

City of Springfield

Agenda

Landmarks Board



John Hawkins Walnut Street Representative	Vacant Historian Representative	Bryan Lenox Real Estate Representative
Wanda Quintana Mid-Town Representative	Nicole Falconer Architect Representative	Vacant At-Large Representative
Seva Nix Commercial Street Representative	Genevieve Henry, Vice Chair At-Large Representative	Lisa Napoli Meagher At-Large Representative

March 11, 2026

5:30 PM

Busch Building
2nd Floor Conference Room
840 Boonville Avenue

1. **Roll Call**
2. **Group Photo**
3. **Approval of Minutes**
 - 3.1. February 25, 2026
4. **Unfinished Business**
5. **New Business**
 - 5.1. Certificate of Appropriateness
219 East Commercial Street (Applicant: CommProp, LLC)
6. **Communications**
 - 6.1. Mount Carmel United Methodist Church
1001 North National Avenue
 - 6.2. Historic Preservation Plans & Policies
 - 6.2.1 Goals and Priorities
 - 6.3. Election of Officers
7. **Reports**

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.

8. Adjourn

MINUTES OF THE LANDMARKS BOARD

DATE: February 26, 2026

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: Genevieve Henry-Vice Chair, John Hawkins, Nicole Falconer, Bryan Lenox, Seva Nix, and Lisa Napoli Meagher. Absent: Wanda Quintana. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, and Chris Hoeman, Assistant City Attorney.

APPROVAL OF MINUTES: February 12, 2026 were approved as amended. (Genevieve Henry motioned to approve 1150 East Walnut Street and Nicole Falconer seconded).

UNFINISHED BUSINESS: None

COMMUNICATIONS:

Historic Preservation Plans & Policies / Goals and Priorities

1. Identifying Historic Properties

- Citywide Reconnaissance Survey: Proposed for high-level visual inspection to identify neighborhoods or clusters with historical significance, prioritizing areas for detailed research.
 - Discussion: The last comprehensive survey was 40+ years ago (1970s/1980s). SHPO (State Historic Preservation Office) now prefers smaller, logically bounded survey areas. A map showing property ages was presented to aid in identifying potential clusters.
- Intensive Level Survey: A more detailed, property-by-property research process documenting history, architectural features, and integrity.
 - Discussion: Expected to be done by consultants (current survey is out to bid), potentially in partnership with universities like Drury.
- Digital Inventory/Modern Electronic Database: To store survey data, photos, and maps, enhancing transparency and efficiency for public and staff use.
 - Decision: Supported as a beneficial tool but acknowledged it would likely require grant funding rather than being a volunteer effort.
- Board-Led Landmark Nominations: Allows the Board, not just landowners, to initiate the designation process for significant assets.
 - Discussion: This is currently permitted by code but not routinely utilized. The goal is to proactively protect properties. A key aspect discussed was the inclusion of a "demo stay" or "cooling off" period when a property is under consideration for demolition, especially for commercial properties. Concerns were raised about not being punitive to property owners and the need to educate them on available incentives.

2. Strengthening Property Preservation Policies

- Replacement Value Demolition Penalties: Fines for unauthorized or unapproved demolitions based on the actual cost to recreate historic elements.
 - Decision: Cut as a standalone proposal. Concerns included being overly punitive, potentially leading to neglected properties, and the difficulty of objectively assessing "real cost."
- Mandatory Demolition Stays: A required waiting period (e.g., 30-60 days) to pause demolition permits for buildings over a certain age, allowing time to explore adaptive reuse or strategic partnerships.
 - Decision: Kept and expanded. This was strongly supported as a "cooling off" period. The idea is to incorporate the requirement for demolition applicants to provide redevelopment plans, architectural assessments, and economic studies, similar to policies in cities like St. Louis.
- Permit Ban (for denied/illegal demolitions): Prevents new development permits for 3-4 years on a site after an illegal or denied demolition.
 - Decision: Cut as a standalone proposal. Concerns about potential loopholes (e.g., transferring property ownership) and unfair penalties for new owners were raised. Aspects related to enforcement were integrated into the broader discussion of mandatory demolition stays.

- Vacant Site Deed Restrictions: Placing restrictions on deeds after a building is removed.
 - Decision: Not a standalone. Considered an enforcement tool to be integrated with mandatory demolition stays and associated administrative actions.
- Administrative Approvals: A streamlined process for city staff to approve routine maintenance on historic properties.
 - Status: This exists but is underutilized, indicating a lack of public awareness or engagement.

3. Incentivizing Protection and Preservation

- High Value District TDR (Transfer of Development Rights): A market-based tool allowing historic property owners to sell unused zoning rights (e.g., height, density) to developers in other receiving districts.
 - Decision: Keep. Despite its complexity, this was seen as a potential "win-win" for both preservation and strategic development, providing capital for restoration while allowing desired density shifts.
- Transferable/Sellable Tax Credits (Local Level): A policy allowing owners to sell restoration tax credits for cash.
 - Decision: Cut for now. While state credits are sellable for income-producing properties, establishing local, transferable credits (especially for residential) was deemed complex and potentially difficult to fund or implement, requiring further investigation.
- Hotel/Motel Tax Allocation: Dedicating a small percentage of tourism taxes to a grant fund for historic landmarks.
 - Decision: Cut as a specific funding source. While the idea of a city-based grant fund for nonprofits and community organizations to support preservation initiatives was favored, securing hotel/motel tax revenue for this purpose is likely to be difficult because of the number of projects/programs already funded by this revenue stream.
- The "Bailey Bill" Model (Property Tax Abatement): A local ordinance freezing a property's assessed value at its pre-rehabilitation level for a period (e.g., 10-20 years) after substantial restoration.
 - Decision: Keep. This was strongly supported as an effective incentive, expanding on existing commercial property tax abatements to encourage rehabilitation by mitigating sudden property tax increases.
- Easement Partnerships: A legal agreement where a property owner gives away façade demolition/alteration rights to a nonprofit for a federal tax deduction.
 - Decision: Cut. Concerns were raised about management difficulties, the city's inability to fund maintenance, and the potential for preserving structures that may not warrant it or could become neglected.
- Zoning and Parking Bonuses: Regulatory perks reducing required parking spaces or allowing flexible uses within historic buildings.
 - Decision: Keep and expand. This was identified as an "easy win" to remove development hurdles, building on existing flexibility in local districts (e.g., Commercial Street). The intent is to expand these benefits beyond just parking.

Next Steps

The document will be revised to reflect the Board's decisions (cutting rejected items, refining others) by John Hawkins and will be included in the packet for the next meeting. Subsequently, it will be presented to the City Manager and Mayor for discussion and feedback.

Potential Grant Opportunities

The West Central Neighborhood Association is considering applying for a SHPO survey grant, which may require a letter of support from the Landmarks Board prior to submittal of the application.

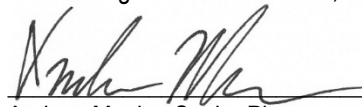
REPORTS:

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

The election of officers will be placed on the agenda for the next meeting (March 11, 2026) due to current vacancies.

ADJOURNMENT:

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



Andrew Menke, Senior Planner



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:



MARCH 11, 2026

CASE: Certificate of Appropriateness

DESIGNATION: Commercial Street Historic District

LOCATION: 219 East Commercial Street

APPLICANT: CommProp, LLC

STAFF: Andrew Menke, 417-864-1613

STAFF RECOMMENDATION: Deny

SUMMARY OF PROPOSAL:

1. Remove ten (10) windows on the south elevation that have an arched-head upper sash and replace with new wooden aluminum-clad windows with a square-head upper sash and filler panel.

FINDINGS FOR STAFF RECOMMENDATION:

1. The property is located within the Local Commercial Street Historic District and within the National District.
2. The applicant is requesting to replace the existing wood windows with aluminum-clad wood windows. This type of replacement is supported by the Commercial Street Design Guidelines when the guidelines applicable to wood replacement windows are met.
3. The applicant's request includes installing a filler panel in the arched opening of the windows. The use of a filler panel is not consistent with the Commercial Street Design Guidelines.



LANDMARKS BOARD STAFF REPORT

APPLICANT'S DESCRIPTION OF PROPOSAL:

Replace old failing wood windows with new Marvin aluminum clad windows.

1. By replacing the current rotting windows with Marvin wood clad windows the historic integrity of the area is maintained.
2. The current windows are rotting and need to be addressed immediately
3. It's a commercially available window
4. Extruded aluminum exterior window will last a long time
5. Marvin windows have been used in historic replacement all over the country

STAFF COMMENTS:

1. The applicant is seeking approval of the replacement of ten (10) windows on the 2nd and 3rd story of the south elevation of the structure. The applicant is requesting to replace the existing wood windows with aluminum-clad wood windows. The existing windows have an arched-head upper sash and the proposed windows have a square-head upper sash with a filler panel to be placed in the arched openings.
2. Guideline 4.3.3.1 of the Commercial Street Design Guidelines supports wood replacement windows with aluminum exterior cladding, provided "the same conditions described...in the guidelines for Wood Replacement Windows" are met.
3. Guideline 4.3.2.1 of the Commercial Street Design Guidelines state the following in regard to window replacement:

Where repair is not feasible, replace existing windows with new wood windows that match the existing profiles, dimensions, muntin configuration, and sash heights. Install windows with brick mould that matches the original brick mould. Furthermore:

- i. If the existing window is comprised of two separate windows side by-side in one opening, separated by a vertical mullion, replacement windows must have the same configuration and dimensions.
 - ii. If the existing window has an arched-head upper sash in an arched opening, replacement windows must have the same configuration.
 - iii. If the existing window has a square-head upper sash in an arched opening with a filler panel, replacements window must have the same configuration.
4. The windows to be replaced have an arched-head in the arched opening. The Design Guidelines recommend maintaining this configuration. The applicant is requesting to install windows that have a square-head upper sash with a filler panel in the arched openings. The use of a filler panel in the arched openings is not consistent with the Design Guidelines.
5. The *Secretary of the Interior's Standards* 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." The existing windows are in a deteriorated state. Changing the style of window from an arched-head upper sash to a square-head upper sash with a filler panel does not match the existing feature.
6. The *Standards* also state that "the removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided." Replacing the existing windows with windows that do not have glass extending to the top of the arched openings will alter features that contribute to the character of the property.



LANDMARKS BOARD STAFF REPORT

7. The applicant has provided a list and summary of other properties in the Commercial Street District that have windows with filler panels on the street-facing elevations. City staff has included a table in this report that includes an assessment of each instance.
8. The applicant has included a window with an arched-head upper sash in the order estimate to show the cost difference between an arched-head upper sash and a square-head upper sash. This alternate window is not part of the applicant's request.
9. 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.

DESIGN GUIDELINES AND STANDARDS

COMMERCIAL STREET DESIGN GUIDELINES:

4.3. Windows

By their arrangement, repetition, alignment, size, and shape, building fenestration binds together the individual facades into a coherent image. Most original windows in the District that have not been previously restored are in a state of serious deterioration. While most windows have been un-boarded, several vacant buildings with boarded windows remain. Significant visual improvement can be made to the District if windows are un-boarded, repaired, and maintained.

4.3.1. Repair and Restoration of Existing Windows

Whenever possible, existing historic windows (windows that are original to the building; of the same period of significance as the building; or are otherwise contributing to the building) should be repaired and restored. Owners who wish to replace historic windows should provide photographic documentation illustrating why repair and restoration is not feasible. Replacement windows that do not respect the basic nature of predecessor window units call attention to their differences and diminish the feeling of authenticity and charm of the block facade.

4.3.1.1. GUIDELINE:

Where feasible, repair existing window components, including sashes; sash components (muntins, lift rails, meeting rails, stiles, etc.); sills; frames; and brick moulds. Paint and caulk to a state of renewal and proper operation.

4.3.1.2. GUIDELINE:

If either 1) repair of window sashes is not feasible or 2) there is a need for additional insulation performance, window sashes should be replaced and existing frames, sills, and brick mould should be reused. Replacement sashes should match the dimensions, profiles, and muntin configurations of existing sashes.

4.3.1.3. GUIDELINE:

If double-pane insulated glass is to be used, it should be installed such that the exterior muntin depth dimension is preserved. Replacement sashes should utilize true divided light construction with functional muntins, not exterior and interior decorative grilles.

4.3.1.4. GUIDELINE:



LANDMARKS BOARD STAFF REPORT

Window exteriors should be painted with opaque, pigment-based coatings rated for exterior application. Refer to Section 1.9. for a reference to Preservation Brief #9, The Repair of Historic Wood Windows.

4.3.2. Wood Replacement Windows

Traditionally in restoration work, solid wood replacement windows are the only replacement windows permitted on the front- and/or street-facing façade(s) (the primary facades) of the building. If repair and restoration is not feasible, wood replacement windows are the preferred alternative.

4.3.2.1. GUIDELINE:

Where repair is not feasible, replace existing windows with new wood windows that match the existing profiles, dimensions, muntin configuration, and sash heights. Install windows with brick mould that matches the original brick mould. Furthermore:

- i. If the existing window is comprised of two separate windows side by-side in one opening, separated by a vertical mullion, replacement windows must have the same configuration and dimensions.
- iii. If the existing window has an arched-head upper sash in an arched opening, replacement windows must have the same configuration.
- iii. If the existing window has a square-head upper sash in an arched opening with a filler panel, replacements window must have the same configuration.

4.3.2.2. GUIDELINE:

If the building's original windows were replaced with non-contributing replacement windows in the past, replace existing windows with new wood windows that match the profiles, dimensions, muntin configuration, and sash heights of the original windows, providing that photographic evidence of the building's historic condition may be found. If photographic evidence of the building's historic condition is not available, wood replacement windows matching the profiles, dimensions, muntin configuration, and sash heights of other District building(s) of comparable age, size, and scale shall be used.

4.3.2.3. GUIDELINE:

Window exteriors should be painted with opaque, pigment-based coatings rated for exterior application.

4.3.3. Wood Replacement Windows with Non- Wood Exterior Cladding

It is increasingly common for window manufacturers to offer wood replacement windows with non-wood exterior cladding. Typically executed extruded aluminum, this exterior cladding provides a weatherproof surface that is an alternative to wood. Aluminum-clad windows are available with factory-applied color finishes that do not require painting.

4.3.3.1. GUIDELINE:

Wood replacement windows with aluminum exterior cladding are permitted on all building façades, per the same conditions described above in the guidelines for Wood Replacement Windows. Wood replacement windows with other non-wood exterior cladding may be used in the future if it is SHPO practice to approve said windows.



LANDMARKS BOARD STAFF REPORT

(Note: Wood replacement windows with non-wood exterior cladding may be prohibited by either SHPO or the NPS on either state or Federal Historic Preservation Tax Credit projects. Inclusion in these guidelines does not impact the approval jurisdiction of either SHPO or NPS.)

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

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.

ZONING ORDINANCE:

In addition, the *Springfield Zoning Ordinance* states:

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

ARCHITECTURAL SIGNIFICANCE OF PROPERTY:

The Architectural Survey Form stated the following:

“This building seems to combine all features found in many other structures, that is; copper window trim, intricate frieze and cornice detail, wood roof trusses, etc.”



Application for Certificate of Appropriateness

ELECTRONIC SUBMITTAL INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed: _____

Received By: _____

Review:

Administrative

Landmarks Board

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only)
3. That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance.

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

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

Signature(s):

Comm Prop LLC
George Van Trump MEMBER

Date:

2/18/26

Please type or print name(s) clearly:

GEORGE VAN TRUMP

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

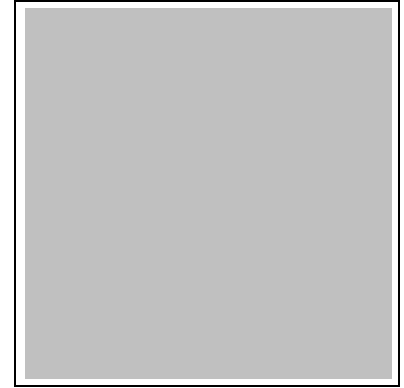
Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 219 E Commercial St.

APPLICANT INFORMATION:

2. Name of current property owner: _____
If corporation: Corporate Official: CommProp LLC.
Mailing Address: 19740 E Highway M, Stockton, MO.
Zip Code: 65785 Telephone: 303-941-8423 Fax: _____
E-mail: george.frhi@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: George Van Trump
Signature: _____
Mailing Address: 19740 E Highway M, Stockton, MO. Zip Code: 65785 Fax: _____
Telephone: 303-941-8423 E-mail: george.frhi@gmail.com

4. **BUILDING DEVELOPMENT SERVICES DISCUSSION:** *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)*

Date of discussion: 1-16-2026

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

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Addition (1,2, 3, 7) | <input type="checkbox"/> Handicapped Ramp (1, 2, 3) | <input type="checkbox"/> Sidewalk (1, 3) |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6) | <input type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5) |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7) | <input type="checkbox"/> Parking (1, 3) | <input type="checkbox"/> Sign (1, 2, 3, 6) |
| <input type="checkbox"/> Demolition (1, 2, 3, 7) | <input type="checkbox"/> Porch (1, 2, 3) | <input checked="" type="checkbox"/> Window (2, 3, 4 or 5, 6) |
| <input type="checkbox"/> Door (2, 3, 4 or 5, 6) | <input type="checkbox"/> Retaining Wall (1, 2, 3) | <input type="checkbox"/> Archeological Site (1, 3, 8) |
| <input type="checkbox"/> Fence (1, 2, 3, 5) | <input type="checkbox"/> Roof-New (3, 4 or 5, 7) | |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6) | <input type="checkbox"/> Re-roof (3, 4) | |
| <input type="checkbox"/> Other (specify): _____ | | |

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

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

Replace old failing wood windows with new Marvin aluminum clad windows.

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.

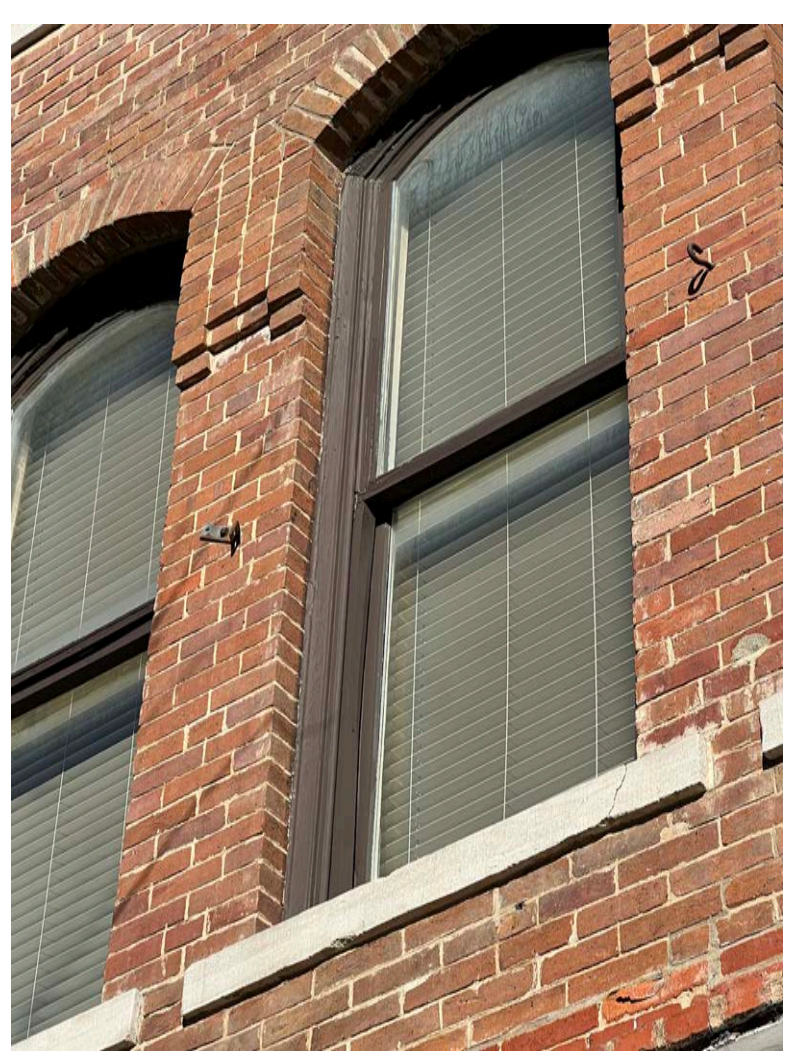
Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

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

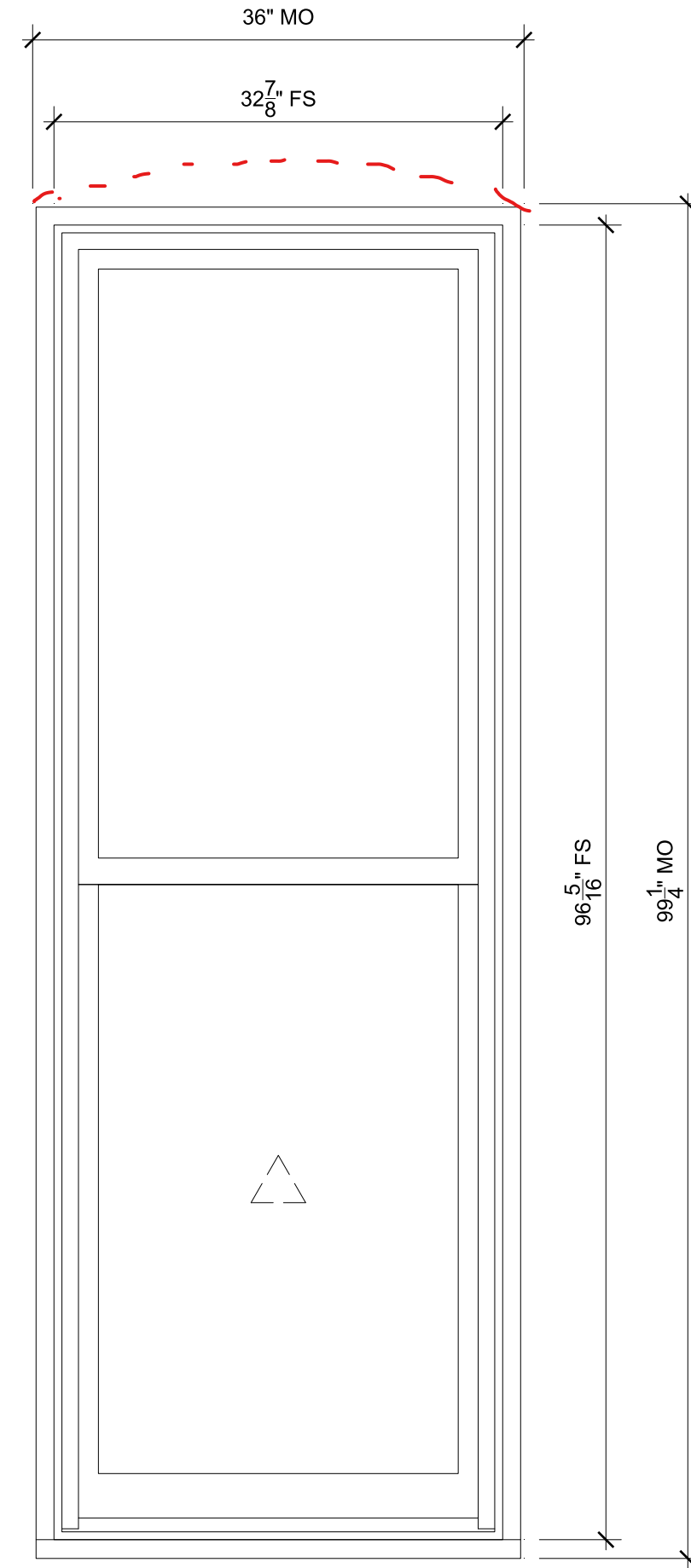
When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

- 1) By replacing the current rotting windows with Marvin wood clad windows the historic integrity of the area is maintained.
- 2) The current windows are rotting and need to be addressed immediately
- 3) It's a commercially available window
- 4) Extruded aluminum exterior window will last a long time
- 5) Marvin windows have been used in historic replacement all over the country





PROPOSED SOLUTION TO
INFILL ARCH HEADS WITH
EXTRUDED ALUMINUM MATERIAL.

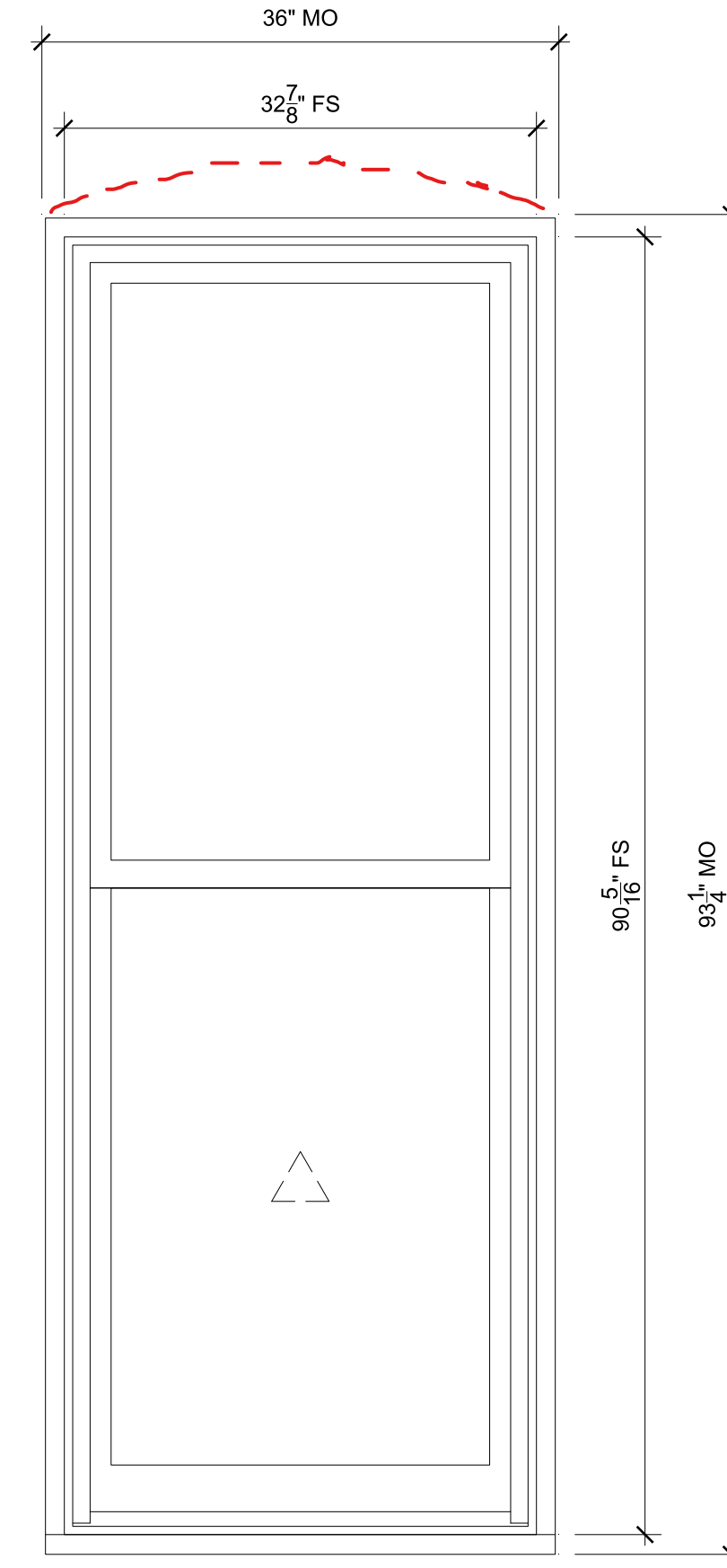


SOUTH - 2ND FLOOR
SCALE: 1" = 1'-0"



SPECIFICATIONS

Line #: 1
Qty: 5
Mark Unit: SOUTH - 2ND FLOOR
Product Line: Ultimate
Unit Description: Single Hung G2
Rough Opening: 33 7/8" X 96 13/16"
Exterior Finish: Bronze
Species: Pine
Interior Finish: Painted Interior Finish - White
Unit Type: Single Hung G2
Call Number: None
Glass Information: IG, Low E2 w/Argon, Black
Divider Type: None
Hardware Type: Non-Tilt Sash Lock, Lift Type: None, No Finger Pull, Bottom Sash Limiter: None
Screen Type: No Screen
Hardware Color: Matte Black
Screen Surround Color: None
Screen Mesh Type: None
Jamb Depth: 4 9/16"
Exterior Casing: 1 5/16" Clad BMC, Bronze, Casing with Subsill
Subsill: A217 Simulated Thick Subsill, Bronze



SOUTH - 3RD FLOOR
SCALE: 1" = 1'-0"



SPECIFICATIONS

Line #: 2
Qty: 5
Mark Unit: SOUTH - 3RD FLOOR
Product Line: Ultimate
Unit Description: Single Hung G2
Rough Opening: 33 7/8" X 90 13/16"
Exterior Finish: Bronze
Species: Pine
Interior Finish: Painted Interior Finish - White
Unit Type: Single Hung G2
Call Number: None
Glass Information: IG, Low E2 w/Argon, Black
Divider Type: None
Hardware Type: Non-Tilt Sash Lock, Lift Type: None, No Finger Pull, Bottom Sash Limiter: None
Screen Type: No Screen
Hardware Color: Matte Black
Screen Surround Color: None
Screen Mesh Type: None
Jamb Depth: 4 9/16"
Exterior Casing: 1 5/16" Clad BMC, Bronze, Casing with Subsill
Subsill: A217 Simulated Thick Subsill, Bronze

PROJ/JOB: 219 E. COMMERCIAL STREET / MARVIN CLAD ULTIMATE PRODUCTS

DIST/DEALER: SOUTHERN SUPPLY CO

DRAWN: JOHN YINGLING

QUOTE#: 3ZAWUG2

PK VERSION: 0004.17.01

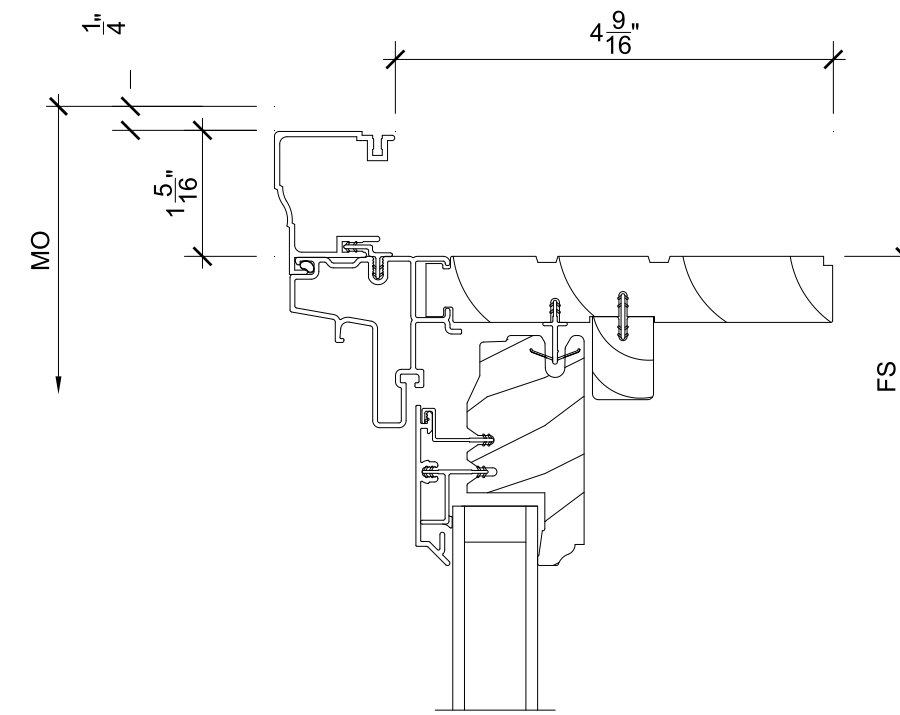
CREATED: 10/09/2025

REVISION:



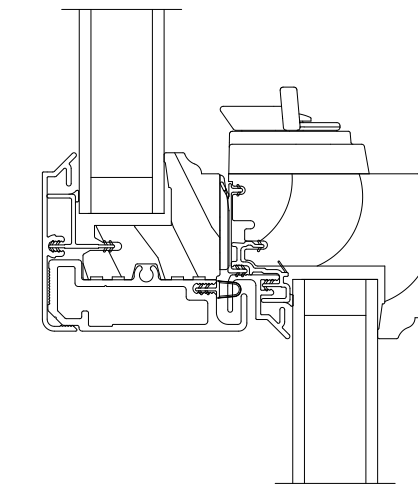
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must acknowledge the drawings and return them to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

SHEET
1
OF 2



1
2 Head

SCALE: 6" = 1'-0"



4
2 Checkrail

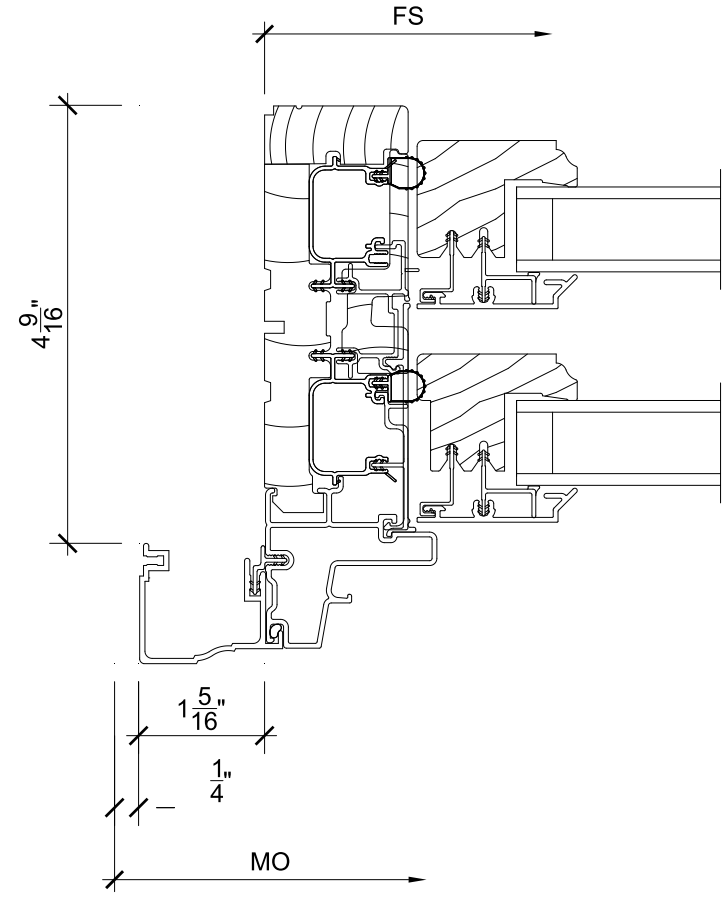
SCALE: 6" = 1'-0"

7
2 NOT USED

SCALE: 6" = 1'-0"

10
2 NOT USED

SCALE: 6" = 1'-0"



2
2 Jamb

SCALE: 6" = 1'-0"

5
2 NOT USED

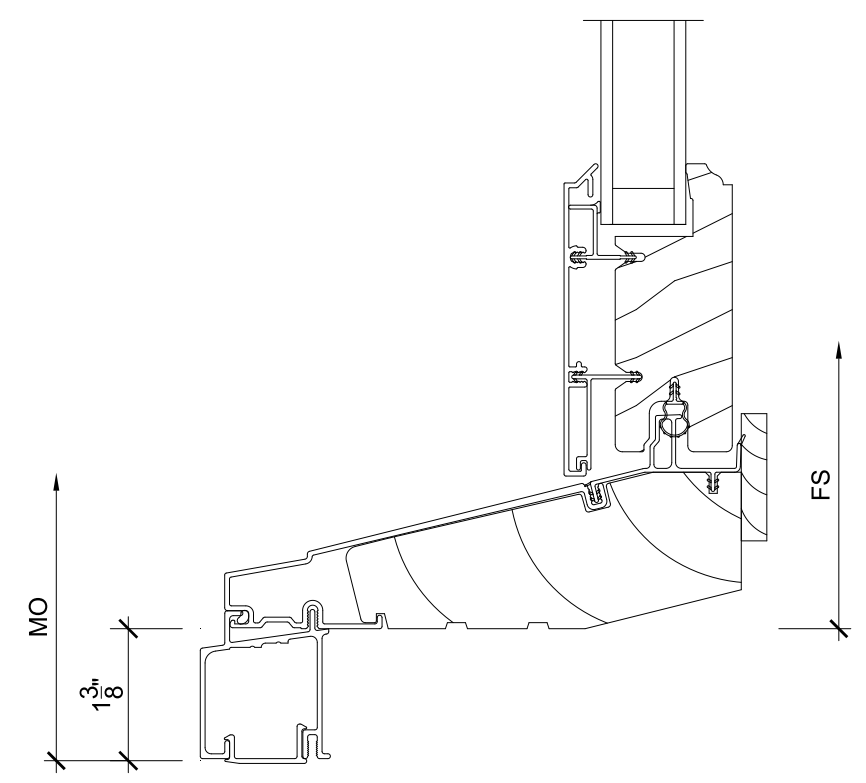
SCALE: 6" = 1'-0"

8
2 NOT USED

SCALE: 6" = 1'-0"

11
2 NOT USED

SCALE: 6" = 1'-0"



3
2 Sill

SCALE: 6" = 1'-0"

6
2 NOT USED

SCALE: 6" = 1'-0"

9
2 NOT USED

SCALE: 6" = 1'-0"

12
2 NOT USED

SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: 219 E. COMMERCIAL STREET / MARVIN CLAD ULTIMATE PRODUCTS

DIST/DEALER: SOUTHERN SUPPLY CO

DRAWN: JOHN YINGLING

QUOTE#: 3ZAWUG2

PK VERSION: 0004.17.01

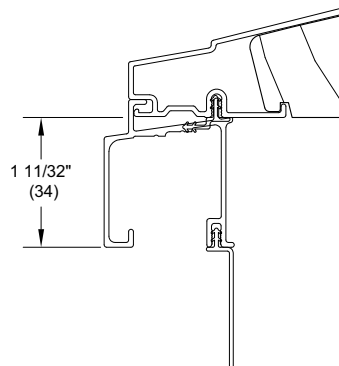
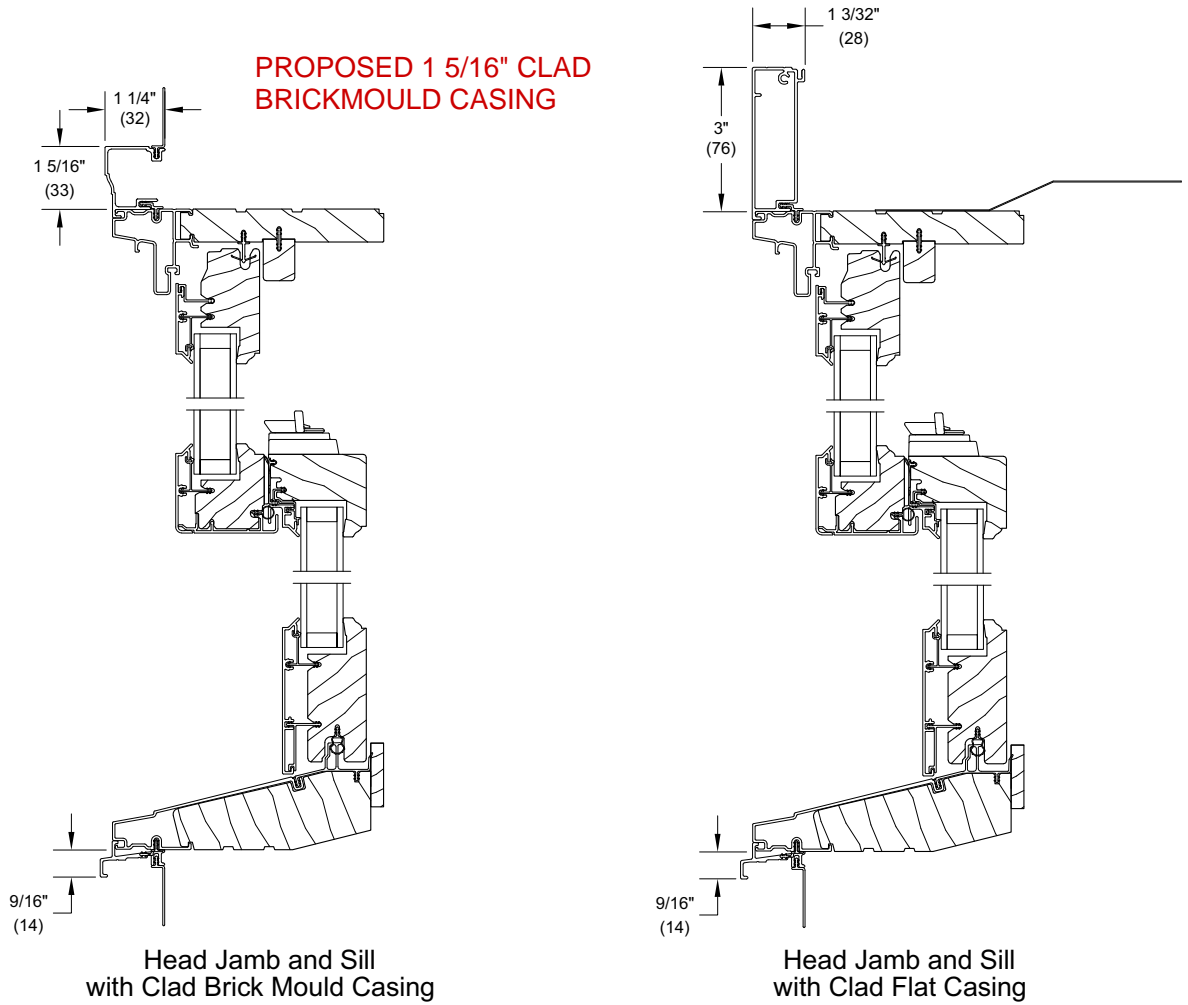
REVISION:

CREATED: 10/09/2025

SHEET
2
OF 2

Section Details: Casings

Scale: 3" = 1' 0"



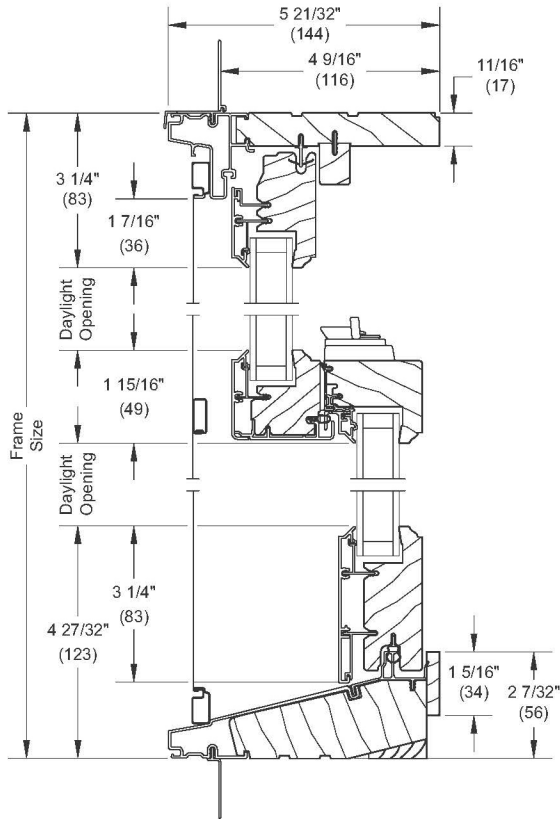
**A217 SUBSILL WILL GIVE
3- 18/32" FROM BOTTOM
OF A217 TO TOP OF INTERIOR
SILL LINER**

Sill with (A217) Simulated Thick Subsill
Scale: 2:1

Section Details: Operating

Scale: 3" = 1' 0"

Head Jamb and Sill

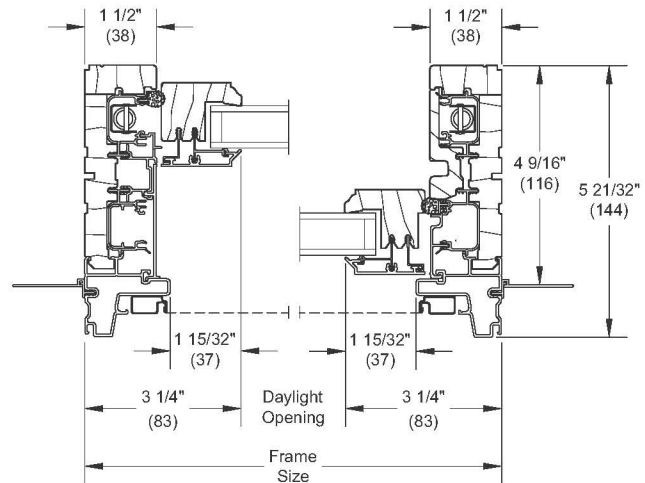


Single Hung

**PROPOSED SINGLE HUNG
WITH 1 5/16" CLAD BRICKMOULD
WITH A217 SUBSILL**

Lower Sash

Upper Sash



Jamb

Double Hung Windows

Marvin Ultimate™ Double Hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.

DOUBLE HUNG G2 WINDOWS
Ebony



A New Chapter for the Hadley House

An impressive interior renovation—including massive 7-foot Ultimate Double Hung G2 windows—helped transform a 19th-century home in Wenham, Massachusetts. Learn more on the Marvin Inspiration blog.



marvin.com/hadley-house

Double Hung G2

Engineered for performance and designed to inspire, each aspect of the Marvin Ultimate™ Double Hung G2 window is made with purpose. Our engineers consider every detail, from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

Rich Wood Interior
Offers beauty and warmth with six wood species and 10 interior finish options.

Narrow Checkrail
Provides a sleek aesthetic at 1-15/16" to maximize daylight opening while maintaining historical accuracy.

Sash Balance Systems
Enables smooth operation at the largest sizes.



Energy Efficiency
Multiple glass options for meeting standards in energy efficiency for various regions and climates.

Exclusive Autolock
Activates when the sashes are closed, locking the window.

Tilt Wash Mode
Allows easy access to exterior glass for cleaning and maintenance.

EXTERIOR FEATURES AND PERFORMANCE

Expansive Sizes
Larger than 5' wide by 10' high.

Design Versatility
An array of simulated divided lite patterns, interior and exterior color options, 10 hardware finishes, and archtop models.

Superior Weather Performance
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.



Durable Cladding
Extruded aluminum exterior cladding with an AAMA-verified 2605 finish and backed by a 20-year warranty against chalking and fading.

Aluminum Interlock
Eliminates drafts and improves the window's overall structural integrity.

Traditional Sill Bevel
The 14° bevel provides optimal water management while maintaining a classic look.

Double Hung G2

The Marvin Ultimate™ Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



fig. 1

fig. 1 **DOUBLE HUNG G2 WINDOWS**
Painted White

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **TILT-WASH MODE**
Allows cleaning of both sides of glass from indoors



fig. 2



fig. 4



fig. 3

FEATURES

Narrow checkrail maximizes views while maintaining historical accuracy

Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors

Exclusive auto-lock activates when the window is closed

Available with Commercial Windows Performance certification

Expansive sizes to fit openings up to 5'6" wide and 10'6" high

Choose traditional Ogee profiles or square profiles for a more contemporary look

Comments on Completed Window Projects

101 E Commercial St

- Marvin windows
- Composite infill material on the arch
- This is a commercial window in a commercial application

211 E Commercial St

- Vinyl windows
- Due to restrictions of a residential window maximum height, they had to use a maximum 80 inch hung window with a 16 inch transom window and a wood filled arch.
- This is a residential window being used in a commercial application

223 E Commercial St

- Vinyl windows
- Due to restrictions of a residential window maximum height, they had to use a maximum 80 inch hung window with a 16 inch transom window with a coil stock infill in the top.
- This is a residential window being used in a commercial application

224 E Commercial St

- Aluminum clad windows
- Decorative wood infill arch
- This appears to be a Pella window, roll formed aluminum exterior. This series of Pella windows is rated residential.

302 E Commercial St

- Wood exterior replacement windows
- Wood infilled arch
- Window rating unknown

305 E Commercial St

- Wood exterior replacement windows
- Wood infilled arch
- Window rating unknown

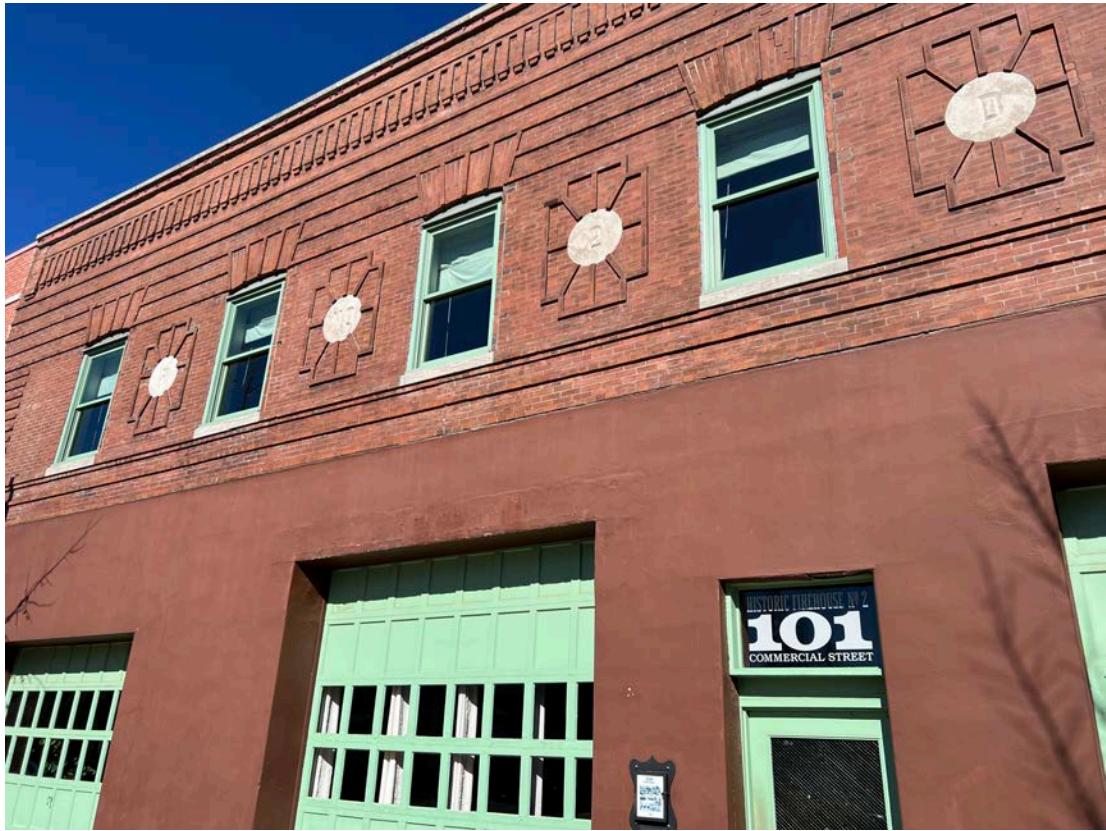
306 E Commercial St

- Wood exterior replacement windows
- Wood infilled arch
- Window rating unknown

1724 N Roberson Ave

- Wood exterior replacement windows
- Wood infilled arch
- Window rating unknown

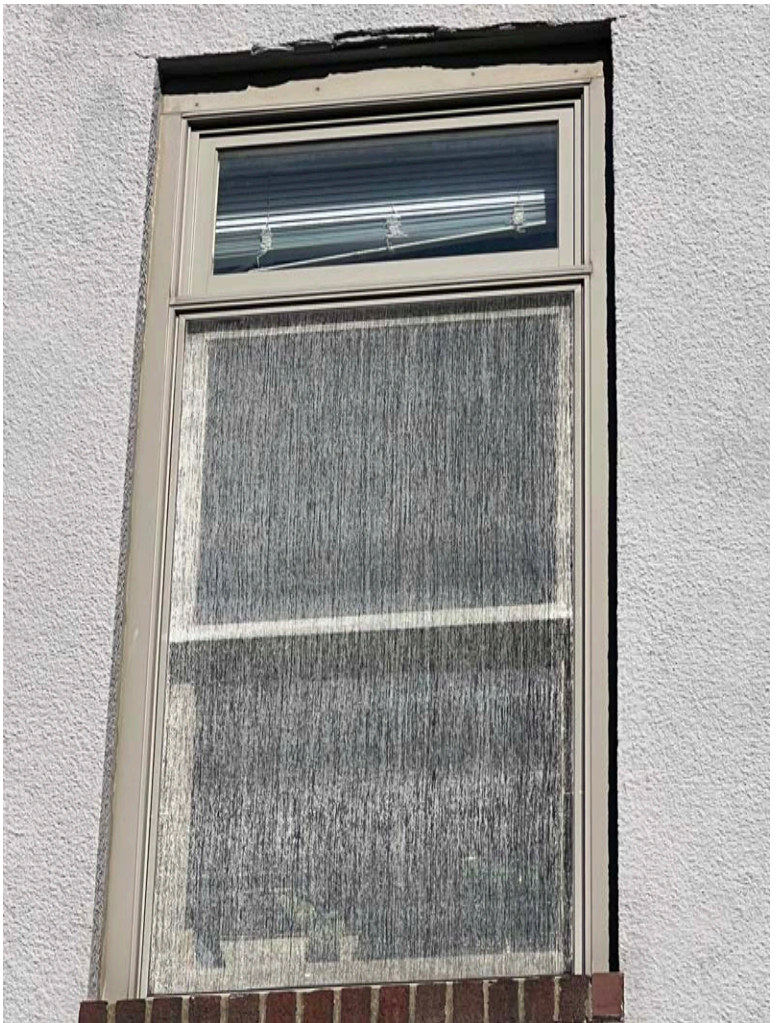
101 E Commercial St



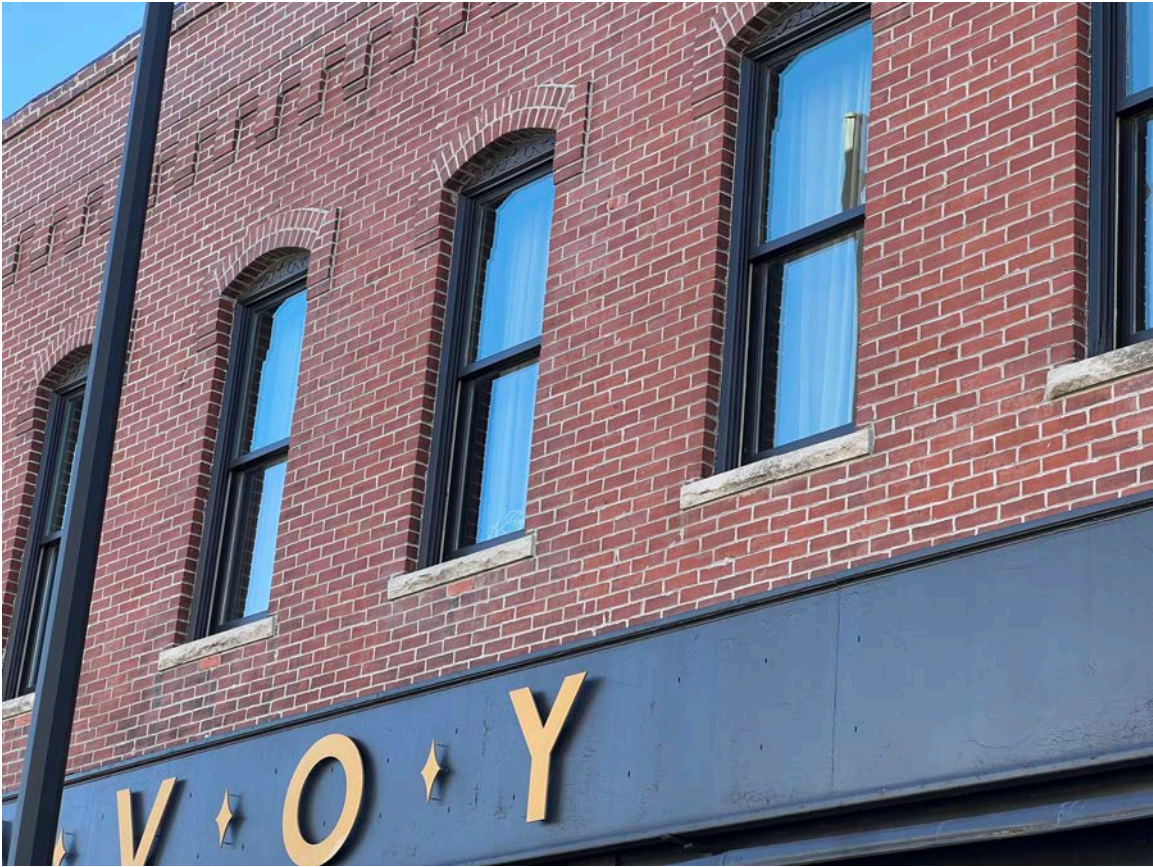
211 E Commercial St



223 E Commercial St



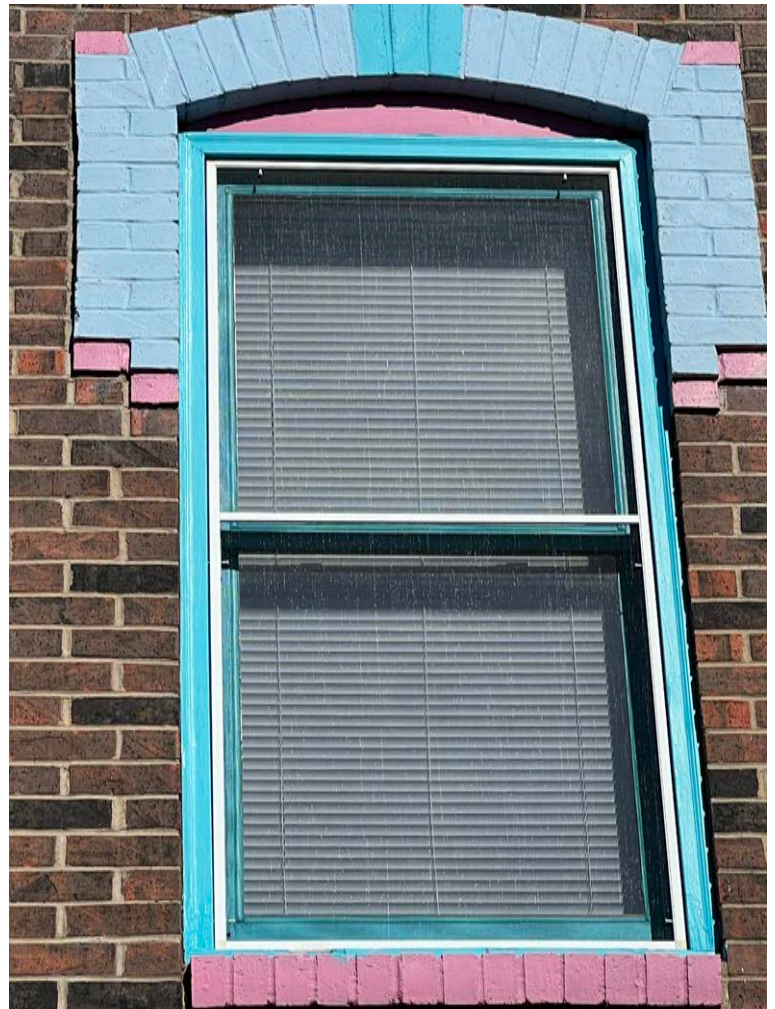
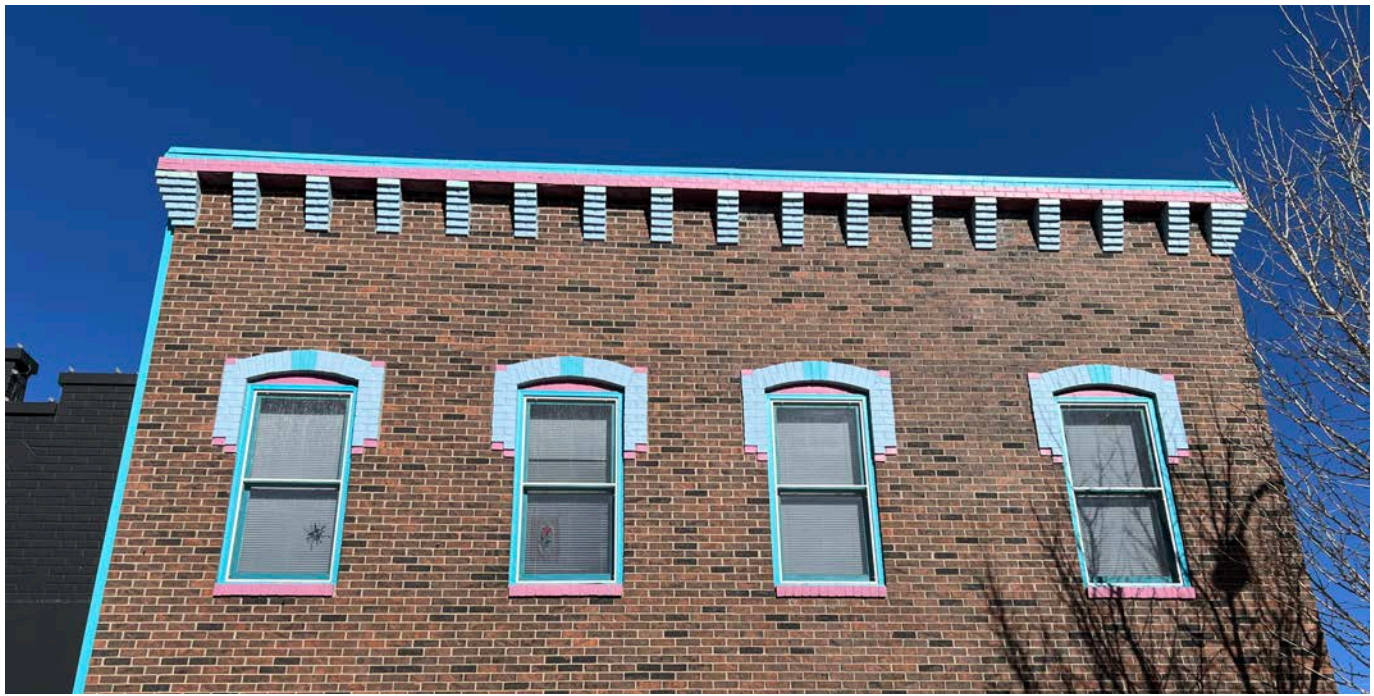
224 E Commercial St



302 E Commercial St



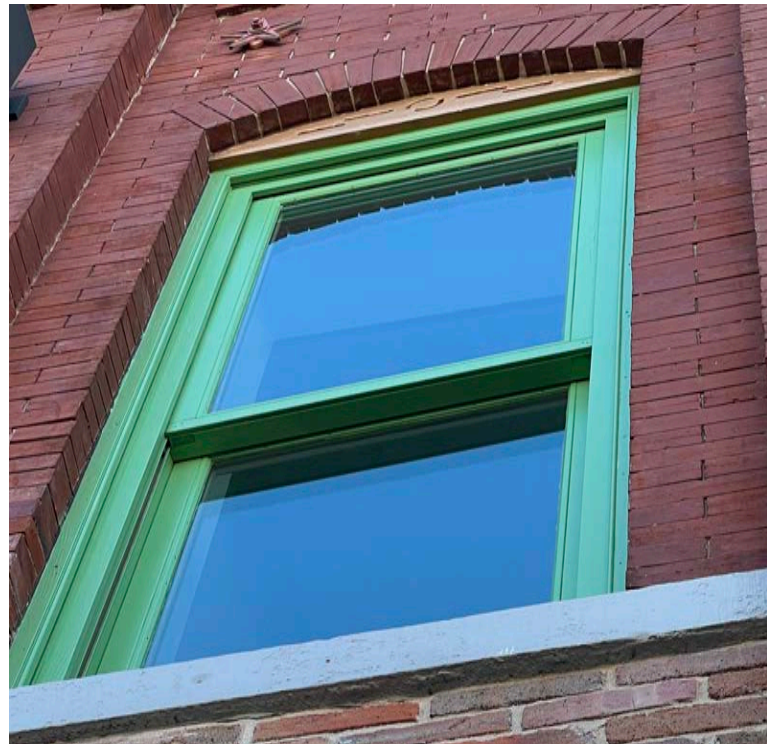
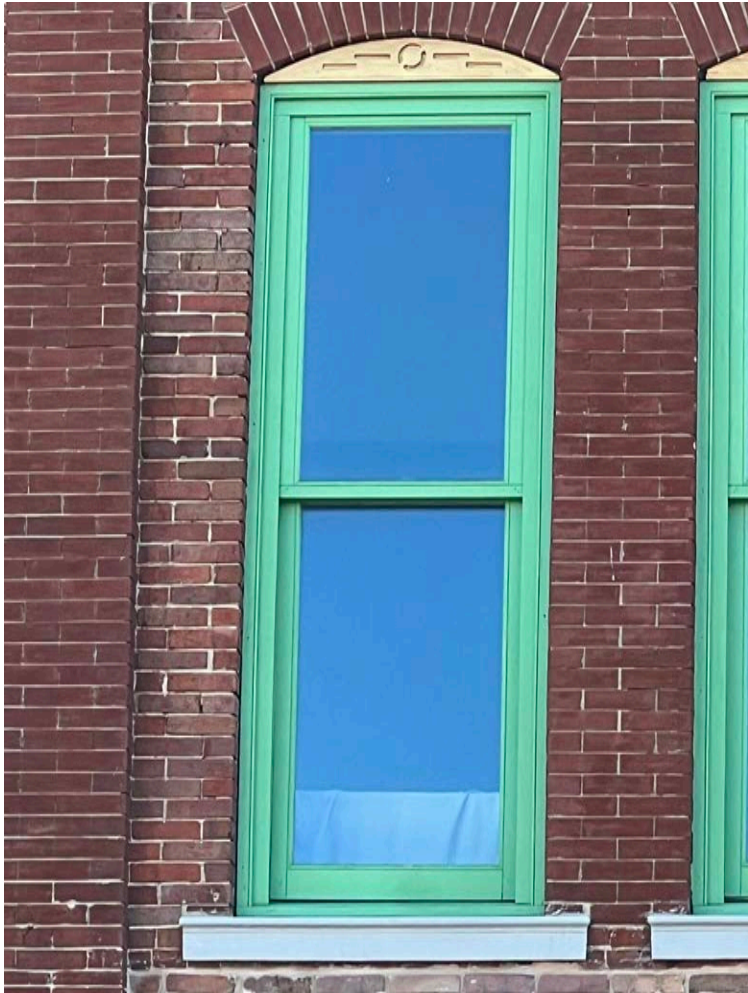
305 E Commercial St









306 E Commercial St


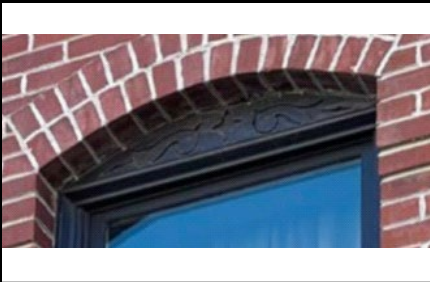


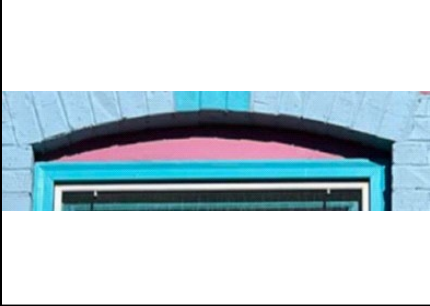




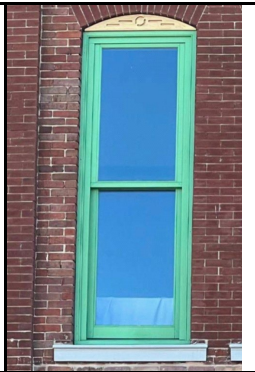

1724 N Roberson Ave



FILLER PANEL SITES ON COMMERCIAL STREET

Address	Photo	Alternate Photo	Applicant Comments	Staff Response
<p>101 E Commercial St</p>			<ul style="list-style-type: none"> - Marvin windows - Composite infill material - This is a commercial window in a commercial application 	<p>Unknown time of window replacement; Historic photos (1917) show filler panels above windows on front façade</p>
<p>211 E Commercial St</p>			<ul style="list-style-type: none"> - Vinyl windows - Due to restrictions of a residential window maximum height, they had to use a maximum 80 inch hung window with a 16 inch transom window and a wood filled arch. - This is a residential window in a commercial application 	<p>Vinyl windows installed without a CoA between 2016 & 2017; Filler panels existed on front elevation at time of designation and prior to replacement</p>
<p>223 E Commercial St</p>			<ul style="list-style-type: none"> - Vinyl windows - Due to restrictions of a residential window maximum height, they had to use a maximum 80 inch hung window with a 16 inch transom window with a coil stock infill in the top. - This is a residential window in a commercial application 	<p>Windows on front elevation do not have arched-head upper sash; Front façade believed to have been significantly modified prior to designation in 1978</p>

<p>224 E Commercial St</p>			<ul style="list-style-type: none"> - Aluminum clad windows - Decorative wood infill arch - This appears to be a Pella window, roll formed aluminum exterior. This series of Pella windows is rated residential. 	<p>CoA issued in May 2011 for window replacement; Filler panels existed on front elevation prior to replacement</p>
<p>302 E Commercial St</p>			<ul style="list-style-type: none"> - Wood exterior replacement windows - Wood infilled arch - Window rating unknown 	<p>CoA issued in Dec 2003 for window replacement; Filler panels existed on front elevation at time of designation and prior to replacement</p>
<p>305 E Commercial St</p>			<ul style="list-style-type: none"> - Wood exterior replacement windows - Wood infilled arch - Window rating unknown 	<p>CoA issued in Sep 2009 for window replacement; Filler panels existed on front elevation prior to replacement</p>
<p>306 E Commercial St</p>			<ul style="list-style-type: none"> - Wood exterior replacement windows - Wood infilled arch - Window rating unknown 	<p>CoA issued in Nov 2006 for window replacement; Unable to locate detailed documentation of windows at time of replacement or designation; CoA states that the windows were replaced with "wood windows without a grill as to keep the same look...[as] the original windows"</p>

<p>1724 N Robberson Ave</p>			<ul style="list-style-type: none"> - Wood exterior replacement windows - Wood infilled arch - Window rating unknown 	<p>CoA issued in Mar 2015 for window replacement; Filler panels existed on street-facing elevations at time of designation and prior to replacement</p>
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219 E. COMMERCIAL STREET MARVIN CLAD ULTIMATE PRODUCTS

Quote #: 3ZAWUG2

A Proposal for Window and Door Products prepared for:

Job Site:
65803

Shipping Address:

SOUTHERN SUPPLY CO
3216 E DIVISION ST
SPRINGFIELD, MO 65802-2494

Project Description:

REPLACEMENT SOLUTION FOR SOUTH WINDOWS

Featuring products from:



JOHN YINGLING
SOUTHERN SUPPLY CO
PO BOX 2115
SPRINGFIELD, MO 65801-2115
Phone: (417) 866-3551
Fax: (417) 866-3554
Email: jyingling@southernsupply.com

This report was generated on 2/19/2026 2:55:57 PM using the Marvin Order Management System, version 0004.19.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

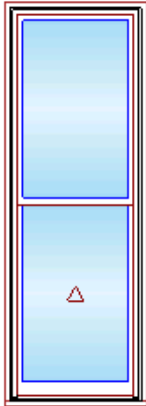
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 4		TOTAL UNIT QTY: 14		EXT NET PRICE: USD		30,983.43
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	SOUTH - 2ND FLOOR	Ultimate	Single Hung G2 RO 33 7/8" X 96 13/16"	2,520.01	5	12,600.05
2	SOUTH - 3RD FLOOR	Ultimate	Single Hung G2 RO 33 7/8" X 90 13/16"	2,502.48	5	12,512.40
3	ALUMINUM FOR ARCH HEADS	Ultimate	Parts: 18600830 A116 6" MULL COVER-150"-BRONZE	116.32	3	348.96
4	SOUTH - ROUND TOP OPTION	Ultimate	Single Hung Round Top Variation 6 Rectangular Sash Radius Glass G2 RO 33 7/8" X 103 13/16"	5,522.02	1	5,522.02

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: SOUTH - 2ND FLOOR	Net Price:		2,520.01
Qty: 5		Ext. Net Price:	USD	12,600.05



As Viewed From The Exterior

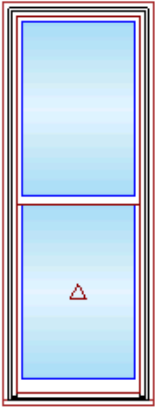
FS 32 7/8" X 96 5/16"
RO 33 7/8" X 96 13/16"
Egress Information
 Width: 29 9/32" Height: 42 51/64"
 Net Clear Opening: 8.70 SqFt
Performance Information
 U-Factor: 0.3
 Solar Heat Gain Coefficient: 0.3
 Visible Light Transmittance: 0.52
 Condensation Resistance: 55
 CPD Number: MAR-N-425-23422-00001
Performance Grade
 Licensee #1127
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 CW-PG50 1353X2629 mm (53.25X103.5 in)
 Water Resistance: 9.82 psf
 CW-PG50 DP +50/-50
 FL17635
Paint Specification
 Clad Exterior Color: AAMA 2605

Bronze Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Single Hung G2
 Outside of Exterior Casing 35 1/2" X 99"
 Rough Opening 33 7/8" X 96 13/16"
 Commercial Rated
 ***Sash Ship Loose
 Top Sash
 Bronze Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Stainless Steel Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Bronze Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Stainless Steel Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 Black Exterior Weather Strip Package
 Matte Black Non-Tilt Sash Lock
 Matte Black Top Sash Strike Plate Assembly Color
 No Screen
 4 9/16" Jamb
 Casing with Subsill
 Bronze 1 5/16" Clad BMC
 Bronze A217 Simulated Thick Subsill
 Applied End Cap/Subsill Lineal Cap Option
 No Installation Method
*****Note: Unit Availability and Price is Subject to Change**

Line #2	Mark Unit: SOUTH - 3RD FLOOR	Net Price:		2,502.48
Qty: 5		Ext. Net Price:	USD	12,512.40



Bronze Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Single Hung G2
 Outside of Exterior Casing 35 1/2" X 93"
 Rough Opening 33 7/8" X 90 13/16"
 Commercial Rated
 Top Sash
 Bronze Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Stainless Steel Perimeter Bar
 Ogee Interior Glazing Profile



As Viewed From The Exterior

FS 32 7/8" X 90 5/16"
RO 33 7/8" X 90 13/16"
Egress Information
 Width: 29 9/32" Height: 39 51/64"
 Net Clear Opening: 8.09 SqFt

Performance Information
 U-Factor: 0.3
 Solar Heat Gain Coefficient: 0.3
 Visible Light Transmittance: 0.52
 Condensation Resistance: 55
 CPD Number: MAR-N-425-23422-00001

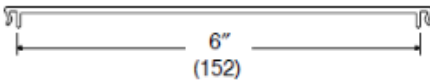
Performance Grade
 Licensee #1127
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 CW-PG50 1353X2629 mm (53.25X103.5 in)
 Water Resistance: 9.82 psf
 CW-PG50 DP +50/-50
 FL17635

Paint Specification
 Clad Exterior Color: AAMA 2605

- Bottom Sash
 - Bronze Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Black Stainless Steel Perimeter Bar
 - Ogee Interior Glazing Profile
 - White Interior Weather Strip Package
 - Black Exterior Weather Strip Package
 - Matte Black Non-Tilt Sash Lock
 - Matte Black Top Sash Strike Plate Assembly Color
 - No Screen
 - 4 9/16" Jambs
 - Casing with Subsill
 - Bronze 1 5/16" Clad BMC
 - Bronze A217 Simulated Thick Subsill
 - Applied End Cap/Subsill Lineal Cap Option
 - No Installation Method
- ***Note: Unit Availability and Price is Subject to Change**

Line #3	Mark Unit: ALUMINUM FOR ARCH HEADS	Net Price:		116.32
Qty: 3		Ext. Net Price:	USD	348.96

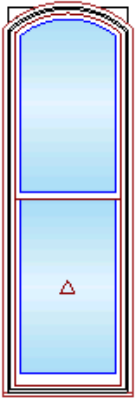
Marvin Parts
 18600830 A116 6" MULL COVER-150"-BRONZE



Line #4	Mark Unit: SOUTH - ROUND TOP OPTION	Net Price:		5,522.02
Qty: 1		Ext. Net Price:	USD	5,522.02



Bronze Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Single Hung Round Top Variation 6 Rectangular Sash Radius Glass G2 -



As Viewed From The Exterior

FS 32 7/8" X 103 5/16"

RO 33 7/8" X 103 13/16"

Egress Information

Width: 29 9/32" Height: 46 19/64"

Net Clear Opening: 9.41 SqFt

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

No Performance Grade Information available.

Paint Specification

Clad Exterior Color: AAMA 2605

RT6

- Outside of Exterior Casing 35 1/2" X 106"
- Outside of Exterior Casing Springline from bottom: 99"
- Rough Opening 33 7/8" X 103 13/16"
- Rough Opening Springline from bottom: 97 17/64"
- Frame Size 32 7/8" X 103 5/16"
- FS Springline from bottom: 97 3/64"
- Equal 1-Lite DLO Heights
- ***Sash Ship Loose
- Top Sash
 - Bronze Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Black Stainless Steel Perimeter Bar
 - Ogee Interior Glazing Profile
- Bottom Sash
 - Bronze Clad Sash Exterior
 - Painted Interior Finish - White - Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Black Stainless Steel Perimeter Bar
 - Ogee Interior Glazing Profile
 - White Interior Weather Strip Package
 - Black Exterior Weather Strip Package
 - Matte Black Non-Tilt Sash Lock
 - Matte Black Top Sash Strike Plate Assembly Color
 - No Screen
- 4 9/16" Jamb
- Casing with Subsill
- Bronze 1 5/16" Enclosed Clad BMC
- Bronze A217 Simulated Thick Subsill
- Applied End Cap/Subsill Lineal Cap Option
- No Installation Method

***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	30,983.43
8.100% Sales Tax: USD	2,509.66
Project Total Net Price: USD	33,493.09

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

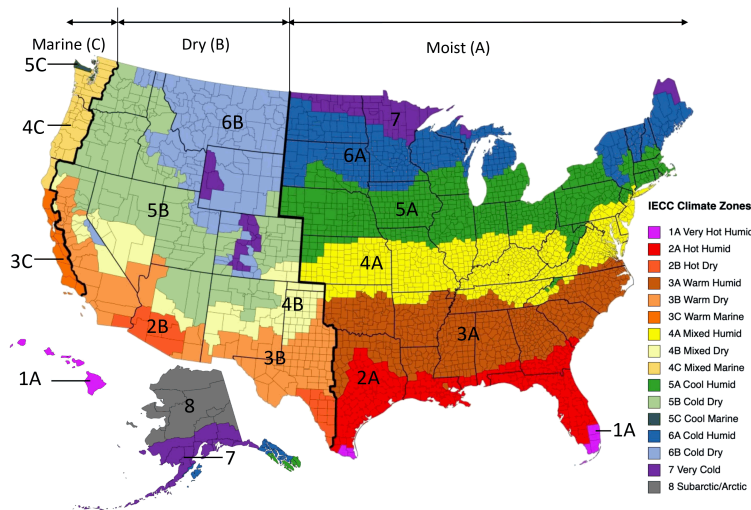
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:

