



City of Springfield

Agenda

Landmarks Board

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

November 5, 2025

5:30 PM

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

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. October 8, 2025
- 3. Unfinished Business**
 - 3.1. Certificate of Appropriateness
1159 East Walnut Street (Applicant: Spencer Smith)
- 4. New Business**
 - 4.1. Certificate of Appropriateness
820 East Walnut Street (Applicant: Gray Gables on Walnut, LLC)
- 5. Communications**
 - 5.1. Historic Preservation Plans & Policies
 - 5.2. Community Outreach
- 6. Reports**
 - 6.1. Administrative Certificate of Appropriateness
1159 East Walnut Street
 - 6.2. Administrative Certificate of Appropriateness
1027 East Walnut Street

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.

6.3. Administrative Certificate of Appropriateness
328 East Commercial Street

7. Adjourn

MINUTES OF THE LANDMARKS BOARD

DATE: October 8, 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, Bryan Lenox, Genevieve Henry, Wanda Quintana, Nicole Falconer, Erik Kiser, and John Sellars. Absent: Seva Nix and Adam Letterman-Vice Chair. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, and Laura Vales, Assistant City Attorney.

Board Action:

John Sellars motioned to amend the agenda (move 5.2.1 before 5.1.1). Bryan Lenox seconded the motion. The motion carried as follows Ayes: John Hawkins, Chairman, Bryan Lenox, Nicole Falconer, Genevieve Henry, John Sellars, Erik Kiser, and Wanda Quintana. Nays: None. Abstain: None. Absent: Seva Nix and Adam Letterman-Vice Chair.

APPROVAL OF MINUTES: September 10, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **1159 East Walnut Street** – Andrew Menke noted that the applicant requested to postpone to the November 5, 2025 meeting.

Board Action:

Erik Kiser motioned to **postpone** Certificate of Appropriateness (**1159 East Walnut Street**) to November 5, 2025. Genevieve Henry seconded the motion. The motion carried as follows Ayes: John Hawkins, Chairman, Bryan Lenox, Nicole Falconer, Genevieve Henry, John Sellars, Erik Kiser, and Wanda Quintana. Nays: None. Abstain: None. Absent: Seva Nix and Adam Letterman-Vice Chair.

NEW BUSINESS:

Certificate of Appropriateness: **417 South Jefferson Avenue** - Paden Chambers, 312 W. Commercial Street and representing SPFLD Holdings, LLC and presented revised plans for the property, citing budget and scope adjustments. The original plan to open a light well on the building's top changed due to budget constraints and the size of the building addition has been reduced.

Materials: Continuation of terracotta (due to difficulty matching original brick) and limestone for the base.

Demolition: Current site work includes significant demolition.

Drive-Through: A drive-through will be integrated between the buildings at Walnut Street and Jefferson Avenue.

Rooftop Patio: A new rooftop patio space overlooking downtown Walnut Street is planned.

Interior Restoration: Reinstatement of a fireplace removed in the 1970s and a designed light fixture mimicking the original skylight pattern. Original flooring and column capitals in the historic lobby will be restored.

Exterior Restoration (Jefferson Side): Restoration of original windows, re-installation of the balustrade, replication of the awning, rebuilding of front entrance steps, and external lighting.

ADA Access: The ADA entrance and parking will be on the west (parking lot) side, near the elevator and a secondary stair.

The Board expressed appreciation for the detailed and thoughtful design, noting its potential to enhance an already beautiful building.

Board Action:

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

COMMUNICATIONS:

Community Outreach/Department of Public Information & Civic Engagement: Assistant Director of Public Information and Civic Engagement, Melissa Hart, offered assistance with the city's social media and website assets. One of the roles of the Board is to educate the public on historic resources and preservation, potentially through social media. Ideas included "history nuggets" about local landmarks, spotlight series on completed preservation projects, and highlighting the history behind buildings like City Hall. The recommended posting frequency is at least once a week. Content would be provided by a board subcommittee, with Melissa's team assisting with writing and curation.

Platform & Inquiries: Discussion ensued on whether to use the city's existing social media pages or create a dedicated Landmarks Board page, initial thought was to start with the city's page. For public inquiries, the Citizen Resource Center was recommended, and a dedicated email address (i.e., landmarksboard@springfield.gov) was suggested for direct board-related questions. Legal counsel advised caution against individual board members interacting with posts regarding prospective issues that might come before the Board. Education on decided matters is acceptable.

Board members are tasked with compiling a list of content ideas for Andrew and Melissa to review before the next meeting. Melissa will draft a list of content ideas and a strategy for approval.

Historic Preservation Plans & Policies

Walnut Street Urban Conservation District (UCD) Expansion - It was noted that the national historic district for Walnut Street is larger than the local district. Properties only in the national district do not require Landmarks Board review for demolition or exterior changes, which conflicts with the Board's aesthetic and preservation goals for the street.

Board members want to expand the local district to include these properties, ensuring board purview and (State Historic Preservation Office), noting Andrew Dial of SHPO recommended expanding district boundaries in instances where several properties are not locally designated but are contributing structures in the national district.

Specific Areas for Consideration: Western End of Walnut Street - Expand the district boundary west to include four contributing structures currently lacking local designation. Eastern Side of South Florence (North & South of McDaniel) - Recommended for inclusion by SHPO, while acknowledging some blocks have been demolished, negating the benefit of local designation there. The McDaniel School is already a local historic site and not a contributing structure to the national district.

Board discussion on the process for expansion & outreach concerns noting the standard process involves drafting a nomination, posting signs on properties, and mailing notifications to owners (within 185 ft). Board members expressed their concern that this approach is too aggressive and suggest sending a "soft-pedal" letter and FAQ to affected property owners before formal nomination, explaining the purpose, benefits, and impact of local designation, and inviting feedback. John Hawkins has volunteered to draft a preliminary letter for board review and staff will search for previous nomination letters as a guide.

Andrew noted the invitation to attend the forum in Jeff City on October 24th, with registration and travel costs reimbursed and the Architectural Survey Areas have received approval from Plans and Policies; the Purchasing Office will prepare an RFP to hire an architectural historian. He also noted that the annual report is being prepared from October 1, 2024 through September 30, 2025.

Election of Officers: John Sellers was nominated for Chair and Genevieve Henry was nominated for Vice Chair.

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: October 31, 2025

TO: Landmarks Board

FROM: Andrew Menke
Senior Planner

SUBJECT: Certificate of Appropriateness - 1159 East Walnut Street

The applicant has submitted a separate application for a Certificate of Appropriateness to replace the Yankee gutters in kind. Staff has the ability to administratively approve an in kind replacement and did so on October 30, 2025. While the applicant believes this is the approach he will take, he has requested that the application for replacement with modern gutters remain active until final details are solidified.

The applicant has requested this case be postponed to the Landmarks Board meeting on December 17, 2025.

From: [Spencer Smith](#)
To: [Menke, Andrew](#)
Subject: Re: 1159 E Walnut- Gutters
Date: Thursday, October 2, 2025 11:03:15 PM

Hey Andrew,

Thanks for the update! I am in contact with C&R Metalworks and they seem like they may be able to help. I'm working with them and their installer. My next meeting with them is on Monday.

With that, let's postpone till November. I expect I'll be able to attend with a final decision on what we'll do here.

Thank you for your help!
Spencer

On Thu, Oct 2, 2025 at 12:24 PM Menke, Andrew <amenke@springfieldmo.gov> wrote:

Spencer,

I spoke with Michael, and if you opt to restore/replace the gutter system in-kind you may withdraw the Landmarks Board application and resubmit for an administrative Certificate of Appropriateness. It is not required that you attend the meeting at which it is withdrawn, but I know the Board would appreciate it if you did attend and updated them on the information you found and your plans moving forward.

Please let me know by noon tomorrow if you would like to withdraw, postpone, or proceed with the modern gutter request.

Thanks,

Andrew Menke

Senior Planner

City of Springfield

Department of Planning & Development

Phone: (417) 864-1613



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:



NOVEMBER 5, 2025

CASE: Certificate of Appropriateness

DESIGNATION: Historic Site – Grey Gables

LOCATION: 820 East Walnut Street

APPLICANT: Gray Gables on Walnut, LLC

STAFF: Andrew Menke, 417-864-1613

SUMMARY OF PROPOSAL:

1. Install signage on north façade of accessory structure as shown in submitted materials.

STAFF RECOMMENDATION:

Staff recommends approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. Grey Gables was listed on the Springfield Historic Register as a Historic Site on September 28, 1987.
2. The requested signage is for the accessory structure behind Grey Gables.
3. The National Park Services (NPS) Preservation Brief #25 states that new signs should respect the size, scale and design of the historic building.
4. NPS Preservation Brief #25 also states that new signs should not obscure significant features of the historic building.

APPLICANT'S DESCRIPTION OF PROPOSAL:

See applicant's attachments for description.

STAFF COMMENTS:

1. The *Secretary of the Interior's Standards for Rehabilitation* recommend that "distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." The National Park Service (NPS) Preservation Brief #25 states that new signs should not obscure significant features of the historic building. The sign covers a blank wall on the accessory structure.



LANDMARKS BOARD STAFF REPORT

2. The proposed sign appears to be consistent with the NPS Preservation Brief #25, which includes the statement that new signs should respect the size, scale and design of the historic building.
3. A building permit was issued by the City in error without review by the Landmarks Board and the sign has already been constructed. Planning staff became aware of the permit when the applicant sought to schedule a final inspection. The applicant was not aware of the requirement and has been cooperative in having the application go through the proper process.
4. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

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:

2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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 shall 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 #25, THE PRESERVATION OF HISTORIC SIGNS](#) (see link for complete article)

New Signs and Historic Buildings

Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: Historic sign practices were not always "sympathetic" to buildings. They were



LANDMARKS BOARD STAFF REPORT

often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs--their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

The following points should be considered when designing and constructing new signs for historic buildings:

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

ZONING ORDINANCE:

In addition, the *Springfield Zoning Ordinance* states:

In the event the Landmarks Board concludes that the request, if granted, will have a detrimental effect upon the Historic Landmarks or Historic District or any adverse effect on an historical or architectural resource, then the Landmarks Board shall Deny the request for a certificate.

ARCHITECTURAL SIGNIFICANCE OF PROPERTY:

The description from the 1984 Architectural Inventory Form refers to the accessory structure, stating:

At the rear of the property is a gabled roofed frame outbuilding with board and batten walls with shed roof wings and multi-bay garage openings. Probably built circa 1930.

The Historic Site Nomination Form provides a brief description of the architectural and historical significance of the primary structure and is attached.



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):

Dani Vess

Date:

10-2-25

Please type or print name(s) clearly:

Dani Vess, Signarama

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: 820 E Walnut St #A

APPLICANT INFORMATION:

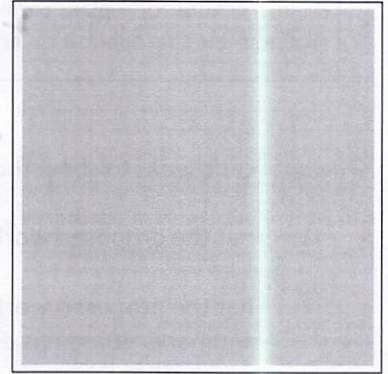
2. Name of current property owner: Gray Gables On Walnut LLC

If corporation: Corporate Official: _____

Mailing Address: 820 E Walnut Spfld MO

Zip Code: 65806 Telephone: 417 224 2639 Fax: _____

E-mail: james@gilardisonwalnut.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: Zern Voss

Signature: _____

Mailing Address: 1967 W Boat St Ozark Zip Code: 65721 Fax: _____

Telephone: 417 886 5050 E-mail: zern@sigarama-springfieldmo.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: See email 10/1/25 @ 4:21 pm
Email sent by Andrew Menke

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.

See email sent by Andrew Menke, 10/1/25, 4:21 pm,

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

1. **TYPE OF WORK PROPOSED:** (Check all that apply. All work items require a written description of the proposed work. Additional required supporting information is denoted after each item and **must** be attached. See Instructions, page 5. **Maximum size for drawings: 11 x 17 inches.** NOTE: Even though you check the "Other" or the "New Construction" box, you must still give information on individual features such as windows, doors, etc., included in a large project.)

☐ Addition (1,2, 3, 7)	☐ Handicapped Ramp (1, 2, 3)	☐ Sidewalk (1, 3)
☐ Awnings (2, 3, 4 or 5, 6)	☐ New Construction (1, 2, 3, 7)	☐ Siding (3, 4 or 5)
☐ Building Relocation (1, 2, 3, 7)	☐ Parking (1, 3)	☒ Sign (1, 2, 3, 6)
☐ Demolition (1, 2, 3, 7)	☐ Porch (1, 2, 3)	☐ Window (2, 3, 4 or 5, 6)
☐ Door (2, 3, 4 or 5, 6)	☐ Retaining Wall (1, 2, 3)	☐ Archeological Site (1, 3, 8)
☐ Fence (1, 2, 3, 5)	☐ Roof-New (3, 4 or 5, 7)	
☐ Guttering (2, 3, 4 or 5, 6)	☐ Re-roof (3, 4)	
☐ Other (specify): _____		

1 – Site Plans
2 – Elevations
3 – Photographs
4 – Sample of materials to be used

5 – Product literature
6 – Drawings
7 – Exhibit C – Why proposed work should be approved
8 – State historic Preservation Officer Comments

2. **DESCRIPTION OF PROPOSED WORK:** (attach additional pages if necessary)

Remove existing rooftop sign on top of Gilardi's roof.
Install a new wall sign on Gilardi's front elevation.

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

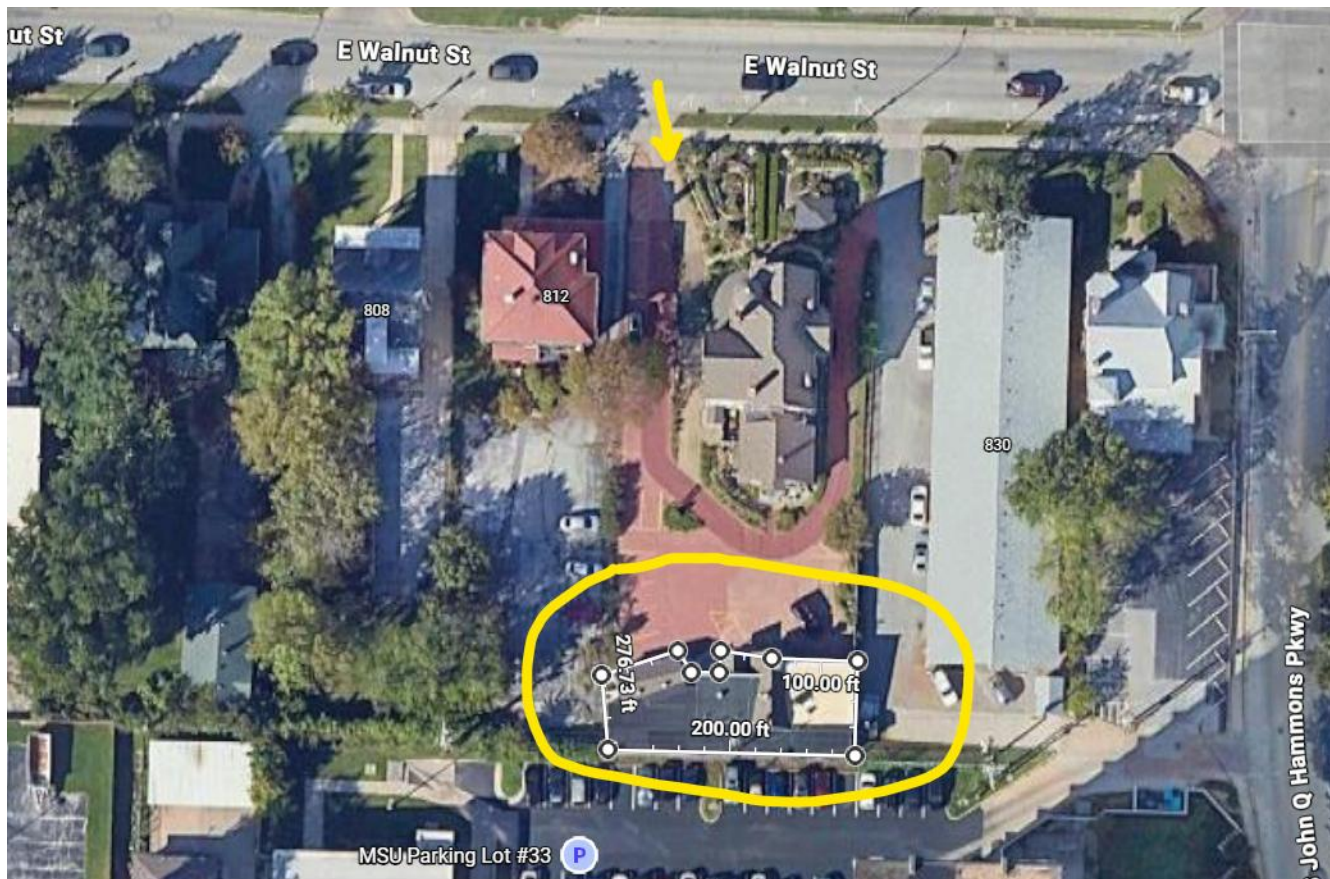
Please use this form only. Form may be photocopied. Please type or print.

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.)

Per Andrew Menke, Senior Planner for the City of Springfield, an error occurred on City of Springfield's part during processing the permit. A hold was overridden on the city's side, so that is why Siganrama was not informed of this earlier.

Gilardi's Restaurant – 820 E Walnut Street (Bird's Eye View)

The restaurant is located off the street behind the house.



Updated Colors

#od783D

#cd8637



- Sign is flush mounted with 1/4" x 2" Tapcon Concrete Anchors
*350lbs Pullout Force
*600lbs Shear Force

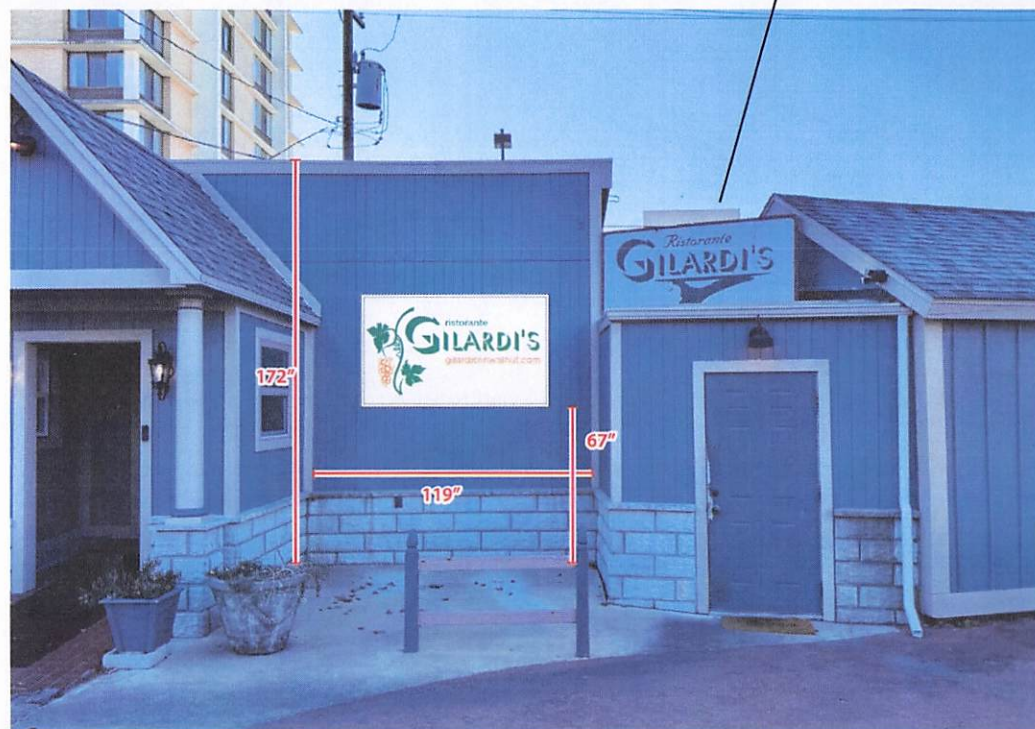
3mm Aluminum Composite Material (ACM)
Weight ≈ 20lbs

1/4" x 2" Tapcon Concrete Anchors

Wood Siding Facia

(NOT TO SCALE)

Job Type: Gilardis Building Sign
Material: 3mm MaxMetal / DP
Color: Full Color
Process: Digital Print
Qty: 1



PROJECT NAME: Gilardis
ADDRESS: 820 E Walnut St, #A
CITY/ STATE: Springfield, MO
ZIP CODE: 65806

DESIGNER: Josh
PROOF DATE: 3/24/25
PROOF#: 03

**WE CANNOT PROCEED
WITH YOUR ORDER
UNTIL YOU RESPOND
TO THIS PROOF.
APPROVE OR
REQUEST REVISION**

• **SPELLING IS YOUR RESPONSIBILITY**
• Colors on finished product may vary slightly from electronic proof
If color accuracy is important and you require a hard copy of your proof, please request one in your response.
• Sizes are noted
• Drawing is Not to Scale

**ADDITIONAL DESIGN WORK &
PROOF REVISIONS MAY BE
SUBJECT TO ADDITIONAL
DESIGN CHARGES.**
**THE CURRENT DESIGN RATE IS
\$25 PER 15min OF DESIGN TIME.**

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Job Type: Gilardis Building Sign
Material: 3mm MaxMetal / DP
Color: Full Color
Process: Digital Print
Qty: 1



Existing Roof Sign to be Removed by Signarama

PROJECT NAME: Gilardis
ADDRESS: 820 E Walnut St, #A
CITY/ STATE: Springfield, MO
ZIP CODE: 65806

DESIGNER: Josh
PROOF DATE: 3/24/25
PROOF#: 03

WE **CANNOT** PROCEED
WITH YOUR ORDER
UNTIL YOU RESPOND
TO THIS PROOF.
APPROVE OR
REQUEST REVISION

- **SPELLING IS YOUR RESPONSIBILITY**
- **Colors on finished product may vary slightly from electronic proof**
If color accuracy is important and you require a hard copy of your proof, please request one in your response.
- **Sizes are noted**
- **Drawing is Not to Scale**

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- NOMINATION -
SPRINGFIELD REGISTER
OF HISTORIC SITES

TITLE OF PROPERTY: Grey Gables

LOCATION: 822 East Walnut

PRESENT OWNER: Elizabeth Rich

RESEARCHED BY: Jim Keet, Georgia Sheppard, Ann Wilbur

OWNER NOTIFIED: July 24, 1987 and September 8, 1987

HISTORICAL SITE BOARD APPROVAL: September 14, 1987

BUILT BY:

DATE BUILT: 1895

BRIEF DESCRIPTION OF ARCHITECTURAL SIGNIFICANCE:

The two and one-half story structure was built in the Queen Anne style. The entire front elevation is dominated by a wide pedimented gable. At the second story level above the entryway is a fixed window with leaded glass. The front porch contains several plastered friezes picked out in a floreate design motif. The porch curves around the house along the west elevation. A three story tower at the corner of the house has a roof which is bell cast with a metal finial cap. There is also a port cocnere with a hipped roof.

BRIEF DESCRIPTION OF HISTORICAL SIGNIFICANCE:

Grey Gables was built in 1895 by William Rogers from Newburyport, Mass. He came to Springfield in 1885 and together with Alfred Baldwin formed the Rogers and Baldwin Hardware Company, one of the city's earliest and most important businesses. Mr. Rogers was one of the nations earliest traveling salesmen, starting his career at sixteen and traveling from Chicago to New Orleans. In 1920 the house was purchased from Mary and Charles Upham by E. Y. Mitchell, a partner in the law firm of Tatlow and Mitchell. Mr. Mitchell served as Asst. Sec. of Commerce under Pres. F. D. Roosevelt and as Democratic State Chairman in 1916. The building was made into apartments in 1930 and purchased by the present owner, Elizabeth Rich, in 1980.

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1159 East Walnut Street

On October 30, 2025, 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) as shown in submitted materials:

1. Remove historic Yankee gutters and replace in kind, as described 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.



Andrew Menke, Senior Planner
Planning and Development

October 30, 2025

Date

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1027 East Walnut Street

On October 28, 2025, 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) as shown in submitted materials:

1. Installation of a 6-foot solid wood fence along the west property line, generally located from behind the northernmost accessory structure to the northernmost tree on said property line.

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.



Andrew Menke, Senior Planner
Planning and Development

October 28, 2025

Date

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 328 East Commercial Street

On October 27, 2025, 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) as shown in submitted materials:

1. Replace 6 windows on the 2nd and 3rd story of the front elevation with aluminum-clad wood windows.

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.



Andrew Menke, Senior Planner
Planning and Development

October 27, 2025

Date