City of Springfield

Agenda

Landmarks Board

Layne Hunton (Chair) Architect Representative	**John Sellars** Historian Representative	**Jan Preston** Real Estate Representative
Wanda Quintana **(Pending oath of Office)** 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

March 13, 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. February 28, 2024
3. **Unfinished Business**
4. **New Business**
   - 4.1. Certificate of Appropriateness
     417 South Jefferson Avenue (Applicant: SPFLD Holdings, LLC)
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: February 28, 2024
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, Bryan Lenox, Jan Preston, and Seva Nix. Absent: John Sellars and Erik Kiser. Staff members: Michael Sparlin, Senior Planner.

APPROVAL OF MINUTES: December 13, 2023 minutes were approved.

NEW BUSINESS:
Certificate of Appropriateness: **1200 East Walnut Street** – Cheryl Kreider, 2131 W. Republic Road, stated that when she purchased the home, they had separated the top two floors and basement into Short-Term Rental units. She has since decided to have the entire house as one unit and the garage into a studio apartment and proposing adding a new door on the front of the garage and since it is a drive through garage, take out the old door on the back and install two sliding doors. It will not be visible from the house because it is facing south.

Mr. Hunton asked about infill and Ms. Kreider stated that the wood would be white and mullion between the doors.

Board members questioned about visibility from National Avenue and further discussion on how historical a garage door versus sliding doors and what was originally there. During the presentation Ms. Kreider passed out photos for the Board to review.

Board Action:
John Hawkins motioned to **approve** Certificate of Appropriateness (1200 East Walnut Street). Adam Letterman seconded the motion. The motioned carried as follows: Ayes: Layne Hunton, Chair, John Hawkins, Vice-Chair, Adam Letterman, Bryan Lenox, Jan Preston, and Seva Nix. Nays: None. Abstain: None. Absent: Erik Kiser and John Sellars.

REPORTS: Michael Sparlin noted new member, Wanda Quintana will be replacing Mia Jones as the Mid-Town Representative.

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

ADJOURNMENT:
There being no further business, the meeting was adjourned at 5:43pm.

Michael Sparlin, Senior Planner

LANDMARKS BOARD
STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING: **MARCH 13, 2024**

CASE: Certificate of Appropriateness

DESIGNATION: Historic Site – YMCA

LOCATION: 417 South Jefferson Avenue

APPLICANT: SPFLD Holdings, LLC

STAFF: Michael Sparlin, 417-864-1091

SUMMARY OF PROPOSAL:

1. Demolition of the 1950's, 1960's and 1970's additions to the YMCA. The original YMCA building will be retained.

STAFF RECOMMENDATION:

Staff recommends approval based on the fact that the nomination as a Historic Site did not include a description of the additions proposed to be demolished.

FINDINGS FOR STAFF RECOMMENDATION:

1. The additions proposed to be demolished were not included in the Description of Architecture Significance in the Nomination Form (attached).

2. The Board has the authority to review the demolition of the additions under a Certificate of Appropriateness according to Sec. 36-404 (3) (a), "A certificate of appropriateness shall be required in the following instances before the commencement of exterior work upon any new or existing structure or outside work on any site or parcel designated as a historic landmark or as being within a historic district except for ordinary maintenance and repair" (emphasis added).

3. In Exhibit C, the applicant states, "Due to the limited budget at the time of their construction, the above referenced additions are not architecturally significant and are lacking period materials or details common with other prominent mid-century designed buildings within our community. Their demolition would not adversely effect the character of the historic 1913 structure and would provide an opportunity for significant improvements to be made to the site."

APPLICANT'S DESCRIPTION OF PROPOSAL:

Refer to attached application.

LANDMARKS BOARD
STAFF REPORT

STAFF COMMENTS:

1. The additions proposed to be demolished were not included in the Description of Architecture Significance in the Nomination Form (attached).

2. The Board has the authority to review the demolition of the additions under a Certificate of Appropriateness according to Sec. 36-404 (3) (a), “A certificate of appropriateness shall be required in the following instances before the commencement of exterior work upon any new or existing structure or outside work on any site or parcel designated as a historic landmark or as being within a historic district except for ordinary maintenance and repair” (emphasis added).

3. In Exhibit C, the applicant states, “Due to the limited budget at the time of their construction, the above referenced additions are not architecturally significant and are lacking period materials or details common with other prominent mid-century designed buildings within our community. Their demolition would not adversely effect the character of the historic 1913 structure and would provide an opportunity for significant improvements to be made to the site.”

4. For demolition, the Board shall consider, in addition to the Secretary of the Interior’s Standards for Rehabilitation, the following per Sec 36-404 (3)(d)(4):

    a. The degree to which the proposed removal would serve to destroy the integrity and continuity of the historic landmark or historic district of which it is part.

    b. The nature of the resource as a representative type or style of architecture, socio-economic development, historical association or other element of the original designation criteria applicable to such structure or site.

    c. The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.

    d. The ability of the subject structure or site to produce a reasonable economic return on investment to its owner, provided, however, that it is specifically intended that this factor shall not have exclusive control and effect, but shall be considered along with all other criteria contained in this section.

    e. The post-demolition plans for the site and the relation of those plans to the surrounding area.

    In the event the landmarks board concludes that the request, if granted, will have a detrimental effect upon the historic landmark or historic district or any adverse impact on an historical or architectural resource, then the landmarks board shall deny the request for a certificate.

5. 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.

DESIGN GUIDELINES AND STANDARDS

DESIGN GUIDELINES

No specific design guidelines have been established by ordinance for historic sites. The Board has the authority to approve or disapprove the proposed application. A building permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the demolition permit.

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.

ARCHITECTURAL SIGNIFICANCE:

See attached City Council Resolution No. 7301, which contains a Description of Architecture Significance."

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):

Date:

02.23.24

02.23.24

Please type or print name(s) clearly:

Paden L. Chambers

Travis Tindall

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: 417 S Jefferson Ave.

APPLICANT INFORMATION:

2. Name of current property owner: See below.
If corporation: Corporate Official: SPFLD Holdings LLC
Mailing Address: 718 N Pine St. Rolla, MO
Zip Code: 65401 Telephone: 573-426-5476 Fax:
E-mail: dominic.deluca@mypcb.com

(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:
(*The representative should have the authority to commit the applicant to changes that may be suggested by the Board*):

Name: Paden L. Chambers - NFORM Architecture, LLC
Signature:
Mailing Address: 312 W. Commercial St. Springfield, MO Zip Code: 65803 Fax:
Telephone: 417-873-2255 E-mail: pchambers@nformarc.com

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:

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)*

The former Ward Downtown YMCA complex located at 417 S. Jefferson Ave. consists of the original 5-story corner building with gymnasium opened in 1913 and numerous additions constructed between the 1950's and early 2000's. In May 2023, Phelps County Bank purchased the complex from the Ozark Regional YMCA with plans to open a southwest Missouri branch. The Rolla based bank is committed to community and historic preservation as their headquarters in downtown Rolla is located within the former Edwin Long Hotel, a National Register Listed property opened in 1931 and serving as headquarters for the opening and Route 66 celebration.

Plans for 417 S. Jefferson Ave. call for the retention and renovation of the original 4-story corner building and gymnasium completed in 1913 with the demolition of the three additions containing a gymnasium and fitness center to the west constructed between the 1950's - 1970's.

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.

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

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.)

On March 31, 1986 the Ward Downtown YMCA was approved as a local historic site by city council and included on the Springfield Historic Register. Though the original application is not accessible, it can be assumed the nomination was for the historic four-story structure and gymnasium fronting Jefferson and Pershing. Completed in 1913 and designed by prominent Springfield firm Archibald Torbitt of Miller, Opel & Torbitt, the "Pure Italian Renaissance" structure was clad in tapestry style brick, Phenix marble with terracotta accents and topped by an ornate copper cornice. Serving the Springfield community for 110 years, the building has had numerous renovations and additions, the most significant occurring in 1958 (gymnasium and pool), 1966 (handball courts), 1970 (fitness center) 2006 (elevator and fire stair).

Following purchase of the property by Phelps County Bank (PCB) in May 2023, a substantial review and documentation of the existing facility was conducted by N·FORM Architecture as part of the planning process for a new southwest Missouri branch location for Phelps County Bank. It was determined that several of the later additions to the YMCA are at the end of their lifespan and should not be reused as part of the clients renovation plans. These include the additions made in 1958 (gymnasium and pool), 1966 (handball courts) and 1970 (fitness center). Current plans call for the remediation and demolition of the 1958, 1966 and 1970 additions with a complete renovation of the historic 1913 structure at Jefferson and Pershing.

Due to the limited budget at the time of their construction, the above referenced additions are not architecturally significant and are lacking period materials or details common with other prominent mid-century designed buildings within our community. Their demolition would not adversely effect the character of the historic 1913 structure and would provide an opportunity for significant improvements to be made to the site.

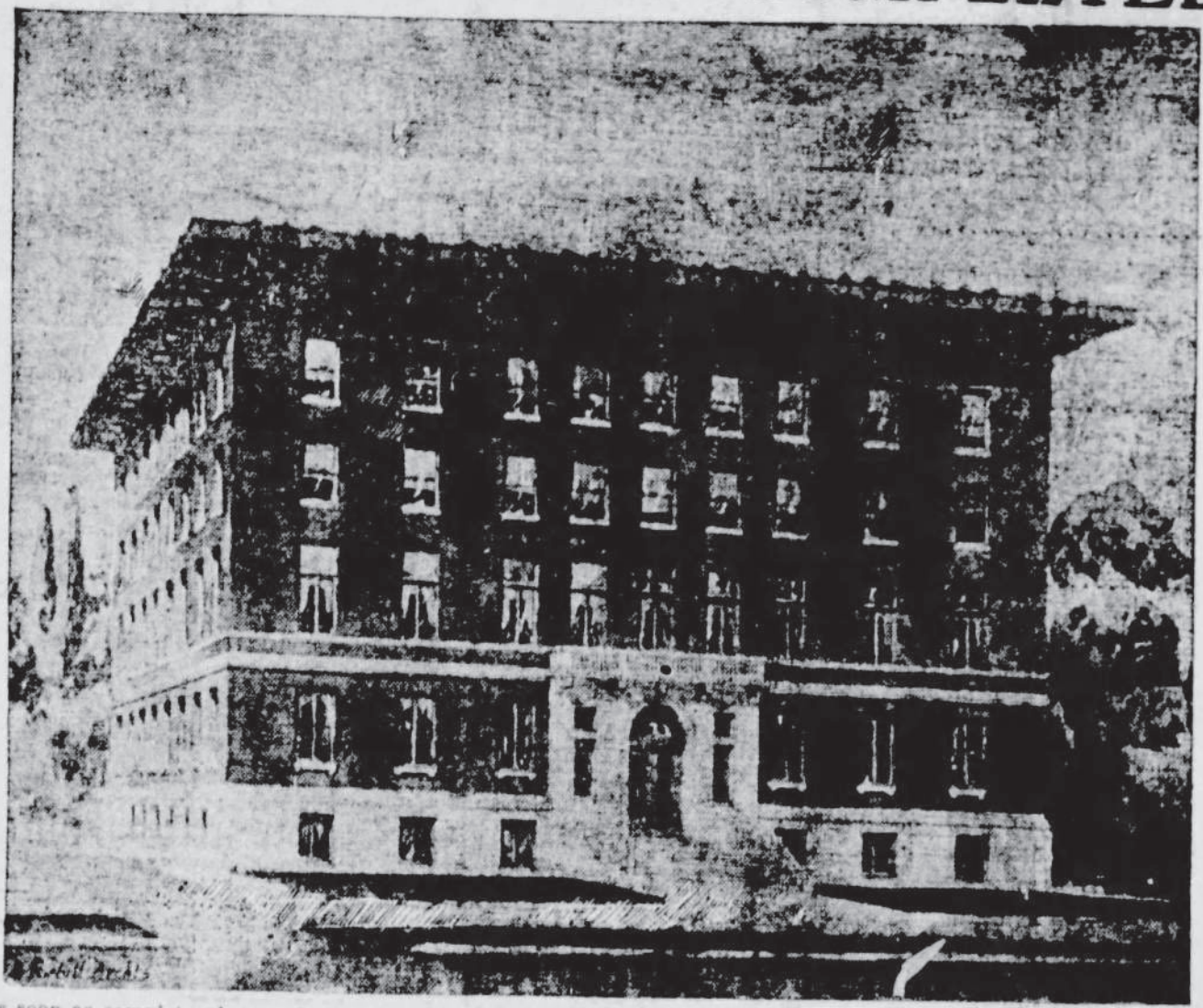
THE SPRINGFIEL

ONLY SEVEN-DAYS-A-WEEK PAPER IN SOUTHERN MISSOURI WITH ASSOC

LARGEST CIRCULATION GUARANTED.

SPRINGFIELD, MO., MONDAY, APRIL

HOW NEW Y.M.C.A. BUILDING WILL LOOK AS COMPLETED



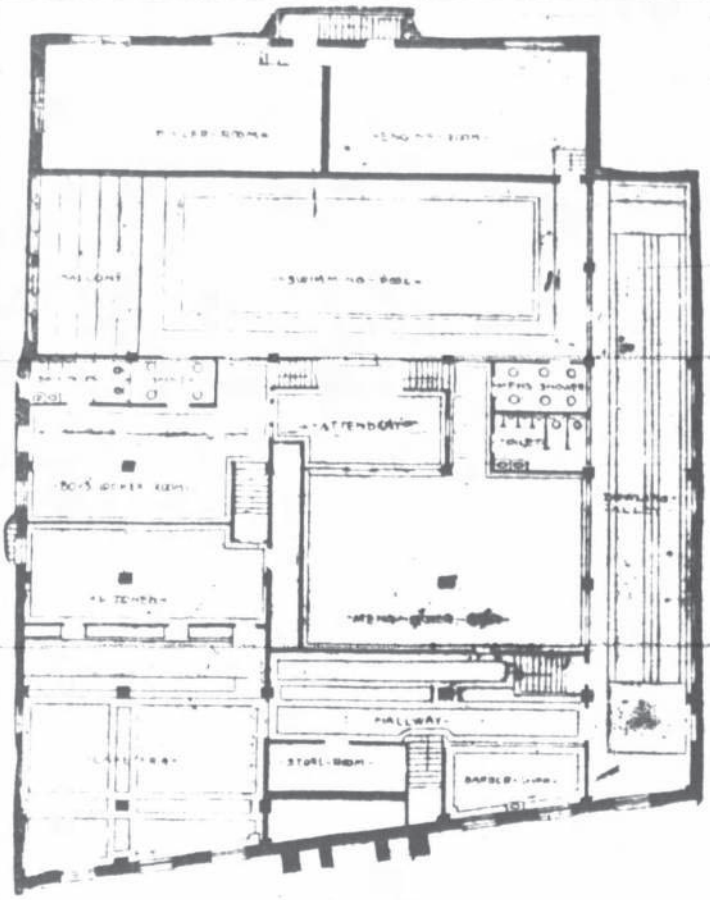
As soon as complete plans and specifications for the new Y. M. C. A. building are ready, the board of trustees will ask for bids for its erection. It is not probable, however, that the actual construction work can be started for some time, since all funds necessary to pay for the structure and furnishings are not on hands. The proposed new building was planned by Miller, Opal and Torbitt, architects.

Few changes were made in the original sketches submitted to the trustees, though a building committee made a special trip to Kansas City, Topeka and St. Joseph to inspect "Y" buildings to get pointers.

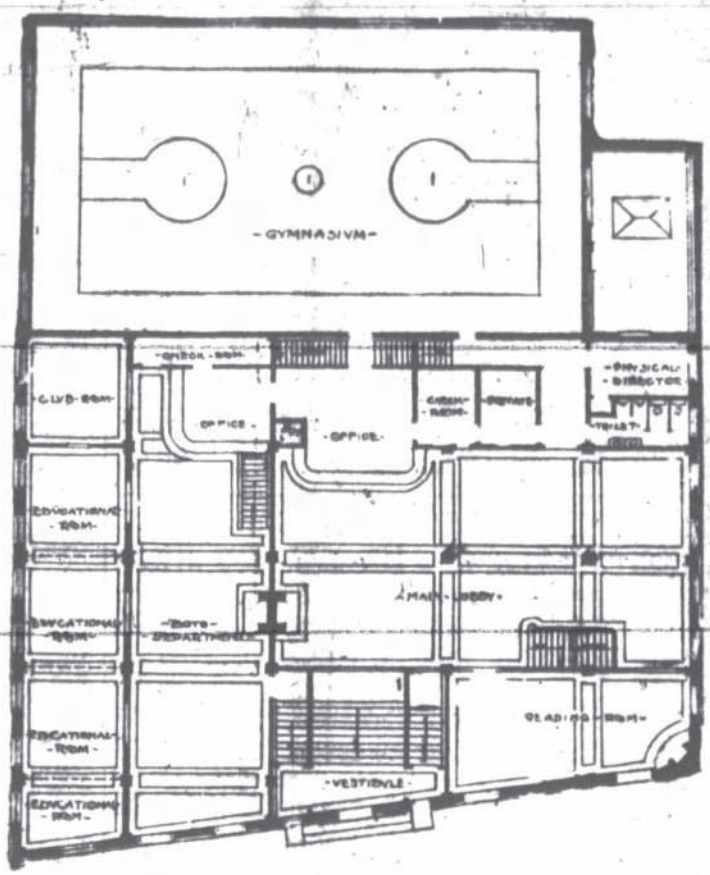
The main building will be constructed of brick with stone and terra cotta trimmings. In the basement will be a cafeteria, barber shop, bowling alleys, engine and boiler rooms. The first floor will be for the main office rooms and the boys' department. The second floor will be used for an auditorium, study rooms and meeting rooms. The third and fourth floors will be fitted for a dormitory, each floor having 30 rooms.

Back of the main building, which will front on Jefferson street, will be a gymnasium of one story. In the basement will be a swimming tank while the main floor will be for the gymnasium and hand ball courts.

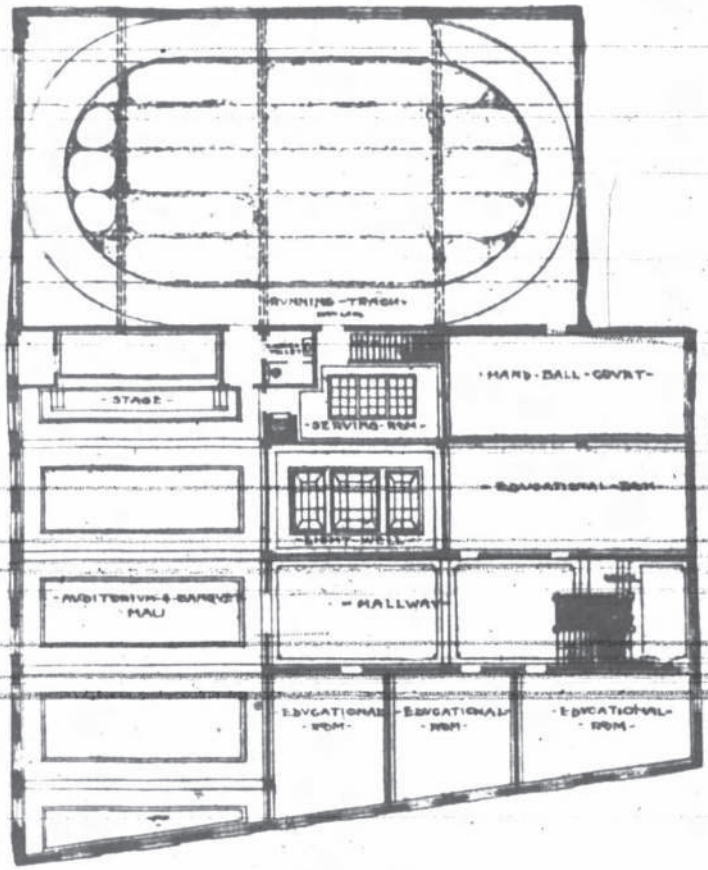
Y. M. C. A. Model of Convenience



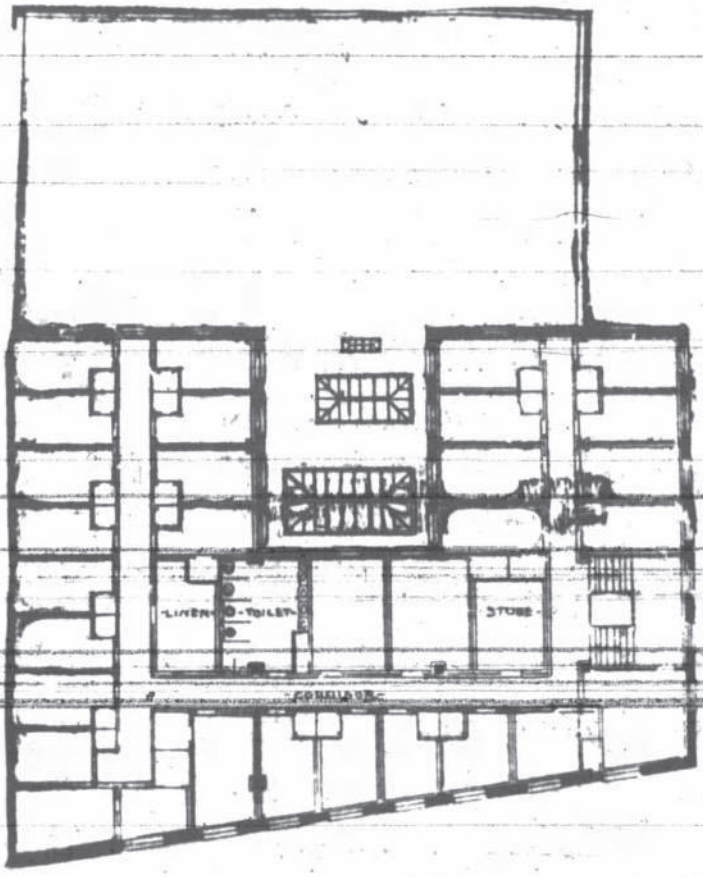
BASEMENT PLAN



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



THIRD AND FOURTH FLOOR PLANS.

Archibald N. (A.N) Torbitt

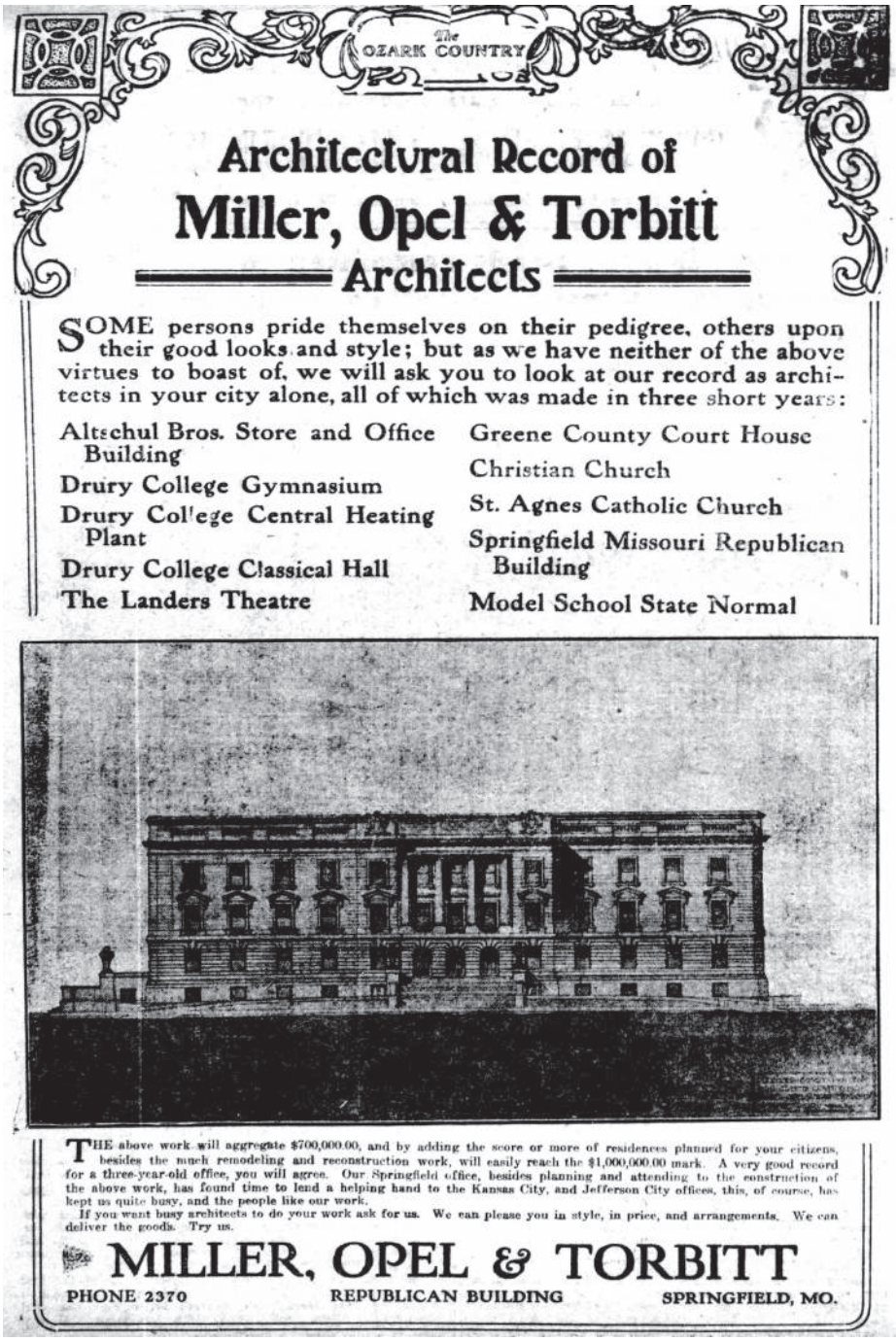
Born Mexico Missouri -1883

Educated International Correspondence School

Joined Miller & Opel in 1906 in Jefferson City and became partner in the Springfield office in 1910.

Left Springfield in 1918 to join H.H. Hohenschild of St. Louis

Retired to Seattle, WA before passing away in 1958.



The Ozark Country

Architectural Record of
Miller, Opel & Torbitt
Architects

SOME persons pride themselves on their pedigree, others upon their good looks and style; but as we have neither of the above virtues to boast of, we will ask you to look at our record as architects in your city alone, all of which was made in three short years:

Altschul Bros. Store and Office Building
Drury College Gymnasium
Drury College Central Heating Plant
Drury College Classical Hall
The Landers Theatre
Greene County Court House
Christian Church
St. Agnes Catholic Church
Springfield Missouri Republican Building
Model School State Normal

THE above work will aggregate $700,000.00, and by adding the score or more of residences planned for your citizens, besides the much remodeling and reconstruction work, will easily reach the $1,000,000.00 mark. A very good record for a three-year-old office, you will agree. Our Springfield office, besides planning and attending to the construction of the above work, has found time to lend a helping hand to the Kansas City, and Jefferson City offices, this, of course, has kept us quite busy, and the people like our work.

If you want busy architects to do your work ask for us. We can please you in style, in price, and arrangements. We can deliver the goods. Try us.

MILLER, OPEL & TORBITT

PHONE 2370 REPUBLICAN BUILDING SPRINGFIELD, MO.

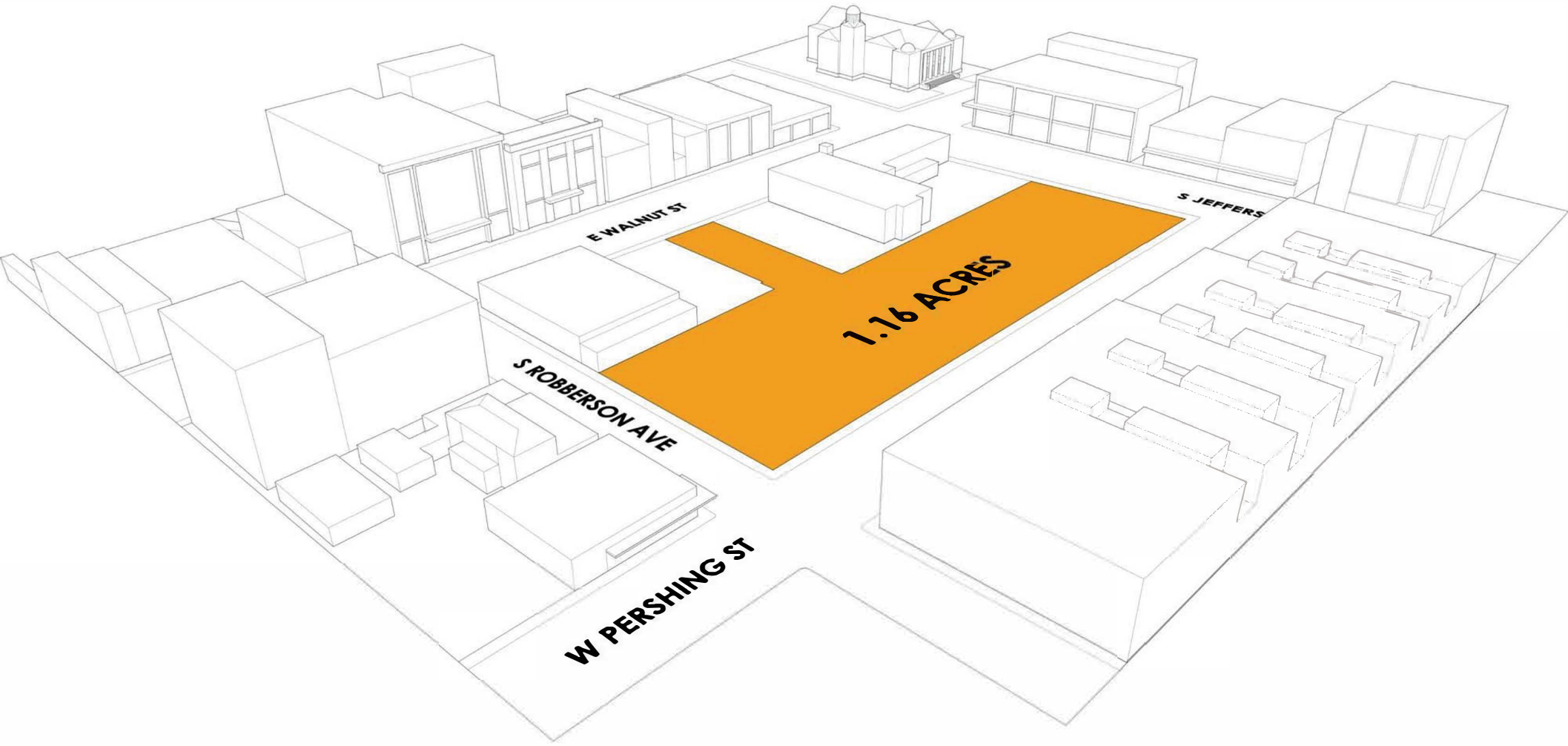
Springfield Missouri Republican - February 3, 1911

Y.M.C.A

Landers Theater

Classical (Burnham) Hall - Drury U.

Heers Building



Phelps County Bank

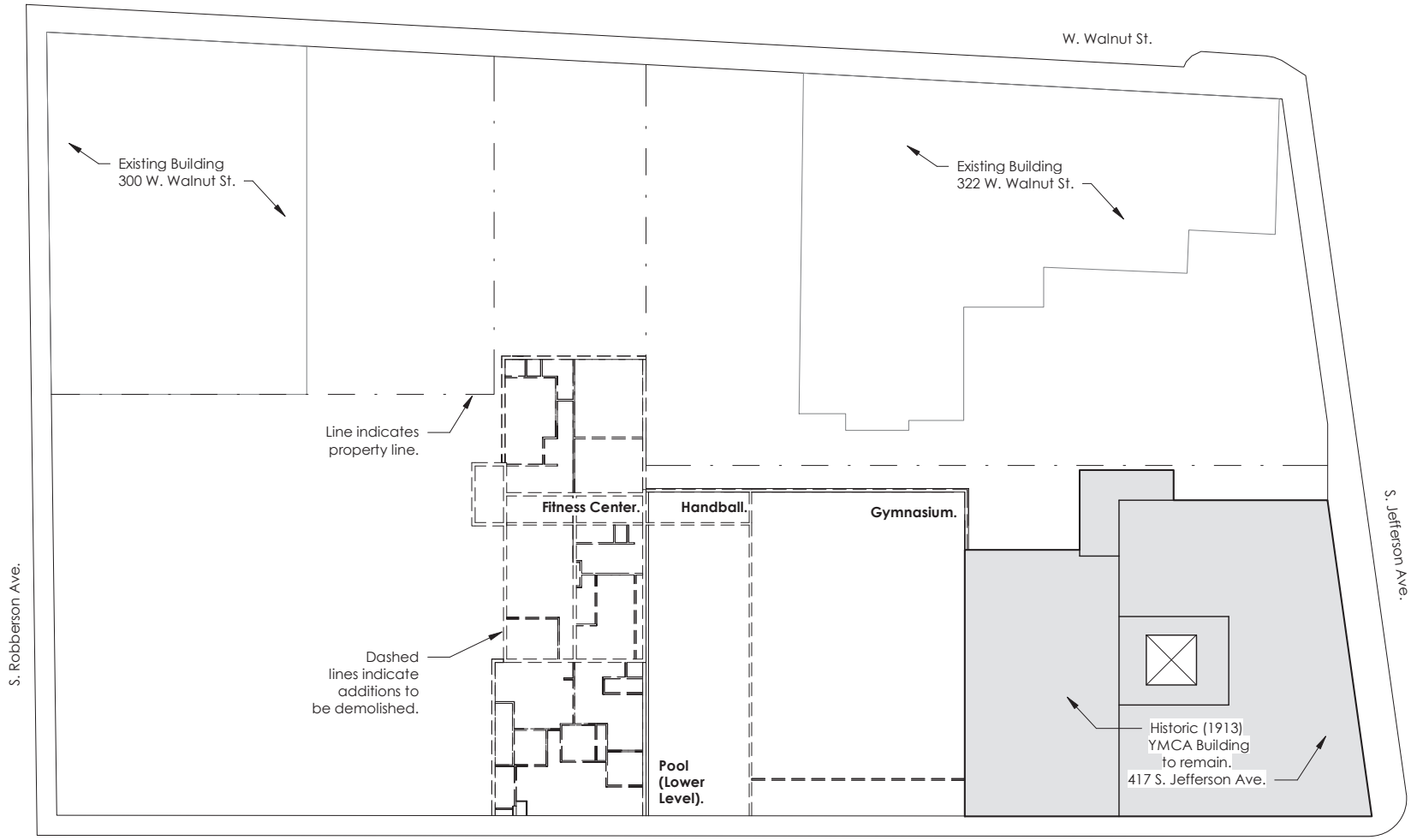
PROPERTY EXTENTS

N·FORM ARCHITECTURE

Phelps County Bank

BUILDING ADDITIONS

N·FORM ARCHITECTURE



2 PS-00 **Proposed Site Demolition Plan**

1/32" = 1'-0"

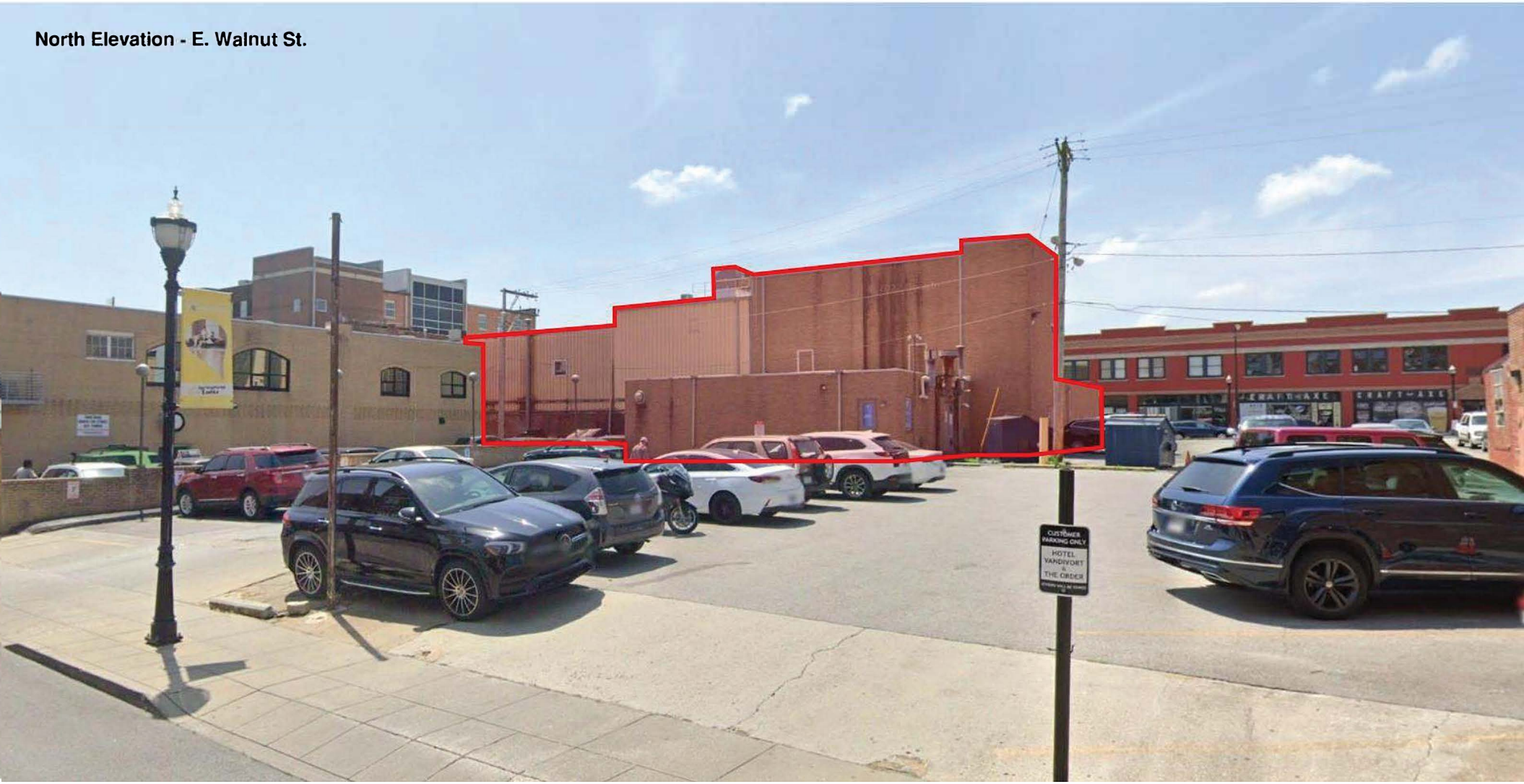
N

PS-00

Phelps County Bank Renovation - YMCA
417 S Jefferson Ave. Ste. 1
Springfield, MO 65806
Site Demolition Plan
02.23.24

N·FORM ARCHITECTURE
312 W Commercial St
Springfield, MO 65803
417.873.2255
www.nformarc.com
COPYRIGHT (C) 2023 N- FORM Architecture, LLC.

North Elevation - E. Walnut St.



West Elevation - S. Robberson Ave.

South Elevation - E. Pershing St.

Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P. Hrngs. _____
Pgs. 5
Filed: 3-26-86

Sponsored by: Gerdes

COUNCIL BILL NO. 86- 161 RESOLUTION NO. 7301

A RESOLUTION

FINDING AND DECLARING the Young Men's Christian Association at 417 South Jefferson to be an historic site within the City of Springfield, Missouri.

WHEREAS, the Historical Site Board of the City of Springfield has listed the property on the local register pursuant to Section 2-48(c) of the Code by finding the following described property to be an historic site; and

WHEREAS, the City Council of the City of Springfield deems it desirable that such premises be preserved for its historical value for the citizens of Springfield by designating the site under Section 2-49 of the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

That the City Council hereby finds and declares that the Young Men's Christian Association at 417 South Jefferson is an historic site of particular value and importance to the heritage of the people and the citizens of Springfield and has been placed on the local register by the Historical Site Board; therefore, the City Council hereby designates said property as an historic site for purposes of Section 2-49(a) of the City Code.

Passed at Meeting: Mar. 31, 1986

/s/ George Scruggs
Mayor

Attest: /s/ Donald L. Kelley City Clerk

Approved as to Form: Karen Mabry, Asst. City Attorney

Approved for Council Action: [signature] City Manager

Aff. Agcy. Noticed _____
Emergency Required _____
P. Hrngs. Required _____
Fiscal Note Required _____

EXPLANATION TO COUNCIL BILL NO. 86 _____

ORIGINATING DEPARTMENT: City Clerk

PURPOSE: To declare 417 South Jefferson a historic site and to place it on the Springfield Register of Historic Sites.

REMARKS:

At their March 10, 1986 meeting, the Historical Site Board voted unanimously (7-0) to recommend to City Council the inclusion of 417 South Jefferson, commonly known as YMCA, on the Springfield Register of Historic Sites. Designation of this structure as a historic site is part of the Historical Site Board's ongoing effort to identify architecturally and/or historically significant structures in the downtown area. Historical and architectural information and a current photograph is attached.

Submitted by:

Douglas Nickell, JH
Chairman, Historical Site Board

Approved by:

City Manager

2

- NOMINATION -
SPRINGFIELD REGISTER
OF HISTORIC SITES

TITLE OR PROPERTY: Young Men's Christian Assn.

LOCATION: 417 S. Jefferson

PRESENT OWNER: YMCA

RESEARCHED BY: March 3, 1986

OWNER NOTIFIED: Jim Keet

HISTORICAL SITE BOARD APPROVAL: March 10, 1986

BUILT BY: L. W. Dumas, Jr. Construction Company
architects were Miller, Opal and Torbitt

DATE BUILT: September 25, 1913

BRIEF DESCRIPTION OF ARCHITECTURAL SIGNIFICANCE:

The brick veneer structure has a pronounced projecting copper cornice with copper modillions. There is a band of light colored terra cotta between the third and fourth story with decorative stone panels below. The upper story has pattern blocks of stone with a center carved panel between each of the window bays. The entrance is composed of a tall round arched entry with flanking windows all within a stone facing. Above the entrance is a projecting hood with consoles.

BRIEF DESCRIPTION OF HISTORICAL SIGNIFICANCE:

The building has served as a center for community and recreational activities since its completion in 1913. Since its merger with the YWCA several years ago it has offered programs to both men and women.

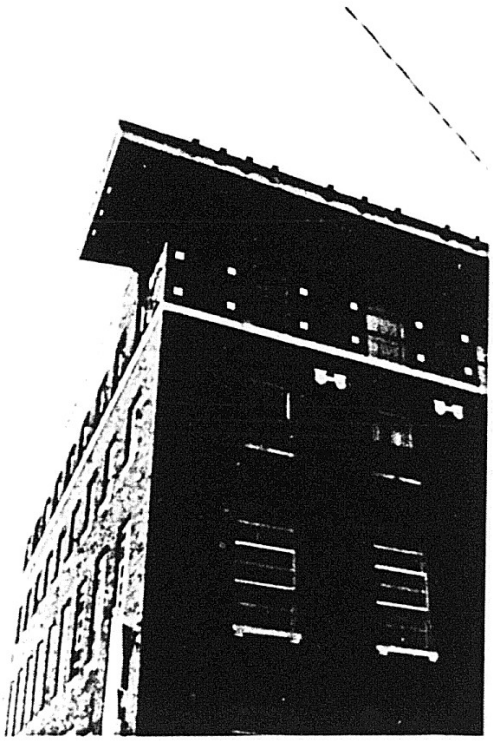
Y.M.C.A.
417 South Jefferson

East Elevation

Details of Entrance
East Elevation

Y.M.C.A.
417 South Jefferson

East Elevation



Projecting Cornice