



LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: July 30, 2015

RE: Landmarks Board Meeting

Please, find attached the agenda for the Landmarks Board meeting on **August 5, 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

August 5, 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. July 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**
 - 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**
 - 1. 325 South Avenue: Switch the location of window and door on C of A**
- VII Any other matters that fall under the jurisdiction of the Board**
 - A. City Council Luncheon Presentation on Sept. 1st**
- 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: July 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), Nancy Crandall (Vice-Chair), David Eslick, Len Eagleburger, Paden Chambers and Justin Stanek; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney. Absent: Gary Bishop, and Kent Brown.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of May 6, June 3, and June 17, 2015 were approved unanimously.

Mr. Thomas arrived at 5:41 pm.

UNFINISHED BUSINESS:

Mr. Neal noted he has not received any correspondence from the State or Mr. Burton on the status of the Timmons Temple National Nomination. The vacation hearing is Thursday evening to vacate the roadway in Silver Springs Park.

COMMUNICATIONS:

Mr. Chambers noted that on June 24, 2015 he was invited to attend what was called a creative conversation; Mary Collette arranged with the Commercial Club and some City Council members to meet and get a feel of the projects happening in Springfield and tour the Missouri Hotel. Mr. Chambers stated the facade is 95% intact and in good condition. Mr. Chambers commented the gathering was information and resulted in a good conversation.

Ms. Bryant commented on a discussion she had with a member of the Commercial Street Club, communicating that the Board would love to have a discussion with them on revisiting the guidelines.

REPORTS:

Mr. Neal stated Ms. Bryant was able to obtain an invoice for the Save Timmons Temple Group sign adding it was forwarded to the Finance Department. Mr. Neal remarked he has not had confirmation that it will be on this last fiscal year, but added he does not see that there would be an issue. It will be purchased through Phoenix Quarries and was budgeted for nine hundred (\$900) dollars.

Mr. Eslick communicated that May 2016 will be an approximate grand opening for Timmons Temple and with May being preservation month; they will work around that as the preservation project.

Ms. Bryant noted that the initial design is pedestal base and a big slab of Phoenix marble with the back being rough-hewn with the top being polished.

Mr. Neal communicated that Mid-Town Carnegie Library contacted him with potential changes to the exterior of the structure and would forward that information once it is received.

Mr. Chambers gave a presentation on the Mid-Century Modern Architecture in Springfield. Mr. Chambers gave a brief overview of the movement, why it is relevant, and the importance of nominating these Mid-Century structures as historic sites. Mr. Chambers noted this is not just about architecture. It is about engineering, proper design, graphic design, furniture design, and urban planning; integrating technology and art together and getting people to think about architecture and design in a much more functional and simplistic view. Mr. Chambers provided photographs of Mid-Century structures to review during the presentation.

The Board discussed the upcoming luncheon to be scheduled with City Council and the presentation of the Mid-Century Modern structures and include information about the Landmarks Board; why Board feels the importance of sharing who and what they do in historic preservation and that the Landmarks Board will be bringing nominations forward to Council in the near future.

Mr. Stanek noted that the slide with the old Sear's Building where it was encompassed by new construction, changes packs a punch as to how easy it is to lose the historical facade of a structure.

Mr. Eslick stated Springfield has other buildings like that, that they have wrapped new buildings around.

Mr. McDonald stated that he would question as whether any of these properties are important enough to go for a landmark designation as opposed to the historic site designation; the difference is if you have an historic site and you have an owner who wants to change it in a way that the Landmarks Board disagrees with, all the owner has to do is wait 60 days from his application and do what he wants to do anyway. However, with a Landmarks designation it does not work that way. The Board's decision is binding and Mr. McDonald noted that maybe that would be something to include in the presentation to Council along side of Mr. Chambers about the difference between the two and how you get from point a to point b with respect to landmarks.

Mr. Neal explained that he believes that Council needs to know that the Landmarks Board is going to bring to them what the Board thinks is the appropriate designation; it would nice to have them understand that but in one sit down meeting, that would be a lot of material to cover and retain. Mr. Neal discussed the property owner's involvement in the process to make sure that the Board is not coming to Council with opposition by the property owner.

Mr. McDonald remarked to what extent do you go against property owners wishes to preserve that spirit or do you concede to the property owner. These are the kinds of questions to be considered in the nomination process when reviewing each of these buildings.

Ms. Bryant explained that they have had only one discussion with one of the property owners, for the KGBX Building.

Ms. Crandall pointed out that it is important to make the community aware of the potential historic structures that are in the City so the Board can start the process on a specific structure and communicate that this is what the Board has and this is what the Board would like to do.

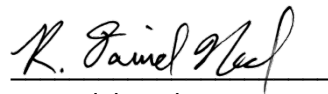
Mr. McDonald asked if there are any churches in the nomination designation; legally the zoning authority extends to trades and businesses and residences and other similar kinds of buildings but it does not extend to churches or schools so that is why for the historic site designation so there was doubts about whether a church could be designated a landmark.

Mr. Eslick commented that SHPO would have information regarding that issue.

Mr. Neal discussed a date for the luncheon and a tentative date in September 1, 2015 for the full hour.

Mr. Neal discussed the nomination process with a flow chart, and explained the difference between the local historic site designation verses landmarks site designation and the steps involved.

There being no further business, the meeting was adjourned at approximately 7:10 pm.

A handwritten signature in cursive script, reading "R. Daniel Neal", written over a horizontal line.

R. Daniel Neal

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 325 South Avenue

On July 8, 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).

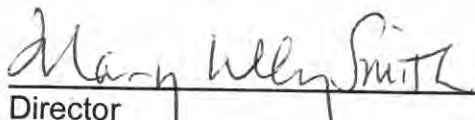
That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

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

1. To renew a previously approved Landmarks Board Certificate of Appropriateness (HS09-4, PLN2009-00149) that has expired. The previous request was for exterior renovations to the storefront and multiple stories along South and Patton. The exterior changes along Patton may include switching the door and window locations on the second story elevation.

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

7-8-15

Date



203 North Main Avenue
Republic, Mo 65738
(417) 732-9697

July 2, 2015

City of Springfield
Planning
Daniel Neil

Re: Administrative Certificate of Appropriateness

Project:
Business Infill
For Worsham Law Firm
325 South Avenue, Suite 200
Springfield, Missouri

Springfield Permit No. PRJ2015-00848

Mr. Neal,

In reference to the existing submitted Administrative Certificate of Appropriateness for 325 South Avenue, dated July 8, 2009, our proposed infill project will locate the upper door over the roof in the center existing opening in lieu of the south existing opening as previously shown. The upper windows in the upper level only will be replaced matching existing size and type, and no other exterior modifications are included with this permit.

I hope this will resolve or clarify this issue. If you have any questions or comments or need further information please feel free to contact me.

Thanks,

James B. O'Donnell III

James B. O'Donnell III Architect
203 North Main Street
Republic, Mo. 65738
(417) 732-9697
jboarchitect@cablemo.net

**CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: **325 South Avenue**

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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).

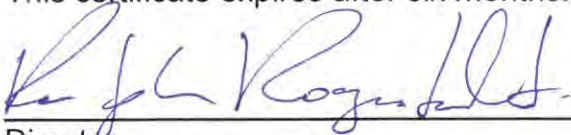
That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

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

1. Repaint and tuckpoint brick on the storefront (east elevation)
2. Replace windows on the second story with new wood windows with exterior wood trim as shown on attached material
3. Replace northern most door along the storefront (east elevation) with a new wood door as shown on attached material
4. Replace glass tiles on the lower storefront with the tiles from the entry way
5. Replace the tiles in the entry way with spandrel glass as shown on attached information
6. Repaint and sand the existing entry way door
7. Replace storefront windows (east elevation) with new insulated glass
8. Replace existing openings (west elevation) with new wood windows and doors as described with attached information and fill in lower middle opening with brick or stucco

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

10-8-09

Date

