



## City of Springfield

### Agenda

#### Landmarks Board

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

**September 10, 2025**

**5:30 PM**

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

- 1. Roll Call**
- 2. Approval of Minutes**
  - 2.1. August 13, 2025
- 3. Unfinished Business**
  - 3.1. Certificate of Appropriateness  
1159 East Walnut Street (Applicant: Spencer Smith)
- 4. New Business**
  - 4.1. Certificate of Appropriateness  
1027 East Walnut Street (Applicant: McField, LLC)
  - 4.2. National & Local Districts Discussion
- 5. Communications**
  - 5.1. Historic Preservation Plans & Policies
  - 5.2. Community Outreach
- 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:** August 13, 2025

**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-Chair, Seva Nix, Genevieve Henry, Wanda Quintana, Nicole Falconer, and John Sellars. Absent: Bryan Lenox, Erik Kiser, and Adam Letterman-Vice Chair. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director.

**APPROVAL OF MINUTES:** July 16, 2025 minutes were approved.

### **UNFINISHED BUSINESS:**

Certificate of Appropriateness: **1159 East Walnut Street** – Andrew Menke noted that the applicant requested to postpone to the September 10, 2025 meeting.

#### **Board Action:**

John Sellars motioned to **postpone** Certificate of Appropriateness (**1159 East Walnut Street**) to September 10, 2025. Nicole Falconer seconded the motion. The motion carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox, Erik Kiser, and Adam Letterman-Vice Chair.

### **NEW BUSINESS:**

Certificate of Appropriateness: **221 East Commercial Street** – Ashley Harris, 505 North Glenstone Avenue presented a proposal for an aluminum sign for a new tenant, stating that the sign would adhere to existing window mullions using minimal screws and utilize previous tenants' screw holes and the location was chosen due to limited advertising space for the tenant.

#### **Board Action:**

Wanda Quintana motioned to **Approve** Certificate of Appropriateness (**221 East Commercial Street**). John Sellars seconded the motion. The motioned carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox, Erik Kiser, and Adam Letterman-Vice Chair.

Pre-Application Review: **417 South Jefferson Avenue** Ashley Harris, 505 North Glenstone Avenue stated that - Phelps County Bank, acquired the old YMCA building, is considering a roof sign like the one on their Rolla branch (which was a historic hotel with a large sign). The Board discussed the proposal's appropriateness under the Secretary of Interior Standards and there is no historical precedent for a roof sign on the YMCA building, which was purpose-built as a YMCA. Andrew went over the Interior Standards for Rehabilitation. Board members cited the following as reasons why such a sign would not be compatible:

- Standards #1 (new use requires minimal change to the defining characteristics).
- Standards #2 (retaining property character).
- Standards #3 (avoiding a false sense of historical development)
- Standards #9 (exterior alterations shall not destroy historic materials and shall be compatible with architectural features).

Concerns were raised about the visibility of a roof sign given the building's overhang and surrounding traffic and the Board indicated that the proposed massive roof sign was likely "a bridge too far" and did not fit the building's historic character. Suggestions were made for alternative signage, such as a vertical sign (like the YMCA sign previously on the north façade) or a smaller sign along the roofline, if they were to pursue building signage in the future. No action taken.

Historic/Architectural Survey: Andrew provided an update on the architectural survey initiative. The original areas (Walnut and Commercial Streets) were found unsuitable as they are already designated districts; the purpose of the survey is to identify areas for potential new historic designations. New criteria for survey areas include absence of historic designation, defined boundaries (compact or thematic), and likelihood of experiencing redevelopment pressure and new potential survey areas were presented:

- Route 66 College Street Corridor (Scenic to Grant Avenue) 180 parcels, primarily commercial. No local historic designations, one national. Springfield has not had a corridor study of Route 66 before.
- East End of Commercial Street (Washington to National Avenue) 52 parcels, directly east of the existing historic district. No previous surveys or designations.
- Gas Station Survey Area (Thematic)
  - Option 5A: 10 small historic gas stations (under 1500 sq ft, built 1910-1950). Two previously surveyed but re-survey is beneficial. No local or national designations.
  - Option 5B: All historic gas stations (67 parcels), including mid-century cinder block structures and early 1970s. Earliest assessor date 1896 (likely not a gas station then).

The Board discussed the benefits, including potential tax benefits and investment opportunities for property owners, and the upcoming Route 66 Centennial.

#### **Board Action:**

John Sellars motioned to **proceed** with Option 1 (Route 66 College Street Corridor) and Option 5A (10 small historic gas stations) and additionally, Andrew was given discretion to add 10 more parcels from Option 5B that loosely fits the criteria for Option 5A (primarily based on small size/type, not necessarily specific date range). Seva Nix seconded the motion. The motion carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox, Erik Kiser, and Adam Letterman-Vice Chair.

#### **COMMUNICATIONS:**

Historic Preservation Plans & Policies: None

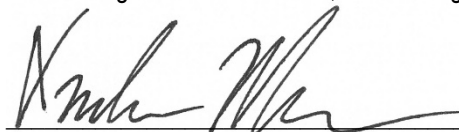
Communications and Community Outreach: A meeting with the new mayor regarding plans and policies is still pending due to his busy schedule. Staff noted elections of Landmarks Board officers will be held in October; some members, including the current chair, John Hawkins is being termed out, but John Sellers, and Eric Kiser are eligible for new terms starting in October.

Community outreach opportunities, such as Cider Days on Walnut Street and the Route 66 Centennial next year, were discussed for education and involvement and it was noted that Landmarks Board brochures have already been mailed to all owners of locally designated properties. Board members asked if there was any interest for historic designation from University Heights area and staff relayed no one has contacted them.

**Any other matters that fall under the jurisdiction of the Board: None**

#### **ADJOURNMENT:**

There being no further business, the meeting was adjourned by the Chair.



Andrew Menke, Senior Planner

**PLANNING AND DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW OFFICE  
MEMORANDUM**

DATE: September 5, 2025

TO: Landmarks Board

FROM: Andrew Menke  
Senior Planner

SUBJECT: Certificate of Appropriateness - 1159 East Walnut Street

---

The applicant is working with a local carpenter to design a gutter replacement that matches the existing historic gutter system on the house. The applicant is in the process of reaching out to metal fabrication companies to assist in determining the overall cost and feasibility of replacement.

The applicant has requested this case be postponed to the Landmarks Board meeting on October 8, 2025 so that more information will be available to present before the Board.



# LANDMARKS BOARD STAFF REPORT

## LANDMARKS BOARD PUBLIC HEARING:



**SEPTEMBER 10, 2025**

**CASE:** Certificate of Appropriateness

**DESIGNATION:** Walnut Street Urban  
Conservation District - West

**LOCATION:** 1027 East Walnut Street

**APPLICANT:** McField, LLC

**STAFF:** Andrew Menke, 417-864-1613

## SUMMARY OF PROPOSAL:

1. Remove balcony from south façade and replace in kind.
2. Reinstall fallen gutter on north elevation.
3. Repair overhang and handicap ramp located between primary structure and detached garage.
4. Repair compromised areas of parking lot and reseal patio area.

## RECOMMENDATION:

1. Staff recommends approval.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The structure at 1027 East Walnut Street is a contributing structure in the District.
2. The existing balcony was constructed in 1987.
3. A balcony of similar size was built sometime prior to 1976 (see photo in exhibits). It is unknown when it was constructed or if was the first balcony.
4. A larger balcony existed at the time 1984 survey. The 1984 Architectural Inventory form suggests that a small balcony existed earlier in the life of the structure, but did not have confirmation of such at that time.
5. The *Secretary of the Interior's Standards* state that "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."
6. The Walnut Street Design Guidelines state that the applicant should consider replacing historic features of a porch in like material and style when repairing is not feasible.
7. The Walnut Street Design Guidelines state that the applicant should avoid installing new gutter systems that require the removal of decorative trim.



# LANDMARKS BOARD STAFF REPORT

8. The Walnut Street Design Guidelines state that the applicant should consider retaining the existing location and size of driveways and curb cuts.

## APPLICANT'S DESCRIPTION OF PROPOSAL:

See applicant's description in attached application.

## STAFF COMMENTS:

1. The existing balcony was constructed in 1987.
2. A balcony of similar size was built prior to 1976 (see photo in exhibits). It is unknown when it was constructed or if it was the first balcony.
3. A larger balcony existed at the time 1984 survey. The 1984 Architectural Inventory form suggests that a small balcony existed earlier in the life of the structure, but did not have confirmation of such at that time.
4. City staff comments from the 1987 Certificate of Appropriateness staff report for the existing balcony state: "It appears that the balcony in the [circa 1976] photo had corner posts that would have been consistent with the period architecture. While the new balcony doesn't replicate this detail, the size and configuration of the new balcony appears consistent with the older, possibly original balcony."
5. The existing balcony is in a state of decay. The balcony has slowly sunk such that the east side rests on the roof over the front entrance.
6. The *Secretary of the Interior's Standards* state that "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." The *Standards* also state that "changes to a property that have acquired historic significance in their own right will be retained and preserved."
7. The Walnut Street Design Guidelines state that the applicant should consider replacing historic features of a porch in like material and style when repairing is not feasible.
8. The applicant is requesting to replace the existing 1987 balcony with a new balcony that is identical in design to the current projection. The size and scale of the proposed balcony is consistent with the earliest known balcony. The proposed design is consistent with both the *Secretary of the Interior's Standards* and the Walnut Street Design Guidelines.
9. The Walnut Street Design Guidelines state that the applicant should avoid removal of historic gutters, as well as avoid installing new gutter systems that require the removal of decorative trim. The gutter to be attached on the north elevation was previously installed, but had fallen. Reinstalling the gutter will not be introducing a new element to the building, nor will it require removal of decorative trim.
10. The Walnut Street Design Guidelines state that the applicant should consider retaining the existing location and size of driveways and curb cuts. The Guidelines also state that the applicant should avoid parking in the front yard area. The applicant will not be expanding the vehicular use area. The applicant is requesting to make repairs to the existing parking lot located behind the primary structure.
11. All structural modifications require a 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:

#### GUTTERS AND DOWNSPOUTS:

##### The Applicant Should Consider:

1. Retaining historic elements of the drainage system – straps, splash blocks, heads, scuppers, gutter boards, and box gutters.
2. Repairing historic gutters and downspouts or, if not feasible,
3. Replacing in kind.

##### The Applicant Should Avoid:

1. Removal of historic gutters, downspouts, and accompanying elements.
2. Installation of new gutter systems that requires the removal of decorative trim.
3. Using raw aluminum.

#### PORCHES:

##### The Applicant Should Consider:

1. Retaining all historic elements.
2. Repairing the historic features of the porch or, if not feasible,
3. Replacing the features in like material and style.

##### The Applicant Should Avoid:

1. Removing any element.
2. Replacing any element with over or undersized replacements.
3. Replacing wooden posts with wrought iron.
4. Adding new front porches or vestibules.
5. Changing the location of steps.
6. Enclosing existing front porches.

#### DRIVEWAYS, CURB CUTS, AND PARKING:

##### The Applicant Should Consider:

1. Retaining the existing location and size of driveways and curb cuts.
2. Locating new driveways from the alley.
3. Locating a new entrance by sharing an existing drive.
4. Locating turnarounds and parking spaces behind the building setback line.



# LANDMARKS BOARD STAFF REPORT

---

## The Applicant Should Avoid:

1. New driveways requiring excavation of the yard and/or new curb cuts.
2. Parking in front yard area.

## **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.
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 states:

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.



# LANDMARKS BOARD STAFF REPORT

---

## **ARCHITECTURAL SIGNIFICANCE OF PROPERTY:**

A March 1990 Springfield Business Journal article identified the primary structure as the “only example of prairie-style architecture in the historic district” and “one of the few examples of prairie-style architecture in the city.”

See attached inventory form from the 1984 architectural survey for additional notes.



## Application for Certificate of Appropriateness

### \*\*E-PLANS 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:                  |                 |
| <input type="checkbox"/> | Administrative  |
| <input type="checkbox"/> | 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:

Sydney Davis

8/26/25

Please type or print name(s) clearly:

Sydney Davis

## 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: 1027 F WAI NUT ST SPRINGFIELD MO 65806

### APPLICANT INFORMATION:

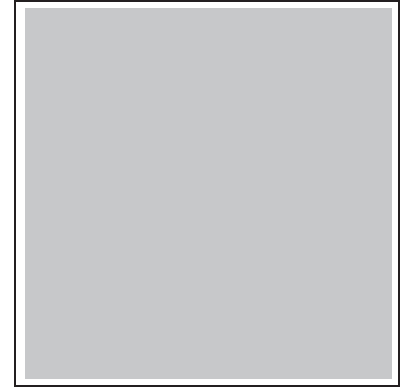
2. Name of current property owner: Marv Ellen Schneider

If corporation: Corporate Official: Owner of McField, LLC

Mailing Address: 1155 S Delaware Springfield, MO

Zip Code: 65804 Telephone: 417-536-1369 Fax: \_\_\_\_\_

E-mail: Marvellenschneider14@gmail.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: Sydney Davis

Signature: Sydney Davis

Mailing Address: 710 W Walnut St 110 Springfield MO Zip Code: 65806 Fax: \_\_\_\_\_

Telephone: 4178802299 E-mail: Sidavis830@gmail.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: 7/23/25

**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 type="checkbox"/> Addition (1,2, 3, 7)                   | <input checked="" type="checkbox"/> Handicapped Ramp (1, 2, 3)    | <input type="checkbox"/> Sidewalk (1, 3)              |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6)              | <input checked="" 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 checked="" 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 checked="" 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)

Demolition(S000 & S001): Removal of current rotted balcony on front facade of building.  
Guttering(S002): Reinstall fallen guttering on rear of building (20' run with 5' downspout). Touch up color if needed with paint match to what is existing.  
New Construction(S000 & S001): Rebuild a new balcony out of treated lumber and paint to match what was original. Ensure area behind balcony is water tight, and ledger board is structurally secured to building.  
Handicapped Ramp(S000, S003 & S004): Support existing overhang from building to outdoor garage. Remove rotted post, deck boards, and railings to be replaced with new material. Sand and paint posts, decking, and railings to match the rest of the existing exterior.  
Parking(S005): Replace broken asphalt curbs with new asphalt in the parking lot. Fill in potholes and Restripe parking lot. Cut out and fill locations where old fence posts had been cut down with new asphalt to remove tripping hazards. Apply a seal coat to the patio area within the fence perimeter.

**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

---

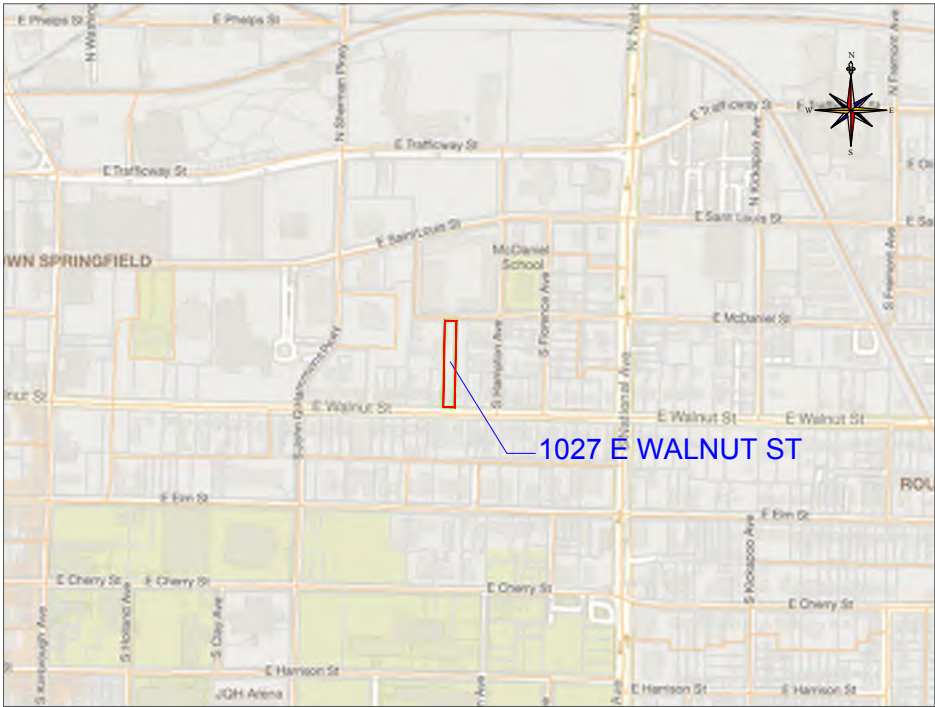
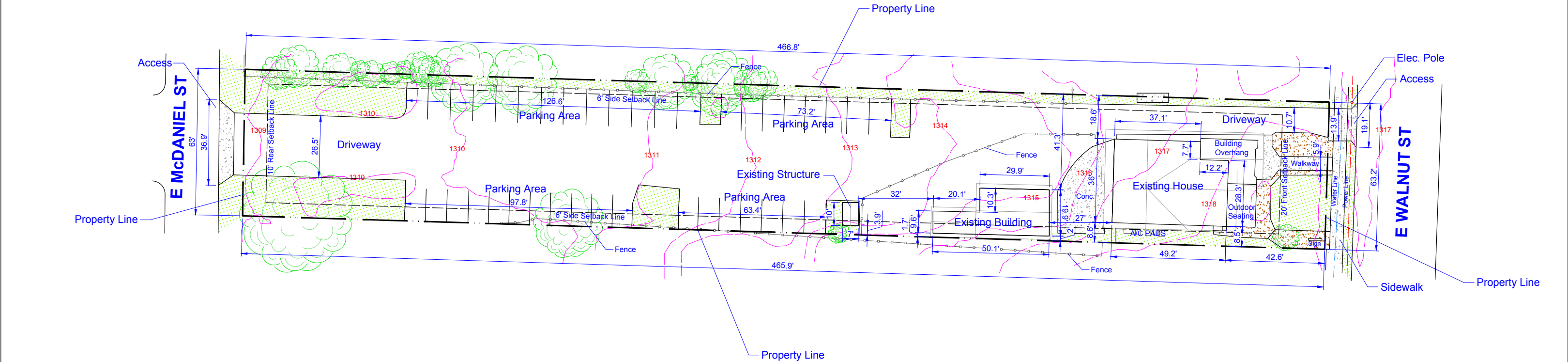
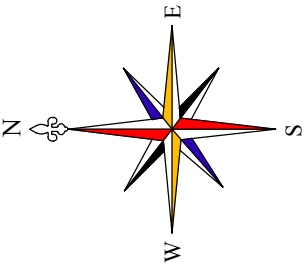
*Please use this form only. Form may be photocopied. Please type or print.*

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.)

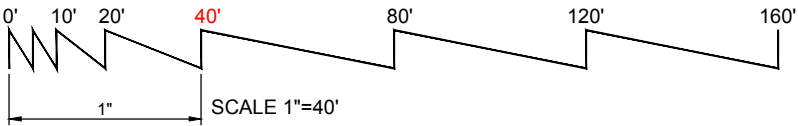
### Demolition(S001):

The balcony on the front side of 1027 E Walnut St is in a state of decay. It has slowly sunk to the point that one side rests on the roof over the entrance. We would be removing the balcony as a whole all the way back to the ledger board. Depending on the state of the ledger board we may potentially remove it to be replaced.

New Construction(S001): After removal we would erect a new treated balcony that is identical to the original craftsman ship and color matched to the building's current exterior. We may need to remove and replace the ledger board and waterproofing once the old balcony is removed depending on current state. Nothing will be changed outside of what is needed for structural stability and safety to maintain the historic character of the building.



Vicinity Map. Not to Scale



|                                                                                                                                                                                                                             |  |              |                                                                                                                                                                                                                                                                                                           |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1027 E WALNUT ST<br>SPRINGFIELD, MO 65806                                                                                                                                                                                   |  | Scale:1"=40' | Date:06-28-2025<br>Size:11"x17"                                                                                                                                                                                                                                                                           | Sheet 1 of 1 |
| Parcel No. (APN) 1324113113<br>Land Use COMMERCIAL<br>RESTAURANT, BAR, FOOD SERVICES<br>Buildings 1 Building<br>Lot Area 29,621 SF (0.68 ACRES)<br>Zoning Code R-HD / UCD 1 WA<br>Total Impervious Surface 23,188 SF 78.28% |  |              | THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE<br>This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary. Page 15 of 26 |              |



BALCONY

S001

1027 E WALNUT ST  
SPRINGFIELD, MO 65806



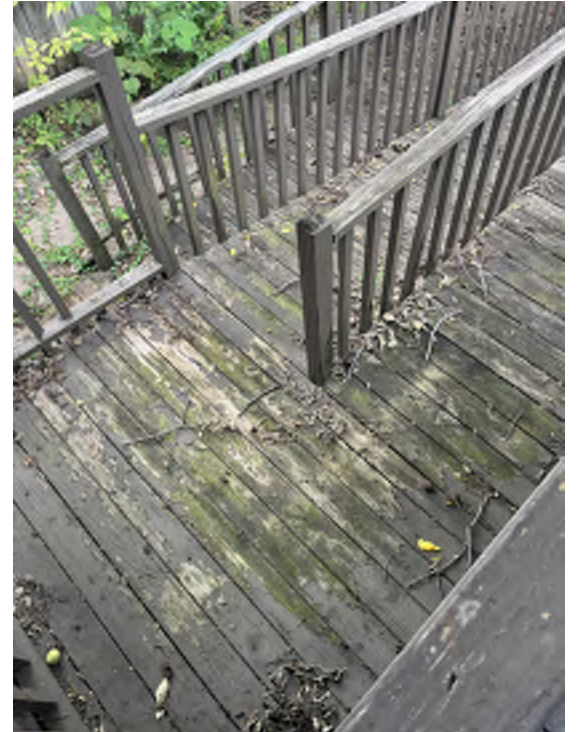
1027 E WALNUT ST,  
SPRINGFIELD, MO 65806



GUTTERING

S002

1027 E WALNUT ST  
SPRINGFIELD, MO 65806



HANDICAPPED RAMP

S003

1027 E WALNUT ST  
SPRINGFIELD, MO 65806



HANDICAPPED RAMP

S004

1027 E WALNUT ST  
SPRINGFIELD, MO 65806



|                                   |                                                            |
|-----------------------------------|------------------------------------------------------------|
| <p>PARKING</p> <p><b>S005</b></p> | <p>1027 E WALNUT ST<br/>         SPRINGFIELD, MO 65806</p> |
|-----------------------------------|------------------------------------------------------------|

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

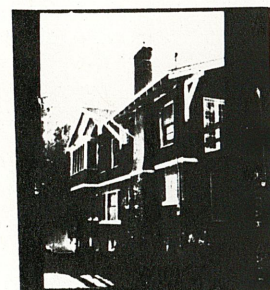
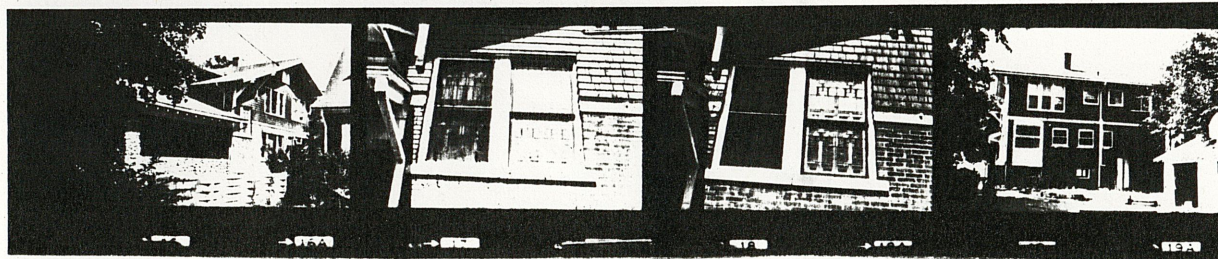
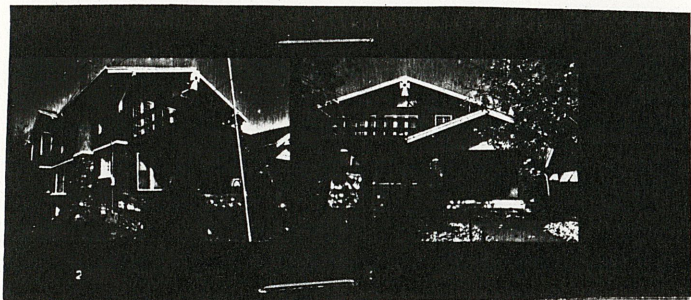
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 38) Ownership — private <input checked="" type="checkbox"/> — public                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1) inventory number 26                                                                                                                                                                                                   |
| 39) Owners — name Sigma Chi House Corp.<br>— address 1027 E. Walnut                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2) name (cont)<br>3) name - historial                                                                                                                                                                                    |
| 40) Local contact<br>41) Coordinates (UTM)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4) street address 1027 E. Walnut<br>5) town or vicinity Springfield<br>6) legal description Reg. Survey 168 Lot A<br>7) county Greene                                                                                    |
| 42) Quad<br>43) Other survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 8) category (site, structure, building, object) Building                                                                                                                                                                 |
| 44) History<br>Built 1912 by Harry Durst, Lawyer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 9) significance Architectural-Contribution<br>10) date 1912<br>11) style Bungalow<br>12) architect<br>13) builder<br>14) original use Residence<br>15) present use Fraternity House                                      |
| 45) Additional description Low pitch roof with broad overhanging eaves with exposed rafter ends. In the front gable (and all others) there are large simple knee braces. In the center of the gable, under the apex of the gable, is a brace with geometric motif which rests on a carved panel set at the apex of the gable. The entire second story is covered with butt shingles. The second story front gable has a set of French doors with multiple panes opening onto a modern wooden porch which may replace a smaller earlier one. To the right is a tripled window with multipaned lights in the sashes. Above the entry on the second story is a fixed sash window of multi-panes in what is presumably the stair hall.<br>The second story projects slightly beyond the first | 16) number of stories 2<br>17) plan shape L-shape<br>18) basement full<br>19) foundation concrete<br>20) wall construction 1st S, brick 2nd, Frame<br>21) roof type - material Asphalt Shingle<br>22) contact print 35mm |
| 46) Description of environment/outbuildings<br>Behind the house is a one-story gabled frame, 3 bay garage and storage building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 23) site plan                                                                                                                                                                                                            |
| 47) Information sources<br>1910 Sanborn<br>City Directory 1910-1933                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 24) changes - additions/alterations/moved Open porch with a facade added<br>25) condition Good<br>26) visible from road? -<br>27) distance/frontage -<br>28) accessible? -                                               |
| 48) Location of negatives<br>Roll #1 #16-19, Roll 597-5 #11-12 Roll 68 #40                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 29) preservation underway? No                                                                                                                                                                                            |
| 49) Prepared by DDD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 30) endangered? No                                                                                                                                                                                                       |
| 50) Organization Missouri Heritage Trust                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 31) on National Register? No                                                                                                                                                                                             |
| If additional space is needed, attached separate sheets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 32) part of established historical district No                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 33) name of historical district -                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 34) is site eligible? Yes<br>35) district potential? Yes<br>36) date Jan. 26, 1984<br>37) revision                                                                                                                       |

story. Where they meet there is a narrow board. In the gable on the front elevation is a one story square bay window with five grouped windows. The walls of the bay are covered with butt shingles. The roof is obscured by the modern porch.

There is a porch across the whole of the front facade though only that at the southeast corner has a roof. The porch extends around to the east side of the house in the angle created by the front gabled wing and a east side wing. The porch roof is gabled with the pediment to the front. There are projecting ends of the plates and purlins as well as the rafter ends under the eaves. The face of the pediment is wood set in a vertical geometric pattern. The porch posts are of field stone set into concrete. They are square and tapering. The chimney base on the west elevation is also of field stone sloping outward as it meets the ground.

At the second story level the chimney becomes brick. On the west elevation is a long oriel "sun porch" at the second story level placed inside the west gable.

East elevation - the east gable has a projecting ridge pole as well as the knee braces found in the other gables. There are doubled windows at the landing of the stair hall visible in the east gable with geometric motif stained glass upper sashes (photo). Other windows on the west and the east elevations are one over one sash.



Potential Original Balcony  
Photo taken between 1976 & 1980



Eta Kappa  
Southwest Missouri State Univ.  
1027 E. Walnut  
Springfield, Mo. 65806

124

"Second" Balcony  
Existed at time of historic designation  
Built in 1981 or 1982  
Photos taken in November 1982



Current Balcony  
Built in 1987



Summer 1991



February 1992