



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	Vacant At-Large Representative
Seva Nix Commerical Street Representative	Genevieve Henry, Vice-Chair At-Large Representative	Erik Kiser At-Large Representative

December 17, 2025

5:30 PM

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

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. November 5, 2025
- 3. Unfinished Business**
 - 3.1. Certificate of Appropriateness
1159 East Walnut Street (Applicant: Spencer Smith)
- 4. New Business**
- 5. Communications**
 - 5.1. Historic Preservation Plans & Policies
 - 5.1.1 Goals and Priorities
 - 5.2. Community Outreach
 - 5.2.1 Establish Social Media Subcommittee
 - 5.3. 2026 Landmarks Board Schedule
- 6. Reports**
 - 6.1. Certified Local Government Program Annual Report FY24-25
- 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: November 5, 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 Sellars-Chair, Genevieve Henry-Vice Chair, Wanda Quintana, Nicole Falconer, and Seva Nix. Absent: John Hawkins, Bryan Lenox, Erik Kiser, and Adam Letterman. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: October 8, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **1159 East Walnut Street** – Andrew Menke noted that the applicant applied for another Certificate of Appropriateness for this property to remove the historic Yankee gutters and replace in kind. City staff was able to approve this application administratively (see 'Reports'). The Zoning Ordinance does not prohibit multiple Certificate of Appropriateness applications for a single property from being active at the same time. The applicant requested to postpone to the December 17, 2025 meeting to allow for more time to determine if he wants to replace the gutters in kind or with modern gutters.

Board Action:

Genevieve Henry motioned to **postpone** Certificate of Appropriateness (**1159 East Walnut Street**) to December 17, 2025. Wanda Quintana seconded the motion. The motion carried as follows - Ayes: John Sellars-Chair, Genevieve Henry-Vice Chair, Wanda Quintana, Nicole Falconer, and Seva Nix. Nays: None. Abstain: None. Absent: John Hawkins, Bryan Lenox, Erik Kiser, and Adam Letterman.

NEW BUSINESS:

Certificate of Appropriateness: **820 East Walnut Street** – Zern Vess, 1917 W. Boat St., Ozark presented a proposal to update signage on the back building and the Board was informed that the reason for the new sign was to replace an existing, deteriorating wooden sign structure, not original to the 1930s building, that posed structural issues. The new sign would not be illuminated.

The Board confirmed its purview over all exterior aspects of the historic property, including structures that have acquired significance due to age.

Board Action:

Seva Nix motioned to **Approve** Certificate of Appropriateness (**820 East Walnut Street**). Genevieve Henry seconded the motion. The motion carried as follows - Ayes: John Sellars-Chair, Genevieve Henry-Vice Chair, Wanda Quintana, Nicole Falconer, and Seva Nix. Nays: None. Abstain: None. Absent: John Hawkins, Bryan Lenox, Erik Kiser, and Adam Letterman.

COMMUNICATIONS:

Historic Preservation Plans & Policies

Andrew Menke gave out information for the National District Expansion Process: The process involves submitting a nomination form to SHPO (State Historic Preservation Office), a review and feedback cycle, a meeting with the Missouri Advisory Council on Historic Preservation (where the Landmarks Board is notified and provides recommendations), and finally, approval by the National Park Service. Expanding an existing district follows a similar process.

Commercial Club Interest in District Expansion: The Commercial Club expressed interest in expanding the local and national historic districts to the west, specifically to include properties around the intersection of Lyon and Commercial, such as the White River Brewery building and two others, including a mid-century building at 522 West Commercial. At the previous meeting, the Board discussed aligning the local and national district boundaries of Commercial Street and noted that this potential expansion could be done in tandem with that effort.

Walnut Street District Expansion Letter: A draft information letter for the local Walnut Street district expansion, prepared by a Board member, was offered to be emailed to the Board for comments before the next meeting.

Community Outreach

Social Media Strategy: The Board reviewed a list of social media topic ideas. Members generally favored all suggestions, and it was decided that the City's Assistant Director of Public Information and Civic Engagement, Melissa Hart, would draft posts and obtain information from the Board as needed at either a future Board meeting or via a sub-committee.

The Board agreed on a general strategy:

- Start with an introductory post about the Landmarks Board.
- Share newsworthy posts as they arise.
- Intermix "Throwback Thursdays" and "This Day in History" posts during lulls.
- Include information on financial incentives and grant deadlines.

REPORTS:

Administrative Approvals

- 1159 East Walnut Street: Approval for removing historic Yankee gutters and replacing in kind.
- 1027 East Walnut Street (Ebbets Field): Approval for a new six-foot wooden fence on the west property line.
- 328 East Commercial Street (Peddlers of the Bike Museum): Approval for the replacement of six windows on the second and third floors with aluminum-clad windows, which SHPO accepts as "in-kind" replacements.

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: December 10, 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 February 11, 2026.



2026
OFFICIAL NOTICE
LANDMARKS BOARD

NOTICE is hereby given to all citizens and interested parties that the Landmarks Board of the City of Springfield, Missouri, has scheduled the following regular meeting dates for the year of 2026. Meetings are scheduled for 5:30pm in 2 West Conference Room, Busch Bldg. The first meeting of the month is designated for new or unfinished business. The second meeting of the month is designated for special meetings, presentations, and educational purposes.

REGULAR MEETINGS

FIRST MEETING	SECOND MEETING
January 14, 2026	January 28, 2026
February 11, 2026	February 25, 2026
March 11, 2026	March 25, 2026
April 8, 2026	April 22, 2026
May 6, 2026	May 20, 2026
June 10, 2026	June 24, 2026
July 15, 2026	July 29, 2026
August 12, 2026	August 26, 2026
September 9, 2026	September 23, 2026
October 14, 2026	October 28, 2026
November 18, 2026	No Meeting
December 16, 2026	No Meeting

Certified Local Government Program Annual Report

City of Springfield, Missouri

Historic Preservation Commission
(Landmarks Board) Activities

October 1, 2024 through September 30, 2025

Prepared by
The City of Springfield
Department of Planning and Development

For Submission to
Missouri Department of Natural Resources
State Historic Preservation Office
P.O. Box 176
Jefferson City, Missouri 65102

Document Outline

1. Introduction
2. Landmarks Board Membership
3. Meetings
4. Member Attendance Records
5. Committees and Study Groups
6. Landmarks Board Activities
 - a. Landmarks Designations
 - b. District Designations
 - c. National Register Nominations Reviewed
 - d. Cases Reviewed, and Other Board Activities
 - e. Training and Conferences
 - f. Public Education and Outreach
 - Informational Brochure
 - Website
 - Press Releases
7. Comprehensive Historic Preservation Plan
8. Historic Properties Inventory Status
9. Historic Preservation Financial Incentives
 - a. Local Tax Incentives Program
 - b. Local “Brick and Mortar” Grants/Loans Program
10. Local Property Acquisition Program
11. Local Design Review/Regulatory Compliance Program
12. Appendix: Attachments

1. Introduction

The Landmarks Board of the City of Springfield recently completed its 26th year as a Certified Local Government (CLG). Springfield achieved CLG status on September 7, 1999. Although, the city has been addressing historic preservation issues since 1979, when it formed its Historic District Review Board.

The successor to the Historic District Review Board, the Landmarks Board oversees exterior renovations in three local historic districts: Commercial Street, Walnut Street East, and Walnut Street West. The city publishes and enforces architectural design guidelines for its three local historic districts.

The City of Springfield also contains several national historic districts, and the Landmarks Board reviews and comments on the creation of those districts and any amendments and additions or deletions made to their boundaries or constituent properties.

2. Landmarks Board Membership

The Landmarks Board of the City of Springfield consists of nine members. Three seats are based on residency, three seats are based on occupation, and three seats are “at-large” members. A list of Board members and staff members involved with the Board is attached (Attachment A) including each member’s specialty.

Membership on the Landmarks Board is based on a three-year term; the terms are staggered so that the potential for a completely new board in any given year is eliminated. Below are the dates of appointment and term expiration for current Board members. Members who were previously on the Board but have resigned or rotated off during the past year are listed, along with current members in Attachments A and B of this document’s appendix.

Member	Appointment	Term Expiration
Falconer, Nicole	12/16/2024	11/1/2027*
Hawkins, John	10/4/2021	11/1/2025
Henry, Genevieve	10/7/2024	11/1/2027*
Kiser, Erik	11/28/2022	11/1/2025*
Lenox, Bryan	10/4/2021	11/1/2026*
Letterman, Adam	1/13/2020	11/1/2026
Nix, Seva (Jesse)	10/16/2023	11/1/2026*
Quintana, Wanda	2/26/2024	11/1/2026*
Sellers, John	11/28/2022	11/1/2025*

*Eligible for reappointment after term

3. Meetings

The Landmarks Board typically meets every two weeks; however, new business is reviewed at the first meeting of the month while the second meeting is held for special meetings, presentations and educational purposes. The meetings take place at 5:30 p.m. on Wednesdays, and are held in the Busch Municipal Building, 2 West Conference Room (until renovations of Historic City Hall are completed).

4. Member Attendance Records

An attendance roster is included in Attachment B of the Appendix.

5. Committees and Study Groups

This past year, the Landmarks Board established a committee to review the boundaries of potential historic architectural surveys outside of the format of a regular Board meeting. This committee only met once (March 17, 2025) and remaining discussions on the topic occurred at regular Board meetings.

The Board considered establishing a committee that would serve to educate the community on the Landmarks Board and advise the Board on upcoming opportunities. It was determined that most Board members did not have the availability to regularly commit to this and would prefer to simply discuss during a regular Board meeting.

Instead, the Board agreed to add 'Community Outreach' as a regular item on the agenda, underneath 'Communications'.

6. Landmarks Board Activities

The Landmarks Board discussed many issues throughout the year. Each area of activity is discussed below.

a. Landmarks Designations

No new, locally designated historic sites or landmarks were created.

b. District Designations

No new, locally designated historic districts were created.

c. National Register Nominations Reviewed

In the past year, the Board did not review any national register nominations.

d. Cases Reviewed, and Other Board Activities

The Landmarks Board reviewed 18 Certificates of Appropriateness over the course of the year (Attachment D).

City staff also reviewed and administratively approved 1 Certificate of Appropriateness during this time. The administrative approval was for the replacement of 42 windows at 311 East Walnut Street. A preservation easement exists on the property and the applicant provided documentation showing SHPO had reviewed and approved the proposed modifications.

City Council's Plans and Policies subcommittee set aside funds for a Historic Architectural Survey and the Board spent several meetings determining the most appropriate area. In August, the Board selected areas for the survey, which include 10 small gas stations located throughout the city and a portion of historic Route 66 along College Street, from Grant Avenue to Chestnut Expressway (181 parcels).

The Board also discussed demolition by neglect ordinances and received a tour of Historic City Hall about a year into the rehabilitation process.

e. Training and Conferences (Landmark Board members attended in-person and virtual sessions)

- October 25, 2024: CLG Workshop in Jefferson City
- February 26, 2025: Training (in conjunction with regular meeting)
- May 1, 2025: Historic Preservation Symposium in Jefferson City
- June 26, 2025: Webinar on Design Guidelines
- August 20-22, 2025: Virtual Training for Historic Preservation (NAPC Short Course)

f. Public Education and Outreach

The Landmarks Board is engaged in multiple forms of public education and outreach. The purpose is to inform the local citizenry of the steps being taken to preserve the culture and history of the City of Springfield. In the previous year, these efforts have taken various forms.

- Brochure: This year the Board and City staff collaborated on updating the Landmarks Board informational brochure. The brochure, along with a letter, were mailed to all owners of property on the local register (299 individuals/entities). The brochure is also now available at the Citizen Resource Center and the Planning Department's Development Review Counter, both located on the 1st floor of the Busch Municipal Building.
- Website: The website (<http://www.springfieldmo.gov/926/Landmarks-Board>) provides a list of properties in Springfield that are on the local and national historic register, tax credit information for historic properties, and links to external sites with historic preservation information. Staff continues to work on the appearance and accessibility of the website to the public.
- Press Releases: There were no press releases during the past year.

7. Comprehensive Historic Preservation Plan

On November 14, 2022, the City of Springfield adopted a new Comprehensive Plan, known as Forward SGF. The Plan has not been updated since the adoption date. One of the themes of Forward SGF is *Arts, Culture & Historic Preservation*. Instead of a specific chapter being dedicated to historic preservation, the theme is integrated throughout the Plan and specifically identified when applicable. Here is a link to the [Comprehensive Plan](#). Historic Preservation goals can be found in Forward SGF on the following pages: 13, 81-82, 85, 110, 125-127, 138, 155, & 228.

8. Historic Properties Inventory Status

The process that the Landmarks Board uses in reviewing and ruling on cases has remained the same over the past year. This process is always observed and reported on, in meeting minutes by staff.

Springfield's inventory system for historic preservation is called the *Springfield Historic Register*. This information is continually updated to reflect decisions of the Landmarks Board and any addition or deletion of historic properties (Attachment F).

9. Historic Preservation Financial Incentives

a. Local Tax Incentives Program

The Department of Economic Vitality offers Chapter 99 and 353 project tax abatement programs that could benefit historic properties, although a historic designation is not a requirement.

Chapter 99: The Land Clearance for Redevelopment Authority (LCRA) provides incentives to encourage investment and the removal of blight and blighting conditions within designated urban renewal areas. The LCRA designates urban renewal areas and associated redevelopment plans. It has the ability to authorize property tax abatement for redevelopment projects that conform to an approved redevelopment plan. Additional information can be found online at: <https://www.springfieldmo.gov/1130/Land-Clearance-for-Redevelopment-Authori>

Chapter 353: The purpose of the Urban Redevelopment Corporations Law is to encourage the redevelopment of blighted areas through property tax abatement. Additional information can be found online at: <http://www.springfieldmo.gov/659/Urban-Redevelopment-Corporations>

b. Local "Brick and Mortar" Grants/Loans Program

The Department of Economic Vitality offers Business Development Loan Program can be used the rehabilitate/restore/preserve historic properties, although a historic designation is not a requirement. The Business Development Loan Program is designed to provide financial assistance for small business concerns and nonprofit organizations to expand employment opportunities, stimulate private investment and eliminate slum and blight conditions in selected areas of the community. Loans may be issued by the city to small business owners, nonprofit organizations, and real estate developers within project areas for several activities, including:

Acquisition of property & buildings	Machinery / equipment	Rehabilitation
Clearance and removal	Mixed use development	Relocation
Historic preservation	New construction	Residential rental rehab

10. Local Property Acquisition Program

The Department of Economic Vitality offers Business Development Loan Programs. These loans can be used for property acquisition described above.

11. Local Design Review/Regulatory Compliance Program

Exterior alterations to historic properties must submit a Certificate of Appropriateness to be reviewed by the Landmarks Board.

The Landmarks Board uses three adopted Design Guidelines for exterior alterations. The Walnut Street Design Guidelines and the Commercial Street Design Guidelines are a binding architectural review of exterior alterations. The Mid-Town Design Guidelines are used for properties designated as Local Historic Site within the Mid-Town National Historic District.

Properties designated as Historic Sites are reviewed based on the Secretary of the Interior's Standards. No specific design guidelines have been established by ordinance for Historic Sites. The Landmarks Board has the authority to approve or disapprove the proposed application. For historic sites 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 building permit.

12. Appendix: Attachments

- Attachment A: Landmarks Board Roster: 2024-2025
- Attachment B: Meeting Attendance Record
- Attachment C: National Register Case Decision List
- Attachment D: List of Cases Reviewed by the Landmarks Board
- Attachment E: Meeting Minutes
- Attachment F: Springfield Historic Register

Attachment A

LANDMARKS BOARD Contact List

Nicole Falconer, Architect Representative 601 S. National Avenue, Apt 208 Springfield, MO 65802	417-893-7857	Contact
	nicole@brparc.com	e-mail
John Hawkins, Walnut Street Representative 1231 E. Walnut Street Springfield, MO 65802	417-399-2766	Contact
	john@blcknd.com	e-mail
Genevieve Henry, Member-at-Large 418 S. Weller Avenue Springfield, MO 65802	417-861-0266	Contact
	hadie@ghenry.com	e-mail
Erik Kiser, Member-at-Large 1953 S. Arcadia Avenue Springfield, MO 65804	417-812-9500	Contact
	epk.kiser@gmail.com	e-mail
Bryan Lenox, Realtor Representative 4358 W. Juno Street Springfield, MO 65802	417-881-3061	Contact
	bryan@sturdyre.com	e-mail
Adam Letterman, Member-at-Large 2722 W. College Street Springfield, MO 65802	417-224-9219	Contact
	aal432s@gmail.com	e-mail
Seva Nix, Commercial Street Representative 1322 N. Benton Avenue Springfield, MO 65802	210-569-2759	Contact
	snix@nformarc.com	e-mail
Wanda Quintana, Mid-Town Representative 313 S. Division Street Springfield, MO 65807	417-893-7722	Contact
	diamondanger5@gmail.com	e-mail
John Sellars, Historian Representative 1412 S. Fairway Avenue Springfield, MO 65804	417-831-1976	Contact
	jsellars637@gmail.com	e-mail
STAFF: Andrew Menke, Senior Planner 840 Boonville Avenue Springfield, MO 65802	417-864-1613	Contact
	amenke@springfieldmo.gov	e-mail
STAFF: Amy Werland, Administrative Assistant 840 Boonville Avenue Springfield, MO 65802	417-864-1611	Contact
	awerland@springfieldmo.gov	e-mail
http://mo-springfield.civicplus.com/140/Planning-Development		

Attachment B

Landmarks Board Attendance
October 1, 2024 – September 30, 2025
(includes special or subcommittee meeting)

Meeting Date	Falconer	Hawkins	Henry	Kiser	Lenox	Letterman	Nix	Quintana	Sellers
11/6/2024	P	P	P	P	A	P	P	P	P
12/5/2024*	P	P	P	P	P	A	P	A	P
12/18/2024	P	P	P	P	A	P	P	A	A
1/15/2025	P	P	P	A	P	P	P	P	P
2/26/2025	P	P	P	P	P	P	P	A	P
3/12/2025	P	P	A	P	P	A	P	P	P
3/17/2025**	P	P	NA	NA	A	NA	P	NA	P
3/26/2025	P	P	P	P	P	P	P	P	P
4/9/2025	P	P	P	A	A	A	P	A	P
4/16/2025**	P	P	P	A	P	P	P	P	P
4/23/2025	P	P	P	P	A	P	P	P	P
5/7/2025	P	A	P	P	P	P	P	P	P
6/11/2025	A	P	P	A	P	P	P	P	A
7/16/2025	P	P	P	P	P	A	P	A	P
8/13/2025	P	P	P	A	A	A	P	P	P
9/10/2025	P	P	P	P	A	A	P	P	P

P – Present, A – Absent, NA – Not Applicable

*Tour of Historic City Hall

**Special or Subcommittee Meeting

Attachment C

Actions on National Register Nominations

Date	Site	Action
	NONE	

Attachment D

Cases Reviewed by Landmarks Board, FY 2024-2025

Meeting	Address	Site Designations	Description	Action
11/6/2024	1451 East Walnut Street	Walnut Street Urban Conservation District - East	Porch	Approved
11/6/2024	308-310 East Commercial Street	Commercial Street Historic District	Rehab	Approved
11/6/2024	400 West Division Street	Historic District	Demolition	Denied
12/18/2024	533 South Jefferson Avenue	Historic District	Rehab/Addition	Approved
1/15/2025	830 North Benton Avenue	Historic District	Rehab	Approved
2/26/2025	225 East Commercial Street	Commercial Street Historic District	Signage	Denied
3/12/2025	600 North Benton Avenue	Historic District	Signage	Approved
3/26/2025	NA	NA	NA	NA
4/9/2025	830 North Benton Avenue	Historic District	Ramp	Approved
4/9/2025	208, 210 & 212 East Commercial Street	Commercial Street Historic District	Rehab	Approved/w Conditions
4/9/2025	1159 East Walnut Street*	Walnut Street Urban Conservation District - West	Gutters	Postponed
4/23/2025	NA	NA	NA	NA
5/7/2025	Jefferson Foot Bridge	Historic District	Modification	Approved
6/11/2025	1430 East Walnut Street	Walnut Street Urban Conservation District - East	Window	Approved
6/11/2025	397 East Central Street	Historic District	Signage	Approved
6/11/2025	1101 & 1107 East Walnut Street	Walnut Street Urban Conservation District - West	Demolition/ Modification	Demo – Approved Modification - Denied
7/16/2025	415 East Walnut Street	Historic District	Signage	Approved
7/16/2025	1101 & 1107 East Walnut Street 2nd	Walnut Street Urban Conservation District - West	Demolition	Approved
8/13/2025	221 East Commercial Street	Commercial Street Historic District	Signage	Approved
9/10/2025	1027 East Walnut Street	Walnut Street Urban Conservation District - West	Rehab	Approved

1159 East Walnut Street* was postponed to April 16, 2025, May 7, 2025, July 16, 2025, August 13, 2025, and September 10, 2025 (still on-going).

MINUTES OF THE LANDMARKS BOARD

DATE: November 6, 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-Chair, Adam Letterman-Vice Chair, Genevieve Henry, Erik Kiser, Seva Nix, John Sellars, Nicole Falconer, and Wanda Quintana. Absent: Bryan Lenox. Staff members: Michael Sparlin and Andrew Menke, Senior Planners, Angela Duran, Associate Planner, and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: August 7, 2024, minutes were approved after correcting misspelled name (Erick to Erik).

NEW BUSINESS:

Certificate of Appropriateness: **1451 East Walnut Street** – Gail Babcock, 1451 E. Walnut, wants to replace front retaining wall that is disintegrated and will keep the same size, shape, and design as the original and are also replacing the front steps as they are starting to crack but a little wider.

Landmarks Board members noted that this is a safety issue and will not take away any of the historic properties.

Mr. John Hawkins closed the public hearing.

Board Action:

John Sellars motioned to **approve** Certificate of Appropriateness (1451 East Walnut Street). Erik Kiser seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Adam Letterman-Vice-Chair, Seva Nix, Genevieve Henry, Erik Kiser, John Sellars, Nicole Falconer, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox.

Certificate of Appropriateness: **308 – 310 East Commercial Street** – Payton Chambers, 312 E. Commercial Street representing the owner Tindall Wilson Properties. Paden noted the current owner purchased the property in 2021 and plan to use federal historic tax credits to renovate the property and went over the history of the building. He explained that most of the interior was completely pulled out in 308 and talked about what was retained in 310, explaining what they will be renovating.

Landmarks Board member asked about the door on the south side and was told that it was originally to the city morgue, but the door will be bricked over.

Mr. John Hawkins closed the public hearing.

Board Action:

John Sellars motioned to **approve** Certificate of Appropriateness (308 – 310 East Commercial Street). Adam Letterman seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Adam Letterman-Vice-Chair, Genevieve Henry, Erik Kiser, John Sellars, Nicole Falconer, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox. Seva Nix recused himself.

Certificate of Appropriateness: **400 West Division Street** – Will Hoey, 550 St. Louis Street, stated that they are trying to build Pipkin Middle School, and this is the 3rd site proposed. He noted that they had originally thought there were no historic structures on the site, but later found out that the church is one. He noted that they have had numerous different layouts that would include salvaging or reusing the building but could not find a way to get proposed changes to fit within the boundaries. He did state that the building has been renovated completely inside, and that the exterior is the only remaining historic feature and they are here asking for demolition.

Landmarks Board members discussed the history of the building and what options there were but noted that they can not stop the demolition but can delay it by 60 days. They decided to use their due diligence by voting to deny the request for demolition, knowing that it will go ahead after 60 days wait.

Mr. John Hawkins closed the public hearing.

Board Action:

Adam Letterman motioned to **approve** Certificate of Appropriateness (400 West Division Street). Erik Kiser seconded the motion. The motioned carried as follows: Ayes: John Sellars. Nays: John Hawkins-Chair, Adam Letterman-Vice-Chair, Seva Nix, Genevieve Henry, Erik Kiser, John Sellars, Nicole Falconer, and Wanda Quintana. Abstain: None. Absent: Bryan Lenox. **Motion failed.**

REPORTS: Michael Sparlin discussed dates to tour the Historic City Hall. December 5, 2024 at 4:00pm was chosen and Michael will send out the information regarding safety foot gear, hardhats, etc.

Michael Sparlin introduced Angela Duran, Associate Planner, Neighborhoods Division, and she presented they historic survey grant which City Council is pursuing. Went over what currently what grants were being offered (Historic Preservation Fund Grant will cover 60% and local match is 40%). Twenty-seven (27) sites were identified and went over each location (study area) and decide which one if the grant is funded. The Landmarks Board members decided upon Study Area One (1).

Board Action:

Adam Letterman motioned to **approve** Study Area One (1) as selected. Wanda Quintana seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Adam Letterman-Vice-Chair, Seva Nix, Genevieve Henry, Erik Kiser, John Sellars, Nicole Falconer, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox.

COMMUNICATIONS:

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

ADJOURNMENT:

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



Michael Sparlin, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: December 18, 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-Chair, Adam Letterman-Vice Chair, Genevieve Henry, Erik Kiser, Seva Nix, John Sellars, Nicole Falconer, and Wanda Quintana. Absent: Bryan Lenox., John Sellars, and Wanda Quintana. Staff members: Michael Sparlin and Andrew Menke, Senior Planners.

APPROVAL OF MINUTES: November 6, 2024 minutes were approved.

NEW BUSINESS:

Nicole Falconer recused herself.

Certificate of Appropriateness: **533 South Jefferson Avenue** – Brian Vanne, 138 Park Central Square representing the Springfield Cape Girardeau Catholic Diocese noting that there have been some developments since the original application and stated that the original Cathedral is on this historic register. They want the new parish hall to have some residential functions so the resident priest can do everything and go through a covered passageway to the rectory which add benefits to the services. Demolition on the site to be limited to a garage structure to the west of the Cathedral and will have a façade of brick that closely matches to the Cathedral and Rectory. They are planning to replace worn structures, roofs, and mechanical fences and other miscellaneous improvements.

General discussion on choice of material and possibly saving some of the stained glass to create some artwork.

Mr. John Hawkins closed the public hearing.

Mr. John Sellars appreciated the choice of materials and how everything was laid out.

Ms. Genevieve Henry would like to see different material used on the new structure because it honors the historic structure more than just the brick and we to embrace the new structure for what it is.

Board Action:

Adam Letterman motioned to **approve** Certificate of Appropriateness (533 South Jefferson Avenue). Seva Nix seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Adam Letterman-Vice-Chair, Seva Nix, Genevieve Henry, and Erik Kiser. Nays: None. Abstain: None. Absent: John Sellars, Wanda Quintana, and Bryan Lenox. Nicole Falconer recused herself.

2025 Landmarks Board Schedule was approved with the following:

Board Action:

Erik Kiser motioned to **approve** the 2025 Landmarks Board schedule. Adam Letterman seconded the motion. The motioned carried as follows: Ayes: John Hawkins, Chair, Adam Letterman, Vice-Chair, Seva Nix, Nicole Falconer, Genevieve Henry, Erik Kiser. Nays: None. Abstain: None. Absent: John Sellars, Wanda Quintana, and Bryan Lenox.

COMMUNICATIONS:

Introduced Andrew Menke, Senior Planner will be taking over the Landmarks Board as staff member.

Michael Sparlin introduced Nicholas Edelman, Public Works (project manager on the footbridge and professional engineer) to talk about the Jefferson Avenue footbridge. He stated that the bridge was constructed in 1902 and placed on the National Register of historic places in 2003 and is an icon of Springfield history. He noted that the footbridge had gone before the board in 2018 and then 2022 and that the bids were higher than expected. He discussed permitting approval, material acquisition, approval from BNSF

(most of the work will be in their rail yard), shoring up the bridge during construction and that 40% of bridge needs repairing (paint system is also ailing) and is over active multiple railroad tracks. He also stated that the state has appropriated \$8M so it was sent back out for bids in 2024 and accepted the 10.8M and the contractor is getting approval from BNSF and should start in April 2025. Further discussion on construction process and how this may be accomplished.

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

ADJOURNMENT:

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

A handwritten signature in cursive script that reads "Michael Sparlin". The signature is written in dark ink and is positioned above a horizontal line.

Michael Sparlin, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: January 15, 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, Adam Letterman-Vice Chair, Genevieve Henry, Seva Nix, John Sellars, Nicole Falconer, Bryan Lenox, and Wanda Quintana. Absent: Erik Kiser. Staff members: Michael Sparlin and Andrew Menke, Senior Planners.

APPROVAL OF MINUTES: December 18, 2024, minutes were approved.

NEW BUSINESS:

Certificate of Appropriateness: **830 North Benton Avenue** – John Oke-Thomas, 1972 E. Chestnut the architect and representing Drury University (also present Gene Douglas and Alex Riddle). The church was originally designed and built for an African American Methodist Church and the development/idea dates from 1867 to have a 2nd African American church. The church was not built until 1922 due to lack of funds and was active to 2014 when it closed. It was placed on the National Register in 2002 and the significance is Pastor Oliver Brown (Brown v. Board of Education), noting that the building has a relationship between the African American community. The commitment from Drury is that they will restore the building to the same shape when it was built and are systematically disassembling it and putting it back as well as adding ADA features (east side), so it does not encroach onto the edifice of the building. The goal will be to offer tours and have some classrooms in the basement area, but the upper level they will be restoring the existing pews (same placement as before).

Discussed various features/options, i.e., doors (not original), windows (Marvin replacements), front steps (replacing with concrete), roofing, flooring, etc.

Board members note that this type of project is why the Landmarks Board exist and stating that it is worthy of saving.

Board Action:

Bryan Lenox motioned to **approve** Certificate of Appropriateness (830 North Benton Avenue). John Sellars seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Adam Letterman-Vice-Chair, Seva Nix, Genevieve Henry, John Sellars, Wanda Quintana, Nicole Falconer, and Bryan Lenox. Nays: None. Abstain: None. Absent: Erik Kiser.

COMMUNICATIONS:

Questions on the SHPO grant and the criteria was not met and has been withdrawn, however Council would like to look at this further.

Landmarks Board Training to be scheduled on February 26, 2025 (2nd Landmarks Board meeting) and any topic that the members may have an interest in.

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

ADJOURNMENT:

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



Michael Sparlin, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: February 26, 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, Adam Letterman-Vice Chair, Genevieve Henry, Seva Nix, John Sellars, Nicole Falconer, Bryan Lenox, and Erik Kiser. Absent: Wanda Quintana. Staff members: Michael Sparlin and Andrew Menke, Senior Planners, Kyle Tolbert, Assistant City Attorney and Anita Cotter, City Clerk.

APPROVAL OF MINUTES: January 15, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **225 East Commercial Street** – Applicant has requested this be withdrawn per Andrew Menke, Senior Planner.

Board Action:

Bryan Lenox motioned to **approve** Certificate of Appropriateness (225 East Commercial Street). Adam Letterman seconded the motion. The motion carried as follows: Ayes: None. Nays: John Hawkins-Chair, Adam Letterman-Vice-Chair, Seva Nix, Genevieve Henry, John Sellars, Erik Kiser, Nicole Falconer, and Bryan Lenox. Abstain: None. Absent: Wanda Quintana.

Motion denied.

NEW BUSINESS: Training

- Anita Cotter, City Clerk presented on the Sunshine Law.
- Kyle Tolbert, Assistant City Attorney presented the Code of Ethics.
- Michael Sparlin, Senior Planner presented the Landmarks Board responsibilities and decisions/interpretation.

COMMUNICATIONS:

Michael Sparlin updated about the survey and that it will not accomplish what the Landmarks Board hopes to do and also spoke on demolition by neglect. Kyle had presented to City Council about demolition by neglect in 2024 and the Board talked about previously sending a letter to City Council but has not at this time. The Landmarks Board would like to see the presentation added to agenda as well as the historic survey.

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

ADJOURNMENT:

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



Michael Sparlin, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: March 12, 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, John Sellars, Nicole Falconer, Wanda Quintana, Bryan Lenox, and Erik Kiser. Absent: Adam Letterman-Vice Chair and Genevieve Henry. Staff members: Andrew Menke, Senior Planner, Angela Duran, Associate Planner, Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: February 26, 2025 minutes were approved.

UNFINISHED BUSINESS:

NEW BUSINESS:

Certificate of Appropriateness: 600 North Benton Avenue – Steve Counts, 3444 S. Campbell Avenue noting that this is just a matter of formality as it has already been completed and gave out sign dimensions (48" tall x 72" wide x 16" depth) and stated that it will be lighted. He noted that the church did not know that they needed to contact the Landmarks Board and Andrew explained how it was able to get the permit, i.e., Building Development Services overrode the historic hold in error).

Board Action:

Bryan Lenox motioned to **approve** Certificate of Appropriateness (600 North Benton Avenue). John Sellars seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Seva Nix, John Sellars, Erik Kiser, Wanda Quintana, Nicole Falconer, and Bryan Lenox. Nays: None. Abstain: None. Absent: Genevieve Henry and Adam Letterman.

COMMUNICATIONS:

Demolition by Neglect / Historic Survey Overview: Angela Duran presented Historic Survey Overview and Kyle Tolbert presented Demolition by Neglect. Plans and Policies made a motion and passed to spend \$30,000 on a new survey for Commercial Street and the west side of Walnut Street. Discussion on what the Board would like for the survey (noting that some areas targeted have empty lots, parking lots and i.e., University Plaza, etc.). John Sellars noted that there is an African American neighborhood just north of Walnut Street and that would an interesting location for the survey.

Mr. Hawkins noted that the LMB last September made a different decision for the survey location and dollars and wants to have a discussion on what the Board's responsibilities and duties are and proposes a recommendation to the Plans and Policies Committee (Sub-Committee). He also noted that that the Board had previously talked about sending out letters to owners in the historic district reminding them of contacting the Landmarks Board before any outside renovations and this has not yet been done. Various examples of buildings/owners needing to be informed and the need to increase the purview for the Board.

Mr. Hawkins would like a motion to form a subcommittee to review the proposal placed before the Plans and Policies Committee and to spend the dollars for the historic survey that should include 5 members on a voluntary basis.

Board Action:

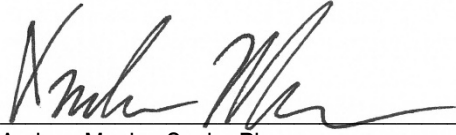
John Sellars motioned to **approve** a subcommittee to review the proposal before the Plans and Policies Committee that should include 5 members on a voluntary basis. Nicole Falconer seconded the motion. The motioned carried as follows: Ayes: John Hawkins-Chair, Seva Nix, John Sellars, Erik Kiser, Wanda Quintana, Nicole Falconer, and Bryan Lenox. Nays: None. Abstain: None. Absent: Genevieve Henry and Adam Letterman.

Subcommittee Volunteers: John Hawkins, John Sellars, Nicole Falconer, Seva Nix, and Bryan Lenox.
Date and Time: Monday, March 17, 2025 in 2 West Conference Room at 12:00pm (lunch included).

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

ADJOURNMENT:

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

A handwritten signature in black ink, appearing to read 'Andrew Menke', written over a horizontal line.

Andrew Menke, Senior Planner

MINUTES OF THE LANDMARKS BOARD SUBCOMMITTEE

DATE: March 17, 2025

TIME: 12:00pm

The meeting and public hearing of the Landmarks Board Subcommittee was held on the above date and time in person in the Busch Building, 2 West Conference Room.

ROLL CALL:

Volunteer members: John Hawkins, Seva Nix, John Sellars, Nicole Falconer. Absent: Bryan Lenox.

Staff members: Andrew Menke, Senior Planner, Angela Duran, Associate Planner, Kyle Tolbert, Assistant City Attorney, Steve Childers, Planning and Development Director, Justin Crighton, Planning and Development Assistant Director, Bob Hosmer, Planning Manager, Maurice Jones, Deputy City Manager.

REVIEW OF PROPOSAL FROM PLANS AND POLICIES COMMITTEE:

Would like pick and choose which parcels that the LMB want surveyed since there are no SHPO funds used and better for the citizens. City Council member Horton is very interested in looking at the established historic districts, Walnut and Commercial Street. Discussion on what proposal to take to the Landmarks Board of which properties that get recommended. Sub-Committee decided to pursue by eliminating properties (approximately 40) off the list (addresses to determined).

Sub-Committee asked how the bidding process works and to make sure how many structures or properties/parcels have been included in the original bid as approved by the plans and policies committee.

Question on if these parcels impacts council's expectations and suggestions that this be presented to Steve Childers, Planning and Development Director and then his team to present to council or plans and policies committee for a vote.

ADJOURNMENT:

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



Andrew Menke, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: March 26, 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, John Sellars, Nicole Falconer, Wanda Quintana, Bryan Lenox, Erik Kiser, Adam Letterman-Vice Chair and Genevieve Henry. Absent: None. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: March 12, and March 17, 2025 (Sub-Committee) minutes were approved.

UNFINISHED BUSINESS:

NEW BUSINESS:

Property Owner Notification: Discussion on whether to pursue a postcard or brochure with a follow-up letter, and looking for cost difference in postage and printing, may use a QR code that links to web page information. Andrew Menke informed the Board that they can use SHPO funds (grants, available late summer), and the Landmarks Board annual budget is approximately \$2000.00, which can be used for the mailers. The mailers (postcard for district locations or brochure to homeowners) will go to every owner of record for historic property (local, state and possibly the national districts). Andrew to talk with Michael Sparlin to get the current list. The Planning Department's graphic designer has been asked to update the old brochure.

Historic Survey Areas and Sub-Committee Update: Andrew corrected a statement from a prior meeting and relayed that property previously surveyed is eligible for SHPO grant funding for a re-survey if it meets all SHPO's standards. Sub-Committee met and went through properties in the Walnut and Commercial Street survey areas, selecting properties to be removed from the survey areas. Since the Sub-Committee meeting, staff was informed a survey cannot be certified by SHPO if properties are removed from defined/contiguous boundaries (parking lots, etc.). The Board would like to try to spend the city's resources in the wisest manner that will get a broader historic district and will recommend/propose to do a downtown survey (further discussion which would be the best for the survey with allocated funds).

John Hawkins to draft a letter for the next Landmarks Board meeting to review and edit the survey and demolition by neglect proposal.

COMMUNICATIONS:

Andrew Menke introduced the flyer regarding Historic Preservation Symposium on May 1, 2025, and asked if any of the Board members would be interested in attending (John Hawkins, Wanda Quintana, and Genevieve Henry). Andrew is also to send out the demolition list of 50+ year-old buildings to the Board for notification purposes.

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

ADJOURNMENT:

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



Andrew Menke, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: April 9, 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, John Sellars, Nicole Falconer, and Genevieve Henry. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Kyle Tolbert, Assistant City Attorney.

Board Action:

Genevieve Henry motioned to **suspend** the rules and take up agenda items listed under new business prior to taking up those items listed under unfinished business. John Sellars seconded the motion. The motion carried as follows: Ayes: John Hawkins-Chair, Seva Nix, Genevieve Henry, John Sellars, and Nicole Falconer. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana.

APPROVAL OF MINUTES: March 26, 2025 minutes were approved.

UNFINISHED BUSINESS:

Property Owner Notification – Andrew handed out cost of postage and printing for brochures and/or postcards. A draft brochure will be available for Board members to review at the May 7, 2025 meeting and members chose the color brochure with the letter for approximate cost of \$365.00.

Historic Survey Areas – Andrew clarified more information that was given from SHPO regarding the survey. A SHPO-certified survey is not required if seeking to establish a local historic district. Mr. Hawkins noted that he did not write a letter (not right direction) and asked the Landmarks Board to identify their intent and role and stated that since the Plans and Policies Committee had already decided to spend the money that their suggested survey areas should be considered, and this will help provide surveys for buildings that have not been surveyed in the past.

He also suggested that the Board focus on either of these items: 1. Demolition by neglect, 2. Create new local district, or 3. Promote the national registry.

NEW BUSINESS:

Certificate of Appropriateness: 830 North Benton Avenue – Gene Douglas, Benton Avenue Church Representative stated that they have been before the Landmarks Board before and now need to make some changes due to budget concerns. Will be adding a ramp to the front entrance until the funds are available to add the elevator to the back. The front stoop will be widened to accommodate the ramp, but nothing will be touching the building (existing façade) to make the building ADA compliant. Also noted that they will be waterproofing the perimeter next to the ramp and window and discussed the chair-rail system for the lobby area.

Board Action:

John Sellars motioned to **approve** Certificate of Appropriateness (830 North Benton Avenue). Genevieve Henry seconded the motion. The motion carried as follows: Ayes: John Hawkins-Chair, Seva Nix, Genevieve Henry, John Sellars, and Nicole Falconer. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana

Certificate of Appropriateness: 208, 210 & 212 East Commercial Street - Randy Bacon and Heidi Herrman, owners, went over what they are requesting. Went over some of the history and characteristics of the building and then discussion on the replacements/repairing of the doors, guttering, windows, deck, etc., and owners will be living in the 2nd story of the building. Also discussed which type of paint to use and that unpainted brick/masonry will not be painted and owners agreed.

Board Action:

John Sellars motioned to **approve** Certificate of Appropriateness (208, 210 & 212 East Commercial Street) as written with the exception that the unpainted masonry in the back of the building remain unpainted. Nicole Falconer seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Seva Nix, Genevieve Henry, John Sellars, and Nicole Falconer. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana.

Certificate of Appropriateness: 1159 East Walnut Street – Spencer Smith went over the requirements for the gutter and gave a short history of his house (built 1891 or 1893 and with Yankee or Philadelphia gutters) and what type of gutters are being proposed to replace with. He also noted that the City has marked his home as blighted, and his home-owners insurance will expire on May 9, 2025. His cost of the replacement for same type of guttering (Yankee/Philadelphia) is approximately \$150,000 and exceeds his budget. Board members discussed various options and requested that the COA be postponed until next week for a special meeting to help Mr. Spencer network with other possibilities.

Board Action:

John Sellars motioned to **postpone** Certificate of Appropriateness (1159 East Walnut Street) to a Landmarks Board Special meeting on April 16, 2025. Genevieve Henry seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Seva Nix, Genevieve Henry, John Sellars, and Nicole Falconer. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair, Bryan Lenox, Erik Kiser, and Wanda Quintana

COMMUNICATIONS:

Footbridge information/updates will be discussed at the May 7, 2025 meeting.

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

ADJOURNMENT:

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

A handwritten signature in dark ink, appearing to read 'Andrew Menke', is written over a horizontal line.

Andrew Menke, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: April 16, 2025

TIME: 5:30pm

The meeting and public hearing of the Landmarks Board (Special Mtg) 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, Adam Letterman-Vice Chair, Seva Nix, Nicole Falconer, and Genevieve Henry. Absent: Bryan Lenox, John Sellars, Erik Kiser, and Wanda Quintana. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: April 9, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: 1159 East Walnut Street (postponed from the April 9, 2025 mtg to discuss available options) – Spencer Smith gave information regarding contractors who have been out to give estimates and the ones that he is still getting in contact with. He noted that the first person noted an extensive amount of work, the second person that came out is more of a window and door contractor but can offer secondary solutions. The second contractor noted that there is a certain type of material that is approved by SHPO and is intended to be used on old properties and is basically a thick layer of paint that is like “Flex Seal” to use on the metal, and this would solve the water problems, but not the wood that is deteriorated. He was given three names of contractors who may be able to repair/replace the wood and is in the process of contacting them and will keep the board and staff members informed of the status.

John Hawkins noted that the Board would be glad to write a letter of recommendation to Building Development Services (BDS) to let them know that Spencer is actively working on his home due to the blight notices. It was recommended that Andrew contact the inspector, Chad Stauffer, and let him know that the project will take some time, and that the owner is actively working on the repairs and see if this will help with the current timeframe as noted by the service request information.

Board discussion with Spencer about his Certificate of Appropriateness and whether to have it postponed to a specific date or withdrawn. Spencer stated that he would prefer to have the COA postponed to July 16, 2025. There was also discussion regarding an economic hardship application that he can also apply for it if the cost of repair/replacement is too expensive.

Board Action:

Adam Letterman motioned to **postpone** Certificate of Appropriateness (1159 East Walnut Street) to July 16, 2025. Nicole Falconer seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Adam Letterman-Vice Chair, Seva Nix, Nicole Falconer, and Genevieve Henry. Nays: None. Abstain: None. Absent: Absent: Bryan Lenox, John Sellars, Erik Kiser, and Wanda Quintana.

NEW BUSINESS: None

COMMUNICATIONS:

Landmarks Board members requested member packets as well as that Kyle Tolbert provide another training session in the near future.

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

ADJOURNMENT:

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



Andrew Menke, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: April 23, 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, Adam Letterman-Vice Chair, John Sellars, Erik Kiser, Wanda Quintana, Seva Nix, Nicole Falconer, and Genevieve Henry. Absent: Bryan Lenox. Staff members: Andrew Menke, Senior Planner, Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: April 16, 2025 minutes were approved reflecting correct date on April 23, 2025 agenda

UNFINISHED BUSINESS:

Property Owner Notification: Discussion on the draft brochure with corrections on grammar, etc. Went through brochure with Andrew Menke reading the title of each section and changes were noted. Andrew is to submit changes to Wanda Young and will have brochures available at the May 7, 2025 Landmarks Board meeting. John Hawkins to relay this information to the Board of Realtors as part of their packet for new agents. The brochure and letter will be mailed to property owners, though the frequency in which these will be sent is yet to be determined. Board members asked if there was a way to be notified by Greene County when new owners move into the historic district so that a brochure/letter may be sent out, staff noted it would be difficult.

Board Action: (change order of business)

Adam Letterman motioned to **change order of business from 3.2 (Historic Survey Areas) to 4.1 (Discussion of Board Duties)**. Genevieve Henry seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Adam Letterman-Vice Chair, John Sellars, Erik Kiser, Wanda Quintana, Seva Nix, Nicole Falconer, and Genevieve Henry. Nays: None. Abstain: None. Absent: Absent: Bryan Lenox.

Historic Survey Areas: Discussion on what the Board members had decided upon for the survey as there was additional SHPO information and at this time the Board members decided to just leave the survey area as approved by the Plans and Policies Committee with Steve Childers, Director of Planning and Development to be notified.

Board Action:

John Sellars motioned to **inform Steve to continue what Plans and Policies had determined originally regarding the survey**. Adam Letterman seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Adam Letterman-Vice Chair, John Sellars, Erik Kiser, Wanda Quintana, Seva Nix, Nicole Falconer, and Genevieve Henry. Nays: None. Abstain: None. Absent: Absent: Bryan Lenox.

NEW BUSINESS:

Discussion of Board Duties: John Hawkins suggested that the Landmarks Board create another "committee" to educate the community about the Landmarks Board. He proposed to form a communication committee for the specific purpose of education and communication or advising the Board on education/communication opportunities, noting that this board would oversee education and gave examples of activities coming up in the new future. Discussion on how the "committee" would operate, i.e., how many meetings, review COA's and take a proactive approach, etc. Several of the Board members noted that they are lacking the time for additional meetings and duties such as setting up a new "committee" but did suggest that the Board bring all suggestions and then review them instead of having another "committee" such as a standing agenda item.

Board members suggested the following items to be placed regularly on the agenda.

1. Community Outreach.
2. Historic Preservation Plans and Policies.

COMMUNICATIONS:

Andrew updated the Board that he spoke with the inspector for the blighted building case associated with 1159 East Walnut Street and the inspector was agreeable to taking no action on the case until after the Landmarks Board meeting on July 16, 2025. A letter from the Board explaining the situation will not be necessary.

Andrew briefly went over the possible items for the next agenda.

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

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

A handwritten signature in black ink, appearing to read 'Andrew Menke', written over a horizontal line.

Andrew Menke, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: May 7, 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, Adam Letterman-Vice Chair, Bryan Lenox, John Sellars, Erik Kiser, Wanda Quintana, Seva Nix, Nicole Falconer, and Genevieve Henry. Absent: John Hawkins-Chair. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Laura Vales, Assistant City Attorney.

APPROVAL OF MINUTES: April 23, 2025 minutes were approved.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Certificate of Appropriateness: **1430 East Walnut Street** – Andrew Menke noted that the applicant requested to postpone to the June 11, 2025 meeting.

Board Action:

Bryan Lenox motioned to **postpone** Certificate of Appropriateness (**1159 East Walnut Street**) to June 11, 2025. Wanda Quintana seconded the motion. The motioned carried as follows Ayes: Adam Letterman-Vice Chair, Seva Nix, Nicole Falconer, Genevieve Henry, Bryan Lenox, John Sellars, Erik Kiser, and Wanda Quintana. Nays: None. Abstain: None. Absent: John Hawkins-Chair.

Certificate of Appropriateness: Jefferson Avenue Footbridge – Nicholas Edelman, Public Works Engineer noted that the footbridge has been brought forward to the Landmarks Board a couple of other times in the past. This COA is for the placement of the bridge atop concrete pier supports to increase the structure height by 3' 6" as requested by BNSF as required by their regulations and will replace non-original stairs with concrete steps. Basically, the footbridge structure as originally approved will remain, but new concrete foundation system underneath it and noted that BNSF is contributing \$2,000,000 to the project.

Landmarks Board members asked if Commercial Street was informed of this change and was told that May 19, 2025 is when the bridge is expected to come down and Public Works has been in contact with Commercial Street stakeholders.

Board Action:

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

COMMUNICATIONS:

Certificate of Appropriateness - Administrative: 311 East Walnut Street – was approved by Andrew administratively as they are replacing 42 windows on the 2nd, 3rd, and 4th floors and was reviewed by SHPO and it was accepted by them.

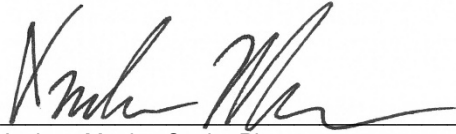
Historic Preservation Plans & Policies: Genevieve gave out an information sheet she had prepared (case studies and relevant code from other communities). A digital copy will be sent out to the Board and members were advised to contact staff if they had any questions.

Community Outreach: Gave out a copy of the finished brochure and will be sending the brochure and letter in the next few weeks. Staff also passed out the Landmarks Board member packet.

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.

A handwritten signature in black ink, appearing to read 'Andrew Menke', written over a horizontal line.

Andrew Menke, Senior Planner

MINUTES OF THE LANDMARKS BOARD

DATE: June 11, 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, Adam Letterman-Vice Chair, Bryan Lenox, Wanda Quintana, Seva Nix, and Genevieve Henry. Absent: Erik Kiser, Nicole Falconer, and John Sellars. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: May 7, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **1430 East Walnut Street** – Tamra Thomas stated that they purchased the house in 2012 and love the historic property, noting that it was built in 1924. Currently they require a shower instead of a bathtub and request to replace the wood window with a fiberglass window that is frosted for privacy. The new shower will be built around the window opening.

Board members believe that it meets some of the guidelines and that lack of privacy is a safety issue. It was also noted that the contractor will be pulling out the window and not modifying the opening.

Board Action:

Genevieve Henry motioned to **Approve** Certificate of Appropriateness (**1430 East Walnut Street**). Bryan Lenox seconded the motion. The motioned carried as follows Ayes: John Hawkins-Chair, Adam Letterman-Vice Chair, Seva Nix, Genevieve Henry, Bryan Lenox, and Wanda Quintana. Nays: None. Abstain: None. Absent: Nicole Falconer, John Sellars, and Erik Kiser.

NEW BUSINESS:

Certificate of Appropriateness: **397 East Central Street** – Kurtis Gibson, representative from the architecture firm, stated that this signage request is an amendment to the earlier approved certificate of appropriateness for the library's new addition. He noted that the library is trying to attract more people and don't want it to be mistaken as part of Central High School due to the use of terracotta on the new addition. The library's branch manager wanted bold signage and to emphasize the text "library."

Board members asked how tall the concrete is and was told it is approximately 4 feet tall.

Board Action:

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

Certificate of Appropriateness: **1101 & 1107 East Walnut Street** – Rod Loomer stated that this area was once blighted and noted that Rosa Homes has started building up the area and has made improvements. He voiced his concern for the recommendation of denial of the stone wall and T-posts with wire fencing. He explained that a tree has merged with the stone wall and had tree people note that they cannot remove the tree without destroying the wall because they are wanting to improve the alley. Also noted was the concrete trough and pad that they are requesting to be demolished and install T-posts with wire fencing along the north side of the property to the accessory structure.

Board members discussed alternatives to removing the stone wall and tree but agreed that the concrete pad and trough can be removed. They voiced their concern over the T-post with wire fencing and suggested using other methods to keep the people and cars from accessing the property.

Board members decided to split board action into two separate votes.

Board Action #1:

Adam Letterman motioned to **Approve** Certificate of Appropriateness (**397 East Central Street – Demolishing/removing stone wall, concrete trough and pad**). Bryan Lenox seconded the motion. The motion carried as follows Ayes: John Hawkins-Chair, Adam Letterman-Vice Chair, Seva Nix, Genevieve Henry, Bryan Lenox, and Wanda Quintana. Nays: None. Abstain: None. Absent: Nicole Falconer, John Sellars, and Erik Kiser.

Board Action #2:

Adam Letterman motioned to **Approve** Certificate of Appropriateness (**397 East Central Street – Installing T-post with wire fencing**). Bryan Lenox seconded the motion. The motion was **DENIED** as follows Ayes: None. Nays: John Hawkins-Chair, Adam Letterman-Vice Chair, Seva Nix, Genevieve Henry, Bryan Lenox, and Wanda Quintana. Abstain: None. Absent: Nicole Falconer, John Sellars, and Erik Kiser.

COMMUNICATIONS:

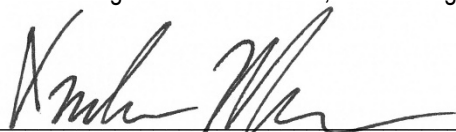
Historic Preservation Plans & Policies: Discussion with board members regarding Genevieve's information that was handed out at the last meeting. Chair asked that the members delay this issue until the meeting with the mayor/city council. He did query the board members if it is better to have specific recommendations or just general ideas noting that he would like guidance before putting anything together noting that the Board can only recommend.

Community Outreach: Gave out a copy of the letter that was sent out on May 30, 2025 to the owners of property on the local historic register with the updated brochure and noted upcoming virtual courses on June 26, 2025 (Creating and Updating Historic Design Guidelines) and August 20 & 21, 2025 (NAPC's Virtual Summer Short Course).

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

MINUTES OF THE LANDMARKS BOARD

DATE: July 16, 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, Seva Nix, Genevieve Henry, Erik Kiser, Nicole Falconer, and John Sellars. Absent: Wanda Quintana and Adam Letterman-Vice Chair. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: June 11, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **1159 East Walnut Street** – Andrew Menke noted that the applicant requested to postpone to the August 13, 2025 meeting.

Board Action:

John Sellars motioned to **postpone** Certificate of Appropriateness (**1159 East Walnut Street**) to August 13, 2025. Genevieve Henry seconded the motion. The motioned carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, Bryan Lenox, John Sellars, and Erik Kiser. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair and Wanda Quintana.

NEW BUSINESS:

Seva Nix recused himself.

Certificate of Appropriateness: **415 East Walnut Street** – Ashley Harris, 505 North Glenstone Avenue and noted that the church is leasing out their secondary building as tenant space to Good Dads and want to install signage for advertising. The sign is 4 x 5 monument sign to mimic the aesthetics of the building, and it will not be illuminated.

Board Action:

Erik Kiser motioned to **Approve** Certificate of Appropriateness (**415 East Walnut Street**). John Sellars seconded the motion. The motioned carried as follows Ayes: John Hawkins, Chairman, Nicole Falconer, Genevieve Henry, Bryan Lenox, John Sellars, and Erik Kiser. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair and Wanda Quintana. (Seva Nix recused himself).

Certificate of Appropriateness: **1101 & 1107 East Walnut Street** – Kathleen Loomer, 1107 East Walnut Street and would like to remove the shed and the adjacent wire fence. She plans to add landscaping where the fence is currently located.

Brandon Dickman, 1122 East Walnut Street believes that they are in full compliance with the district guidelines and there is no historic significance to the shed.

Board Action:

John Sellars motioned to **Approve** Certificate of Appropriateness (**1101 & 1107 East Walnut Street**). Nicole Falconer seconded the motion. The motioned carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, Bryan Lenox, John Sellars, and Erik Kiser. Nays: None. Abstain: None. Absent: Adam Letterman-Vice Chair and Wanda Quintana.

Historic/Architectural Survey: Andrew noted that he has reached out to SHPO for feedback on potential survey areas and hopes to have their recommendation by the 2nd meeting of the month. He noted that he wanted to give the Board a review of what is being considered and gave out handouts showing the locations.

- | | |
|---|--------------------------------------|
| 1. Route 66 / College Street | 3. Streetcar Route / Broadway Avenue |
| 2. Commercial Street (eastern approach) | 4. Streetcar Route Commercial Nodes |
| | 5. Historic Gas Stations |

Landmarks Board discussion on the locations and if they can tag individual sites if there are excess funds, Mr. Menke noted that he would check to see if that can be done. The Board voiced their support for Option #1 (Route 66 / College Street). Board members discussed the potential benefits of Option #2 (Commercial Street – eastern approach).

COMMUNICATIONS:

Historic Preservation Plans & Policies: General discussion.

Community Outreach: Talked about upcoming events and that a letter and brochure were sent to everyone who owns property on the Local Historic Register and stated that any leftover funds set to be lost at the end of the last fiscal year were spent on more brochures.

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.

A handwritten signature in black ink, appearing to read 'Andrew Menke', written over a horizontal line.

Andrew Menke, Senior Planner

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 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.

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

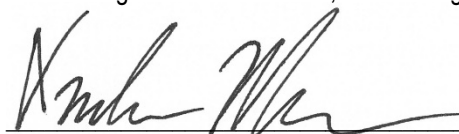
Communications and Community Outreach: A meeting with the new mayor regarding plans and policies is still pending due to his busy schedule. Staff noted elections of Landmarks Board officers will be held in October; some members, including the current chair, John Hawkins is being termed out, but John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

MINUTES OF THE LANDMARKS BOARD

DATE: September 10, 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, Erik Kiser, and John Sellars. Absent: Bryan Lenox and Adam Letterman-Vice Chair. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: August 13, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **1159 East Walnut Street** – Andrew Menke noted that the applicant requested to postpone to the October 8, 2025 meeting.

Board Action:

Wanda Quintana motioned to **postpone** Certificate of Appropriateness (**1159 East Walnut Street**) to October 8, 2025. Seva Nix seconded the motion. The motion carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, Erik Kiser, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox and Adam Letterman-Vice Chair.

NEW BUSINESS:

Certificate of Appropriateness: **1027 East Walnut Street** – Sydney Davis, 1027 E. Walnut Street noted that they are wanting to fix everything that is in disrepair on the outside of the building, so no actual changes, just refurbishing. Noted the water damage on the balcony, fallen gutter, etc.

Genevieve Henry asked the client what they were proposing for the building and the applicant relayed they plan to reopen Ebbets Field Sports Bar & Patio.

Board Action:

John Sellars motioned to **Approve** Certificate of Appropriateness (**1027 East Walnut Street**). Genevieve Henry seconded the motion. The motioned carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, Erik Kiser, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox and Adam Letterman-Vice Chair.

National & Local Districts Discussion: Noted that this agenda item came about because the most recently distributed demolition permit list included an old grocery store (Morelock's Grocery) that was on the national historic register. Discussion about how the Landmarks Board has no purview over properties with national designation, even though this was a contributing structure on the national register. When a property is listed on the national register they can get tax credits, but it does not protect the building or provide any additional safe guards.

Discussion about getting the boundaries of the national and local districts for Walnut Street and Commercial Street matched up to align with current SHPO policy. Andrew Menke relayed that more properties are included in the Local Commercial Street District than the street's National District, and, inversely, more properties are in the National Walnut Street District than the Local District. The Board asked Andrew to identify properties in the National Walnut Street District that are not currently in the Local Walnut Street District and to bring the information back to the Board. Depending on the findings, the Board may submit an amendment to City Council for nomination.

John Hawkins asked if there were any updates on the status of the proposed historic architectural survey. Staff relayed that the proposed survey areas of College Street and the Small Gas Stations will likely go to Plans and Policies in October 2025. Andrew Menke stated that, even though the Board gave discretion to include 10 additional gas stations along with the previously identified 10

gas stations, only the original 10 gas stations will be used. This is to allow for a buffer in the budget when the survey goes out to bid. The hope is that someday there will be an additional phase of the small gas station survey that includes other properties.

COMMUNICATIONS:

Historic Preservation Plans & Policies: **None**

Communications and Community Outreach: Board members noted the Cider Days festival on Walnut Street is coming up and that it could be an opportunity to promote the Landmarks Board in the future. It was also requested that Andrew get in touch with the Public Information Office (PIO) to see if a staff member can attend a Board meeting and explain what social media services the department may be able to provide.

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.

A handwritten signature in black ink, appearing to read 'Andrew Menke', written over a horizontal line.

Andrew Menke, Senior Planner

Springfield Historic Register



*Department of Planning and Development
November 2019 to present*

Springfield Historic Register

Local Historic Sites/Landmark

A Historic Site is a property or structure worthy of preservation, but which is of insufficient significance to merit Historic Landmark status. Properties designated as Historic Sites may not be demolished or the exterior altered unless a Certificate of Appropriateness or Certificate of Economic Hardship is granted by the Landmarks Board or sixty days has passed since the date of application.

A Historic Landmark is a property or structure designated by ordinance of the City Council as worthy of preservation because of its historic and/or architectural significance. Properties designated as Historic Landmarks may not be demolished or the exterior altered unless a Certificate of Appropriateness or Certificate of Economic Hardship is granted by the Landmarks Board. If the request is for a demolition permit, the applicant may also wait 180 days, at which time the demolition permit may be issued unless the City Council has extended the time for demolition. The City Council may delay demolition an additional 120 days.

Nomination of a site, structure, object or interior for Historic Site, Historic Landmark, or Interior Landmark designation may be filed by either of the following methods:

- Nomination by resolution of either the City Council, the Landmarks Board, or the Planning and Zoning Commission.
- Nomination by the owner or owners of all fee interests in the property, or their authorized agent(s).

Name/Address	Historic Site/ Landmark (S/L)	City Council Approval	Local Historic District (Y/N)	National Register Site (Y/N)	National Register District (Y/N)	Comments
2900 block n/s W. Bennett Rountree Cemetery	S	1979-06-04	N	N	N	
NE corner Benton & Central Stone Chapel	S	1973-10-01	N	Y	Y(C)	
600 N. Benton Avenue Pitts Chapel United Methodist Church	S	1976-09-13	N	N	N	
830 N. Benton Avenue Benton Avenue AME Church	S	1982-01-25	N	N	N	
1225 N. Benton Avenue Patterson House	S	1989-09-11	N	N	Y(C)	
1328 N. Benton Avenue Roulet/Small/Wells/Plank House	S	1989-09-11	N	N	Y(C)	
1337 N. Benton Avenue Conkling House	S	1990-03-26	N	N	Y(C)	
1351 N. Benton Avenue Keamey House	S	1982-01-25	N	N	Y(C)	
1352 N. Benton Avenue Harwood/Haydon House	S	1982-09-07	N	N	Y(C)	
1414 N. Benton Avenue Stoughton/Truman House	S	1979-08-13	N	N	Y(C)	
1503 N. Benton Avenue Shepard House	S	1976-05-24	N	N	N	Demolished
1536 N. Benton Avenue Coffey/Headley House	S	1981-01-12	N	N	Y(C)	Demolished

Springfield Historic Register

Name/Address	Historic Site/ Landmark (S/L)	City Council Approval	Local Historic District (Y/N)	National Register Site (Y/N)	National Register District (Y/N)	Comments
1700 N. Benton Avenue Benton Ave. Methodist Church/St. Paul's	S	1982-05-17	N	N	N	
326 Boonville Gottfried Building	S	1986-03-31	N	N	N	
605 Boonville Avenue Former KGBX Radio Station	S	2016-01-25	N	N	N	
830 Boonville Avenue United States Customhouse and Post Office (City Hall)	L	1973-10-01	N	Y	N	
1226 Boonville Avenue Germania Hall / Knights of Pythias	S	1976-10-11	N	N	N	Demolished
1001 E. Brower Fairbanks House	S	1988-07-18	N	N	N	Demolished
603 E. Calhoun Bentley House	S	1974-08-05	N	Y	Y(C)	
918 E. Calhoun Kiddie Cove Daycare Center	S	1998-09-28	N	N	N	Bartley/Decatur Nbhd. Ctr - 2006
216-218 S. Campbell Martin Building (Capistrano's)	S	1982-01-25	N	N	Y(A)	
300 S. Campbell Turner's Dept. Store/Parkie's Stained Glass	S	1986-02-03	N	N	Y(A)	
330 S. Campbell Hawkins Building	S	1986-09-29	N	N	N	Demolished
1101 N. Campbell Saint Joseph's Catholic Church	S	1976-09-13	N	N	N	
1006 N. Cedarbrook Oakhaven	S	1985-05-13	N	N	N	
397 E. Central Springfield Public Library	S	1976-05-24	N	N	N	
425 E. Central Central High School	S	1976-05-24 1979-10-01	N	N	N	
1330 Cherry Cherry Mansion	S	1998-05-26	N	N	N	
1400 Cherry Normal School Site	S	1982-01-25	N	N	N	Demolished
220 E. Chestnut Cox House	S	1977-12-19	N	N	N	
2200 block E. Chestnut Expy Lincoln Memorial Cemetery	S	2011-08-22	N	N	N	
1430 N. Clay Gaffga/McCroskey House	S	1989-09-11	N	N	Y(C)	
311 College Culley's Café	S	1986-08-04	N	N	N	

Springfield Historic Register

Name/Address	Historic Site/ Landmark (S/L)	City Council Approval	Local Historic District (Y/N)	National Register Site (Y/N)	National Register District (Y/N)	Comments
610 College KTOZ Radio Station	S	2000-11-13	N	N	N	
1125 S. Delaware Fairbanks House	S	2021-05-25	N	N	N	
515 E. Division Saint John's Episcopal Church	S	1977-03-28	N	N	Y(C)	
2300 E. Division Airport Building	S	1980-01-09	N	N	N	
203 W. Division Trolley Car Barn	S	1986-11-24	N	N	N	
400 W. Division Campbell Ave. United Methodist Church	S	1982-05-17	N	N	N	Demolished
1438 E. Elm Dogwood Tree, Pink	S	1975-10-13	N	N	N	Demolished
4000 Block N. Farmer Fulbright Springs Pump Station	S	1978-04-10	N	N	N	
237 S. Florence McDaniel School	S	1987-02-17	N	N	Y(I)	
3043 N. Fort Swinea Hall	S	1979-06-18	N	N	N	Demolished
1701 S. Fort Elfindale	S	1976-05-24	N	N	N	
2902 E. Grand Graves House	S	1992-10-05	N	N	N	
300 W. Grand Gazebo / Maple Park Cemetery	S	1974-08-05	N	N	N	
427 S. Grant Turner House	S	1975-09-15	N	N	N	
Jefferson at Commercial Jefferson Avenue Pedestrian Footbridge	S	1973-12-10	Y(1)	N	Y(B)	
309 N. Jefferson Landmark Building	S	1978-04-28	N	N	N	
1110 N. Jefferson Collins/Culler House	S	1990-03-26	N	N	N	
1115 N. Jefferson Magee House	S	1990-03-26	N	N	N	
1119 N. Jefferson Peebles/Burgin/Baldwin House	S	1989-11-89	N	N	N	
205-217 S. Jefferson Colonial Hotel	S	1985-07-22	N	N	N	Demolished
301 S. Jefferson Bell Telephone Building	S	1986-07-07	N	N	N	
417 S. Jefferson YMCA	S	1986-03-31	N	N	N	

Springfield Historic Register

Name/Address	Historic Site/ Landmark (S/L)	City Council Approval	Local Historic District (Y/N)	National Register Site (Y/N)	National Register District (Y/N)	Comments
533 S. Jefferson Saint Agnes	S	1978-04-24	N	N	N	
612 W. Locust O'Hara/Huffman House	S	1990-09-10	N	N	N	
3500 Block e/s S. Lone Pine Sequiota Park	S	1982-09-07	N	N	N	
Main & Water Frisco Passenger Depot	S	1975-10-13	N	N	N	Demolished
924 N. Main Wilson, Mary E. Home	S	1980-01-14	N	N	N	
1110 S. Main Ruxton House	S	1983-09-19	N	N	N	
1000 E. McDaniel Mt. Eagle Missionary Baptist Church	S	1982-09-07	N	N	N	
409 W. McDaniel Calaboose	L	1981-12-27	N	Y	N	
1335 E. Meadowmere Elkins House	S	1991-04-22	N	N	N	
1455 E. Meadowmere Keet, James Holland House	S	1982-01-25	N	N	N	
1500 E. Meadowmere Milligan/Knauer House	S	1979-08-13	N	N	N	
149 Memorial Plaza American Legion Memorial Home	S	1985-12-16	N	N	N	
424 S. National Fire Station #3	S	1987-02-02	N	N	N	
901 S. National Carrington Hall, MSU	S	1977-12-19	N	N	N	
2400 S. Scenic Nathanael Greene Park Gray/Campbell House	S	1984-01-23	N	N	N	
Park & Mt. Vernon Zagonyi Park	S	1979-02-26	N	N	N	
110 Park Central Square Levy-Wolf Building	S	1986-01-06	N	N	N	
149-152 Park Central Square Landers/State Office Building	S	1986-01-06	N	N	N	
154 Park Central Square Barth's Building	S	1984-06-25	N	N	N	
205 Park Central East Holland Building	S	1986-02-03	N	Y	N	
611 S. Pickwick King Drug Company Building	S	2018-01-09	N	N	N	
1051 S. Pickwick J.H. Hinerman Home	S	2019-08-26	N	N	N	

Springfield Historic Register

Name/Address	Historic Site/ Landmark (S/L)	City Council Approval	Local Historic District (Y/N)	National Register Site (Y/N)	National Register District (Y/N)	Comments
1451 Pythian Pythian House	S	1976-09-13	N	N	N	
1223 N. Robberson Anderson Warren House	S	1988-09-26	N	N	N	
Robberson & Atlantic Lafayette Park	S	1975-11-24	N	N	N	
1900 S. Saratoga 1955 Better Homes & Gardens Idea House of the Year	S	2016-01-25	N	N	N	
Scott & Main Saint John's United Church of Christ	S	1983-09-13	N	N	N	
1642 E. Seminole Hazelwood Cemetery	S	1979-08-13	N	N	N	
1702 E. Seminole National Cemetery	S	1974-08-19	N	Y	N	
815 N. Sherman Lincoln High School	S	1991-02-25	N	N	N	
309 South Simmons-Burk Clothing Co.	S	1985-12-16	N	N	N	
313-315 South Rogers & Baldwin Hardware Company Bldg.	S	1985-07-22	N	N	N	
317 South Peer Hardware	S	1985-07-22	N	N	N	
321 South Keet-Rountree Dry Goods	S	1986-02-03	N	N	N	
325 South Duncan Studio	S	1986-09-02	N	N	N	
401 South Saint Paul Block	S	1987-01-05	N	N	N	
430 South Medical Arts Building	S	1986-07-07	N	N	Y(E)	
614 South Day House	S	1973-01-08	N	Y	N	
615 South Fricke/Rebori House	S	1985-01-07	N	N	N	
625 South McCullah/Pierce House	S	1985-01-07	N	N	N	
635 South Holland/Davis/Bingham House	S	1982-02-22	N	N	N	
641 South Sherwood/Landers House	S	1985-01-07	N	N	N	
649 South Landers House	S	1985-01-07	N	N	N	

Springfield Historic Register

Name/Address	Historic Site/ Landmark (S/L)	City Council Approval	Local Historic District (Y/N)	National Register Site (Y/N)	National Register District (Y/N)	Comments
601 St. Louis Shrine Mosque	S	1973-10-01	N	Y	N	
430 W. State O'day/Felton House	S	1985-02-04	N	N	N	
931 W. State Olendorff/Haden House	S	1984-08-20	N	N	N	
Summit & High Metropolitan Missionary Baptist Church	S	1982-09-07	N	N	N	
Summit & Locust Washington Park	S	1975-11-24	N	N	N	
1409 N. Summit Eckas/Darnaby House	S	1989-09-11	N	N	Y(C)	
1423 N. Summit Nicholas House	S	1989-09-11	N	N	Y(C)	
1609 N. Summit Sacred Heart Church	S	1976-10-11	N	N	N	
536 E. Tampa Gibson Chapel United Presbyterian Church	S	1977-10-24	N	N	N	Demolished
201 E. Walnut Ozark Camera Building	S	1986-05-27	N	N	Y(E)	
214-220 E. Walnut Seville Hotel	S	1986-08-04	N	N	Y(E)	
305 E. Walnut Masonic Temple	S	1986-03-03	N	N	Y(E)	
311 E. Walnut Landers Theater	L	1973-01-08	N	Y	Y(E)	
319 E. Walnut Antler Bar	S	1987-06-08	N	N	Y(E)	
413 E. Walnut Saint Paul Methodist Church	S	1975-01-20	N	N	N	
415 E. Walnut Saint Paul Methodist Church Parsonage	S	1987-03-20	N	N	N	
435 E. Walnut Keet/McElhany House	L	1973-12-10 1983-03-21	N	Y	N	
500 E. Walnut Heer/Lohmeyer House	S	1988-02-29	N	N	N	
500 E. Walnut Heer/Lohmeyer Carriage House	S	1988-05-23	N	N	N	
601 E. Walnut Christ Episcopal Church	S	1974-10-28	N	Y	N	
738 E. Walnut Ricketts House	S	1987-12-07	N	N	N	
800 E. Walnut Cooper, Harry House	S	1987-05-11	N	N	N	

Springfield Historic Register

Name/Address	Historic Site/ Landmark (S/L)	City Council Approval	Local Historic District (Y/N)	National Register Site (Y/N)	National Register District (Y/N)	Comments
812 E. Walnut Thomas House/Greystone Designers	S	1987-06-22	N	N	N	
819 E. Walnut Hackney House	S	1979-08-13	N	N	N	Demolished
822 E. Walnut Grey Gables	S	1987-09-28	N	N	N	
838 E. Walnut Massey/Sorosis House	S	1986-07-07	N	N	N	
900 E. Walnut McCann/Jewell House	S	1979-08-13	Y(3)	N	Y(I)	
935 E. Walnut Reps House	S	1984-06-25	Y(3)	N	Y(I)	Demolished
944 E. Walnut Curran House	S	1982-01-25	Y(3)	N	Y(I)	
1000 E. Walnut Fellows House	S	1982-02-22	Y(3)	N	Y(I)	
1147 E. Walnut Mosher House	L	2001-08-06	Y(3)	N	Y(I)	Previously a historic site listed 1975-01-20
1260 E. Walnut Dickey House	S	1974-10-28	Y(2)	N	Y(I)	
1435 E. Walnut O'Day/McGregor Carriage House	S	1983-04-04	Y(2)	N	Y(I)	

Springfield Historic Register

Local Historic Districts

A **Historic District** is a geographically definable area possessing a significant concentration, linkage or continuity of sites or structures united by past events, plan, or physical development. Historic Districts are subject to the same restrictions as Historic Landmarks.

An area nominated as a historic district must be rezoned to the Landmarks Zoning Designation. The nomination may be filed by any of the following methods:

- Nomination by resolution of either the City Council, the Landmarks Board, or the Planning and Zoning Commission.
- Nomination by a verified petition of the owners or authorized agents of at least thirty (30) percent of the property within the proposed district as measured by the land area of such property.

Note: The Walnut Street East and West Urban Conservation Districts contain historic preservation standards and were adopted prior to the creation of the Landmarks Zoning District.

Name/Address	Local Historic District	City Council Approval	National Register District (Y/N)**	Comments
Commercial Street Historic District Lyon to Washington	1	1978-07-31	Y (B)**	National boundaries don't equal local boundaries
Walnut Street U.C.D. East * National to Glenstone m/l, Cordova Court	2	1984-09-17	Y (F)**	National boundaries don't equal local boundaries
Walnut Street U.C.D. West * John Q. Hammons Parkway to National m/l, National Avenue	3	1984-10-15	Y (F)**	National boundaries don't equal local boundaries
* Urban Conservation District				

Springfield Historic Register

Civil War Sites

The following **Civil War Sites** are areas where significant events took place during the Battle of Springfield, January 8, 1863. The Civil War Sites were designated by a Resolution of City Council in 1987. It is important to note that other significant events from the Civil War took place in Springfield, such as a cavalry charge in 1861, and are not documented in this document.

Name/Location	ID Number	City Council Approval	Comments
Fort No. 1 Kansas, Nettleton, Brower & Chestnut	1	1987-12-7	
Fort No. 2 Northeast corner of Fort and Walnut	2	1987-12-7	
Fort No. 4 Northeast corner of Mt. Vernon and South	3	1987-12-7	
Fort No. 5 North of St. Louis and east of John Q. Hammons Parkway	4	1987-12-7	
Attack on Fort No. 4 Jenny Lincoln Park	5	1987-12-7	
Capture of Cannon Southeast of Campbell/State	6	1987-12-7	
College Building and Stockade State between Campbell/Main	7	1987-12-7	
Graveyard Northeast corner State/Campbell	8	1987-12-7	
Fight on Prairie Sunshine, Campbell, Grand & Jefferson	9	1987-12-7	
Retreat/Counter Attack of 72 nd Enrolled Missouri Militia State, Campbell, College and Grant	10	1987-12-7	
Cavalry Attack on Emmett McDonald's Troops Grand, Grant, State and Campbell	11	1987-12-7	
Arsenal Building Southwest corner Walnut/South	12	1987-12-7	
Court House Northwest corner Square and College	13	1987-12-7	
Bivouac after Battle Phelps Grove Park and Sunset and National	14	1987-12-7	
Dutch Town State between Campbell/Market	15	1987-12-7	

Springfield Historic Register

Designation in the National Register of Historic Places

The **National Register of Historic Places** is the nation's honor roll of historic sites and districts. Properties listed in the National Register must be approved by the Missouri Advisory Council on Historic Preservation and the U.S. Department of the Interior. Sites and districts must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties may be listed in the National Register because they are linked to important people or events and are historically significant or they may be listed because of their architectural significance.

Listing in the National Register:

- Serves as an authoritative guide, assisting federal, state and local governments as well as private groups and citizens to plan new developments while preserving the most important vestiges of our heritage;
- Guarantees a state level review of the impact of any project executed, licensed or financially assisted by the federal government; and
- Makes the property owner eligible to apply for various financial incentives:
 - Federal tax credits in accordance with the Tax Reform Act of 1986, as amended, for certified rehabilitations of income-producing buildings.
 - Federal Historic Preservation Fund grant-in-aid assistance, when available.
 - State Tax Credits for income-producing and owner-occupied property.

National Register designation **Does Not:**

- Require the owner of the property to provide public access
- Obligate the owner to maintain the property or even to keep the historic structure from demolition.
- Impose restrictive covenants of any kind unless grant assistance is accepted.

Historic Sites	
1.	Day House, 614 South Ave., listed 1977-11-07
2.	Landers Theater, 311 E. Walnut St., listed 1977-08-12
3.	U.S. Customhouse and Post Office (City Hall), 830 Boonville Ave., listed 1979-06-27
4.	Calaboose (Old Springfield City Jail), 409 W. McDaniel St., listed 1980-11-14
5.	Bentley House, 603 E. Calhoun St., listed 1980-11-14
6.	Abou Ben Adhem Temple (Shrine Mosque), 601 St. Louis St., listed 1982-09-09
7.	Stone Chapel, Drury College, NE corner of Benton Ave. & Central St., listed 1982-10-21
8.	Keet-McElhany House, 435 E. Walnut St., listed 1984-03-22
9.	Christ Episcopal Church, 601 E. Walnut St., listed 1987-03-26
10.	Gillioz Theater, 325 Park Central East, listed 1991-07-09
11.	Springfield National Cemetery, 1702 E. Seminole St., listed 1999-08-27
12.	Hotel Sansone, 312 Park Central East, listed 2000-05-05
13.	Marquette Hotel, 400 E. Walnut St., listed 2000-05-05
14.	Lincoln School, 815 N. Sherman Ave., listed 2000-05-31
15.	Holland Building, 205 Park Central East, listed 2000-11-15
16.	Benton Avenue AME Church, 830 N. Benton Avenue Ave., listed 2001-10-14
17.	D. M. Oberman Building, 600 Boonville Ave., listed 2002-04-18
18.	Heer's Department Store, 138 Park Central Square, listed 2002-10-21
19.	Palace Hotel, 501 College St., listed 2002-11-27
20.	Wise Feed Company Building, 438-440 S. Campbell Ave., listed 2003-01-06
21.	Netter-Ullman Building, 317 Park Central East, listed 2003-04-18
22.	Marx-Hurlburt Building, 311 Park Central East, listed 2003-04-18
23.	College Apartments, 408 E. Walnut St., listed 2003-05-01
24.	St. John's Mercy Hospital Building, 620 W. Scott St., listed 2003-09-02

Springfield Historic Register

Historic Sites	
25. Jefferson St. Footbridge, Jefferson Ave., Commercial St. to Chase St., listed 2003-09-02	
26. Kite & Vitae Apartment Building, 769–771 South Ave., listed 2004-01-28	
27. Wilhoit House, 903 S. Weller Ave., listed 2004-12-23	
28. Wilhoit Building, 300–330 E. Pershing St., listed 2005-01-31	
29. Finkbiner Building, 509–513 W. Olive St., listed 2005-05-25	
30. King Manufacturing Building, 1350 St. Louis Ave., listed 2005-07-27	
31. Ozark Rock Masonry Structures (various locations), listed 2005-11-25	
32. Camp Manor Apartment Building, 423 E. Elm St., listed 2005-12-06	
33. Pearl and Windsor apartment buildings 722 & 728 S. Jefferson Ave., listed 2005-12-06	
34. Springfield Furniture Co. Building, 601 N. National Ave., listed 2006-07-05	
35. Henry Schneider Building, 600 College St., listed 2006-08-24	
36. Springfield Seed Company Office & Warehouse, 319 N. Main Ave., listed 2006-09-14	
37. Franklin Springfield Motor Co. Building, 312–14 E. Olive St., listed 2006-11-15	
38. Greene County Courthouse, 940 Boonville Ave., listed 2007-11-14	
39. Gottfried Furniture Co. Building, 326 Boonville Ave., listed 2007-12-18	
40. Wilshire Apartments, 520 S. Jefferson Ave., listed 2008-04-10	
41. Ambassador Apartments, 1235 E. Elm St., listed 2008-10-29	
42. St. Paul Block, 401 South Ave., listed 2009-01-15	
43. Pythian Home of Missouri, 1451 E. Pythian St., listed 2009-10-07	
44. Producers Produce Co. Plant, 501 N. Main Ave., listed 2010-04-12	
45. Rail Haven Motel, 203 S. Glenstone Ave., listed 2010-05-10	
46. Springfield Grocer Co. Warehouse, 323 N. Patton Ave., listed 2010-07-08	
47. Fallin Brothers Building, 211-229 S. Main Ave., listed 2012-07-25	
48. Route 66 Steak 'n Shake, 1158 E. St. Louis St., listed 2012-08-01	
49. McDaniel Building, 316 Park Central East, listed 2014-10-22	
50. Bailey School, 501 W. Central St., listed 2016-11-02	
51. Beverly Apartments, 529 E. Cherry St., listed 2017-10-07	
52. Producers Ice and Manufacturing Company, 524 W. Chase St., 2018-01-09	

Historic Districts	
A. Campbell Avenue Historic District, listed 1999-06-25	
B. Commercial Street Historic District, listed 1983-05-24	
C. Mid-Town Historic District, listed 1989-07-13	
D. Rock Fountain Court Historic District, listed 2003-04-02	
E. South Avenue Commercial Historic District, listed 1999-06-25	
F. South-McDaniel-Patton Commercial Historic District, listed 2003-03-07	
G. Springfield Public Square Historic District, listed 2006-05-05	
H. Springfield Warehouse and Industrial Historic District, listed 1999-06-25	
I. Walnut Street Commercial Historic District, listed 1999-06-25	
J. Walnut Street Historic District, listed 1985-03-21	
K. West Walnut Street Commercial Historic District, listed 2002-03-20	
L. Woods-Evertz Stove Company Historic District, listed 2003-10-23	

Springfield Historic Register

Springfield Listings in the National Register of Historic Places Amendments to Districts

Commercial Street Historic District	201 E. Commercial Street/Fire Station #2 [2001-02-22]	These structures became contributing parts of the district.
	330 & 332 East Commercial Street [2002-02-28]	
Walnut Street Historic District	1000 & 1100 blks East Elm Street [2001-10-14]	Properties removed from the district as part of a boundary decrease.
	Parts of the South Side, 700 & 800 blks East Walnut Street [2002-08-05]	Properties added to the district.
Mid-Town Historic District	Mid-Town National Historic District [2002-08-09]	Properties added to the district.
Campbell Avenue Historic District	318 & 322-326 South Campbell Avenue [2005-12-23]	Properties added to the district.
Springfield Public Square Historic District	Public Square, Eastside Public Square, part of the 300 blk Park Central East, and Northside of 200 blk of West Olive Street [2010-01-13]	Properties added to the district.

This section shows amendments made to National Register Historic Districts that require the review of the City of Springfield as a Certified Local Government (CLG). Changes listed herein have been made since Springfield became a CLG member on September 7, 1999.

**Springfield Historic Register
Appendix A**

**National Register Historic Districts
Lists of Contributing Structures**

Contributing Structures Total	
District Name	Number
Campbell Avenue	12
Commercial Street	55
Mid-Town	309
Rock Fountain Court	11
South Avenue Commercial	10
South-McDaniel-Patton Commercial	12
Springfield Public Square	31
Springfield Warehouse & Industrial	16
Walnut Street	126
Walnut Street Commercial	8
West Walnut Street Commercial	14
Woods-Evertz Stove Co.	6
Does not count Demolished. ^D =Demolished	Contributing Structures Total 610

Campbell Avenue National Historic District		
210 S. Campbell Avenue	300-304 S. Campbell Avenue	322-326 S. Campbell Avenue
212-214 S. Campbell Avenue	306 S. Campbell Avenue	318-320 Park Central West
216-218 S. Campbell Avenue	308 S. Campbell Avenue	318-320 Park Central West
220-222 S. Campbell Avenue	310-314 S. Campbell Avenue	324 Park Central West
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished		

Commercial Street National Historic District		
201-05 W. Commercial Street	202-04 E. Commercial Street	312-16 E. Commercial Street
212-16 W. Commercial Street	206 E. Commercial Street	320 E. Commercial Street
213 W. Commercial Street	208-10 E. Commercial Street	326 E. Commercial Street
217 W. Commercial Street	209 E. Commercial Street	328 E. Commercial Street
219-21 W. Commercial Street	211-15 E. Commercial Street	330 E. Commercial Street
300-08 W. Commercial Street	214 E. Commercial Street	332 E. Commercial Street
311-15 W. Commercial Street	217-19 E. Commercial Street	336 E. Commercial Street
318 W. Commercial Street	220 E. Commercial Street	338 E. Commercial Street
400 W. Commercial Street	224 E. Commercial Street	400 E. Commercial Street
401 W. Commercial Street ^D	234 E. Commercial Street	408-10 E. Commercial Street
402 W. Commercial Street	225 E. Commercial Street	412-18 E. Commercial Street
404 W. Commercial Street	229 E. Commercial Street	430-34 E. Commercial Street
406-08 W. Commercial Street	299 E. Commercial Street	436-50 E. Commercial Street
410 W. Commercial Street	300 E. Commercial Street	500 E. Commercial Street
420 W. Commercial Street	301 E. Commercial Street	504 E. Commercial Street
422 W. Commercial Street	302 E. Commercial Street	508-12 E. Commercial Street
426-28 W. Commercial Street	306 E. Commercial Street	518 E. Commercial Street
434-36 W. Commercial Street	308 E. Commercial Street	520-22 E. Commercial Street ^D
201 E. Commercial Street	310 E. Commercial Street	524 E. Commercial Street ^D
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished		

Springfield Historic Register

Mid-Town National Historic District			
1031 N. Benton Avenue ^P	603 E. Calhoun Street	1337 N. Clay Avenue	1205 N. Jefferson Avenue
1101 N. Benton Avenue	635 E. Calhoun Street ^P	1342 N. Clay Avenue	1207 N. Jefferson Avenue
1109 N. Benton Avenue	1005 N. Clay Avenue ^P	1345 N. Clay Avenue	1209 N. Jefferson Avenue
1115 N. Benton Avenue	1011 N. Clay Avenue ^P	1348 N. Clay Avenue	1219 N. Jefferson Avenue
1119 N. Benton Avenue	1015 N. Clay Avenue ^P	1350 N. Clay Avenue	1228 N. Jefferson Avenue
1127 N. Benton Avenue	1016 N. Clay Avenue ^P	1353 N. Clay Avenue	1233 N. Jefferson Avenue
1211 N. Benton Avenue ^P	1021 N. Clay Avenue ^P	1400 N. Clay Avenue	1234 N. Jefferson Avenue
1215 N. Benton Avenue	1029 N. Clay Avenue ^P	1403 N. Clay Avenue	1238 N. Jefferson Avenue
1225 N. Benton Avenue	1030 N. Clay Avenue ^P	1408 N. Clay Avenue	1239 N. Jefferson Avenue
1234 N. Benton Avenue	1033/35 N. Clay Avenue ^P	1409 N. Clay Avenue	1500 N. Jefferson Avenue
1235 N. Benton Avenue	1034 N. Clay Avenue	1414 N. Clay Avenue	1505 N. Jefferson Avenue
1305 N. Benton Avenue ^P	1039 N. Clay Avenue ^P	1415 N. Clay Avenue	1511 N. Jefferson Avenue
1312 N. Benton Avenue	1040 N. Clay Avenue	1420 N. Clay Avenue	1516 N. Jefferson Avenue
1316 N. Benton Avenue	1100 N. Clay Avenue	1423 N. Clay Avenue	1517 N. Jefferson Avenue
1322 N. Benton Avenue	1101 N. Clay Avenue ^P	1425 N. Clay Avenue	1520 N. Jefferson Avenue
1328 N. Benton Avenue	1108 N. Clay Avenue	1426 N. Clay Avenue	1523 N. Jefferson Avenue
1329 N. Benton Avenue	1109 N. Clay Avenue ^P	1430 N. Clay Avenue	1529 N. Jefferson Avenue
1330 N. Benton Avenue	1114 N. Clay Avenue	1431 N. Clay Avenue	1530 N. Jefferson Avenue
1331 N. Benton Avenue ^P	1120 N. Clay Avenue	1440 N. Clay Avenue	1536 N. Jefferson Avenue
1337 N. Benton Avenue	1121 N. Clay Avenue ^P	1441 N. Clay Avenue	1539 N. Jefferson Avenue
1340 N. Benton Avenue	1124 N. Clay Avenue	1448 N. Clay Avenue	1600 N. Jefferson Avenue
1344 N. Benton Avenue	1125 N. Clay Avenue ^P	1449 N. Clay Avenue	1605 N. Jefferson Avenue
1351 N. Benton Avenue	1130 N. Clay Avenue	1452 N. Clay Avenue	1611 N. Jefferson Avenue
1352 N. Benton Avenue	1133 N. Clay Avenue ^P	1455 N. Clay Avenue	1612 N. Jefferson Avenue
1414 N. Benton Avenue	1134 N. Clay Avenue	1461 N. Clay Avenue	1617 N. Jefferson Avenue
1418 N. Benton Avenue	1200 N. Clay Avenue	1462 N. Clay Avenue	1623 N. Jefferson Avenue
1420 N. Benton Avenue	1201 N. Clay Avenue	1462 N. Clay Avenue	1631 N. Jefferson Avenue
1428 N. Benton Avenue	1206 N. Clay Avenue	1467 N. Clay Avenue	320 E. Locust Street
1434 N. Benton Avenue	1209 N. Clay Avenue	1468 N. Clay Avenue	321 E. Locust Street
1440 N. Benton Avenue	1213 N. Clay Avenue	1470 N. Clay Avenue	413 E. Locust Street ^P
1503 N. Benton Avenue	1214 N. Clay Avenue	1473 N. Clay Avenue	417 E. Locust Street
1515 N. Benton Avenue	1217 N. Clay Avenue	1476 N. Clay Avenue	418 E. Locust Street
1525 N. Benton Avenue	1218 N. Clay Avenue	415 E. Division Street	420 E. Locust Street ^P
1526 N. Benton Avenue	1223 N. Clay Avenue	423 E. Division Street	424 E. Locust Street
1531 N. Benton Avenue	1227 N. Clay Avenue	515 E. Division Street	425 E. Locust Street
1537 N. Benton Avenue	1230 N. Clay Avenue	525 E. Division Street	430 E. Locust Street
1538 N. Benton Avenue ^P	1231 N. Clay Avenue	531 E. Division Street	517 E. Locust Street
1600 N. Benton Avenue	1300 N. Clay Avenue	616 E. Division Street	527 E. Locust Street
1605 N. Benton Avenue	1301 N. Clay Avenue	617 E. Division Street	529 E. Locust Street
1606 N. Benton Avenue	1310 N. Clay Avenue	618 E. Division Street	612 E. Locust Street
1610 N. Benton Avenue	1311 N. Clay Avenue	619 E. Division Street	620 E. Locust Street
1611 N. Benton Avenue	1314 N. Clay Avenue	622 E. Division Street	514 E. Lynn Street
1614 N. Benton Avenue	1315 N. Clay Avenue	714 E. Division Street ^P	518 E. Lynn Street
1617 N. Benton Avenue	1320 N. Clay Avenue	1639 N. Jefferson Avenue	520 E. Lynn Street
1620 N. Benton Avenue	1321 N. Clay Avenue	1110 N. Jefferson Avenue	616 E. Lynn Street
1624 N. Benton Avenue	1324 N. Clay Avenue	1115 N. Jefferson Avenue	619 E. Lynn Street
1628 N. Benton Avenue	1327 N. Clay Avenue	1116 N. Jefferson Avenue	625 E. Lynn Street
429 E. Calhoun Street	1328 N. Clay Avenue	1119 N. Jefferson Avenue	714 E. Lynn Street
517 E. Calhoun Street	1333 N. Clay Avenue	1125 N. Jefferson Avenue	715 E. Lynn Street
525 E. Calhoun Street	1336 N. Clay Avenue	1129 N. Jefferson Avenue	720 E. Lynn Street

Springfield Historic Register

Mid-Town National Historic District			
721 E. Lynn Street	1310 N. Summit Avenue	1461 N. Summit Avenue	1465 N. Washington Avenue ^D
815 E. Lynn Street	1314 N. Summit Avenue	1467 N. Summit Avenue	1470 N. Washington Avenue
320 E. Pacific Street	1320 N. Summit Avenue	1470 N. Summit Avenue	1472 N. Washington Avenue
516 E. Pacific Street ^D	1321 N. Summit Avenue ^D	1473 N. Summit Avenue	1475 N. Washington Avenue
518 E. Pacific Street ^D	1324 N. Summit Avenue	1474 N. Summit Avenue	1501 N. Washington Avenue
522 E. Pacific Street	1327 N. Summit Avenue	1303 N. Washington Avenue	1502 N. Washington Avenue
524 E. Pacific Street	1330 N. Summit Avenue	1315 N. Washington Avenue	1505 N. Washington Avenue
1201-03 N. Robberson Avenue ^D	1332 N. Summit Avenue	1318 N. Washington Avenue ^D	1510 N. Washington Avenue
1202 N. Robberson Avenue	1333 N. Summit Avenue	1319 N. Washington Avenue	1512 N. Washington Avenue
1207 N. Robberson Avenue ^D	1338 N. Summit Avenue	1324 N. Washington Avenue	1517 N. Washington Avenue
1208 N. Robberson Avenue	1341 N. Summit Avenue	1329 N. Washington Avenue	1524 N. Washington Avenue
1211 N. Robberson Avenue ^D	1342 N. Summit Avenue	1332 N. Washington Avenue	1525 N. Washington Avenue
1214 N. Robberson Avenue	1343 N. Summit Avenue	1337 N. Washington Avenue	1529 N. Washington Avenue
1215 N. Robberson Avenue	1347 N. Summit Avenue	1338 N. Washington Avenue	1530 N. Washington Avenue
1217 N. Robberson Avenue	1348 N. Summit Avenue	1345 N. Washington Avenue	1536 N. Washington Avenue
1223 N. Robberson Avenue	1351 N. Summit Avenue	1346 N. Washington Avenue	1539 N. Washington Avenue
1225 N. Robberson Avenue	1352 N. Summit Avenue	1348 N. Washington Avenue	1603 N. Washington Avenue
1236 N. Robberson Avenue	1400 N. Summit Avenue	1349 N. Washington Avenue	1607 N. Washington Avenue
1237 N. Robberson Avenue	1403 N. Summit Avenue	1350 N. Washington Avenue	1613 N. Washington Avenue
1303 N. Robberson Avenue	1408 N. Summit Avenue	1406 N. Washington Avenue	1617 N. Washington Avenue
1305 N. Robberson Avenue	1409 N. Summit Avenue	1409 N. Washington Avenue	1625 N. Washington Avenue
1311 N. Robberson Avenue	1414 N. Summit Avenue	1412 N. Washington Avenue	1629 N. Washington Avenue
1315 N. Robberson Avenue	1417 N. Summit Avenue	1416 N. Washington Avenue	1635 N. Washington Avenue
1108 N. Summit Avenue ^D	1420 N. Summit Avenue	1424 N. Washington Avenue	320 E. Webster Street
1116 N. Summit Avenue	1423 N. Summit Avenue	1430 N. Washington Avenue	414 E. Webster Street
1126 N. Summit Avenue	1428 N. Summit Avenue	1434 N. Washington Avenue	418 E. Webster Street
1134 N. Summit Avenue	1433 N. Summit Avenue	1435 N. Washington Avenue	727 E. Webster Street
1200 N. Summit Avenue	1434 N. Summit Avenue	1438 N. Washington Avenue	815 E. Webster Street
1208 N. Summit Avenue	1441 N. Summit Avenue	1444 N. Washington Avenue	Stone Chapel, Drury
1214 N. Summit Avenue	1442 N. Summit Avenue	1445 N. Washington Avenue	Burnham Hall, Drury
1220 N. Summit Avenue	1447 N. Summit Avenue	1450 N. Washington Avenue	Pearsons Hall, Drury
1224 N. Summit Avenue	1448 N. Summit Avenue	1451 N. Washington Avenue	Harwood Hall, Drury
1226 N. Summit Avenue	1452 N. Summit Avenue	1454 N. Washington Avenue	Lay Science Center, Drury
1230 N. Summit Avenue	1453 N. Summit Avenue	1460 N. Washington Avenue	Clara Thompson Hall of Music, Drury
1302 N. Summit Avenue	1460 N. Summit Avenue	1464 N. Washington Avenue	

Note: Street addresses may have changed slightly since this district was created. ^D=Demolished

Rock Fountain Court National Historic District
2400 W. College Street
There are 10 contributing buildings and 1 contributing structure – all at the same address. ^D =Demolished

South Avenue National Historic District		
217-219 E. Pershing Street	414 South Avenue	210 E. Walnut Street (Garage)
411 S. Robberson Avenue	416 South Avenue	214-220 E. Walnut Street
404-406 South Avenue	430 South Avenue	
410-412 South Avenue	210 E. Walnut Street	
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished		

Springfield Historic Register

South Avenue National Historic District		
South-McDaniel-Patton Commercial National Historic District		
301 South Avenue	321 South Avenue	230 W. McDaniel Street
309 South Avenue	325 South Avenue	300 W. McDaniel Street
313-315 South Avenue	208 W. McDaniel Street	311-313 S. Patton Avenue
317 South Avenue	212 W. McDaniel Street	301 W. Walnut Street
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished		

Springfield Public Square National Historic District		
101-103 Park Central Square	154 Park Central Square	222 Park Central North
109 Park Central Square	155 Park Central Square	300 Park Central East
110-111 Park Central Square	156 Park Central Square	301 Park Central East
123 Park Central Square	159 Park Central Square	302 Park Central East
124 Park Central Square	213 W. Olive Street	333 Park Central East
127 Park Central Square	215-217 W. Olive Street	301 E. Olive Street
134 Park Central Square	219 W. Olive Street	311 E. Olive Street
137 Park Central Square	221 W. Olive Street	313 E. Olive Street
149 Park Central Square	221 South Avenue	309 N. Jefferson Avenue
The Public Square is considered a contributing historic site. There are 2 contributing objects and 1 contributing structure within it - all at the same location		
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished		

Springfield Warehouse and Industrial National Historic District		
351 Boonville Avenue	305 W. Mill Street (rear)	201-211 E. Water Street
415-419 Boonville Avenue	315-325 W. Mill Street	223 E. Water Street
421-427 Boonville Avenue	401-405 W. Mill Street	309-315 E. Water Street
429 Boonville Avenue	411-417 W. Mill Street	331 E. Water Street
215-221 W. Mill Street	212 W. Phelps Street	
305 W. Mill Street	326 W. Phelps Street	
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished		

Walnut Street National Historic District			
300 S. Cordova Court	800 E. Walnut Street	1138 E. Walnut Street	1465 E. Walnut Street
311 S. Cordova Court	812 E. Walnut Street	1139 E. Walnut Street	1471 E. Walnut Street
316 S. Cordova Court	820 E. Walnut Street	1144 E. Walnut Street	1477 E. Walnut Street
319 S. Cordova Court	838 E. Walnut Street	1147 E. Walnut Street	1481 E. Walnut Street
235 S. Florence Avenue	900 E. Walnut Street	1150 E. Walnut Street	1485 E. Walnut Street
236 S. Florence Avenue	910 E. Walnut Street	1159 E. Walnut Street	1501 E. Walnut Street
240 S. Florence Avenue	916 E. Walnut Street	1160 E. Walnut Street	1505 E. Walnut Street
300 S. Florence Avenue	920 E. Walnut Street	1200 E. Walnut Street	1510 E. Walnut Street
301 S. Florence Avenue	935 E. Walnut Street	1201 E. Walnut Street	1513 E. Walnut Street
304 S. Florence Avenue	938 E. Walnut Street	1208 E. Walnut Street	1520 E. Walnut Street
310 S. Florence Avenue	943 E. Walnut Street	1213 E. Walnut Street	1523 E. Walnut Street
311 S. Florence Avenue ^D	944 E. Walnut Street	1221 E. Walnut Street	1526 E. Walnut Street
315 S. Florence Avenue	1000 E. Walnut Street	1230 E. Walnut Street	1531 E. Walnut Street
323 S. Florence Avenue	1001 E. Walnut Street	1231 E. Walnut Street	1538 E. Walnut Street
324 S. Florence Avenue	1008 E. Walnut Street	1234 E. Walnut Street	1603 E. Walnut Street
301 S. Hampton Avenue	1012 E. Walnut Street	1235 E. Walnut Street	1611 E. Walnut Street
1100 E. McDaniel Street	1021 E. Walnut Street	1244 E. Walnut Street	1619 E. Walnut Street

Springfield Historic Register

Walnut Street National Historic District			
1104 E. McDaniel Street ^D	1027 E. Walnut Street	1249 E. Walnut Street	1622 E. Walnut Street
1300 E. McDaniel Street ^D	1033 E. Walnut Street	1260 E. Walnut Street	1635 E. Walnut Street
1312 E. McDaniel Street	1040 E. Walnut Street	1300 E. Walnut Street	1638 E. Walnut Street
245 S. National Avenue	1041 E. Walnut Street	1303 E. Walnut Street	1647 E. Walnut Street
302 S. National Avenue	1046 E. Walnut Street	1314 E. Walnut Street	1648 E. Walnut Street
307 S. National Avenue	1050 E. Walnut Street	1320 E. Walnut Street	1655 E. Walnut Street
308 S. National Avenue	1101 E. Walnut Street	1330 E. Walnut Street	1656 E. Walnut Street
309 S. National Avenue	1104 E. Walnut Street	1333 E. Walnut Street	1673 E. Walnut Street
310 S. National Avenue	1107 E. Walnut Street	1336 E. Walnut Street	1700 E. Walnut Street
316 S. National Avenue	1108 E. Walnut Street	1351 E. Walnut Street	1701 E. Walnut Street
320 S. National Avenue	1111 E. Walnut Street	1363 E. Walnut Street	1704 E. Walnut Street
323 S. National Avenue	1112 E. Walnut Street	1430 E. Walnut Street	1714 E. Walnut Street
424 S. National Avenue	1117 E. Walnut Street	1435 E. Walnut Street	736-40 E. Walnut Street
700 E. Walnut Street	1122 E. Walnut Street	1440 E. Walnut Street	945-47 E. Walnut Street
708 E. Walnut Street	1128 E. Walnut Street	1451 E. Walnut Street	
716 E. Walnut Street	1129 E. Walnut Street	1460 E. Walnut Street	
720 E. Walnut Street	1132 E. Walnut Street	1461 E. Walnut Street	
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished			

Walnut Street Commercial National Historic District		
221 E. Walnut Street	315 E. Walnut Street	321 E. Walnut Street
305 E. Walnut Street	319 E. Walnut Street	323-327 E. Walnut Street
311 E. Walnut Street	319 -1/2 E. Walnut Street	
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished		

Walnut Street Commercial National Historic District		
310 W. Walnut Street	408 W. Walnut Street	431-33 W. Walnut Street
320 W. Walnut Street	409 W. Walnut Street	329-31 S. Campbell Avenue
400 W. Walnut Street	417 W. Walnut Street	412 S. Campbell Avenue
404-406 W. Walnut Street	425 W. Walnut Street	416 S. Campbell Avenue
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished		

Woods-Evertz Stove National Historic District		
Warehouse	Pattern Building	Factory
Warehouse	Assembly Building	Foundry
There were six contributing structures at the time of this district's designation. The buildings were vacant and had no street addresses assigned to them. The buildings were designated in the National Register nomination document.		
Note: Street addresses may have changed slightly since this district was created. ^D =Demolished		