



LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: October 2, 2015
RE: Landmarks Board Meeting

Please, find attached the agenda for the Landmarks Board meeting on **October 7, 2015**.
No tour is being offered.

A handwritten signature in dark ink, appearing to read "Daniel Neal". The signature is fluid and cursive, written over a horizontal line.

Daniel Neal
Senior Planner

Landmarks Board

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

October 7, 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. September 9, 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**
 - 1. Danforth House (1849) tour**
- 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**
 - c. Walnut Street Historic District Letters and Identification Signage**
 - 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. Concerns with Maple Park Gazebo project**
 - B. 2016 Landmarks Board Chair and Vice-Chair Nominations**
- 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: September 9, 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), David Eslick, Len Eagleburger, and Paden Chambers; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney. Absent: Nancy Crandall, Joel Thomas, Justin Stanek, and Kent Brown.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of August 5, 2015 were approved unanimously.

UNFINISHED BUSINESS:

Mr. Neal commented that he has not heard anything about the Timmons Temple National Nomination about the progression of the nomination.

NEW BUSINESS:

A. Certificates of Appropriateness

1. 1414 N. Benton Avenue: One story addition at the back of residence.

Ms. Bryant opened the public hearing.

Mr. John Moody, 1414 S. Jefferson reviewed the proposed request to add a screened porch with a walking deck above. This has been resubmitted because they ran out of time. They have made a few changes in the request; the size of the screened porch has been reduced; they are requesting a metal railing in lieu of a wood railing. The screening system has a bit of metal framing which stretches the screen tighter. Mr. Moody provided a sample of the railing and the metal frame.

Ms. Bryant closed the public hearing.

Mr. Eslick motioned to **accept** the Certificate of Appropriateness for 1414 N. Benton Avenue. Mr. Bishop **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Eslick, Eagleburger, Bishop, and Chambers. Nays: None. Abstain: None. Absent: Crandall, Thomas, Brown, and Stanek.

Mr. Neal remarked that he has received by mail that the McDaniel Building had been nominated; it has been a long time since the Landmarks Board reviewed it, and had to go through a lot of renovation to be accepted onto the National Register.

Ms. Bryant stated that it was officially entered in the National Register of Historic Places on October 22, 2014 and a certificate was provided in recognition of the honor.

Mr. Neal commented the recognition will be in the updated version of the Historic Register.

COMMUNICATIONS

Ms. Bryant commented that Mr. Neal received information from the National Trust for Historic Preservation National Conference in D.C November 3 – 6, 2015.

Mr. Eslick mentioned that he was awarded a scholarship for the October State Conference in Cape Girardeau, Missouri.

Mr. Neal commented concerning demolitions, if the Board sees anything significant, take a picture digitally and send to him and it can be stored adding there are many things that can be done.

Mr. Chambers clarified if members do send Mr. Neal that information if accompanying documentation as to why it may be historic be included with the information.

Mr. Neal said yes and briefly reviewed the process for demolition and the time line involved.

Ms. Bryant noted that the Committee for the Mid-Century Modern are considering going a different angle in not looking at just commercial structures on the first pass, because they have had a couple of property owners come forward expressing interest in their structure being nominated. Ms. Bryant stated they might start with one commercial and two residential nominations.

Mr. Neal discussed the benefits of making nominations more than just a listing in a book; sharing the specific benefits of being in the local historic site register with interested people in a positive manner.

Mr. Eslick mentioned there would be a Conference in Webster Grove on September 30 regarding tax credits to restore historic buildings for modern uses.

Ms. Bryant remarked there are no updates on the Ozarks Rock Structures Survey adding it will remain on the agenda.

The Board discussed the Walnut Street Historic District letter and identification signage.

Mr. Neal noted there are funds for registered neighborhood associations like Mid-Town, Rountree, and Woodland Heights. The neighborhood department has produced those signs for various neighborhoods and the previous discussion was about moving forward with signage in the Walnut Street Residential Area UCD. There was discussion of sending something out in the letters to the neighbors in that area specifically to ask for their opinion on what kind of logo or image on the sign if the Landmarks Board was to pay for the sign. The benefit of that would be that people would know they are in an historic district.

Mr. Neal stated a meeting could be set up for those interested in sharing their input on signage for the Walnut Street Historic District.

A suggestion was made to send examples in the letter of what some of the other neighborhoods are doing with signage.

Mr. Neal stated that Mr. Park from the Parks Department needs to be contacted about the marble monument for Timmons Temple sign and the location of the sign.

Administrative approval of C of A's

1. 1041 E. Walnut: storm sashes for front door transom and sidelights.

Mr. Neal stated he has been approached by the Child Advocacy Center requesting storm sashes for the front door transom to help with the efficiency of the transom above and the side lighting on both sides. The guidelines support having those types of storm doors and windows.

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

Mr. Neal discussed the Trail of Tears Route Markings thorough the City.

Mr. Neal stated that Jackie Warfel, the Chair of the Historic Sites Board for Greene County has been the one to take charge of taking this through the County side. She is here to discuss extending the route through the City. Mr. Neal shared a map of the directional route through the City for review and the signage locations.

Ms. Warfel shared the surveyors' notes and original land patents from 1835. The trail is roughly diagonally southwest. The main means of following anything at that time was a compass. If you follow the trail coming into Strafford in the wintertime, every time you come up to the hill, you will see Hammons Tower so they were on that diagonal coming in. Ms. Warfel stated this is an original trace on Highway 125 and Farm Road 112. The traces are generally eight (8) to ten (10) foot wide and ten (10) to twenty (20) inches deep. There is a trace out at Battlefield on FF Highway and Farm Road 190. The contention is whether it is a National Historic Trail; Santa Fe Parks Service will be the ones to say where it went. The Landmarks Board needs to request the trail be marked not with local signs but with National Historic Trail of Tears Signs. Only the National Park Service produces the signs and the cost would be for the signs only.

Mr. Neal stated that the City could get these signs up through the City; the number of signs has not been determined yet. The Santa Fe Parks Service will get a site plan and the City can put them all up or modify the plan accordingly.

Mr. Neal commented that they would like the Landmarks Board direction and support...

Mr. McDonald said the Board could pass a resolution that states that the Board believes this is a good idea to have Public Works to yield space for the signs, but as far as the Jurisdiction of the Board, that is beyond their scope.

Mr. Eslick clarified that Ms. Warfel is asking for a letter of support.

Mr. Neal said the letter gives direction to City Manager's office, Public Works, and Planning to go forward with this project. Mr. Neal stated the City Manager's office wanted this to come the Landmarks Board for support as opposed to tracking this through and then getting second hand information.

Mr. Chambers **motioned** to send a Resolution regarding the Trail of Tears National Signage. Mr. Eslick **seconded** the motion. The motion **carried** as follows: Ayes: Bryant, Eslick, Eagleburger, Bishop, and Chambers. Nays: None. Abstain: None. Absent: Crandall, Thomas, Brown, and Stanek.

Mr. Bishop personally thanked Jackie Warfel for her tireless work in behalf of Greene County Historic Sites Board in general and in particular for the Trail of Tears.

The Board discussed the City Council Luncheon presentation on September 1, 2015.

Mr. Bishop commented that Mr. Chambers and Ms. Bryant did an excellent job of representing the Landmarks Board to the City Council; it was obvious there was interest in the room from the presentation, not just the quality of it but the substance of it and that was really important. The Board can be proud of that and Mr. Bishop added he was very pleased.

Ms. Bryant suggested putting the demolition delays on the agenda for future discussion; are the time delays that are currently in place adequate, or insufficient.

Mr. Bishop noted that as preservationist the delays are insufficient.

Mr. Chambers stated he wonders if it's not so much a time delay issue but in the case of Timmons Temple everyone was well aware of the impact that building has on the community; it wasn't an historic site. The issue is how do we bring some of these buildings that may not be as prominent as some of the others to the interest of people wanting to invest in renovating those.

Mr. Neal stated the historic site designation is the only process that can hold up demolition; the historic site nomination or historic site designation doesn't actually prevent moving forward with a demolition after sixty (60) days. The Landmarks designation is a one hundred eighty (180) days is a significant delay. There are some buildings that you would not consider a landmark yet you are not going to be able to delay them enough to see if there is adequate alternatives available.

Mr. Eslick stated if there is an opportunity to extend the one hundred eighty (180) days another sixty (60) days may be something, as a Board, they attempt to do.

Mr. Neal noted that the Landmarks designation give the Board ultimate control of the exterior as well; the demolition day is one hundred eighty (180) days but then there are pretty stringent controls over the exterior with the Landmarks designation.

Mr. Bishop noted that the Board, from what has been gathered about its history, was actually created because of the community furor after the railroad depot was demolished and those people who were upset

by that if you asked them would say there are certain buildings like the depot that should not be demolished at all. The question is how do you get there, if at all, because that is the real concern. That and defining what it is the community believes to be and recognizes to be a cultural landmark. Mr. Bishop added that whatever list of culturally treasured structures, people in this community would not want those structures to be demolished ever

Mr. Neal communicated that Ms. Bryant's term will over in November adding that the City will be looking for a realtor representative. Mr. Neal mentioned that the second meeting of October the Board is to nominate a new chair and vice-chair for the next year.

Mr. Neal stated that it has been brought to his attention from Leadership regarding the outline of the agenda which may be perceived as difficult to navigate by a layperson. Mr. Neal asked the Board if they felt there is a better way to format the agenda by removing certain items.

Mr. Bishop asked why.

Mr. Neal stated that someone might think there is an unfinished certificate of appropriateness on the agenda.

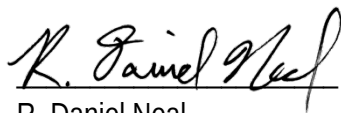
Mr. Bishop stated he questions the premise of the complaint.

Mr. McDonald stated the agenda could be streamlined, but it is up to the Board.

The Board as a whole agreed that the agenda makes sense and would like to maintain the current agenda.

Mr. Eslick commented on the Route 66 festival and its success and recognizing the Heer's Building and McDaniel Building were opened for occupancy.

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

A handwritten signature in black ink, appearing to read "R. Daniel Neal". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

R. Daniel Neal
for Executive Secretary