Landmarks Board

City of Springfield - Busch Building, 2nd floor Conference Room
830 Boonville Avenue

November 9, 2016
5:30 p.m.

Wallis Nattinger
Real Estate Representative

David Eslick
Historian Representative

Len Eagleburger
At-Large Representative

Gary Bishop
Walnut Street Representative
Chair

Vacant
Architect Representative

Nancy Crandall
At-Large Representative
Vice-Chair

Paden Chambers
Commercial Street Representative

Kent Brown
Mid-Town Representative

Justin Stanek
At-Large Representative

I Roll Call

II Minutes
- **A. October 12, 2016**

III Unfinished Business
- **A. Certificate of Appropriateness (none)**
- **B. Certified Local Government Review**
  - **1. Timmons Temple National Nomination**
- **C. Pre-Application Review (none)**

IV New Business
- **A. Certificates of Appropriateness**
  - **1. 101 E. Commercial Street - replace windows**
- **B. Certified Local Government Review (none)**
- **C. Pre-Application Review (none)**
- **D. Local Historic Site Nomination Review (none)**

V Communications

VI Reports
- **A. Report on committees (none)**
  1. **Application (none)**
  2. **Demolition**
  3. **Historic Sites and Districts**
     - **a. Walnut Street Identification Signage**
     - **b. Mid-Century Modern – Potential Historic Structures**
     - **c. Ozarks Rock Structures Survey**
  4. **Communications (none)**
  5. **Awards and Recognition**
     - **a. Preservation Month Awards and Activities**
  6. **Design Guidelines**
     - **a. CLG Grant for Commercial Street Design Guideline update**
- **B. Administrative approval of C of A's (none)**

VII Any other matters that fall under the jurisdiction of the Board
- **A. Jefferson Avenue Footbridge**
- **B. 2017 Landmarks Board Schedule**

VIII Adjournment

Note: In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's office at 864-1443 at least 3 days prior to the scheduled meeting.

MINUTES OF THE LANDMARKS BOARD

DATE: October 12, 2016
TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time 2nd Floor Busch Building Conference Room with the following members and City of Springfield staff in attendance: Gary Bishop (Chair), Paden Chambers, Len Eagleburger, Kent Brown, Nancy Crandall, Wallis Nattinger, David Eslick, and Justin Stanek. Absent: None. Staff members: Michael Sparlin, Senior Planner and Duke McDonald, Assistant City Attorney.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of August 31, 2016 were approved unanimously.

UNFINISHED BUSINESS:
Certificate of Appropriateness: None
Certified Local Government Review - Timmons Temple National Nomination: None
Pre-Application Review: None

NEW BUSINESS:
Certificates of Appropriateness:
601 E. St. Louis Street - Shrine Mosque: Allen Casey representing the Shrine Mosque. It is essentially masonry and tuck pointing. We want to remove the chimney stack on the northeast corner to be inline with the other chimney stack and also repair the dome on the southwest corner of the roof. All of the bricks will be saved and will be used for patching where bricks have fallen off.

Paden Chambers asked about venting.

Mr. Casey noted that it will have plenty of draw.

David Eslick made the motion to approve Certificate of Appropriateness (**601 E. St. Louis Street**). Paden Chambers seconded the motion. The motion carried as follows: Ayes: David Eslick, Lean Eagleburger, Justin Stanek, Paden Chambers, Kent Brown, Wallis Nattinger, Gary Bishop, and Nancy Crandall. Nays: None. Abstain: None. Absent: None

Certificates of Appropriateness:
205 E. Park Central Square, Holland Building: Benjamin Hall representing the Holland Building. The goal of the project is to remove two sets of windows with doors and to add an awning for a sidewalk cafe. The windows to be replaced are the two sets of windows along the bottom of the west elevation. Replacement windows will be Anmarr 3552 doors with 1/2 insulated clear glass with an anodized aluminum frame. Marble panels will also be removed, but will be saved and stored on site. The awning is to be fabric stretched along, but not attached to the building.

Nancy Crandall made the motion to approve Certificate of Appropriateness (**205 E. Park Central Square**). Kent Brown seconded the motion. The motion carried as follows: Ayes: David Eslick, Lean Eagleburger, Justin Stanek, Paden Chambers, Kent Brown, Wallis Nattinger, Gary Bishop, and Nancy Crandall. Nays: None. Abstain: None. Absent: None

Certified Local Government Review: None
Pre-Application Review: None
Local Historic Site Nomination Review: None

COMMUNICATIONS:

REPORTS:
Report on Committees: None
Application: None
Demolition: None

Historic Sites and Districts:

Walnut Street Identification Signage: David Eslick talked with John Horner and setting up a Walnut Street Association (East of National). Michael Sparlin noted he has spoken with a planner regarding setting up an association on Commercial Street and was told that it does not meet the criteria for a registered neighborhood and that Walnut Street may have the same disqualifying criteria. Michael noted that he can get a more definite answer.

Mid-Century Modern: Potential Historic Structures: Paden Chambers noted about a potential historic site nomination on Pickwick. He also has been contacted by several members of the Rountree Neighborhood about an apartment building that may be developing on Cherry Street and has concerns regarding the UCD and wanted for the record that it be noted and discussed.

Ozarks Rock Structures Survey: None
Communications: None
Awards and Recognition:

Preservation Month Award and Activities: Presented Certifications of Appreciation to David Eslick and Len Eagleburger. Their terms with the Landmarks Board are completed
Design Guidelines:

Certified Local Government (CLG) Grant for Design Guideline and letter from Commercial Club: Discussion on pursuing a CLG Grant for the Design Guidelines and went over the letter from Mary Collette, Commercial Club asking for changing C-Street guidelines.

- New construction/additions guidelines
- Clarifying of signage expectations/options
- Window update to reflect current guidelines
- More feasible/friendly to the user

Michael noted that he has contacted the State to discuss the process and one of the questions from the last meeting was it okay to talk with a potential consultant and it is okay to contact a consultant, but cautioned to stop short of developing a scope of work with them, however get a baseline price for the guideline updates. July 31, 2017 is the deadline for the pre-application where they review and then issue suggestions or recommendations to improve it, if needed in September then they will go ahead and approve a grant. There are 2 years to have the completed and approved guidelines. The City would pay the consultant based on the contract and at the end of the 2 years the state would reimburse the City on their portion of it, which is 60% State and 40% City.

The City's financial year starts on July 1, 2017, however the budget is developed in February 2017 so the cost will need to be figured during that time. What needs to be discussed tonight is whether tackle

Commercial Street alone or all the guidelines in the City. Excelsior Springs, Missouri has recently updated their guidelines and would be a good example to follow.

Gary Bishop would like to see it come from the ground up instead of the Board directing downwards.

David Eslick envisions a subcommittee from the Board of the Commercial Club that would liaison with the Landmarks Board.

Paden Chambers noted that the hired consultants will have meetings with the community and get their input.

David Eslick asked if we just revise the Commercial Street guidelines or attempt to do all district guidelines at the same time.

Kent Brown noted the differences between Commercial Street and Midtown and noted that there are concerns for encroachment in Midtown.

Paden Chambers noted that Walnut Street is a hybrid.

Gary Bishop asked if we are wanting to revise the guidelines for Commercial Street and using it as the template for the other districts or want to do all the districts at the same time?

Nancy Crandall thought all three districts should be done at the same time for a better feel of the community.

Justin Stanek stated that if would be great if all three could be done at the same time, however he questioned the cost involved.

Gary Bishop noted that the districts are unique enough that it might stall on getting the first one done and not benefitting.

Duke McDonald asked how long the professionals take in gathering input to the final product.

Michael Sparlin stated that the State office noted a typical timeframe is 10 months.

Duke McDonald cautioned the board on taking on too much and advised putting the guidelines into stages so they can approach it with suggested changes.

Paden Chambers noted that it would be a good idea since there is less than an year and have Commercial Club go over current guidelines and red-line it.

Michael Sparlin asked the board which district is need of revision first or do they still want to try and revise all three at the same time.

David Eslick recommends starting Commercial Street and doing it by itself.

Gary Bishop stated that he agreed that Commercial Street be done first and be the template and being done in workable stages.

Justin Stanek also stated that he is in agreement that Commercial Street be done first.

Duke McDonald noted that Daniel Neal has documentation on how to implement the changes with City Council once the document is completed.

Paden Chambers stated that Commercial Street has their own section of zoning code and that the current guidelines are not consistent and there needs to be zoning text amendment updates.

Michael Sparlin showed the Landmarks Board Members the Muni-Code for Springfield.

Gary Bishop noted that we need to get started on the process for getting the Certified Local Government (CLG) Grant for Commercial Street District only.

Paden Chambers motioned that the Landmarks Board to allow Michael Sparlin to initiate the conversation with preservation consultants about the revisions of the Commercial Street guidelines. Wallis Nattinger seconded the motion. The motion carried as follows: Ayes: David Eslick, Lean Eagleburger, Justin Stanek, Paden Chambers, Kent Brown, Wallis Nattinger, Gary Bishop, and Nancy Crandall. Nays: None. Abstain: None. Absent: None

David Eslick congratulated Paden Chambers on being certified as a preservation consultant.

Administrative Approval of C of A's:

1700 E. Walnut Street - Re-roof. Michael Sparlin noted that it was a simple re-roof. They are replacing shingles with shingles.

ANY OTHER MATTERS THAT FALL UNDER THE JURISDICTION OF THE BOARD

2017 Landmarks Board Chair and Vice-Chair Nominations: Michael Sparlin noted that the Rules of Procedure state that there are to be nominations for Chair and Vice-Chair.

Paden Chambers nominated Gary Bishop as Chair and Nancy Crandall as Vice-Chair to continue to serve. David Eslick seconded the motion. Gary Bishop asked for any other nominations.

Kent Brown motioned to accept Gary Bishop as Chair and Nancy Crandall, Vice-Chair. Justin Stanek seconded the motion. The motion carried as follows: Ayes: David Eslick, Lean Eagleburger, Justin Stanek, Paden Chambers, Kent Brown, Wallis Nattinger, Gary Bishop, and Nancy Crandall. Nays: None. Abstain: None. Absent: None

ADJOURNMENT:

There being no further business, the meeting was adjourned at approximately 6:40pm by the motion from Wallis Nattinger and seconded from Ken Brown. T The motion carried as follows: Ayes: David Eslick, Lean Eagleburger, Justin Stanek, Paden Chambers, Kent Brown, Wallis Nattinger, Gary Bishop, and Nancy Crandall. Nays: None. Abstain: None. Absent: None

Michael Sparlin

Michael Sparlin
for Executive Secretary

LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: November 4, 2016

BACKGROUND:

LOCATION: 101 E. Commercial Street

APPLICANT: Mary Collette

PROPOSAL:

1. Replace five (5) windows on second-story on south elevation

RECOMMENDATION:

The Landmarks Board must determine whether the historic features or character of the building will be compromised with this proposal.

FINDINGS:

1. Fire Station #2 (201 E. Commercial) is considered a contributing structure in the Commercial Street National Historic District.

2. With regards to the aluminum-clad windows, the Landmarks Board must determine whether the historic features or character of the building will be compromised with this proposal.

3. The alterative proposed wooden windows are consistent with the Commercial Street Design Guidelines.

STAFF CONTACT:

Michael Sparlin
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
101 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is proposing to replace existing windows and frames. Windows and frames will be completely removed to original window openings. New windows will be fitted to original openings and replaced with all new materials as outlined in product literature.

Replace existing wood double-hung windows (not original windows) with *Jeld-wend aluminum clad windows as allowed by Secretary of Interior Guidelines for Historic Restoration.

The applicant has also included specs for primed wood Jeld-wend windows but would prefer the clad style for minimal maintenance and maximum durability.

STAFF COMMENTS:

1. The applicant is proposing aluminum-clad windows as the first priority but has also included wooden windows for review. The Commercial Street Design Guidelines recommend that metal window only be used on new construction only.

2. The Landmarks Board reviewed a similar proposal in July, 2014 and March, 2015 at 300 E. Commercial Street. The Board expressed concern with the proposed aluminum-clad windows and the applicant amended proposal for wooden windows.

2. The Secretary of the Interior's Standards for Rehabilitation state the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. The Secretary of the Interior's Standards for Rehabilitation state deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

4. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the COM-1 District, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
101 E. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

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

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

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

COMMERCIAL STREET DESIGN GUIDELINES

Windows:

Where feasible, repair existing sashes and sills, paint and caulk to a state of renewal.

Where repair is not feasible, replace windows with wood elements matching existing profiles, mullion dimensions, and sash heights.

Metal windows may be used on new construction only.

Storefronts:

Maintain the storefront within its original opening. The storefront should not dominate the facade, but respect it.
Maintain the traditional recessed entry.
Maintain the traditional degree of glass in the storefront.
Minimize the amount of and type of decoration on the facade.

Building materials:

If new and old materials must be brought together, try to link them.
Where linking is not possible, achieve a controlled appearance, at junction of materials.

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
101 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

The National Register nomination narrative stated the following:

> Built as an in-fill building in 1904 in 52 days. The two story brick Renaissance Revival building served northern Springfield as Fire Station No. 2 until 1979. The facade is symmetrically fenestrated. In its original design, surface texture was provided by a repeated banding of protruding bonded brick. In 1968, prominent arched bays with bonded brick detailing were removed to accommodate more convenient and functional door mechanisms. In 1973, stucco was applied to the facade. The upper portion of the primary elevation was restored to its original design in 1997. The second story has five double hung windows separated by bonded brick cross forms with round polished limestone central elements engraved to designate Fire Station No. 2. The windows have jack arch lintels at the top and have plain recessed wood casings and limestone sills. The window headers are embellished with bonded brick, recalling "false" keystone treatments on the original arched bays. They are connected by the bands of brick corbeling. The facade is capped with a bonded brick cornice. Although still altered from its original design, the street level portion of the primary elevation has been made more consistent with the upper portion, and the building contributes to the streetscape of the district.

Application for Certificate of Appropriateness

****E-PLANS INSTRUCTIONS****

****PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION****

1. Pre-apply online at:
https://www.springfieldmo.gov/payments/PLNPermitInfo.aspx?ptype=8005
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only	
Date Filed:	
Received By:	
Review:	
☐ Administrative	
☐ Landmarks Board	

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.

2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only)

3. That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance.

THEREFORE, applicant requests that the Certificate of Appropriateness be approved for the property as proposed in this submittal.

We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application and understand that, if approved, all work must be done under a building permit issued by the Department of Building Development Services. Approval of this application does not constitute approval of a building permit, nor does it certify that the zoning is appropriate for the proposed uses. These are separate processes that must be initiated by the applicants. We further understand that approval of this application does not constitute approval for tax certification under the Tax Reform Act of 1986 or amendments thereto.

Signature(s): Mary Collette

Date: 10/5/16

Please type or print name(s) clearly:

Mary Collette

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

For instructions, see pages 5-8

1. Property address: 101 East Commercial

APPLICANT INFORMATION:

2. Name of current property owner: Mary Collette & Paul Parker
If corporation: Corporate Official: _____
Mailing Address: 101 East Commercial
Zip Code: 65803 Telephone: 417-839-0119 Fax: _____
E-mail: historicfirehouse@gmail.com

(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:
(*The representative should have the authority to commit the applicant to changes that may be suggested by the Board*):

Name: _____
Signature: _____
Mailing Address: _____ Zip Code: _____ Fax: _____
Telephone: _____ E-mail: _____

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1055.)*

Date of discussion: October 5, 2016, Rick

NOTE: The property owner must either sign this application or give City staff a power of attorney showing that another person is authorized to sign.

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

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

☐ Other (specify): _____

1 – Site Plans
2 – Elevations
3 – Photographs
4 – Sample of materials to be used
5 – Product literature
6 – Drawings
7 – Exhibit C – Why proposed work should be approved
8 – State historic Preservation Officer Comments

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

Existing windows and frames will be completely removed to original window openings. New windows will be fitted to original openings and replaced with all new materials as outlined in product literature.

Replace existing wood double-hung windows (not original windows) with *Jeld-wend aluminum clad windows as allowed by Secretary of Interior Guidelines for Historic Restoration.

*We have also included specs for primed wood Jeld-wend windows but would prefer the clad style for minimal maintenance and maximum durability.

NOTE: An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

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

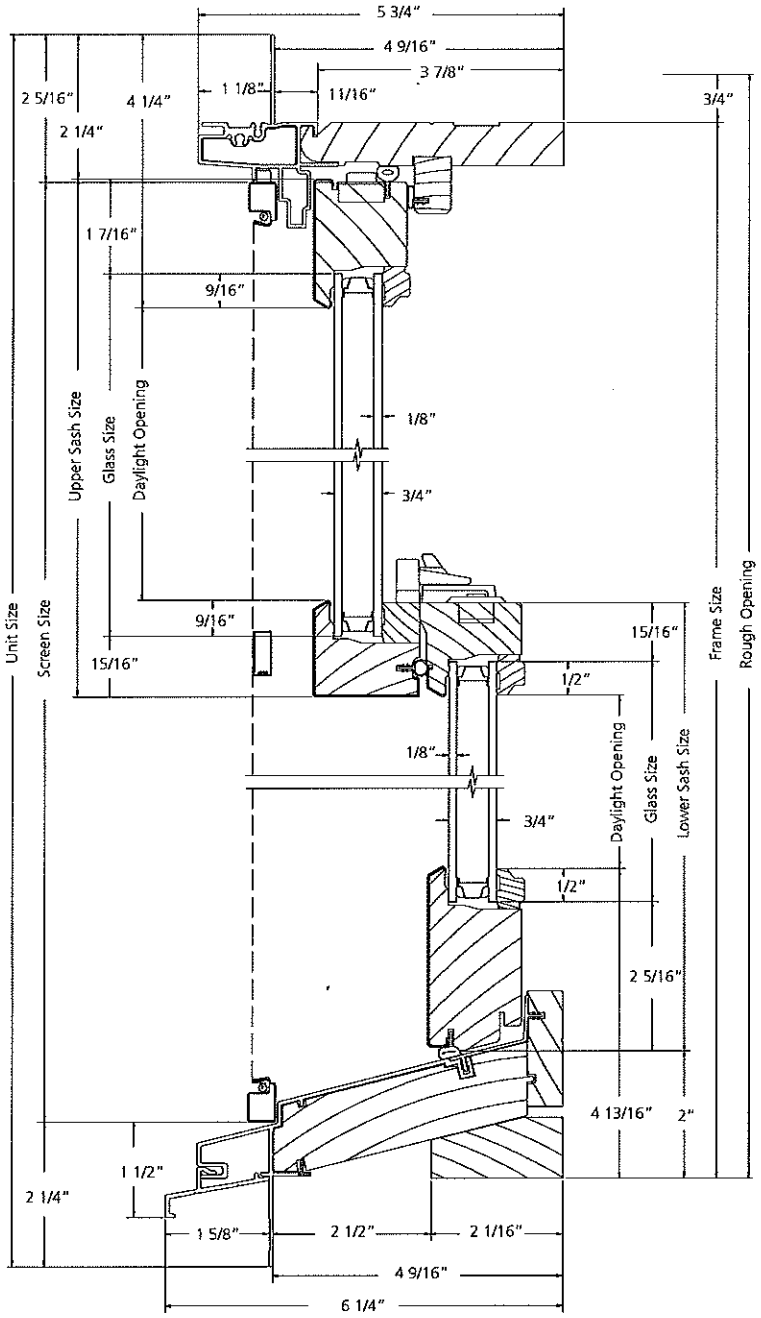
When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

Replacement of windows will be done in conformance with the Secretary of Interior's Standards for Rehabilitation with matching style in original openings.

The proposed work will be done in conformance with any design guidelines or standards outlined by Secretary of the Interior, that the Landmarks Board has established and adopted.

101
COMMERCIAL

1-WIDE UNIT

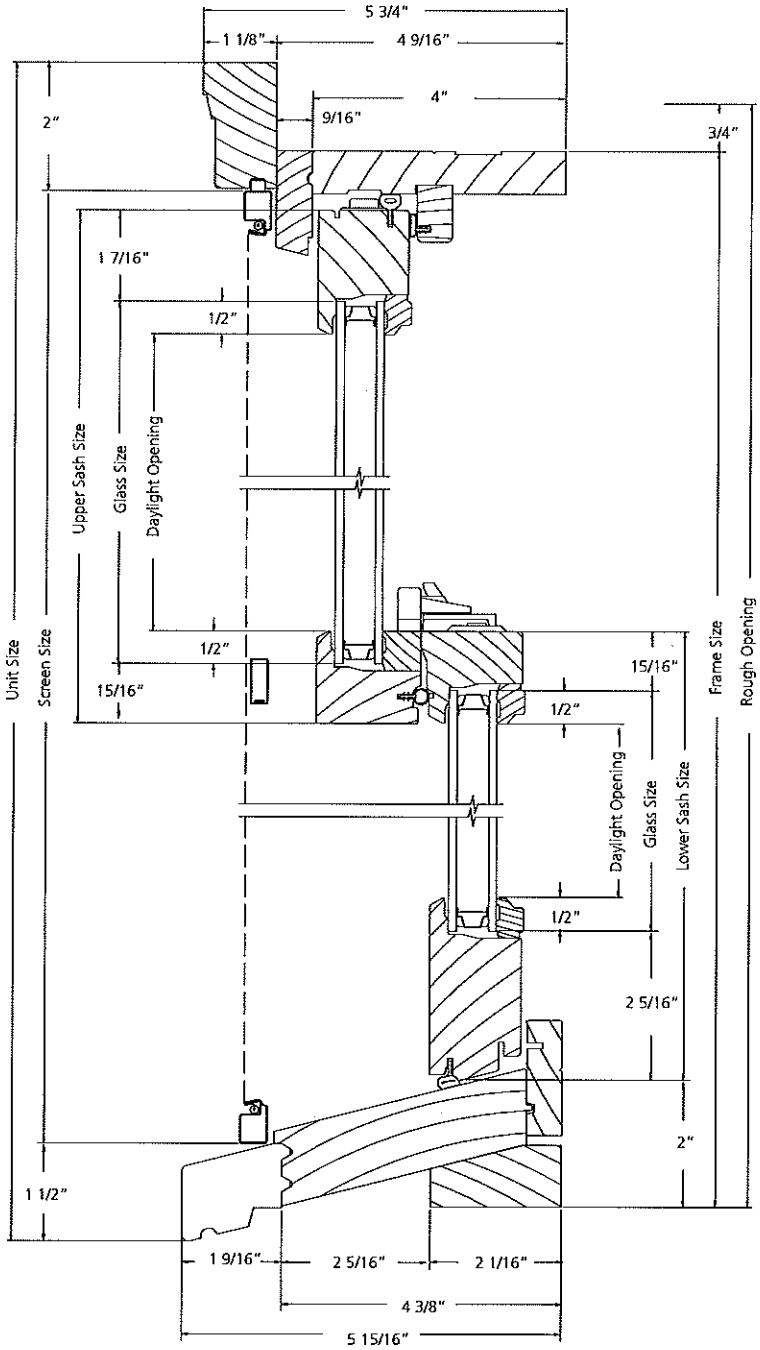


VERTICAL SECTION

SCALE: 6" = 1'

JELD-WEN reserves the right to change specifications without notice.

1-WIDE UNIT



VERTICAL SECTION

SCALE: 6" = 1'

JELD-WEN reserves the right to change specifications without notice.

JELD-WEN WINDOWS & DOORS

QUOTE BY: Ryan Ozbun

QUOTE #: JDJH00101

SOLD TO: Dyke Lumber-Springfield, MO
Bud Brown

SHIP TO:

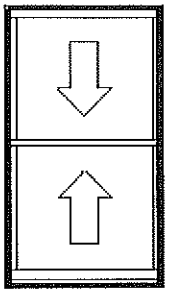
PROJECT NAME: Firehouse

PO#: JRMO00048

REFERENCE:

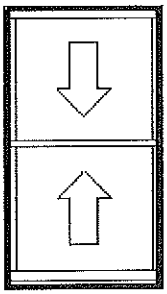
Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	RO Size: 41 1/2 X 72 1/4	Frame Size : 40 3/4 X 71 1/2 (Outside Casing Size: 43 1/2 X 73 1/2) Custom Clad Double Hung, Auralast Pine, Hunter Green Exterior-AAMA 2605 Finish, Natural Interior, Aluminum Brickmould, Standard Sill Nosing, Remove Fin, Hunter Green Trim, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner Chestnut Bronze Hardware, Cam Lock(s), No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated Clear Annealed Glass, Preserve Film, Standard Spacer, Traditional Glz Bd, UltraVue Mesh Hunter Green Screen, Clear Opening:37.4w, 30.9h, 8 sf PEV 2016.3.1.1448/PDV 6.363 (07/21/16) PW	$1,079.53	5	$5,397.65
Line-2	RO Size: 41 1/2 X 72 1/4	Frame Size : 40 3/4 X 71 1/2 (Outside Casing Size: 43 1/2 X 73 7/16) Custom Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, 5 1/4 Jamb, 4/4 Thick, Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner Chestnut Bronze Hardware, Cam Lock(s), No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated Clear Annealed Glass, Preserve Film, Standard Spacer, Traditional Glz Bd, UltraVue Mesh Brilliant White Screen, Clear Opening:37.4w, 30.9h, 8 sf PEV 2016.3.1.1448/PDV 6.363 (07/21/16) PW	$818.94	5	$4,094.70



Viewed from Exterior. Scale: 1/4" = 1'

CLAD TYPE



Viewed from Exterior. Scale: 1/4" = 1'

PRIMED WOOD

Total: $9,492.35

Total Units: 10

Protect yourself when you choose JELD-WEN® AuraLast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

Fire Station at Boonville and Commercial about 1906

JEFFERSON AVENUE FOOTBRIDGE STRUCTURAL EVALUATION EXECUTIVE SUMMARY

Springfield's historic footbridge was closed March 1, 2016 after an inspection revealed corrosion and steel loss in the north support column. Public Works hired Great River Engineering to conduct an initial evaluation for safety. While the bridge was not in imminent danger, it was deemed in the best interest of the public to close the bridge to conduct a full evaluation and determine repair options.

About the Jefferson Avenue Footbridge:

The Jefferson Avenue Footbridge was built in 1902 and is on the National Register of Historic Places. The 562-foot-long bridge allows pedestrians to cross 13 tracks of the Burlington Northern rail yard from Chase Street to Commercial Street and has done so for 114 years.

The footbridge underwent restoration in 2002, in time for its centennial celebration. The City of Springfield partnered with the Commercial Club to obtain federal transportation enhancement grants and Community Development Block Grant funding to conduct the repairs. In addition to the rehabilitation work on the footbridge, a gathering place plaza was created adjacent to the bridge. The rehabilitation work was conducted in 2001 and 2002 at a cost of just over $518,000.

EVALUATION PROCESS & FINDINGS

The structural evaluation of the footbridge was conducted in four phases:

PHASE 1: Observation – Field Inspection
Information was collected on the bridge and its individual members, including verifying the dimensions, corrosion of the steel, alignment and deformation.

PHASE 2: Qualitative Evaluation
Based on information from the Observation phase, we identified the criticality of the conditions, created by corrosion, alignment and deformation and the changes that would affect the performance of each member.

PHASE 3: Quantitative Evaluation
The structural evaluation included computation of the loads applied to each member and the capacity of that member to carry the load.

The data was prepared by analyzing the bridge in accordance with guidelines set by the American Association of State Highway Transportation Officials (AASHTO) as well as the American Institute of Steel Construction. The design required a pedestrian design live load of 90 pounds per square foot.

PHASE 4: Recommendations for Rehabilitation

In order to meet design code requirements, the bridge will need to be rehabilitated. This work will include replacing members that are deficient in capacity with new or strengthened members.

- One of every three primary members (36.4%) do not have adequate capacity and need repaired or strengthened.

- Six of the 10 vertical columns in the south approach need to be strengthened.

- The stairs on both north and south approaches need to be replaced. Incorporate ADA accessibility.

- The paint system is failing in numerous locations. It is recommended that the existing paint be removed to bare metal and that a three-coat paint system be applied. This approach to the rehabilitation will aid in impeding the corrosion and deterioration of the structure, thereby lengthening the life of the bridge.

LIFE CYCLE COST ANALYSIS

As with most local governments, the City of Springfield deals with increasing infrastructure needs with limited funding opportunities. Many agencies are investigating economic tools such as bridge life cycle cost analysis (BLCCA) to help determine the most cost-effective alternatives and communicate the value of those choices to the public. By factoring in all costs over a project's total multiyear life cycle, BLCCA helps ensure that an agency can optimize its investment and avoid selecting an alternative based solely on the lowest initial cost.

REHABILITATION AND LIFE-CYCLE OPTIONS

(A comprehensive breakdown of the rehabilitation options, their associated life-cycle cost, and corresponding affect on the health of the footbridge can be found in the attached infographic.)

Option A: Do Nothing

Do not rehabilitate the bridge and schedule its demolition with no plans for a replacement bridge.

Option B: Minimal Rehabilitation with Future Replacement

Provide a minimal rehabilitation today with a replacement structure in 2029. The minimal rehabilitation would strengthen or replace the deficient members and provide an overcoat paint system. This alternative will provide for stabilizing the structure and allow it to be opened to pedestrians, but will not provide long-term stabilization of the bridge and therefore accounts for a replacement bridge to be built in 2029.

Option C: Preserve the Original Bridge

Provide a full rehabilitation today and rehabilitation every 24 years. The full rehabilitation will strengthen or replace the deficient members and remove the existing lead based paint to bare metal, apply a zinc primer and two finish coats of paint. This painting system will mitigate the continued deterioration of the bridge lengthening the time between rehabilitations. Future rehabilitations (every 24 years) will be addressing members which have experienced corrosion and applying a full overcoat.

Option D: Full Rehabilitation with Future Replacement

Provide a full rehabilitation. The full rehabilitation will strengthen or replace the deficient members and remove the existing lead based paint to bare metal, apply a zinc primer and two finish coats of paint. Provide a replacement bridge in 2041.

Option E: Replacement Bridge

Remove the existing bridge and construct a replacement bridge.

JEFFERSON AVENUE FOOTBRIDGE

Rehabilitation & Life-cycle Options

What are the options? | **How would this affect the condition & cost?**

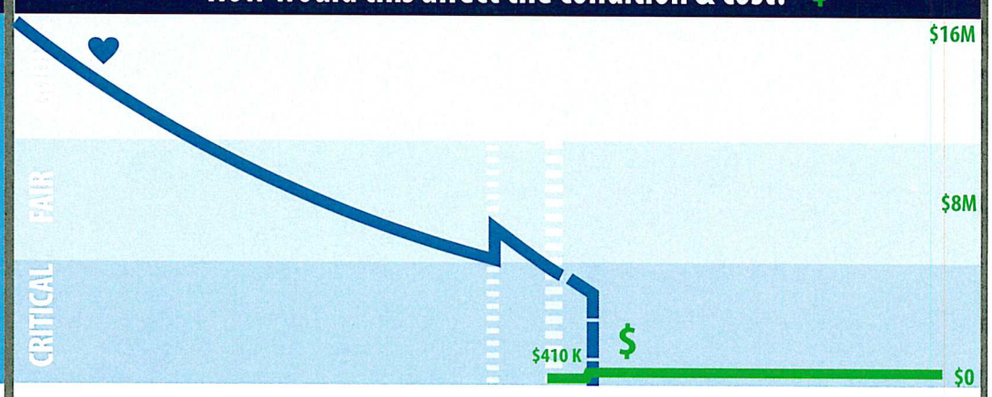
Do Nothing

Do not rehabilitate the bridge. Schedule for its demolition with no plans for a replacement.

A

$410 Thousand
INITIAL COST

$410 Thousand
CUMULATIVE COST



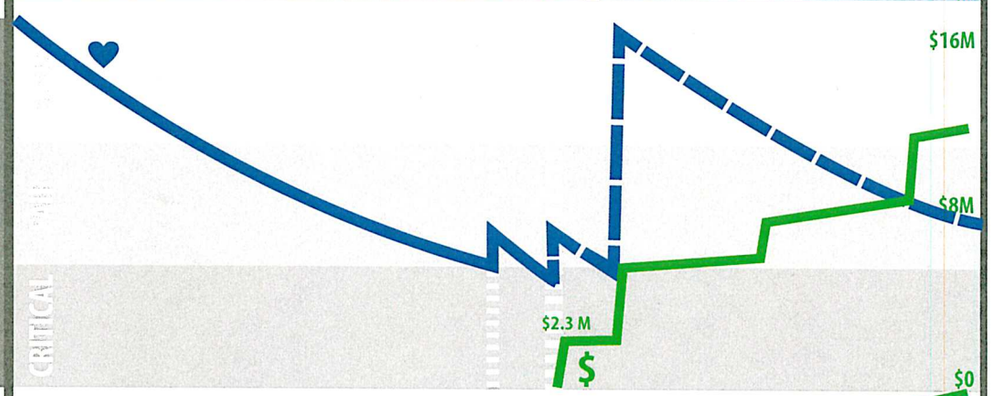
Minimal Rehab with Future Replacement

Provide a minimal rehab today with a replacement structure in 2029. The minimal rehab would strengthen or replace deficient members and provide an overcoat paint system.

B

$2.3 Million
INITIAL COST

$10.9 Million
CUMULATIVE COST



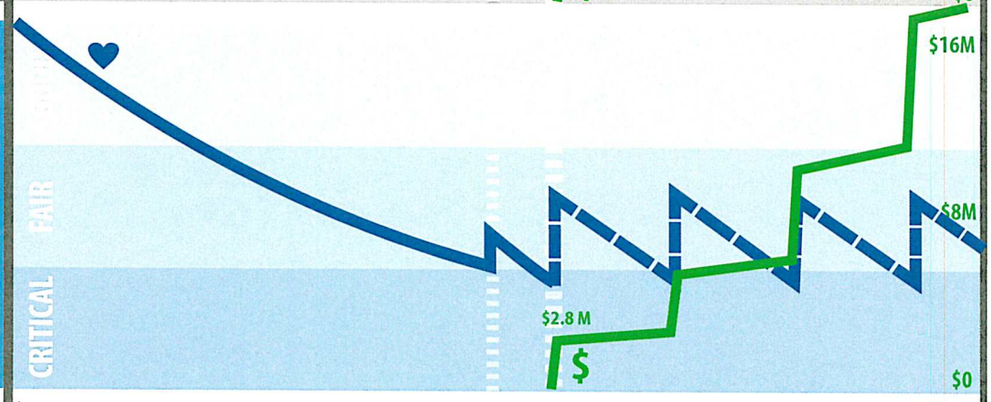
Preserve the Original Bridge

Provide a full rehab today and rehab every 24 years. Strengthen/replace deficient members. Remove the existing lead paint to bare metal, apply a zinc primer and two coats of paint.

C

$2.8 Million
INITIAL COST

$16.8 Million
CUMULATIVE COST



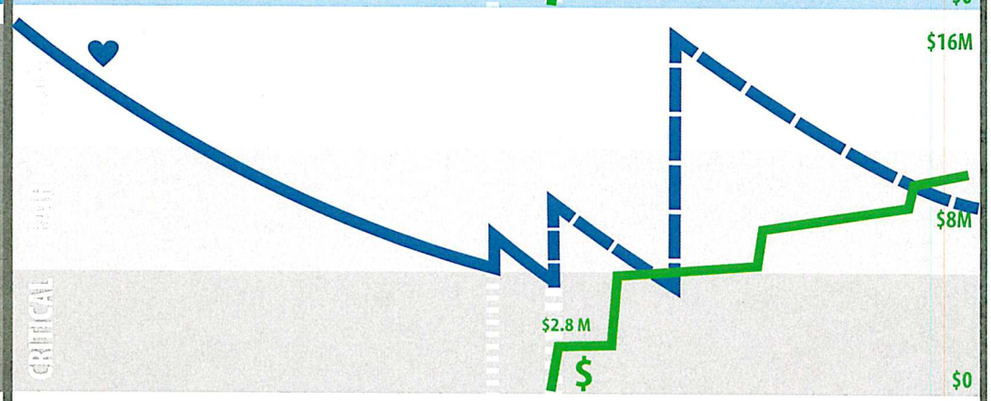
Full Rehab with Future Replacement

Provide a full rehab. Strengthen/replace the deficient members and apply a three-part paint system. Provide a replacement bridge in 2041.

D

$2.8 Million
INITIAL COST

$8.4 Million
CUMULATIVE COST



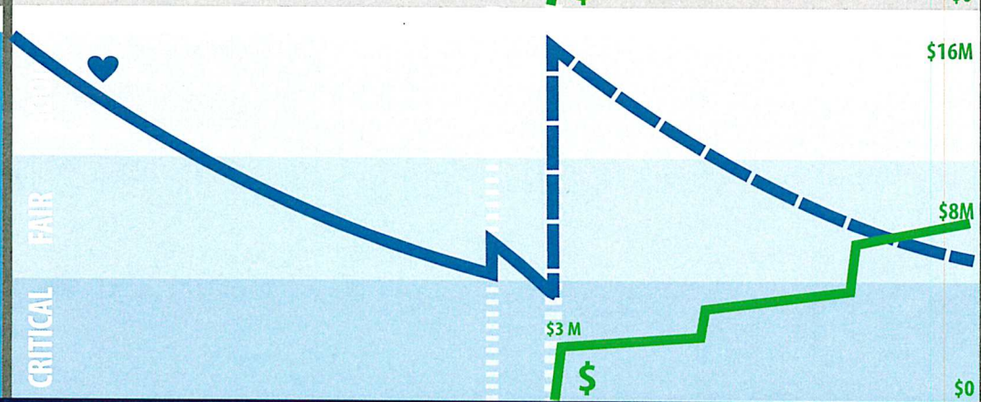
Replacement

Remove the existing bridge and construct a replacement bridge.

E

$3 Million
INITIAL COST

$8 Million
CUMULATIVE COST



2017
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 2017. Meetings are scheduled for 5:30 P.M. in the City Council Chambers, third floor of City Hall. 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 11, 2017	January 25, 2017
February 8, 2017	February 22, 2017
March 8, 2017	March 22, 2017
April 5, 2017	April 19, 2017
May 3, 2017	May 17, 2017
June 14, 2017	June 28, 2017
July 12, 2017	July 26, 2017
August 9, 2017	August 23, 2017
September 6, 2017	September 20, 2017
October 4, 2017	October 18, 2017
November 15, 2017	November 29, 2017
December 13, 2017	December 27, 2017