



City of Springfield

Agenda

Landmarks Board

Vacant Architect Representative	John Sellars Historian Representative	Jan Preston Real Estate Representative
Wanda Quintana 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

May 22, 2024

5:30 PM

**Busch Building 2nd Floor
Conference Room
840 Boonville Avenue**

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. April 10, 2024
- 3. Unfinished Business**
 - 3.1. Certificate of Appropriateness
320 West Walnut Street (Applicant: Turner OZ, LLC)
- 4. New Business**
- 5. Communications**
 - 5.1. Springfield Public School at 400 West Division Street
 - 5.2. Election of Officers
Chair and Vice Chair
- 6. Reports**
- 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: April 10, 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: John Hawkins, Vice-Chair, Adam Letterman, Bryan Lenox, Erick Kiser, Seva Nix, and Wanda Quintana Nix. Absent: Layne Hunton, Chair and Jan Preston. Staff members: Michael Sparlin, Senior Planner and Kyle Tolbert, Assistant City Attorney

APPROVAL OF MINUTES: March 13, 2024, minutes were approved.

NEW BUSINESS:

Certificate of Appropriateness: **397 East Central Street** – Joseph Hamm, 134 Park Central Square and here as project manager as well as Kurtis Gibson, Dake-Wells, and Eva Pelkey, Midtown Carnegie Library. Mr. Hamm presented slides showing renderings of the project and noted the history of the building, i.e., original was built in 1905 and added as a local historic site in 1976 and a later renovation where they moved the circulation desk down to the basement level as well as a couple of elevator renovations were done for accessibility around 1978 and 1999.

Current plans show the new entry sequence that maintains the character of the building that allows for a ramp to access the main level as well as the basement. Terracotta and glass will be part of the façade on the northeast corner, but the south façade will have no changes.

Mr. Adam Letterman asked about the book storage area and if it is part of the historical register.

Mr. Michael Sparlin noted that it is not part of the historical register and was built later but applies to the complex and can be approved administratively.

Board members noted that the renovations will compliment and tie in well together. Question regarding signage was noted and there will be a press release upon reopening.

Board Action:

John Sellars to **approve** Certificate of Appropriateness (397 East Central Street). Bryan Lenox seconded the motion. The motioned carried as follows: Ayes: John Hawkins, Vice-Chair, Adam Letterman, Bryan Lenox, Erik Kiser, John Sellars, Seva Nix, and Wanda Quintana. Nays: None. Abstain: None. Absent: Layne Hunton, Chair and Jan Preston.

Certificate of Appropriateness: **1001 East Walnut Street** – approved administratively by Michael Sparlin noting that it was garage roof. No action taken during meeting.

REPORTS: None.

COMMUNICATIONS: Discussion about Springfield Public Schools is in contract to buy property from the Assemblies of God (Division Street and Campbell Avenue) and it is currently on the historic register and there have been meetings about going forward. It may come before the board, but currently it hasn't officially gone through.

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

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:

MAY 8, 2024



CASE: Certificate of Appropriateness

DESIGNATION: Historic Site – Koenigsbruck & Boehmer Building

LOCATION: 320 West Walnut Street

APPLICANT: Turner Oz, LLC

STAFF: Michael Sparlin, 417-864-1091

SUMMARY OF PROPOSAL:

1. Repair and/or replace existing original window frames and glass as original.
2. Repoint exterior masonry façade.
3. Repair and/or replace doors, guttering and roof.

STAFF RECOMMENDATION:

Staff recommends approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed work appears to be consistent with the *Standard's* recommendation which states “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.”
2. The proposed work appears to be consistent with the *Standard's* recommendation which states “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.”



LANDMARKS BOARD STAFF REPORT

APPLICANT'S DESCRIPTION OF PROPOSAL:

Refer to attached application.

STAFF COMMENTS:

1. The *Secretary of the Interior's Standards for Rehabilitation* recommend that "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."
2. The *Secretary of the Interior's Standards for Rehabilitation* recommend that "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."
3. 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.



LANDMARKS BOARD STAFF REPORT

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:

Excerpt from West Walnut Street Historic District Registration Form:

8. 320 West Walnut Street (Koenigsbruk & Boehmer Building) – Constructed c. 1888. A three-story brick commercial building in the Italianate-influenced Late Victorian style, with a rectangular plan. It has a flat roof and stone foundation. It has a flat parapet with tile coping. Beneath is centered the original large metal scroll-form sign, which was painted with the word “Seeds”. A metal cornice once wrapped around the façade and side west elevation, but has been removed. The façade contains two primary window bays, with the two upper stories each having three window openings. The third story windows have three-course half-round segmental arches of bull header bonded brick. The center window is double and much larger than the two flanking it. Limestone blocks connect the windows across the bay at the base of the half-round arch. They have limestone sills. The

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 8

West Walnut Street Commercial Historic District
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

original single-pane double-hung wood sash windows are fairly intact. The second story windows have rounded soldier-bonded brick arches accented on either side by limestone blocks. Decorated cut-out wood transoms fill the window arches. The storefront has been altered, although the original transoms may still remain under modern plywood panels and the original dimensions of the storefront opening are still evident. It consists of two bays, with a main entrance centered in the west bay and a secondary entrance on the east side of the east bay. The storefront originally had a central main entrance in each of the two bays. The west elevation facing South Campbell consists of five primary bays, with windows repeating the profile from those on the second story of the façade. The first bay has a single window, the second and fifth each have a larger double window and the third and fourth each have a pair of windows. A display window repeated from the façade storefront is found at the first bay. The windows in the three central first story bays have been boarded. An original rear entrance is at the fifth bay. The building has been painted, although the paint layer is badly peeling. It is the oldest and highest-style building in the district. (Contributing)



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:

04/22/2024

Please type or print name(s) clearly:

Shawn Turner - Property Owner

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: 320 West Walnut

APPLICANT INFORMATION:

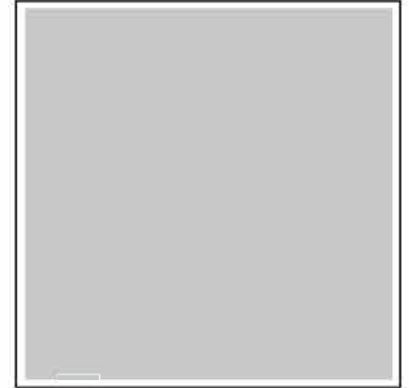
2. Name of current property owner: Turner Oz llc

If corporation: Corporate Official: Shawn Turner

Mailing Address: 328 South Avenue

Zip Code: 65806 Telephone: 417-860-6679 Fax: _____

E-mail: shturner@murney.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: Bill Derington - Derington Architects llc

Signature: 

Mailing Address: 1837 East Kirkwood - Suite 107

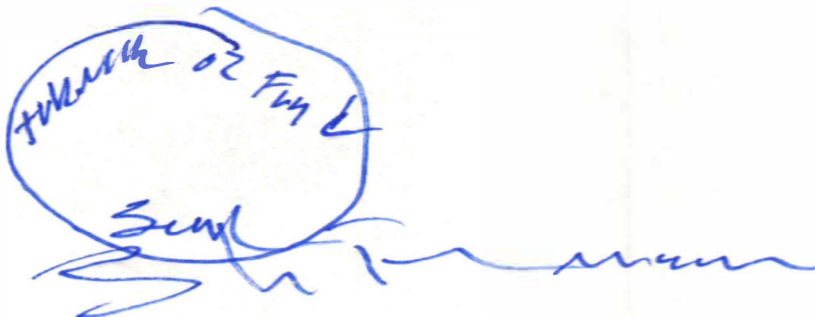
Zip Code: 65804 Fax: _____

Telephone: 417-883-3760 E-mail: bill@derington.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: 03/25/2024

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.



Shawn Turner - Corporate Official - Turner Oz Fund llc

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): Remodel of 2nd & 3rd floor to loft apartments (interior work).

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 work on the exterior of the building is limited to repairing and/or replacing the existing original window frames and glass in the same size, style, configuration, material and finish as the original.

Also, the owner intends to repair any severely deteriorated masonry surfaces by re-pointing the masonry surfaces but only where the joints show excessive erosion or deterioration. The re-pointing will be performed in such a way that the original masonry units will be left in place and the joints repaired and restruck in the same size, thickness and style as the original masonry surfaces.

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.)

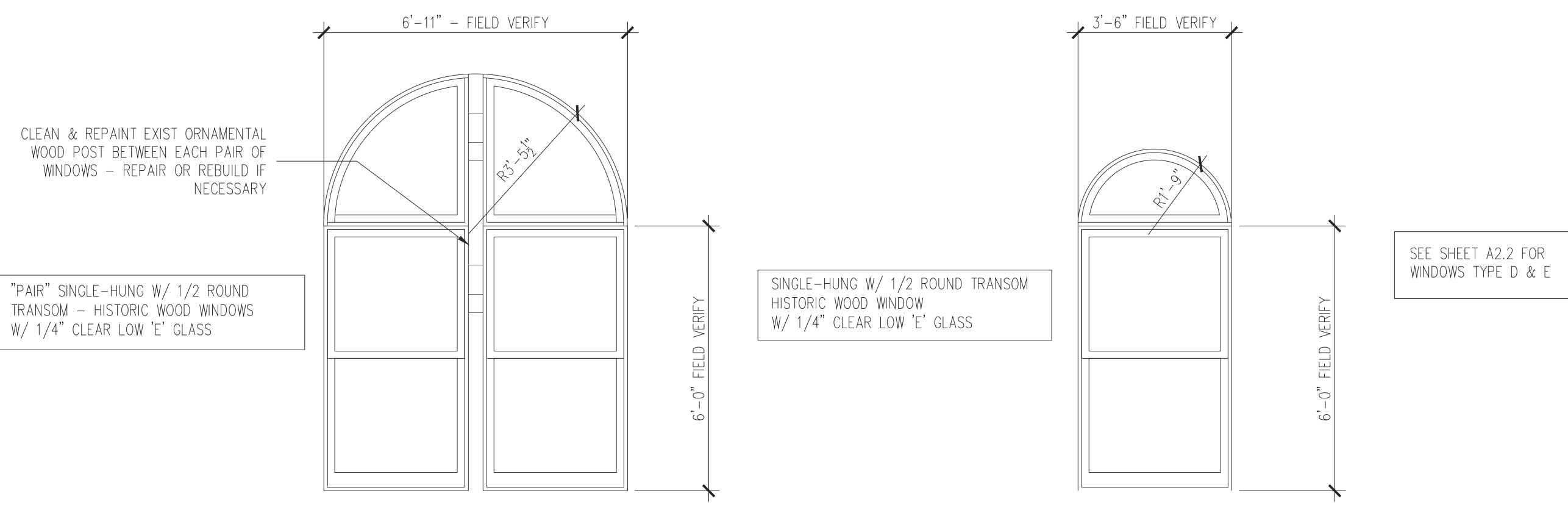
No existing exterior elements will be remodeled, reconfigured, removed or replaced and the exterior of the building will not have any additional features added.

The owner has hired the consulting firm of "Rosen Preservation" of Kansas City, Missouri to assist us in the technical aspects of the repairs of the building.

Additionally the owner has contracted with John Rodgers of Phoenix Preservation & Consulting to do the repairs and restorations of the existing windows and exterior millwork. John Rodgers is an expert on window and door restorations and is a member of the "Window Preservation Alliance".

Window Restoration Note:

ALL WINDOWS ON 2ND & 3RD FLOORS SHALL BE RESTORED TO "AS NEW" CONDITION WHERE EXISTING FRAMES CANNOT BE RESTORED FOR BEING MISSING OR BEYOND REPAIR. NEW CUSTOM WOOD FRAMES LOCALLY MANUFACTURED TO MATCH EXISTING HISTORIC PROFILES EXACTLY SHALL BE PROVIDED AND INSTALLED TO MEET GUIDELINES SET FORTH IN THE NATIONAL PARK SERVICE / SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. ALL GLAZING SHALL BE 1/4" CLEAR "LOW E" / TEMPERED WHERE REQUIRED BY CODE.

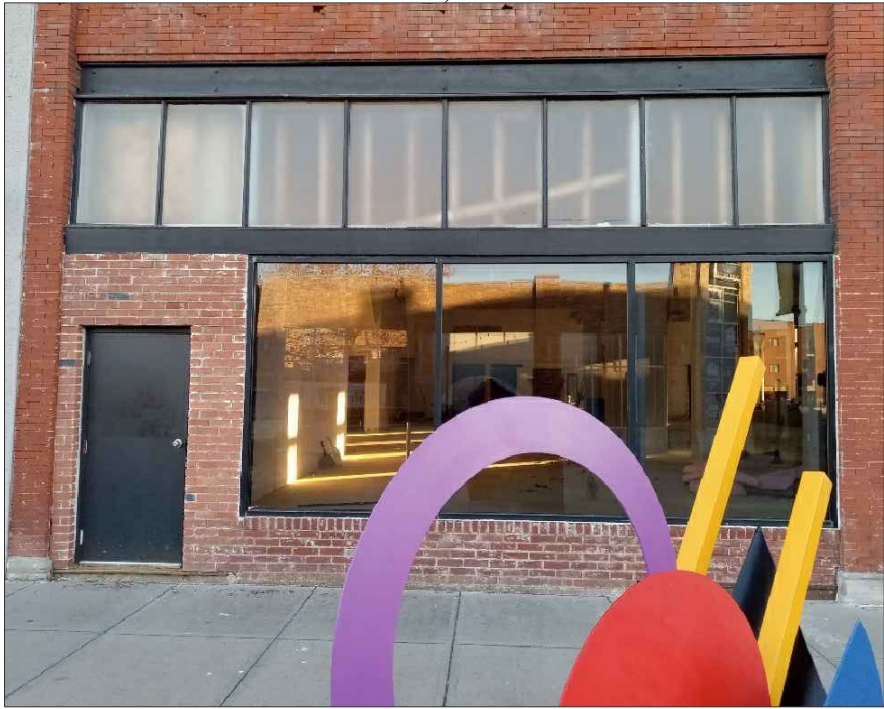


TYPE G TYPE F

Window Elevations

Scale 3/8" =1'-0"

G.C. SHALL FIELD VERIFY ALL OPENINGS



Proposed North Elevation & Existing Conditions

Scale 1/8" =1'-0"

BUILDING ELEVATION INDICATES PROPOSED COMPLETED CONDITION
PHOTOS INDICATE EXISTING CONDITIONS



OVERALL VIEW:
North Elevation

No Scale

PROPOSED LOFT APARTMENT PROJECT
FOR SHAWN TURNER
320 W. WALNUT
SPRINGFIELD, GREENE COUNTY, MISSOURI

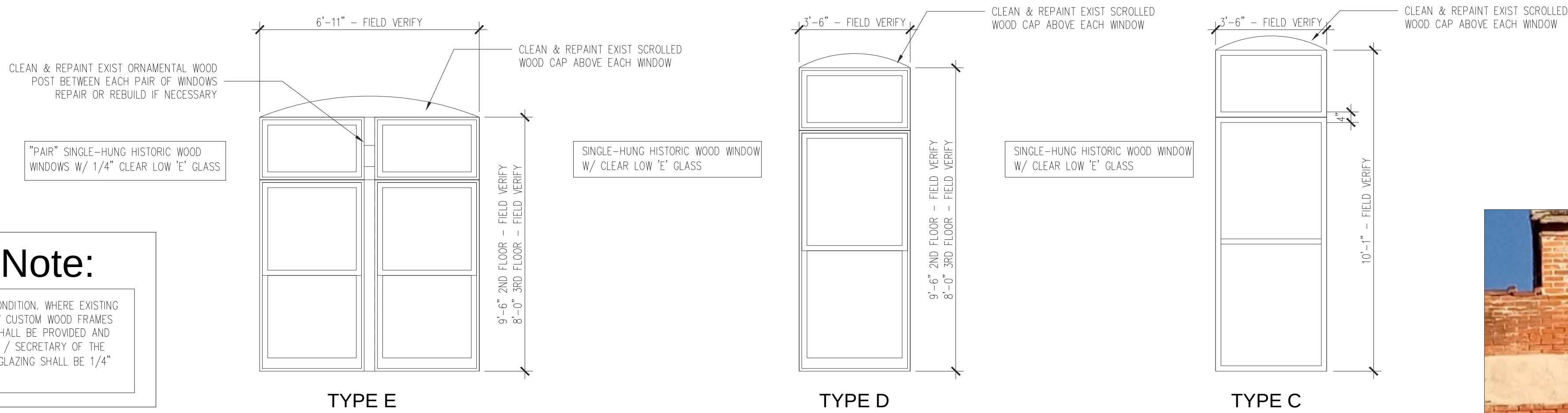
ISSUE DATE		
03-06-2024		
REVISIONS		
NO.	DATE	TYPE
1	04/19/24	HISTORICAL BOARD CITY REVIEW

PROJECT NO.

320 W WALNUT

Window Restoration Note:

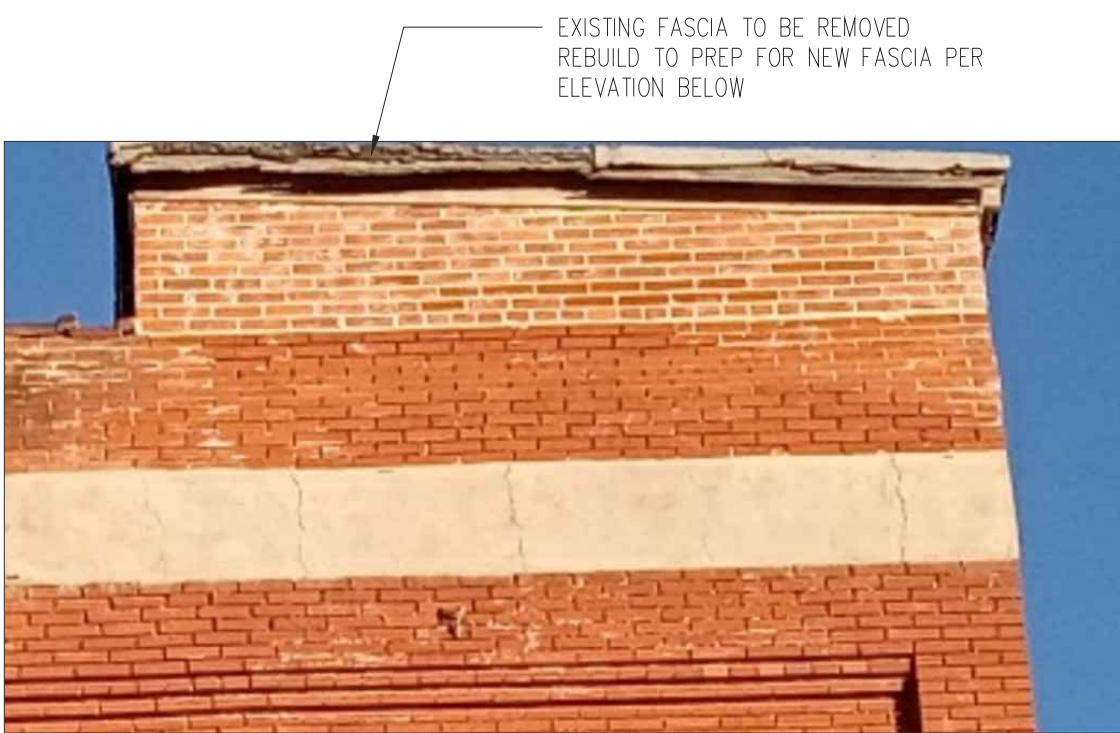
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New Window Elevations

Scale 3/8" =1'-0"

G.C. SHALL FIELD VERIFY ALL OPENINGS



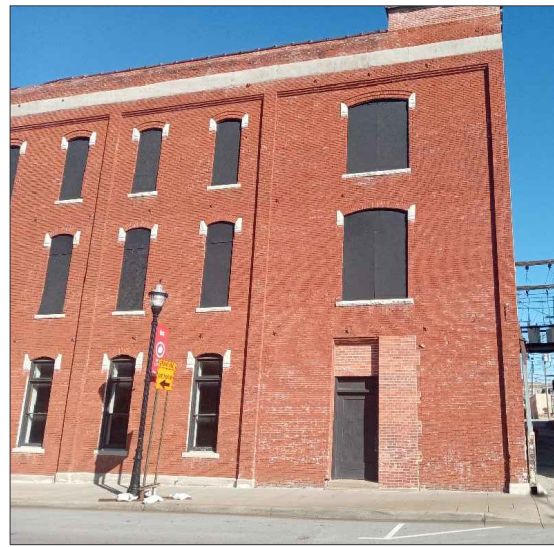
EXISTING FASCIA TO BE REMOVED REBUILD TO PREP FOR NEW FASCIA PER ELEVATION BELOW



EXISTING SIGN AND CABLE BRACES BACK TO BUILDING TO BE RE-FURNISHED AND PAINTED AT DIRECTION OF OWNER

EXISTING FIRE-ESCAPE/ LADDERS, STAIRS, RAILINGS, PLATFORMS & SUPPORTING BRACKETS TO BE CLEANED AND PAINTED AS DIRECTED BY OWNER

NEW ALUM STOREFRONT AND GLAZING EQ TO "KAWNEER" 451-T DARK BRONZE W/ 1" CLEAR "LOW-E" INSUL GLAZING TO MATCH EXIST



OVERALL VIEW:

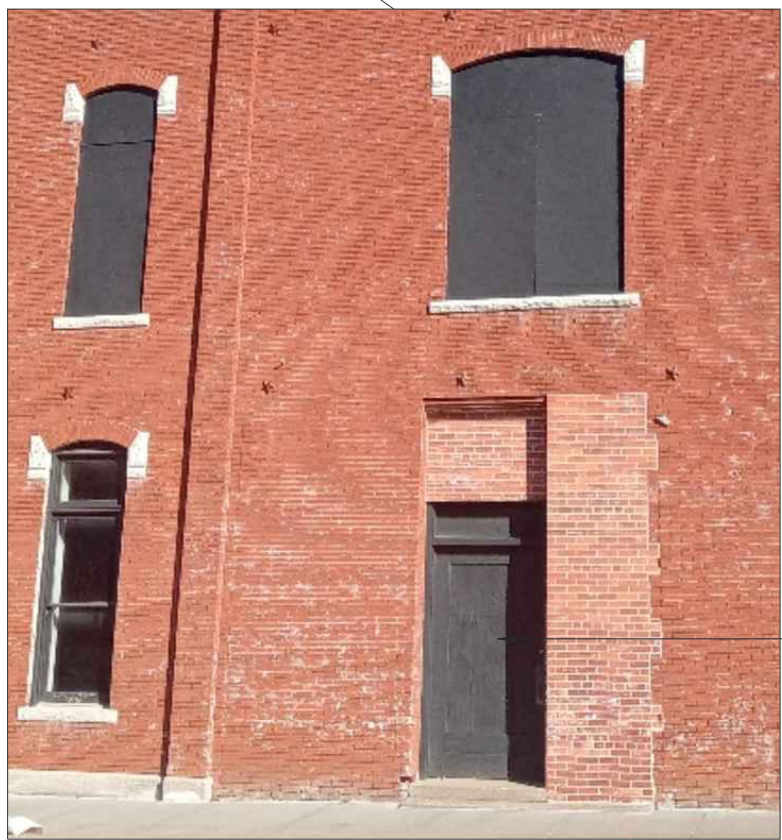
West Elevation

No Scale

REPAINT EXIST STEEL BEAM & WOOD HEADER AS DIRECTED BY OWNER



EXISTING DOORS TO BE FIXED SHUT - SEAL AND PAINT AS DIRECTED BY OWNER



EXISTING DOOR TO REMAIN - REPAINT AS DIRECTED BY OWNER

Proposed West Elevation & Existing Conditions

Scale 1/8" =1'-0"

BUILDING ELEVATION INDICATES PROPOSED COMPLETED CONDITION
PHOTOS INDICATE EXISTING CONDITIONS

DERINGTON ARCHITECTS, L.L.C.

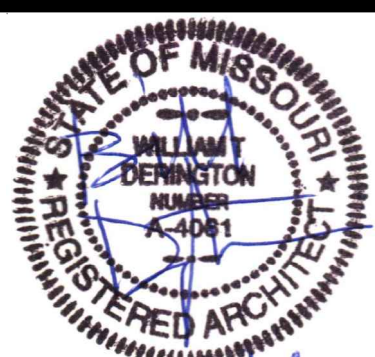
BILL DERINGTON - ARCHITECT - A-4061
MIKE DERINGTON - ARCHITECT - A-2004029792
1837 E. KIRKWOOD ST. - SUITE 107
SPRINGFIELD, MO 65804
PH 417.883.3780 CELL 417.849.4856

MISSOURI CERTIFICATE OF AUTHORITY NO. A-2013038640

CONSULTANTS

MECHANICAL ENGINEER:

LATIFI ENGINEERING
P.O. BOX 1800
NIXA, MO. 65714
417.849.1989 PHONE



LAST REVISED 04/19/24

PROPOSED LOFT APARTMENT PROJECT
FOR SHAWN TURNER
320 W. WALNUT
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE

03-06-2024

REVISIONS

NO.	DATE	TYPE
1	04/19/24	HISTORICAL BOARD CITY REVIEW

PROJECT NO.

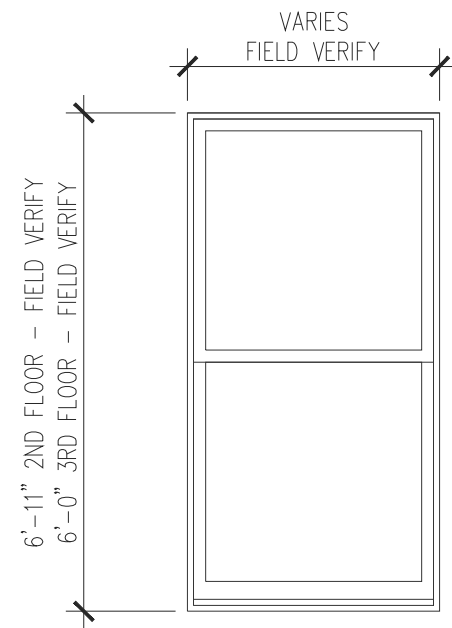
320 W WALNUT

DRAWING NO.

A2.2

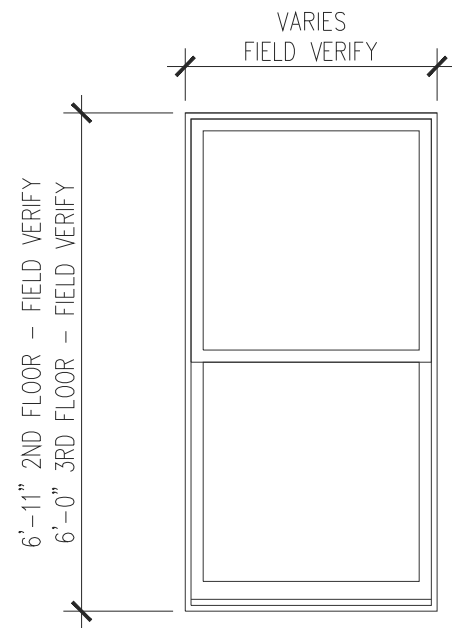
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FIXED SINGLE-HUNG HISTORIC WOOD WINDOW W/ CLEAR LOW "E" GLASS

TYPE B



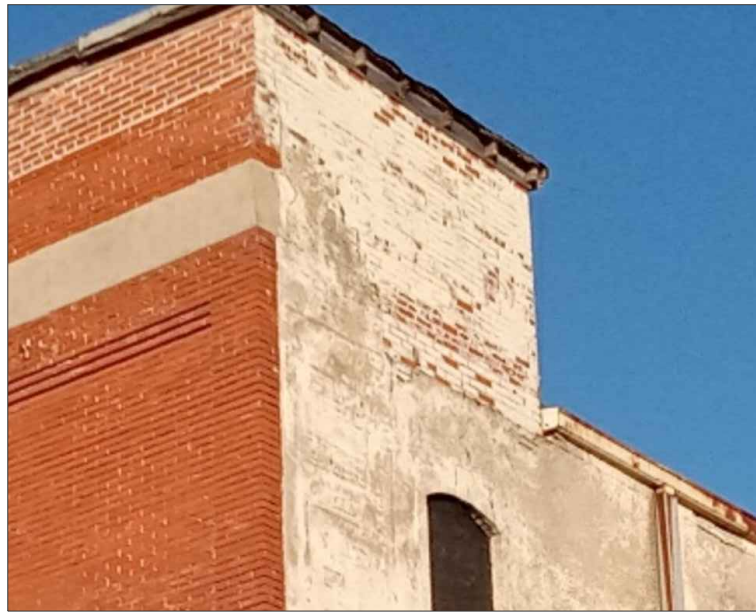
FIXED SINGLE-HUNG HISTORIC WOOD WINDOW W/ CLEAR LOW "E" GLASS

TYPE A

New Window Elevations

Scale 3/8" =1'-0"

G.C. SHALL FIELD VERIFY ALL OPENINGS



NEW PRE-FIN MTL FASCIA OVER NEW 2X- FASCIA BOARD - FIELD VERIFY EXISTING CONDITIONS & REPLACE AS REQ'D

NEW 6X6 PRE-FIN DOWNSPOUT TIE INTO EXIST COLLECTOR AT GROUND LEVEL

NEW EIFS FINISH OVER EXISTING PLYWOOD TYPICAL WHERE SOWN

EXIST COLLECTOR AT GROUND LEVEL

EIFS FINISH OVER FRAMING FILL-IN OLD O.H. DOOR OPENING - SEE FLOOR PLAN

TOP OF WALL = 146'-0" +/-

EXIST SLOPED ROOF - FIELD VERIFY CONDITION/ PATCH OR REPLACE AS DIRECTED BY OWNER

NEW PRE-FIN 8X8 SEAMLESS OVERSIZED GUTTER

3rd LEVEL F.F. = 127'-3" +/-

EIFS FINISH OVER EXISTING PLYWOOD - TYPICAL AS OCCURS

2nd LEVEL F.F. = 114'-0" +/-

PATCH & REPAIR EXIST CEMENT STUCCO FINISH AS OCCURS AND PAINT AS DIRECTED BY OWNER. TYPICAL ENTIRE SOUTH ELEVATION

GROUND LEVEL F.F. = 100'-0"

BASEMENT LEVEL F.F. = VARIES



EXIST CLAY TILE COPING TO REMAIN - REPAIR OR REPLACE AS OCCURS

EXIST WINDOW TO BE REMOVED - INSTALL NEW WINDOW TYPE A



PARTIAL: East Elevation

No Scale

PATCH, REPAIR AND TUCK-POINT EXIST MASONRY WALL - PAINT AS DIRECTED BY OWNER



OVERALL VIEW: South Elevation

No Scale



Proposed South Elevation & Existing Conditions

Scale 1/8" =1'-0"

BUILDING ELEVATION INDICATES PROPOSED COMPLETED CONDITION
PHOTOS INDICATE EXISTING CONDITIONS

DERINGTON ARCHITECTS, L.L.C.

BILL DERINGTON - ARCHITECT - A-4061
MIKE DERINGTON - ARCHITECT - A-2004029792
1837 E. KIRKWOOD ST. - SUITE 107
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MISSOURI CERTIFICATE OF AUTHORITY NO. A-2013038640

CONSULTANTS

MECHANICAL ENGINEER:

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P.O. BOX 1800
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LAST REVISED 04/19/24

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PROJECT NO.

320 W WALNUT

DRAWING NO.

A2.3