



City of Springfield

Agenda

Landmarks Board

Layne Hunton (Chair) Architect Representative	John Sellars Historian Representative	Jan Preston Real Estate Representative
Jamille Jones Mid-Town Representative	John Hawkins (Vice Chair) Walnut Street Representative	Adam Letterman At-Large Representative
Seva Nix Commerical Street Representative	Bryan Lenox At-Large Representative	Erik Kiser At-Large Representative

February 28, 2024

5:30 PM

Busch Building 2nd Floor
Conference Room
840 Boonville Avenue

[Rules and procedures.](#)

1. **Roll Call**
2. **Approval of Minutes**
 - 2.1. December 13, 2023
3. **Unfinished Business**
4. **New Business**
 - 4.1. Certificate of Appropriateness
1200 East Walnut Street (Applicant: Cheryl Kreider)
5. **Reports**
6. **Any other matters that fall under the jurisdiction of the Board**
7. **Adjourn**

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

MINUTES OF THE LANDMARKS BOARD

DATE: December 13, 2023

TIME: 5:30pm

The meeting and public hearing of the Landmarks Board was held on the above date and time in person in the Busch Building, 2 West Conference Room.

ROLL CALL:

Landmarks Board members: Layne Hunton, Chair, John Hawkins, Vice-Chair, Adam Letterman, Erik Kiser, Bryan Lenox, and John Sellars. Absent: Jan Preston and Jamille (Mia) Jones. Staff members: Michael Sparlin, Senior Planner and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: August 9, 2023 minutes were approved.

NEW BUSINESS:

Certificate of Appropriateness: **830 Boonville Avenue** – Stephen Telscher, design architect and representing Sapp Design. Introduced other members of the team present – Joe Bogowith and Trudy Falkner from Strata Architecture. Went over the history of the building, i.e., construction was from 1891 – 1894 with several additions later and gave a presentation, noting where they will be upgrading and/or demolishing.

Board members and design professionals went over doors, windows, floor, accessibility issues, exterior and interior renovation ideas, and proposals.

Board Action:

John Hawkins motioned to **approve** Certificate of Appropriateness (830 Boonville Avenue). John Sellars seconded the motion. The motioned carried as follows: Ayes: Layne Hunton, Chair, John Hawkins, Vice-Chair, Adam Letterman, Erik Kiser, Bryan Lenox, and John Sellars. Nays: None. Abstain: None. Absent: Jan Peterson and Jamille (Mia) Jones.

Certificate of Appropriateness: **1345 E. Walnut Street** – Chris Treese, 1716 W. College Street went over the existing features of the home and what improvements they are proposing (existing roof and supporting columns to be removed and add a 3-teir pergola style structure as well as replace existing siding and front door).

Board members noted that would be nicer and that it is not a contributing structure.

Board Action:

John Hawkins motioned to **approve** Certificate of Appropriateness (**1345 E. Walnut**). John Sellars seconded the motion. The motioned carried as follows: Ayes: Layne Hunton, Chair, John Hawkins, Vice-Chair, Adam Letterman, Erik Kiser, Bryan Lenox, and John Sellars. Nays: None. Abstain: None. Absent: Jan Peterson and Jamille (Mia) Jones.

Pre-application Review: None

Local Historic Site Nomination Review: None

COMMUNICATIONS: Presentation from John Peterson, MO SHPO CLG Coordinator was shown, which is requested every 4 years through the National Park Service.

REPORTS:

Report on Committees: None

Applications: None

Demolition: None

Historic Site and Districts: None

Communications: None

Awards and Recognition: None

Design Guidelines: None

Administrative approval of C of A's: None

Any other matters that fall under the jurisdiction of the Board: 2024 Election of Officers and approval of 2024 schedule.

Board Action: Chair

John Hawkins **nominated Layne Hunton as Chair**. Bryan Lenox seconded the motion. Ayes: Layne Hunton, Chair, John Hawkins, Vice-Chair, Adam Letterman, Erik Kiser, Bryan Lenox, and John Sellars. Nays: None. Abstain: None. Absent: Jan Peterson and Jamille (Mia) Jones.

Board Action: Vice Chair

Bryan Lenox **nominated John Hawkins as Vice Chair**. Adam Letterman seconded the motion. Ayes: Layne Hunton, Chair, John Hawkins, Vice-Chair, Adam Letterman, Erik Kiser, Bryan Lenox, and John Sellars. Nays: None. Abstain: None. Absent: Jan Peterson and Jamille (Mia) Jones.

Board Action: 2024 Schedule

John Hawkins motioned to **approve the 2024 Schedule**. John Sellars seconded the motion. The motioned carried as follows: Ayes: Layne Hunton, Chair, John Hawkins, Vice-Chair, Adam Letterman, Erik Kiser, Bryan Lenox, and John Sellars. Nays: None. Abstain: None. Absent: Jan Peterson and Jamille (Mia) Jones.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:42pm.

A handwritten signature in cursive script that reads "Michael Sparlin". The signature is written in dark ink and is positioned above a horizontal line.

Michael Sparlin, Senior Planner



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:



FEBRUARY 14, 2024

CASE: Certificate of Appropriateness

DESIGNATION: Walnut Street Urban
Conservation District - West

LOCATION: 1200 East Walnut Street

APPLICANT: Cheryl Kreider

STAFF: Michael Sparlin, 417-864-1091

SUMMARY OF PROPOSAL:

1. Install two sliding doors in garage door opening

RECOMMENDATION:

1. In the event the Board concludes that the request, if granted, will have a detrimental effect upon the Urban Conservation District (UCD) or any adverse effect on an historical or architectural resource, then the Board shall deny the request for a certificate.

FINDINGS FOR STAFF RECOMMENDATION:

1. The house at 1200 East Walnut Street is listed as a contributing structure in the District.
2. The Walnut Street Design Guidelines recommends “using treatments on outbuildings and garages that are compatible with the style and architecture of the structure and of the principal structure on the lot.” The proposed vinyl doors are not typically viewed as compatible materials.
3. The doors will not be highly visible from the primary elevation from Walnut Street. Because the subject property is located on a corner, the doors may be visible from National Avenue.
4. This proposed are shown to be fit within the original opening which is recommended by the Standards.



LANDMARKS BOARD STAFF REPORT

APPLICANT'S DESCRIPTION OF PROPOSAL:

See application for description.

STAFF COMMENTS:

1. The Walnut Street Design Guidelines recommends "using treatments on outbuildings and garages that are compatible with the style and architecture of the structure and of the principal structure on the lot." The proposed vinyl doors are not typically viewed as compatible materials.
2. The doors will not be highly visible from the primary elevation from Walnut Street. Because the subject property is located on a corner, the doors may be visible from National Avenue.
3. This proposed are shown to be fit within the original opening which is recommended by the Standards.
4. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.



LANDMARKS BOARD STAFF REPORT

DESIGN STANDARDS & GUIDELINES:

WALNUT STREET DESIGN GUIDELINES:

OUTBUILDING AND GARAGES

The Applicant Should Consider:

1. Retaining the existing historic outbuildings and garages.
2. Using treatments on outbuildings and garages that are compatible with the style and architecture of the structure and of the principal structure on the lot.

The Applicant Should Avoid:

1. Demolishing historic outbuildings or garages.
2. Locating new structures in front of building setback line of principal structure.
3. Attached carports.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ZONING ORDINANCE:

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation District-East states:



LANDMARKS BOARD STAFF REPORT

In the event the Board concludes that the request, if granted, will have a detrimental effect upon the Urban Conservation District (UCD) or any adverse effect on an historical or architectural resource, then the Board shall deny the request for a certificate.

ARCHITECTURAL SIGNIFICANCE OF PROPERTY:

From National Register Nomination Form:

See attached form.

**Missouri Historic Architectural Inventory for
Division of Parks and Historic Preservation Department of Natural Resources**

38) Ownership — private ☒ — public 39) Owners — name John Hahn et al — address c/o John Hulston P. O. Box 1591 ☐ 40) Local contact 41) Coordinates (UTM) 42) Quad	1) inventory number 2) name (cont) 3) name - historical 4) street address 5) town or vicinity 6) legal description 7) county	84 Hahn House 1200 E. Walnut Springfield O.H. Mitchell's Add. Greene Lot 4
43) Other survey	8) category (site, structure, building, object)	Building
44) History Build 1921-1922 by John H. Hahn, Pres. and Manager of Ozark Land & Lumber Co. Until her death in 1982, daughter (?) lived there.	9) significance 10) date 11) style 12) architect 13) builder 14) original use 15) present use	Architectural-Commerce 1921-1922 Four Square - Catalogue Builder Residence Residence
45) Additional description On the front and west elevations are gable dormers with wide projecting eaves and cornice returns. The cornice on the dormers still projects noticeably setting off a complete pediment. The window openings are doubled with ten over one light sash and pilastered surrounds with butt shingled wall surfaces. On the main house mass are wide projecting eaves with a moulded cornice. At the house corners under the eaves are brackets on each side of the corner. The wide frieze board is the window head for the second story window openings. The second story windows have smooth limestone sills and twelve over one light windows. The facade is three bay with doubled window openings at the first and second bays on the second story level with a center bay comprised of a very small opening though still with 12 over one light sash.	16) number of stories 17) plan shape 18) basement 19) foundation 20) wall construction 21) roof type - material	2 Square Full Rough, faced, coursed Brick ashlar Limestone Veneer Hip red clay ceramic tile
46) Description of environment/outbuildings Behind the house is a one-story brick veneered gable roof garage with a red clay roof which appears to be original.	22) contact print 35mm	23) site plan
47) Information sources Guardian of Estate Mr. Frazier City Directory 1915-1933	24) changes - additions/alterations/moved 25) condition 26) visible from road? 27) distance/frontage 28) accessible?	None visible Good - - -
48) Location of negatives Roll 4 #14-17 Roll 547-8 #1-2 49) Prepared by DDD 50) Organization Missouri Heritage Trust If additional space is needed, attached separate sheets.	29) preservation underway? 30) endangered? 31) on National Register? 32) part of established historical district 33) name of historical district 34) is site eligible? 35) district potential? 36) date 37) revision	No No No No - Yes Yes Jan. 27, 1984

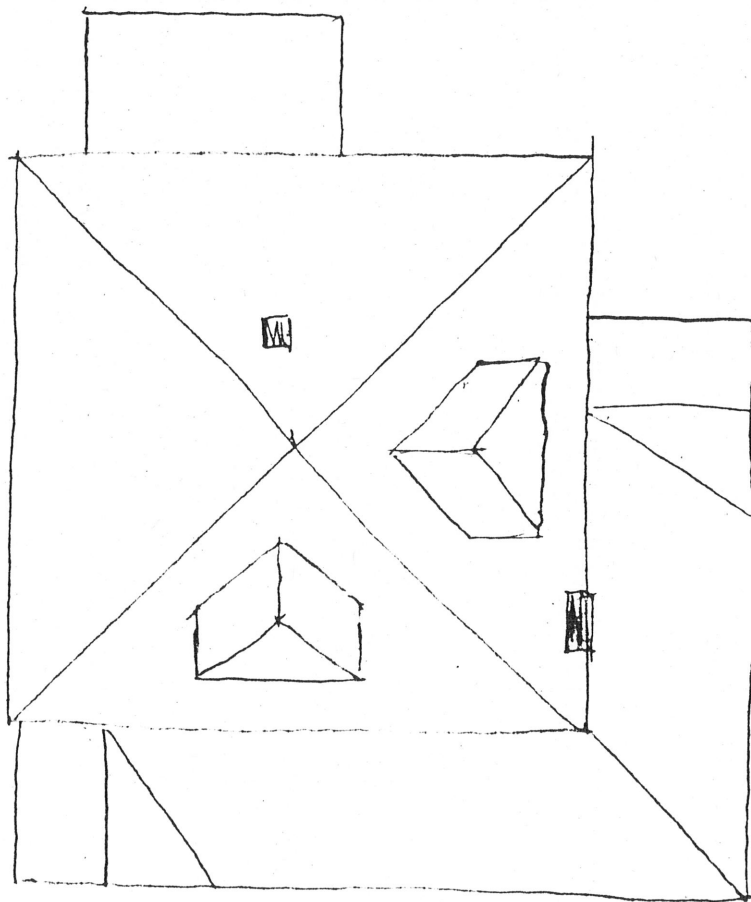
The entry is in the first bay with a more recent vestibule build around the entry way with large multipaned window areas. The entry itself has a large limestone smooth dressed lintel. There are sidelights flanking the entry with panels below and a four light sash fixed in the upper portion of the sidelight opening.

The windows are single at the first story with large smooth dressed limestone lintels.

There is a one-story porch across the front elevation and around almost all of the west elevation as well. The roof is covered with red clay tile and has a hipped roof plan with pedimented gables over the front and side entrances to the porch. The pediments have wide projecting gable eaves and cornice returns while the full cornice in the pediment projects noticeably. The face of the pediment is covered with shingles. The porch roof has wide projecting eaves with moulded cornice and wide entablature supported by square brick columns with square limestone capitals. The porch itself has a brick parapet with smooth limestone coping. The limestone water table is carried around the porch and there are limestone steps leading to the porch. Below the watertable the foundation of the porch is rough faced coursed ashlar limestone.

On the rear elevation is a one story sun porch with a flat roof. On the east elevation is an oriel window at the first story level with a gabled red tile roof and triple window. Under the oriel are tripled scrolled brackets.





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Application for Certificate of Appropriateness

ELECTRONIC SUBMITTAL INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
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):

Cheryl Kreider

Date:

1/24/24

Please type or print name(s) clearly:

Cheryl Kreider

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: 1200 E WALNUT Springfield, MO.

APPLICANT INFORMATION:

2. Name of current property owner: Walnut Street Retreat LLC

If corporation: Corporate Official: _____

Mailing Address: 2131 W. Republic

Zip Code: 65807 Telephone: 8506875409 Fax: _____

E-mail: Cheryl - Kreider @ Yahoo. com

3. AUTHORIZED REPRESENTATIVE:

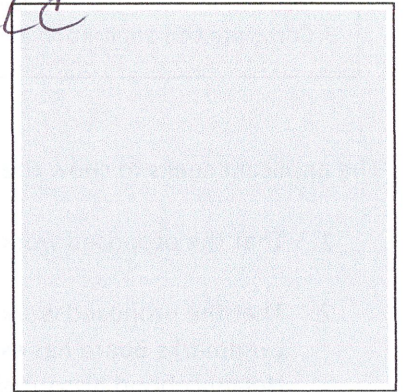
(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name: Cheryl Kreider

Signature: Cheryl Kreider

Mailing Address: _____ Zip Code: _____ Fax: _____

Telephone: _____ E-mail: SAME



(Corporate Seal)

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)

Date of discussion: 1/20/24

Michael Sparlin

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): _____		

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)

IN FILL FOR GARAGE. Studio dwelling.
3 sides to remain the same - ON BACK
Side remove OLD GARAGE DOOR +
Replace with 2 sliding doors.
Each Door will be 6ft wide + 8feet
tall. Will replace old overhead
door ON South Side

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.

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.)



22
- 16 / 12 -

11:49

LTE 27

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6 foot sliding patio floor

Filters

Pickup Today

Same-Day Delivery

10 results

Springfield Lowe's

Aisle 46
ENDCAP BACK

Vinyl Sliding Universal Double Patio Door

\$489.00

★★★★☆

647

Pickup

8 Available Today at Springfield...

Delivery

Get it by Today

Shop the Collection

Add to Cart

ONLY AT LOWE'S

RELIABILT

60-in x 80-in Low-e Insulating White Vinyl Sliding Universal Double Patio Door

\$450.68

★★★★☆

55

Pickup

Unavailable at Springfield Lowe's

Delivery

Get it by Mon, Feb 12

Shop the Collection

Add to Cart

Shop

My Lists

Cart

Wallet

Account

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