CITY HALL

LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: October 30, 2014

RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **November 5, 2014**. No tour is being offered.

R. Daniel Neal

Daniel Neal
Senior Planner


CITY HALL

Laurel Bryant
Real Estate Representative
Chair

David Eslick
Historian Representative

Ann Bayliff
At-Large Representative

Len Eagleburger
At-Large Representative

Gary Bishop
Walnut Street Representative
Vice-Chair

David Brown
Mid-Town Representative

Joel Thomas
Architect Representative

Nancy Crandall
At-Large Representative

Landmarks Board

City of Springfield - Historic City Hall - Council Chambers
830 Boonville Avenue

November 5, 2014
5:30 p.m.

I Roll Call

II Minutes
- **A. October 1, 2014**

III Unfinished Business
- **A. Certificate of Appropriateness**
- **B. Certified Local Government Review**
- **C. Pre-Application Review**

IV New Business
- **A. Certificates of Appropriateness**
- **B. Certified Local Government Review**
- **C. Pre-Application Review**

V Communications

VI Reports
- **A. Report on committees**
  1. **Application**
  2. **Demolition**
  3. **Historic Sites and Districts**
     - **a. Mid-Century Modern – Potential Historic Structures**
     - **b. Ozarks Rock Structures Survey**
  4. **Communications**
  5. **Awards and Recognition**
  6. **Design Guidelines**

- **B. Administrative approval of C of A's**
  1. **420 W. Commercial: Renew a previously approved CofA, new sign**

VII Any other matters that fall under the jurisdiction of the Board
1. **2015 Vice-Chair Election**
2. **2015 Draft Landmarks Board Meeting and Processing Schedule**

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: October 1, 2014
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: Laurel Bryant (Chair), Gary Bishop (Vice-chair), David Eslick, Ann Bayliff, Len Eagleburger, David Brown, and Nancy Crandall; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard Administrative Assistant. Absent: Thomas.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of September 3, 2014 were approved unanimously.

NEW BUSINESS:

A. Certificates of Appropriateness:

1. 213 W. Commercial: Fill in rear opening on the north (rear) elevation.

Ms. Bryant opened the public hearing.

Mr. Clifford Gorham, 2510 N. Fort Avenue, Springfield commented they have recently purchased the building at 213 W. Commercial. The rear door of this structure is in very bad disrepair; unsecured allowing snow inside the building and the plumbing to freeze several times during the last winter and presenting a security issue. Mr. Gorham referred to photographs where he has removed the old door, constructed a solid wall and replaced with a new single steel door which is a requirement by the Fire Code. The plan is to brick the rear building with in-kind as shown on the photo and add window with transoms above the doorway as shown in the photograph. They will set the brick in approximately a half inch (1/2) to preserve the integrity of the opening to show this was an original opening. Mr. Gorham noted that he photo shopped the photo with the proposed changes to the windows, door and brick completed as an example of what the completed project would look like. Mr. Gorham stated he will use John Amos Millworks who will build four (4) transom windows that will operate from the inside and provide natural light into the back room. The rear of this building faces the railroad tracks.

Mr. Eslick asked the applicants if they are aware of the plans for the Frisco Lane on the backside of the buildings.

Ms. Gina Gorham, 213 W. Commercial Street, commented she is familiar with Frisco Lane concept and has seen a lot of ideas of what should and could be done to the rear of the buildings and feels the overall concept is good.

Mr. Gorham noted that under the windows there is room for an awning or a rear store front that can be doctored up historically that would make that fit in with the future Frisco Lane concept. Mr. Gorham referred to the photos that shows the existing building the way it is now with the flat top; they have found a historical picture of the original building with the arched top with the metal railing and in future they may come back to the Board requesting to move the doorway back to the middle of the building and put the railing back where it was and create the arch and put back on top of the building to the appearance of what it looked like back in the day.

Ms. Bryant asked about the windows, if they could be larger or perhaps make it look more balanced with less brick, larger windows.

Mr. Gorham noted that four (4) transom windows like that are period 1800's architectural style. Mr. Gorham said he could go to steel frame instead of white pine frame; but white pine frame is also 1880's Victorian Style. Mr. Gorham stated he could bring all the windows to the top of the door, or all the way down the side, but it will look modern and won't look like the 1880's building that it is.

Mr. Eslick clarified they are just replacing the windows that are there with those size windows.

Mr. Gorham said yes and noted the photo is photo shopped and cut and pasted brick and the windows are out of proportion.

Mr. Eslick referred to the original photo of the door, noting Mr. Gorham is replacing the windows with the same windows and where the plywood is now will be filled in with brick.

Mr. Gorham asked if they could include a fabric awning below the windows in the Certificate and if the Board does not want to approve that today, they will come back with an actual awning and the plans at a future time.

Ms. Bryant stated the Board would want to look at the proportions and scale of that proposal and asked if they planned on doing tuck pointing to the brick in future and if they are familiar with the mortar.

Mr. Gorham said yes.

Ms. Gorham noted that her business partner is a brick mason and familiar with the historic mortar and the difference between the modern and antique style mortar and he will be doing the work on the building as well as any tuck pointing that needs to be done.

Mr. Eslick motioned to approve the Certificate of Appropriateness for 213 W. Commercial Street. Ms. Bayliff seconded the motion. Motion carried as follows: Ayes: Bryant, Eslick, Bayliff, Eagleburger, Bishop, Brown, and Crandall. Nays: None. Abstain: None. Absent: Thomas.

COMMUNICATIONS:

Mr. Neal noted that he has received the letter from SHPO on the nomination for the McDaniel Building has recommended for approval. The nomination will be forwarded to the keeper of National Register on completion of the required provisions and final administrative processing. Mr. Neal said he has received from SHPO the letter that Ms. Ringer mentioned at the last meeting regarding Timmons Temple and the recommendation that it be preserved.

Ms. Bryant noted they have had information sent to the Board regarding the Excelsior Springs Historic Preservation Conference on October 6 – 8, 2014. Ms. Bryant stated she has e-mailed Ms. Stegall in reference to the Historic Sites and Districts, informing her that committee of two is being formed to take over her role there.

Mr. Eslick stated that the City Council has approved a ten thousand ($10,000) dollar pledge which puts the pledges at one hundred-twenty ($120,000) dollars in dollars and pledges; they needed one hundred-five ($105,000) thousand dollars to contact the movers to proceed. Mr. Eslick stated they will need to wait for the approval of the Park Board to place it in the park and a part of the delay has been that the Park Board wanted architectural drawings of the electrical, air-conditioning and heating that will go into the building and that has been provided at this time. The Park Board will meet October 10th and Mr. Eslick stated they will find out something at that point. As soon as they have the approval the movers will come in and begin. The Trade Unions will supply the labor for the project completion and possibly the materials which will reduce the second phase estimated costs of one hundred ($100,000) thousand dollars in labor. If that labor is in-kind then the labor costs are reduced to half that. After the developer pledged seventy-thousand ($70,000) dollars toward the project, then other big pledges started coming in, so now the daunting project is now an achievable project.

Ms. Bryant expressed her appreciation for Mr. Eslick and Paula Ringer and the other members of the "Saving Timmons Temple Committee" and all the work.

Mr. Neal asked Mr. Eslick about moving the structure before getting the nomination on the building for the National Register.

Mr. Eslick stated they are not planning on doing that; at some point they may do something with a local designation because of the site being vacated.

Ms. Bryant asked when they anticipate the building being moved and functional.

Mr. Eslick estimated approximately May 2015 if the weather allows.

Ms. Bryant noted that she has an idea as far as Awards and Recognitions; May is Preservation Month and it would be neat to have event or potluck at Timmons Temple in celebration of Preservation Month. Ms. Bryant asked that item be added to the Agenda as a reminder.

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

Mr. Neal reviewed the term expirations for Ms. Bayliff and Mr. Brown.

Mr. Brown said he would not consider re-nomination.

Mr. Neal stated that on October 23, 2014 he will be attending the Mid Town Neighborhood Association meeting, the annual potluck dinner and he will be talking to them about the Landmarks Board and preservation adding that anyone that is interested can attend.

Ms. Bryant stated she wanted to write a letter to Planning and Zoning Commission, e-mail them, regarding the proposed Cherry Street Flats Redevelopment. Multiple picture boards of the Cherry Street Flats Redevelopment Plan were left from another meeting depicting the proposed development and board members reviewed it.

The Board discussed where the structure would be located and the surrounding cross streets.

Mr. Neal provided an aerial view showing the location of the proposed structure and the surrounding zoning and land uses.

Ms. Bryant stated she would like to write a letter recognizing the zoning is in place here for multi-family but they need a variance on a setback because this structure only has a ten (10) foot setback from the street and it's four (4) stories which is a scale not consistent; Walnut is to the south and we can't complain about the density of the unit, but it could be mentioned the she as Chairperson of the Landmarks do not concur with the ten (10) foot setback. Ms. Bryant noted it is another blight tax credit.

Mr. Neal stated there is a Conditional Use Permit for setbacks being considered by Planning and Zoning Commission tomorrow night and a redevelopment plan being considered by City Council for this project.

Mr. Eslick stated he did not feel it would be out of line to write a letter to Commission to let them know the Landmarks Board is aware of the proposal and what is going on in the neighborhood. He asked who the developer of the property was.

Mr. Bishop noted that part of what the Landmarks Board is about is maintaining the character of the neighborhood and the scale of this proposal, the closeness to the road is not conducive with the neighborhood and it changes it drastically.

Mr. Neal stated that the owner of the property is RJK Properties, LLC.

Mr. McDonald stated that if Ms. Bryant is going to write a letter as Chairman of the Landmarks Board you should have a vote on whether the Board would like Ms. Bryant to do that; and if you would like to say on behalf of the Landmarks Board then it will need a vote. Mr. McDonald said that Ms. Bryant could write it in an individual capacity as the Landmarks Chair or on behalf of the entire Board.

Mr. Bishop motioned that the Chairperson be authorized to write a letter in behalf of the entire Board. Ms. Crandall seconded the motion. The motion carried as follows: Ayes: Bryant, Eslick, Bayliff, Eagleburger, Bishop, Brown, and Crandall. Nays: None. Abstain: None. Absent: Thomas.

Mr. Neal clarified this is not anything about the density of the zoning or the permitted uses in the zoning district but merely the request for moving the building closer to the street and Ms. Bryant can comment on what they are proposing in the redevelopment plan.

Mr. Bishop said the character, the integrity; it is a question of the taste and the scale and this project as it appears visually would greatly change the character of the neighborhood.

Ms. Bryant asked Mr. Neal if a developer is allowed to do a ten (10) foot setback here, will it not be easier for other developers to then say this person received a variance for a ten (10) foot setback.

Mr. Neal stated that would be potentially one argument or reason for another person to say they would like their proposed development to be moved up. Mr. Neal noted that one thing that moving this up to the street will allow is for more parking. The applicant can meet their required parking without the setback, but not be able to have excess parking if they don't have this. One of the issues that will be discussed tomorrow evening at Commission will be the building setback, the zoning and density are already set but this request is merely moving the building up so they can have more parking.

Ms. Bryant asked Mr. Neal if you would be able to see this structure from Walnut Street.

Mr. Neal stated he does not believe so in his opinion.

Mr. Bishop also stated that you wouldn't be able to see the proposed building from Walnut Street.

Mr. Neal stated that the thoughts from Planning on the setbacks are that moving a structure closer to the street is actually safer. Studies have shown that having more eyes on the street, windows, lighting to the street and sidewalk is actually something that is safer for those travel those areas. Now whether it fits within a neighborhood is in itself another discussion.

Ms. Bryant thanked Mr. Neal for his help.

Mr. Bishop thanked Ms. Bryant for bringing this to the attention of the Board and letting the Board discuss the issue.

1. 2015 Chair and Vice-Chair Nominations.

Ms. Bryant asked for nominations.

Ms. Bayliff nominated Laurel Bryant for Chairperson. Ms. Crandall seconded the nomination.

Mr. Eagleburger motioned to cease nominations for Chair by acclamation. The motion carried unanimously.

Mr. Eslick nominated Gary Bishop as Vice-chair. Mr. Eagleburger seconded the nomination.

Ms. Bayliff nominated Nancy Crandall as Vice-chair. Mr. Brown seconded the motion.

Mr. Eagleburger motioned to cease nominations for Vice-chair. Ann Bayliff seconded the motion. The motion carried unanimously.

Ms. Bayliff **motioned** to wait to the November 5, 2014 meeting to vote on the nominations. Mr. Bishop **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Eslick, Bayliff, Eagleburger, Bishop, Brown, and Crandall. Nays: None. Abstain: None. Absent: Thomas.

Mr. Neal clarified that until there has been another person nominated to take a term or position on the Board, the current member is still an active member.

Ms. Bryant noted for clarification they are seeking a Commercial Street Representative, a Mid Town Representative and an At-large Representative for the Board.

Mr. Neal said yes.

There being no further business, the meeting was adjourned at approximately 6:35 pm.

R. Daniel Neal

R. Daniel Neal

PLN2014-00430 **NO. CS14-10**

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION

Address: **420 W. Commercial Street**

On October 29, 2014, the Landmarks Board staff found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

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).

That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, staff approved the following work item(s):

1. Rework the glazing to remove the intermediate horizontal aluminum members that exist in the lower portion of the storefront (as previously approved in 2010).
2. Apply a color to the aluminum on the storefront that will tie the modern material more into the era of the structure (as previously approved in 2010).

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.

______________________________ ________________________

Director Date
Planning and Development

PLN2014-00430 **NO. CS14-11**

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION

Address: **420 W. Commercial Street**

On October 29, 2014, the Landmarks Board staff found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

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).

That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, staff approved the following work item(s):

1. Install a new flush mounted sign into the existing sign channel as shown on attached drawing.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.

______________________________ ______________________________

Director Date
Planning and Development

Application for Certificate of Appropriateness

****E-PLANS INSTRUCTIONS****

****PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION****

1. Pre-apply and, if needed, pay your processing fees online at this LINK
2. 2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only	
Date Filed:	
Received By:	
Review:	
☐ Administrative	
☐ Landmarks Board	

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior 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): M J Pavia
Glenda Pavia

Date: 10-24-14
10-24-14

Please type or print name(s) clearly:
MICHAEL J PAVIA
GLENDA R PAVIA

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: 420 W. Commercial Street

APPLICANT INFORMATION:

2. Name of current property owner: Michael & Glenda Pavia

If corporation: Corporate Official: ______

Mailing Address: 5731 S. Foxboro Trail

Zip Code: 65804 Telephone: 417-718-2330 Fax: ______

E-mail: mikepavia@Hotmail.com

(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

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

Name: ______

Signature: ______

Mailing Address: ______ Zip Code: ______ Fax: ______

Telephone: ______ E-mail: ______

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1055.)*

Date of discussion: ______

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 – Drawings
7 – Exhibit C – Why proposed work should be approved
8 – State historic Preservation Officer Comments

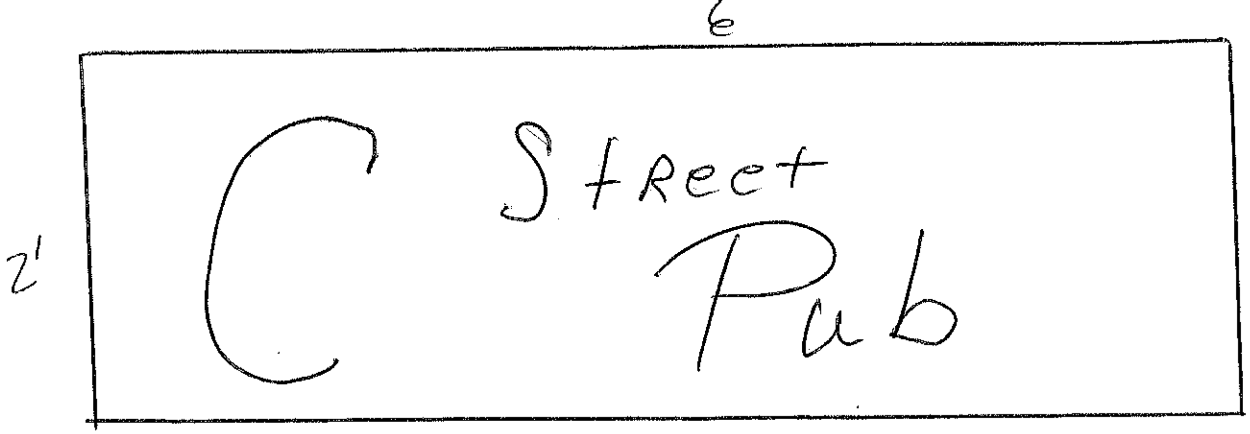
2. **DESCRIPTION OF PROPOSED WORK:** *(attach additional pages if necessary)*

INSTALL Sign in Signage Portion of Front of Building
Rework Front windows to Conform to planning & Development
Standards. ie: Remove intermediate horizontal Aluminum members
that exist in lower Portion of storefront. Apply a Color to Aluminum
on storefront that will Tie in the modern material more into the era of
the storefront.

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.

Remove Horizontal Aluminum Members.

Paint Aluminum to Match era of Structure


6'
2'
C
Street
Pub

2015
OFFICIAL NOTICE
LANDMARKS BOARD

NOTICE is hereby given to all citizens and interested parties that the Landmarks Board of the City of Springfield, Missouri, has scheduled the following regular meeting dates for the year of 2015. Meetings are scheduled for 5:30 P.M. in the City Council Chambers, third floor of City Hall. The first meeting of the month is designated for new or unfinished business. The second meeting of the month is designated for special meetings, presentations and educational purposes.

REGULAR MEETINGS

FIRST MEETING	SECOND MEETING
January 7, 2015	January 21, 2015
February 4, 2015	February 18, 2015
March 4, 2015	March 18, 2015
April 8, 2015	April 22, 2015
May 6, 2015	May 20, 2015
June 3, 2015	June 17, 2015
July 8, 2015	July 22, 2015
August 5, 2015	August 19, 2015
September 9, 2015	September 23, 2015
October 7, 2015	October 21, 2015
November 4, 2015	November 18, 2015
December 9, 2015	None

CITY OF Springfield

OFFICIAL NOTICE

LANDMARKS BOARD

2015 PROCESSING SCHEDULE

NOTICE is hereby given to all citizens and interested parties that the Landmarks Board of the City of Springfield, Missouri, has scheduled the following regular meeting dates for the year 2015. Meetings are scheduled for 5:30 p.m. in the City Council Chambers, third floor of City Hall.

APPLICATION DEADLINE	MEETING
December 23, 2014	January 7, 2015
January 20, 2015	February 4, 2015
February 17, 2015	March 4, 2015
March 24, 2015	April 8, 2015
April 21, 2015	May 6, 2015
May 19, 2015	June 3, 2015
June 23, 2015	July 8, 2015
July 21, 2015	August 5, 2015
August 25, 2015	September 9, 2015
September 22, 2015	October 7, 2015
October 20, 2015	November 4, 2015
November 24, 2015	December 9, 2015