



LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: December 31, 2014

RE: Landmarks Board meeting

Please, find attached the agenda for the Landmarks Board meeting on **January 7, 2015**. A tour will be held on Wednesday afternoon at 4:30 p.m. We will meet in front of the Busch Municipal Building.

Daniel Neal
Senior Planner

Landmarks Board

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

January 7, 2015

5:30 p.m.



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
Vice-Chair

- I Roll Call**
- II Minutes**
 - A. December 3, 2014**
- III Unfinished Business**
 - A. Certificate of Appropriateness**
 - 1. 614 South Avenue: Install a new monument sign**
 - B. Certified Local Government Review**
 - C. Pre-Application Review**
- IV New Business**
 - A. Certificates of Appropriateness**
 - 1. 300 W. Grand: Rehabilitate the Maple Park Gazebo**
 - 2. 1104 E. Walnut: Install a new detached sign in front yard**
 - B. Certified Local Government Review**
 - 1. 934 E. Webster: Timmons Temple National Nomination**
 - 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**
- VII Any other matters that fall under the jurisdiction of the Board**
- 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: December 3, 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), Nancy Crandall (Vice-chair) David Eslick, Len Eagleburger, and David Brown; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard, Administrative Assistant. Absent: Ann Bayliff and Joel Thomas.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of November 5, 2014 were approved unanimously.

NEW BUSINESS:

A. Certificates of Appropriateness:

1. 614 South Avenue: Install a new monument sign

Mr. Tim Harris, 505 N. Glenstone, Pinnacle Sign Group, stated he is representing Andrea Bishop and Ozarks Counseling Center with regard to the proposed monument sign. Mr. Harris stated the sign is a small monument incorporating specific elements of the design to match to the house at 614 South Avenue, which is the "Day House", adding it is one of the oldest brick homes in Springfield. Mr. Harris stated they have tried to incorporate at the base of the sign a similar structure that you will find in the foundation of the home. The backslash of the sign is a red brick, which will as closely matched as possible to the fire house color of the brick specifically on the home. The accents of the sign will be a masonry top or cap which they have tried to complement with the house; the cap with those accents will go along with the design of the house. An aluminum plaque will identify the historic nature of the property while maintaining an older look to the sign. The lighting for the sign is diffused, basically internal, which will have a slight glow.

Mr. Harris stated they worked with Ms. Bishop who is the Director of Ozarks Counseling Center; her wish for the sign and Ms. Allison, was to put together a package that carries with it the historical significance of the house, the fundamentals of the house but also has a contemporary atmosphere to show that it is for a modern purpose, which is providing modern counseling for people for their needs.

Ms. Bryant asked about the center material under the brick between the backdrop.

Mr. Harris stated he believes it is aluminum face. The thought was that the aluminum material is more durable and provides a quality sign. It is a brushed aluminum which can be painted and give it an antique look.

Mr. Eslick noted that as a Springfield Historian and the Historic Representative for the Landmarks Board, the sign is way too modern. The Hessington House at the corner of Elm and South Street, as well as the First Baptist Church across the street have wooden signs and this proposed sign for the Day House is far too modern for that property. Mr. Eslick commented on the historic marker next to the driveway, adding he would like to see something of that nature rather than this monument which is too big. Mr. Eslick commented it would have been nice to have replicated the mansard roof which this house was one of the first in Springfield to have this type of roof.

Mr. Harris commented that with the set back of the brick and the cap stone, they tried to somewhat match the mansard style; obviously it is inverted because they cannot build a roof on top of a sign specifically. Mr. Harris said with the capstone and that element to it not a contrast to but similar to the shape of the house so that it will not stand out so much from it. Mr. Harris stated they are looking for the balance between pure history but also conveying something to the people who are going to want to use the services of this business. That is one of the concerns of the Executive Director that was something that is completely retro might convey outdated. Someone going there for counseling services will want to be reassured that they are getting the most modern treatment available. Mr. Harris stated they are trying to reach a balance between historical points while also contemporary. They tried to match that with the National Park Service standard which states that incorporating materials that are similar and matching that is good and blending that with contemporary design is not altogether bad.

Ms. Bryant asked about the bottom of the sign; it appears to be a rough face cinder block, looking blocky, heavy, very modern asking if the base of the sign could perhaps be more brick. Brick is a timeless material that would honor the house, but the base material is questionable. Ms. Bryant commented the logo conveys a modern, fresh entity, but expressed concerns about the materials in the sign.

Mr. Harris said they tried to replicate the foundation of the house in the sign with a masonry base.

Ms. Crandall asked why they did not follow the north roof façade line where the corners are angled in the sign. If the corners were angled, one could see the sign and the eye would follow the roof of the house so both could be noticed at the same time.

Mr. Harris asked if Ms. Crandall was talking about the edges, to soften them up.

Ms. Crandall stated her concern is the middle section of the monument does not appear to flow together.

Mr. Harris commented that with construction of signs of this nature building them where you have sharp angles, whether coming in or out, is problematic for the structural integrity of the sign. By focusing on those angles, it is going to require re-engineering the sign for its own structural integrity and may compromise the strength and durability of the sign.

Mr. Brown commented on the size of the sign asking if the writing will be readable from the street.

Mr. Harris commented the sign will be a five (5) to six (6) inch letter sign. Standard is three (3) inches from one hundred (100) feet of distance.

Mr. Bishop commented on the mansard roof; when you look at the front elevation of the drawing, the thing that strikes him is logo and the Ozarks Counseling Center is out of proportion to the rest of the sign; it's too large. The whole sign seems to be too tall, but if it is going to be that tall, he doesn't understand why they could not have a mansard style cap on it to attempt to be consistent with the real distinctiveness of the property and if the applicant were to do that it would be more favorable to the sign than how it looks now.

Mr. Harris stated he believed that could be done.

Mr. Eslick stated Mr. Harris is talking about the cap while the Board is discussing the brick work.

Mr. Harris stated the question on that is how much is this going to affect the integrity of the sign adding he believes that could possibly be done if it is not too extreme.

Mr. Eslick pointed out this was Richard Stahl's office at one time and the placard on the sign near the driveway states that adding it would be a shame not to have that part of the history of the structure reflect that fact.

Ms. Bryant commented on the sign being busy. There are four (4) different materials, and a lot of words.

Mr. Darren Pierce, owner of Pinnacle Sign Group, commented that the Ozark Counseling Center is naming their business after Mr. Allison so this is a bit of a logo design. Mr. Pierce commented there is a meeting scheduled on Friday to review the logo so some of the busyness will disappear with one solid logo. The historic marker in the middle is cast aluminum plaque that will be built in. Mr. Pierce commented he agrees with the roof line idea, stating that they can accomplish that look. Mr. Pierce said he appreciates all the comments from the Board.

Ms. Crandall asked if Ozarks Counseling is changing their name could it all be incorporated into one material.

Mr. Pierce said they would know more on Friday after the meeting.

Mr. Eslick asked Mr. Pierce if they could put the new sign elements together and bring it back to the Board.

Ms. Bryant asked if there is a possibility of a re-draw after the Friday meeting with the Allison's and Ms. Bishop.

Mr. Pierce stated that once they change the roof cap on the sign, it may change a few other elements to make it fit, adding that it will probably change enough that the Board will need to see it. Mr. Pierce clarified that the roof cap is important, the shape of the sign if they can get it more in line with the actual house itself to compliment that and the logo and the lighting.

Ms. Bryant asked for more specifics on the materials for the base of the sign.

Ms. Bryant closed the public hearing.

Ms. Crandall suggested the request be tabled till the applicant can provide another design that incorporates the materials and the style of the house.

Ms. Crandall motioned to **table** the Certificate of Appropriateness. Mr. Bishop **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Bishop, Crandall, Eslick, Eagleburger, and Brown. Nays: None. Abstain: None. Absent: Bayliff and Thomas.

Reports:

Mr. Neal commented that the Public Involvement Committee is meeting tomorrow to consider any new applications at that time. Mr. Neal commented he believes there is an applicant for Commercial Street and that is the only application they have at this time.

Ms. Bryant commented there was a meeting with some knowledgeable architects on the Mid-Century Modern – Potential Historic Structures. After the first of the year they hope to make some applications on those identified structures. Nancy Crandall is working with that committee as well.

Mr. Neal mentioned that he has taken a look at two (2) of the 106 Reviews for new equipment shelters in the City of Springfield and neither of those are near the historic sites and will prepare an e-mail to provide them with that information. Mr. Neal explained that when he begins receiving these, he will send notice to the Board if any of the shelters are close to a historic area.

Mr. Neal presented Mr. David Brown a plaque in recognition of his service to the Landmarks Board.

Any other matters that fall under the jurisdiction of the Board

1. Timmons Temple Courtesy Review of Relocation and Rehabilitation

Mr. Richard Burton, 326 N. Boonville, commented he is present on behalf of the “Save Timmons Temple Citizens Committee,” as a consultant on the relocation and rehabilitation of the historic Timmons Temple building. This is an exciting project not only because it saves a very important historic and architectural resource from demolition but it also creates a new model for collaborative preservation among property owners, citizen stake holders and local, state, and federal agencies while breaking new ground for preservation efforts in Springfield. Mr. Burton gave a brief historical overview of Timmons Temple and reviewed the proposed scope of work to relocate the building to Silver Springs Park and its rehabilitation. Mr. Burton stated the new Timmons Temple event facility at Silver Springs Park will provide a center for outreach to the community. The historic building will be a showcase for highlighting Springfield’s diverse population through research, exhibits, performances, and educational programs.

Mr. Neal pointed out on the overhead display map where the church will be relocated to in the park.

Ms. Paula Ringer, 1337 N. Washington, commented she wanted to address the Board to thank them for their service, their willingness to be engaged and their response to the Park Board in recommending the preservation of Timmons Temple. Ms. Ringer thanked Mr. Eslick for his tireless work through this process

as well as all those involved in supporting and contributing to the preservation of Timmons Temple stating this has been a community effort.

Ms. Bryant expressed to Ms. Ringer the Board's appreciation for her willingness and hard work to be a part of this project to preserve Timmons Temple.

Mr. Eslick commented that at the last meeting they were waiting on the Park Board to give the approval to move the building, and since the last Landmarks meeting that has happened and because of that, it has generated much more interest in this process. Mr. Eslick also expressed thanks to Mr. Burton for his efforts in stepping up and volunteering to do this. The process of moving the structure will be videotaped and SHPO will be coming to see this projects progress.

Ms. Ringer expressed her thanks to Mr. Burton for beginning this process at such a late stage in the game and for applying for a National Registration Nomination.

Mr. Burton asked for a vote of endorsement so that "Save Timmons Temple" has an indication of the Board's support for the plan itself.

Mr. Brown motioned to endorse the Timmons Temple Relocation and Rehabilitation Plan. Ms. Crandall seconded the motion. The motion carried as follows: Ayes: Bryant, Bishop, Crandall, Eslick, Eagleburger, and Brown. Nays: None. Abstain: None. Absent: Bayliff and Thomas.

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

There being no further business, the meeting was adjourned at approximately 6:45 pm.


R. Daniel Neal



LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: November 25, 2014

PROPOSAL:

1. Install a new monument sign along South Avenue for Ozarks Counseling Center.

BACKGROUND:

LOCATION: 614 South Avenue

HISTORIC DESIGNATION: Historic site – Day House

APPLICANT: Ozarks Counseling Center c/o Andrea Bishop

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS:

1. The National Park Services (NPS) Preservation Brief #25 states that new signs should respect the size, scale and design of the historic building.
2. NPS Preservation Brief #25 also states that sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
3. The proposed sign is detached from the principal structure and is considered a

removable feature.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
Historic Site
614 South Avenue

APPLICANT'S PROPOSAL:

The applicant is requesting to install a new monument sign along South Avenue for Ozarks Counseling Center. Sign is designed to complement the historical nature of the property and enhance the architectural design of the property using the stone/masonry base as similar to the foundation on the property and the red brick accents along the top of the sign to also match and compliment the brick of the home property. The face of the sign is not acrylic or polycarbonate, but is aluminum to provide a more historic impression. The cast aluminum plaque will identify the historic nature of the property while maintaining an "older" look to the sign

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

New Signs and Historic Buildings

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

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs--their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

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

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.

- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

STAFF COMMENTS:

1. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
Historic Site
614 South Avenue

ZONING ORDINANCE

No design guidelines have been established by ordinance for historic sites. The Board has the authority to approve or disapprove the proposed application. A building permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the building permit.

SECRETARY OF THE INTERIOR'S STANDARDS

The following standards would apply to this proposed construction:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
614 South Avenue

ARCHITECTURAL SIGNIFICANCE:

1. The Day House is one of the oldest remaining houses in Springfield and one of the few remaining examples of immediate post-Civil War residential construction. The house was the home of a prominent Springfield family. The Day House is also significant because it was constructed from locally manufactured and kilned bricks and is one of the few brick houses that were constructed in Springfield (more details can be found in the Day House Landmark Nomination).



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. 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):

Tim Harris

Digitally signed by Tim Harris
DN: cn=Tim Harris, o=Pinnacle Sign Group, ou,
email=permitting@psgsign.com, c=US
Date: 2014.11.17 15:05:20 -0600

Andrea Bishop

Date:

11/17/2014

11/17/14

Please type or print name(s) clearly:

Tim Harris, Pinnacle Sign Group, Inc.

Andrea Bishop, Ozarks Counseling Center

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: _____

APPLICANT INFORMATION:

2. Name of current property owner: _____

If corporation: Corporate Official: _____

Mailing Address: _____

Zip Code: _____ Telephone: _____ Fax: _____

E-mail: _____

3. AUTHORIZED REPRESENTATIVE:

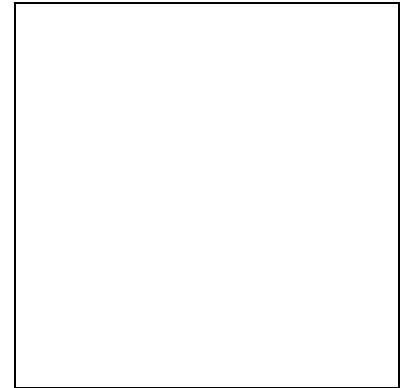
(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name: _____

Signature: _____

Mailing Address: _____ Zip Code: _____ Fax: _____

Telephone: _____ E-mail: _____



(Corporate Seal)

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

☐ Other (specify): _____

1 – Site Plans
2 – Elevations
3 – Photographs
4 – Sample of materials to be used

5 – Product literature
6 – 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)

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

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

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

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

INSTRUCTIONS FOR FILLING AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Explanation of the Process

A Certificate of Appropriateness ensures that proposed work on the exterior of certain historic-designated properties conforms to the requirements established by that historic designation. A building permit cannot be issued for the proposed work until a Certificate of Appropriateness has been approved. Prior to submitting an application, you should discuss your project with Building Development Services to ensure you are not proposing something that violates the International Building Code. Even though you might receive a Certificate of Appropriateness from the Zoning & Subdivision Services staff or the Landmarks Board, the project must also comply with the International Building Code to receive a building permit.

For staff or the Landmarks Board to approve a Certificate of Appropriateness the following must be considered:

- A. That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation;
- B. That the proposed work will be done in conformance with any design guidelines or standards that the Landmarks Board has established and adopted;
- C. For new construction, whether the building or structure will be harmonious with or incongruous to the old and historic aspects of the surroundings;
- D. For demolitions:
 - the impact the proposed removal would have on the integrity and continuity of the Historic Landmark or Historic District of which it is part; and
 - the nature of the structure as a representative type; and
 - the condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure; and
 - The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; and
 - The post-demolition plans for the site and the relation of those plans to the surrounding area.
- A. For archeological sites, the effect of the proposed project on the site and what actions are being undertaken to record and/or preserve the site.

Completion of the Application

The application must be completed in full and signed by the property owner (unless a power of attorney is provided to staff) for the application to be considered complete. Exhibits A, B and C (if applicable) will be included with the staff analysis that will be sent to the Landmarks Board if the request cannot be approved administratively.

Exhibit A

This exhibit provides basic information about the property and the applicant. If the applicant designates a representative and does not intend to attend the Landmarks Board meeting, it is important that the representative be able to commit to changes that may be suggested by the Board, otherwise the application may have to be table pending the applicant's response.

Exhibit B

It is important that Exhibit B be thoroughly completed because it provides essential background information that is used in staff's analysis of the request and the Landmarks Board's basis for approval. The process will proceed much quicker if staff and the Landmarks Board have a clear understanding of the proposed work. If you think additional information may be helpful in approving a certificate, you may include that information. If staff or the Landmarks Board determine additional information is necessary, they will request it. This may result in a two week delay if the Landmarks Board must table the request to receive the additional information.

In order for Exhibit B to be considered complete, the supporting information listed after each work item must also be included with the application. If the specific work is not listed, staff can assist in determining what supplemental data needs to be provided with the application. All supplemental documents must be submitted on a page size no greater than 11 inches by 17 inches.

Site Plans: A site plan is an outline or bird's eye view of a lot showing all structures, including fences and patios. It shows property lines, adjoining streets and alleys, building dimensions, locations of driveways and parking areas, the number of feet structures are set back from property lines, a north arrow, and the scale of the drawing if it is done to scale. Where site plans are required, submit one for the existing condition and one for the proposed condition. For minor work, such as a new sidewalk, only one site plan showing both the existing and new conditions is sufficient. If the proposed work is attached to an existing building rather than freestanding (i.e., a new sign on the front of a building that fronts directly on the street), a site plan may not be necessary. An aerial photograph can be substituted for a drawn site plan provided there is a scale and it is adequately labeled.

Elevations: An elevation is a drawing showing the view of a single side of a building, giving the location of all doors, windows, awnings, sign channel, roof pitch, etc. and the scale of the drawing if it is drawn to scale. Show all sides affected by the proposed work. Where elevations are required, submit one for the existing condition and one for the proposed condition. Photographs may be substituted for elevation drawings provided all details can be seen (not obscured by plantings or other structures).

Photographs: Photographs showing the existing condition of the area of proposed work are required for all applications. For example, if awnings are proposed for installation over windows and doors, photographs must be submitted for each side of the structure where awnings will be installed. The photographs should generally be in color and can be from a film or digital camera printed at a suitable size to distinguish relevant details. For most applications, digitally manipulated photographs can also be submitted instead of elevation drawings to show how the proposed work will look when completed.

Sample of materials to be used: It is often helpful for the staff and Board to see an actual sample of the materials proposed to be used, i.e., shingles, siding, bricks. If a sample cannot be obtained, literature describing the product can usually be substituted.

Product literature: Product literature comes from the manufacturer and usually can be obtained from the distributor or your contractor. It provides a description of the materials proposed to be used and helps in determining the suitability of that material for the proposed application. A sample of the material to be used can usually be substituted for product literature.

Drawings: A drawing is an illustration of the proposed work, such as a sign or a window detail.

State Historic Preservation Officer Comments: For archeological sites, you must submit comments and recommendations of the State Historic Preservation Officer concerning the effect of the proposed project on the site and what action(s) should be undertaken to record and/or preserve the site.

Try to describe the proposed work as simply as possible, but be sure to describe all the work to be done. When replacing a material be sure to identify the existing and proposed material, for example, when re-roofing specify composition, wood, slate, tile, asphalt or steel.

Exhibit C

Exhibit C is the applicant's primary opportunity to demonstrate why the Certificate of Appropriateness, for major alterations to historic structure or site, should be approved by the Landmarks Board. While Exhibit C may be included with any application, it is only required for the work indicated under Item 1, Exhibit B.

Suggested items of discussion for Why the Proposed Work Should Be Approved (Exhibit B) include.

- A. Explain how the proposed project conforms with the Secretary of Interior's Standards for Rehabilitation, including the following:
- Whether the property will be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - How the historic character of a property will be retained and preserved. (The removal of historic materials or alteration of features and spaces that characterize a property is discouraged.)
 - How the property will be maintained 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 architectural elements from other buildings, are discouraged.)
 - How changes that have occurred over time and acquired historic significance in their own right will be retained and preserved.
 - How distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - Plans to repair rather than replace deteriorated historic features. (Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.)
 - How the surface cleaning of structures, if appropriate, shall be undertaken. (The gentlest means possible should be used. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used.)
 - How significant archaeological resources affected by a project will be protected and preserved. What mitigation measures shall be undertaken if such resources must be disturbed.
 - How new additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. (The new work should be differentiated from the old but be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.)
 - How new additions and adjacent or related new construction will be undertaken so that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.
- B. Explain how the project conforms to local design guidelines or standards adopted by the Landmarks Board. Local design guidelines generally take precedence over the Secretary of Interior's Standards for Rehabilitation. Local design guidelines have been adopted for the Commercial Street and Walnut Street Districts and the Mid-Town Neighborhood (historic sites only), and copies are available from the Zoning & Subdivision Services office.

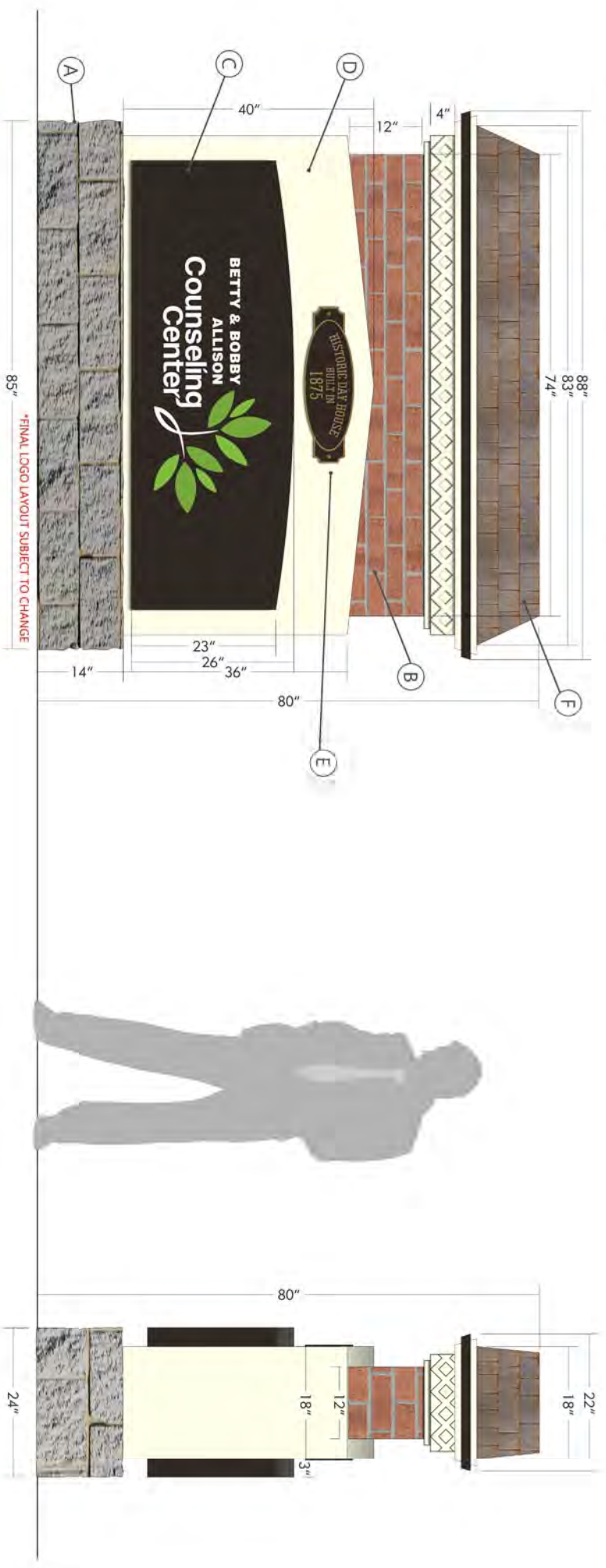
- C. For new construction, discuss the extent to which the building or structure will be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility is evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the overall setting.
- D. For demolitions, discuss.
- The impact the proposed removal will have on the integrity and continuity of the Historic Landmark or Historic District of which it is part.
 - The nature of the resource as a representative type or style of architecture, socio-economic development, historical association or other element of the original designation criteria applicable to such structure or site.
 - The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
 - The ability of the subject structure or site to produce a reasonable economic return on investment to its owner.
 - The post-demolition plans for the site and the relation of those plans to the surrounding area.
- E. For archeological resources, discuss the effect of the proposed project on the site and what action(s) will be undertaken to record and/or preserve the site.

Deadlines for filing an Application

The Zoning & Subdivision Services office accepts applications daily. If the application can be approved administratively, processing of the application will begin immediately. The Landmarks Board holds regularly scheduled meetings each month (contact the Zoning & Subdivision Services office for a current processing schedule). This application must be in the Zoning & Subdivision Services office no later than the application deadline date listed on the processing schedule (Generally 15 days prior to the meeting where the application will be considered). This application must be complete, or it will be returned to the applicant and will not be placed on the agenda.

- (A) BLOCK BASE TO MATCH BUILDING FOUNDATION
- (B) BRICK BACKER TO MATCH BUILDING ARCHITECTURE
- (C) 3" DEEP INTERNALLY ILLUMINATED CABINET - REVERSE CUT ALUMINUM BACKED w/ ACRYLIC
- (D) ALUMINUM CABINET TO HOUSE BRICK BASE - HALO ILLUMINATION ONTO BRICK
- (E) -1" THICK PUSH THROUGH ACRYLIC LETTERING w/ BRONZE OVERLAY
- (F) CAST ALUMINUM PLAQUE - PAINTED TO MATCH CABINET FEATURES
- (F) ALUMINUM TOPPER WITH CEDAR SHINGLES TO MATCH BUILDING

PAINT COLOR TBD
DURANOTIC BRONZE



PINNACLE SIGN

BOBBY ALLISON - 614 S. STREET

DRAWING # 1103-14-MONU-1C-REV 1
LOCATION- SPRINGFIELD, MO
PROJECT MANAGER- DARREN PEARCE
DESIGNER- NICHOLAS K. TARR
SCALE- 3/4" = 1'-0"
DATE REVISED- 12.08.2014

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PINNACLE SIGN



BOBBY ALLISON - 614 S. STREET

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LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: December 31, 2014

PROPOSAL:

1. Rehabilitate the existing Maple Park Gazebo (see applicant's Description of Proposed Work)

BACKGROUND:

LOCATION: 300 West Grand Street

HISTORIC DESIGNATION: Historic site – Maple Park Gazebo

APPLICANT: Maple Park Cemetery Association

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS:

1. The request is consistent with the relevant guidelines, particularly the Secretary of Interior Standards for Rehabilitation.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
Historic Site
300 W. Grand St.

APPLICANT'S PROPOSAL:

The applicant is requesting to rehabilitate the Maple Park Gazebo following the Secretary of Interiors Standards for Rehabilitation (see applicant's Description of Proposed Work for more details).

STAFF COMMENTS:

1. The applicant has proposed to rehabilitate the gazebo following the Secretary of Interiors Standards for Rehabilitation and is seeking it to be nationally nominated as a historic site.
2. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
Historic Site
300 W. Grand St.

ZONING ORDINANCE

No design guidelines have been established by ordinance for historic sites. The Board has the authority to approve or disapprove the proposed application. A building permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the building permit.

SECRETARY OF THE INTERIOR'S STANDARDS

The following standards would apply to this proposed construction:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
300 W. Grand St.

ARCHITECTURAL SIGNIFICANCE:

1. The subject property was designated a Springfield Local Historic Site in August 1974. The Maple Park Gazebo, located within Maple Park Cemetery at 300 West Grand Street, is locally significant under Criterion C in the area of Architecture. It is especially important as the only remaining historic gazebo in Springfield and one of the city's oldest extant wood historic properties. While there are currently some conflicting sources, it is believed that the structure pre-dated the establishment of the Maple Park Cemetery in 1876 and that it was constructed to serve as a bandstand as part of an earlier fairgrounds on the site. However, whether it pre-dated the cemetery or was constructed concurrent with its establishment, its historic function as a community gathering place for band performances and public speakers disassociates it with the separate function and operations of the cemetery. In the area of ARCHITECTURE, the Maple Park Gazebo is significant as a representative and notably intact example of the Late Victorian style in a gazebo structure. It is particularly reflective of the Indo-Saracenic aesthetic influences inspired by Charles Mant and popularized by other British architects in late-19th Century British India. Separately, its octagonal plan, cupola, and open views closely associate it with the Octagon style innovations in American domestic architecture of the period.



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. 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):

Date:

Sara Krutsinger

12/04/2014

Please type or print name(s) clearly:

Sara Krutsinger

Maple Park Cemetery Association

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: 300 West Grand Street (Maple Park Gazebo)

APPLICANT INFORMATION:

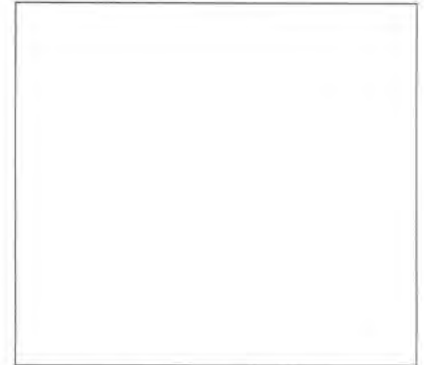
2. Name of current property owner: Maple Park Cemetery Association

If corporation: Corporate Official: Sara Krutsinger, Board President

Mailing Address: 300 West Grand Street; Springfield, MO

Zip Code: 65807 Telephone: 417-869-0217 Fax: _____

E-mail: office@mapleparkcemetery.org

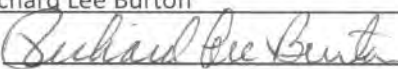


(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

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

Name: Richard Lee Burton

Signature: 

Mailing Address: 326 N Boonville, #301; Springfield, MO Zip Code: 65804 Fax: _____

Telephone: 417-380-4218 E-mail: rlbuva@yahoo.com

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.

Maple Park Gazebo (c. 1876)

300 West Grand Street
Springfield, Greene County, Missouri



Springfield Landmarks Board **Certificate of Appropriateness Application**

Prepared For
Maple Park Cemetery Association



WAHOO CONSULTING SOLUTIONS
326 North Boonville, #301
Springfield, Missouri 65806
417-380-4218 rlbuva@yahoo.com



Application for Certificate of Appropriateness

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

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Signature(s):

Date:

12/04/2014

Please type or print name(s) clearly:

Sara Krutsinger

Maple Park Cemetery Association

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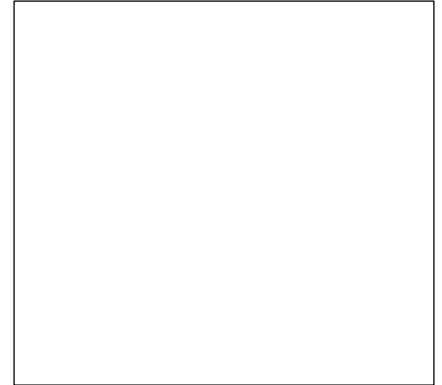
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E-mail: office@mapleparkcemetery.org



(Corporate Seal)

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

Name: Richard Lee Burton

Signature: _____

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

☒ Other (specify): Restoration of Historic Materials, New Concrete Base, New Structural Support

1 – Site Plans

5 – Product literature

2 – Elevations

6 – Drawings

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)*

BUILDING OVERVIEW

The Maple Park Gazebo is situated within a circular lawn at the north front of Maple Park Cemetery, located at 300 West Grand Street, one mile south of the Public Square in Springfield, Greene County, Missouri (*See Figure 1*). The structure's site is forested with mature maple trees, making it a cool, open gathering place for musical performances and other events, consistent with its historic function.

(Continued)

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.

2. DESCRIPTION OF PROPOSED WORK: (Continued)

Constructed c. 1876, the Maple Park Gazebo is a Late Victorian-style wood gazebo structure with an octagonal plan. The property is reflective of both Indo-Saracenic influences and American Octagon architecture popular in the late 19th Century. The structure has four arched openings oriented to north, east, south, and west directions (*See Photos 1–5*). These are supported on either side by open columns of tripled square carved wood posts, connected by keyhole trim details and balustrade, and are surrounded by an elaborate archivolt. The open balustrade has a pattern of both vertical and horizontal balusters (*See Photos 6 and 7*). Paired carved wood brackets frame the arches and support the structure at the roofline (*See Photo 8*). The remaining four sides, connecting the arched openings, have the same vertical tripled post columns, balustrade, and brackets. The gazebo has an eight-faced medium-pitched hip roof with exposed wood rafters and wide eaves. It is topped with a wood cupola which features a circular fretwork base and a metal onion-shaped dome (*See Photo 9*). The dome rests on carved wood brackets with pendants. The dome finial originally had a weathervane; but, this feature was removed in 1984 (*See Figure 2*). The gazebo interior has little ornamentation. Wooden benches are attached along the northeast, southeast, southwest, and northwest balustrades. Four square posts support the roof and cupola at the center of the gazebo (*See Photos 10–12*). These were added in 1984 to address structural concerns. The roof has a single layer of asphalt shingles installed in 1984. It is most likely that the original roof material was wood shingles, based on the date of construction. The gazebo rests on an octagonal raised concrete platform with concrete steps at each of the arched openings.

SCOPE OF WORK

The purpose of the proposed scope of work is to remediate current deterioration and structural issues and to restore the structure to its historic aesthetic. The following provides a description of existing conditions and details the proposed work. All work is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

1. Cupola Restoration

The wood and metal cupola is sagging due to a deteriorated roof support beam at the west side of the cupola base. The tin dome and cupola roof surface has some holes, causing leaks into the structure and deterioration. The original metal finial has been bent; and, the original weathervane has been removed. Some of the decorative woodwork at the cupola base is deteriorated. The following work is proposed to address these conditions:

- a. Detach and remove the cupola from the structure for on-site repairs;
- b. Repair, prime, and paint the tin dome and cupola roof surface. Additional investigation is needed to determine the extent of the deterioration. The surface may need to be replaced. Any replacement material will be in-kind.
- c. Repair the metal finial.
- d. Replicate the original weathervane, based on photographic documentation, and install it on the finial.
- e. Repair the decorative woodwork, as needed. Any replacement material will be in-kind.
- f. Replace the deteriorated roof support beam in-kind.
- g. Reattach the cupola to the structure.

2. Concrete Platform Remediation

The structure rests on a raised concrete base, which presents a high level of workmanship. The base platform has a tapered lip; and, the stem walls are scored with a rectangular block pattern. However, both the platform and stem walls are badly cracked, as they have no steel reinforcement. This structural failure is causing a "wishbone effect" on the

2. DESCRIPTION OF PROPOSED WORK: (Continued)

wood structure and significant outward movement and stress. It has been determined that the extant base is irreparable. (*See Photos 13 and 14*). The steps at each of the north, east, south, and west elevations are cracked and/or replacements (*See Photo 15*). They do not currently meet code requirements and have no hand railings. The following work is proposed to address these conditions:

- a. Lift the wood structure from the extant concrete base and steps.
- b. Demolish the extant base.
- c. Construct a new raised concrete base, replicating the extant platform and stem wall dimensions, design, and materials. However, structural steel supports will be added to prevent future cracking. The platform will also have tooled control joints. The new concrete will be pigmented to match the current color of the base.
- d. Construct new code-compliant concrete steps at each of the north, east, south, and west elevations.
- e. Install and paint new metal hand rails at both sides of each of the new steps. These will be made of simple 1/2" X 2" steel metal plate and will be clearly differentiated as a modern feature.

3. Wood Support Post Remediation

Most of the exterior wood support posts are deteriorated at their bottom ends because of water damage at the interface of the posts and the concrete platform. This deterioration has at some point already been repaired, with a section of the post removed and replaced with a wood block. However, they have deteriorated again; and, some of the replacement blocks have shifted and are no longer providing adequate support (*See Photo 16*). The posts are not securely fastened to the concrete platform. The following work is proposed to address these conditions:

- a. Cut-off the deteriorated bottom of all exterior wood support posts. Ensure the same length is removed from each post.
- b. Replace this section with a new square block of the same length as that removed. However, 1" of this length will be PVC to separate the wood column from the concrete platform to impede future deterioration. The remaining length will be square wood. The replacement blocks will be connected to the original support posts with a steel dowel and epoxy. Any detailing will match the original materials and design.
- c. Fasten the support posts to the concrete platform with a metal L bracket at each of the inside post faces.

4. Structural Support Replacement

The structure has four square wood support posts at the center of the interior and rising to the roof apex. These were added with additional wood headers in 1984. This structural support system is deteriorated; and, it significantly obstructs the interior open plan. The following work is proposed to address these conditions:

- a. Remove extant center wood support posts and headers.
- b. Construct a new steel post and beam support frame. It will be made of square hollow steel and have four posts and beams that will run along and butted to the inside of the support columns and ceiling rafters at the side east and west elevations. The ceiling beams will connect to a square frame at the roof apex to support the cupola. The frame will be painted white and will have minimal visual impact on the structure's interior.

5. Wood Ornamentation and Bench Restoration

The original wood ornamentation is in various conditions of deterioration, with some trim details missing. The interior benches are not considered original to the date of construction; but, they are a useful feature. These are also variously deteriorated. The structure was last painted in 2003; but, the paint surface has significantly deteriorated. Testing indicates a presence of lead paint. The structure was originally painted white. The following work is proposed to address these conditions:

- a. Remove the existing paint with the gentlest method possible, as guided by preservation guidelines, to avoid damage to the original materials. Use appropriate lead hazard precautions.
- b. Gently sand and repair the original wood ornamentation and benches, as needed. Any replacement material will be in-kind.
- c. Prime and paint the structure white, consistent with its original color.

6. Roofing Material Replacement

The original roofing material was most likely wood shingles, consistent with the date of construction. However, the roof currently has a single layer of modern asphalt shingles installed in 1984. Additional investigation is necessary to determine the material and condition of the current roof substrate. It is most likely that the roof has been decked with plywood. The extant roof materials are now substantially deteriorated (particularly on the east face), causing some water intrusion into the structure. The following work is proposed to address these conditions:

- a. Remove the extant layer of asphalt shingles.
- b. Repair the extant roof substrate, as needed.
- c. Install new copper flashing at the cupola base and roof edge.
- d. Install new flame retardant wood shingles.

7. Utilities Installation and Lightning Protection

The structure currently does not have electrical power or lightning protection. Both are considered necessary for planned use of the structure and for its sustainability. The following work is proposed to address this need:

- a. Install a GFI electrical outlet on the concrete base stem wall on each of the northeast, southeast, southwest, and northwest elevations (total of 4 outlets).
- b. Install a grounded protection from lightning.

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

The Maple Park Gazebo, located within Maple Park Cemetery at 300 West Grand Street, is locally significant under Criterion C in the area of Architecture. It is especially important as the only remaining historic gazebo in Springfield and one of the city's oldest extant wood historic properties. While there are currently some conflicting sources, it is believed that the structure pre-dated the establishment of the Maple Park Cemetery in 1876 and that it was constructed to serve as a bandstand as part of an earlier fairgrounds on the site. However, whether it pre-dated the cemetery or was constructed concurrent with its establishment, its historic function as a community gathering place for band performances and public speakers disassociates it with the separate function and operations of the cemetery. In the area of ARCHITECTURE, the Maple Park Gazebo is significant as a representative and notably intact example of the Late Victorian style in a gazebo structure. It is particularly reflective of the Indo-Saracenic aesthetic influences inspired by Charles Mant and popularized by other British architects in late-19th Century British India. Separately, its octagonal plan, cupola, and open views closely associate it with the Octagon style innovations in American domestic architecture of the period.

The subject property was designated a Springfield Local Historic Site in August 1974. The Missouri State Historic Preservation Office (SHPO) reviewed a submitted eligibility assessment in September 2014 and determined that the property is potentially eligible for an individual listing in the National Register of Historic Place. A National Register nomination is being prepared for submission by 2/06/15 for review by the Missouri Advisory Council on Historic Preservation at its quarterly meeting on 5/15/15.

The Maple Park Gazebo retains integrity of design, materials, workmanship, location, and association. Its original materials, features, and plan remain largely intact; and, it appears much as it did at the time it was built. However, current deterioration and structural issues threaten its on-going stability and sustainability. The proposed work is necessary to restore and preserve this important historic property and is consistent with the Secretary of the Interior's Standard for the Treatment of Historic Properties. Representatives of SHPO conducted a site visit to the property on 12/15/14; and, the proposed restoration plan has been submitted to them for a technical assistance review.

Figure 1: Site Map. Location of Maple Park Gazebo at 300 West Grand Street; Springfield, Greene County, Missouri.



Figure 2: Historic photograph. Historic photograph. Maple Park Gazebo, showing original weathervane on the cupola dome finial. The weathervane was subsequently removed, presumably when the roof surface was replaced in 1984. Photograph by Hayward Barnett, c. 1980. Image courtesy of History Museum on the Square (Springfield, MO).



PHOTOGRAPHS

The same is true for all photographs:

August 29, 2014

Richard Lee Burton

Photo Log:

Photo 1: Site location. The subject property at center of the circular lawn. View to south from north entrance of Maple Park Cemetery.

Photo 2: Primary north elevation.

Photo 3: Side east elevation.

Photo 4: Rear south elevation.

Photo 5: Side west elevation.

Photo 6: Side west elevation. Detail of open column supports, with tripled carved wood posts, keyhole trim, and balustrade.

Photo 7: Side west elevation. Detail of arched opening with elaborate archivolt.

Photo 8: Side west elevation. Detail of paired carved wood brackets at roofline.

Photo 9: Side west elevation. Detail of wood cupola with metal onion-shaped dome and finial.

Photo 10: Interior. Northeast face of the structure, with bench attached to open balustrade.

Photo 11: Interior. Arched opening at east face of the structure.

Photo 12: Interior. Detail of exposed roof rafters and modern support posts, with cupola opening above.

Photo 13: Exterior. Detail of cracked concrete stem wall.

Photo 14: Interior. Detail of cracked concrete platform.

Photo 15: Exterior. Detail of cracked concrete steps.

Photo 16: Interior. Detail of deteriorated bottom of wood support post.

PHOTOGRAPHS *(Continued)*



Photo 1



Photo 2

PHOTOGRAPHS *(Continued)*



Photo 3



Photo 4

PHOTOGRAPHS *(Continued)*



Photo 5



Photo 6

PHOTOGRAPHS *(Continued)*



Photo 7



Photo 8

PHOTOGRAPHS *(Continued)*



Photo 9



Photo 10

PHOTOGRAPHS *(Continued)*



Photo 11



Photo 12

PHOTOGRAPHS *(Continued)*



Photo 13



Photo 14

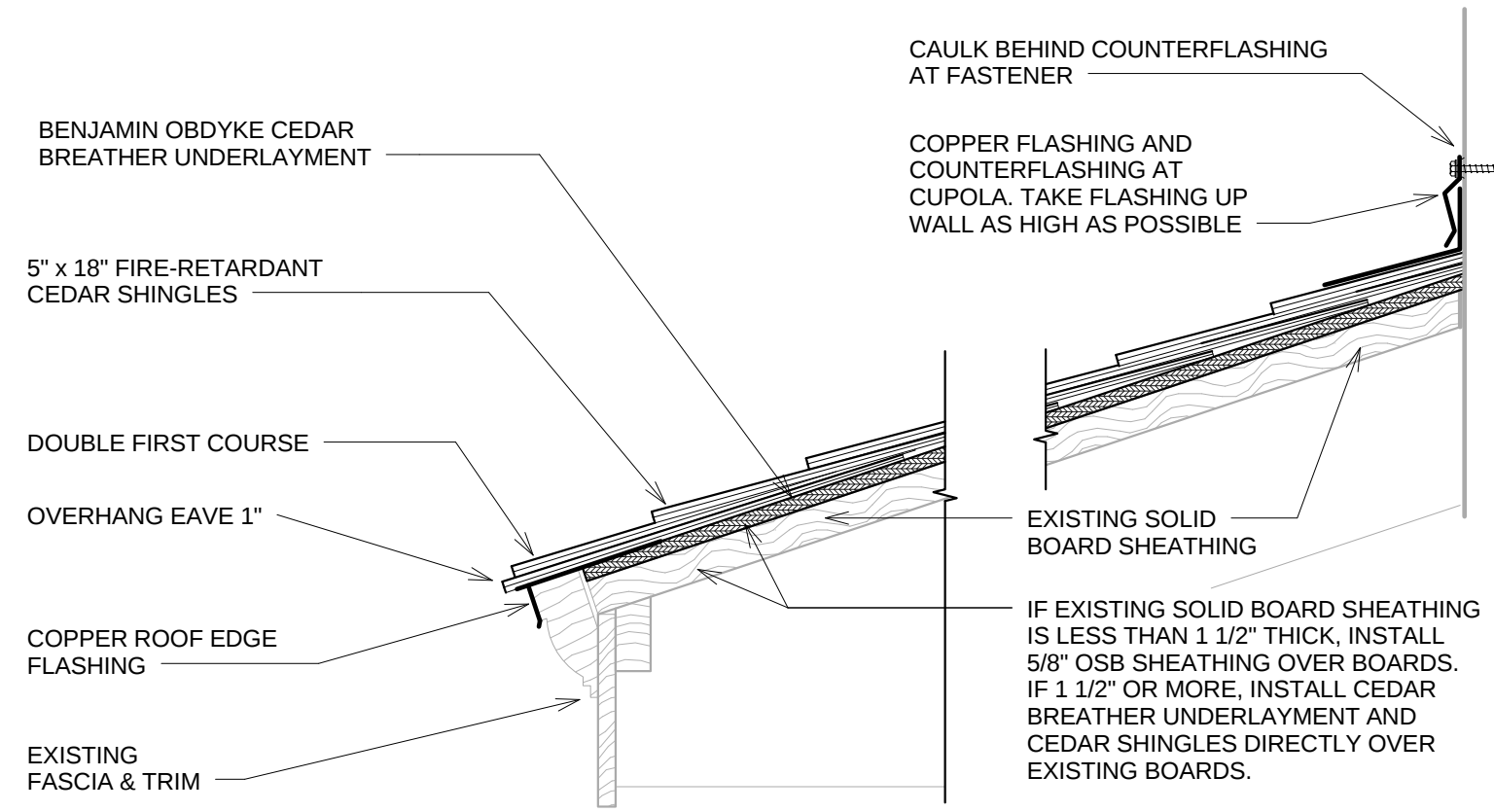
PHOTOGRAPHS *(Continued)*



Photo 15

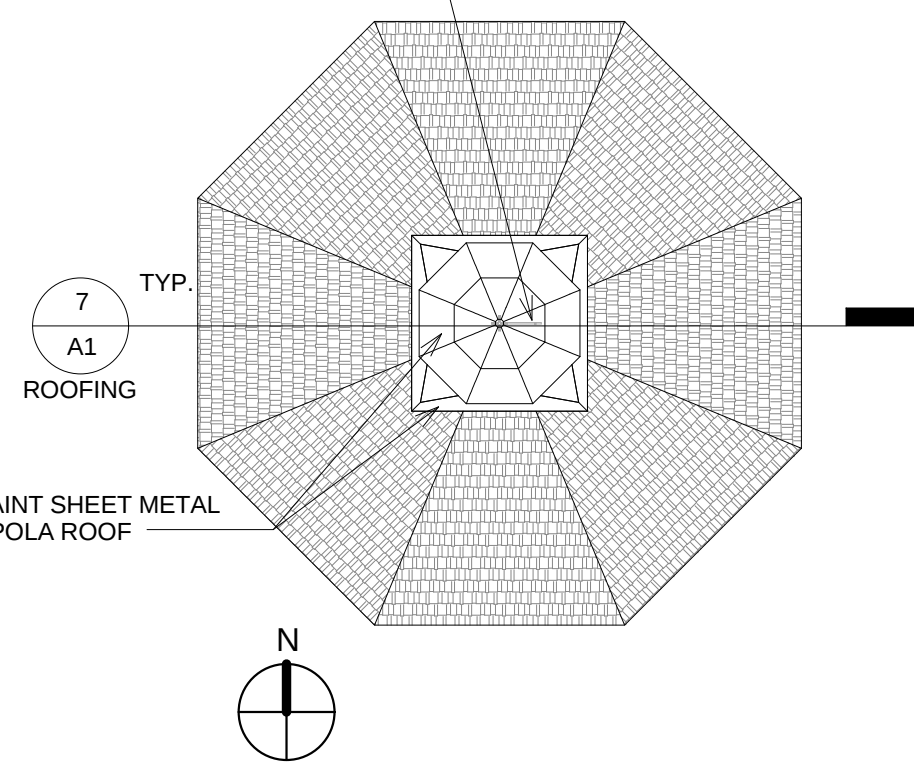


Photo 16

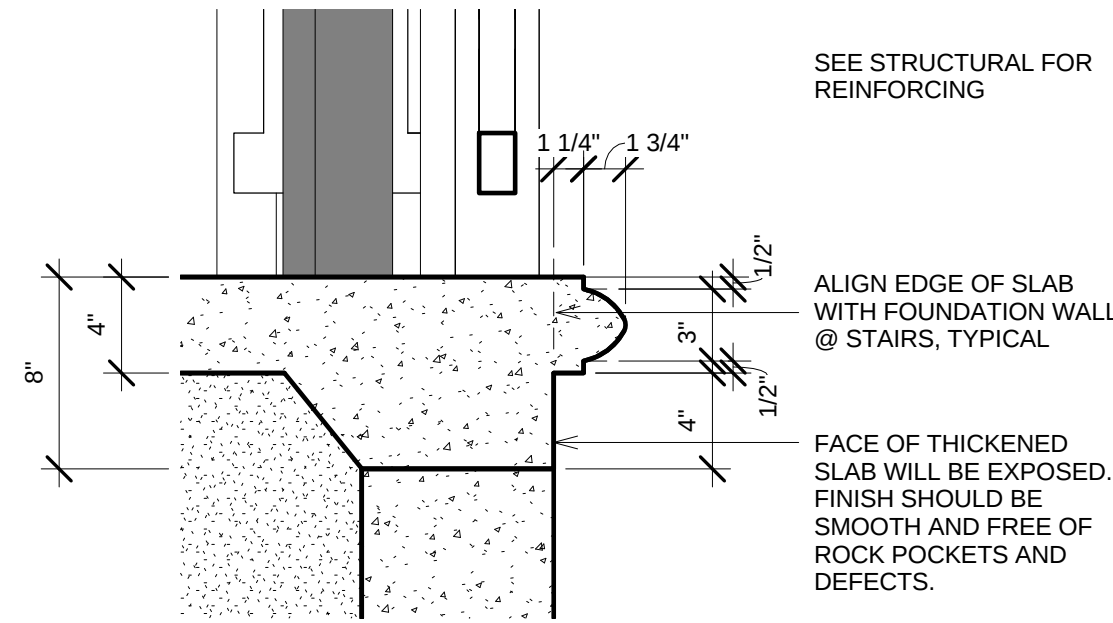


7 ROOF DETAILS
1 1/2" = 1'-0"

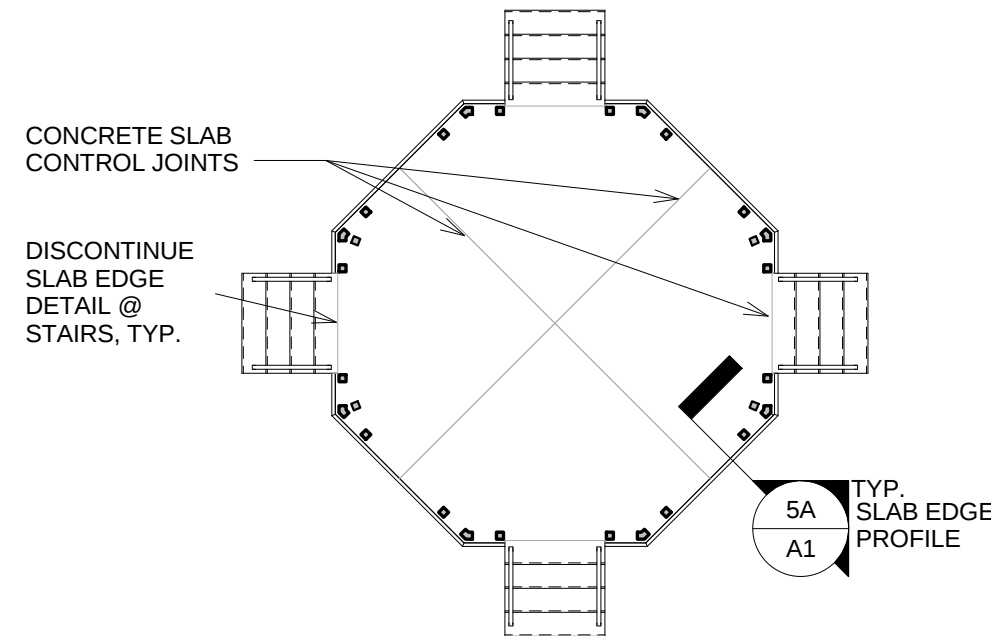
WEATHER VANE. SEE HISTORIC PHOTOS OF GAZEBO AND MATCH ORIGINAL.



6 ROOF PLAN
1/8" = 1'-0"



5A SLAB EDGE PROFILE
1 1/2" = 1'-0"



5 SLAB DETAIL
1/8" = 1'-0"

- GENERAL NOTES
- DRAWINGS ARE SCHEMATIC AND NOT INTENDED TO SHOW ALL DETAIL.
 - ALL DIMENSIONS OF EXISTING STRUCTURE ARE TO BE FIELD VERIFIED.
 - ALL DIMENSIONS ARE TO FINISHED FACE UNLESS OTHERWISE INDICATED. DO NOT SCALE DRAWINGS.
 - LEAD PAINT MIGHT BE PRESENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR ENCAPSULATE ALL HAZARDOUS MATERIALS IN AN APPROPRIATE MANNER AND IN ACCORDANCE WITH ALL REGULATORY AGENCIES.
 - FOR REPAIR AND REPLACEMENT OF WOOD, SEE WOOD PRESERVATION AND RESTORATION NOTES ON SHEET A2.



4 LOCATION MAP
3/4" = 1'-0"



CODE & ZONING INFORMATION

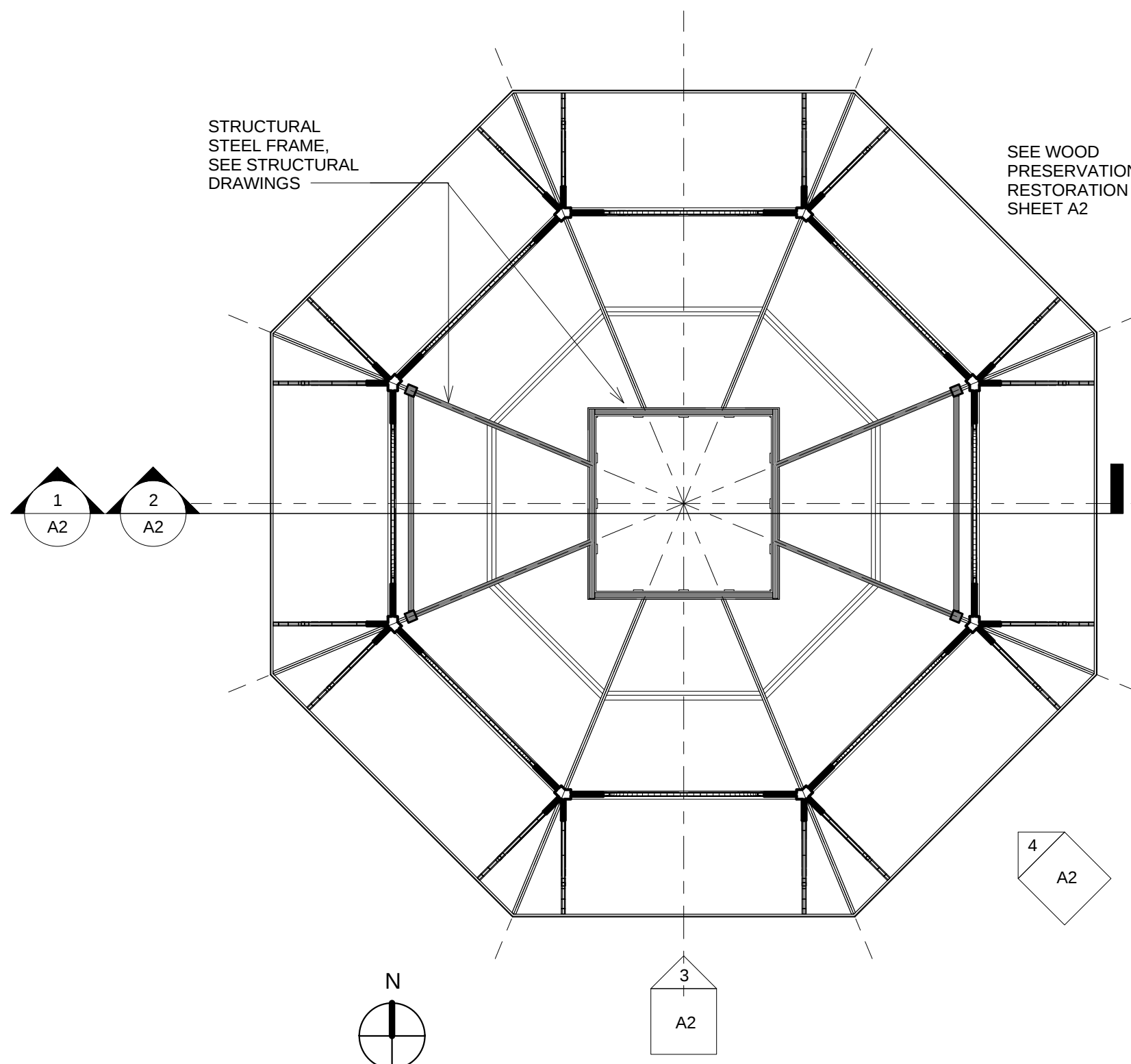
BUILDING CODE: 2012 INTERNATIONAL EXISTING BUILDING CODE

ZONING: RESIDENTIAL - SINGLE FAMILY (R-SF)

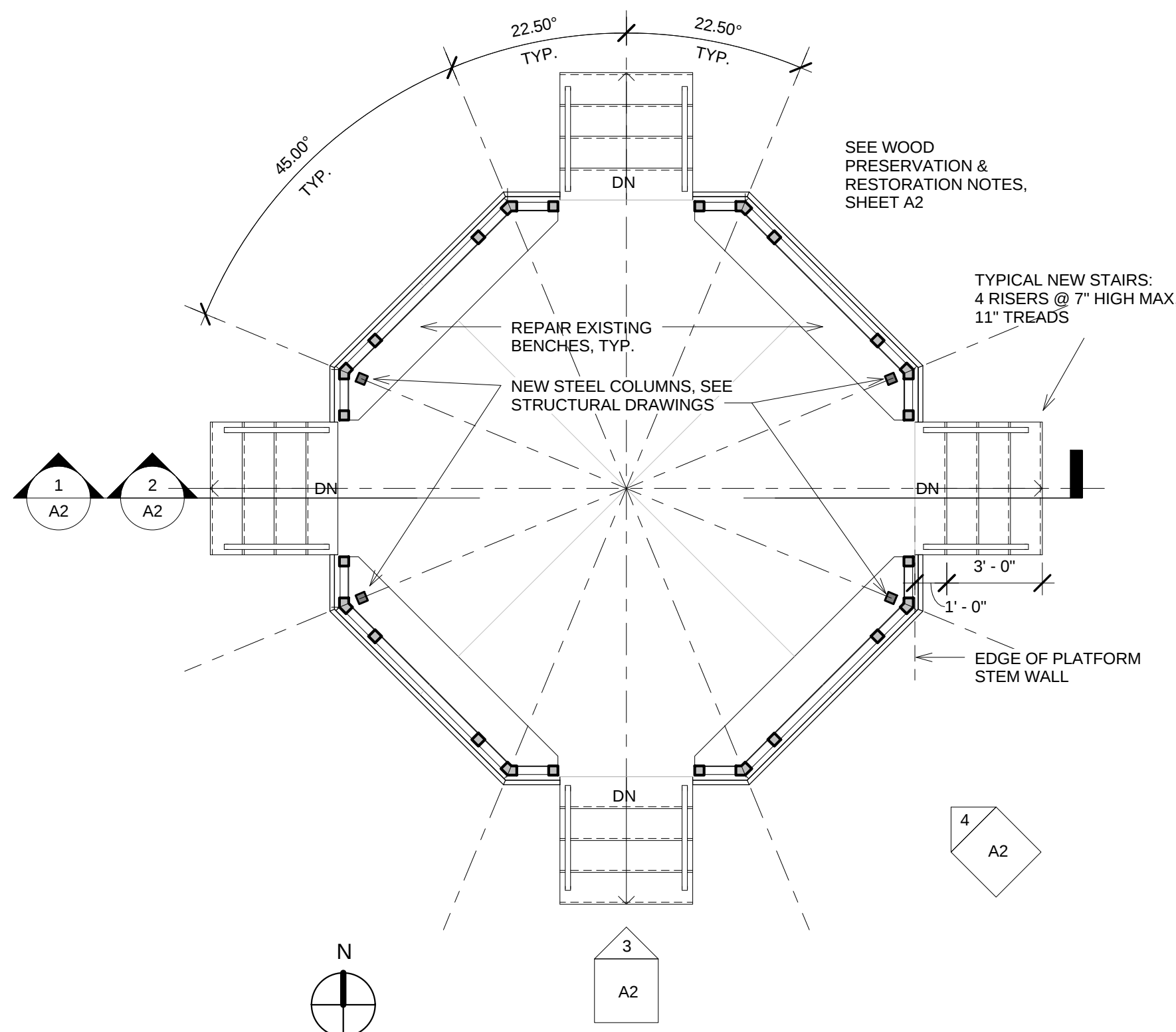
SCOPE OF WORK: LEVEL 1 ALTERATION
PRESERVATION AND RESTORATION OF EXISTING STRUCTURE.

SHEET INDEX

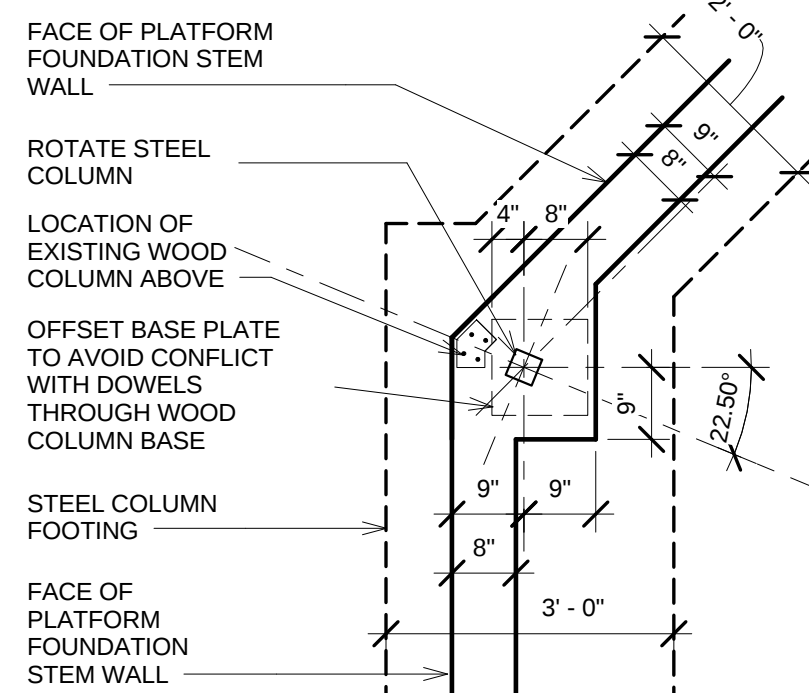
NUMBER	NAME
A1	TITLE SHEET & PLANS
A2	ELEVATIONS, SECTIONS, & DETAILS
S0.0	GENERAL NOTES (STRUCTURAL)
S1.1	FOUNDATION AND FRAMING PLANS



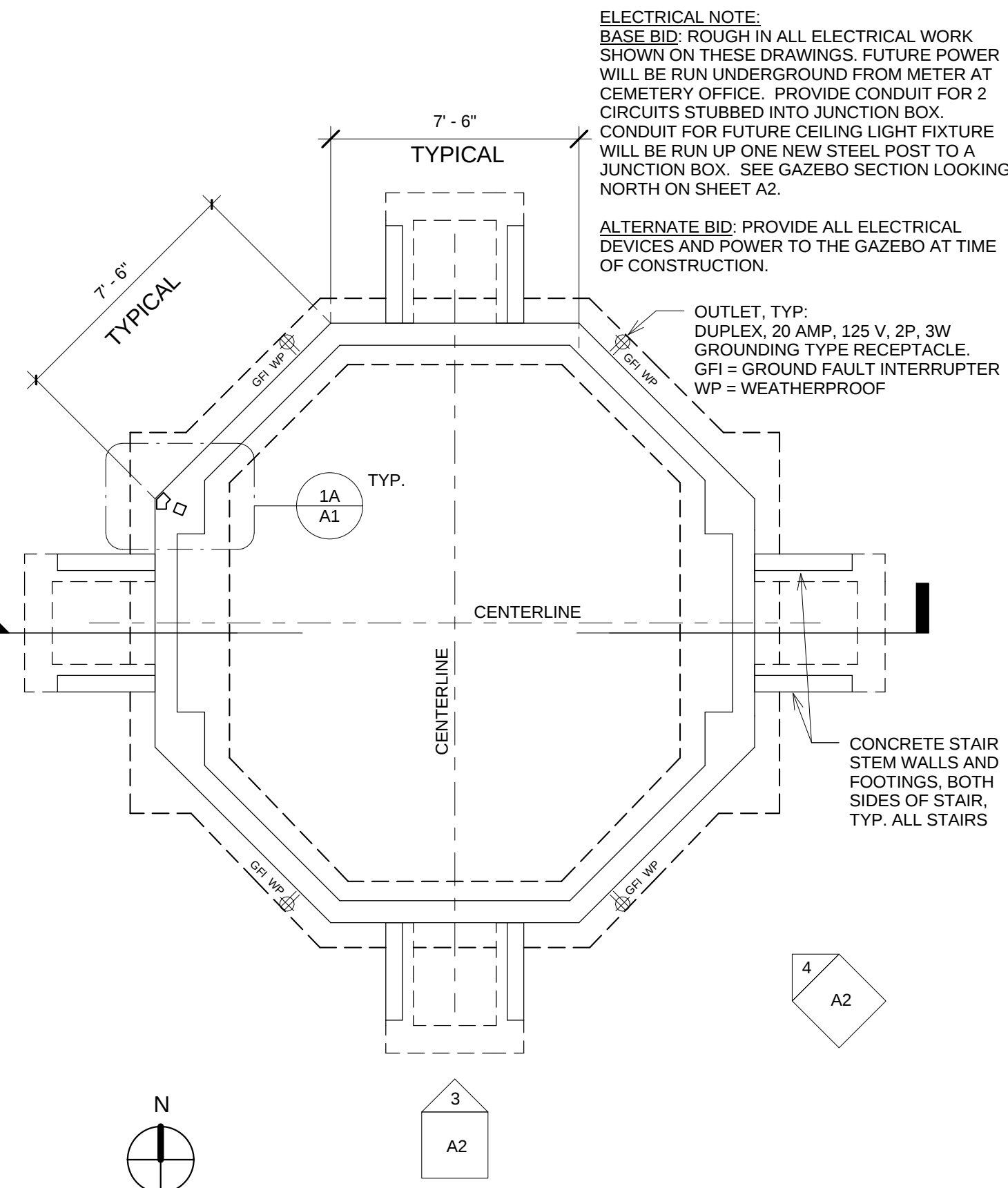
3 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 GAZEBO FLOOR
1/4" = 1'-0"

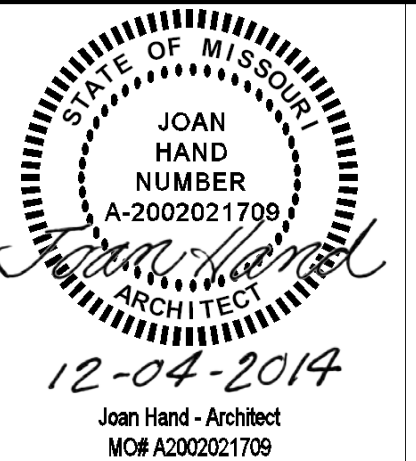


1A STEEL COLUMN & FOUNDATION LAYOUT
1/2" = 1'-0"



1 FOUNDATION
1/4" = 1'-0"

Rev #	Date	By



RESTORATION:

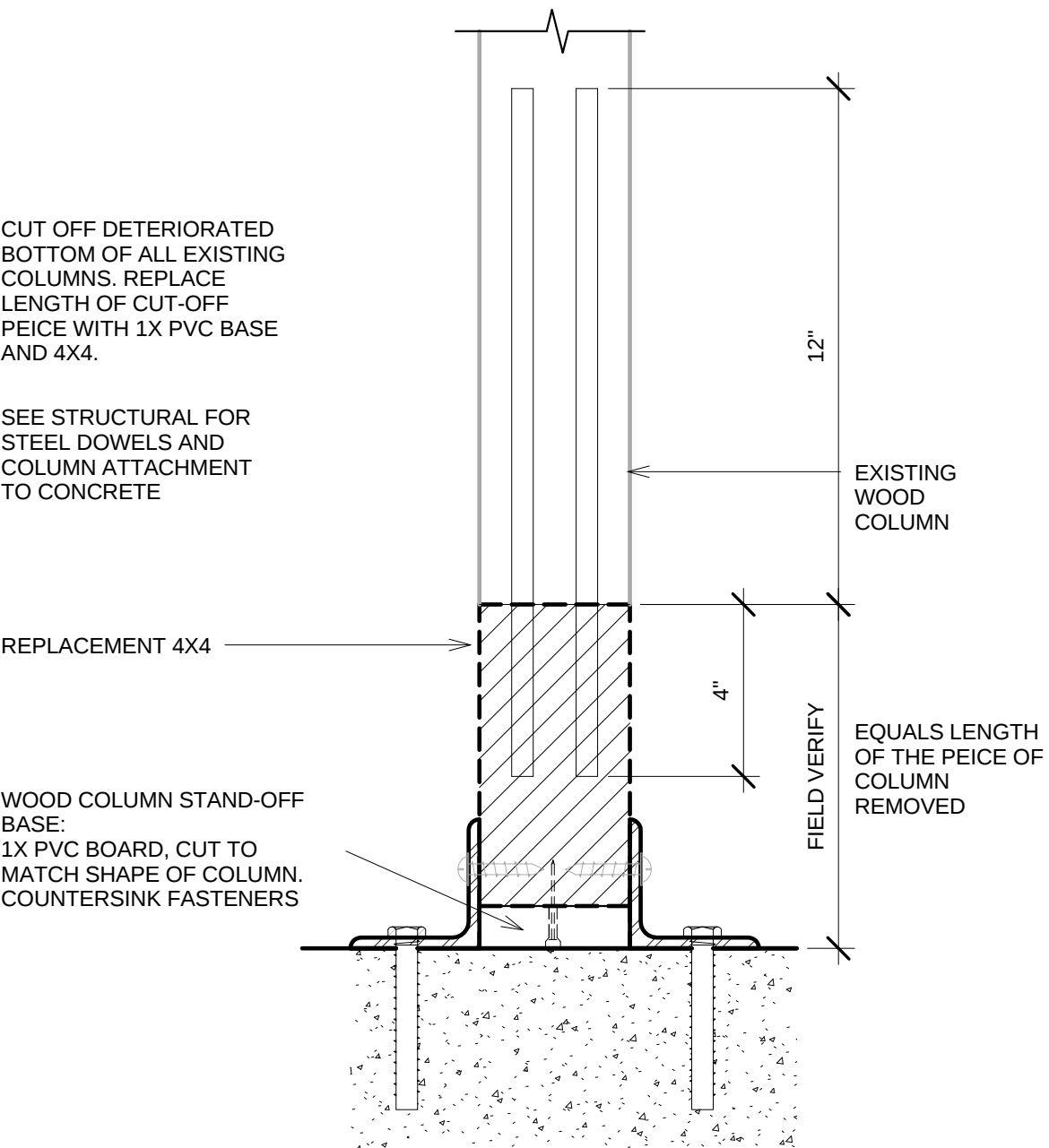
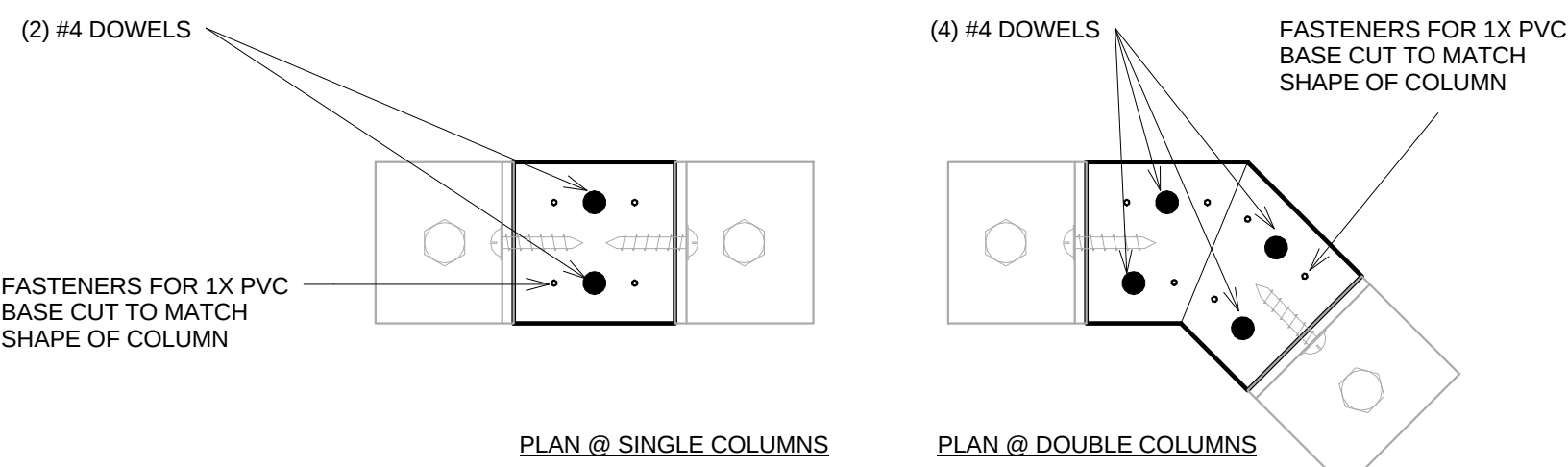
MAPLE PARK GAZEBO

300 W GRAND STREET, SPRINGFIELD, MO 65807

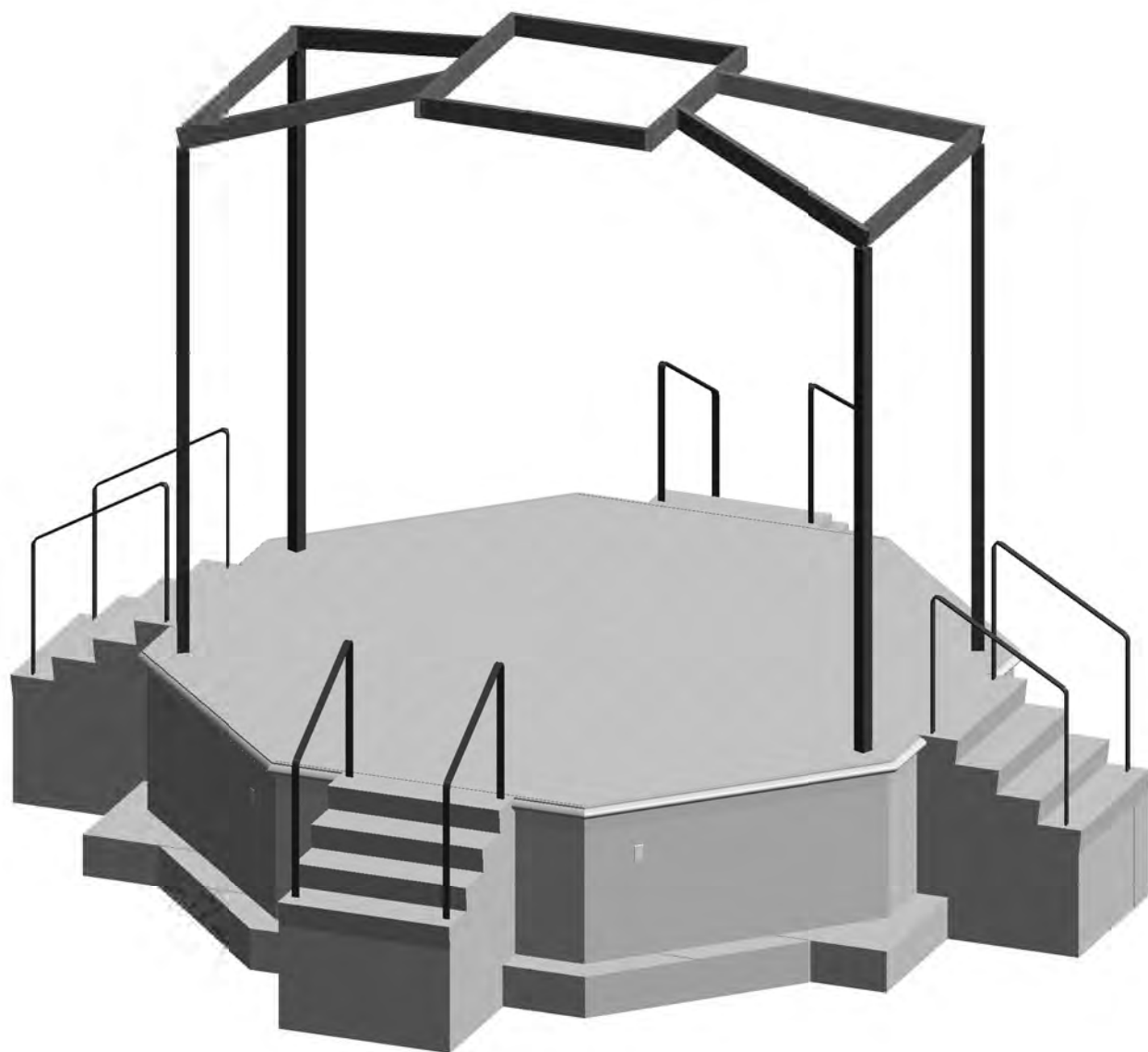
Drawn By	Author
Checked By	Checker
Date	DECEMBER 4, 2014
Scale	As indicated
Job Number	Project Number

TITLE SHEET & PLANS

A1



6 WOOD COLUMN BASE REPAIR
3" = 1'-0"



5

WOOD PRESERVATION & RESTORATION NOTES

THE GOAL IS TO RETAIN THE MAXIMUM PERCENT OF ORIGINAL WOOD AND MAINTAIN THE ORIGINAL DESIGN AND CHARACTER OF THE STRUCTURE.

DRAWINGS DO NOT INDICATE AREAS OF DAMAGE/DECAY OR OUTLINE SPECIFIC REMEDIATION FOR THOSE AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD INSPECT THE ENTIRE STRUCTURE, LOCATE AREAS AND EXTENT OF DAMAGE/DECAY AND DETERMINE WHICH OF THE REMEDIATION METHODS OUTLINED BELOW IS MOST APPROPRIATE.

PAINT

- DETERMINE IF LEAD PAINT IS PRESENT AND USE APPROPRIATE LEAD HAZARD PRECAUTIONS. SEE GENERAL NOTES, SHEET A1.
- SCRAPE LOOSE PAINT, SAND, PRIME AND REPAINT.
- PAINT SPECIFICATION FOR ALL EXPOSED WOOD:
GLOSS: SEMI-GLOSS
COLOR:
WHITE
SUBMIT COLOR SAMPLE FOR APPROVAL
- SYSTEM:
1 COAT EXTERIOR PRIMER
2 COATS ALKYD ENAMEL

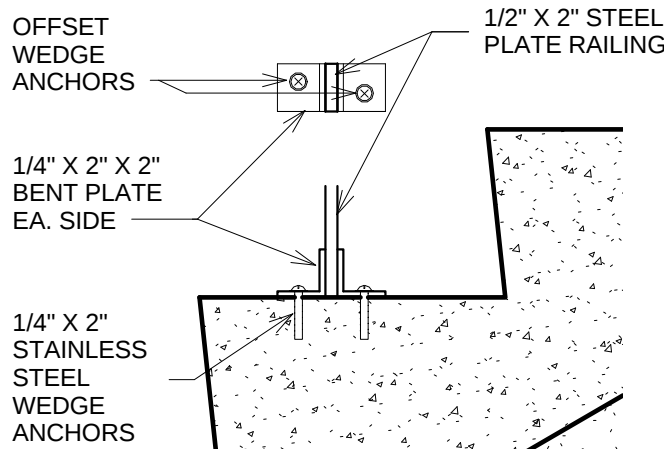
REPAIR

- CRACKS OR JOINTS: SEAL OPEN CRACKS OR JOINTS BY SCRAPING PAINT BACK A FEW INCHES AND REMOVING OLD CAULK TO EXPOSE BARE WOOD. MAKE NECESSARY REPAIRS (RUSTED NAILS, WOOD DECAY). APPLY OIL-BASED, PAINTABLE WATER-REPELLANT WOOD PRESERVATIVE. APPLY PRIMER. FILL WITH SEALANT OR CAULK, AND PAINT.
- SMALL AREAS OF DECAYED WOOD: REMOVE PAINT AND DECAYED WOOD AROUND AREA. PATCH WITH EPOXY WOOD FILLER. SAND, PRIME AND PAINT.
- REPLACEMENT
 - REPLACE EXISTING WOOD ONLY IN CASES WHERE REPAIRS ARE NOT FEASIBLE. FABRICATE REPLACEMENT TO MATCH THE ORIGINAL IN DESIGN, MATERIAL, AND TEXTURE. USE DECAY-RESISTANT, HIGH GRADE, VERTICAL GRAIN LUMBER.
 - LARGE AREAS OF DECAYED WOOD: REMOVE PAINT AROUND DAMAGED AREA. CHISEL OR MECHANICALLY REMOVE DECAYED WOOD. APPLY FUNGICIDE TO SURROUNDING OLD WOOD AND ALLOW TO DRY. GLUE DUTCHMAN INTO PLACE WITH WATERPROOF ADHESIVE. APPLY FASTENERS AS REQUIRED. SAND SURFACE FLUSH WITH SURROUNDING EXISTING SURFACES. PRIME AND PAINT.
 - FASTENERS: USE HOT-DIPPED GALVANIZED OR STAINLESS STEEL NAILS OR SCREWS. SET FASTENER HEADS BELOW SURFACE OF WOOD AND USE WOOD FILLER TO COVER AND SEAL.

SHEET METAL AND NEW RAILINGS

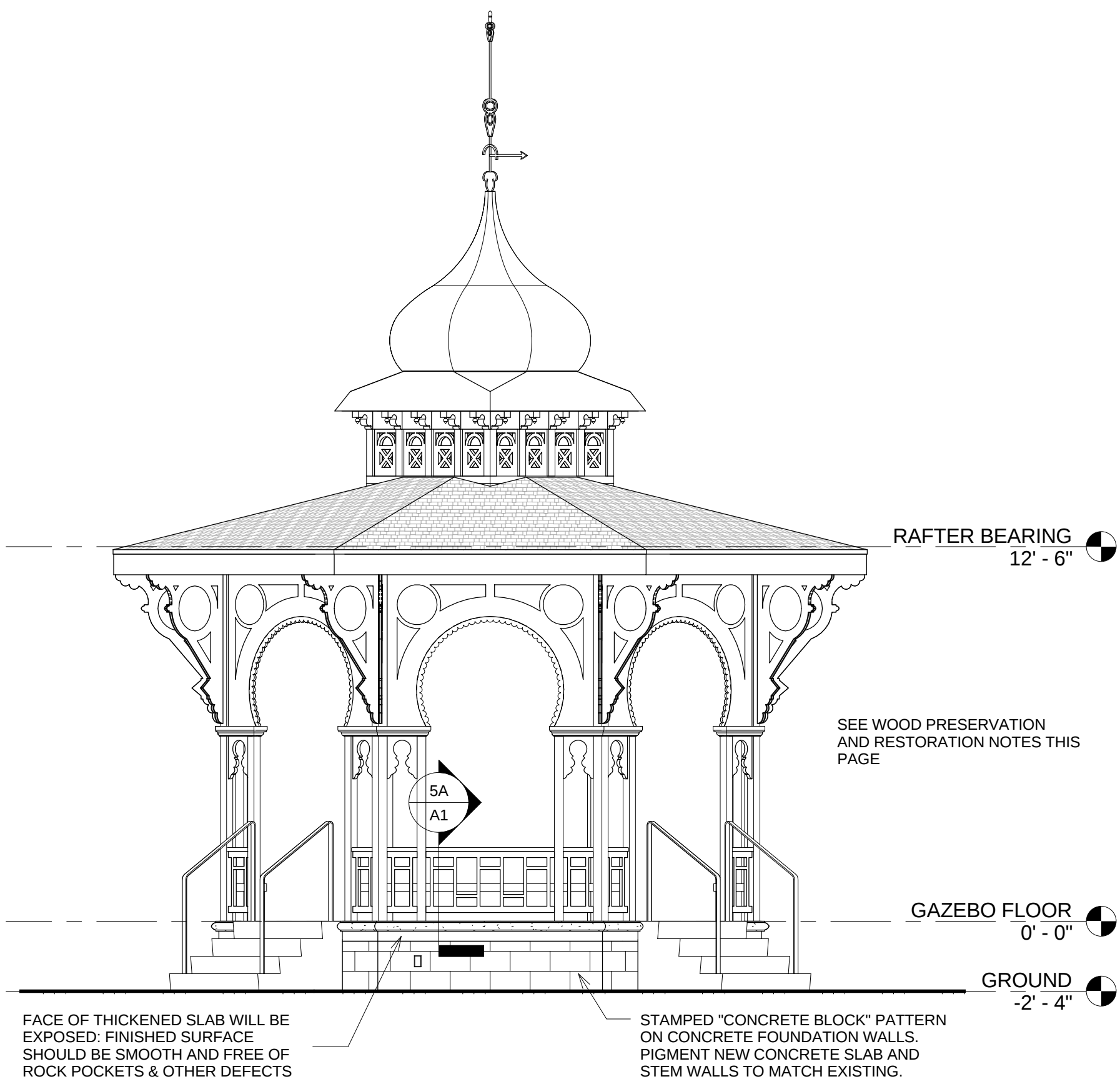
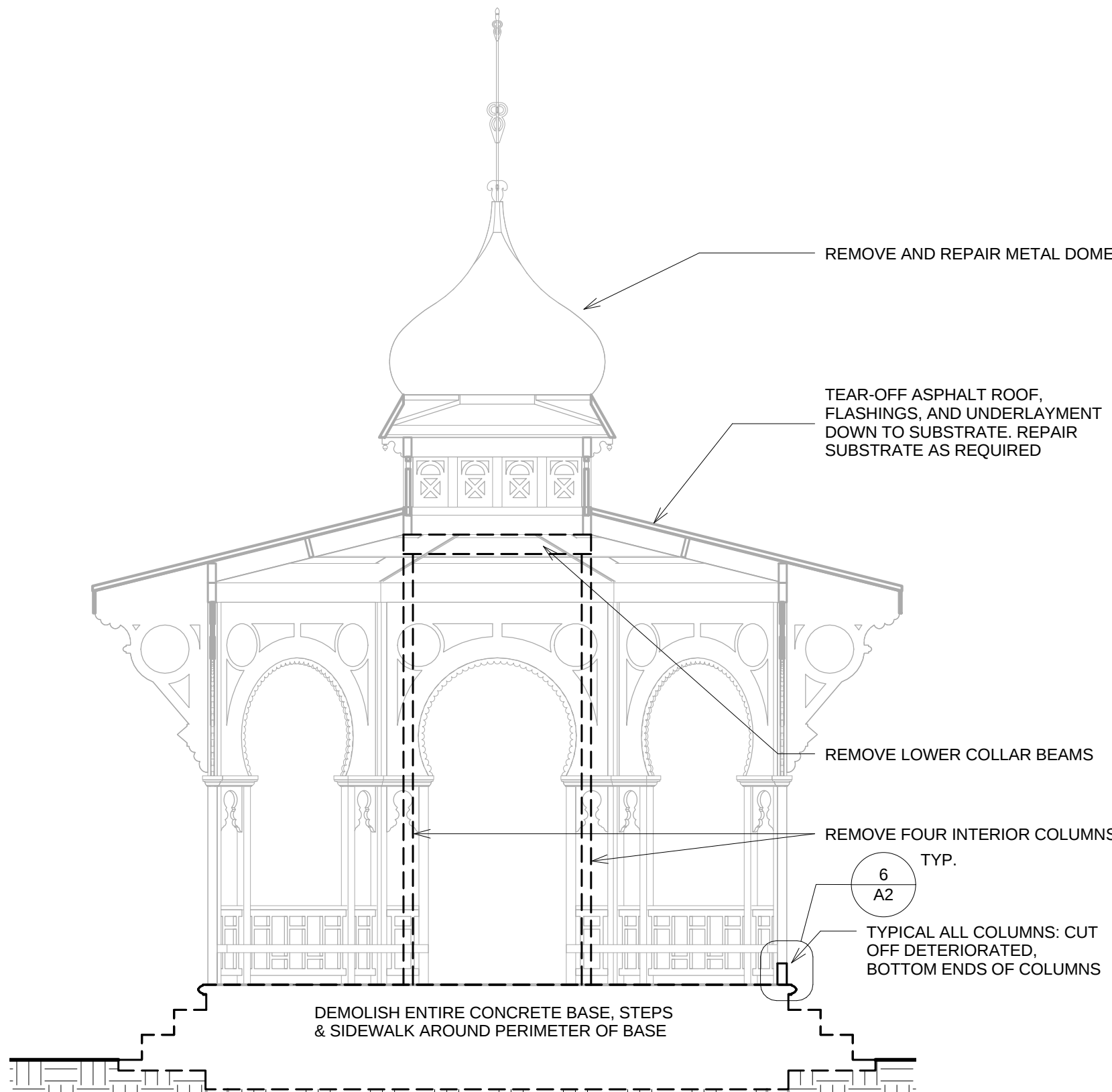
- PAINT SPECIFICATION FOR METALS:
GLOSS: SEMI-GLOSS
COLOR:
SUBMIT COLOR SAMPLES FOR APPROVAL
SHEET METAL DOME AND CUPOLA ROOF: HUNTER GREEN
NEW STEEL RAILINGS: BLACK
- SYSTEM:
1 COAT RUST-INHIBITING PRIMER
2 COATS ALKYD ENAMEL

STEEL PAINTED, TYPICAL

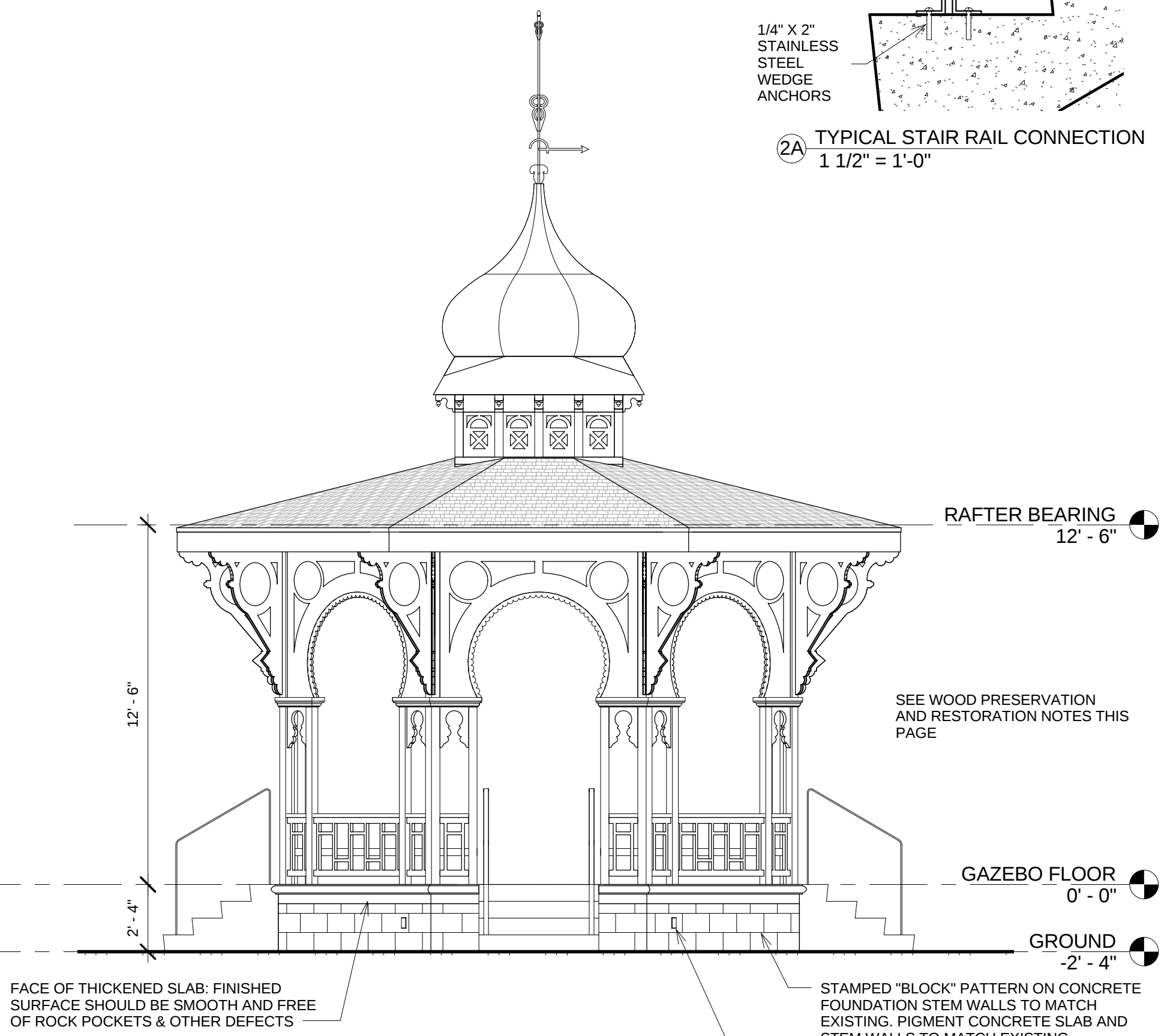


2A TYPICAL STAIR RAIL CONNECTION
1 1/2" = 1'-0"

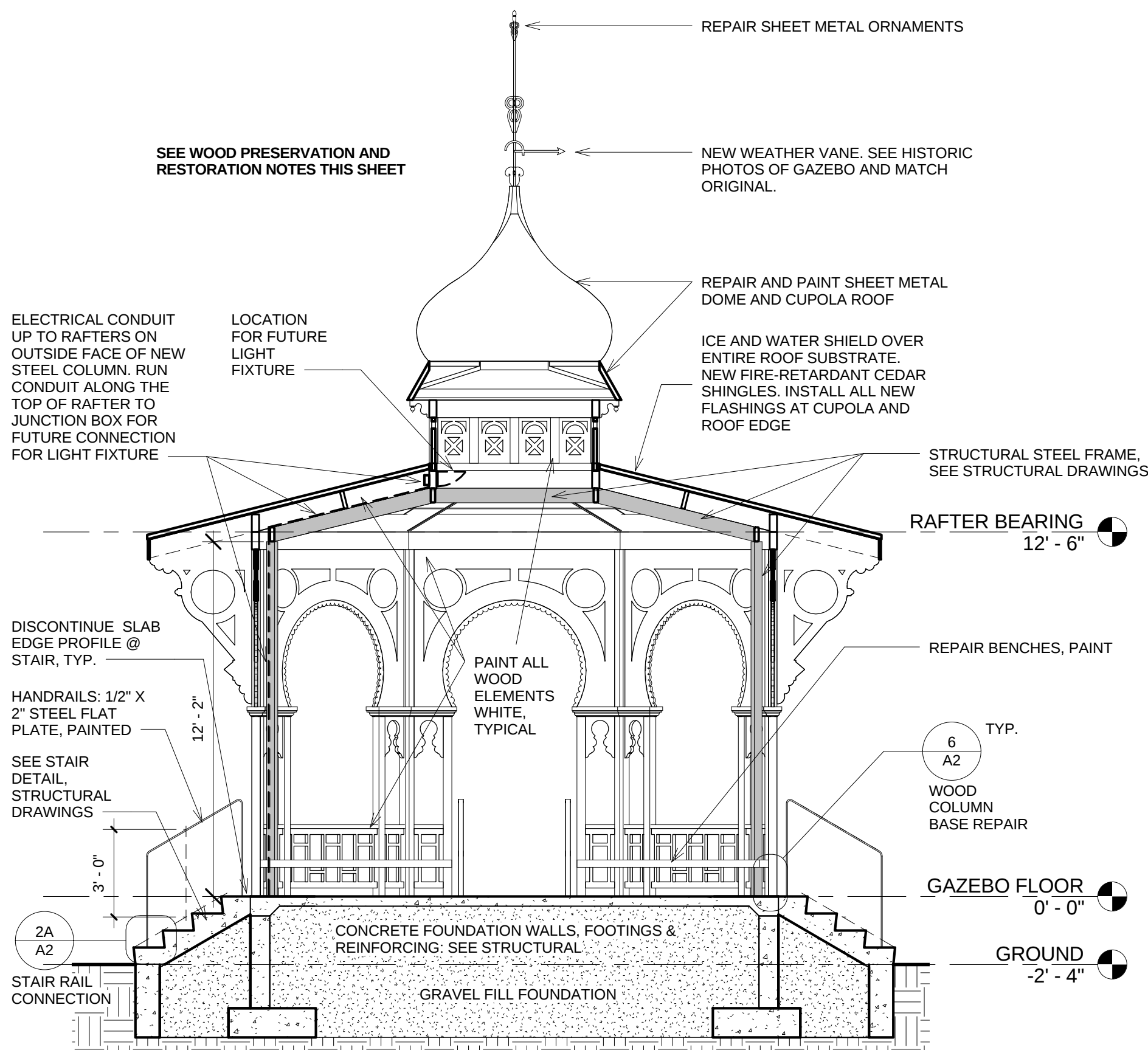
1 DEMOLITION
1/4" = 1'-0"



4 TYPICAL ELEVATION: NE, SE, SW, NW
1/4" = 1'-0"



3 TYPICAL ELEVATION: NORTH, EAST, SOUTH & WEST
1/4" = 1'-0"



2 SECTION LOOKING NORTH
1/4" = 1'-0"

Rev #	Date	By



RESTORATION:

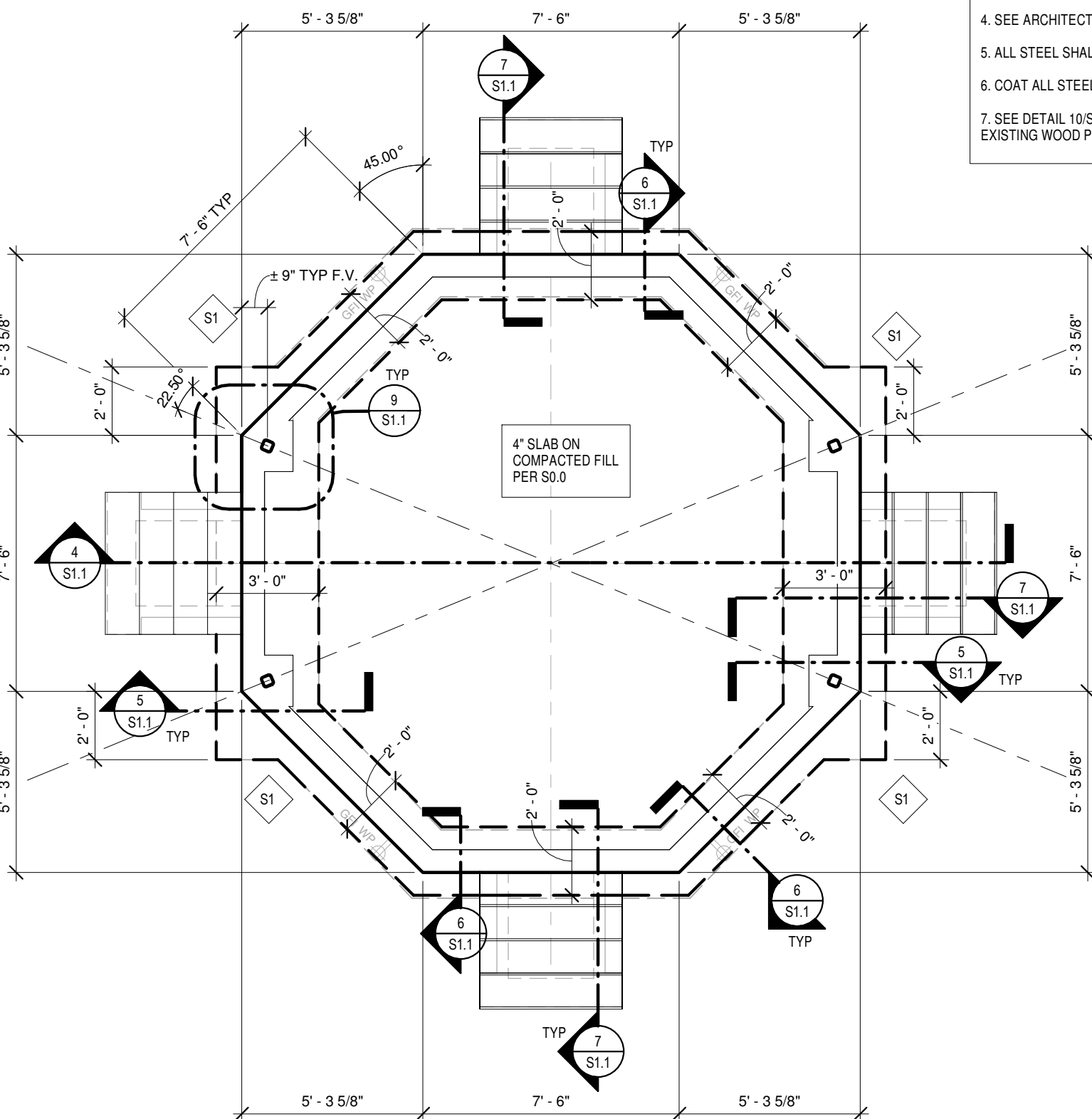
MAPLE PARK GAZEBO

300 W GRAND STREET, SPRINGFIELD, MO 65807

Drawn By	J. HAND
Checked By	Checker
Date	DECEMBER 4, 2014
Scale	As indicated
Job Number	Project Number

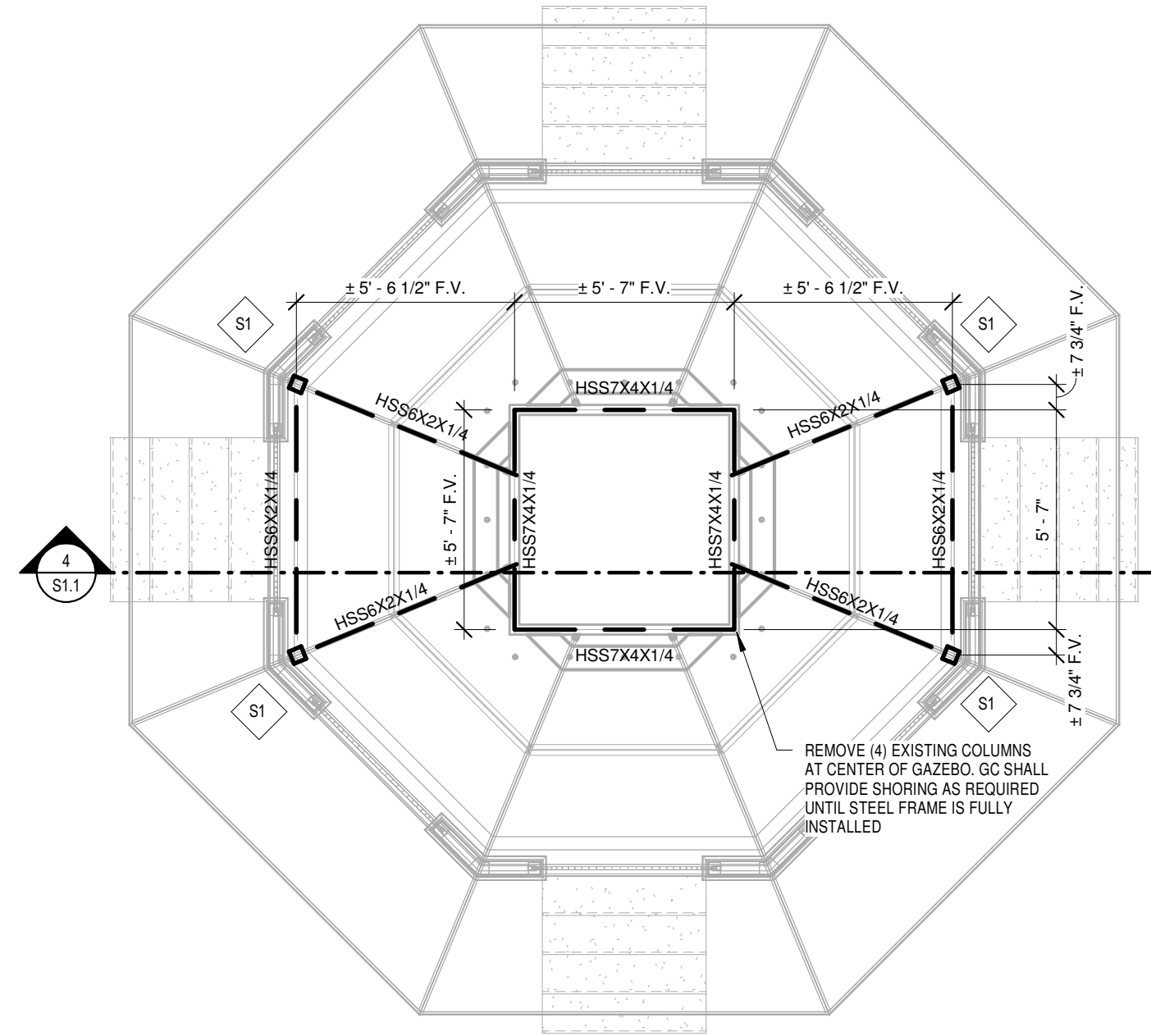
ELEVATIONS,
SECTIONS, &
DETAILS

A2

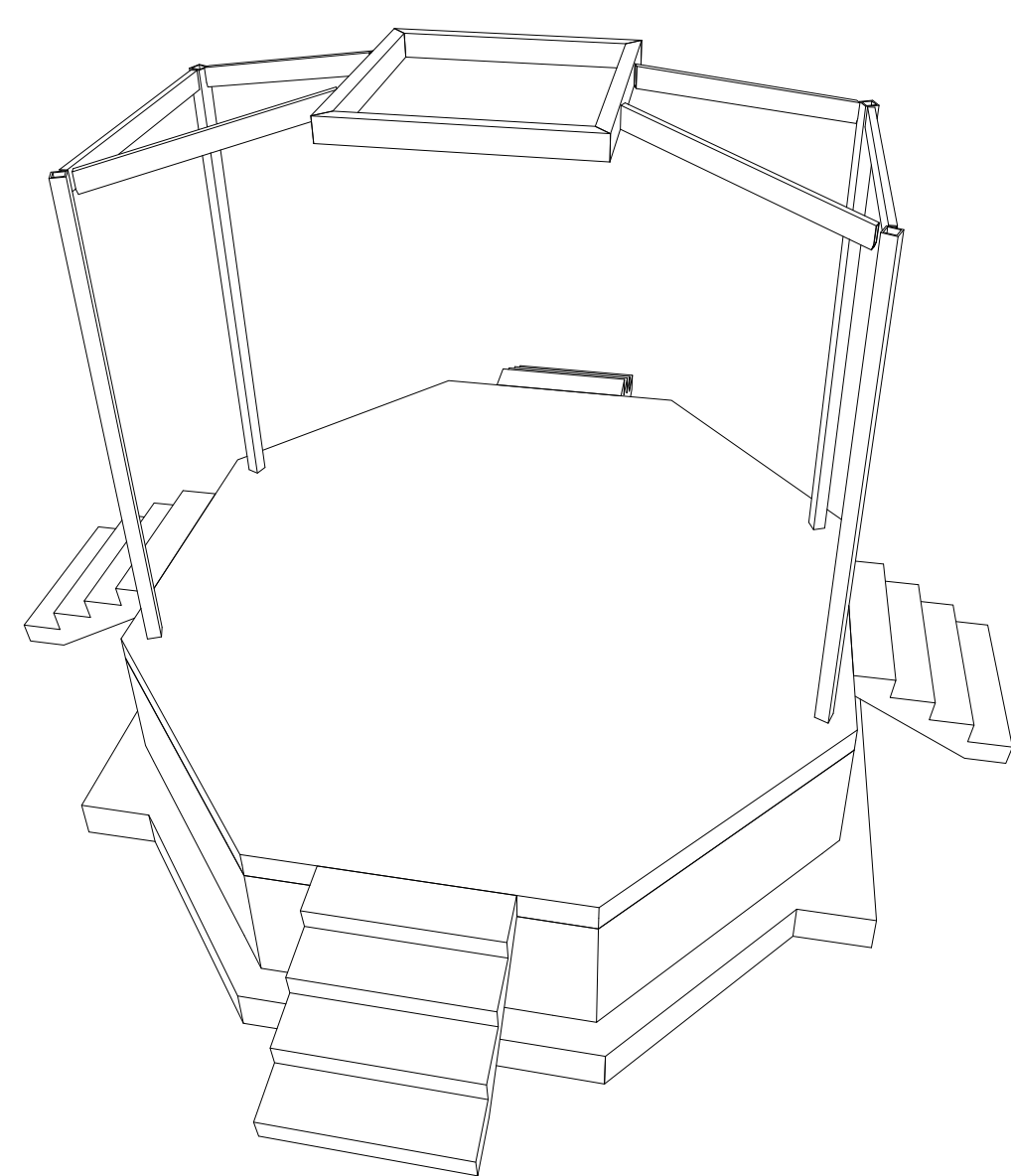


1 FOUNDATION PLAN
1/4" = 1'-0"

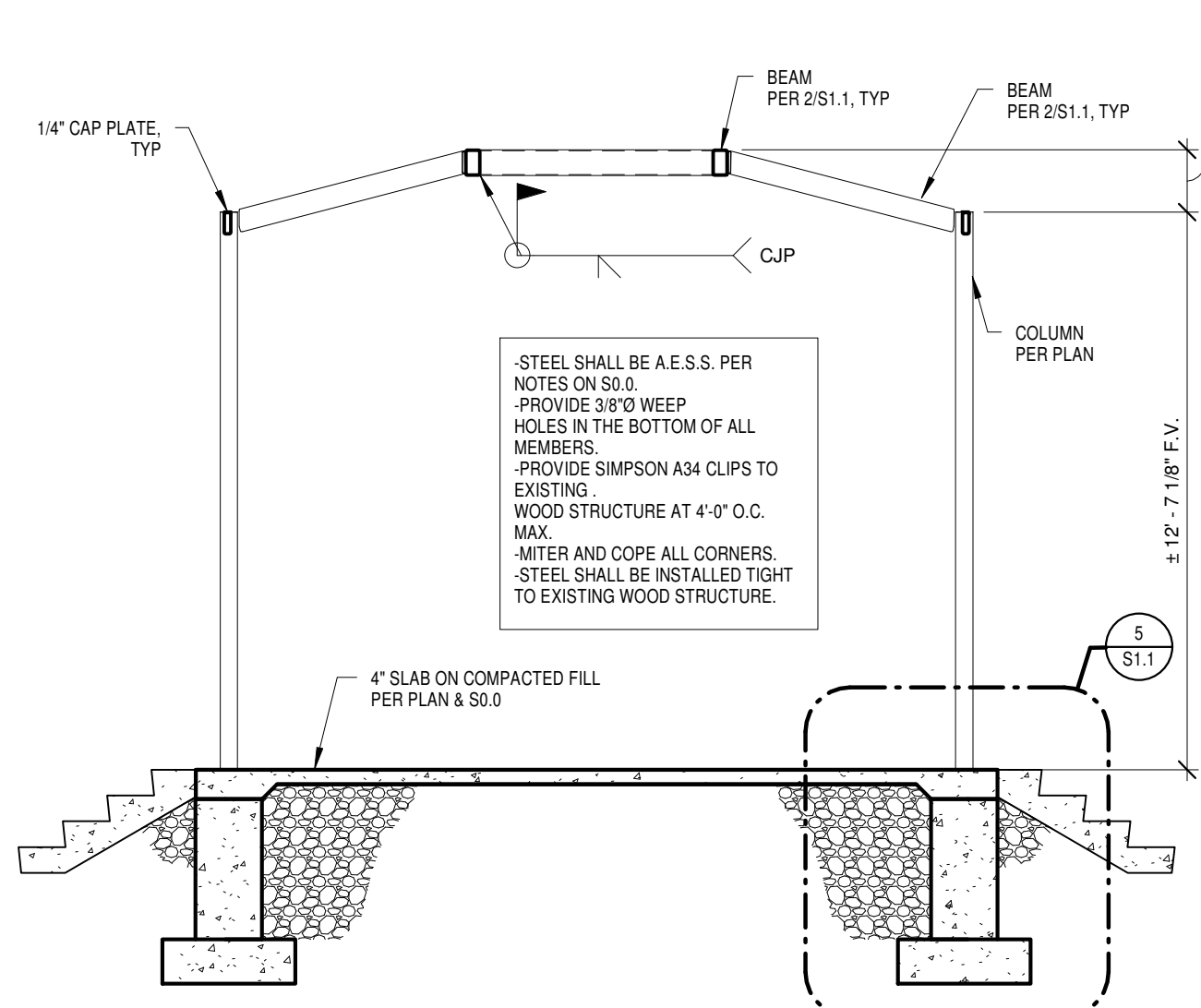
SHEET NOTES
1. FIELD VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS.
2. REMOVE AND REPLACE ANY DAMAGED OR ROTTEN WOOD. SEE ARCHITECTURAL SHEETS FOR ADDITIONAL INFORMATION, INCLUDING INFORMATION ON WOOD PRESERVATION.
3. SEE TYPICAL WOOD POST BASE DETAIL 10/S1.1. DETAIL APPLIES AT ALL WOOD POSTS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
4. SEE ARCHITECTURAL DRAWINGS FOR DEMOLITION PLAN.
5. ALL STEEL SHALL BE DETAILED AND FABRICATED AS A.E.S.S.
6. COAT ALL STEEL WITH A HIGH-PERFORMANCE PAINT.
7. SEE DETAIL 10/S1.1 FOR TYPICAL REPAIR DETAIL AT EXISTING WOOD POST BASES.



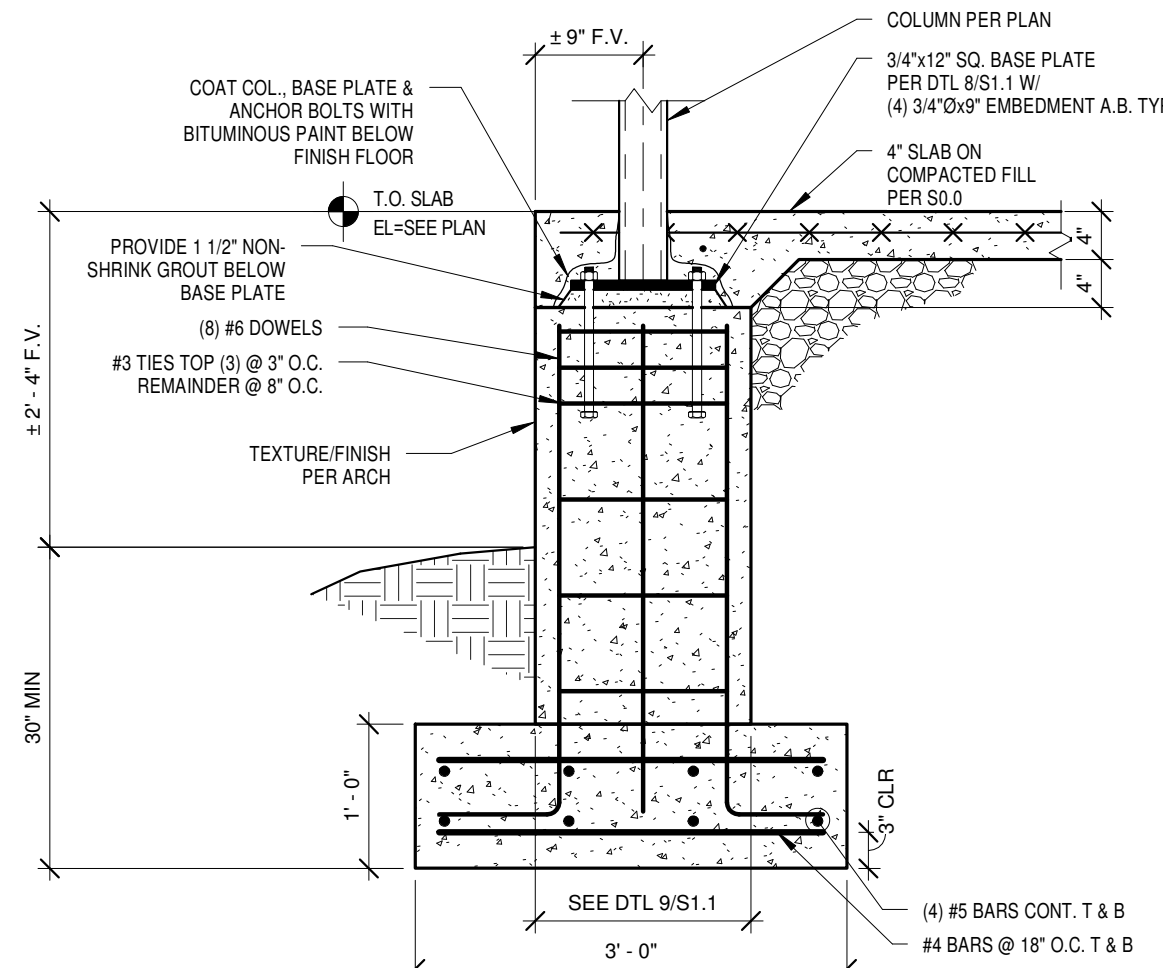
2 FRAMING PLAN
1/4" = 1'-0"



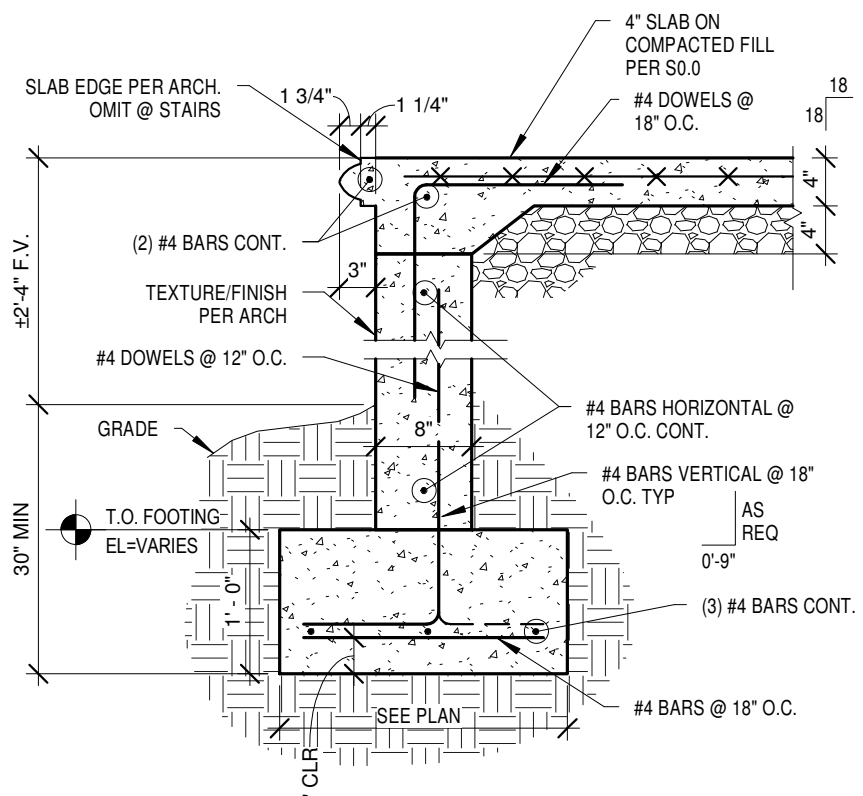
3 PERSPECTIVE VIEW
1/4" = 1'-0"



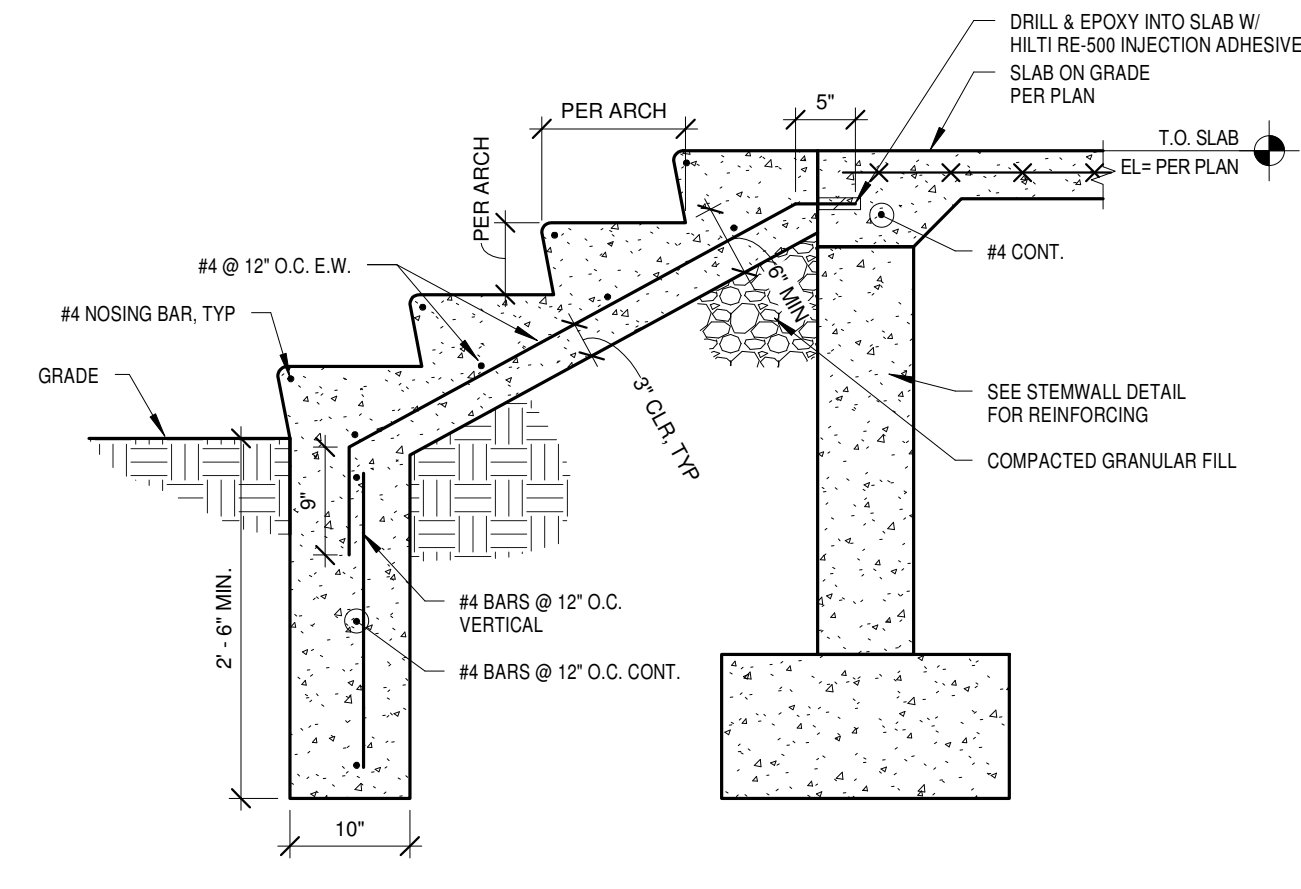
4 ELEVATION
1/4" = 1'-0"



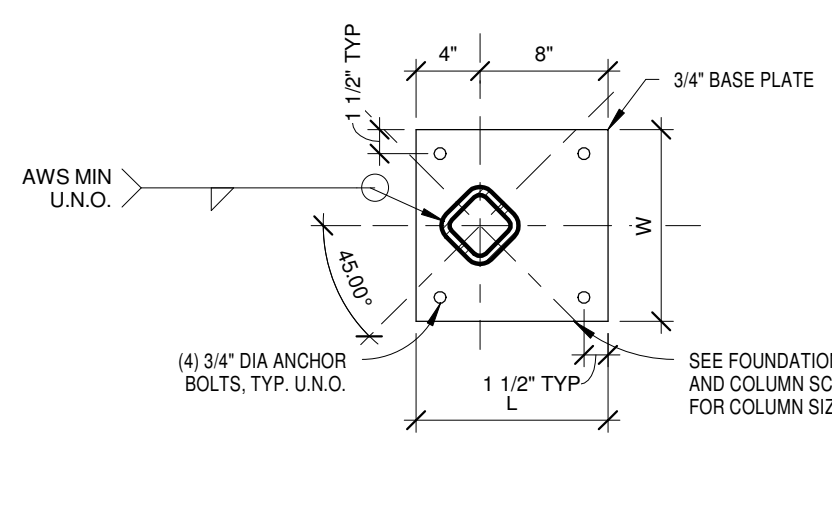
5 DETAIL AT EXTERIOR COLUMN
3/4" = 1'-0"



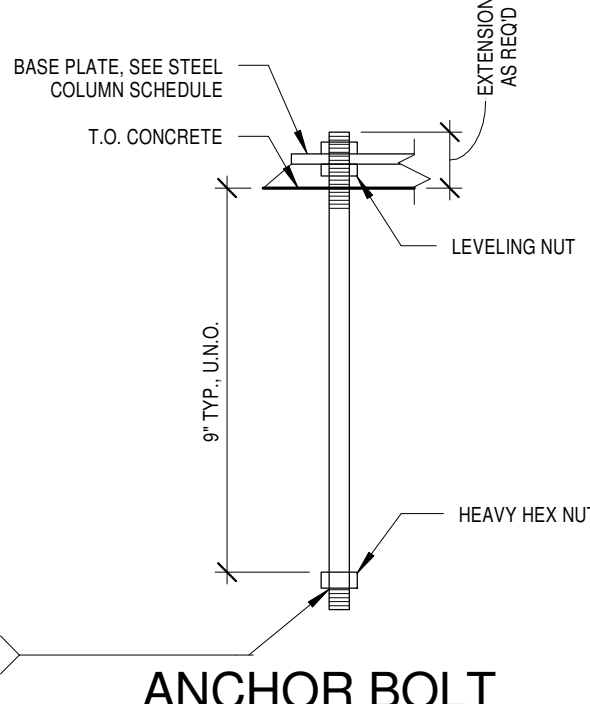
6 TYPICAL STEM WALL
3/4" = 1'-0"



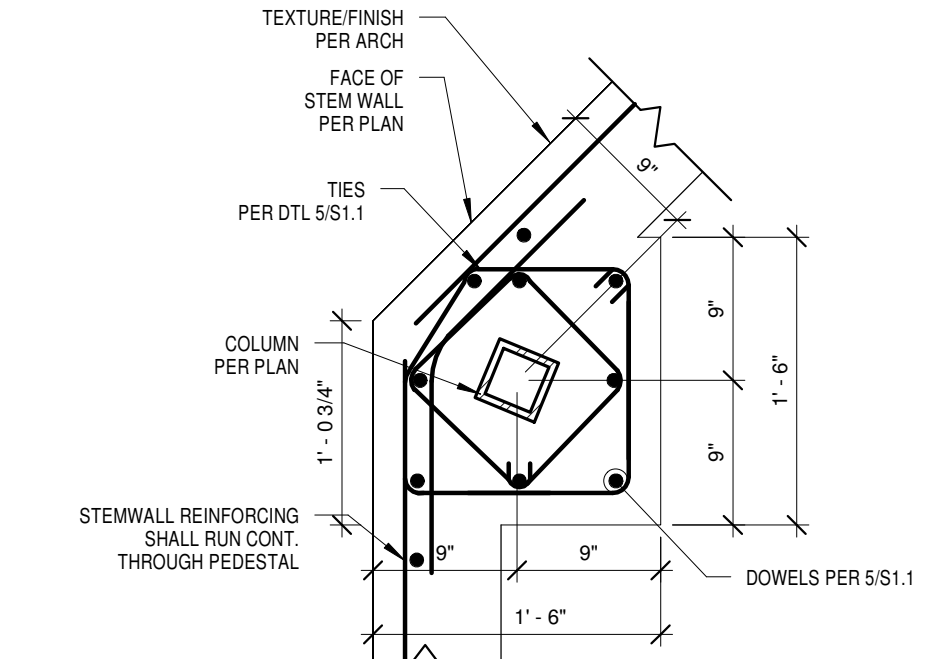
7 TYPICAL CONCRETE STAIR DETAIL
3/4" = 1'-0"



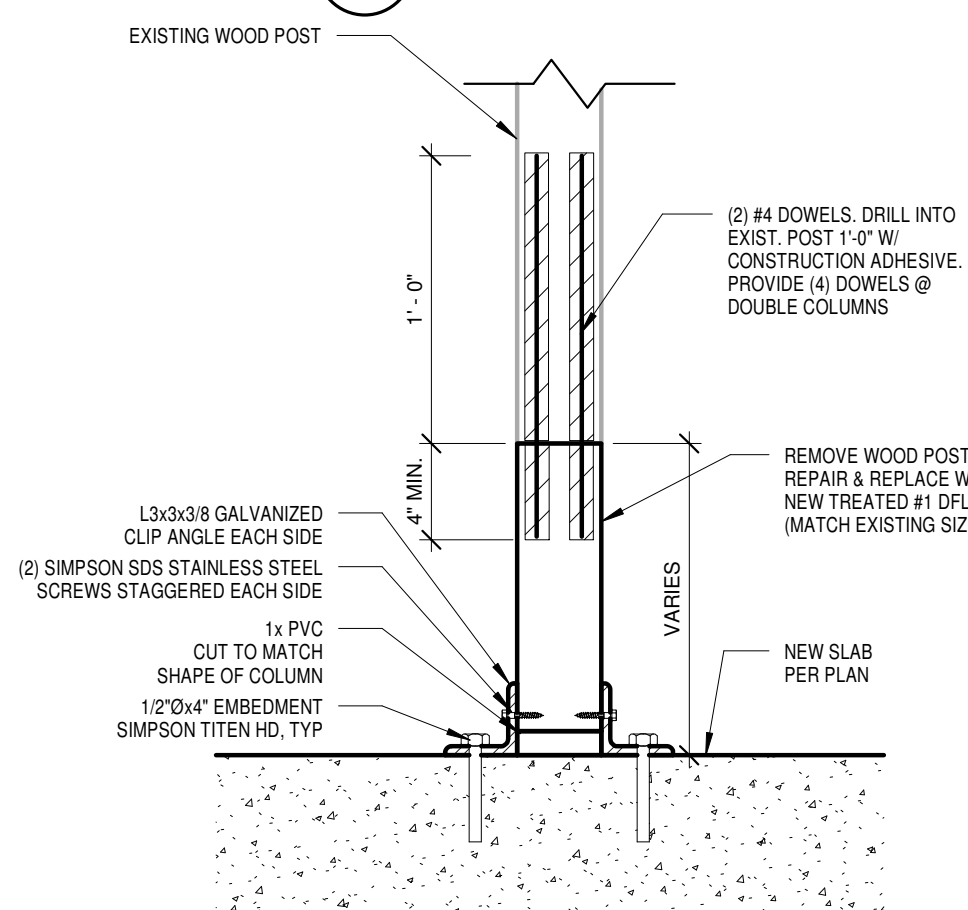
8 BASEPLATE & ANCHOR BOLT DETAIL
1" = 1'-0"



ANCHOR BOLT



9 PEDESTAL PLAN DETAIL
1" = 1'-0"



10 WOOD POST BASE DETAIL
1 1/2" = 1'-0"

COLUMN SCHEDULE				
TYPE MARK	COLUMN SIZE	BASE PLATE TYPE & SIZE	ANCHOR BOLT SIZE	NOTES
S1	HSS4X4X1/2	3/4"x12" SQ.	3/4" DIA.	SEE DTL 8/S1.1

Rev #	Date	By

HAND ARCHITECTURE
Joan Hand, Architect
Phone: 417-767-4452
P.O. Box 103 Turners MO 65765
joan.arch@handarch.com
www.handarchitect.com

RESTORATION
MAPLE PARK GAZEBO
300 W. GRAND ST SPRINGFIELD, MO 65807

Drawn By	EAC
Checked By	CMT
Date	12/04/2014
Scale	As indicated
Job Number	JHG

FOUNDATION
AND FRAMING
PLANS

S1.1



BENJAMIN C. JENNINGS
PE-2003014987
J&M ENGINEERING
J&M ENGINEERING, LLC
3041 S. KANSAS EXPRESSWAY
SPRINGFIELD, MO 65807
PHONE: 417-708-9315
MO CERTIFICATE OF AUTHORITY
NO: 2011011004



LANDMARKS BOARD

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

STAFF REPORT

WALNUT STREET URBAN CONSERVATION DISTRICT – WEST

DATE: December 31, 2014

PROPOSAL:

1. Install a new double faced wooden sign

BACKGROUND:

LOCATION: 1104 E. Walnut Street

APPLICANT: Robert Westfall

RECOMMENDATION:

Staff recommends **tabling** of this request until a sign permit review is completed.

FINDINGS:

1. The house at 1104 E. Walnut Street is a contributing structure in the Walnut Street National Historic District.
2. The proposed sign is consistent with the Walnut Street Urban Conservation District –West requirements and Walnut Street Historic District Design Guidelines.
3. The applicant did not submit the proposed sign to Building Development Services for a sign permit review prior to submitting for a Certificate of Appropriateness.

STAFF CONTACT:

Daniel Neal

Senior Planner

864-1036

ATTACHMENT A
BACKGROUND REPORT
1104 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is requesting to install a new double faced wooden sign, mounted on wooden posts. The proposed sign is approximately 5 square feet in size and sign and the 4x4 posts shall be no taller than 3 feet 4 inches above grade level.

STAFF COMMENTS:

1. The Walnut Street Design Guidelines state that the applicant should consider signs that are consistent in scale and proportion to the building. Staff believes that the proposed sign meets all of the Walnut Street Design Guidelines and UCD requirements (see applicant's attachments for more detail). The proposed sign is consistent with other identification signs along Walnut Street.
2. The applicant did not submit the proposed sign to Building Development Services for a sign permit review prior to submitting for a Certificate of Appropriateness. Staff recommends tabling this request to prevent the board from having to review this certificate after the sign permit review.
3. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Walnut Street UCD, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
1104 E. Walnut Street

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

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

PERTINENT WALNUT STREET DESIGN GUIDELINES

SIGNAGE:

The Applicant Should Consider:

1. Using signs that are consistent in scale and proportion to the building.
2. Using flush-mounted signs.
3. Using hanging signs on post or lamp-pole.
4. Using lettering on awnings.
5. Using applied or painted lettering on porch cornice.
6. Painting a small sign on glazed areas of door or window.

The Applicant Should Avoid:

1. Using exterior neon signs.
2. Using moving or flashing signs.
3. Using interior-lit plastic signs.
4. Installing signs on the roof area.
5. Installing signs that are out of scale with the building.

ORDINANCE REVIEW

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation district-East states:

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



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. 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):

Robert Westfall

Date:

11/19/14

Please type or print name(s) clearly:

Robert Westfall

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: 1104 E. Walnut St. Spgs., MO 65806

APPLICANT INFORMATION:

2. Name of current property owner: Robert Westfall

If corporation: Corporate Official: _____

Mailing Address: 1104 E. Walnut St. Spgs., MO. 65806

Zip Code: 65806 Telephone: 417-237-4877 Fax: 417-338-2506

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: Same as above

Signature: _____

Mailing Address: _____

Telephone: _____ E-mail: _____

Zip Code: _____ Fax: _____

(Corporate Seal)

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: 11/18/14

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

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

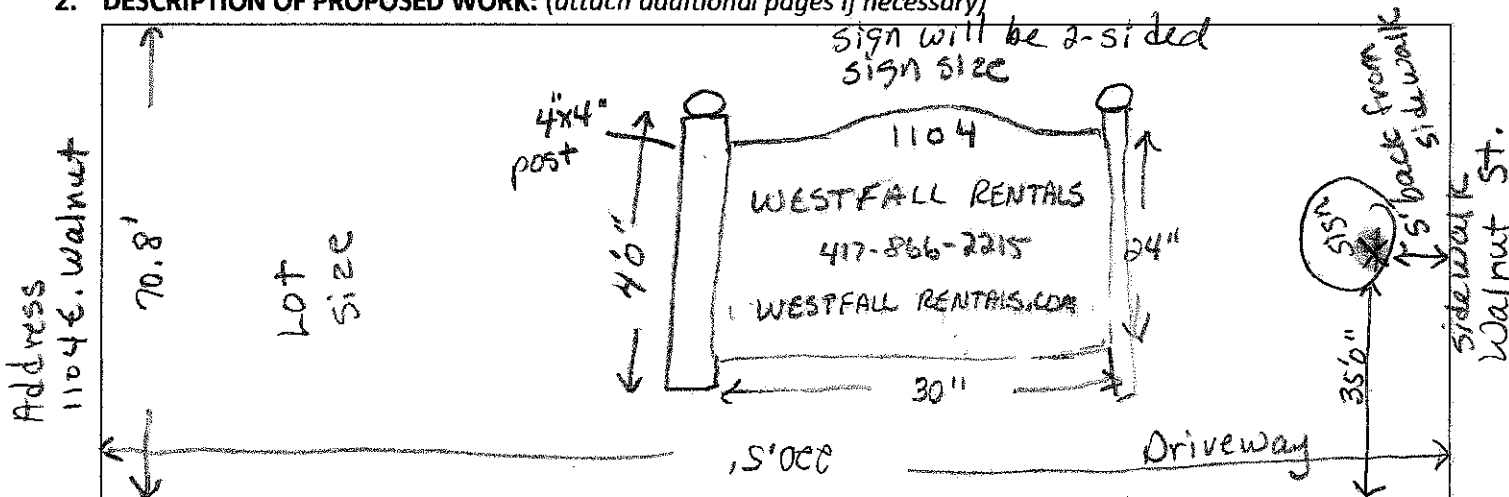
- | | | |
|---|--|---|
| ☐ Addition (1, 2, 3, 7) | ☐ Handicapped Ramp (1, 2, 3) | ☐ Sidewalk (1, 3) |
| ☐ Awnings (2, 3, 4 or 5, 6) | ☐ New Construction (1, 2, 3, 7) | ☐ Siding (3, 4 or 5) |
| ☐ Building Relocation (1, 2, 3, 7) | ☐ Parking (1, 3) | ☒ Sign (1, 2, 3, 6) |
| ☐ Demolition (1, 2, 3, 7) |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

☐ Other (specify): _____

- 1 – Site Plans
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)



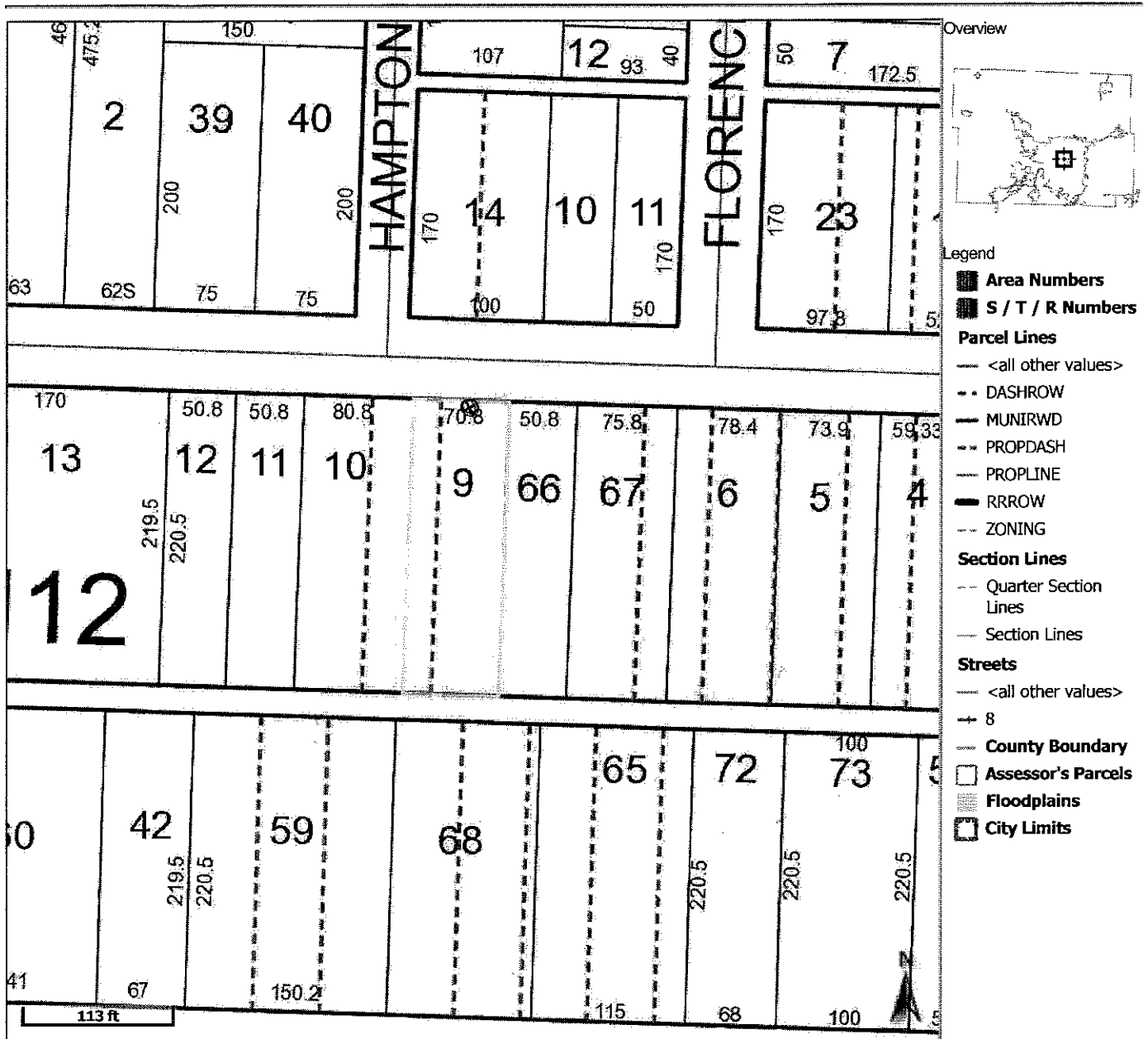
NOTE: An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

Daniel Neal

Greene County, MO



Date Created: 11/25/2014



Parcel ID	881324112009	Alternate ID	n/a	Owner Address	WESTFALL, ROBERT W ETAL TR
Sec/Twp/Rng	24-29-22	Class	R		3590 STATE HWY 265
Property Address	1104 E WALNUT ST SPRINGFIELD	Acreage	0.360		BRANSON MO 65616
District	105				
Brief Tax Description	SMITHS AD E ADD LOT 9 & E 20 FT OF LOT 10 (Note: Not to be used on legal documents)				

Summary

Parcel ID 881324112009
Alternate ID
Property Address 1104 E WALNUT ST
Neighborhood 2075
Subdivision SMITHS ADD, A E
Tax District (105) SPRINGFIELD R12
School District (R12) SPRINGFIELD SCHOOL DIST
Living Unit 0
Total RES Living Area 2950
Total COM Living Area 0
Class Residential
Adjustments N/A
Book 2013
Page 01800713
Sec / Twp / Rng 24-29N-22W
Brief Tax Description SMITHS AD E ADD LOT 9 & E 20 FT OF LOT 10
(Note: Not to be used on legal documents)



[Click to Enlarge](#)

Owner

Westfall, Robert W Etal Tr
 3590 STATE HWY 265
 BRANSON MO 65616

Owner Info Last Updated 12/24/2013

Land

Total Acres: 0.3602

Sales

Date	Book	Page	Instr Type	Sale Type	Grantor	Grantee
4/26/2013	2013	01800713			WESTFALL, ROBERT	WESTFALL, ROBERT W ETAL TR
11/1/1998	2631	1290			WESTFALL, ROBERT	WESTFALL, ROBERT
8/1/1992	2209	1897			LOOMER, RODNEY E ETAL	LOOMER, RODNEY E ETAL

Dwelling Description

Card 1

Story Height 2
Ext. Wall STUCCO
Style OLD STYLE TWO STORY
Yr. Built 1893
Yr. Remodeled 1932
Basement PART
Heating CENTRAL
Fuel Type GAS
System HOT AIR
Attic UNFIN
Bedrooms 3
Full Baths 3
Half Baths 0

Add'l Fixtures	0
Total Fixtures	11
Int / Ext	1
Mason Trim Area	0
Unfinished Area	0
Rec. Room Area	0
FBLA	0
WBFP Stacks/Openings	0 / 0
Prefab Fireplace	0
Bsmt. Gar. (No Cars)	NO BASEMENT GARAGE
MSC O.F. DES/Quan	/ 0
MSC O.F. DES/Quan	/ 0
G.F.L.A.	2950
S.F.L.A.	2950

Additions



An error has occurred while trying to display part of this page.
This error has been logged and will be reviewed by support staff.

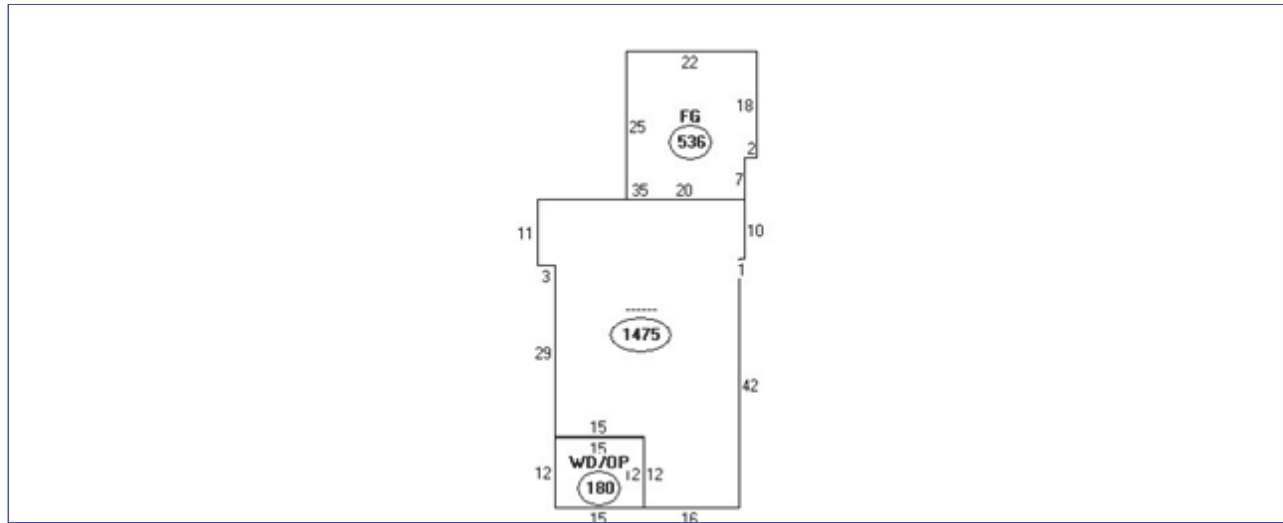
2014 Valuation

	Appraised Values	Assessed Values
Current Land	\$25,600	\$4,860
Current Building	\$91,800	\$17,440
Current Total	\$117,400	\$22,300

Photos



Sketches



No data available for the following modules: Permits, Building Description, Interior/Exterior Information, Other Features, Other Buildings & Yard Improvements. [Click here for help.](#)

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Last Data Upload: 11/30/2014 12:37:28 AM



Address **1107 E Walnut St**

Address is approximate

1104 E. Walnut Street





Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.mo.gov

December 19, 2014

Mr. Daniel Neal
Landmarks Board of Springfield
840 N. Boonville Ave.
Springfield, MO 65802

Re: Timmons Temple [preferred], 922 and 934 East Webster St., Springfield, Greene County

Dear Mr. Neal:

We are pleased to inform you that the above named property has been nominated for listing in the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing recognizes a property's historic importance to the community, state or Nation and assists in preserving our Nation's heritage.

As a Certified Local Government (CLG), your community has entered into a preservation partnership with the State Historic Preservation Office and the National Park Service. A key part of that partnership is reviewing and providing comments on National Register of Historic Places nominations for properties within your jurisdiction. To this end, please find enclosed a draft National Register of Historic Places Registration Form for the nominated property. By federal regulation, the CLG has 60 days to comment on the nomination. For more information, please read the enclosed, "Certified Local Governments and the National Register of Historic Places."

National Register nominations go through several layers of review. The review process involves staff of the State Historic Preservation Office, the chief elected official and preservation commission of CLGs, the Missouri Advisory Council on Historic Preservation, and the Keeper of the National Register.

The nomination has tentatively been scheduled for review by the Missouri Advisory Council on Historic Preservation. You are invited to attend the meeting which will begin at 9 a.m. on Friday, February 20, 2015 at the Lewis and Clark State Office Building, 1101 Riverside Dr., LaCharette Conference Room, Jefferson City, Missouri.

Attached please find "National Register of Historic Places Commonly Asked Questions." This explains in greater detail the results of listing in the National Register, the benefits of listing and the rights of owners to comment on or object to listing in the National Register. Additional information about the National Register of Historic Places program can be found at <http://www.dnr.mo.gov/shpo/national.htm>, or Kristi Chase at 573-751-7800, kristi.chase@dnr.mo.gov, or by writing the State Historic Preservation Office, P.O. Box 176, Jefferson City, Missouri 65102.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE

Mark A. Miles
Director and Deputy
State Historic Preservation Officer

MAM:cms

Enclosure as stated

*Celebrating 40 years of taking care of Missouri's natural resources.
To learn more about the Missouri Department of Natural Resources visit dnr.mo.gov.*

National Register of Historic Places Commonly Asked Questions

What is the National Register of Historic Places?

Authorized under the National Historic Preservation Act of 1966, the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. The National Register is administered by the National Park Service under the Secretary of the Interior. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

What makes a property eligible for listing in the National Register?

To be eligible for listing in the National Register of Historic Places, a property must be historically significant and retain integrity.

Significance is the importance of a property in local, state or national history. The National Register defines four criteria used to evaluate significance. These include significance for association with: important events or broad patterns of history (Criterion A), important person(s) (Criterion B), or architecture/engineering (Criterion C). Properties, such as archaeological sites, can also be significant for their ability to yield important information about our history or prehistory (Criterion D).

Integrity is authentic historic character. The National Register evaluates integrity based on the property's historic location, design, setting, materials, workmanship, feeling and association.

How does listing affect my property rights?

- National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.
- National Register listing does not lead to public acquisition or require public access.
- A property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object.
- National Register listing does not automatically invoke local historic district zoning or local landmark designation.

What are the benefits of listing?

Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural, or archeological significance based on national standards used by every state. Benefits include:

- Becoming part of the National Register Archives, a public, searchable database that provides a wealth of research information.
- Encouraging preservation of historic resources by documenting a property's historic significance.
- Providing opportunities for specific preservation incentives, such as:
 - Federal preservation grants for planning and rehabilitation when funds are available

- Federal investment tax credits
- State investment tax credits
- Preservation easements to nonprofit organizations
- Involvement from the Advisory Council on Historic Preservation when a Federal agency project may affect historic property.

What if I object to the listing of my property in the National Register?

Private property owners may comment on and/or object to the proposed nomination of their property to the National Register of Historic Places. Private property with a single owner cannot be listed in the National Register if the owner objects. In the case of a historic district or other property with multiple private owners, the district or property cannot be listed if a majority of those owners object. If less than a majority of private property owners object, their objection will be recorded and their property will still be included in the historic district. Each owner or partial owner of private property has one vote regardless of the portion owned. Though properties cannot be listed if a majority of owners object, the State Historic Preservation Officer may submit the nomination to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register.

The objection procedure for an owner or partial owner is as follows. Submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the property and objects to the proposed listing. Notarized objections must be submitted to Mr. Mark Miles, Director and Deputy State Historic Preservation Officer, State Historic Preservation Office, Department of Natural Resources, P.O. Box 176, Jefferson City, Missouri 65102 by the date of the Missouri Advisory Council meeting at which the property is to be reviewed (see cover letter).

Do I have to attend the Missouri Advisory Council on Historic Preservation meeting?

All Missouri Advisory Council on Historic Preservation (MOACHP) meetings are open to the public and property owners are welcome to attend. However, attendance is not required. Since the meeting agendas generally include the review of several nominations, time spent on each is limited. A copy of the MOACHP agenda with links to some draft National Register nominations can be found on the council's website prior to the Missouri Advisory Council meeting (www.dnr.mo.gov/shpo/moachp.htm) or by contacting the Missouri State Historic Preservation Office (see below).

How can I find out more?

More information can be found by visiting the following websites or by contacting the Missouri State Historic Preservation Office, P.O. Box 176, Jefferson City, MO 65102, 573-751-7858, or mshpo@dnr.mo.gov.

- Missouri State Historic Preservation Office: www.dnr.mo.gov/shpo/index.html
- National Register of Historic Places: www.nps.gov/history/nr/index.htm
- Federal Historic Preservation Tax Incentives: www.nps.gov/hps/tps/tax/index.htm
- State Historic Preservation Tax Incentives: www.dnr.mo.gov/shpo/TaxCrtdts.htm
- Missouri Advisory Council on Historic Preservation: www.dnr.mo.gov/shpo/moachp.htm

Certified Local Governments and the National Register of Historic Places

Introduction

As part of the partnership between the SHPO and a Certified Local Government (CLG), the CLG is responsible for reviewing and commenting on all National Register of Historic Places nominations for properties within its jurisdiction. In most cases, the SHPO receives a nomination first and forwards the draft to the CLG for review and comment. The CLG may also develop or receive the documentation necessary to nominate a property to the National Register. The commission must then forward the nomination to the SHPO for subsequent review by staff and the Missouri Advisory Council on Historic Preservation.

Commenting on Nominations:

The National Register of Historic Places nomination process requires public participation, so the review of a National Register nomination should be placed on the preservation commission agenda.

Preservation commissions have an intimate knowledge of local history and resources, and should use that knowledge to answer some basic questions about the property and the nomination:

- Using the National Register Criteria of Significance, is the property historically significant? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- Does the property retain historic integrity? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- To the best of your knowledge, is the information in the nomination correct?
- Does the nomination contain sufficient information to document the significance and integrity of the property?

Following review, both the local commission and the chief elected official of the CLG shall inform the SHPO and the property owner(s) of their separate opinions regarding the National Register nomination. This is to be done within 60 days of receipt of the nomination data from the owner or the SHPO.

If one or both the local commission and chief elected official support the nomination or if no comments are received, the SHPO will process the nomination according to federal guidelines. If both the local commission and the chief elected official oppose the nomination, a letter or report outlining the reasons for objection shall be forwarded to the SHPO. If both the local commission and chief elected official object to the nomination, the property will not be nominated to the National Register of Historic Places unless that decision is appealed by a property owner or interested party.

CLG Nomination Review Report Form

Attached is a review form that can be used to provide comments on National Register nominations to the SHPO. Use of this form *is not* required and is provided only as a guide for providing comments and recommendations.

Missouri CLG National Register of Historic Places Nomination Review Report Form

Property Name: Timmons Temple [preferred]

Address: 922 and 934 East Webster St., Springfield, Greene County

Certified Local Government: Landmarks Board of Springfield

Date of public meeting at which nomination was reviewed: _____

Criteria of Significance Please check below the responses appropriate to the nomination review.

NOTE: For more information on the criteria, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ Criterion A. Property is associated with events that have made a significant contribution to our history.
- ☐ Criterion B. Property is associated with the lives of persons significant in our past.
- ☐ Criterion C. Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district).
- ☐ Criterion D. Property has yielded or may be likely to yield information important in prehistory or history.
- ☐ None of the Above

Integrity Please check below the responses appropriate to the nomination review.

NOTE: For more information on integrity, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ The property retains authentic historic character from its period of significance.
- ☐ The property has been significantly altered and no longer retains authentic historic character from its period of significance.

Review Comments Please check below the responses appropriate to the nomination review.**Commission/Board**

- ☐ The commission/board recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The commission/board recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The commission/board chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Chief Elected Official

- ☐ The chief elected official recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Attach additional sheets for further comments.**CLG Commission/Board Chair or Representative**

Print Name: _____

Signature and Date: _____

Chief Elected Official or Designee

Print Name: _____

Signature and Date: _____