

# Landmarks Board

City of Springfield

Meeting will be held by teleconference and at  
Historic City Hall  
830 Boonville Avenue

**December 2, 2020**

**5:30 p.m.**



***Paden Chambers (Chair)***

*Commercial Street  
Representative*

***Kaitlyn McConnell (Vice-Chair)***

*At-Large Representative*

***Layne Hunton***

*Architect Representative*

***Paul Lewis***

*Historian Representative*

***Vacant***

*Real Estate Representative*

***Kent Brown***

*Mid-Town Representative*

***Vacant***

*Walnut Street Representative*

***Randall Allen***

*At-Large Representative*

***Adam Letterman***

*At-Large Representative*

**I Roll Call**

**II Minutes**

**November 4, 2020**

**III Unfinished Business**

**A. Certificate of Appropriateness (none)**

**B. Certified Local Government Review (none)**

**C. Pre-Application Review (none)**

**IV New Business**

**A. Certificates of Appropriateness**

**a. 220 E. Commercial St.- install storefront system**

**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)**

**B. Application (none)**

**C. Demolition**

**a. Investigate demolition review for private structures of 50+ years**

**D. Historic Sites and Districts**

**a. Jefferson Avenue Footbridge**

**b. Potential Local Nominations**

**E. Communications (none)**

**F. Awards and Recognition**

**G. Design Guidelines**

**H. Administrative approval of C of A's (none)**

**VII Any other matters that fall under the jurisdiction of the Board**

**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:** November 4, 2020

**TIME:** 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time via Zoom.

Staff members: Michael Sparlin, Senior Planner and Tom Rykowski, Assistant Attorney

### **ROLL CALL:**

Landmarks Board members: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Kent Brown, Layne Hunton, Randall Allen, Adam Letterman, Paul Lewis, and Kent Brown. Absent: None.

**APPROVAL OF MINUTES:** Minutes from August 26, 2020 and October 21, 2020 were approved.

### **NEW BUSINESS:**

Certificate of Appropriateness:

**220 E. Commercial Street** – Ted Tabor, owner stated that he is remodeling the building that includes 7 loft apartments and a 1<sup>st</sup> restaurant. He stated that he changed out the front part of the entrance by removing the (1950 and 1960's era) aluminum/glass frame and adding 8' double wooden doors with cedar beam framework and mentioned the modification of the elevator being installed around early 1900's.

Mr. Paden Chambers opened the public hearing.

Mr. Randall Allen questioned the concrete squares on the building that was formally a bank and if they are being removed.

Mr. Tabor stated that they are being cleaned and repainted and not being removed. He stated originally there were marble squares but kept being vandalized and was replaced with concrete around and remodeled around 1950 and the windows will be replicated to the original windows from the 1800's.

Mr. Layne Hunton questioned the front entrance and if they were trying to replicate the 1800's original.

Mr. Tabor noted it won't be the 1800's, but more of the 1920's period of remodeling.

Mr. Layne Hunton noted the precedence in design.

Mr. Tabor said that they had large doors in the 1920's and the aluminum was added to in the 1950 remodel and it will not look like the original.

Mr. Paden Chambers asked about the pictures showing from the 1950's and the original picture from the 1800's and asked about the vault that was placed in the 1950 and noted that it really changed the building and if any other drawings or documentation.

Mr. Tabor stated that he has no other drawings or documentation.

Mr. Paden Chambers closed the public hearing.

Mr. Kent Brown stated that the bank is significantly altered and feels that the wooden entry needs molding or trim due to it looking too contemporary and plain.

Mr. Paden Chambers stated that the lower level was from the 1950/1960's, including the previous aluminum framework and does not believe the wooden doors and frame are compatible and gave a description of what would be more

accurate. He also noted that he wished the aluminum framework had not been removed and mentioned the design guideline recommendations to preserve from the 1950 storefront

Mr. Adam Letterman asked if there is guidance in this case.

Mr. Michael Sparlin stated that the Standards recommends retaining and preserving changes to structures, reading from the guidelines.

Mr. Layne Hunton stated that this is really two different buildings, the first floor is from the 1950/1960 and the rest of the building goes back to the 1800's and stated the current storefront remodel is not consistent with the Standards.

General discussion from the board members regarding the photo showing the original building with the round turret in front.

Mr. Kent Brown agrees to what is being said, however the aluminum framework from 1950/1960 is what the period they are using from the Design Guidelines.

Mr. Paul Lewis noted that he would like to keep the aluminum framework storefront.

Mr. Paden Chambers stated that he can not recommend the Certificate of Appropriateness, noting that it does not meet the recommendation of the Standards.

#### **Board Action**

Randall Allen motioned to **approve** Certificate of Appropriateness (220 E. Commercial Street). Kent Brown seconded the motion. The motion carried as follows: Ayes: None. Nays: Paden Chambers (Chair), Kaitlyn McConnell (Vice-Chair), Kent Brown, Paul Lewis, Layne Hunton, Adam Letterman, and Randall Allen. Abstain: None. Absent: None.

#### **MOTION FAILED**

Certified Local Government Review: None

Pre-Application Review: None

Local Historic Site Nomination Review: None

#### **COMMUNICATIONS:** None

#### **REPORTS:**

Report on Committees: None

Application: None

Demolition: None

#### **Historic Site and Districts**

Jefferson Avenue Footbridge: Noted that it has an extra funding opportunity and Michael Sparlin will send out an e-mail.

Potential Local Nomination: Michael Sparlin talking with a potential nominee.

#### **Communications:**

Awards and Recognition: None

Design Guidelines: Paden Chambers noted that he was glad that the Guidelines were revised, and this helped regarding the 220 E. Commercial.

#### **Administrative approval of C of A's:** None

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

**ADJOURNMENT:**

There being no further business, the meeting was adjourned.

A handwritten signature in dark ink, reading "Michael Sparlin", written in a cursive style. The signature is positioned above a horizontal line.

Michael Sparlin, Senior Planner



# LANDMARKS BOARD STAFF REPORT

## LANDMARKS BOARD PUBLIC HEARING:

**DECEMBER 2, 2020**



**CASE:** Certificate of Appropriateness

**DESIGNATION:** Commercial Street Historic District

**LOCATION:** 220 East Commercial Street

**APPLICANT:** Theodore Tabor

**STAFF:** Michael Sparlin, 417-864-1091

## SUMMARY OF PROPOSAL:

1. Replace existing storefront system and install new storefront system

## STAFF RECOMMENDATION:

The proposal be approved.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The property is located within the National and Local Commercial Street Historic District and listed as a contributing structure.
2. The proposal for the aluminum storefront is consistent with the *Secretary of the Interior Standards for Rehabilitation* and the *Commercial Street Design Guidelines* which recommend that later modifications should be retained and preserved. The proposed storefront system retains the same materials and closely matches the configuration as the 1950's system.



# LANDMARKS BOARD STAFF REPORT

## APPLICANT'S DESCRIPTION OF PROPOSAL:

Return the entry face to storefront of the early 1950's. Change from single door entry to double door.

## STAFF COMMENTS:

1. The Landmarks Board denied the proposal of the wooden storefront system at their meeting on November 4, 2020. The applicant has submitted an alternative application for an aluminum storefront system.
2. The structure exhibits a mix of historic styles that are addressed in the *Commercial Street Design Guidelines*:

“Some storefronts were significantly-altered early in their existence, resulting in a mix of historic styles on the same building that—as a whole—are contributing. An example would be a Victorian building (1880 – 1910) that was altered in the 1930s with a pigmented structural glass (i.e. Vitrolite) ground-floor cladding and metal storefront system. In these cases, the later modifications should be preserved and modifications to the storefront should conform to the 1930s alterations.”

“Some storefronts were significantly altered more recently, resulting in a mix of historic and non-historic styles on the same buildings that—as a whole—are NOT contributing. An example would be a Victorian building that was altered in the 1980s by having the storefront infilled with brick and two small windows. In these cases, the non-contributing modifications should be removed and the storefront should be restored to the building's primary period of historic significance.”
3. The applicant has stated in their description that the aluminum storefront is from the 1950's or 60's. This cannot be verified because it has been removed. But if correct, that storefront system would have gained historic significance and the design guidelines recommend that it should be preserved. The *Standards* recommend that “changes to a property that have acquired historic significance in their own right will be retained and preserved.” The proposal for the aluminum storefront is consistent with the *Secretary of the Interior Standards for Rehabilitation* and the *Commercial Street Design Guidelines* which recommend that later modifications should be retained and preserved. The proposed storefront system retains the same materials and closely matches the configuration as the 1950's system.
4. Preservation Brief No. 11, published by the National Park Service, gives recommendations for rehabilitating storefronts, linked below. The paragraph, “Deciding a Course of Action” is helpful as it pertains to this application.
3. 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

### PRESERVATION BRIEF No. 11 – REHABILITATING HISTORIC STOREFRONTS

<https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

#### Deciding a Course of Action

The evaluation of the storefront's architectural features and physical condition will help determine the best course of action in the actual rehabilitation work. The following recommendations, adapted from the Secretary of the Interior's "Standards



# LANDMARKS BOARD STAFF REPORT

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for Rehabilitation" and the accompanying interpretive guidelines, are designed to ensure that the historic commercial character of the building is retained in the rehabilitation process.

**If the original or significant storefront exists**, repair and retain the historic features using recommended treatments (see following sections on rehabilitating metal, wood and masonry storefronts as well as the guidelines for rehabilitating existing historic storefronts).

**If the original or significant storefront no longer exists** or is too deteriorated to save, undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture; or undertake an accurate restoration based on historical research and physical evidence (see section on "Replacement Storefronts"). Where an original or significant storefront no longer exists and no evidence exists to document its early appearance, it is generally preferable to undertake a contemporary design that retains the commercial "flavor" of the building. The new storefront design should not draw attention away from the historic building with its detailing but rather should respect the existing historic character of the overall building.

A new design that copies traditional details or features from neighboring buildings or other structures of the period may give the building a historical appearance which blends in with its neighbors but which never, in fact, existed. For this reason, use of conjectural designs, even if based on similar buildings elsewhere in the neighborhood or the availability of different architectural elements from other buildings or structures, is generally not recommended.

## COMMERCIAL STREET DESIGN GUIDELINES:

### 4.1. Rehabilitations

Rehabilitation and renovation work sometimes leave elements of the original façade out of the finished building. In order to preserve the fidelity of the original building and maintain the historic character of the District, it is important that a holistic plan for rehabilitation be established at the outset of the project. This includes understanding the building's period of significance; performing historical and forensic investigation; and using construction techniques that are appropriate to historic materials and techniques.

#### 4.1.1. GUIDELINE:

Incorporate elements of the original façade into the rehabilitation scheme and do not remove historic elements of the façade. Ensure that rehabilitation work:

- i. Does not obscure the original façade or portions thereof with new materials;
- ii. Does not obscure original materials;
- iii. Does not obscure façade details with signs, paint, cladding, or other elements;
- iv. Does not alter the shape of original openings; and
- v. Repairs and/or replaces original building elements with faithful recreations.

#### 4.1.2. GUIDELINE:

Respect the original character and period of the façade; do not try to make the building look historic with non-original features because this creates a false sense of history. When restoration is called for, follow applicable standards and treatments.

#### 4.1.3. GUIDELINE:

Preserve the original finish of masonry facades; by covering original finishes, the overall value of the building's nature is denied. However, caution is urged because removal of finishes applied long ago may have severe



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detrimental effects on the remaining life of facade materials.

#### 4.1.4. GUIDELINE:

When cleaning masonry, use only approved methods as outlined in the National Parks Service Preservation Brief #1: Assessing, Cleaning, and Water Repellent Treatments for Historic Masonry Buildings. Never sandblast or surface-grind masonry, because it removes the protective outer face of the brick; usually, let painted masonry stay painted and do not paint unpainted masonry.

Refer to Section 1.9. for a reference to Preservation Brief #1: Assessing, Cleaning, and Water Repellent Treatments for Historic Masonry Buildings.

#### 4.1.5. GUIDELINE:

When repointing historic brickwork, use only Type K mortar or hydrated lime-sand mortar to match the physical qualities of historic mortar.

When repointing historic brickwork, it is important that the mortar is softer than the surrounding brick; if not, expansion and contraction of the brick and mortar will cause chipping, cracking, and spalling of the brick. Historic brick is softer than modern brick, and most grades of Portland cement mortars are too hard for historic brickwork.

Refer to Section 1.9. for a reference to Preservation Brief #2, Repointing Mortar Joints in Historic Buildings.

## 4.4. Storefronts

The storefront, the assembly of doors, windows, and materials of both the ground and upper floors tends to provide the District's most prominent opportunity to develop visual and historic consistency. Ground floors have absorbed most of the radical transformations away from original character.

Proposed design changes to the storefronts, especially the first floors, should evolve out of careful examination of the elements of the building, and research into the original treatment of its exterior. The storefront should not dominate the facade, but respect it. Many of the buildings have been photographed, and if not, buildings of similar period and character can provide a model. Consult the Landmarks Board for guidance, and refer to Section 1.9. for a reference to Preservation Brief #11, Rehabilitating Historic Storefronts.

#### 4.4.1. GUIDELINE:

Storefront configuration and construction should match the original; if wood, storefronts shall be reconstructed in wood; if metal, in metal. Storefronts using a historically-correct hybrid system (i.e. wood bulkhead and transom windows with metal display window framing) should match the existing system.

i) Some storefronts were significantly-altered early in their existence, resulting in a mix of historic styles on the same building that—as a whole—are contributing. An example would be a Victorian building (1880 – 1910) that was altered in the 1930s with a pigmented structural glass (i.e. Vitrolite) ground-floor cladding and metal storefront system.

In these cases, the later modifications should be preserved and modifications to the storefront should conform to the 1930s alterations.

ii) Some storefronts were significantly altered more recently, resulting in a mix of historic and non-historic styles on the same buildings that—as a whole—are NOT contributing. An example would be a Victorian building that was altered in the 1980s by having the storefront infilled



# LANDMARKS BOARD STAFF REPORT

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with brick and two small windows. In these cases, the non-contributing modifications should be removed and the storefront should be restored to the building's primary period of historic significance.

#### 4.4.2. GUIDELINE:

Maintain the storefront within its original opening.

#### 4.4.3. GUIDELINE:

Maintain the traditional recessed entry. This keeps the display windows close to the pedestrian, and it draws attention in an inviting way to the entrance itself.

#### 4.4.4. GUIDELINE:

Maintain the traditional degree of glass in the storefront.

Reducing the need for artificial light, the open feeling created by the glass wall sells the products displayed within. This arrangement encourages face-to-face contact and reinforces the "small town" atmosphere of the commercial district.

Storefront displays primarily relied on their simplicity and lack of clutter to attract the pedestrian's eye to the goods offered. With the increase in auto bound passersby, a shift occurred to attracting attention by loud colors, signage, and mixture of materials. The proliferation and competition of these images diminishes the original character of the storefronts.

#### 4.4.5. GUIDELINE:

Minimize the amount of and type of decoration on the facade. Let the building lines, storefront windows displays, and merchandise speak for themselves.

### **4.6. Primary Doors**

#### 4.6.1. GUIDELINE:

The front door should be compatible with the storefront.

#### 4.6.2. GUIDELINE:

A traditional wood door with a glass panel will reinforce original character. If the door must be metal and glass, call for a dark anodized finish rather than standard mill finish. Avoid over-decorating the door, and void fake historic doors.

#### 4.6.3. GUIDELINE:

Consider use of decorations on the door to enhance the sense of its special character. Consider doorknobs, kick plates, painted signs as design elements.

### **4.14. Periods of Significance**

Understanding the period(s) of historic significance during which a building was built and/or modified is critical to the renovation of buildings within the District. While it is best to try and locate historic photographs of a building to understand its original features and design, or identify forensic evidence on the building itself, such evidence does not always exist. In the absence of historic photographs and forensic evidence, precedents from the period of historic significance must serve as the guidelines by which renovation decisions are made.

#### 4.14.1. GUIDELINE:

Rehabilitations and renovations must remain faithful to the materials, methods, and details of the building's Period of Historic Significance.



# LANDMARKS BOARD STAFF REPORT

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## 4.14.2. GUIDELINE

Contributing modifications to buildings that are of a different Primary Period of Historic Significance than the underlying building should be treated as part of the building's historic condition and preserved in situ.

## 4.14.3. GUIDELINE

Should the building owner wish to remove a later contributing modification, the owner must demonstrate that restoration of the building to an earlier condition will improve the building's overall character and quality. Furthermore, the owner must provide documentation of historical evidence of the original condition of the building.

## 4.14.4. GUIDELINE

Owners of buildings with non-contributing modifications and features undertaking a significant renovation are required to remediate these non-contributing modifications—with the exception of building additions—and restore the building to a condition of historic significance.

## 4.14.5. GUIDELINE

Owners of buildings with non-contributing modifications and features undertaking a minor renovation are encouraged to remediate these non-contributing modifications and restore the building to a condition of historic significance.

## 4.14.6. GUIDELINE

Do not remove later contributing additions, features, or modifications to create a "false sense of history".

## 4.14.7. GUIDELINE

Do not add historically-styled elements to a building that are not supported by historic documentation or forensic evidence to create a false sense of history.

## **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:**

The following standards would apply to this proposed alteration:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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.



# LANDMARKS BOARD STAFF REPORT

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9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

## **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 SURVEY FORM:**

National Register Survey form:

220 East Commercial Street: constructed between 1891 and 1896; alley addition constructed c. 1948; tower removed between 1910 and 1951. 220 East Commercial's rusticated stone string courses, fagoted colonettes centralized arch with decorative brickwork testify to its affinities with the Romanesque revival style; the original cornices and corner turret have been removed. Perhaps simultaneous to the c 1948 addition of a one-story wing, the structure acquired a Moderne storefront of black Carrara glass, concrete and glass blocks.



## 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):

Date:

Theodore W Tabor

11-24-2020

Please type or print name(s) clearly:

Theodore W Tabor

## 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: 220 E Commercial Spfld MO

### APPLICANT INFORMATION:

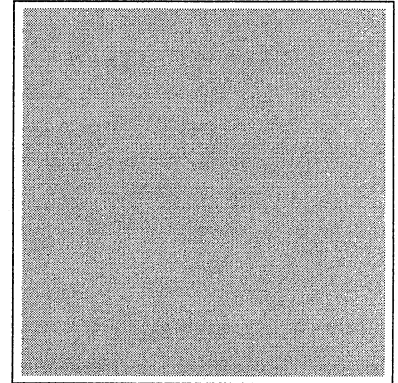
2. Name of current property owner: Theodore W Tabor

If corporation: Corporate Official: \_\_\_\_\_

Mailing Address: 2465 E Valley Water Mill Rd Spfld MO

Zip Code: 65803 Telephone: 417 8391992 Fax: -

E-mail: twtabor7@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: Theodore W Tabor

Signature: Theodore W Tabor

Mailing Address: 2465 E Valley Water Mill Rd Spfld MO Zip Code: 65803 Fax: -

Telephone: 417 8391992 E-mail: twtabor7@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: \_\_\_\_\_

**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 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)                |                                                       |

☒ Other (specify): Entry to Building/Lobby from Commercial St.

- 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)

- Return entry face to storefront of the early 50s
- Change from single door entry to double door
- See Attachment A - E-mail from contractor for materials
- See Attachment B - Manufacturer's lit'
- See Attachment C - architect rendering

**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.)

This storefront proposed will return the entry to the remodeled look of the 50's. (remodeled in the late 40's when the alley was enclosed). First proposal had requested going back to the early 1900's look of wood frame and 8' wood double doors.

AA A

7:42

LTE



345

Manko Product Data



From: Brad Brown

<[bbrown@abpglasspro.com](mailto:bbrown@abpglasspro.com)>

Date: November 23, 2020 at 4:01:48 PM CST

To: <[twtabor7@gmail.com](mailto:twtabor7@gmail.com)>

Cc: <[wernerar@yahoo.com](mailto:wernerar@yahoo.com)>

Subject: Manko Product Data

Ted,

I am quoting the 135 series doors and the 1450 series storefront in dark bronze anodized finish

All of the 1450 series framing will receive 1/4" bronze safety tempered glass

Doors Include the hardware shown below:

Concealed vertical rod panic devices, 1" diameter offset pull handles, 10" bottom rails, continuous gear hinges, construction core keyed cylinder, ADA surface mounted closers, ADA 4" x 1/2" tall mill finish threshold, glazed with 1/4" bronze safety tempered glass

Doors and frames will be manufactured in Manhattan Kansas, delivered to Springfield Missouri on their route truck, usually on every Thursday, except Thanksgiving

Let me know if you need anything else

Brad Brown

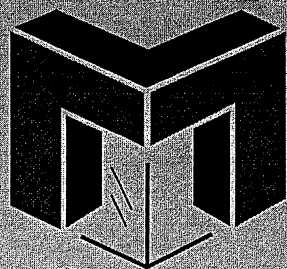
Architectural Building Products, Inc.

Tap to Download

Tap to Download



Att B



# MANKO

## WINDOW SYSTEMS INC.

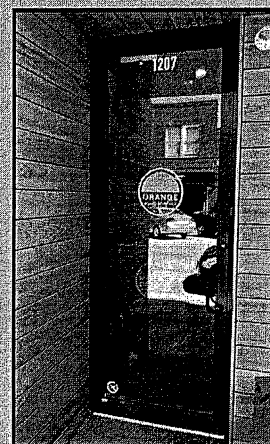
[www.mankowindows.com](http://www.mankowindows.com)

# 100—135—150

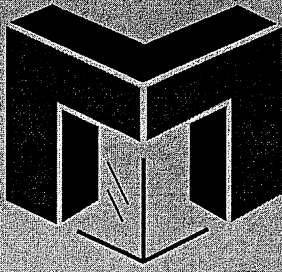
Manko's wide variety of aluminum entrance door options include the standard series. These 1 3/4" thick, 1/8" wall doors are available in three stile widths; 2" narrow stile (100 series), 3 1/2" medium stile (135 series), and 5" wide stile (150 series). Each door is available with a bottom rail height of 2 1/2", 3 1/2", 5", 7 1/2", 10", or 12". All Manko storefront doors are fabricated utilizing a telescoping mortise and tenon joint coupled with a horizontal shear block. The joints are then further reinforced with a 3/8" steel tie rod and sleeve ensuring long lasting durability and structural integrity. Each set of Manko pair doors come standard with double adjustable astragals and poly-pile weathering. These storefront doors seamlessly integrate with all of Manko's storefront and curtain wall systems. Look no further, Manko's standard series storefront doors can be a quality addition to your next project.

## FEATURES

- ⇒ 3/16" - 1" glazing infills, vision or panel
- ⇒ 3-way corner construction for added strength
- ⇒ Mid-rail heights available — 2", 4 5/16", 5 5/16", 6 13/16", 9 5/16", 11 13/16"
- ⇒ Adjustable glass setting blocks
- ⇒ Multiple standard and custom hardware options available (doors will accommodate most hardware types)
- ⇒ Offset pivots, butt hinges, center pivots, and continuous geared hinge options
- ⇒ Full range of anodized & AAMA 2605 painted finishes



If the standard series is not the right fit for your project, please view our additional heavy wall and thermal series options



# MANKO

## WINDOW SYSTEMS INC.

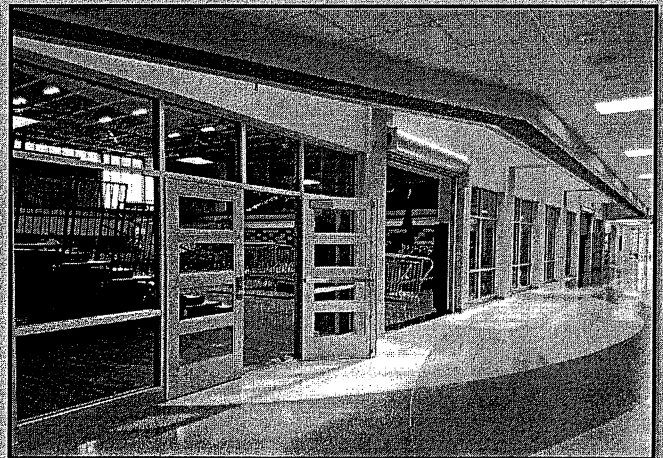
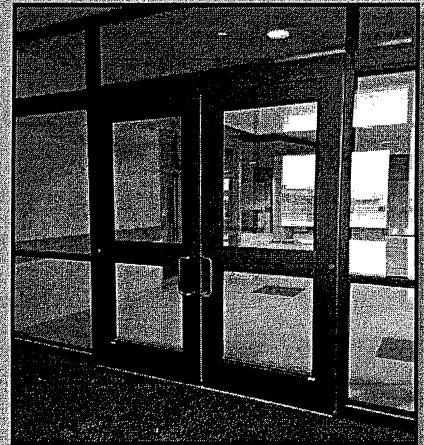
[www.mankowindows.com](http://www.mankowindows.com)

# 1450

When it comes to utilizing a storefront system on your project, Manko has a wide variety of options to choose from, including our non-thermal 1450 system. This system has been a staple in the marketplace for a number of years, providing projects a quality, cost effective system that can meet non-thermal framing needs. The 1450's face and depth profile fit the typical center glazed 2" x 4 1/2" storefront mold. With the system's non-thermal design, the 1450 is typically utilized in interior applications where a 2" sightline is preferred and/or where insulated glazing is desired for sound reduction. The 1450 is limited in its exterior uses however, typically seen only where u-value and condensation resistance numbers are not of importance, please refer to Manko's windload charts for structural capabilities. Look no further, Manko's 1450 storefront system can be a quality addition to your next project.

## FEATURES

- ⇒ 2" face dimension, 4 1/2" frame depth, center glazed
- ⇒ Screw spline construction for fabrication punch compatibility
- ⇒ 3/16" - 1 1/8" glazing cavity for vision or spandrel glazing
- ⇒ Integral or dual glazed blind options, venetian or pleated
- ⇒ Window vent options, including zero sightline 1100 series
- ⇒ Full range of anodized & AAMA 2605 painted finishes
- ⇒ 1/4" glazing yields 31 STC & 29 OITC ratings
- ⇒ Laminated / laminated insulated glazing yields 42 STC & 33 OITC Ratings
- ⇒ Commonly used for interior vision walls and office space dividers





## **100/135/150 Series Aluminum Storefront Swing Doors**

### **GUIDE SPECIFICATIONS – SECTION 084113 ALUMINUM FRAMED ENTRANCES AND STOREFRONTS Manko Window Systems, Inc. 100/135/150 Series Narrow, Medium, and Wide Stile Entrance Doors**

#### **SECTION 084113 ALUMINUM FRAMED ENTRANCES AND STOREFRONTS**

##### **PART 1 GENERAL**

##### **1.01 SUMMARY**

###### **A. Section Includes**

1. Furnish all necessary materials, labor and equipment for the complete installation of aluminum entrance systems as shown on the drawings and herein specified. Structural support of the framing system is not included.
2. Types of Manko Aluminum Entrances include
  - a. 100 Series; Narrow stile, 2 1/8" nominal vertical face dimension, 1 3/4" depth, low to moderate traffic applications.
  - b. 135 Series; Medium stile, 3 11/16" nominal vertical face dimension, 1 3/4" depth, moderate to high traffic applications.
  - c. 150 Series; Wide stile, 5" nominal vertical face dimension, 1 3/4" depth, high traffic applications.

##### **1.02 SYSTEM PERFORMANCE REQUIREMENTS**

###### **A. Test Units**

1. Air test unit shall be minimum size of 36" (914 mm) x 84" (2134 mm).

###### **B. Test Procedures and Performances**

1. Air Infiltration Test
  - a. With door sash closed and locked, test unit in accordance with ASTM E 283 at a static air pressure difference of 1.57 psf (75 Pa).
  - b. Air infiltration shall not exceed .50 cfm/SF (2.54 l/sm<sup>2</sup>) of unit, for single doors.

##### **1.03 SUBMITTALS**

###### **A. General Requirements**

1. Prepare, review, approve, and submit specified submittals in accordance with "Conditions of the Contract" and Submittals Sections. Product data, shop drawings, samples, and similar submittals are defined in "Conditions of the Contract."

##### **1.04 QUALITY ASSURANCE**

- A. Submit certified independent laboratory test reports verifying compliance with all test requirements of 1.02 System Performance Requirements as requested by architect.
- B. Test reports shall be accompanied by the entrance door manufacturer's letter of certification stating that the tested door meets or exceeds the referenced criteria for the appropriate AAMA door type.
- C. Qualifications: Upon request, the manufacturer will provide written confirmation that the installer is authorized to install aluminum entrance products to be used on this project.

##### **1.05 DELIVERY, STORAGE, AND HANDLING**

###### **A. Packing, Shipping, Handling, and Unloading**

1. Materials will be packed, loaded, shipped, unloaded, stored and protected in accordance with AAMA CW-10.

##### **1.06 WARRANTY**

###### **A. Aluminum Entrance Warranty**

1. Products: Submit a written warranty, executed by the aluminum entrance manufacturer, for a period of 2 years (10 years for insulated glass seal failure) from the date of manufacture, against defective materials or workmanship, including substantial non-compliance with applicable specification requirements and industry standards, which results in premature failure of the aluminum entrance, finish, factory-glazed glass, or parts, outside of normal wear.
  - a. In the event that the aluminum entrances or components are found defective, manufacturer will repair or provide replacements without charge at manufacturer's option.
  - b. Warranty for all components must be direct from the manufacturer (non-pass through) and non-prorated for the entire term. Warranty must be assignable to the non-residential owner, and transferable to subsequent owners through its length.
2. Installation: Submit a written warranty, executed by the aluminum entrance installer, for a period of 2 years from the date of substantial completion, against defective materials or workmanship, including substantial non-compliance with applicable specification requirements, which result in premature failure.
  - a. In the event that installation of aluminum entrances or components is found to be defective, installer will repair or provide replacements without charge at the installer's option.

## PART 2 PRODUCTS

### 2.01 MANUFACTURERS

#### A. Acceptable Manufacturer

1. Drawings and specifications are based on [Editor's note: Select from options as noted]:
  - a. Manko Window Systems, Inc. 100 Narrow Stile Aluminum Storefront Swing Door
  - b. Manko Window Systems, Inc. 135 Medium Stile Aluminum Storefront Swing Door
  - c. Manko Window Systems, Inc. 150 Wide Stile Aluminum Storefront Swing Door
2. Base bid will be Manko Window Systems, Inc.

#### B. Substitutions

1. Other manufacturers' products that meet or exceed specified design requirements may be considered. Submit the following information with request for substitutions at least ten (10) working days prior to bid date.
  - d. Test reports specified in 1.02 SYSTEM PERFORMANCE REQUIREMENTS
  - e. Full proposal details and samples specified in 1.03 SUBMITTALS
  - f. Copy of manufacturer's warranty specified in 1.06 WARRANTY
  - g. Other information as requested for evaluation
2. Substitute products not pre-approved by the Architect via addendum will not be considered.

### 2.02 MATERIALS

#### A. Aluminum (Entrances and Components)

1. Material Standard: ASTM B221; 6063-T5 or 6063-T6 alloy and temper.
2. The door stile and rail face dimensions entrance door will be as follows [Editor's note: Select from options as noted]:

| Door | Vertical Stile | Top Rail | Bottom Rail | Bottom Rail Option |
|------|----------------|----------|-------------|--------------------|
| 100  | 2"             | 2 1/2"   | 3 5/8"      | 10"                |
| 135  | 3 11/16"       | 3 5/8"   | 7 1/2"      | 10"                |
| 150  | 5"             | 5"       | 7 1/2"      | 10"                |

3. Major door portions shall have a minimum wall thickness of .125"; glazing bead shall have .055".
4. Frame portions shall be complete with head and jamb weatherstripping, threshold, and door sweep. [Editor's note: Select 1 3/4" x 4 1/2" (450) or 2" x 4 1/2" (1450)]
5. Tolerances: Reference to tolerances for wall thickness and other cross-sectional dimensions of entrance members are nominal and in compliance with Aluminum Standards and Data. Fasteners, where exposed, shall be aluminum, stainless steel or zinc plated steel in accordance with ASTM A164. Perimeter anchors shall be aluminum or steel, providing the steel is properly isolated from the aluminum.

### 2.03 COMPONENTS

#### A. Hardware

1. Hinging [Editor's note: Select from options as noted]
  - a. Offset pivots [top and bottom; top, bottom and intermediate; top, bottom and two intermediates]
  - b. Butt hinges; 4 1/2" x 4 five knuckle ball bearing NRP [1 pair; 1 1/2 pair; or 2 pair]
  - c. Continuous hinge
  - d. Center pivot
  - e. Provide hardware as specified in Section 08700
2. Locking [Editor's note: Select from options as noted]
  - a. MS locking; Adams Rite 1 1/8" maximum security throw
  - b. Concealed vertical rod exit device; First Choice 3600 Series, ANSI Grade 1 and UL listed
  - c. Rim latching exit device; First Choice 3700 Series, ANSI Grade 1 and UL listed
  - d. Midrail recess mounted concealed vertical rod exit device; First Choice 3100 Series
  - e. Provide hardware as specified in Section 08700
3. Push / Pull Handles [Editor's note: Select from options as noted]
  - a. 1" round offset 10" pull handle and push bar
  - b. 1" round offset 10" panic pull handle
  - c. Provide hardware as specified in Section 08700
4. Closures [Editor's note: Select from options as noted]
  - a. Surface mounted closer
  - b. Overhead concealed closer
  - c. Provide hardware as specified in Section 08700

## 2.04 FABRICATION

### A. General

1. Major portions of the door sections shall have .125" wall thickness. Glazing stop sections shall have .055" wall thickness.

### B. Entrance Doors

1. Door stiles shall be no less than 2" (100 series); 3 11/16" (135 series); and 5" (150 series) wide (not including glass stops).
2. Door stiles and rails shall have overlap hairline joints at corners. Heavy concealed reinforcement brackets shall be secured with screws and tie rod.
3. All doors shall have an adjusting mechanism in the top rail to provide for minor clearance adjustments.
4. Weather stripping shall be dual textile skirting weatherseals and shall be installed in one stile of pairs of doors and in jamb stiles of center pivoted doors.

### C. Door stops shall include a bulb weather-strip that complies with ASTM E 2203 specification.

### D. Glazing

1. All units shall be dry glazed with extruded pressure fitting aluminum glazing stops, and a gasket that complies with ASTM E 2203 specification. See Section 08800 for glazing types.

## 2.05 FINISHES

### A. Finish of Aluminum Components

1. Finish of all exposed areas of aluminum windows and components shall be done in accordance with the appropriate AAMA Voluntary Guide Specification shown (select from below).

| Designation | Description                             | Standard  | Color                                                                                                                                   |
|-------------|-----------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| AAM12C21A31 | Clear - Class II                        | AAMA 611  | Clear                                                                                                                                   |
| AAM12C21A41 | Clear - Class I                         | AAMA 611  | Clear                                                                                                                                   |
| AAM12C21A44 | Electrolytically<br>Deposited - Class I | AAMA 611  | Champagne, Light Bronze,<br>Medium Bronze, Dark Bronze,<br>Black                                                                        |
|             | Organic Paint                           | AAMA 2603 | As selected by Architect from<br>manufacturer's standard colors -<br>Suitable for INTERIOR Finishes                                     |
|             | Organic Paint                           | AAMA 2605 | As selected by Architect from<br>manufacturer's (Specify) standard or<br>custom colors - suitable for INTERIOR<br>or EXTERIOR finishes. |

## PART 3 EXECUTION

### 3.01 EXAMINATION

#### A. Site Verification of Conditions

1. Verify that building substrates permit installation of entrances according to the manufacturer's instructions, approved shop drawings, calculations and contract documents.
2. Do not install entrances until unsatisfactory conditions are corrected.

### 3.02 INSTALLATION

#### A. Erection of Aluminum Framed Entrances

1. Install entrances with skilled tradesman in exact accordance with approved shop drawings, installation instructions, specifications, and AAMA 101 and 101/I.S.-2.
2. Entrances must be installed **plumb, square, and level** for proper weathering and operation.
3. All joints between framing and the building structure shall be sealed in order to secure a water tight installation.
4. Aluminum that is not organically coated shall be insulated from direct contact with steel, masonry, concrete, or dissimilar metals by bituminous paint, zinc chromate primer, non-conductive shims or other suitable insulating material.

### 3.03 PROTECTION AND CLEANING

- A. After completion of entrance installation, the General Contractor shall adequately protect exposed portions of aluminum surfaces from damage by grinding and polishing compounds, plaster, lime, acid, cement, or other contaminants. The General Contractor shall be responsible for the final cleaning. Manko Windows Systems, Inc. recommends mild soap and water to clean the aluminum surface of the doors.

DISCLAIMER: Manko Window Systems, Inc. takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of these guide specifications in preparation of project specifications and/or other documents. Guide specifications are subject to change at any time, without notice, and at Manko Window Systems Inc.'s sole discretion.

100-135-150 Series  
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