LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: July 2, 2015

RE: Landmarks Board Meeting

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

R. Daniel Neal
Daniel Neal
Senior Planner

Landmarks Board

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

July 8, 2015
5:30 p.m.

I Roll Call

II Minutes
- **A. May 6, 2015, June 3, 2015 and June 17, 2015 (training session)**

III Unfinished Business
- **A. Certificate of Appropriateness**
- **B. Certified Local Government Review**
  - **1. Timmons Temple National Nomination**
- **C. Pre-Application Review**

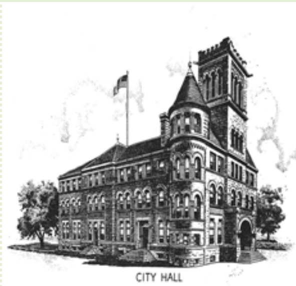
IV New Business
- **A. Certificates of Appropriateness**
- **B. Certified Local Government Review**
- **C. Pre-Application Review**

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**
  - **6. Design Guidelines**
- **B. Administrative approval of C of A's**

VII Any other matters that fall under the jurisdiction of the Board
- **A. Mid-Century Modern Architecture and Survey (Paden Chambers)**
- **B. Nomination Process for Local Historic Sites and Landmarks**

VIII Adjournment



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

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: May 6, 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), David Eslick, Len Eagleburger, Joel Thomas, Paden Chambers, Kent Brown and Justin Stanek; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney. Absent: None.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of March 18, 2015 and April 8, 2015 were approved unanimously.

UNFINISHED BUSINESS:

Mr. Neal noted they will keep Timmons Temple on the Agenda; currently there are no updates.

NEW BUSINESS:

Certificated of Appropriateness

1. 1225 N. Benton: Rehabilitate structure and make site improvements.

Ms. Bryant opened the public hearing.

Mr. Michael Textor, 3814 San Poppi Court, Ozark, Mo, commented they are the owners of the property and they will make every effort to save this house that is deteriorating which has a lot of historical significance as well as local historic significance; they want to do everything they can to repurpose it appropriately so the outside of the structure will, as close as possible, look the way it was originally constructed.

Mr. Neal pointed out that these two properties are currently going through a rezoning from multi-family and single family with the Mid Town UCD Overlay to a Planned Development with Mid Town UCD Overlay.
Mr. Neal explained with this PD, they can increase the number of suites or units for this Bed and Breakfast more than what is typically allowed as well as allowing for a restaurant use in one of the structures. Mr. Neal stated that at this time the Landmarks purview is on 1225 as a local historic site; 1215 is the Hawkins House and we are reviewing this as a pre-design review because currently the Board does not have jurisdiction to approve exterior changes to the structure. Mr. Neal stated the Planned Development builds in protections for this house as well as the Patterson House. If this proposal is approved, the applicant will be able to proceed with their site work and some interior demolition on the Hawkins House, on a limited scale.

Ms. Bryant commented on the porte-cochere.

Mr. Textor noted the banister and columns will be against the wall and will have the look and effect of a porte-cochere if your looking at it from the side but you will not be able to go up the stairs and there will not be a landing there. Mr. Textor stated the door would be left but they intend to make it to where you cannot use it. The City may require them to seal the door from the inside for safety purposes. If they do not have to seal the door, they may use it for limited deliveries. Ultimately it will only be eleven (11) feet, maybe a little wider than that, with only one way traffic; but they need the space wider for the larger capacity vehicles.

Ms. Bryant asked about the post; why not reuse the post; there was talk of mimicking the front post.

Mr. Textor pointed out the post on the right on the outside of the wall; that post and the other posts close to it are similar to the posts at the front entrance and there are two on each side on the front entrance. Back up against of the front of the house is a rectangular post, a squared off post. Mr. Textor stated he is not certain exactly what they will do as they have not heard back from the structural engineer so he wanted the flexibility of doing one or the other is what he is asking from the Board. If they don't use those there they will use that at an entry in the back for the wine cellar that's going to be in the basement.

Ms. Bryant asked for clarification regarding the patio and the overhang; the green space in the front is going to become...

Mr. Textor stated it is going to become a wooden patio or porch that's not covered just as it is in the historic photograph attached with the application. The canopy is no different than the current location; it never was so we don't want to give a false sense of history but because we have the photos of what it looked like originally we are looking at putting the porch on the outside just as it was the day it was built.

Mr. Eslick asked if they would put the banisters around the porch to look like the photograph.

Mr. Textor stated that is correct. That is the way it was designed. Mr. Textor remarked they are restoring the Widow's Walk as well.

Ms. Bryant asked what they would do with the old limestone lintel.

Mr. Textor stated they are not certain at this time. We can't do something that gives it a false sense of history so he doesn't want to put it in a place that is prominent. Perhaps what they will do is lower it down and use it as a threshold would be his goal.

Ms. Bryant asked about the gutters.

Mr. Textor stated they were built-in gutters initially, adding that he has been reading on what the best look for a colonial revival and that is what he would like to do. Mr. Textor stated he doesn't have the answer to that yet. They know they want the gutters to be big enough to move the water away from the house because that is a current problem; the water drops off the edge, which creates problems with the fascia and soffit and creates mud around the house that drains water back to the house.

Mr. Eslick commented that Deb Shields is the preservation consultant on this project adding in his estimation that she is one of the best in Missouri.

Mr. Chambers asked about the proposed guard rails on the balconies asking if they had made a choice on the type they wanted or if they were to that point in the project yet.

Ms. Hannah Textor, 3814 San Poppi Court, Ozark, Mo., commented they haven't made a definite selection of what they are doing. Because of the thickness of the end posts, they are considering having the actual poll built into the posts that come above it so that they are not doing additional separate railings and using stainless which will blend in with the brick. It will look a little more modern but there is no way to get around that because of the security issue. They want to keep the historical height of the original balusters and just have stainless with cable four (4) inches apart. They did not want to extend the balusters and lose the historical baluster look.

Mr. Textor stated the storm windows are aluminum, all the aluminum is coming off the windows, and if they use storm windows, they will be wooden frames that look more period accurate.

Mr. Rick Wilson, Wilson Surveying, 2012 S. Stewart, stated they will be the Engineers and surveyors on this project. Because they will be adding parking to the rear, they wanted to bring that back in mainly in the area that was graveled originally. There used to be a carriage house in the back, which will now be open parking. The far west tier of parking will be either pervious concrete or grass blocks; they will do the detention there for the increase in the impervious surface and try and make it blend in as not to take away from the historic look.

Ms. Bryant asked about the existing trees in the back of the property.

Mr. Wilson stated the trees in the back of the property are big and but doubts they will be able to save very many of them. There is a tree between the two houses however, an ash tree, and it has been suggested as the oldest ash tree in the state of Missouri, so they have worked around it to save it. Mr. Wilson added he believes they will lose most of the trees in the back.

Mr. Eslick asked who does the research on whether that is the oldest tree.

Mr. Textor stated their arborist.

Ms. Crandall asked about the plan where the Ash tree is, it looks like there is concrete...

Mr. Wilson stated they have looked at several different routings of a crosswalk; the one shown is not the current one that is in the design.

Mr. Textor stated the ramp that is shown on the plan there is not going to be used because they will have their ADA access to the Hawkins House.

Ms. Bryant clarified that the ash tree is on 1225.

A question was asked about how many trees will be removed.

Mr. Wilson stated he does not know yet.

Ms. Textor stated they will remove the trees that absolutely have to be removed and they are using the arborist to prune back the ones they can save. When they do plant trees, they will plant large mature trees.

Ms. Bryant closed the public hearing.

Mr. Chambers expressed concerns about the steel railing being above the existing wood railing.

Ms. Textor stated raising the rail is not historical at all; it is a different time period.

Mr. Eslick commented that he believes SHPO would probably prefer it to stay the same height it is.

Ms. Bryant stated it would change the elevation look to raise that.

Mr. Chambers said it needs to go away so that you do not notice it so as long as that is the end result that was his concern with the elevation.

Ms. Bryant commented the steel cable was a concern for her.

Ms. Bryant stated they would leave the proposed items one through four as is.

Mr. Textor stated the site plan is dated; if they have to install the lift to get access there, they will, but if not, they will not. It will be where the covered porch is.

Ms. Bryant asked if there were modifications to the remaining items or is everyone comfortable with the proposed items as they are.

Mr. Eslick motioned to approve the Certificate of Appropriateness for 1225 N. Benton. Mr. Brown seconded the motion. The motion carried as follows: Ayes: Bryant, Eslick, Eagleburger, Bishop, Crandall, Chambers, Brown, Thomas, and Stanek. Nays: None. Abstain: None. Absent: None.

Pre-Application Review of 1215 N. Benton

Mr. Mike Textor, 3814 E. San Poppi Court, Ozark, stated the changes to the exterior of this structure would be minimal on the front; they did not discuss it but that are going to correct the porch roof top there because it is dipping and they will make certain it is structurally correct. Underneath the porch, the sealing of it has been replaced with metal; they are going to put bead board back in there and make it look more period accurate. Some of the columns have shifted and they are going to structurally make sure those are located in the correct place and do not continue to move. The primary modifications to the exterior are shown in the exterior elevation. There will not be the balusters or the railing on the top on the south side. Mr. Textor stated the Secretary of Interior's Standards for Rehabilitation they are able to do additions within the historic rehabilitation process where needed for the functionality of the new operation. With us having a restaurant on the first floor, Mr. Textor stated they are confident there is going to be more than just the few people that can fit on the inside that want to eat there. They want to have adequate space for the business plan aspect to where the restaurateur is going to be successful with having an appropriate number of guests come through. That is the purpose in adding floor space to the restaurant. On the westside they are looking at adding a little bump out on the back that is in the footprint of the existing deck and they will have the balusters at the top. We need to provide ADA accessible restrooms for the restaurant guests and there is no way to provide those inside that existing building footprint without tearing up all the dining space and changing the historical character of the interior elements. There will be small kitchen in the restaurant with a finishing kitchen and the larger kitchen will be located in the Carriage House so the lunch crew does not get on top of the dinner crew. Mr. Textor stated the air conditioners will be moved to a different location and the ADA ramp will go there in that area to allow the shortest ramp possible.

Mr. Neal clarified the Board is not making any decisions tonight on this design review. This is merely to make comments for the next meeting when they would make their official application for June 3, 2015.

Ms. Bryant stated for the record, the carriage house on this structure on the Hawkins House is quite a newer structure for those who were unable to go on the tour.

Mr. Neal explained the reason the Board would not have known about the carriage house that was torn down years ago is that this was not a local historic site.

Mr. Textor observed where the two handicap parking spaces are located on the south side of the Hawkins House are at that location because of ramp access. They are looking at putting a fountain between the two houses to tie in the front landscaping and connect them somewhat.

Ms. Bryant expressed excitement at this project in attempting to preserve these two structures, which are of great significance.

Mr. Eslick commented as the local Historian for the Landmarks Board the importance of Benton Avenue and the historic homes that are located in the area. It is an interesting history of north Springfield and the community can see this project happening and the significance to Mid Town and how important Mid Town is to Springfield.

COMMUNICATIONS: None.

REPORTS:

Historic Sites and Districts:

Ms. Bryant stated they have been reviewing a paper Mr. Chambers shared asking Mr. Chambers to elaborate on the document.

Mr. Chambers said when he became interested in Mid-Century architecture in Springfield, the person who got him interested in that was Robert Weddle who will soon be the Acting Dean of School of Architecture at

Drury University. In the report, it discusses the importance of Mid-Century architecture in Springfield, how it came about, what were the reasons. Mr. Chambers stated he has been using it as a guide in his research since attending school and thought it would be good to examine it to determine the time period and why this happened in Springfield. Mr. Chambers stated he would be presenting this information at the training meeting in June and using that same information for Mid-Century architecture in Springfield. Mr. Chambers stated he sent Ms. Bryant and Ms. Crandall a copy of this; it is a very short essay which sums up that time period and before the Board jumps into specific buildings it may be nice to create some type of introduction that ties all of these different architects and buildings together. There have been discussions of whether the Board focuses on a specific architect or groups of architect; that is what they have been discussing.

Ms. Crandall observed that is a good idea, to look into the buildings verses individual architects.

Ms. Bryant mentioned at the CLG Conference she learned that Kansas City is surveying all of Kansas City Mid-Century structures observing that those of you that know Kansas City know it is a large geographic area and will take some time to complete.

Mr. Neal asked if they mentioned that they would have any of that research available for review or wait until they have a final document.

Ms. Bryant commented she received a card from Brad Wood who said he would be willing to collaborate if they needed any help.

Mr. Eslick stated they might want to include that in one of their training sessions in future.

Ms. Bryant reminded the Board that on the 15th of May at 9:00 am, an elementary school class will honor Timmons Temple and invited the members to attend.

Mr. Eslick stated the Timmons Temple group would be presented with a donation from the class. Mr. Eslick mentioned the progress of the relocation of Timmons Temple and the status of where they are at in the process. Mr. Eslick stated that City Utilities has worked with the group in providing assistance during the move.

Ms. Bryant stated as May is Preservation Month, there was discussion at the last meeting on purchasing a recognition plaque for the Temple.

Mr. Chambers suggested they could do a small plaque showing a diagram of the original location, new location and have it placed at the Temple.

Ms. Bryant said she was thinking of an award to give the committee that would be placed in the Temple.

Mr. Eslick stated he liked Mr. Chamber's idea of having a diagram of original location, new location and eliminate having to put something at the old location.

Ms. Bryant stated there is money in the Landmarks budget for the marker.

Ms. Crandall suggested a limit be placed on the amount of funds to be spent in the purchase of a marker.

Mr. Chambers motioned a limit be place on funds in the amount of $1000.00 for the purchase of a marker for Timmons Temple. Mr. Bishop seconded the motion. The motion carried as follows: Ayes: Bryant, Eagleburger, Bishop, Crandall, Chambers, Brown, Thomas, and Stanek. Nays: None. Abstain: Eslick. Absent: None.

Ms. Bryant suggested that in keeping the Board engaged since there are new members on City Council, maybe the Board could call for a special meeting with City Council and talk to them about what preservation means, what the Board could potentially be sending to them for review and what they might expect from the Board in voting; remind them of what the Landmarks Board does.

Mr. Neal remarked they would need to notify the Council of the desire of the Landmarks Board to meet. Having a focal point would be a good thing, such as the Mid-Century Modern Structures. The Council luncheon would be a good way to get that dialog started.

Ms. Bryant noted the Columbia study done over the period of four years about the value of Heritage and Tourism and the better paid skilled workers to work on preservation; preserve property instead of canyon properties would be great to share with Council.

Mr. Neal stated it would be best to keep it as brief as possible; if you don't keep it tight on the presentation, it is difficult to maintain focus. Mr. Neal stated they could use time at the training session in June to discuss a presentation or an angle in going forward to discuss with them.

Mr. Eslick stated they could prepare an outline.

Mr. Neal noted because of the budget preparations and other issues, Council may not have a luncheon time to schedule before July or August.

Ms. Bryant asked about the Administrative approval of C of A's for 1666 E. Walnut.

Mr. Neal stated the Board has seen this one before; it was a couple of years ago and there was discussion about the new addition and the brickwork. Mr. Neal stated they have worked out the addition on their home to make certain it would be distinguishable because originally they were going to blend the brick. Mr. Neal stated they never did the addition and are coming forward now with the request.

Mr. Bishop asked if the new plans incorporate the new changes; do the new changes provide for that.

Mr. Neal stated yes, they are going to use stonework and distinguish it from the other.

There being no further business, the meeting was adjourned at approximately 6:55 pm.

R. Daniel Neal

R. Daniel Neal

MINUTES OF THE LANDMARKS BOARD

DATE: June 3, 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), David Eslick, Kent Brown and Justin Stanek; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney. Absent: Len Eagleburger, Joel Thomas, and Paden Chambers.

ROLL CALL:

APPROVAL OF MINUTES: None.

UNFINISHED BUSINESS:

Mr. Neal noted they would keep Timmons Temple National Nomination on the Agenda; currently there are no updates.

NEW BUSINESS:

Certificated of Appropriateness

1. 1215 N. Benton: Rehabilitate structure and make site improvements.

Ms. Bryant opened the public hearing.

Mr. Michael Textor, 3814 San Poppi Court, Ozark, Mo, reviewed the proposed scope of work; they will restore or rehabilitate the significant architectural (exterior) elements of the house. All exterior wooden surfaces will be repaired or restored. Repair, re-point and clean brick facades. They will replace vinyl windows on the second and third floors with historically accurate wood windows and add a walkway between the houses where the driveway currently exists and any other site work as shown on attached proposed site plan. They will construct a conservatory on the footprint of the south deck. They will remove and recycle the existing aluminum storm windows and replace with historic wooden storm windows; install new gutters and downspouts that are consistent with colonial revival architecture along with drain lines. Install steel or other structural elements to be hidden within the existing columns and framing. Enclose the rear deck of the house with a second story balcony accessible from the rear hall of the second story suites.

Mr. Eslick asked Mr. Textor what they found out about the ash tree.

Mr. Textor stated the tree is not the largest in the county. Mr. Textor stated they will keep the ash tree. Mr. Textor stated they attempted to preserve the walnut trees along the back, but they will have to be removed.

Mr. Neal informed the Board he had just received the new site plan, which is displayed on the overhead display and outlined where the changes are. Mr. Neal stated he will send the site plan to the Board if the application is approved.

Mr. Textor stated they would have brick pavers where the existing driveway is. Mr. Textor stated they have put an ADA accessible suite in the Carriage House.

Ms. Bryant clarified that the Carriage House is the newer non-contributing structure.

Mr. Textor said yes and explained some of the changes to the site plan adding it includes the site layout for the Conservatory. It may not include the two (2) feet in back to the west elevation.

Ms. Bryant closed the public hearing.

Mr. Eslick motioned to approve the Certificated of Appropriateness for 1215 N. Benton. Mr. Bishop seconded the motion. The motion carried as follows: Ayes: Bryant, Bishop, Crandall, Eslick, Brown and Stanek. Nays: None. Abstain: None. Absent: Eagleburger, Thomas and Chambers.

COMMUNICATIONS: None.

REPORTS:

Historic Sites and Districts

Ms. Bryant remarked the Mr. Chambers is putting together a presentation for the City for the Council luncheon.

Mr. Eslick suggested the Mr. Neal check with Deb Shields regarding a slide show when the Rock Structures were first presented and may have a copy.

Awards and Recognition

Ms. Bryant noted the Board needs to finalize the monument marker.

Mr. Eslick reported on the presentation of the award certificate to the Timmons Temple Committee.

Ms. Bryant mentioned that the first graders had raised over one thousand (1,000) dollars for Timmons Temple.

Mr. Eslick gave a report on the Timmons Temple structure; it is setting on the foundation and the site has been cleaned up. The Trades people will come in after all the formalities have been finalized.

Ms. Bryant pointed out they need to get the marker priced this month and she will talk with Phenix Quarry. Ms. Bryant said she had spoken to Miles Park about the marker and he is in favor of it honoring the move.

Mr. Neal stated the Board has funding until the end of the month before the end of the fiscal year.

Mr. Neal mentioned the Landmarks Board Training Session on June 17, 2015 from 5:00 pm to 8:00 pm, the location of the training and discussed the agenda topics.

Mr. Eslick shared he sent in a application for a Scholarship to the Preservation Conference in Cape Girardeau in October; if the Scholarship processes through, Mr. Eslick said he will be attending that and will report back to the Board.

There being no further business, the meeting was adjourned at approximately 6:00 pm.

R. Daniel Neal

R. Daniel Neal

MINUTES OF THE LANDMARKS BOARD

DATE: June 17, 2015
TIME: 5:30 pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time in second floor of Busch Building with the following members and City of Springfield staff in attendance: Laurel Bryant (Chair), Gary Bishop (Vice-Chair), Nancy Crandall (Vice-Chair), David Eslick, Kent Brown and Justin Stanek; Daniel Neal, Senior Planner; Duke McDonald, Assistant City, and Sandy Goddard, Administrative Assistant. Absent: Eagleburger, Thomas, and Chambers.

This meeting consisted of training for the Landmarks Board. Regular agenda minutes and items were not heard or presented during this training session.

Training Agenda

I. Landmarks Board History and Ethics Review
Daniel Neal & Duke McDonald

Staff and board members discussed the history of the board and creation of the historic sites and districts. Mr. McDonald gave a presentation regarding board ethics using passages from City Code. The agenda items on Mid-Century Modern Structures and Historic Nomination Procedures were tabled to the next Landmarks Board meeting.

II. Council Luncheon Presentation
Laurel Bryant

The Landmarks Board discussed in length the content for a future City Council luncheon presentation and discussion. Staff provided the board with multiple dates in August and September for the board to choose. The board decided to finish their discussion at the next Landmarks Board meeting so that all members could participate.

Meeting adjourned at 8:00 pm

R. Daniel Neal

Daniel Neal
Landmarks Board