



LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: April 2, 2015

RE: Landmarks Board Meeting

Please, find attached the agenda for the Landmarks Board meeting on **April 8, 2015**. No tour is being offered.

A handwritten signature in cursive script that reads "Daniel Neal". The signature is written in dark ink and is positioned above the printed name and title.

Daniel Neal
Senior Planner

Landmarks Board

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

April 8, 2015

5:30 p.m.



Laurel Bryant
Real Estate Representative
Chair

David Eslick
Historian Representative

Len Eagleburger
At-Large Representative

Gary Bishop
Walnut Street Representative
Vice-Chair

Joel Thomas
Architect Representative

Nancy Crandall
At-Large Representative
Vice-Chair

Paden Chambers
Commercial Street Representative

Kent Brown
Mid-Town Representative

Justin Stanek
At-Large Representative

- I Roll Call**
- II Minutes**
 - A. March 18, 2015**
- III Unfinished Business**
 - A. Certificate of Appropriateness**
 - B. Certified Local Government Review**
 - 1. Timmons Temple National Nomination**
 - C. Pre-Application Review**
- IV New Business**
 - A. Certificates of Appropriateness**
 - B. Certified Local Government Review**
 - C. Pre-Application Review**
- V Communications**
- VI Reports**
 - A. Report on committees**
 - 1. Application**
 - 2. Demolition**
 - 3. Historic Sites and Districts**
 - a. Mid-Century Modern – Potential Historic Structures**
 - b. Ozarks Rock Structures Survey**
 - 4. Communications**
 - 5. Awards and Recognition**
 - a. Preservation Month Awards and Activities (May)**
 - 6. Design Guidelines**
 - B. Administrative approval of C of A's**
- VII Any other matters that fall under the jurisdiction of the Board**
 - 1. Annual CLG Forum in Jefferson City**
 - 2. Landmarks Board Training Session (June)**
- 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: March 18, 2015

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), Len Eagleburger; David Eslick, Paden Chambers and Joel Thomas.; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard, Administrative Assistant. Absent: David Eslick and Joel Thomas.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of February 4, 2015 were approved unanimously.

UNFINISHED BUSINESS:

Mr. Neal communicated that the Board had requested the Timmons Temple National Nomination left on the agenda till such time that it had been revised and come back to the Board; to this point Mr. Neal stated he has not received a revised letter from the State Historic Preservation Office and asks that the item remain on unfinished business.

NEW BUSINESS:

A. Certificates of Appropriateness

1. 300 E. Commercial: Full window replacement
2. 334 E. Commercial: Full window replacement

Mr. Richard Burton 326 N. Boonville stated he is presenting applications for two properties on East Commercial; 300 and 334 E. Commercial Street. Since the applications address the same items of work and approach, Mr. Burton suggested for the sake of time is to present the two items together and they can be voted on them separately. The structures are both contributing buildings of the Commercial Street Historic District. Mr. Burton stated that they have received notification from the State Historic Preservation Office and the National Park Service that the proposed treatment, repair of the extant wood frames and replacement with wood clad sashes were approved by those reviewing agencies. Mr. Burton stated that during the time of the meeting the Landmarks Board and notification of the Park Service was that the level of deterioration in the existing wood frames was much more than they anticipated which resulted in a significantly higher level of work; one estimate was fifteen (15) hours per window in labor to do the repair and replacement. It was also determined this was not the best approach because the window frames were not necessarily plum and retro fitting the wood sashes into those un-plum spaces would also deliver a less than desired quality approach to addressing the need. Mr. Burton stated they are proposing a full window

replacement on both buildings replacing with wood frames and wood sashes matching the conditions of the extant original wood materials. They are proposing to use of a Jenn-Weld Custom Wood Epic Window frame and sash unit and will have a lot of customized treatments to match the historical design. Mr. Burton presented a sample, not an exact sample, because it does not reflect the customizations. Mr. Burton stated they will retain the iron and concrete sills on both buildings. There is a brick mold that is being custom milled to match the brick molds on the existing window openings. They will retain the wood arch infill on both buildings. One thing to note particular to 300 East Commercial is the window transoms above the store front on the far south store front west elevation, there were double hung windows and they were going to replace those with wood frames and sashes that exactly match those existing materials; in review of their application, the National Park Service asked them to retain and repair the existing frames and sashes in the transom area above that individual store front. It is likely that those materials and designs were not original to the date of construction but they are reflective of the period of significance of the district and for that reason they have their own contribution to the integrity of the property and they have agreed to that condition to their approval of their tax credit application. That would include retaining the original pressed pattern glass. Mr. Burton stated he would address any questions or concerns.

Ms. Bryant asked if the window is fully paintable.

Mr. Burton stated the exterior will be painted; the interior will be finished.

Mr. Eslick motioned to **approve** the Certificate of Appropriateness for 300 E. Commercial. Ms. Crandall **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Eslick, Eagleburger, Bishop, Thomas, Crandall and Chambers. Nays: None. Abstain: None. Absent: None.

Mr. Bishop motioned to **approve** the Certificate of Appropriateness for 334 E. Commercial. Mr. Eagleburger **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Eslick, Eagleburger, Bishop, Thomas, Crandall and Chambers. Nays: None. Abstain: None. Absent: None.

Mr. Burton noted that at the July 24th Landmarks Board meeting where the original proposal was discussed for the windows was the fact that clad windows are being used throughout the country and throughout Springfield; not necessarily on Commercial Street but in other historic districts and buildings. As evidenced by the feedback that they have received from the State Historic Preservation Office and the National Parks Service those products are being approved in historic rehabilitations that are considered consistent with the Secretary of Interior's Standard and one of the suggestions that was made during that discussion was that perhaps there might be a time to discuss the Commercial Street Guidelines to provide consistency in the use of those products throughout the City of Springfield so there is one universal voice from the Landmarks Board in terms of whether or not they are in keeping of the Secretary of the Interior's Standards would be his recommendation.

Mr. Eslick noted that Ms. Stegall, a former member of the Landmarks Board, had started the process of working with Commercial Street in updating the Commercial Street Guidelines.

3. 305 E. Walnut: Projecting vertical sign and marquee sign

Mr. Patrick Neuber, 433 West Walnut, commented they were returning to the Landmarks Board with a couple of issues they had with their application at a previous meeting and they did not make it through. They have the marquee and the projecting vertical sign that are both on the south base of the building which is the historically significant face of the building; there is an addition going on the back. As a part of this project they are putting an element back in which they have put new windows in that match the same trim and profile. They brought back the historic detail at the base of the windows that are there. Both the sign and marquee will have illuminated backlit letters and be matte black.

Mr. Eslick asked if the Masonic stone still there.

Mr. Neuber stated it is still there.

Mr. Eslick asked if they did recessed lighting.

Mr. Neuber stated they did the backlighting because it was the mildest look for it.

Ms. Bryant asked if the vertical signage is attached through the mortar and not damaging to the original structure.

Mr. Neuber said yes.

Mr. Bishop asked if there is any lighting on the underside of the marquee.

Mr. Neuber said yes, on the bottom there are wood slates on the underside of it and they are separated by an inch and half or so and then there is one inch can lights or projectors that are in between each of those slates that are laid out in a pattern so that it creates a soft glow.

Mr. Joel Thomas recused himself from the vote.

Mr. Bishop motioned to **approve** the Certificate of Appropriateness for 305 E. Walnut. Mr. Eslick **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Bishop, Crandall, Eslick, Eagleburger, and Chambers. Nays: None. Abstain: Thomas. Absent: None.

COMMUNICATIONS:

Ms. Bryant recognized the two new members of the Landmarks Board that are in the audience; Mr. Kent Brown will be the new Mid-Town Representative and Justin Stanek will be the new At-Large Representative.

Mr. Neal mentioned that he sends out recent demolition permits at the request of the Board for any notable demolitions. You can use the Assessors database or use Google Maps to review the location. Mr. Neal said he would catch anything that is a historic site, as BDS puts a hold on any historic landmark or site in their system. Mr. Neal noted he also sends it to Bob Newman at the Greene County Archives.

Ms. Bryant mentioned that she and Bob and Mr. Chambers and Ms. Crandall were at a meeting last month and are moving towards starting the nomination process.

Mr. Chambers stated he and Ms. Crandall met and discussed a couple of potential survey sites to begin with for the Mid-Century Survey. Mr. Chambers asked Mr. Neal if there were examples of historic sites applications that have been completed. They are getting information on each site they want to start with and they would like to see an example of a finished nomination they could use to format it in a concise way.

Mr. Neal stated he has the Lincoln Memorial Cemetery Nomination that went forward and will provide that to Mr. Chambers and Ms. Crandall. Mr. Neal suggested Mr. Burton would also have examples of completed nominations.

Ms. Bryant asked if they could discuss Awards and Recognitions with May being Preservation Month.

Mr. Eslick suggested they plan on doing something for Preservation Month and format it with the Save Timmons Temple Group. Mr. Eslick stated he would like to do a Preservation potluck dinner which is all of the historic neighborhoods and non-historic neighborhoods. Mr. Eslick stated by May, Timmons Temple will be moved.

Ms. Bryant asked if they could set a date.

Mr. Eslick stated on May 15th at 9:00 am they are going to have a presentation of the funds collected by the Field School Second Graders and if the Board could build it around that, that would be nice.

Mr. Neal mentioned that on May 8, the Landmarks have the Springfield Cardinals baseball game.

Ms. Bryant asked if there is money in the budget to do an award or plaque.

Mr. Neal said yes there are funds available as well as the CLG Conference.

Ms. Bryant **motioned** to budget funds to recognize Saving Timmons Temple Foundation for their efforts in preserving the structure. Mr. Bishop **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Eslick, Eagleburger, Bishop, Thomas, Crandall and Chambers. Nays: None. Abstain: None. Absent: None.

Mr. Neal reviewed the draft agenda for the Missouri CLG Forum Conference in Jefferson City stating the registration fee is covered by the City. Mr. Neal noted the option of car pooling or if members choose to drive independently the travel fees will be reimbursed.

Ms. Bryant asked about an award for the Developer that assisted in funding the move of the Timmons Temple stating that if we could encourage preservation in the community that would be good.

Mr. Bishop suggested a marker on the building that noted this was the historic location of Timmons Temple in grateful recognition of the contribution made.

Mr. Neal asked Mr. Bishop for clarification on the suggested marker.

Mr. Bishop explained that on the new apartment building that will set on the former footprint of the structure, that a marker be placed there indicating that was the former historic site of that location and thanking the developers for allowing the building to be moved.

Mr. Eslick stated he would contact Larry Snider.

Ms. Bryant suggested the issue be placed on the agenda and investigate the cost and style of the marker and speak with Mr. Snider.

Mr. Neal mentioned with the new members on the Board, that a training session will be scheduled in the near future and asked the Board to think of topics of discussion at the next meeting. Mr. Neal communicated that City Council Chambers will be having construction work done in the next few months and the meetings will be moved to one of the conference rooms in the Busch Building.

Ms. Crandall indicated that stronger criteria for the nomination process of historic structures would be helpful. Ms. Crandall stated she has not been inside the sanctuary adding she can't walk over there and say she is from the Landmarks Board and then if we go back and I'm the person going back, to her that is sneaky.

Mr. Eslick said he does not see anything wrong with talking to people and tell them what we are doing; we are trying to designate their building as an historic site.

Ms. Bryant commented the Board needs to be cautious because as individuals we don't want to speak for the Board.

Mr. McDonald said that if you get into a substantive discussion about the merits of designating something historic you want to avoid that, but at the same time you could approach someone, introduce yourself expressing interest in historic properties and ask to look at the sanctuary and possibly take some photographs and leave it at that.

There was discussion by the Board on the history of the Vandavort Building.

Mr. Neal mentioned he has received the final rendition of the Betty and Bobby Allison Ozark Counseling Center sign and showed the rendition on the overhead display.

Mr. Eslick noted he visited with someone from the Pinnacle Sign Company about the pre-application process and expressed their appreciation of the way that case was handled with the feedback given by the Board.

Mr. Eslick reviewed the timeline of the Timmons Temple move, showing photographs of the structure; the foundation has been removed from the building. It is setting on steel beams and moved it twenty-one feet on Monday. They will turn the structure one hundred eighty (180) degrees so when it goes down Webster the front door that now faces Webster will face Webster from the other side of the street. Mr. Eslick noted that Larry Snider and Dusty Emerick have been good to work with because this has held up their project and it has cost them some dollars, but they want to see this done. Mr. Eslick stated the structure will be

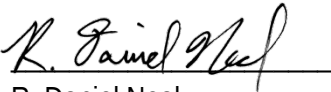
turned between the 25th and 28th of March and then the 30th the foundation is supposed to be construction in Silver Springs Park and the 14th is the tentative move date to the park. The Parks Department is handling the PR on that. Mr. Eslick commented this has been a great community effort and have had donations come in. Once the structure is moved the Trades Council has volunteered to do the work to restore the structure as an in-kind donation. Mr. Eslick commented the walls are eighteen (18) inches thick and to think that in 1932 block masons put that thing together and it is as solid as can be.

Ms. Bryant asked if the structure will be going on a foundation.

Mr. Eslick stated they are not going to put a basement in it; it will be on a foundation adding he is not certain it will be poured concrete or concrete block.

Mr. Bishop mentioned the quality of the construction in the depths of the depression in 1932, people were in soup lines in this country and they built that building like that in a phenomenal way that will even accommodate a move like this is amazing.

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


R. Daniel Neal