mr. Stenger stated that from memory, the Frisco logo was part of the masonry and it would be there. The building is under contract and the person doing the renovations, the Architech, Jeff Wells, would need to speak to that. Mr. Stenger added that the only reason they wouldn't is there is a building on East Chestnut that is called the Frisco Building so if there were to be two buildings in town with the Frisco Building name, there might be some confusion.

Mr. Eslick closed the public hearing.

Ms. Bayliff motioned to **approve** the Certificate of Appropriateness for 309 N Jefferson as written. Ms. Stegall **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Eagleburger, Maggard, Bryant, Bayliff, Smith, and Stegall. Nays: None. Abstain: None. Absent: Lipscomb.

3. 1448 E. Walnut: Replace existing garage door.

Mr. Eslick opened the public hearing.

Mr. Jerad Boyd, 1448 E Walnut, Springfield.

Mr. Eslick asked if the garage door was being replaced with a wood door since the building is an historic building.

Mr. Boyd stated it is not an historic building; it lives within the district, but is not zoned as an historic building. The intent is not to replace it with a wooden door, but a steel door, which is standard. It is not a cosmetic choice as the door has to be replaced since it has become unsafe to be operated in the condition that it is in. They will be replacing it with what is throughout the area, which is a steel door that uses the same exact design style, which is the bead board style and has a wood stamp to it so that it looks as it does now.

Ms. Bryant asked if they had priced a wooden door.

Mr. Boyd stated three-thousand (3000) dollars for wood and approximately seven-hundred (700) dollars for the steel door. The only possible alternative they have found in between is a steel door that is wood faced, which is a wood exterior, bead board style, and it is eighteen-hundred (1800) dollars.

Mr. Neal stated staff contacted the State Historic Preservation Office and one of the considerations suggested was that since this is a non-contributing structure in the district that they hold to the pattern of the existing garage door; the material may not be the primary focus of this particular structure; use the similar design, keep the same look from the street.

Ms. Bryant asked if they would paint the door.

Mr. Boyd said no, the steel door is white, so it would have the exact appearance so it mimics a wood garage door. Mr. Boyd referred to the literature provided in the staff report showing the door they are proposing to use which is exactly the same as the current garage door and it would be the plain white door.

Ms. Stegall commented that there was in the packet a recommendation this could be a contributing structure due to the age the next time it should be evaluated.

Mr. Neal said yes, that is always a consideration, that some of these structures being reviewed that are noncontributing because of their age and the number of changes done to them could be a contributing structure, but there is a process to get something changed from noncontributing to contributing.

Mr. John Horner, 910 East Walnut Street commented he is in favor of the proposal. A steel door is a satisfactory alternative; economical, sustainable and attractive. The owner is trying to restore the house, and improve the neighborhood.

Ms. Bryant commented that an issue with the steel door is that when they are dented, it is very evident it is steel and not wood. In this case, it is noncontributing structure and if the State has made that point then the Board should move forward with approval.

Mr. Eslick closed the public hearing.

Mr. Maggard motioned to **approve** the Certificate of Appropriateness for 1448 E. Walnut as written. Mr. Smith **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Eagleburger, Maggard, Bryant, Bayliff, Smith, and Stegall. Nays: None. Abstain: None. Absent: Lipscomb.

B. Certificates of Economic Hardship:

1. 1040 E. Walnut Street: Demolish historic structure and redevelop site with a twenty-four (24) bed apartment.

Mr. Mike MacPherson stated that he is the Principal Planner in Development Review for the City of Springfield. The Walnut Street Urban Conservation District is a very important historic district and the tenants that are set out within that Ordinance are important to the City and felt that a detailed presentation for the Board's review. Mr. MacPherson stated that the two houses in question, although you will make separate motions to deal with them individually, will deal with the same types of issues, or lack of issues, that staff has with the project. In the essence of time the criteria for the Certificate of Economic Hardship will be reviewed which is applicable for both. So there is no confusion, the Landmarks Board, your decision, has binding authority over this matter. If you make a decision that standard is contained in Section 4-2403 H of the Zoning Ordinance which accepts and makes any exceptions to demolitions of structures, or not applicable to the Walnut Street West Urban Conservation District. What that means is that your decision is final and permanent, with the exception that it could be appealed to the Board of Adjustment and/or to the Circuit Court of Appeals. Mr. MacPherson stated he wanted to set that standard. The staff reports are

formulated based upon the criteria that are presented in an application to measure it by and staff will be making comments on what their observations are with regard to that matter for your consideration.

As stated in Item #1 of the Staff Comments, it is not necessary to use new construction standards and ADA requirements for the rehabilitation and abatement of the existing structure. The City of Springfield permits use of the Existing Building Code, which provides for more flexibility than the applying new construction standard. If the Board has questions about that particular concern, Mr. Chris Straw, Director of Building Development Services is here and can respond to those questions.

A report from a licensed engineer or architect with experience in recognized historic property rehabilitation, as to the structural soundness of any structures on the property and their suitability for rehabilitation.

Staff Comments: While there are indications of structural issues, there is not enough information provided in the applicants report to staff to determine the magnitude of the structural integrity and its ramifications to the rehabilitation of the structure. Since the applicant listed the structure as partially deteriorated, this indicates the structure does not appear to have any major structural soundness issues.

A report from a state-certified real estate appraiser as to the estimated market value of the property in its current condition, after completion of the proposed construction, alteration, demolition or removal, after any changes recommended by the Landmarks Board and, in the case of a proposed demolition, after renovation of the existing property for continued use.

Staff Comments: Appraisals for the "as is" current condition and after rehabilitation of current improvements are provided; however, neither appraisal supports market value due to critical omissions. The applicant stated that "due to the change in commercial property appraisals it is not possible to provide an appraisal of the proposed plan". In order to determine market value for the properties, a state-certified general appraiser is required (attached Memorandum). Mr. MacPherson stated that the comparables that are used in the appraisals are outside the Walnut Street Historic District and we believe there are existing comparables that could be contained within that district that could have been used and would be more relevant to this particular situation. The other concern is that there are issues within the Urban Conservation District, other than residential uses that can be used for that including office and limited retail space, which could command a higher income. Those other uses were not considered and we consider those appraisals incomplete and inaccurate.

In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser or other real estate professional, experienced in recognized historic property rehabilitation, as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

Staff Comments: There was no estimate provided for demolition costs. There was no appraisal provided for demolition of existing improvement and construction of a proposed apartment building. The information provided by the "as is" and after rehabilitation appraisals are not credible. In order to determine economic feasibility, appraisal information from a state-certified general appraiser is required. The

applicant instead used a residential appraiser. In order to conduct an economic feasibility analysis, the highest and best use of the property as improved must be correctly considered. An existing improvement should be renovated or retained "as is" so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operation and maintenance expenses for the previous two (2) years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

Staff Comments: This information was not provided.

All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.

Staff Comments: This item wasn't specifically addressed and no previous appraisals were provided.

Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years.

Staff Comments: The applicant states that the property was sold without listing.

Assessed value of the property according to the two (2) most recent assessments.

Staff Comments: The applicant listed the assessed values under Appendix D of the report.

Real estate taxes for the previous two (2) years.

Staff Comments: The application listed the real estate taxes under Appendix E of the report.

Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other.

Staff Comments: The application currently has R&P Taylor Apartments, LLC, as the owner. Staff has found that the Assessor records indicate a ZX NewTech, LLC, as the new owner of record.

Amount paid for the property, date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer. Mr. MacPherson commented that the assessor's records indicate that R&P Taylor Apartments, LLC, purchased the property in 1980 but no information was provided regarding the transaction with ZX NewTech, LLC.

Staff Comments: The sale price between R&P Taylor Apartments, LLC, and Connie Dameron is shown, but no information was provided regarding the sale to ZX NewTech, LLC.

Annual debt service, if any, for the previous two years.

Staff Comments: The applicant states that they did not own the property at the time.

Any consideration by the owner as to profitable adaptive uses for the property.

Staff Comments: Neither the application nor appraisals explored the possibilities of any adaptive uses or alternate uses other than residential. Certain nonresidential uses are permitted in historic structures.

Replacement construction plans for the property in question. Post-demolition plans shall include, but are not limited to, drawings or sketches with sufficient detail to show the exterior appearance and architectural design of the proposed building or use, but does not require construction documents to be completed.

Staff Comments: Post-demolition plans have been submitted, but lack detailed elevations along Walnut Street.

Financial proof of the ability to complete the replacement project, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution.

Staff Comments: ZX NewTech, LLC has provided proof of financial ability which is attached at the end of the report.

Any other information considered necessary by the Landmarks Board to a determination as to whether the property does yield or may yield a reasonable return to the owners.

Staff Comments: No additional considerations were provided by the applicant.

Mr. MacPherson stated that after review of the Certificate of Economic Hardship for 1040 E. Walnut Street, staff has found that it is not necessary to use new construction standards and ADA requirements for the rehabilitation and abatement of the structure, which is suggested in the Certificate of Economic Hardship. This will affect the rehabilitation and abatement cost estimates that the applicant has provided in their application. A more detailed analysis of the applicant's certificate has been provided in Attachment B. Bill Weaver, Development Economist, with the Planning and Development Department has reviewed and analyzed the submitted appraisals (attached Memorandum) and concluded the appraisals do not support the market value of the properties appraised. In order to consider pertinent data necessary to support market value for the properties, a state-certified general appraiser is required. Thus, appraisal conclusions necessary to resolve feasibility issues are not available. The Walnut Street Urban Conservation District – West ordinance Section 4.B. Subsections 2 and 3, established in 1985, provides the board with standards and requirements when evaluating a proposed demolition of a contributing structure. It states that the Board shall balance the interest of the public in preserving the structure, site, or portion thereof and the interest of the owner in its utilization. The applicant has not provided enough evidence to conclude that

either rehabilitating the existing residential structures is not a viable solution or that residential is the highest and best utilization of the structures. The Walnut Street Urban Conservation District – West ordinance Section 4.B.2.b. requires the Landmarks Board to consider the following standards:

- a. The visual and spatial relationship of the structure to its surroundings and to the rest of the Walnut Street Urban Conservation District – West. (detailed staff comments under Item #7)
- b. The Board shall consult the Walnut Street Historic Survey, the Walnut Street Historic District National Register Nomination and/or the Walnut Street Preservation Plan in addition to those items contained in Section 4-2403.D.4. of the Zoning Ordinance.
- c. The alternatives available to the demolition include: 1) Donation of the subject structure or site to a public or benevolent agency; 2) Donation of a part of the value of the subject structure or site to a public or benevolent agency, including the conveyance of the development rights and façade easements; 3) The possibility of sale of the structure or site, or any part thereof, to a prospective purchaser capable of preserving such structure or site; 4) the potential of such structure or site for renovation and its potential for continuing use. Staff is not aware of any attempts that have been made by the applicant to seek any alternative to demolition of the structure. In fact, the owners recently purchased this property in June. Neither the Landmarks Board nor staff has reviewed any Certificate of Appropriateness for rehabilitation of this structure since the inception of the Walnut Street Urban Conservation District. To the contrary, it appears the previous property owner has not undertaken even minimum maintenance on the exterior and has permitted the property to deteriorate.

Mr. MacPherson stated that staff findings are that the house at 1040 E. Walnut St. is considered a contributing structure in the Walnut Street National Historic District and Walnut Street -West Urban Conservation District. The Walnut Street Urban Conservation District – West ordinance provides additional standards when evaluating a Certificate of Economic Hardship for the demolition of a contributing structure. The Landmarks Board has binding authority over the demolition of contributing structures in the district. Much of the information that was submitted in the application is insufficient and inadequate to make a determination as to whether to justify a demolition in this case R&P Taylor Apartments, LLC, recently, purchased the property on June 8, 2012 and sold it to a ZX NewTech, LLC, on July 31st. The Certificate of Economic Hardship appraisals lacks comparable sales data influenced by the district and only consider the current residential use as the property's highest and best use. The proposed apartment building does not meet the Secretary of Interior's Standards. Demolition of the sites would be an irreplaceable loss to the quality and character of the District and the applicant has not submitted sufficient data or appraisal information to meet the criteria that is required for a Certificate of Economic Hardship and staff would request denial of the application based upon the fact that there is not complete information. The same standards are applicable to both cases.

Ms. Bryant asked about the comment regarding hazardous materials and asked if Mr. MacPherson was speaking of asbestos removal.

Mr. MacPherson stated there has been a discussion that there are assumptions and the word assumptions is used in the report, that there are hazardous materials. But that can be an extensive cost, but there needs to be more evidentiary data to demonstrate that that type of situation exists and to what nature it exists and what the expense is instead of making an assumption.

Mr. Jarod Michel, Bates and Associates Architects, 433 W Walnut, Springfield commented that after the report there, it is pretty clear the feeling of the Board and some others here. The owner asked them to look at both buildings, evaluate them, and give their best estimate of the cost to refurbish them and what he could get back out of those, basically, what kind of investment could he put into this and what would his return be. From what they were asked to do and the amount of time they had to spend on it and obviously the high cost to address all those issues, we did make a lot of assumptions during this process and used a lot of previous projects done in the past to evaluate that and with current projects for rental feasibilities to evaluate what the new project could be. That basically determined a lot of the information that was given. The outline for what is required since this hasn't been done in quite awhile, they didn't know exactly what they were required to give. There were several items they tried to address best they could and some of it may be seen as incomplete. It would have cost well over fifty to seventy-thousand dollars to give a full evaluation rebuttal of the reasons, if they were even applicable, to what was presented here and they didn't have the time or means to do so evaluate a property fully; hire engineers and go through that entire process. They gave a lot of assumptions of what it would cost to rehab and what the final total bill would be for purchase of the building and full construction costs and then evaluated that with what you get on rental rates. Mr. Michel stated he understands there could be other uses to be used as well, and those rates are very comparable in his opinion. Usually you try and get around one dollar a square foot a month and that is what they have been getting for either residential or commercial in the downtown area. That is how they evaluated the property and that is where the numbers came from of what it would take to actually repair those verses demolish them. Those buildings were beautiful in their heyday, they still have potential to be but from their opinion they thought it would take too much money to rehabilitate them to a level to rent them out properly.

Mr. Eslick asked the owner to state his name.

The gentleman said it does not matter. Per the application the applicant name is JunHong Shen.

Mr. Eslick asked the owner if he was aware when he purchased the property if it was in a historic district.

Mr. Shen said they he knew it was in an historic district, that it was a historical building and they knew the process.

Mr. Eslick reiterated that Mr. Shen was aware that the home was in an historic district and an historic building and there are guidelines.

Mr. Shen said basically, roughly yes.

Mr. Gary Blankenship, stated he runs the Walnut Street Inn, 900 East Walnut. They have 916 East Walnut and he has a house on 1400 East Elm. He is also the President of the historic Walnut Street Association

and he is speaking on behalf of the Association and for himself as a business owner and resident of the street. Mr. Blankenship mentioned the comment from earlier in the meeting that the Board has a duty to respect the resources and that is the charge of this group. This is why this is an Urban Conservation District, why it was created, to protect these homes as they are. It is why it is a Springfield Historic District for the same reason and why it is listed on the National Historic Register. All of those are charges to give us the right and responsibility to save these houses. Mr. Blankenship said he is here to ask the Board to consider that and protect these houses. It is a neighborhood you want to live and work in. To take those houses out in the middle of an historic district would be detrimental.

Mr. John Horner, 910 East Walnut representing himself as an owner and resident of the neighborhood and the historic district. Their family has been in the district for one-hundred-twenty-five years. He stated he wanted to present some personal thoughts and feelings about this valued and historic district, some history and what such a dramatic change would be made and how it would affect the neighborhood if this were to be approved. This is a precious preservation of a national recognized historic district, and implores the Board to deny this request.

Mr. Rusty Worley, 807 West Walnut commented that he spends a lot of time on East Walnut throughout the year and at looking at this area, they have been very supportive of economic development. Recently there have been new bridges connecting Missouri State to downtown, new construction; Deep Elm the project opened up this fall and then down the street Morelock-Ross is developing a new strip center with a restaurant there at Kimbrough and Walnut. The district has been supportive of looking at changing economic developments and embraced this change over the years. This design made no effort to stay in keeping with the character of the neighborhood. Its authenticity and character is what sets it apart. Those are the qualities that bring thousands of people every year to Arts Fest and Cider Days. It is the reason why people choose to live there and have their offices there and right in the heart of the district, we are looking to remove those characters and compromise those, and that is why there is an Historic District and asked the Board to remember that and remember those qualities.

Mr. Eslick commented that what makes this street so unique are the historic houses on it. These homes have been built and taken care of and the Landmarks Board has been in charge of making sure that anything done to these structures were under the guidelines of the Secretary of Interior Standard, the Walnut Street Guidelines and believes the Board has done a good job. This is the most historic street in Springfield and we have managed to keep it that way because we have this group of citizens empowered to make decisions to see that that happens.

Ms. Bryant stated that after the tour today the houses were not in as bad as she had thought. Many of the door frames members were very level and true. They are very viable structures for reuse.

Mr. Bayliff acknowledged her agreement.

The Board asked if there was a thought of renovating the homes with the idea that would make them more economically feasible instead of demolishing them.

Mr. Michal stated that was not part of the assignment from the owner. They discussed early on about parking requirements but the owner wanted to move past that. If they wanted to expand they wouldn't meet the parking requirements. There wasn't enough square footage for what they were trying to accomplish.

Mr. Eslick closed the public hearing.

Ms. Stegall motioned to **approve** the Certificate of Economic Hardship for 1040 East Walnut Street as written. Mr. Eagleburger **seconded** the motion. The motion **failed** as follows: Ayes: None. Nays: Eslick, Eagleburger, Maggard, Bryant, Bayliff, Smith, and Stegall. Abstain: None. Absent: Lipscomb.

Mr. Smith motioned to **approve** the Certificate of Economic Hardship for 1046 East Walnut Street as written. Mr. Eagleburger **seconded** the motion. The motion **failed** as follows: Ayes: None. Nays: Eslick, Eagleburger, Maggard, Bryant, Bayliff, Smith, and Stegall. Abstain: None. Absent: Lipscomb.

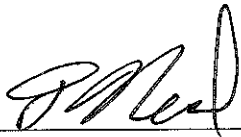
COMMUNICATIONS:

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

1. Discussion of the Landmarks Board/MSU Historic Preservation Workshop.

Staff and Board members finalized the plans for the workshop and times and locations.

There being no further business, the meeting was adjourned at 6:40 p.m.



Daniel Neal



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: October 10, 2012

BACKGROUND:

LOCATION: 206 E. Commercial Street

APPLICANT: Dan Johnson

PROPOSAL:

1. Infill three (3) existing window openings with brick.
2. Replace an existing glass and aluminum framed door with a new pair of hollow metal doors.
3. Tuckpoint and paint the entire back of the building.

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The request is consistent with the Secretary of Interior's Standards for Rehabilitation and Commercial Street Design Guidelines.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
206 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to infill three (3) existing window openings with brick, replace an existing glass and aluminum door with a new pair of hollow metal doors and tuckpoint and paint the entire back of the building.

STAFF COMMENTS:

1. The Commercial Street Design Guidelines recommends cleaning up rear facades with a level of importance and when upgrading the rear entrance do not allow it to visually exceed the front in importance of emphasis. Staff believes that the proposed changes will clean up the rear façade without overpowering the storefront.
2. The Commercial Street Design Guidelines state that rear entrances should respect neighboring buildings; coordinate door location, size, entryway layout, treatments, colors with adjacent properties. Staff believes these items have been addressed with the proposal.
3. The Secretary of Interior's Standards for Rehabilitation Guidelines shall be used for all methods of removal, replacement and repair.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
206 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.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
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
206 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

1. The Architectural Survey that was completed on this building stated the following:

This building is a two story wood frame and masonry load bearing structure. The first floor has wood flooring and a sculptured metal ceiling in front and a wood ceiling in back. The columns appear to be iron and the beams appear to be of fire protected wood.

The second floor has wood flooring and the walls and ceilings are plaster and lath. The ceiling of the second floor has been covered with celotex and gypsum board. The original storefront has been replaced with an aluminum, glass, and porcelain enamel front. The second floor windows have been boarded up but the frame and glass remains. The exterior is face brick that has been painted. On the back is a separate entrance. At the top of the stair is a single skylight.



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:

Dan Johnson

10/1/12

Please type or print name(s) clearly:

Dan Johnson

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:

206 E. Commercial St Springfield, MO 65803

2. APPLICANT:

Name(s): Dan Johnson + Associates, LLC

If corporation: Corporate official: _____

(corporate seal)

Mailing address: _____ Zip Code: _____

Telephone number: _____ 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: Dan Johnson Signature: 

Address: 5082 S. Elizabeth Ave. Spfld., MO 65810 Telephone: 417-689-0390 Fax: _____

e-mail: djohnson@mattmillercompany.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: 10/1/12

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) | |
| ☐ Gutting (2, 3, 4 or 5, 6) | ☐ Re-roof (3, 4) | |

☒ Other (Specify) see #2 below

- | | |
|----------------------------------|--|
| 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.)

Infill 3 existing window openings with brick.
Replace an existing 3'-0" glass door with a new pair of (2) 2'-6" hollow metal doors.
Tuck point + paint entire back of building.
Paint color will be a light beige matching the 2nd story.

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.

