



LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: May 1, 2015

RE: Landmarks Board meeting

Please, find attached the agenda for the Landmarks Board meeting on **May 6, 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 - Busch Municipal Building - 4th Floor
840 Boonville Avenue

May 6, 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 and April 8, 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**
 - 1. 1225 N. Benton: Rehabilitate structure and make site improvements**
 - B. Certified Local Government Review**
 - C. Pre-Application Review**
 - 1. 1215 N. Benton: Rehabilitate structure and make site improvements**
- 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**
 - 1. 1666 E. Walnut: Renew a previously approved CofA for a new addition**
- VII Any other matters that fall under the jurisdiction of the Board**
 - 1. Annual CLG Forum in Jefferson City Recap**
 - 2. Landmarks Board Training Session (June 17?)**
- 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: None.

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 sign 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 Snyder.

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

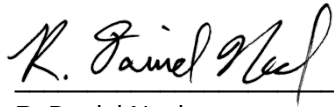
turned between the 25th and 28th of March and then the 30th the foundation is supposed to be construction in Silver Springs Park and the 14th is the tentative move date to the park. The Parks Department is handling the PR on that. Mr. Eslick commented this has been a great community effort and have had 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.

A handwritten signature in cursive script, reading "R. Daniel Neal", written in black ink. The signature is fluid and stylized, with a horizontal line underneath the name.

R. Daniel Neal

MINUTES OF THE LANDMARKS BOARD

DATE: April 8, 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), David Eslick, Paden Chambers, Kent Brown and Justin Stanek; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney. Absent: Bishop, Crandall, Eagleburger, and Thomas.

ROLL CALL:

Ms. Bryant welcomed new members of the Landmarks Board, Kent Brown and Justin Stanek. Mr. Brown and Mr. Stanek introduced themselves.

APPROVAL OF MINUTES: The minutes of March 18, 2015 were approved unanimously

UNFINISHED BUSINESS:

Ms. Bryant noted they would keep the CLG on the agenda. Ms. Bryant gave a brief overview and history of Timmons Temple and the nomination process.

Mr. Eslick said Timmons will not be nominated as an historic site but a historic building in Silver Springs Park. The nomination process could not be started before the building was moved so they removed the nomination request out of the equation and made it a building nomination. They will meet May 15th and provided a running dialog on what is going on with the structure. Mr. Eslick stated they began digging the foundation today, noting how historic preservation can be done when the community come together working for a good cause.

Ms. Bryant observed this has been a great opportunity to get the message out to the public about preservation.

NEW BUSINESS: None.

COMMUNICATIONS: None.

REPORTS:

Mr. Chambers mentioned he is beginning to format the first two nominations; Kings Way and Trinity Luthern and hopes to have a copy for review shortly. Mr. Chambers remarked that next week is Architecture Week in the City of Springfield sponsored by the AIA and Drury University, leading up to the annual Beaux Arts Ball and Charity Auction Friday evening at Farmers Park. There will be an architectural tour of Bay Hall on Drury University and Trinity Luthern. Mr. Chambers stated he will email the schedule of events to the Board members adding he wanted to bring this up because both of those buildings are featured on the tour.

Ms. Bryant explained what the Board has been doing with the Mid-Century Modern Structure; Springfield has no historic properties that are under preservation efforts to date that are Mid-Century.

Mr. Eslick mentioned that Monica Stegall brought this to the attention of the Landmarks Board after doing some research on Dick Stahl, one of the most important architects in Springfield, wanting to preserve structures designed by Mr. Stahl.

Ms. Bryant shared the Ms. Stegall was the previous Commercial Street Representative for the Landmarks Board and got things started.

Mr. Eslick asked Mr. Neal to provide the information packet on the Mid-Century Modern Structures and the Ozarks Rock Structure Survey information to the newest members of the Board.

Ms. Bryant stated that at the last Landmarks Board meeting there was discussion of giving an award to the "Saving Timmons Temple Committee", and then perhaps recognizing the developer who has worked hard in delaying the project, donated funds and really made it possible to Timmons Temple to be moved. Ms. Bryant stated she checked with B J's Trophy Shop which has an exterior plaque that is approximately \$900 to \$950 and we can look around. It is made out of aluminum so maybe we check in with a sign shop.

Mr. Eslick suggested Pinnacle Sign; suggesting a piece of phoenix marble adding that Brad Wommack at Wommack Monument would possibly donate the inscription on it.

Ms. Bryant commented she likes the idea of the phoenix stone because the other material seemed to be cheaply made. Ms. Bryant added that honoring the original location and a developer that is preservation minded is important. Ms. Bryant stated she would like to move forward with the plaque honoring Timmons Temple Committee by Preservation Month.

Mr. Neal informed the Board that there is \$1500 remaining in the budget adding there is enough funds for the plaques, keeping in mind the CLG Forum coming up.

Mr. Brown asked what the yearly budget is for the Landmarks Board.

Mr. Neal stated \$2000, adding the funds spent this year were for the tours.

Mr. Brown asked if the Board would vote on the plaques tonight; adding he is not wanting to stand in the way of plaque but would not support on principal. Mr. Brown shared that Mid-Town, his neighborhood fought the building project and explained the reasoning for his opposition.

Ms. Bryant explained that the plaque in question is for "Saving Timmons Temple Committee", not Larry Snyder.

Mr. Eslick remarked that the Board's intent with Larry Snyder was to put up a marker on the site indicating this was the site of Timmons Temple. Mr. Eslick stated this is a great example of why the Board needs to pay attention to what was happening in the community with historic structures.

Ms. Bryant observed that if the Board had resources that were available to follow up more with the Ozarks Rock Survey that was in place and had Timmons Temple as an historic site, then the Board could have saved Timmons Temple where it stood. Without that and with the City's ruling Saving Timmons Temple Committee has does the best for the structure that they could.

Mr. Eslick stated that members of the Board, based on their expertise and their opinions, have the freedom to choose how they wish to vote, adding they can wait for the next meeting to vote on the plaque.

Mr. Neal stated that the next meeting would be on May 5th.

Mr. Brown asked where the plaque would go.

Ms. Bryant commented it is sad that we cannot have Timmons Temple where it was originally, but we can show the City of Springfield that not all old structures have to be torn down; that through efforts of people that are like minded and through the community and how a building might serve the community it is worth preserving and recognizing the Saving Timmons Temple Committee though a media outlet might help.

Mr. Eslick stated we can use this to show people that we need to pay attention to our neighborhood and the historic structures. Mr. Eslick stated that the City is getting a new City Council and that possibly we need to award this recognition in front of Council to bring it to their attention that there are many historic properties in Springfield that need to be preserved.

Mr. Chambers commented that he would rather have a larger group discussion.

Ms. Bryant discussed Preservation Month awards and activities in May, stating the focus is going to be on the school event on May 15 at 9:00 am at Timmons Temple. Ms. Bryant mentioned the night at the Cardinals Game on May 8.

Mr. Neal stated he will send out an email details about the game.

Mr. Neal commented he recently had something submitted by In Form Architecture working with the Child Advocacy Center on East Walnut wanting to do some renovations on their exterior windows. They have submitted a packet of windows to see if it can be approved administratively; it is a wood window which would replace what is there now and it appears they are in line with what they have now.

Mr. Eslick suggested Mr. Chambers get in touch with the Historic Walnut Street Association to tell them what is going on.

Mr. Neal commented that Nancy Crandall has stated she would like to attend and would need to carpool with someone if possible.

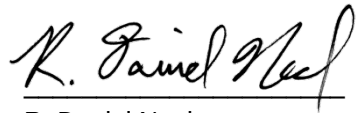
Ms. Bryant stated she would be going but would drive separately as she has family in the area.

Mr. Eslick explained why it is important for the newest members to attend the Annual CLG Conference in Jefferson City adding it is a good time to get acquainted with the other people in preservation throughout the state.

Ms. Bryant commented it is a good time to speak with others on what problems CLG's have faced and the solutions they have come up with.

Mr. Neal communicated that there will be a training meeting tentatively set for the second meeting in June.

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

A handwritten signature in black ink, reading "R. Daniel Neal". The signature is written in a cursive style with a horizontal line underneath the name.

R. Daniel Neal



Application for Certificate of Appropriateness

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

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

1. Pre-apply online at:

<https://www.springfieldmo.gov/payments/PLNPermitInfo.aspx?ptype=8005>

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

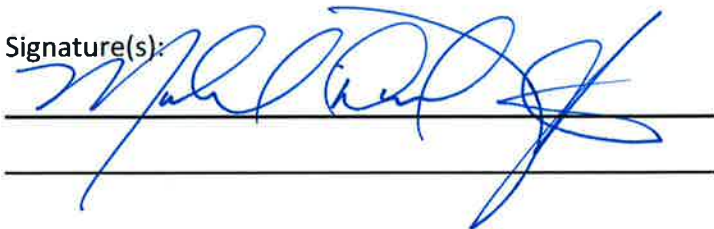
The applicant seeks to show the following:

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:

April 23, 2015

Please type or print name(s) clearly:

Michael David Textor

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: 1225 N. Benton Avenue

APPLICANT INFORMATION:

2. Name of current property owner: Historic Patterson House, LLC

If corporation: Corporate Official: _____

Mailing Address: 1215 N. Benton Avenue, Springfield, Missouri

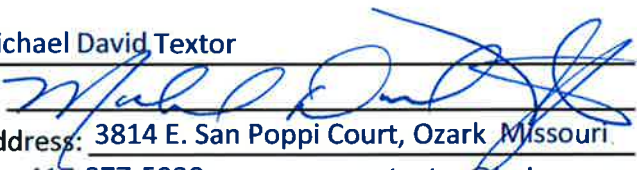
Zip Code: 65802 Telephone: 417-865-1000 Fax: _____

E-mail: hannah@hannahtextor.com; trialmojo@gmail.com

3. AUTHORIZED REPRESENTATIVE:

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

Name: Michael David Textor

Signature: 

Mailing Address: 3814 E. San Poppi Court, Ozark, Missouri

Zip Code: 65721

Fax: _____

Telephone: 417-877-5930

E-mail: mtextor@lathropgage.com

(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: March 3 & March 17

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): ADA Lift at rear porch

- 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)

All porches and the widow's walk on the 1225 property will be restored per historic photos utilizing balustrade to emulate the historic photos, with safety railing added to meet code requirements. The stairs under the porte-cochère on the north facade will be removed to allow vehicle access to rear parking. The 2nd story double-windows above the front entry of the 1225 property will be changed to a double door, permitting access (without climbing through a window) to the balcony above the front entry. Visibly, this modification will not be noticeable from the ground or in the front yard and will utilize the existing windows and styling for the door. All aluminum storm windows will be removed and recycled. The aluminum storm windows will be replaced, as necessary, with historic wooden storm windows. All exterior wooden surfaces will be repaired or restored. All exterior masonry (stone and brick) will be re-pointed as needed. The gutters and downspouts were abandoned long ago and their loss has contributed to soffit and fascia failure and moisture intrusion at ground level. Gutters and downspouts that are consistent with colonial revival architecture and which minimize detracton from the historic character will be installed, along with drain lines to move storm water away from the foundation walls.

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.

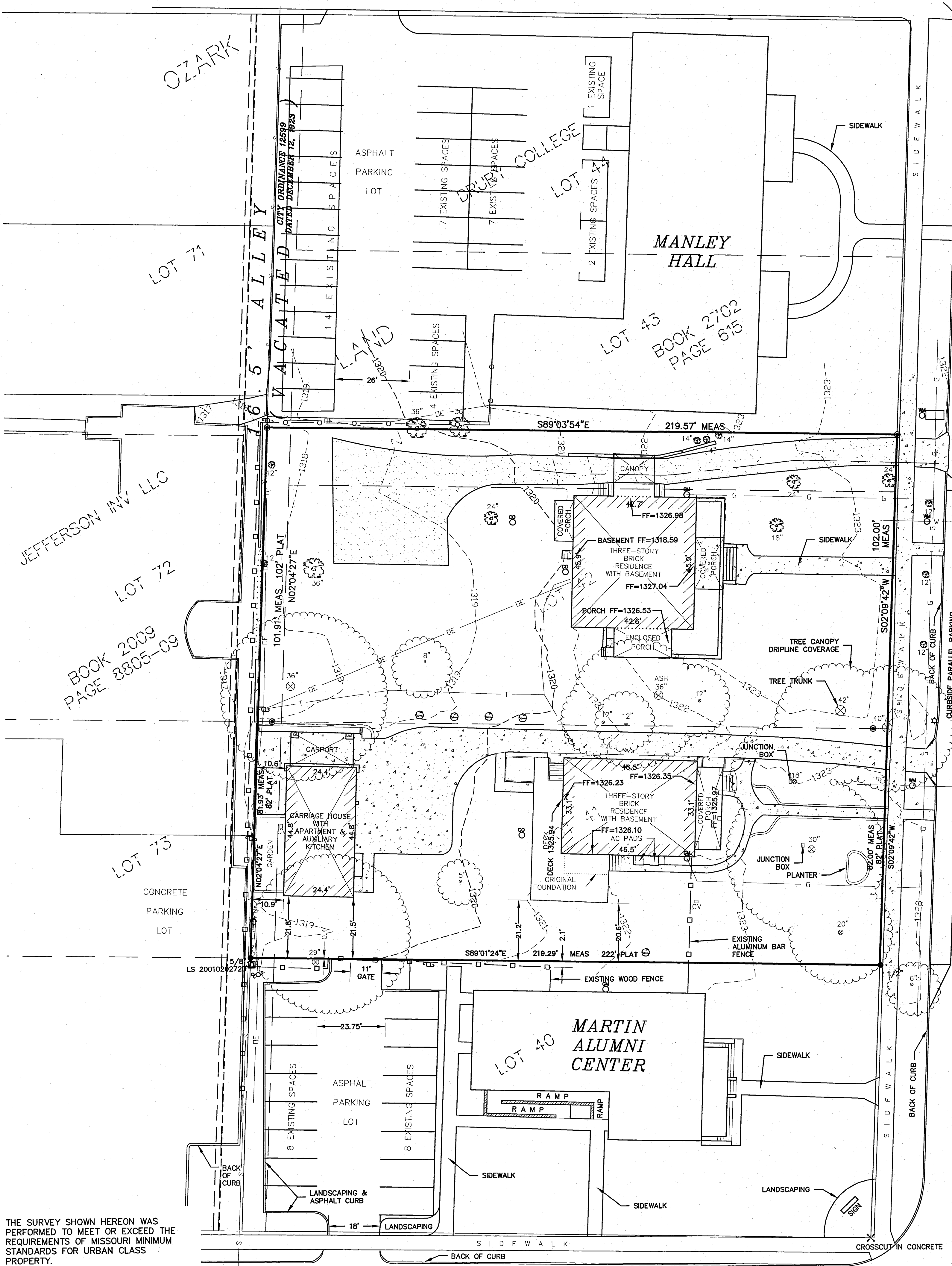
When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

Applicant proposes the historic rehabilitation of two historic structures (both are identified as contributing to the Mid-Town Historic District on the National Registry) at 1215 & 1225 N. Benton Ave. in Springfield. The application for the 1215 property is being processed separately because that property is not yet identified as a local historic site. Both houses are included in Planned Development 348, which would allow them to be converted into an Inn with luxury boutique suites and a restaurant, with facilities ancillary to both uses. This project will permit the adaptive reuse of the existing historic structure, save the property from its blighting conditions, and provide the highest and best use of the structure, maximizing the opportunity for future generations to experience, not simply appreciate from afar, the architectural beauty of this local landmark. All construction will conform to the Secretary of Interior's Standards for Rehabilitation and Mid-Town Historic District requirements. We plan to retain all of the significant architectural elements of the houses while converting them to the adaptive reuse of a restaurant (currently planned in the 1215 property) and boutique suites with ancillary facilities. Original materials will be preserved, restored, or if necessary, replaced with like materials. The brick facades, including the brick coining at all of the corners, will be repaired and re-pointed - and cleaned using the gentlest means possible. The stone lintels and sills will be repaired and preserved. The wood dental detailing and corbels will be repaired and restored. The prominent wooden columns and balustrades will be repaired or replaced, as necessary. A structural engineer is being consulted regarding the safety and structural integrity of the houses and the porches, balconies and balustrade, to allow the actual reuse of such historic elements. The structural engineer may recommend incorporating steel or other structural elements to be hidden within the existing columns and framing. We will restore the historic porches and balustrade consistent with attached historic photographs, true to the original design, adding unobtrusive railing, where necessary, to achieve code compliance.

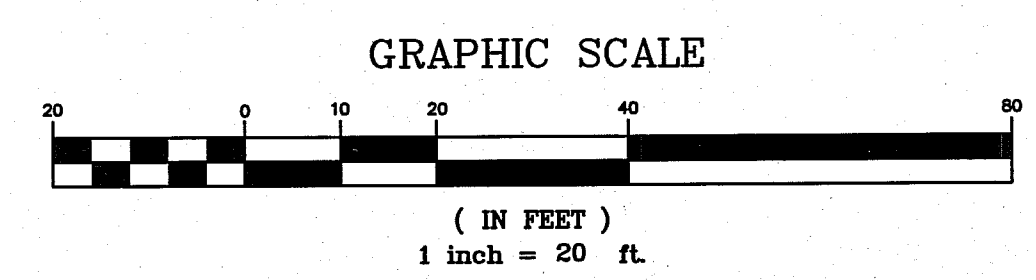
The location and style of the signs to be used has not yet been determined but the number and size of the signs is set forth in the Planned Development documents and conforms to Mid-Town historic guidelines.

The glass in the 2nd story windows above the front entry of the 1225 house will be reused for the construction of the proposed door accessing the front porch balcony. The materials for the construction of the door shall be wood - likely a door salvaged from the interior - and will use the size and style of the existing historic windows to avoid the appearance of change. Parking and ADA access will generally be in the locations depicted on the attached site plan. Developer plans to add a lift or ramp to the rear porch of the 1225 house to permit ADA access to one guest room.

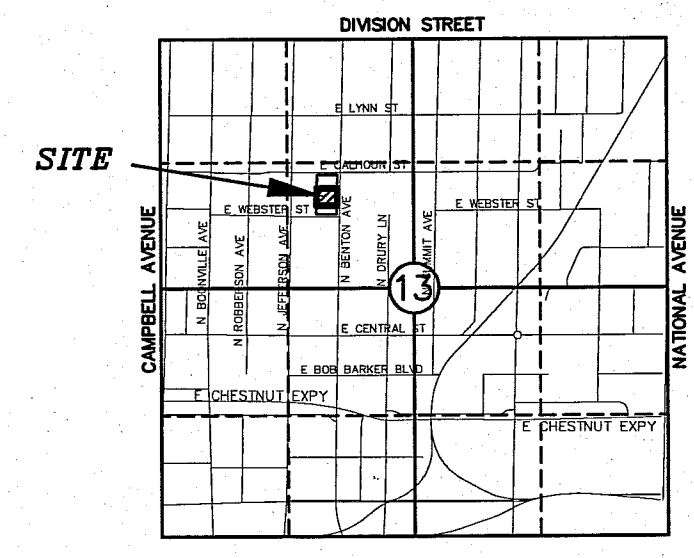
The first City Council meeting to review PD 348, which addresses both properties, and the proposed Redevelopment Plan to address the blight at the 1225 property, is scheduled for April 27, 2015. The LCRA and Planning & Zoning Commission have already unanimously endorsed the project. Ideally, the Landmarks Board will approve this application at its May 6, 2015 meeting so that we can obtain City Council approval of the Planned Development at its May 11, 2015 meeting and move forward with construction permitting for the 1225 property.



EXISTING SITE PLAN



GRID NORTH
MISSOURI STATE
PLANE,
CENTRAL ZONE
NAD83



LOCATION MAP
SECTION 13
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'

LEGEND	
●	= EXISTING IRON PIN EXCEPT AS NOTED
⊙	= 5/8" IRON PIN SET CAPPED "LS-267D"
×	= CROSSCUT IN CONCRETE
⊗	= CLEANOUT
⊕	= DECIDUOUS TREE
⊗	= SHRUBBERY
⊕	= TELEPHONE RISER
⊕	= POWER POLE
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PROPERTY DESCRIPTION

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AND ALL OF LOT FORTY-ONE (41) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

SOURCE OF DESCRIPTION
BOOK 2007 PAGE 56679-07

HOGAN LAND TITLE COMMITMENT NO. 1411011
EFFECTIVE DATE: OCTOBER 31, 2014

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

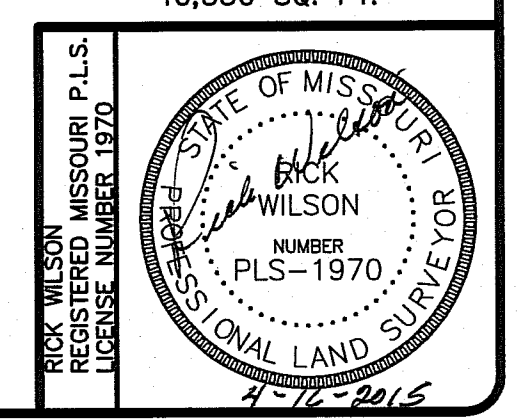
OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD FINAL PLAT

SURVEY BY L.A. WEEKS
DATED OCTOBER 21, 1953

SURVEY BY WILSON SURVEYING CO., INC.
DATED DECEMBER 14, 1991

DEEDS AS SHOWN

TOTAL AREA
0.93 ACRES
40,350 SQ. FT.



THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0331E, EFFECTIVE DECEMBER 17, 2010.

WEBSTER STREET
(50 FOOT RIGHT-OF-WAY)

PRINTS ISSUED	DATE

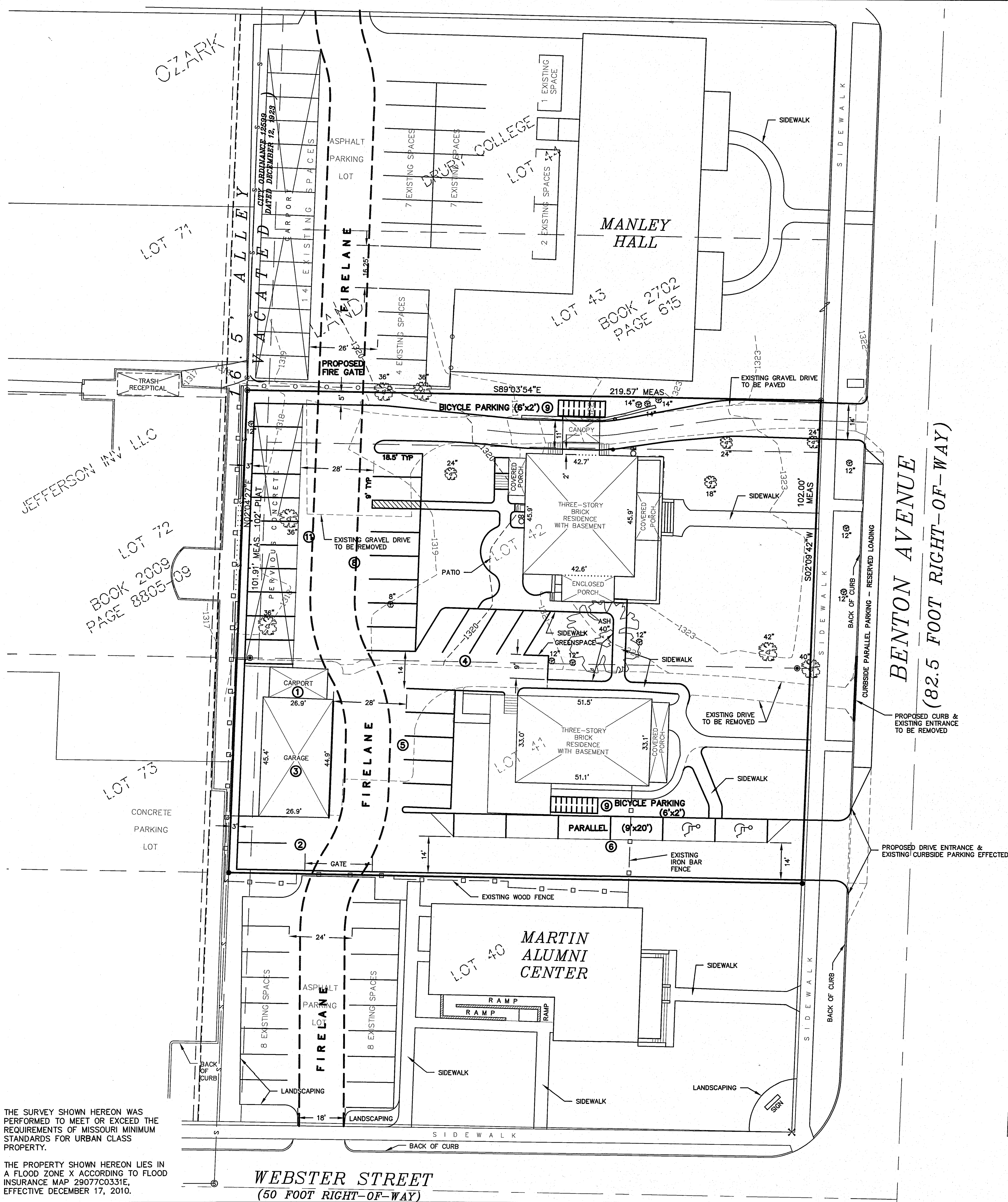
ISSUED FOR CONSTRUCTION
DATE:

REVISION DATE	WK.

WILSON SURVEYING CO., INC.
Surveying / Engineering / Land Planning
2012 S. STEWART AVENUE 65804
SPRINGFIELD, MO.
TEL.: (417)622-7870 FAX: (417)622-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM

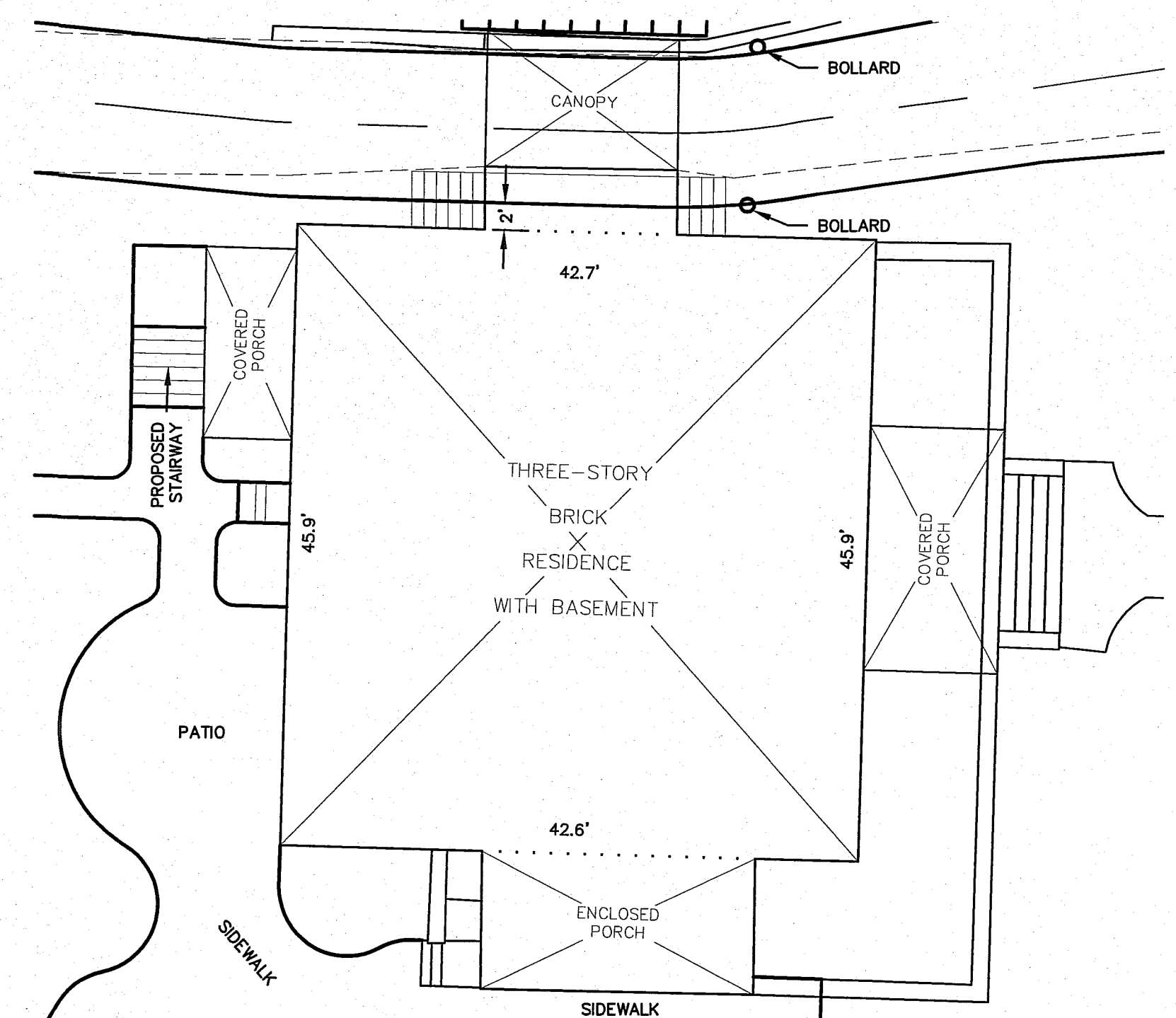
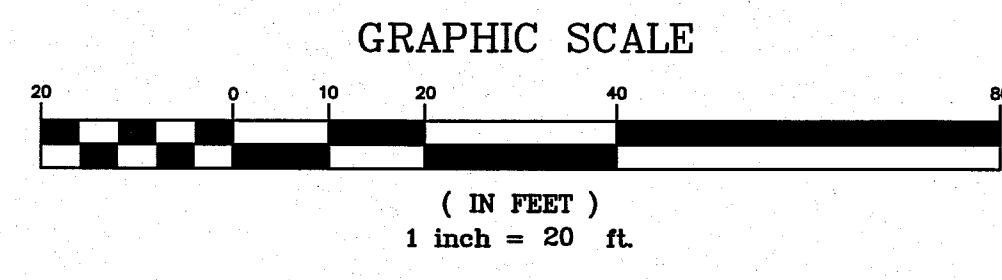
PREPARED FOR
HISTORIC PATTERSON HOUSE LLC
1225 N BENTON AVENUE
SPRINGFIELD, MISSOURI

DRAWN BY MSB
CREW CHIEF GGB
CHECKED RW
DATE APRIL 21, 2015
SCALE 1"=20'
JOB NO. 14237
DRAWING NO. WD-104-807
SHEET
1 OF 1 SHEETS



SITE PLAN

GRID NORTH
MISSOURI STATE
PLANE,
CENTRAL ZONE
NAD83



DETAIL VIEW
1 INCH = 10 FEET

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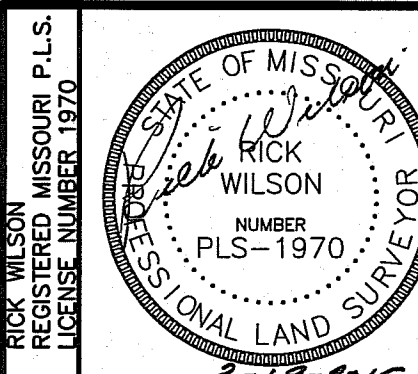
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- = CHAIN-LINK FENCE
- = WOOD FENCE
- ▨ = ASPHALT
- ▩ = CONCRETE
- ▩ = GRAVEL

TOTAL PARKING SPACES
REGULAR: 38
HANDICAP: 2
BICYCLE: 18

TOTAL AREA
0.51 ACRES
40,350 SQ. FT.

GREENSPACE
13,429 sq. ft.
33.3% GREENSPACE



PRINTS ISSUED	DATE

ISSUED FOR CONSTRUCTION
DATE:

REVISION DATE	MK.

WILSON SURVEYING CO. INC.
Surveying / Engineering / Land Planning
2012 S. STEWART AVENUE 65804
SPRINGFIELD, MO.
TELE: (417) 622-7870 FAX: (417) 622-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM

PREPARED FOR
HISTORIC PATTERSON HOUSE LLC
1225 N BENTON AVENUE SPRINGFIELD, MISSOURI

DRAWN BY
MSB
CREW CHIEF
GGB
CHECKED
RW
DATE
MARCH 19, 2015
SCALE
1"=20'
JOB NO.
14237
DRAWING NO.
WD-104-807
SHEET
1 OF 1 SHEETS



PATTERSON HOUSE EAST ELEVATION



PATTERSON HOUSE NORTH ELEVATION



PATTERSON HOUSE WEST ELEVATION



PATTERSON HOUSE SOUTH ELEVATION

























Pre-Design Review

**1215 N. Benton
Avenue**



Application for Certificate of Appropriateness

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

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

1. Pre-apply online at:

<https://www.springfieldmo.gov/payments/PLNPermitInfo.aspx?ptype=8005>

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:

April 23, 2015

Please type or print name(s) clearly:

Michael David Textor

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: 1215 N. Benton Avenue, Springfield, Missouri

APPLICANT INFORMATION:

2. Name of current property owner: Historic Patterson House, LLC

If corporation: Corporate Official: _____

Mailing Address: 1215 N. Benton Avenue, Springfield, Missouri

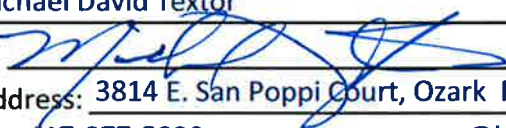
Zip Code: 65802 Telephone: 417-865-1000 Fax: _____

E-mail: hannah@hannahtextor.com; trialmojo@gmail.com

3. AUTHORIZED REPRESENTATIVE:

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

Name: Michael David Textor

Signature: 

Mailing Address: 3814 E. San Poppi Court, Ozark Missouri Zip Code: 65721 Fax: _____

Telephone: 417-877-5930 E-mail: mtextor@lathropgage.com

(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: March 3 & March 17

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): Enclose the existing deck on the west (rear) and south (rear) of 1215 N. Benton

- | | |
|------------------------------------|--|
| 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)

All aluminum storm windows will be removed and replaced, as necessary, with historic wooden storm windows. All exterior wooden surfaces will be repaired/restored and all masonry re-pointed as needed, and a sidewalk will go between the houses where the driveway currently exists. We plan to replace the vinyl windows, on the 2nd and 3rd floors, with historically accurate wooden windows. In order to avoid cutting up the historic character of the interior spaces, the rear deck of the house will be enclosed to become ADA restrooms and an expanded kitchen. On top of the restrooms we would like to have a 2nd story balcony on the back of the house, accessible from the rear hall of the 2nd story suites. We plan to construct a nice conservatory on the footprint of the south deck. Site plans, elevations and photographs depicting existing conditions and the proposed work are attached hereto and incorporated herein.

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.)

Applicant proposes the historic rehabilitation of two historic structures (both are identified as contributing to the Mid-Town Historic District on the National Registry) at 1215 & 1225 N. Benton Ave. in Springfield. Both houses are included in Planned Development 348, which would allow them to be converted into an Inn with luxury boutique suites and a restaurant, with facilities ancillary to both uses. This project will provide the highest and best use of the structures, maximizing the opportunity for future generations to experience, not simply appreciate from afar, the architectural beauty of these two significant historic structures. All construction will conform to the Secretary of Interior's Standards for Rehabilitation and Mid-Town Historic District requirements. We plan to retain all of the significant architectural elements of the houses while converting them to the adaptive reuse of a restaurant and boutique suites. Original materials will be preserved, restored, or if necessary, replaced with like materials. The brick facades will be repaired and re-pointed, if needed, and cleaned using the gentlest means possible. The stone lintels and sills will be repaired as needed and preserved.

The restroom addition on the rear of the house avoids carving up the historic interior spaces, allows minimal expansion of the kitchen to permit the adaptive reuse, and provides an opportunity for a rear balcony for the inn guests.

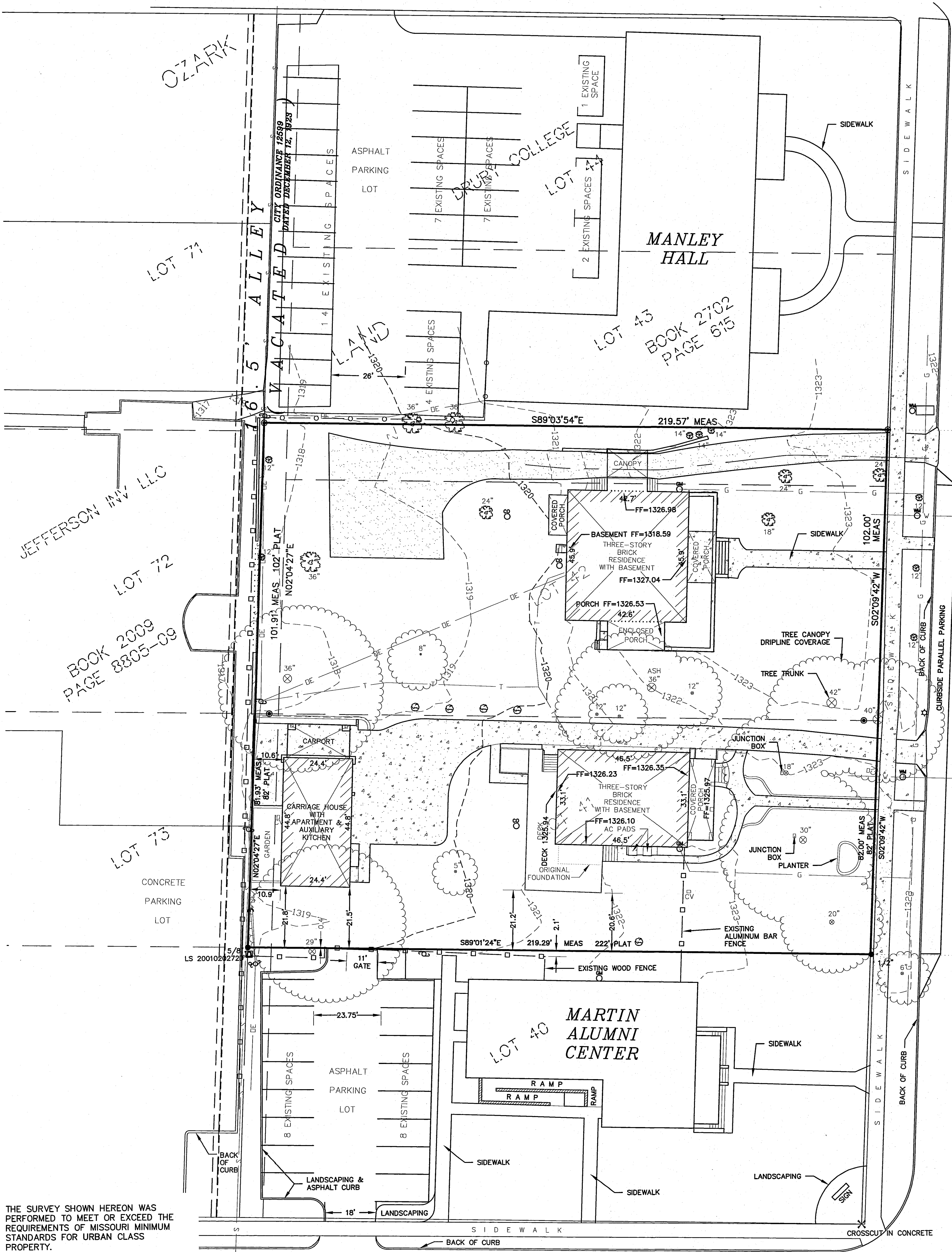
The conservatory proposed on the south deck maximizes the opportunity for a successful adaptive reuse of the restaurant by allowing needed year-round seating for the restaurant space. The addition will not destroy historic materials and will be differentiated from the old but compatible with massing, size, scale and architectural features of the original structure. It will not give a false sense of history but will be an appropriate addition to the rear area of the house and will protect the historic integrity of the historic buildings on the site. The brick above the door on the south side evidences a prior covered porch structure at that location. The Application to register the Mid-Town Historic District with the National Park Service, in 1989, noted a covered porch with Tuscan columns on the south porch. If the conservatory or added ADA restrooms are ever removed, the form and integrity of the property will be unimpaired.

The location and style of the signs to be used has not yet been determined but the number and size of the signs is set forth in the Planned Development documents and conforms to Mid-Town historic guidelines.

Any windows added to the rear deck enclosure of the 1215 house will be harmonious in size and style with the existing first floor historic windows.

Parking will generally be in the locations depicted on the attached site plan.

The ADA ramp will be in the location of the bicycle rack depicted on the attached site plan.



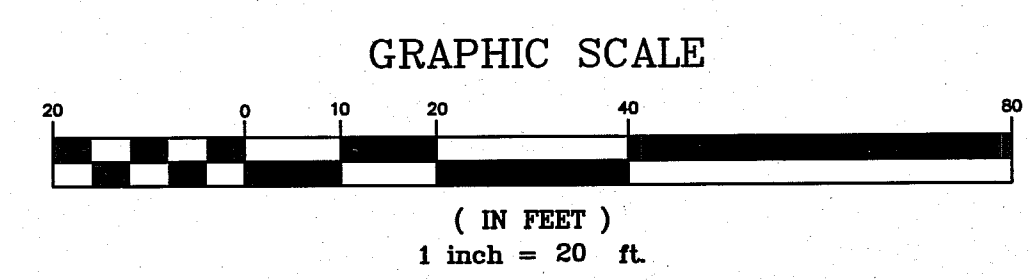
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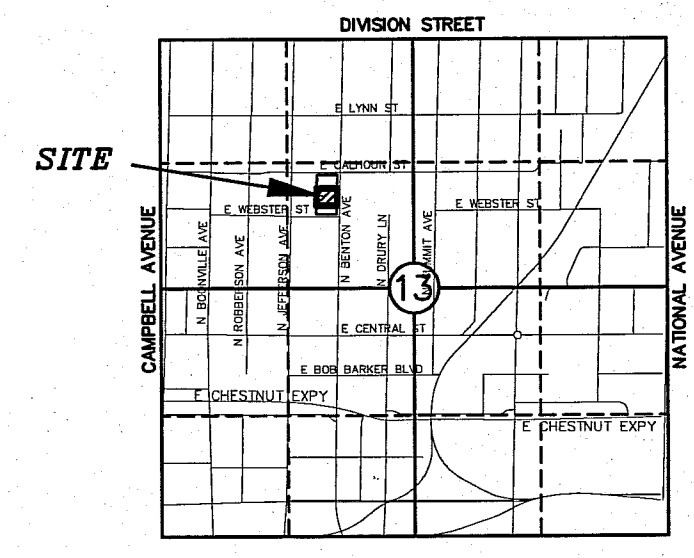
WEBSTER STREET
(50 FOOT RIGHT-OF-WAY)

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(82.5 FOOT RIGHT-OF-WAY)

EXISTING SITE PLAN



GRID NORTH
MISSOURI STATE
PLANE,
CENTRAL ZONE
NAD83



LOCATION MAP
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APPROX. SCALE: 1"=2000'

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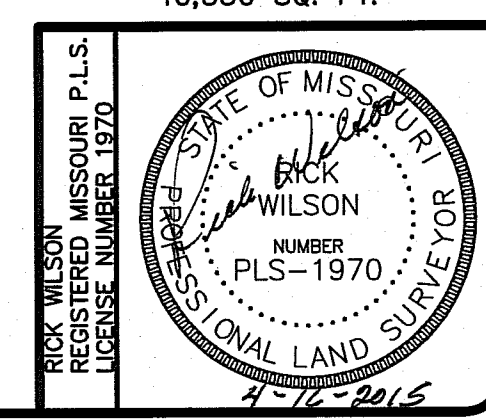
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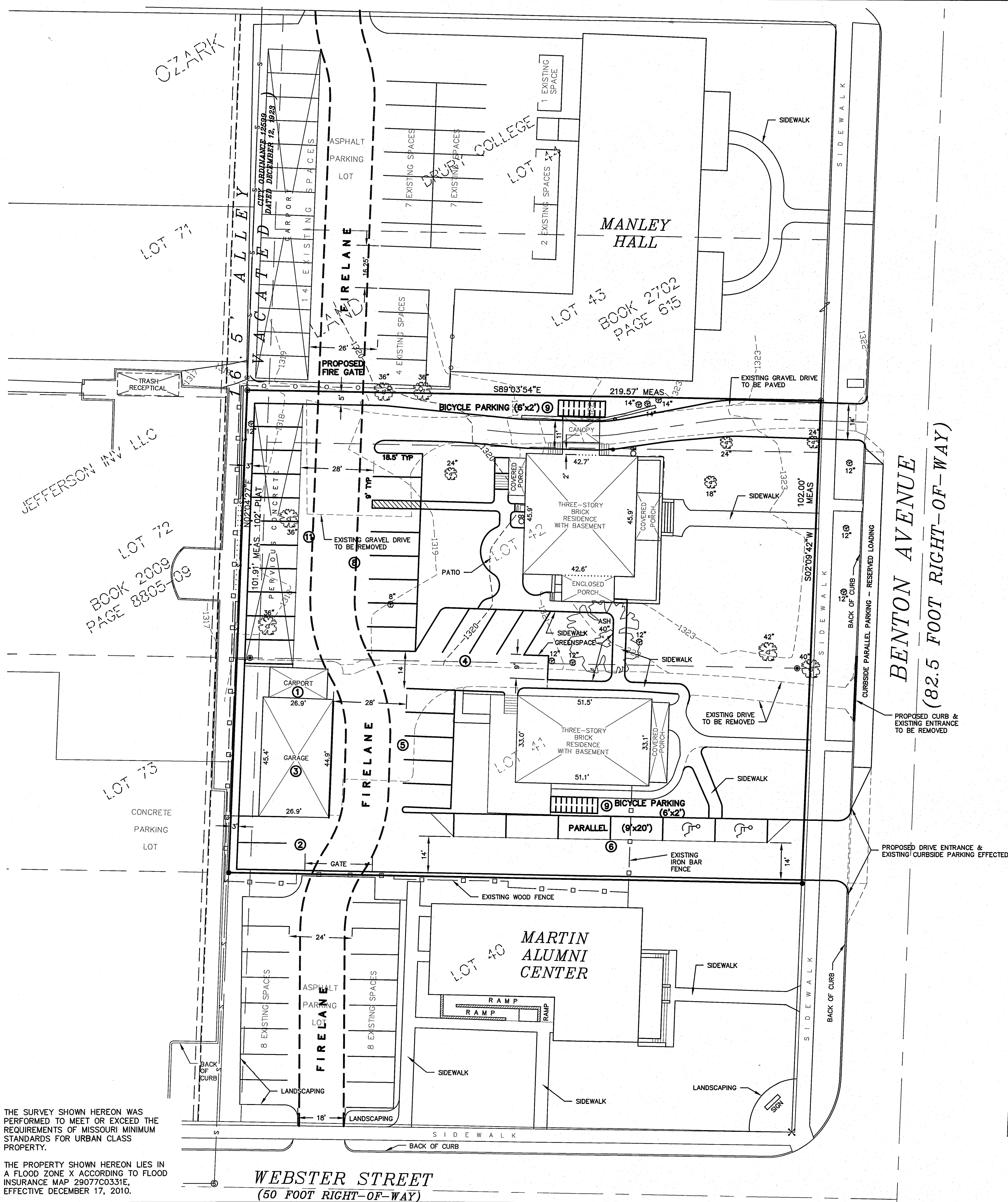
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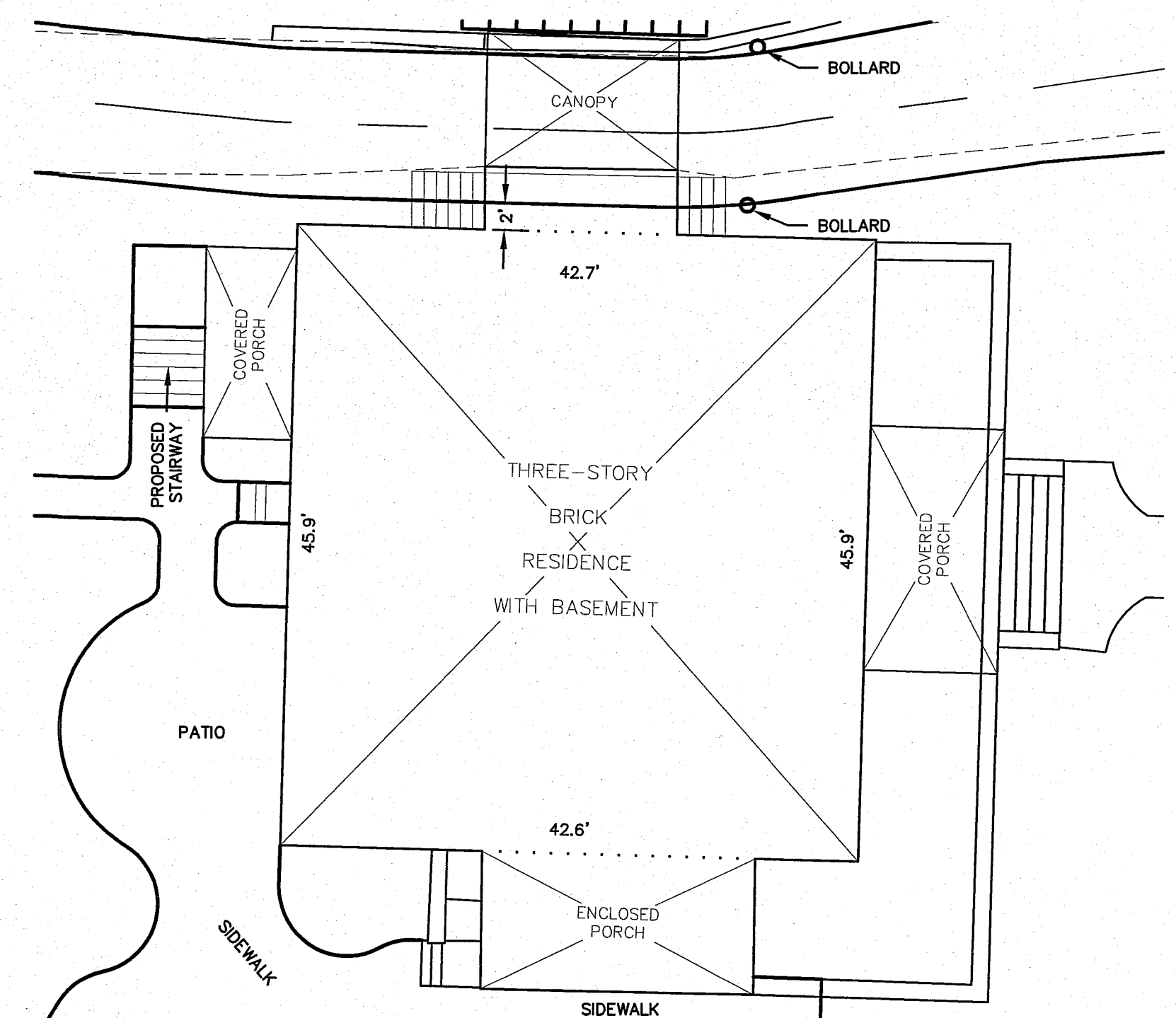
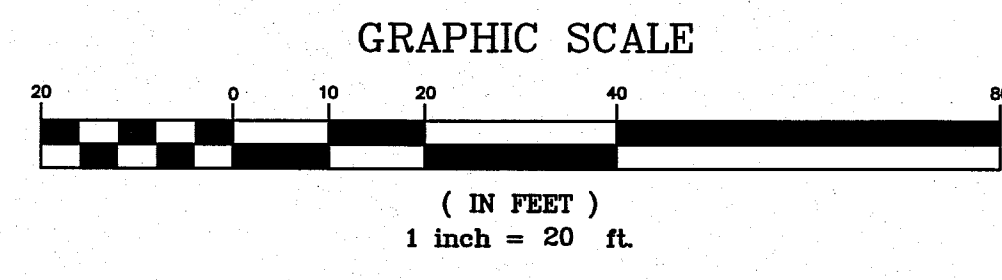
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SITE PLAN

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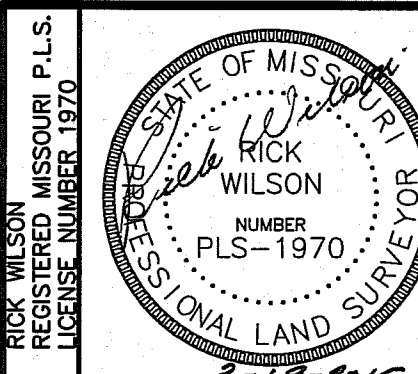
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- = WOOD FENCE
- ▨ = ASPHALT
- ▩ = CONCRETE
- ▩ = GRAVEL

TOTAL PARKING SPACES
REGULAR: 38
HANDICAP: 2
BICYCLE: 18

TOTAL AREA
0.51 ACRES
40,350 SQ. FT.

GREENSPACE
13,429 sq. ft.
33.3% GREENSPACE



PRINTS ISSUED	DATE

ISSUED FOR CONSTRUCTION
DATE:

REVISION DATE	MK.

WILSON SURVEYING CO. INC.
Surveying / Engineering / Land Planning
2012 S. STEWART AVENUE 65804
SPRINGFIELD, MO.
TEL: (417) 622-7870 FAX: (417) 622-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM

PREPARED FOR
HISTORIC PATTERSON HOUSE LLC
1225 N BENTON AVENUE SPRINGFIELD, MISSOURI

DRAWN BY
MSB
CREW CHIEF
GGB
CHECKED
RW
DATE
MARCH 19, 2015
SCALE
1"=20'
JOB NO.
14237
DRAWING NO.
WD-104-807
SHEET
1 OF 1 SHEETS



SOUTH EXTERIOR ELEVATION



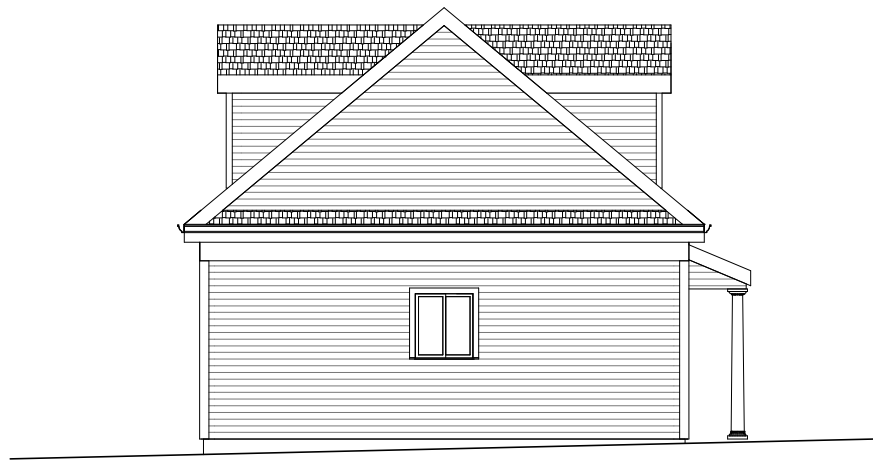
WEST EXTERIOR ELEVATION



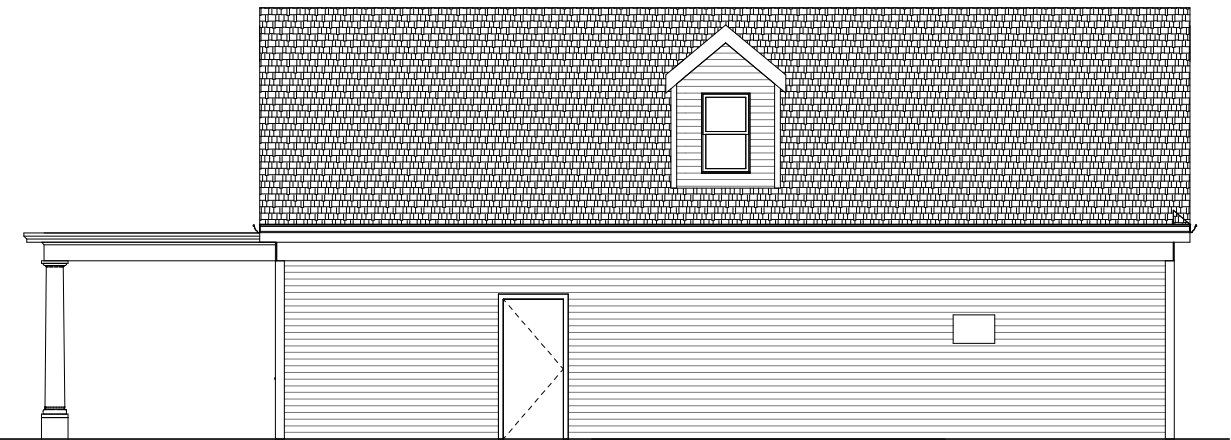
NORTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



CARRIAGE HOUSE - SOUTH ELEVATION



CARRIAGE HOUSE - WEST ELEVATION



CARRIAGE HOUSE - NORTH ELEVATION



CARRIAGE HOUSE - EAST ELEVATION













**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1666 E. Walnut Street

On April 24, 2015, the Landmarks Board staff found the following to be a matter of fact:

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

That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only).

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

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

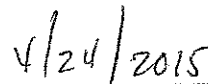
1. Renew a Certificate of Appropriateness that was approved by the Landmarks Board on April 3, 2013 and expired after six months. The previous certificate was approved to construct a new addition on the rear (southeast) of the principal structure as shown on the attached site plan, elevations and product literature. The exterior brick shall be an Acme 050 RUFF Glacier White or substantially similar as presented to the board.

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

This certificate expires after six months.



Director
Planning and Development



Date