



## City of Springfield

### Agenda

#### Landmarks Board

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

April 10, 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. March 13, 2024
3. **Unfinished Business**
4. **New Business**
  - 4.1. Certificate of Appropriateness  
397 East Central Street (Applicant: Jim Schmidt, Springfield Greene County Library)
  - 4.2. Certificate of Appropriateness - Approved Administratively  
1001 East Walnut Street (Applicant: Benjamin Conway)
5. **Reports**
6. **Communications**
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:** March 13, 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, Erick Kiser, and Wanda Quintana Nix. Absent: Jan Preston and Seva Nix. Staff members: Michael Sparlin, Senior Planner.

**APPROVAL OF MINUTES:** February 28, 2024, minutes were approved.

### **NEW BUSINESS:**

Certificate of Appropriateness: **417 South Jefferson Avenue** – Paden Chambers, 1643 E. Lombard Street and here representing the design team. The owners, Phelps County Bank will be moving to Springfield and noted that reusing older existing buildings are part of their mission as a bank.

Mr. Chambers noted that the original building was constructed in 1913 with several additions over the years with the elevator stair tower completed in the 2000s. He also was able to get the original application from 1986 and they are making sure that there is no disturbing of the integrity during the demolition of the sections built after 1913 but will be leaving the elevator at this time.

Discussion on what is being demolished (building sections from 1950's, 1960's and 1970's additions) the original YMCA building will be retained and questions about the sub-basements which will be demolished and the original character of the building. They will go over the building and make sure all items of architectural significance will be preserved.

Landmarks Board members expressed their joy of this project.

### **Board Action:**

John Hawkins motioned to **approve** Certificate of Appropriateness (417 South Jefferson Avenue). John Sellars seconded the motion. The motioned carried as follows: Ayes: Layne Hunton, Chair, John Hawkins, Vice-Chair, Adam Letterman, Bryan Lenox, Erik Kiser, John Sellars and Wanda Quintana. Nays: None. Abstain: None. Absent: Jan Preston, and Seva Nix

**REPORTS:** Michael Sparlin introduced new member, Wanda Quintana.

**Any other matters that fall under the jurisdiction of the Board:** Jefferson Street Footbridge was mentioned in an article in the Springfield Business Journal.

### **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 5:45pm.



Michael Sparlin, Senior Planner



# LANDMARKS BOARD STAFF REPORT

## LANDMARKS BOARD PUBLIC HEARING:

**APRIL 10, 2024**



**CASE:** Certificate of Appropriateness

**DESIGNATION:** Historic Site – Mid-Town Carnegie Public Library

**LOCATION:** 397 East Central Street

**APPLICANT:** Springfield-Greene County Library District

**STAFF:** Michael Sparlin, 417-864-1091

## SUMMARY OF PROPOSAL:

1. Demolish 1999 rear entrance addition
2. Construct new rear entrance with an accessible ramp

## STAFF RECOMMENDATION:

Staff recommends approval.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed addition appears to be consistent with the *Standard's* recommendation that “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.”
2. After review of Preservation Brief # 32, Making Historic Properties Accessible, there are certain recommendations regarding accessibility and health and safety codes. The guidelines recommend complying with health and safety codes in such a manner that character-defining spaces, features and finishes are preserved. They also recommend finding solutions to meet accessibility requirements that minimize the impact on the historic building and its site.

## APPLICANT'S DESCRIPTION OF PROPOSAL:

Refer to attached application.



# LANDMARKS BOARD STAFF REPORT

## STAFF COMMENTS:

1. The *Secretary of the Interior's Standards for Rehabilitation* recommend that “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.”
2. The *Standards* recommend that “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.
3. After review of Preservation Brief # 32, *Making Historic Properties Accessible*, there are certain recommendations regarding accessibility and health and safety codes. The guidelines recommend complying with health and safety codes in such a manner that character-defining spaces, features and finishes are preserved. They also recommend finding solutions to meet accessibility requirements that minimize the impact on the historic building and its site.
4. Preservation Brief #32 recommends the following when considering a new addition as an accessibility solution:

“...New additions often create opportunities to incorporate access for people with disabilities. It may be possible, for example, to create an accessible entrance, path to public levels via a ramp, lift, or elevator (See Figure 23). However, a new addition has the potential to change a historic property's appearance and destroy significant building and landscape features. Thus, all new additions should be compatible with the size, scale, and proportions of historic features and materials that characterize a property (See Figure 24). New additions should be carefully located to minimize connection points with the historic building, such that if the addition were to be removed in the future, the essential form and integrity of the building would remain intact. On the other hand, new additions should also be conveniently located near parking that is connected to an accessible route for people with disabilities. As new additions are incorporated, care should be taken to protect significant landscape features and archeological resources. Finally, the design for any new addition should be differentiated from the historic design so that the property's evolution over time is clear. New additions frequently make it possible to increase accessibility, while simultaneously reducing the level of change to historic features, materials, and spaces.”
5. The existing rear entrance, which was constructed in 1999 is proposed to be demolished.
6. 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.



# LANDMARKS BOARD STAFF REPORT

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.

7. 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.

[PRESERVATION BRIEF #32, MAKING HISTORIC PROPERTIES ACCESSIBLE](#) (see link for complete article)

### *Considering a New Addition as an Accessibility Solution*

Many new additions are constructed specifically to incorporate modern amenities such as elevators, restrooms, fire stairs, and new mechanical equipment. These new additions often create opportunities to incorporate access for people with



# LANDMARKS BOARD STAFF REPORT

disabilities. It may be possible, for example, to create an accessible entrance, path to public levels via a ramp, lift, or elevator (See Figure 23). However, a new addition has the potential to change a historic property's appearance and destroy significant building and landscape features. Thus, all new additions should be compatible with the size, scale, and proportions of historic features and materials that characterize a property (See Figure 24). New additions should be carefully located to minimize connection points with the historic building, such that if the addition were to be removed in the future, the essential form and integrity of the building would remain intact. On the other hand, new additions should also be conveniently located near parking that is connected to an accessible route for people with disabilities. As new additions are incorporated, care should be taken to protect significant landscape features and archeological resources. Finally, the design for any new addition should be differentiated from the historic design so that the property's evolution over time is clear. New additions frequently make it possible to increase accessibility, while simultaneously reducing the level of change to historic features, materials, and spaces.

## **ARCHITECTURAL SIGNIFICANCE:**

### Identified Architectural Features:

1. Brick and tile 2 story structure sheathed with limestone in a Neo-Classical style
2. Projecting centered pedimented gable entrance
  - (a) Carved stone face in pediment
  - (b) Modillion cornice and eaves
  - (c) Wide frieze with PUBLIC LIBRARY covered over entrance
  - (d) Three bay opening flanked by pilaster having a Tuscan order
  - (e) Double-hung windows with stained-glass pattern on first and second floors placed between pilasters
  - (f) Paired double-hung window on 2nd floor over entrance with stained-glass pattern
  - (g) Cut stone 2nd floor projecting window surrounds with keystone
  - (h) Gun-port type windows (narrow rectangular shape and deeply recessed) on 1st floor on either side of end pilasters
  - (i) Pediment over entrance with projecting frieze with support blocks at ends
  - (j) Projecting carved torch and wreath connects second floor with frieze
  - (k) Cut stone steps with landing to entrance
3. Hip roof with clay tile roofing
4. Simple cornice
  - (a) Crown molding having widely spaced half circles
  - (b) Crown molding flares at corners with raised circle on face
  - (c) Modillions
5. Wide frieze with smooth surface and simple molding ~t top and bottom
6. Second floor windows
  - (a) Double-hung
  - (b) Cut stone surrounds with simple molding
  - (c) Support blocks at end of sills aligned with vertical surrounds
7. First floor windows
  - (a) Stained-glass transom
  - (b) Vertical sliding windows in rectangular shape
  - (c) Cut stone surrounds with simple molding
  - (d) Keystone
  - (e) Support block under sill
8. First floor windows east and west elevations
  - (a) Stained-glass transom
  - (b) Vertical sliding windows in square shape
  - (c) Cut stone panel fill in lower portion of opening
  - (d) Cut stone surrounds with simple molding and keystone
9. Ground level projects slightly from main body of building and connected with 1st floor level with bevel cut stone
10. Hopper head downspouts
11. East and west addition separated from original structure by placement of window having wider spacing than the original windows



# LANDMARKS BOARD STAFF REPORT

12. Addition on rear with two story with vertical windows
13. All historic wood sashes were replaced with aluminum sashes

## Identified Historical Importance:

1. Funded by Andrew Carnegie which donated funding for public libraries throughout the country.
2. Located in the establishing educational center (Drury College and Springfield (Central) High School) of the community.



## 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:

03-06-2024  
3.11.24

Please type or print name(s) clearly:

Jim Schmidt, Springfield-Greene County Library

Jason Hainline, Dake Wells Architecture

## 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: 397 E. Central St, Springfield, MO 65802

### APPLICANT INFORMATION:

2. Name of current property owner: Springfield-Greene County Library Dist

If corporation: Corporate Official: \_\_\_\_\_

Mailing Address: 4653 S. Campbell, Springfield, MO

Zip Code: 65810 Telephone: 417-883-5366 Fax: \_\_\_\_\_

E-mail: jims@thelibrary.org

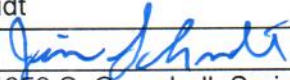


(Corporate Seal)

### 3. AUTHORIZED REPRESENTATIVE:

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

Name: Jim Schmidt

Signature: 

Mailing Address: 4653 S. Campbell, Springfield, MO

Telephone: 417-883-5366 E-mail: jims@thelibrary.org

Zip Code: 65810 Fax: \_\_\_\_\_

### 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: February 7th, 2024

**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.)

|                                                             |                                                        |                                                       |
|-------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------|
| <input checked="" type="checkbox"/> Addition (1,2, 3, 7)    | <input type="checkbox"/> Handicapped Ramp (1, 2, 3)    | <input type="checkbox"/> Sidewalk (1, 3)              |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6)          | <input type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5)           |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7)   | <input type="checkbox"/> Parking (1, 3)                | <input type="checkbox"/> Sign (1, 2, 3, 6)            |
| <input checked="" type="checkbox"/> Demolition (1, 2, 3, 7) | <input type="checkbox"/> Porch (1, 2, 3)               | <input type="checkbox"/> Window (2, 3, 4 or 5, 6)     |
| <input type="checkbox"/> Door (2, 3, 4 or 5, 6)             | <input type="checkbox"/> Retaining Wall (1, 2, 3)      | <input type="checkbox"/> Archeological Site (1, 3, 8) |
| <input type="checkbox"/> Fence (1, 2, 3, 5)                 | <input type="checkbox"/> Roof-New (3, 4 or 5, 7)       |                                                       |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6)        | <input type="checkbox"/> Re-roof (3, 4)                |                                                       |
| <input type="checkbox"/> 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)

At the Midtown Carnegie Branch Library the existing entry addition on the northeast portion of the building will be demolished, removing the concrete base, glass vestibule, and green metal roof of the 1999 addition while preserving the original 1905 building facade. This will provide the necessary space to infill with a new entry additional that will enclose an accessible path connecting both the basement and main level of the branch library to the parking lot. Constructed using slab on grade concrete, steel columns and beams the structure sets the roof elevation just below the parapet height of the low terra cotta roof. The proposed main facade will utilize the same terra cotta panel (both profile and finish) as the existing roof tiles, but in a vertical orientation along the wall. Dark bronze framed glazing matching the existing windows will tie the new entry with the existing building at both ends, delineating between existing and new. On the interior, both the 1905 and 1937 facades will be preserved and protected, celebrating the craftsmanship of the original design. New mechanical systems serving the addition and the existing building will be located on the roof, setback so they are hidden from view when standing in the parking lot. Existing mechanical units at the ground level will be replaced with a new screening enclosure. At the opposite end of the site a small dock addition will replace the current wood dock that is in disrepair at the book storage building.

**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.

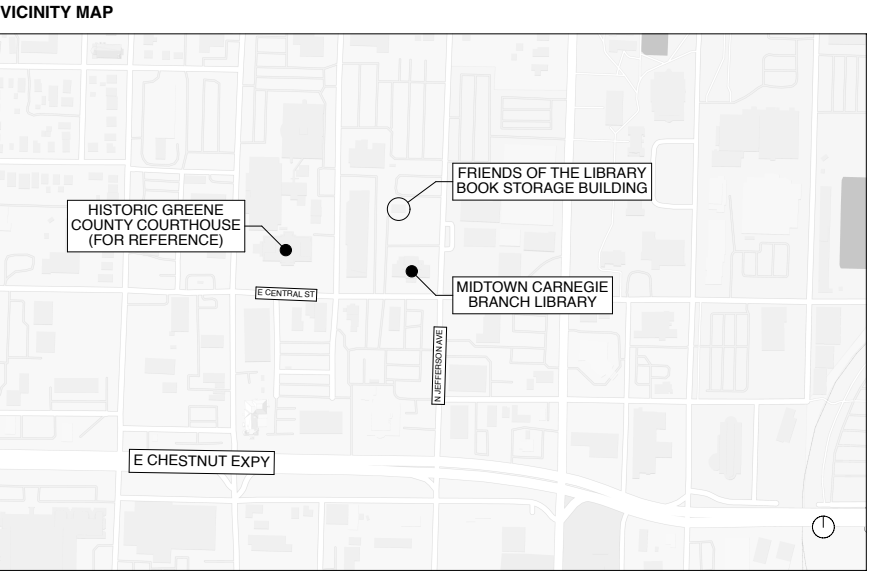
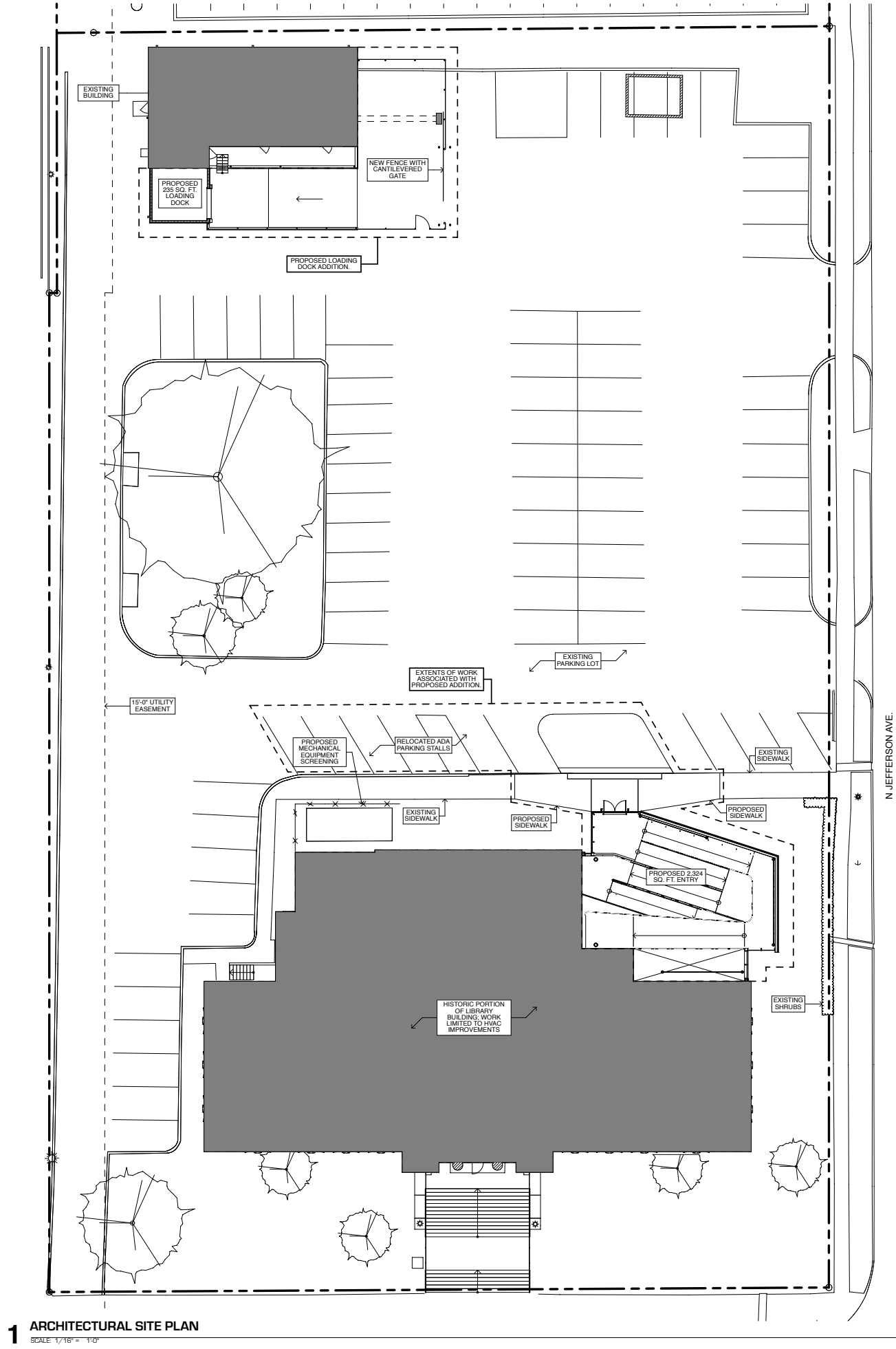
## Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

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*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.)

Please see attached Exhibit C.



|          |            |
|----------|------------|
| Issued:  | TBD        |
| Revised: |            |
| Revised: |            |
| Revised: |            |
| Revised: |            |
| Scale:   | AS NOTED   |
| Drawn:   | PAssociate |
| Checked: | DAssociate |
| Job:     | ?????      |

**A006**

Plotted On: 1/29/24 at 2:25 PM

**MIDTOWN CARNEGIE BRANCH LIBRARY ADDITION  
& BOOK STORAGE BUILDING IMPROVEMENTS**

SPRINGFIELD-GREENE COUNTY LIBRARY  
397 E CENTRAL ST  
SPRINGFIELD, MISSOURI 65802

NOT FOR CONSTRUCTION

**ARCHITECTURAL SITE PLAN**

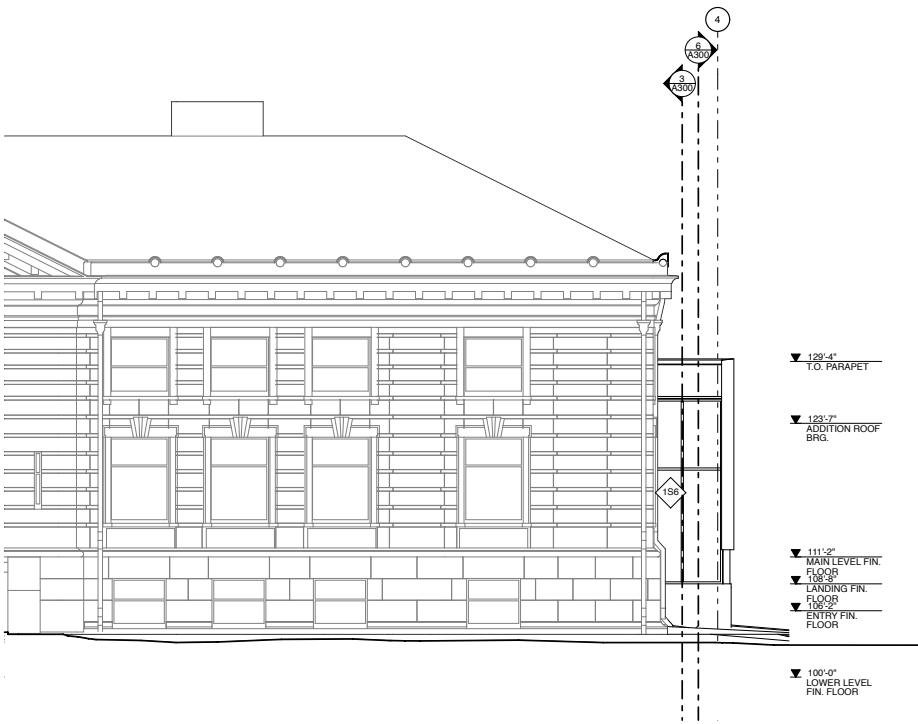
SEAL

ARCHITECTURAL SITE PLAN  
COPYRIGHT 2024 DAKE I WELLS ARCHITECTURE, INC.

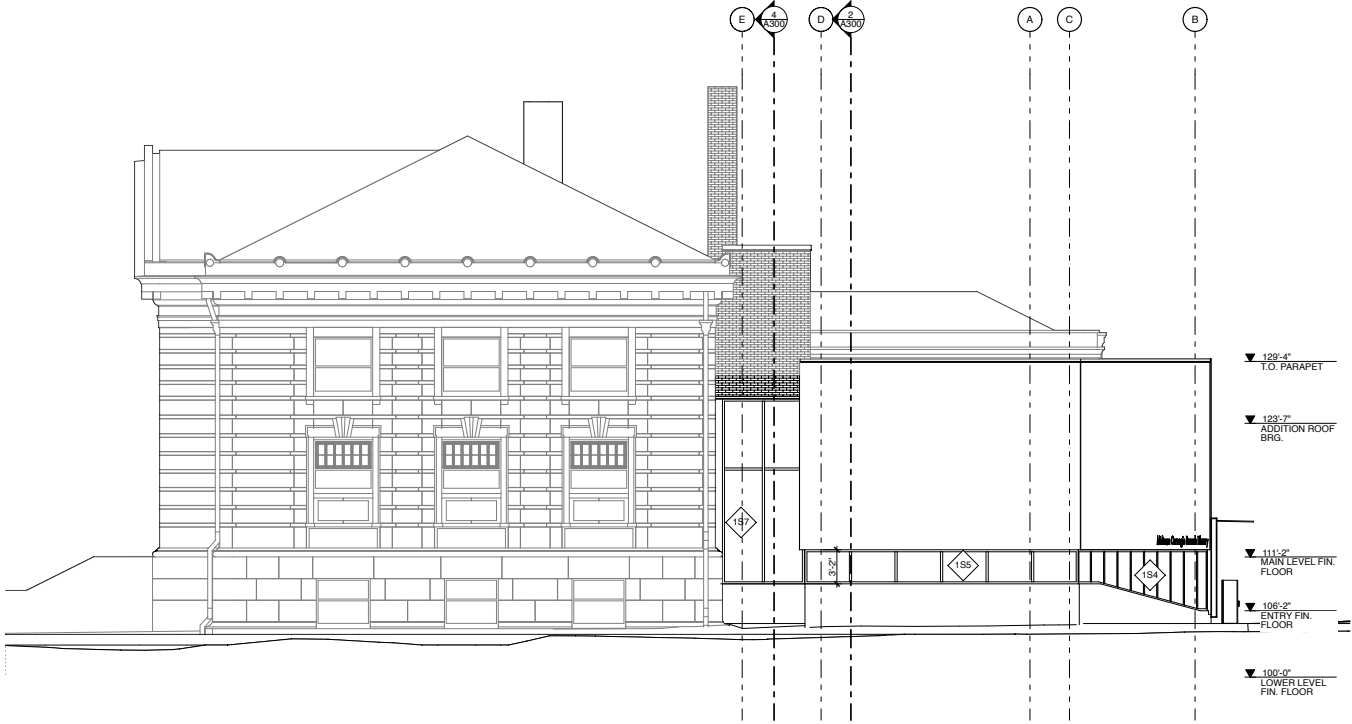
**DAKE I WELLS**  
architecture

13.4 park central square, suite 300  
springfield, mo 65806  
p. 417.651.5504  
Copyright 2024

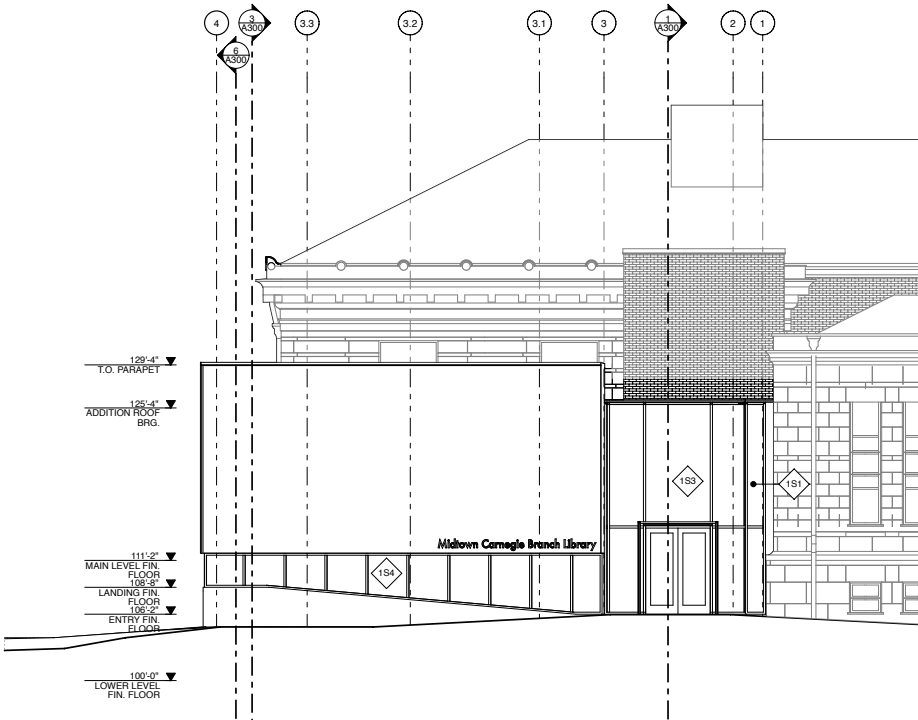
Dake I Wells Architecture, Inc. - Missouri State Certificate of Authority #00695899



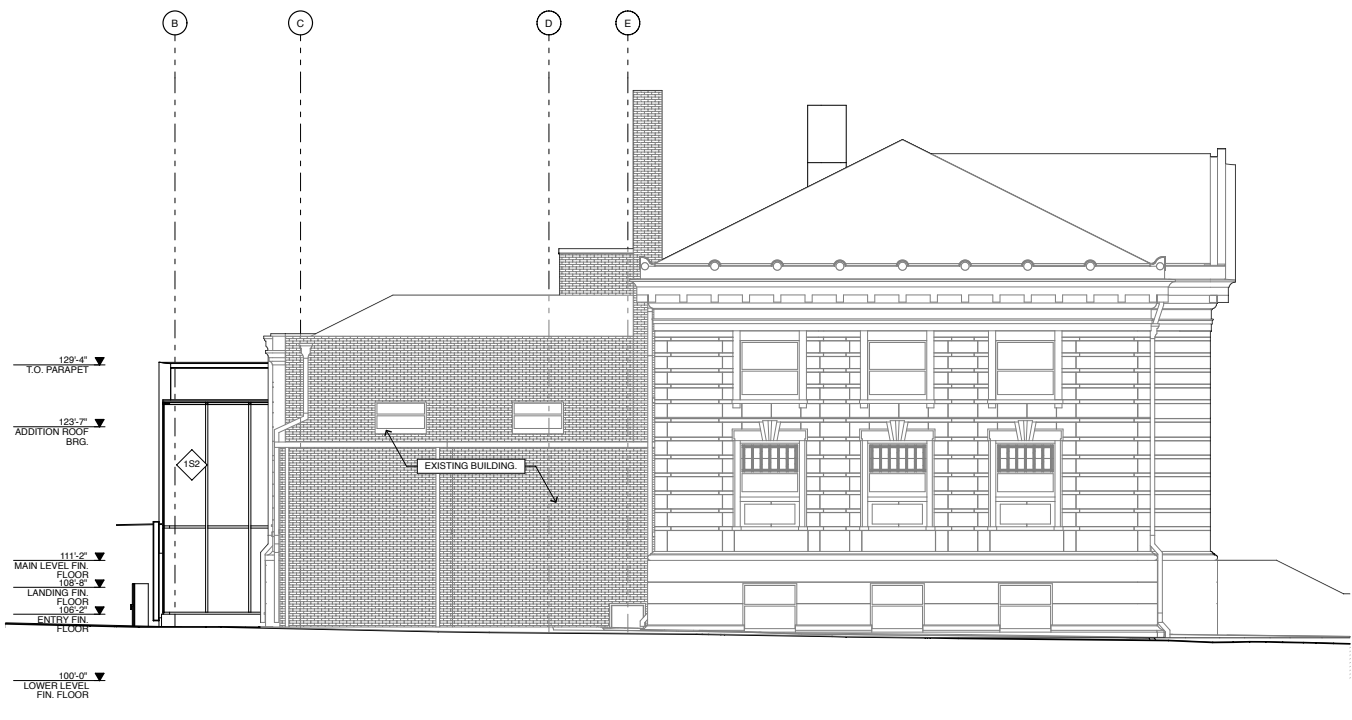
**1** PROPOSED SOUTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



**2** PROPOSED EAST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



**3** PROPOSED NORTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



**4** PROPOSED WEST BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

DAKE I WELLS  
architecture

13.4 park central square, suite 300  
springfield, mo 65806  
p. 417.651.5504  
Copyright 2024

Dave I Wells Architecture, Inc. - Missouri State Certificate of Authority #0059389

NOT FOR CONSTRUCTION

SEAL

Architect: Dave I Wells, AIA, FAS, LEED  
Copyright 2024, Dake I Wells Architecture, Inc.

**MIDTOWN CARNEGIE BRANCH LIBRARY ADDITION  
& BOOK STORAGE BUILDING IMPROVEMENTS**

SPRINGFIELD-GREENE COUNTY LIBRARY  
397 E CENTRAL ST  
SPRINGFIELD, MISSOURI 65802

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BUILDING ELEVATIONS

**A200**

Plotted On: 1/29/24 at 2:25 PM

**Date:** February 29, 2024  
**To:** Springfield Landmarks Board  
**From:** Joey Hamm, Dake Wells Architecture  
**Project:** Midtown Carnegie Library Renovation & Addition

### Exhibit B: 3 - Photographs

23006 - SGLD - Midtown Carnegie Library Renovation - CD

**IMAGE 1:** Circulation desk located on the main level, circa 1914.



**IMAGE 2:** Main entry at basement level and elevator tower, circa 1978.



**IMAGE 3:** Library northeast entry as it currently exists.



**IMAGE 4:** Conceptual rendering of the proposed addition, looking South.



**IMAGE 5:** Conceptual rendering of the proposed addition, looking West.



**Date:** February 29, 2024  
**To:** Springfield Landmarks Board  
**From:** Joey Hamm, Dake Wells Architecture  
**Project:** Midtown Carnegie Library Renovation & Addition

### Exhibit C: Why Proposed Work Should Be Approved

23006 - SGLD - Midtown Carnegie Library Renovation - CD

#### History

In 1905 the first Springfield Public Library was completed with the help of philanthropist Andrew Carnegie. Thirty two years later the library was expanded with a north addition, matching the limestone facade and terra cotta roof. In 1976 the property was designated as a local historic site and two years later the library was renovated to increase accessibility. The circulation desk was moved down to the basement level and a new winding ramp constructed as the main entry. A elevator was added to the northeast corner as well, connecting all three floors. In 1999 the headquarters for the Springfield-Greene County Library District (SGCLD) was moved to the new south Springfield location, renaming the existing building to the Midtown Carnegie Branch. Apart of this change included moving the circulation desk back to the main level and a new entry addition and second elevator onto the northeast side of the building. Patrons could now walk up the stairs to the entry or take a ramp down to an elevator lobby to then ride the elevator up to the main level. Due to issues with maintenance and reliability of using an elevator for ADA access the SGCLD has now tasked Dake Wells Architecture with providing a design that connects both the basement level and main floor to the parking lot with an accessible route.

#### A. Standards for Preservation

1. *A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.*

The historic use as a library will be maintained with the new addition. The new addition simply replaces the current entry with one that is more accessible, relying less on mechanical means for bringing patrons into the building. The addition of the loading dock at the book storage building will also not change the historic use of the facility.

2. *The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The majority of the work proposed is contained to the northeast portion of the building, preserving the exterior facade along Central St. The portion of existing facades covered by the new addition will remain

and be preserved as the interior wall finish. The addition of the dock at the book storage building is minimal in both size and height. With a dark grey finish to compliment the brick, the dock addition will not distract from the overall character of the site.

*3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.*

No work proposed will be used to stabilize, consolidate, or conserve the existing materials of the library. The architectural language of the proposed addition is intended to clearly delineate between old and new.

*4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

To our knowledge, no changes to the property have acquired historical significance in their own right.

*5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Where the proposed addition will enclose portions of the existing facade the limestone cladding will be cleaned and preserved on the interior for patrons to experience the materials and craftsmanship up close.

*6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.*

No work proposed will be used to repair or replace distinctive features of the historic building.

*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.*

Any cleaning of the existing facade will be done at locations that have been enclosed as a part of the proposed addition. Exterior facade that remains exterior as a part of this project will not be cleaned.

*8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no archeological resources impacted by this proposal.

## **B. Local Design Guidelines**

To the best of our knowledge, the site is not currently a part of any local districts so no additional design guidelines will need to be maintained.

### **C. New Construction**

The proposed new addition is designed to be in harmony with, yet clearly delineate between original and new. The scale of the entry is set to give both the presence required for a civic institution's front door while not overshadowing the main library itself. The overall height is held below the parapet of the 1937 addition. The overall footprint is as compact as possible to still provide the space required to have two ADA accessible ramps wrap over each other. Strong horizontal datums set by the bottom of the terra cotta cladding or the top of the north glazing align with the historical building's water table and top of window elevations, respectively.

The materials chosen relate to the original building, but incorporated in a new fashion. The historic terra cotta roof tiles will be used in a vertical orientation along the new addition's main facade. Where the new entry gently touches the existing structure, the dark bronze glazing and flashing mimics the existing window finish. The whitish/grey concrete base of similar finish resembles the limestone cladding of the original library and the early 30's addition.

### **D. Demolition**

We believe the impact of the proposed removal of the 1999 entry addition is minimal to the integrity and continuity of the original building. The white EFIS cladding and hunter green metal roof panels relates very little to the original and previous additions and has little historical significance in its own right. The current condition of the entry is poor, suffering from issues with flooding at its lowest level and trouble keeping the half stop elevator in working condition. The post-demolition plans for the site is to build a new entry addition that better accommodates access to the public library, as described in other portions of this application. The existing wood dock at the book storage building will be removed.

### **E. Archeological Resources**

There are no archeological resources impacted by this proposal.

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS  
NOTICE OF DECISION**

**Address: 1001 East Walnut Street**

On March 28, 2024, 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. Re-roof garage with asphalt shingles as shown in submitted materials

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.

  
\_\_\_\_\_  
Senior City Planner, Landmarks Board liaison  
Planning and Development

3/28/2024  
\_\_\_\_\_  
Date