

MINUTES OF THE LANDMARKS BOARD

DATE: December 9, 2015

TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: Nancy Crandall (Chair), Laurel Bryant, Kent Brown, David Eslick, Paden Chambers. Absent: Joel Thomas, Len Eagleburger, and Gary Bishop. Staff members: Daniel Neal, Senior Planner, Michael Sparlin, Senior Planner, and Duke McDonald, Assistant City Attorney.

ROLL CALL:

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

UNFINISHED BUSINESS:

Certified Local Government Review: Timmons Temple is being reviewed.

Pre-Application Review: None

NEW BUSINESS:

Certificate of appropriateness: None

Certified Local Government Review: None

Certificate of appropriateness: 533 S. Jefferson, St. Agnes Catholic Church

Ms. Crandall opened the public hearing.

Tim Rosenbury, 319 N. Main; Springfield, MO spoke regarding the steps and the raised platform stating that the steps are deteriorating and the Phenix Stones are moving and allowing water to get into the stones. He also states that the diocese is constructing the means for people in wheelchairs as they now have to go through the back entrance and go through the entire cathedral and into the sanctuary to access the bathrooms. The double reverse ramp would serve the people in wheelchairs, but it would also service for funerals and the casket being carried up to the church.

Mr. Rosenbury then stated that the steps lead right into Jefferson Avenue and that children rushing out could possibly run directly onto the street, he noted that with the platform raised it the steps would discharge the people parallel to Jefferson.

Mr. Rosenbury also noted that the base on the east face of the proposed portico is a cast-in-place concrete wall, made of river gravel aggregate and the composition of the wall would reflect in section the existing plinth wall of the church, and the geometry of the faced of the church in elevation, using exposed aggregate in panels to align with the intervals spaces between the columns on the existing facade.

A new handrail would be installed, matching the existing handrail and a historic balustrade apparently made of Phenix Stone will be relocated and extensive use of landscaping/shrubs would be utilized.

Ms. Bryant expressed a concern that the front view of the Cathedral would be changed.

Mr. Eslick stated that brick would be a good choice for the steps

Mr. Rosenbury asked what authority the board had in determining in the design of the addition.

Mr. Neal stated that this structure is a local historic site and the board does not have binding architectural review so the board can only delay the building permit for 60 days.

Mr. Chambers stated a preference that the brick would be too similar with what is used on the Cathedral and that river gravel aggregate would differentiate from what is historic and newly added.

Mr. Chambers remarks that the front wall pays homage to the existing columns and approves of the new platform.

Mr. Eslick asked if the proposed platform would not encroach within the right-of-way.

Mr. Neal, states that Chris Straw, Director of Building Development Services has reviewed the plans and all additions would not be in the right-of-way.

Mr. Eslick asked about the color composition of the handrail and suggested that a lighter color handrail is recommended.

Mr. Rosenbury replied that it could be in a lighter tone and simpler in design.

Father Lewis Hejna, 533 S. Jefferson stated that when there are large functions and walking up the current steps, it is not easy to get situated before entering and with the proposed raised platform, the area would be used for getting ready to enter.

Nancy closed the public hearing.

Mr. Eslick motioned to approve the Certificate of Appropriateness for 533 N. Jefferson with the architectural modifications to the handrails. Mr. Chambers seconded the motion. The motion carried as follows: Unanimously. Nays: None. Abstain: None. Absent: Joel Thomas, Len Eagleburger, and Gary Bishop.

Pre-Application Review: None

Local Historic Site Nomination Review: 1900 S. Saratoga Avenue - 1955 Better Homes and Gardens Idea House of the year.

Mr. Chambers read the following regarding 1900 S. Saratoga Avenue:

Designed by internationally acclaimed architect Hugh Stubbins, the 1955 Idea House of the Year served as a nationwide prototype for the future of suburban residential design. Located at 1900 South Saratoga Avenue and constructed in 1955 by local builder Glenn L White, the house was part of the Parade of Homes Tour, promoting the undeveloped Southern Hills neighborhood, the brainchild of Lee McLean Jr. and John Q. Hammons.

Estimated to be completed in 10 years Southern Hills began in 1955 with 400 acres of farmland south of Schweitzer Road (later Sunshine) and was described as Springfield's newest "architecturally controlled" community containing homes of varying price, parks, recreational areas, a shopping center, future elementary school, a church and four spring fed lakes. Following other Hammons developments such as Village Gardens, Wedgewood and Country Club Terrace, Southern Hills would provide modern housing for a growing number of families following the economic boom in postwar Springfield.

To promote this new endeavor, Hammons allowed local builders to construct 16 model homes that would be featured during Springfield Area Home Builders Parade of Homes held on September 11th – 18th 1955. In all more than 15,000 people attended the Sunday opening to see "Springfield's finest residential area," and though 15 of the homes were designed by local contractors one in particular was part of nationwide campaign billed as the most important model home program in America.

Sponsored by Better Homes and Gardens the Idea Home of the Year was an annual feature of the magazine in which a residential prototype was designed by a prominent architect and constructed in several American cities to market modern housing trends to a growing suburban population. Located in more than 100 American cities the 1955 Idea Home of the Year was designed by architect Hugh Stubbins whose later career would produce prominent national and international works such as the House of the World Cultures in Berlin the Yokohama Landmark Tower in Japan and the Citigroup Center in New York City.

Stubbins' Idea House prototype was compact at a mere 1,600 square feet but was conceptually larger connecting exterior spaces and activity areas to their interior counterparts. By providing a homeowner with a combination of public and private interior and exterior "rooms", Stubbins created a series of spaces for a multitude of family activities.

Separating the public front yard and private rear terrace, the house and garage are separated into two components connected by a light and airy breezeway. The most striking feature of the house is the west façade that includes both plate glass and adjustable jalousie windows that are juxtaposed with a plane of board & batten siding. The windows rise from the floor to the gabled roofline penetrated by exposed structural timbers that run the full length of the house. A front porch is carved out of the main and tucked under the deep eaves that surround the houses perimeter.

Alternating regions of board & batten siding and glass are positioned along the north and south facades to correspond to the public and private rooms of the homes interior. Access to the fenced north yard and large south terrace are through sliding glass windows that rise from floor to ceiling and paired with jalousie windows. A second small porch is carved from the southeast corner, though more private by positioning the large wall of glass back from the adjacent exterior wall. The east façade contains no fenestrations illustrating the private uses behind its board & batten walls. Though appearing to be clad

in brick in promotional material, the few areas containing masonry including planters and the fireplace are clad with coursed limestone indicative of the geology of Southwest Missouri.

Aside from slight modifications to the breezeway the houses exterior is remarkably intact containing original details and materials that can be found in the many surviving examples of Stubbins' prototype found throughout the United States. As one of the original 16 homes constructed in Southern Hills, the Idea Home could be considered one of the oldest if not most intact structures of the planned development. Representing Southern Hills beginnings as a prominent subdivision for Springfield's growing middle class in the 1950's, The Idea Home's historic and architectural significance make it worthy of a historic sites nomination by the Landmarks Board of the City of Springfield.

Nancy Crandall opened the Public Hearing.

Jennifer Wilson, 1900 South Saratoga; Springfield, MO. Thanked the Landmark Board for the nomination.

Laurel Bryant wanted it noted for the record that Jennifer Wilson is the granddaughter of Richard Stahl and thanked her for appearing before the committee.

Nancy Crandall closed the Public Hearing.

Kent Brown nominated 1900 S. Saratoga Avenue to the Local Historic Site Nomination. Justin Stanek seconded the motion. The motion carried as follows: Unanimously. Nays: None. Abstain: None. Absent: Joel Thomas, Len Eagleburger, and Gary Bishop.

Local Historic Site Nomination Review: 605 Boonville Avenue -KGBX Radio Station

Mr. Chambers read the following regarding 605 Boonville Avenue, KGBX Radio Station:

Commissioned by Springfield Newspapers Incorporated in 1947, the KGBX Radio Station was the first commercial project of the architecture firm of Bissman and Stahl. Designed as the first facility in Springfield specifically for radio broadcasting, the buildings playful architectural qualities and modern streamlined design are reminiscent of the golden age of radio and music of Springfield's past.

After its relocation from St. Joseph Missouri to Springfield by co-owners Ralph D. Foster, C. Arthur Johnson & businessman Lester E. Cox in 1932, KGBX became the first radio station operating in Springfield until the creation of KWTO in 1933; both being owned by Foster, Johnson & Cox and located on St. Louis Street. This monopoly was challenged by the newly formed Springfield Newspapers Incorporated due to a decline in advertising revenue and following a ruling by the Federal Communications Commission, KGBX was sold acquired by the newspaper in September 1, 1936.

On March 27th 1947 a disastrous fire destroyed the Boonville Avenue printing facilities of Springfield Newspapers Incorporated forcing the paper to be published in Tulsa Oklahoma for several months. Immediately after, publisher Thomas Warren Duvall began planning for a new plant along with an adjacent station for the newspapers' radio affiliate KGBX with the help of architect Richard P. Stahl of the firm of Bissman and Stahl. Formerly a draftsman for home builder Carl Bissman, known for his finely

crafted Colonial Revival and English Tudor homes, Stahl partnered with Bissman in 1945 and shifted the firm's design aesthetic to a rational based on form and function. Included in the bid for the News-Leader and Press Building, KGBX's form and detailing were reminiscent of a streamlined Wurlitzer jukebox indicative of the activities taking place inside the broadcasting booth.

The overall form of KGBX is articulated through a series of varying materials and façade treatments on the building's exterior. The central portion of the east façade served as the entrance to the radio station evident through its transparent qualities and the aligned cast stone and concrete front walk. Separating the floor to ceiling storefront glass from the frosted corrugated structural glass is an undulating stainless steel canopy that is mimicked on the cast stone steps below. Though not currently in operation a series of 56 alternating colored footlights were located behind the structural glass and when activated by theater equipment created.

Nancy Crandall opened the Public Hearing.

Mr. Chambers stated that current owner, The Forester Group, was not able to attend the Landmarks Board meeting, but on their behalf read a letter to the Board stating that they gave consent to the nomination and that it is a pleasure to reside in the building. (Letter on file with Landmarks Board).

Nancy Crandall closed the Public Hearing.

Laurel Bryant nominated 605 Boonville Avenue to the Local Historic Site Nomination. David Eslick seconded the motion. The motion carried as follows: Unanimously. Nays: None. Abstain: None. Absent: Joel Thomas, Len Eagleburger, and Gary Bishop.

Daniel Neal to send out an e-mail reminder for the members when the nominations go before City Council, January 25, 2016. Mr. Eslick and the rest of the committee members agree that all should be present for this occasion.

Applications: None

Demolition:

Mr. Neal stated that an e-mail was sent out listing the recent demolitions.

Paden Chambers brought up his concerns regarding the mill at 1500 W. College. He asks if there might be any danger of explosions because of the dust and grain residue and if the EPA would be involved. It was also noted that the mill resides in a flood plain.

Historic Sites and Districts:

Mid-Century Modern - Potential Historic Structures: Paden Chambers stated that the Commission can apply for a potential grant regarding Mid-Century Modern Structures within the City, similar to the grant for the Springfield Rock Structure Survey. This could show to the citizens that the City has care for these structures.

Nancy Crandall stated that the Brentwood Library would do the travel logs, however they are being remodeled in May. Mr. David stated he would run the library PowerPoint presentation at the 1st Art Walk in June, 2016.

Walnut Street historic District Letters and Identification Signage:

Mr. Neal states that Public works has asked for more time to discuss what they could support, i.e., size, process, etc. They will have something back on January 6, 2016.

Mr. Neal also talked about letters to property owners. Mr. Eslick said that he talked with a prominent neighbor and they are excited about the signs.

COMMUNICATIONS: None

Awards and Recognition: Mr. Paden stated that they taking the marble and having it cut. May 2016 is the deadline for size, dimensions, etc.

Ms. Bryant's stated that maybe KBGX might deserve a marker.

Main contact for the Phenix Quarry/Stone will be Laurel Bryant. She has agreed to be the main contact person until the completion of Timmons Temple. Mr. Paden is to send the dimensions to Ms. Bryant for the marble.

Ms. Bryant also expressed her thanks for Amy Hill, follow realtor, for attending tonight's meeting and a candidate to be a member on the Landmarks Board.

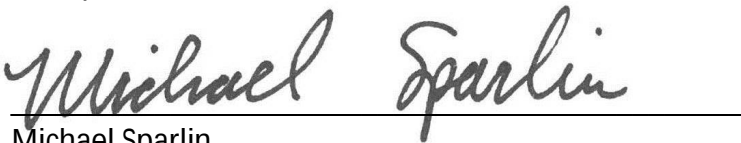
Mr. Neal presented to Laurel Bryant the certification of appreciation for her involvement on the Committee.

Design Guidelines: None

Administrative approvals of C of A's: None

ANY OTHER MATTERS THAT FALL UNDER THE JURISDICTION OF THE BOARD:

There being no further business, the meeting was adjourned at approximately 6:50pm by the motion from Justin Stanek and seconded from Ken Brown. The motion carried as follows: Unanimously. Nays: None. Abstain: None. Absent: Joel Thomas, Len Eagleburger, and Gary Bishop.

A handwritten signature in dark ink, reading "Michael Sparlin". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Michael Sparlin
for Executive Secretary