

Landmarks Board

City of Springfield

Meeting will be held at
Historic City Hall
830 Boonville Avenue

December 14, 2022
5:30 p.m.



Layne Hunton (Chair)
Architect Representative

John Sellars
Historian Representative

Jan Preston
Real Estate Representative

Jamille Jones
Mid-Town Representative

John Hawkins
Walnut Street Representative

Adam Letterman
At-Large Representative

Vacant
Commercial Street Representative

Bryan Lenox
At-Large Representative

Erik Kiser
At-Large Representative

- I Roll Call**
- II Minutes**
November 16, 2022
- III Unfinished Business**
 - A. Certificate of Appropriateness**
 - a. 533, 536, 540 E. Commercial - demolition**
 - B. Certified Local Government Review (none)**
 - C. Pre-Application Review (none)**
- IV New Business**
 - A. Certificates of Appropriateness**
 - 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**
 - D. Historic Sites and Districts**
 - a. Potential Local Nominations**
 - E. Communications (none)**
 - F. Awards and Recognition**
 - G. Design Guidelines (none)**
 - H. Administrative approval of C of A's**
- 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 16, 2022

TIME: 5:30pm

The meeting and public hearing of the Landmarks Board was held on the above date and time in person in Historic City Hall.

ROLL CALL:

Landmarks Board members: Layne Hunton (Chair), Paul Lewis (Vice Chair), Adam Letterman, Jan Preston, John Hawkins, Jamille (Mia) Jones, and Erik Kiser. Absent: Bryan Lenox. Staff members: Michael Sparlin, Senior Planner and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: Minutes of October 5, 2022, were approved.

NEW BUSINESS:

Certificate of Appropriateness: **530, 536, & 540 E. Commercial Street** – Eric Albers, 112 S. Main, Nixa representing the owner/developer. Asking for approval to demolish the building and went over the history of action taken with Landmarks Board on rehabilitating the building, but at this time the bids are higher than anticipated and noted the owner/developer could not rehab. They also noted that they have talked with contractors to see a way to lower the cost but noted damage and structural issues of the building and sees no option but to demolish and start anew for future development.

Layne Hunton asked if there has been a structural report. Mr. Albers stated that there has been a structural report.

John Hawkins asked if a structural fix has been determined for the building. Mr. Albers stated that a structural fix had been developed with the engineer, but the longevity of that fix was still a concern.

Kyle Tolbert reviewed the code sections related to the demolition request and the next steps.

Mr. Hunton opened the public hearing.

Ms. Christine Schilling, 305 E. Commercial Street, spoke in opposition of the demolition, stating that the City has helped other developers/buildings that had structural issues and wondered if the City could assist due to this being the eastern gateway to Commercial Street and does believe a new building would be a mistake.

Ms. Katie Gilbert, 1537 N. Benton Avenue stated her displeasure with working with the developer on a different project as a member of the neighborhood subcommittee. She is concerned about the process by which development on property is handled with the neighborhood group in this area and how the existing buildings are left to deteriorate.

Landmarks Board members asked what is being planned if the building is demolished and when. Mr. Albers noted it possibly could be three separate façades with brick and it would fit within the Commercial Street. The timeline is dependent on a variety of factors, but the developer is committed to this project and is moving forward aggressively. The new building would need to go through the design and permit process.

Shelly Gibson, 1345 N. Washington, spoke in opposition of the demolition, noted that she has rehabilitated several homes/buildings and is concerned about allowing buildings to deteriorate and that the developer should have been more aware of the buildings condition before purchasing it.

Mary Collette, 1539 N. Washington Avenue, spoke in opposition of the demolition, stated that she has restored/rehabbed several buildings on Commercial Street and gave out examples of other buildings in the district that have been rehabilitated. She stated the need for the building to remain and explore all means to rehabilitate the structure. "Demolition by neglect" is a concern. She urged the Landmarks Board to deny the application or postpone to allow time more to time explore more resources.

Layne Hunton closed the public hearing.

Landmarks Board discussed the demolition delay and how demolition permits are administered.

Landmarks Board members expressed the need to have more information related to the post-demolition plans for the property.

Board Action:

John Hawkins motioned to **postpone** Certificate of Appropriateness (530, 536, & 540 E. Commercial Street) to the December 14, 2023, meeting for the purpose of reviewing “post-demolition plans for the site and the relation of those plans to the surrounding area.” Paul Lewis seconded the motion. The motioned carried as follows: Ayes: Hunton, Lewis, Letterman, Hawkins, Jones, Preston, and Kiser. Nays: None. Abstain: None. Absent: Lenox.

Certified Local Government Review: None

Pre-application Review: None

Local Historic Site Nomination Review: None

COMMUNICATIONS: None

REPORTS:

Report on Committees: None

Applications: None

Demolition: None

Historic Site and Districts: None

Communications: None

Awards and Recognition: None

Design Guidelines: None

Administrative approval of C of A's: None

Any other matters that fall under the jurisdiction of the Board: 2023 Landmarks Board Calendar

Board Action:

John Hawkins motioned to **approve** the 2023 Landmarks Board Calendar. Paul Lewis seconded the motion. The motioned carried as follows: Ayes: Hunton, Lewis, Letterman, Hawkins, Jones, Preston, and Kiser. Nays: None. Abstain: None. Absent: Lenox.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:00pm.



Michael Sparlin, Senior Planner



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:

DECEMBER 14, 2022



CASE: Certificate of Appropriateness

DESIGNATION: Commercial Street Historic District

LOCATION: 530, 536 & 540 East Commercial Street

APPLICANT: Titus Williams

STAFF: Michael Sparlin, 417-864-1091

SUMMARY OF PROPOSAL:

1. Demolish the historic structure.

STAFF RECOMMENDATION:

In the event the Landmarks Board concludes that the request, if granted, will have a detrimental effect upon the historic landmark or historic district or any adverse impact on an historical or architectural resource based on Sec. 36-404 (3)(d)(4), then the landmarks board shall deny the request for a certificate and the Board request the applicant submit a Certificate of Economic Hardship.

FINDINGS FOR STAFF RECOMMENDATION:

1. The property is located within the Local Commercial Street Historic District.
2. The Standards for Rehabilitation recommend that the historic character of a property be retained and preserved, and removal of historic materials be avoided.
3. A Certificate of Economic Hardship would allow the applicant to substantiate their request for demolition based on a financial hardship and the Board can evaluate based on the established review criteria per Sec. 36-404(4).

APPLICANT'S DESCRIPTION OF PROPOSAL:

See applicant's attachments for proposal.

STAFF COMMENTS:

1. For demolition, the Board shall consider, in addition to the Secretary of the Interior's Standards for Rehabilitation, the following per Sec 36-404 (3)(d)(4):



LANDMARKS BOARD STAFF REPORT

- a. The degree to which the proposed removal would serve to destroy the integrity and continuity of the historic landmark or historic district of which it is part.
- b. The nature of the resource as a representative type or style of architecture, socio-economic development, historical association or other element of the original designation criteria applicable to such structure or site.
- c. The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
- d. The ability of the subject structure or site to produce a reasonable economic return on investment to its owner, provided, however, that it is specifically intended that this factor shall not have exclusive control and effect, but shall be considered along with all other criteria contained in this section.
- e. The post-demolition plans for the site and the relation of those plans to the surrounding area.

In the event the landmarks board concludes that the request, if granted, will have a detrimental effect upon the historic landmark or historic district or any adverse impact on an historical or architectural resource, then the landmarks board shall deny the request for a certificate.

2. The Landmarks Subsection 36-404(3)(h) of the *Zoning Ordinance* regarding the Board's action during demolition delay recommends that the Board shall take such steps as it deems necessary to preserve the structure concerned in accordance with the purposes of this section. Such steps shall include, but shall not be limited to, consultation with civic groups, public agencies, and interested citizens, recommendations for acquisition of property by public or private bodies or agencies and exploration of the possibility of moving one or more structures or other features to an appropriate location with respect to the integrity of the structure or features. However, , a demolition permit will be issued to the applicant, even if the Board denies the application, one-hundred and eighty (180) days from the date of the application for the demolition permit or an additional one-hundred and twenty (120) days if City Council has extended the time for demolition.
3. Staff recommendation is to deny the application and request that the applicant submit a Certificate of Economic Hardship. This Certificate would allow the applicant to substantiate their claim of financial hardship and the Board can evaluate based on the established review criteria per Sec. 36-404(4). However, this request is not binding, and the applicant can proceed with demolition after the one-hundred and eighty (180) day delay or an additional one-hundred and twenty (120) days if City Council has extended the time for demolition.
4. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the COM-1 District, Zoning Ordinance and Building Code shall apply.

DESIGN GUIDELINES AND STANDARDS

COMMERCIAL STREET DESIGN GUIDELINES:

The Design Guidelines were developed to assist property owner's rehabilitation work and does not provide guidelines related to demolition on historic structures. The Guidelines lists common errors that occur in preservation work, one of those being "undertaking demolition before getting professional help. Early demolition can destroy key historical data: old buildings of any quality deserve the best study and care.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:



LANDMARKS BOARD STAFF REPORT

The following standards would apply to the proposed demolition:

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.

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:

October 1982, Architectural Survey:

This structure is actually two buildings that are two story and masonry load bearing. The first floor has wood floors and a wood ceiling. The floor is sagging and needs shoring up. The second floor has wood flooring and plaster walls and ceilings. There is one skylight which is between two rooms. The room walls are capped off with wood at the skylight. At the top of the front stairs is a double steel fire door. The plaster ceiling is in desperate need of repair and several roof leaks were noted.

The mechanical and electrical systems need renovation and updating, although the electrical appears to be adequate is size.

The building is typical of the construction materials and methods used during this era. This is one of the few buildings that has stucco on all exterior elevations.



Application for Certificate of Appropriateness

****E-PLANS 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:

_____ *Eric Allen* _____

Please type or print name(s) clearly:

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: _____

APPLICANT INFORMATION:

2. Name of current property owner: _____

If corporation: Corporate Official: _____

Mailing Address: _____

Zip Code: _____ Telephone: _____ Fax: _____

E-mail: _____

3. AUTHORIZED REPRESENTATIVE:

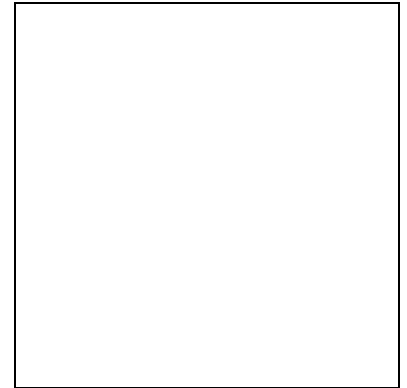
(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name: _____

Signature: _____

Mailing Address: _____ Zip Code: _____ Fax: _____

Telephone: _____ E-mail: _____



(Corporate Seal)

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.)

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

☐ Other (specify): _____

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

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

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

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.)



**Supplemental Information;
Application for Certificate of Appropriateness/ Landmark Board Review
530, 536 and 540 Commercial Street, Springfield Mo.**

The Design Team and Client have invested extensive funds and spent time exploring multiple avenues to renovate this project. However, the existing conditions have more damage than anticipated and are too costly to repair to its original state. The project design that was submitted and approved by the Landmark board was detailed, permitted, and priced; but total construction cost was elevated beyond project feasibility for any reasonable return to the client. The project then went through an extensive value engineering phase, redrawn, re-permitted, and rebid keeping the same design intent for the existing building design. Unfortunately, the rebid still resulted in construction costs too high to make the project viable for the client. Concurrently, the property owners have received numerous notifications from the city indicating this building violates Springfield's "Dangerous, Blighted, and Nuisance Building Codes" and further action shall be taken if not addressed. Considering the extent of the damage to the existing building, costs to improve, and growing pressure from the city, the owner has determined the best course of action would be to remove the existing building and pursue a new development on this property, and the adjacent combined lots. This will be the most viable financial decision and will also be a benefit to the district. This project will create an East Commercial bookend with more retail space and additional apartments, while conforming to the Landmark board guidelines for new construction with emphasis on section 3.6 "Corner Lots".

The exterior shell was covered in multiple layers of stucco over the years. Most of this stucco has delaminated from the wall surface and all that is loose will have to be removed. The existing stucco is covered with a more recent skim coat layer, which has also failed. In many large areas it can be noted where stucco has separated. In other areas, both layers of stucco have failed, and brick is exposed. Some of those areas noted have no mortar and have continued to degrade. Stucco specialists have recommended all stucco should be removed and replaced. There is further concern this process could further damage the existing masonry walls and could be more costly than originally thought until completed due to unforeseen issues and the high probability of further masonry damage concealed or created by removing existing stucco. Please reference the attached reports and photos that further illustrate the issues listed above.

The building has extensive water damage caused from a decade or more of large amounts of water entering the building, combined with an overloaded roof structure. This has created extensive damage to the exterior shell, foundation, roof, and all wood in the building.

The existing roof has led to significant water damage throughout the building. The east roof has a sheet of waterproof membrane laid over it and screwed to the existing parapets. This system was installed incorrectly and continually allowed water to infiltrate the building. Wood rot shows signs of years of water infiltration. Chimneys are uncapped and are allowing water into the building cavity as well as roofing tar separated from the parapets. There are 4 layers of asphalt roofing on the west side which all need to be removed. The constant load of these excessive layers, in combination with repeated melting snow loads have caused the roof assembly and exterior/demising walls to separate as much as 3-4", resulting in significant structural issues



between the two units. The supporting beams are pulling out of their wall pockets allowing for even more water and, ultimately, unsafe conditions. These issues are resulting in the need for a complete new roof for both east and west sides, and additional structural supports to secure the two buildings back together.

The east foundation and footing system have extensive damage as well. A portion of one of the existing stem walls has collapsed and has unsupported beams. This has allowed constant water infiltration into the crawl space resulting in extensive rot to the east floor framing. Visual photos show portions of flooring being partially supported by abandoned pipes and loose CMU blocks. No parts of the flooring can be salvaged. The west side flooring is in much better shape, but with further analysis it was discovered finish floor height sloped as much as 7" from front to rear, and 4" from side to side resulting in the need to remove and replace the entire first floor. Portions of the east 2nd floor have collapsed completely and are unable to be repaired resulting in the need for complete replacement. The west 2nd floor is more structurally sound, but due to span restrictions it would require a completely new beam and footing system if not completely replaced. In addition, the west roof is not supported with the same post and beam system requiring a complete rework and replacement of the west roof system.

Ultimately, it was determined that virtually every wood member in the building would need to be replaced due to rot, slope issues, span issues, or structural issues.

As soon as demolition authorization and demolition permitting has been approved and completed, a new mixed-use design will follow and combine commercial, residential, and parking facilities. This will utilize the available property to its full potential and create a destination as one of the key entry points of this historic district.

Supporting information is included with this application. Thank you for your time and consideration.

Eric Albers
Insight Design Architects

REQUEST FOR PERMISSION TO DEMOLISH
530, 536 & 540 E. COMMERCIAL STREET

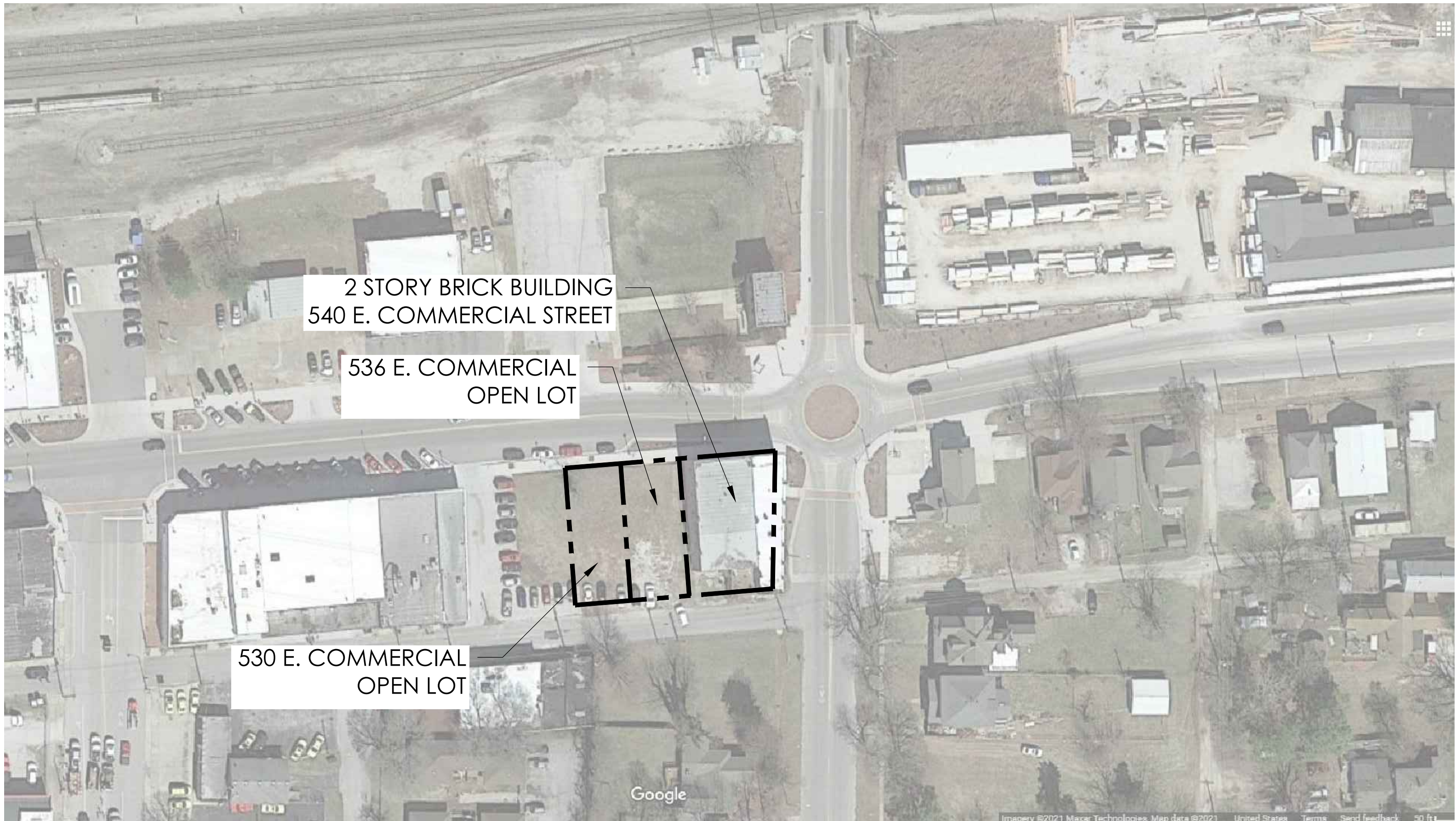


SHEET INDEX:

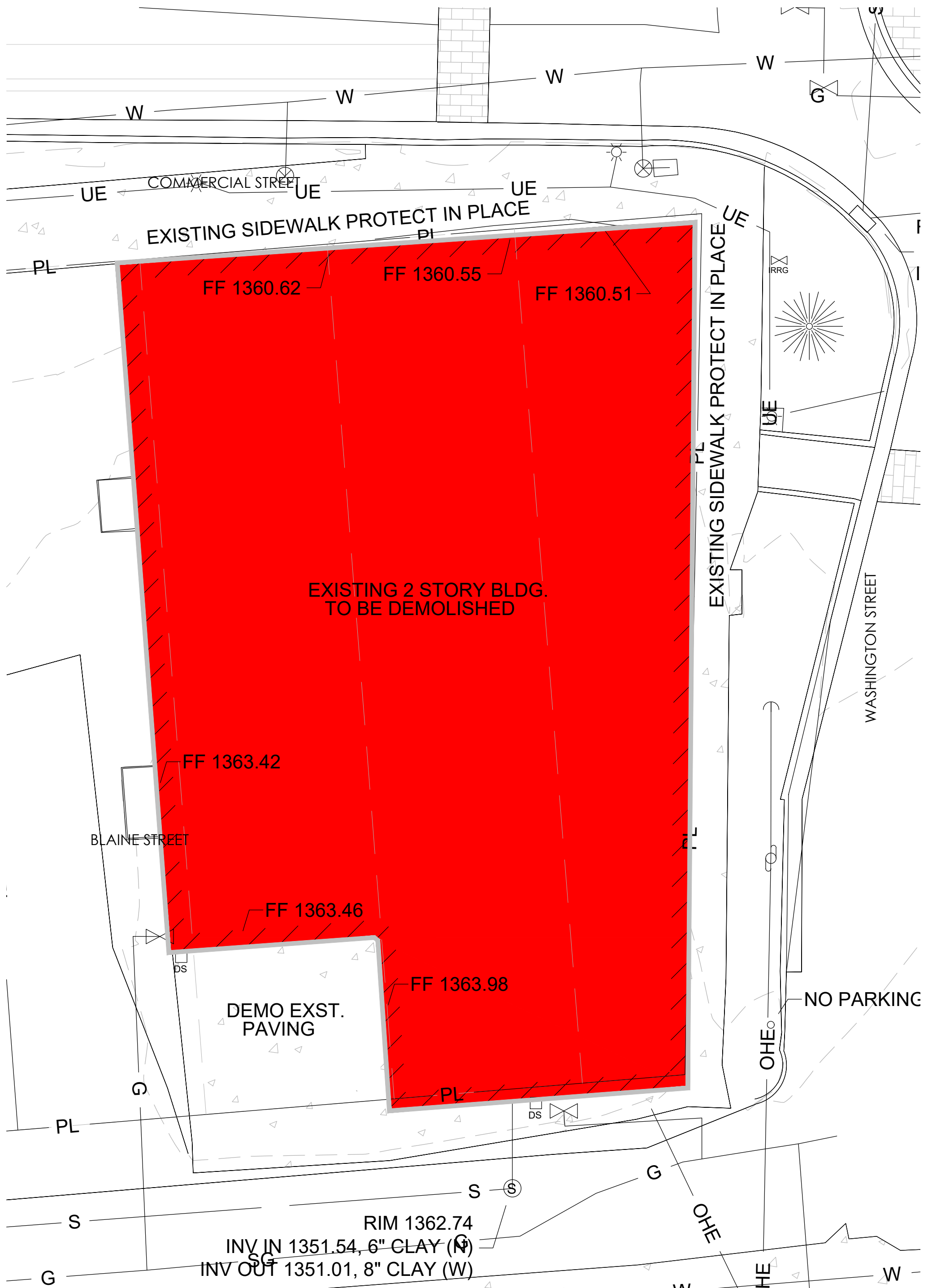
- 1 COVER SHEET
- 2 GENERAL SITE PLAN
- 3 PROPOSED DEMOLITION
- 4 NORTH ELEVATION
- 5 WEST ELEVATION
- 6 SOUTH ELEVATION
- 7 EAST ELEVATION
- 8 SUPPORTING IMAGES - EXTERIOR WALLS
- 9 SUPPORTING IMAGES - EXISTING STUCCO
- 10 SUPPORTING IMAGES - EXISTING ROOF
- 11 SUPPORTING IMAGES - EXISTING ROOF
- 12 SUPPORTING IMAGES - EXISTING ROOF
- 13 SUPPORTING IMAGES - WATER DAMAGE/ COLLAPSE
- 14 SUPPORTING IMAGES - EXISTING CRAWL SPACE
- 15 SUPPORTING IMAGES - IDeA FIELD REPORT (ROOF & STUCCO)
- 16 SUPPORTING INFORMATION - CITY LETTER
- 17 SUPPORTING INFORMATION - STRUCTURAL REPORT

LANDMARK BOARD MEETING
11/??/2022

1	COVER SHEET AND INDEX
LANDMARK REVIEW - 540 E COMMERCIAL STREET	



2	GENERAL SITE PLAN	1/64" = 1'-0"
LANDMARK REVIEW - 540 E COMMERCIAL STREET		



LEGEND	EXISTING BUILDING TO BE DEMOLISHED	
3	PROPOSED SCOPE OF DEMOLITION	1" = 20'-0"
LANDMARK REVIEW - 540 E COMMERCIAL STREET		

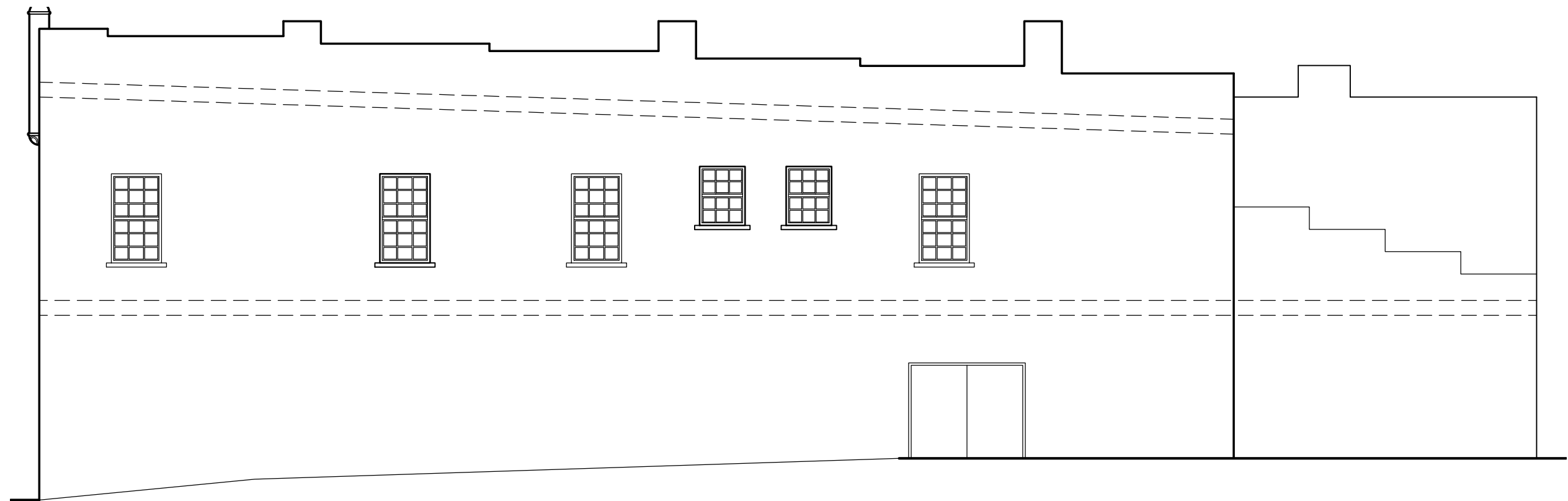


EXISTING NORTH ELEVATION



EXISTING CONDITIONS

4	EXISTING NORTH ELEVATION	1/8" = 1'-0"
LANDMARK REVIEW - 540 E COMMERCIAL STREET		

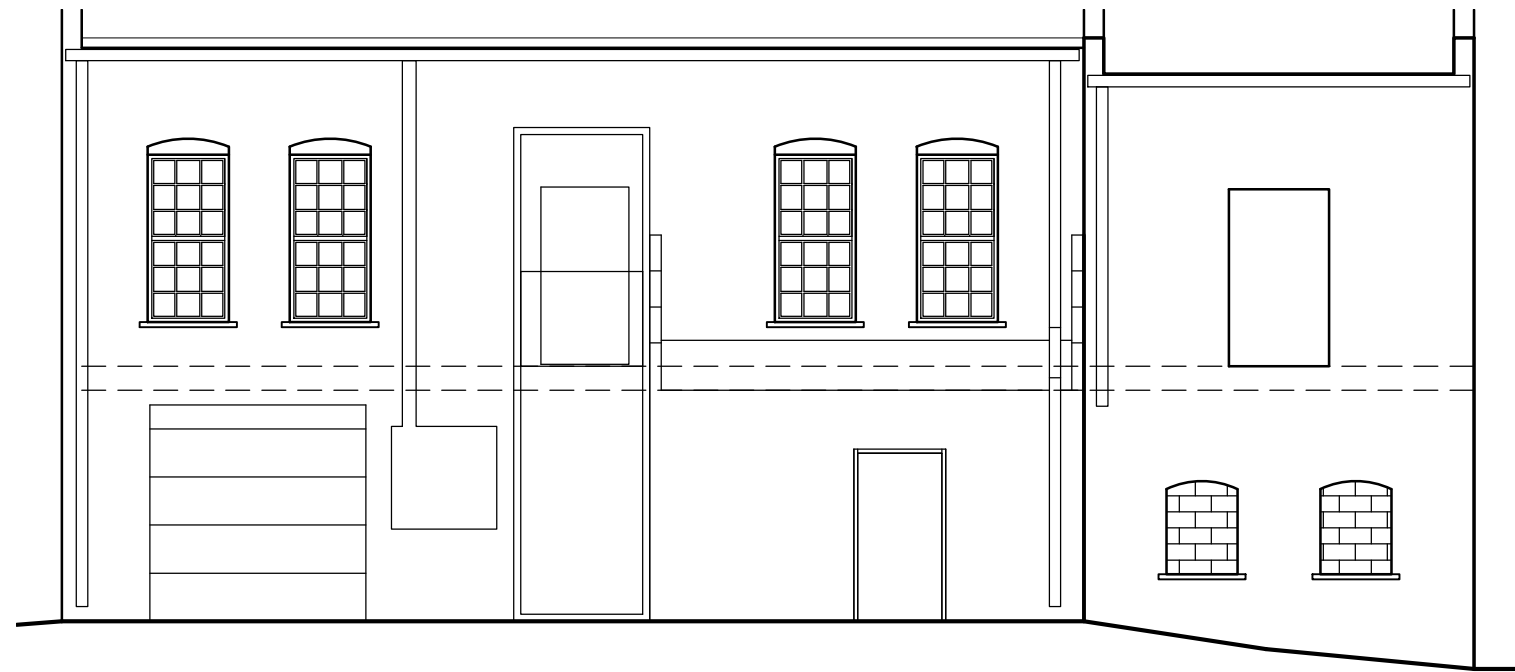


EXISTING WEST ELEVATION



EXISTING CONDITIONS

5	EXISTING WEST ELEVATION	1/8" = 1'-0"
LANDMARK REVIEW - 540 E COMMERCIAL STREET		

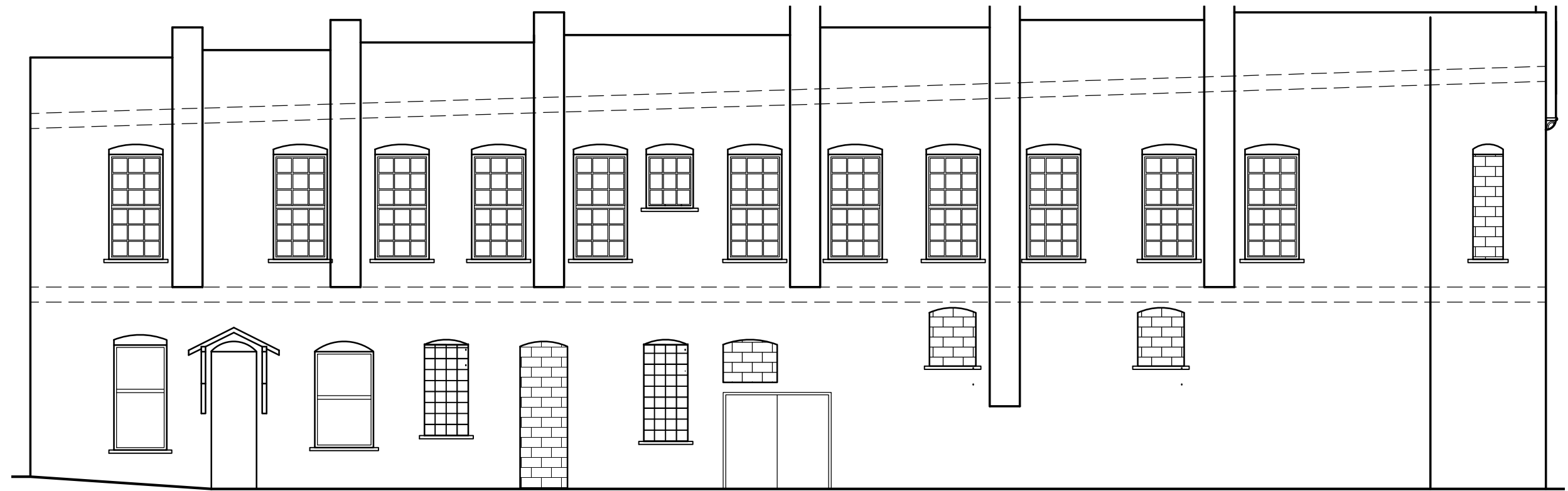


EXISTING SOUTH ELEVATION



EXISTING CONDITIONS/ PROPOSED DEMO

6	EXISTING SOUTH ELEVATION	1/8" = 1'-0"
LANDMARK REVIEW - 540 E COMMERCIAL STREET		



EXISTING EAST ELEVATION

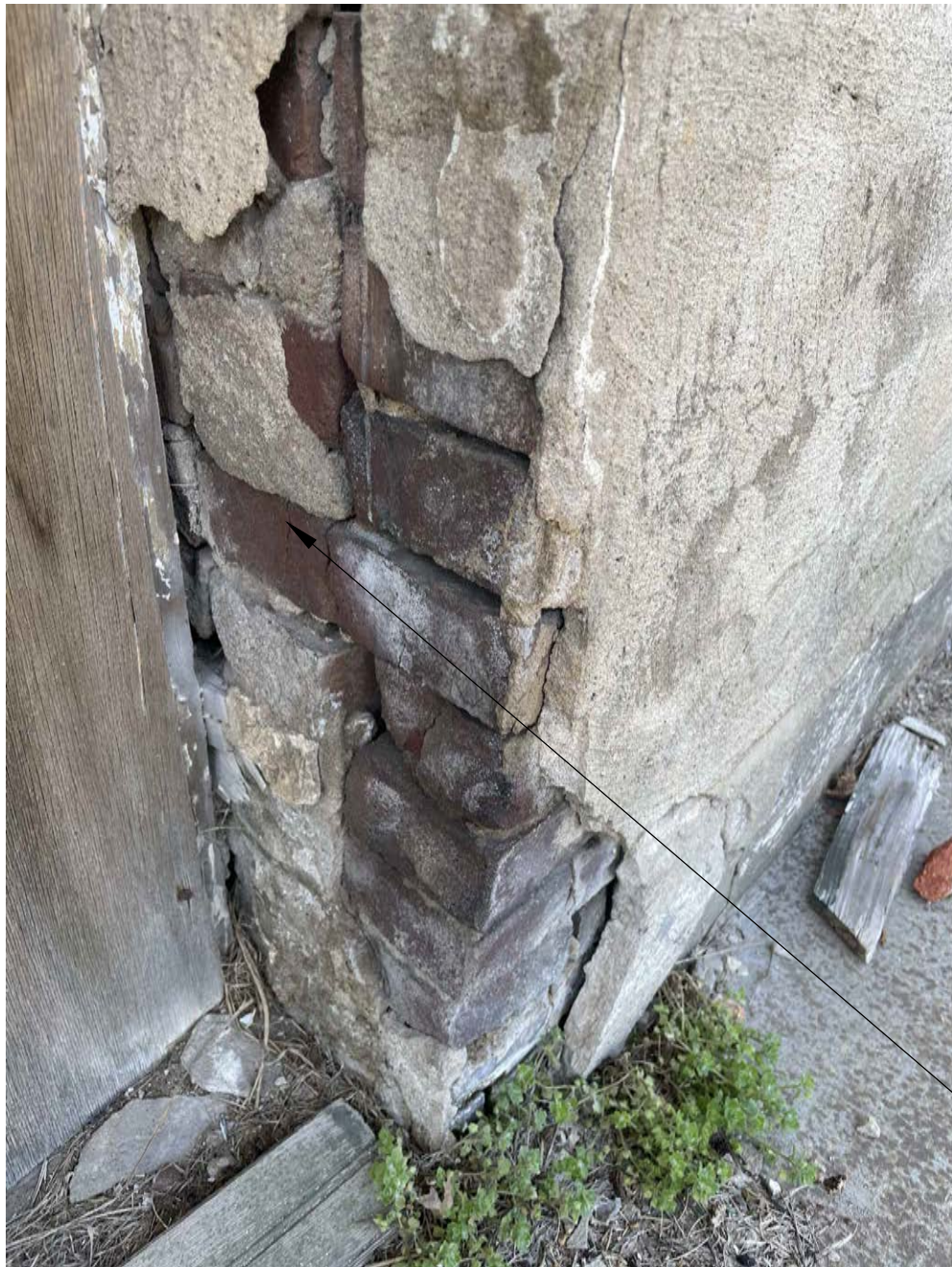


EXISTING CONDITIONS/ PROPOSED DEMO

7	EXISTING EAST ELEVATION	1/8" = 1'-0"
LANDMARK REVIEW - 540 E COMMERCIAL STREET		



VISIBLE SEPARATION OF STRUCTURE. GAP GROWS WIDER AS IT GOES UP. THE PARAPET WALL/ROOF DECK AND SUPPORTING STRUCTURES ARE SEPARATING. WATER DAMAGE HAS COMPOUNDED THIS DETERIORATION.



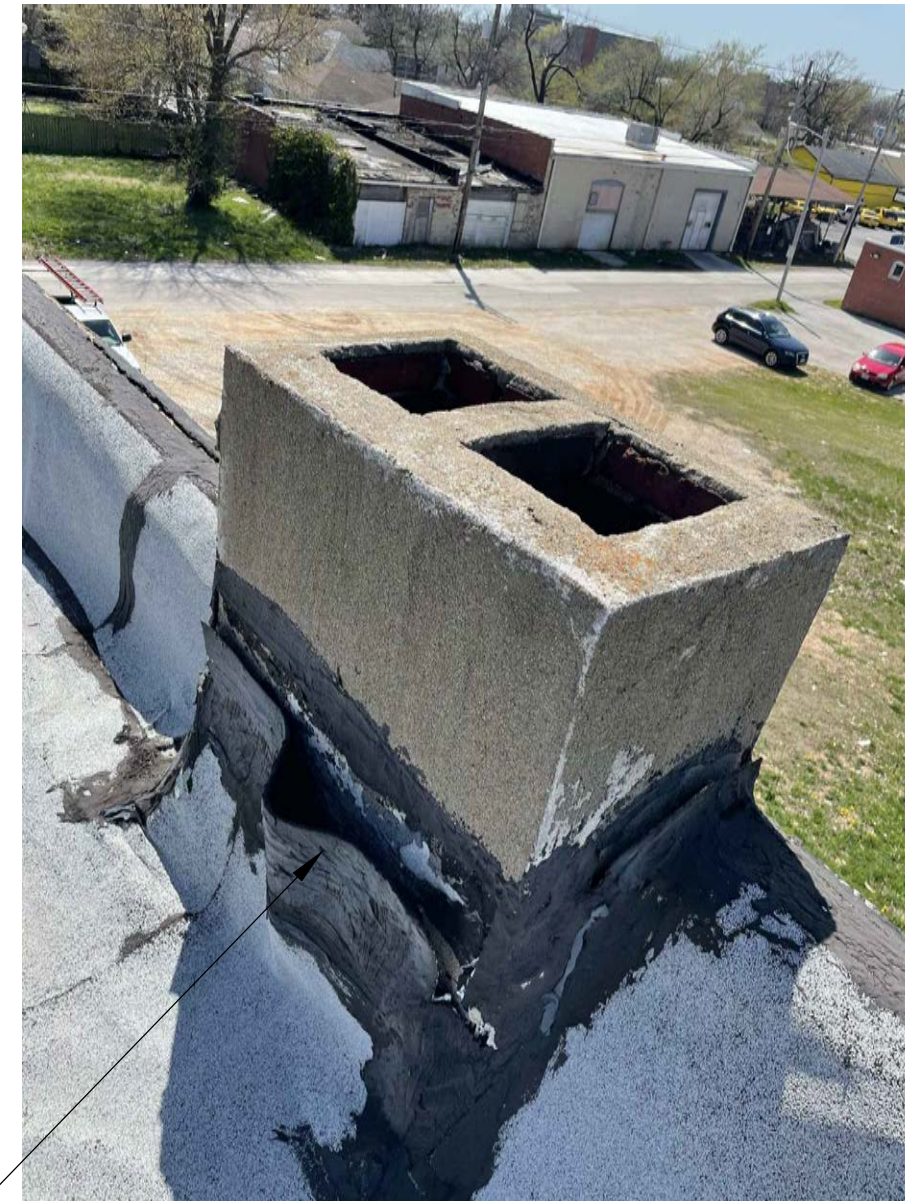
THERE ARE TWO LAYERS OF STUCCO FROM TWO DIFFERENT ERAS OVER EXISTING BRICK. VISIBLE BRICK IS OFTEN MISSING MORTAR JOINTS. DECADES OF MOISTURE, FREEZING AND THAWING HAS CAUSED SUBSEQUENT DAMAGE TO UNDERLYING BRICK. BECAUSE OF THE STATE OF THE EXISTING STUCCO SYSTEM.



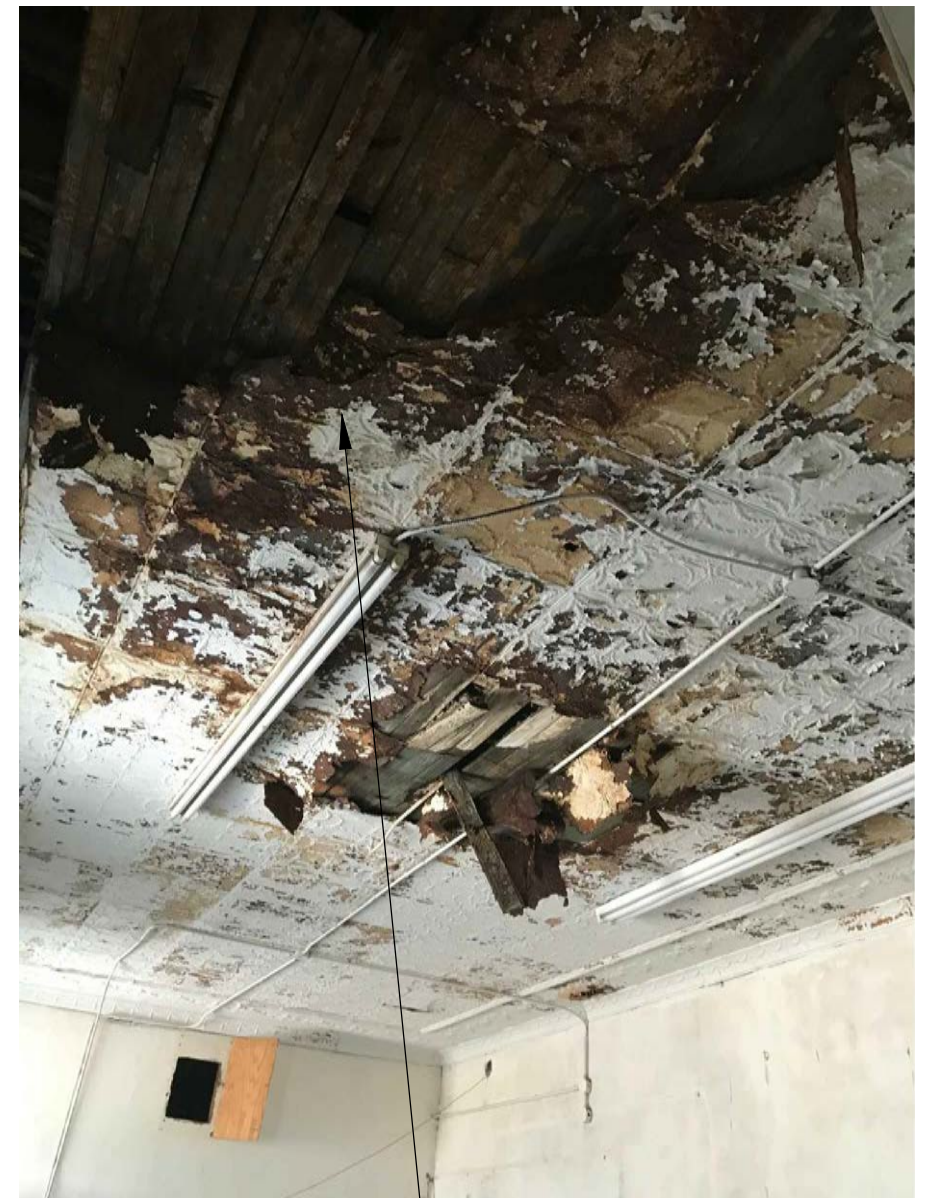
EAST ROOF IS COVERED WITH A TEMPORARY SHEET OF ROOF MEMBRANE, SCREWED TO EXISTING ASPHALT SHINGLES. MULTIPLE PENETRATIONS COMBINED WITH WIND AND RAIN ALLOWED WATER TO CONTINUE TO PENETRATE DAMGED ROOF AREAS. EXISTING SKYLIGHT HAS A PIECE OF ROTTED PLYWOOD COVERING IT WITH NO WATERPROOFING.



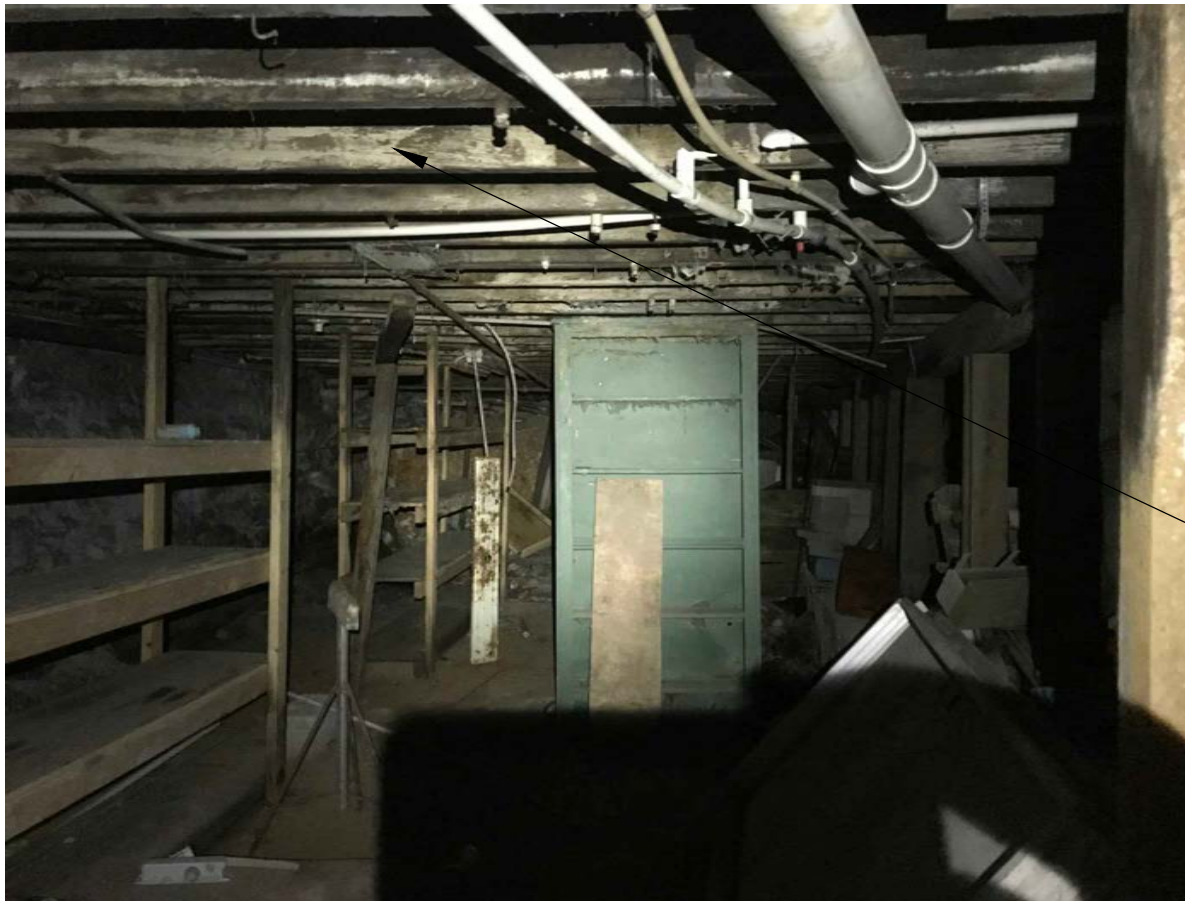
MULTIPLE LAYERS OF EXISTING ROOFING HAVE FAILED OVER TIME AND CAUSED THE EXISTING ROOF STRUCTURE TO BE OVERLOADED. CORE SAMPLE TAKEN SUPPORTS THE PRESENCE OF THESE LAYERS



ROOFING HAS DETACHED FROM EXISTING PARAPET WALLS, ALLOWING WATER INFILTRATION. OPEN FLUES ALLOWING WATER INTO WALL CAVITIES.



EXISTING STRUCTURE AND SPACES REFLECT YEARS OF WATER DAMAGE. WATER DAMAGE TRANSFERRED FROM ROOF TO SECOND AND FIRST FLOORS, AND CRAWL SPACE. SOME AREAS THAT HAVE COLLAPSED.



PARTIALLY COLLAPSED FOOTING WALL WITH
UNSUPPORTED FLOOR JOIST

WATER DAMAGE FRAMING/ STRUCTURAL - NOTE
DARKENED SAGGING FLOOR JOISTS

Attention: Viv Writer & Titus Williams

Address: 540 E Commercial Street
Springfield, MO 65803

Project: 540 E Commercial Street Remodel
Project

Re: Site Observation Visit – Roof and Stucco

Date Issued: April 2, 2021

Trip Date: March 31, 2021

Weather: Sunny, 60+ degrees.

The following are field observations made while visiting the above reference project job site on the date indicated above.

I conducted a field observation trip to review the existing roof and the stucco exterior wall finish with local installers to review the existing conditions and acquire recommendation for renovations. See below for images of the existing conditions, what was observed, and installers' recommendations.

Existing Roof:

I was able to get onto the roof with Roofer Rocky Zimmerman with Reliable Roofing to review the existing roof conditions. The west section of the roof is a modified bitumen roofing system. It appears that the back south half of the roof had been reroofed in recent years. The front-north half appeared older in nature.



Most of the roofing system along the North side has come unattached to the parapet wall allowing moisture in this area to enter the building.



The existing parapet cap is rounded concrete in most location with no coping cap. This is pretty normal for older building of this period, all attachment between the parapet cap and roofing membrane is installed with pitch and or tar.



FIELD OBSERVATION REPORT

All existing pilasters are hollow with exposed tops allowing the element enter the wall cavities with a select few used for the mechanical system.



The east roof has been covered with a loose TPO membrane attached around the perimeter with mechanical fasteners. This appears to be a temporary fix to keep the majority of water from entering the roof system, but not tight enough to create a water tight system.



The West section has about 4 old layers of roofing system installed directly over the wood deck. There is currently no insulation on the roof.



Lastly there was some sagging on the west section near the south side which will need to be reviewed by the structural engineer. We already intend to change the way the roofing is supported on the second level by removing the existing bearing walls and adding post and beam system. We will have the engineer review the sagging and see if additional support is needed.

Recommendations are as follows:

- Remove all existing roofing systems down to existing deck. Repair or replace deck as needed.
- Build plywood cants around perimeter of building to get water shedding away from roof to wall joints.
- Install 4" of ridge insulation board on the deck.
- Install new 60 min TPO system on both sections. This shall also lap over the parapet between sections. We could look at mechanically fastened or fully adhered.
- Provide new coping cap on all exposed perimeter pilasters to stop water from entering the tops of these.
- We can explore a few options on the parapet caps. A new coping cap would be preferred to allow you to lap the TPO over the top of the cap wall. This would require us to level off the rounded cap to allow proper attachment. This would be deviating slightly from the historical look but would give you better and longer lasting water tight system. Other option would be to provide a new nailer on the back side of the parapet with flexible termination bar, and reseal the top rounded concrete cap. This would keep more of the historical look of not have a coping cap, but could be a long term maintenance issue. Please note that the Commercial street Historical District Design Guidelines do not specifically stated you cannot use new metal coping caps, but does state the parapets should be repaired or replaced to match original construction of the masonry cap instead of metal cap. Sheet 52 Section 4.5, Parapets and cornices.

Existing Stucco System:

I met Bill Ice with Lael Stucco LLC to observe the stucco existing condition and to get recommendations on a new stucco system.

There are visible signs of multiple layers of stucco on the existing masonry walls. This is due to years of patching problem areas. In some areas the existing stucco and lath system is peeling off of the masonry exposing the existing Masonry. Some visible masonry is in good shape and some shows complete deterioration of grout.



In other areas the base or original stucco is solid but the more recent skim coat is flaking off.



The thickness varies across the façade from 2" to 1/2 " thick.

Recommendations for new stucco system:

- **Removal and Replace only what is required:** In this option the installer would remove all existing stucco that is not solid to the existing masonry wall. This would include areas where the existing lath is peeling off, areas that sound hollow and not secure to the masonry, and areas where the skim coat is flaking off. This would not be all of the existing stucco, but all that is loose or flaking. It is hard to determine how much existing would be removed until performing the job. Then new lath and stucco would be applied to areas where all existing was removed, and a new skim coat

FIELD OBSERVATION REPORT

would be applied to areas where existing stucco is solid. Estimates would be around \$10 to \$12 dollars a square foot.

- Removal of all Stucco to expose existing brick and tuck point: The installer stated this could be an issue since the stucco has been installed for so long. The older masonry typically did not have mortar all the way out to the edge of the masonry, so in areas where the existing stucco is solid, it could be rather difficult to remove all stucco without damaging the existing brick masonry, in some areas it could take the masonry with the stucco. The severity would not be known until removal with each area possibly different. The west side seems in much better shape, which also means it could be more problematic to remove. The installer does not tuck point, but he estimated the cost would be at least double the cost of patch and repair. It would cost around \$10 a square foot to remove all stucco and at least that to tuck point the building.
- EIFS System: The best performance for the building would be to encapsulate the existing stucco system with exterior insulation board and then provide a trowel on texture to match the existing stucco system. The insulation board would be mechanically fastened through the existing stucco to the masonry. This would be salary cost since there would not be as much demo, but smooth surface for the insulation board would be desired. The issue would be that it would cover any historical detailing still existing on the building, including recreating window sills, headers, and turrets. This would also not be a traditional stucco product at this point, but rather a trowel on EIFS finish that looks like stucco. There are some concerns with using this system on the lower perimeter since this system is not very durable and is acceptable to vandals damaging the insulation board. You can use a stiffer product or even masonry board instead at lower levels, but challenging to plain out without definite material changes which would deviate from historical building lines. I understand that this would add the additional insulation value desired and give a more water tight system, but it would need to be reviewed with the landmark board prior to proceeding. This is the only fully stucco finished building on Commercial street, so there might be some leeway on what is allowed, but please note that the Commercial street Historical District Design Guidelines page 67-68 section 5.4 for new construction specifically states that EIFS systems are not allowed on new construction so I can assume they will have a similar approach to reskinning the existing building with EIFS system. See 5.4.3 verbiage from their design guidelines on the next page.

5.4.3. GUIDELINE:

Painted, panelized cladding systems, including exterior insulated façade systems (EIFS) and cementitious boards are not permitted.

5.4.4. GUIDELINE:

Clapboard or batten-style siding, including wood and cementitious board are not permitted on primary buildings. Accessory buildings may use wood board or cementitious board siding. Aluminum and/or vinyl siding is never permitted.

5.4.5. GUIDELINE

Chain-link fences on primary façades of open lots are not permitted.

5.4.6. GUIDELINE:

A submission of samples of all building materials, including mortar, shall be required prior to approval.

5.4.6. GUIDELINE:

The pointing of mortar joints on masonry additions to historic buildings shall match that on the original building in color, texture, composition, and joint profile.

INSIGHT DESIGN ARCHITECTS, LLC
Eric Albers, Architect, NCARB



Abatement Notice and Order

Scan for details:



09/29/2022

540 Commercial Partners LLC
1660 N Campbell Ave
Springfield, MO 65803-2705

**Re: 540 E COMMERCIAL ST
BLI2022-00320**

The building or structure at the above-stated property violates Springfield's "Dangerous, Blighted, and Nuisance Building Code" (Springfield City Code §§ 26-61 through 26-84).

The conditions at the property: violate *Springfield City Code* § 26-62; are detrimental to city residents' health, safety, or welfare; and, are a public nuisance. The following statements list the code sections those conditions violate and describe the conditions.

26-62.(13) Those boarded buildings, as defined by section 36-1218 of the Springfield City Code, that do not have a valid boarded building permit issued by the City of Springfield in accordance with section 36-1229.

Description:

Work on the above conditions must comply with all adopted building codes and ordinances.

Before starting work, you must:

- a) obtain a permit if you choose to recondition or repair your building or structure; or
- b) apply for a permit if you choose to demolish your building or structure.

Additional permits may be required. If you perform any work without a permit, it may become a matter for prosecution in Municipal Court. For permit information please visit ecity.springfieldmo.gov, or email building@springfieldmo.gov, or call 417-864-1585.

Once you have the permit(s), you must not only begin reconditioning, repairing, or removing these conditions by **November 13, 2022**, but you must also proceed continuously, without unnecessary delay. If you don't, an Administrative Hearing will be held in accordance with *Springfield City Code* §§ 26-68.

The structure must remain vacant until all the above conditions are abated.

A "Notice of Administrative Hearing Affecting Real Estate" has been recorded in the Greene County Recorder's Office, which could influence any future sale of the property.

An answer to this writing is permissible, but not required.

Respectfully,



Glen A Tune

Residential Building Inspector

cc: Legacy Bank and Trust

4108 S National Ave
Springfield, MO 65807

(Grantee: Deed of Trust, dated 12-31-2020, recorded on 1-5-2021, at Book 2021 Page 000484-21 in the Greene County Recorder's Office. Deed of Trust, dated 9-10-2021, recorded on 9-10-2021, at Book 2021 Page 045613-21 in the Greene County Recorder's Office.)

Spentrust-Missouri, Inc.

c/o Spencer Fane
2144 E Republic Rd
Ste B300

Springfield, MO 65804

(Trustee: Deed of Trust, dated 12-31-2020, recorded on 1-5-2021, at Book 2021 Page 000484-21 in the Greene County Recorder's Office. Deed of Trust, dated 9-10-2021, recorded on 9-10-2021, at Book 2021 Page 045613-21 in the Greene County Recorder's Office.)

Titus M Williams

1660 N Campbell Ave
Springfield, MO 65803-2705



structural ▪ forensic ▪ building enclosure

STRUCTURAL INSPECTION

by Professional Engineer
October 15, 2020

PROJECT INFORMATION:

540 East Commercial Street
Springfield, MO 65803

PROVIDED FOR:

Eric Albers
Insight Design Architects
112 South Main Street,
Nixa, MO 65714

November 11, 2020

Eric Albers
Insight Design Architects
112 South Main Street,
Nixa, MO 65714

Re: Job #8591

540 East Commercial Street
Springfield, MO 65803

To Whom It May Concern:

At your request, on October 15, 2020, the subject residence was examined to assess the structure for proposed renovations. This report presents the professional opinion of Jared Cope, P.E., S.E., of Miller Engineering, P.C. The inspection was performed by Dylan Newell, E.I., during a limited time and scope inspection of exposed to view elements. No detailed structural calculations, destructive testing, or environmental tests were done. Due care was exercised in the performance of this inspection, but Mr. Cope and/or Miller Engineering, P.C. neither make representations nor guarantees with respect to latent deficiencies or future conditions as part of this inspection or report.

Observations:

For the purposes of this report, it is assumed that the front of the building faces north and is situated on a relatively flat lot. The building consists of a stacked stone foundation, multi-wythe brick walls for the exterior and demising wall, and typical wood framing for the interior walls, roof, and floor framing. The roof is a low slope monoslope type. The building is divided into east and west suites by a masonry demising wall. There is a partial basement beneath the east suite, there is a crawlspace beneath the rest of the building. There are two floor levels in both suites.



Front of Building

Interior:

The interior of the building was examined for signs of deterioration or adverse damage and was observed to determine the framing configuration.

The floor framing of the first floor on the west and east suites consists of 2x12 floor joists spaced approximately 16" on center spanning in the east-west direction. The first-floor joists on the west side have two spans, approximately 21' and 20', and are supported in the middle of the west suite by a foundation wall. The first-floor joists on the east side span the full width of the east suite, which varies from approximately 22'-6" at the north end of the building to about 14' at the south end.

The floor framing of the second floor on the west and east suites consists of 2x10 floor joists spaced approximately 16" on center spanning in the east-west direction. The second-floor joists on the west side have two spans similar to the first-floor framing below and are supported in the middle of the suite by a beam and column line that aligns with the foundation wall below. The second-floor joists on the east side span the full width of the east suite, similar to the first-floor framing below.

The beam and column line in the west suite consists of six spans of a multi-ply 2x beam with various spans around 13' each. The beams are supported by solid 8x8 wood posts.



Beam-Column Line on First Floor of West Suite

The roof framing above the west and east suites consist of site-built trusses spaced approximately 16" on center spanning in the east-west direction. The trusses vary in depth to form the monoslope roof, with the deepest at the front of the building (north face) and the shallowest at the back of the building (south face). The roof trusses on the west side have three spans, approximately 17'-4", 6'-9", and 17'-3" (measured east to



west), and are supported by two wood-framed load-bearing walls on the second floor. These load-bearing walls appeared to form a hallway in the center of the second floor of the west suite. These load-bearing walls develop an offset load path since they do not align with the beam and column line below. The roof trusses on the east side span the full width of the east suite similar to the floor framing below.



Load-Bearing “Hallway” Walls on Second Floor of West Suite

The remainder of the wood-framed walls within the building did not appear to be load-bearing, with the exception of the two “hallway” walls on the second floor.

There are many locations on the first floor of the east suite where the floor framing is greatly deteriorated, likely due to moisture problems. Many locations could not be traversed due to the level of damage. Several holes were observed through the floor from this damage. The floor planking has created ridges due to extreme swelling of the wood in some areas. The first-floor framing on the west side did not appear to have the same level of moisture damage, but some damage was still observed. Holes were observed in this floor as well.



Buckled Floor Planks on First Floor of East Suite

The second floor on the east side contains several large holes that appeared to align with the damage observed on the first floor. Signs of past elevated moisture and bulk water intrusion were observed in the roof framing above these damaged areas. The second-floor framing on the west side did not appear to be damaged as severely as the east but also contains some large holes.



Hole in Second Floor of East Suite



Hole in First Floor of West Suite

Piles of extremely deteriorated wood framing were observed in several locations on the second floor where the ceiling/roof framing above had collapsed, though no large scale collapse had occurred.



Pile of Debris on Second Floor of East Suite



Deteriorated Roof Framing of East Suite



There was a considerable gap observed between the north exterior wall and the roof at the east and west suites. Daylight was visible through this gap and various items like leaves had fallen into this gap and were visible from the inside.



Horizontal Gap at North Wall and Roof of West Suite

A significant vertical gap was observed between the north wall of the west suite and the demising wall. This gap was estimated to be 3" to 4" wide at the roof level. Daylight and objects across the street were visible through this large gap and miscellaneous building materials and debris were observed within the crevice. The roof framing at the north-east corner of the west suite showed signs of movement away from the demising wall. The wood members appeared to have been pulled out of their respective support pockets in the masonry wall. This created a gap between the roof and the demising wall in this area. The roofing membrane material was visibly pulled away from the parapet wall above the roof level. The south-east corner of this suite did not appear to exhibit similar differential movement.



Vertical Gap at North Wall of West Suite



Vertical Gap at North Wall of West Suite



Vertical Gap at North Wall of West Suite



Roof Truss Sliding out of Support Pocket



Displaced Bricks at Top of South Wall of West Suite



Exposed Roof Membrane at West Suite

Several cracks were observed in the exterior masonry walls that are likely due to shrinking and swelling of the masonry or differential settlement of the building.



Crack in Masonry Wall of West Suite



Crack in Masonry Wall of West Suite



Deterioration and modifications were observed on the load-bearing “hallway” walls on the second floor west suite. A few of the roof trusses at the far south end of the west suite had sagged substantially, due to the damage of the supporting walls below. Significant deflection was observed at the far south end of the multiply beam in the west suite as well. This is likely related to the damage above and potentially due to elevated moisture.



Damaged Load-Bearing Wall on Second-Floor of West Suite



Deflected Beam at South End of Beam-Column Line at West Suite

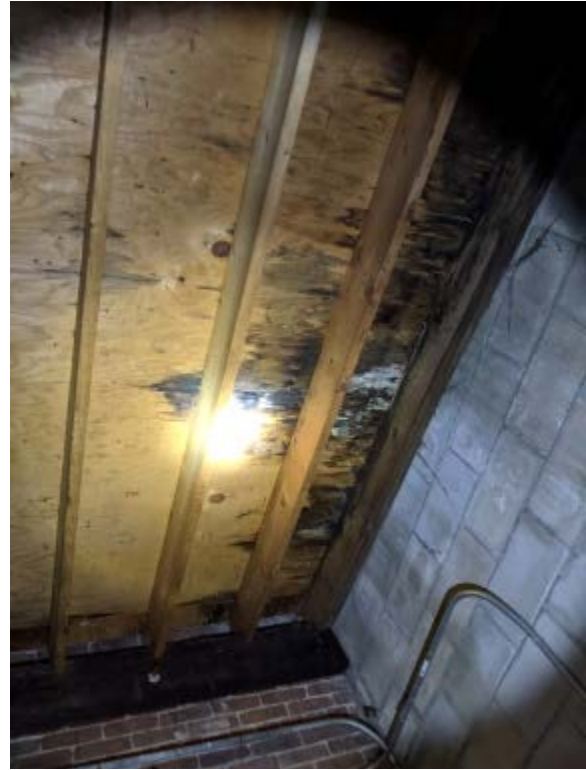


Load-Bearing Studs Cut Off at West Suite

An addition was added to the south side of the west suite at some point in the past. This addition was constructed of stand-alone CMU walls on the south, east, and west sides. The north side of the addition shares the south wall of the original building. The roof framing consists of 2x rafters spaced about 16" on center spanning in the north-south direction. The rafters are supported midspan by a steel beam that spans about 17' in the east-west direction. This steel beam appeared to be a Wide Flange structural shape, approximately 10" deep with a 4" flange width. The roof framing is supported by the top of the CMU wall on the south side and is supported by a ledger board attached to the original building on the north side. Significant deterioration of the roof framing was observed within the addition. This damage appeared to be from high moisture levels. The addition appeared to be supported by a slab-on-grade foundation.



Deteriorated Roof Framing at Addition



Deteriorated Roof Framing at Addition

Basement:

The basement was traversed and examined for signs of deterioration or adverse damage.

Several miscellaneous braces and temporary supports had been installed in the basement to attempt to support the first-floor framing of the east suite.



Additional First-Floor Supports in Basement



Additional First-Floor Supports in Basement



Additional First-Floor Supports in Basement (Cast Iron Pipe Girder)



A large hole between the east and west suites was observed within the demising foundation wall that has caused a couple of floor joists to become unsupported.

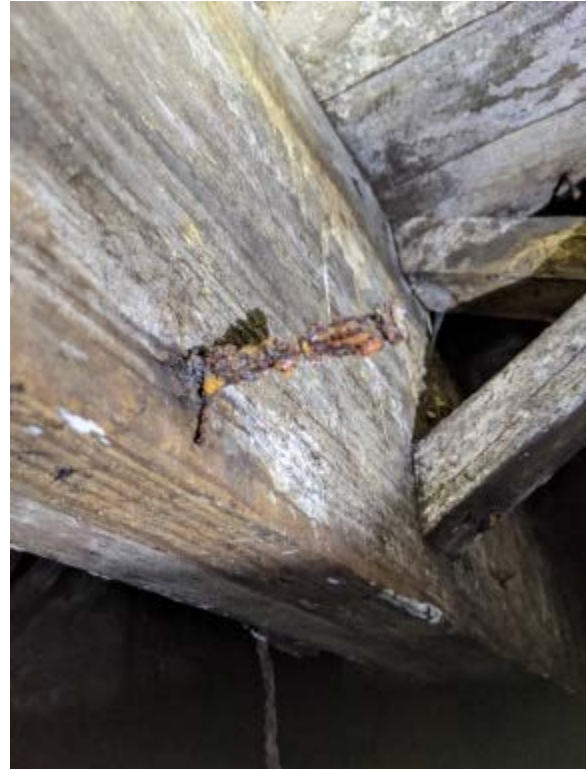


Hole in Basement Demising Wall

The floor of the basement contains a layer of semi-dry mud and most of the floor framing above was observed with significant moisture damage.



Muddy Basement Floor



Rusty Nail from Elevated Moisture



Moisture Damage in Basement



Moisture Damage in Basement



Moisture Damage in Basement



Organic Growth in Basement

The foundation walls observed from the basement appeared to be constructed of stacked stone coated with a layer of mortar to form a semi-flat wall face.

The far east foundation wall near the south-east corner of the extents of the basement appears to have had the majority of the inside mortar layer eroded off by repeated high moisture levels or bulk flowing water.



Eroded Basement Wall



Eroded Basement Wall

There are two locations at the east wall of the basement where an exterior access pit exists. These two pits are covered by a sidewalk adjacent to the east wall outside the building. Rudimentary support over these pits beneath the sidewalk was visible from the basement. Signs of past water intrusion were observed in these areas and this likely is a primary source of water intrusion into the basement.

**Exterior Access Pit #1 in Basement****Exterior Access Pit #2 in Basement**

The crawlspace beneath the west suite was partially observed through a hole in the floor framing near the south-east corner of the west suite. At the time of inspection, the moisture level of the crawlspace in this area did not appear to be as high as that beneath the east suite. Several miscellaneous braces and temporary supports had been installed in the basement to attempt to support the first-floor framing of the west suite, although not to the same extent as beneath the east suite.



Crawlspace at West Suite

Exterior:

The exterior of the building was examined for signs of adverse movement.

Some cracking was observed within the plaster that coated the exterior of the multi-wythe masonry walls, but the most noteworthy being the large vertical gap between the north wall of the west suite and the demising wall. Debris was observed within the gap from the exterior. This gap was estimated to be 3" to 4" wide at the roof level and the gap became narrower closer to the ground level. The gap was minimal near the base of the wall.

The lateral system at the front elevation of the building appeared to have been modified after the original construction of the building. Large storefront windows were observed where masonry shear walls or steel frames would likely have been built.



Vertical Crack in North Wall



Vertical Crack in North Wall



East Exterior Wall



South-East Exterior Corner



South Exterior Wall (East Side)



South Exterior Wall (West Side)



West Exterior Wall



North-West Exterior Corner

**Proposed Renovation/Use:**

According to the architect, the proposed use of the building is as follows:

Restaurant - First Floor, East and West Suites

Residential (apartments/lofts) - Second Floor, East and West Suites

Rooftop Bar - Roof, South end of West Suite

Unused/Unfinished - Basement

Garage (for Owner parking) - Addition on the south side of the building

Recommendations:

A new lateral system consisting of shear walls or moment frames is required at the main level of the front elevation of the building.

The load-bearing walls on the second floor west suite will likely have to be removed or relocated to layout the future residential units. A beam and column line will have to be installed to support the roof framing in place of these existing walls. This new beam and column line will likely align with the existing beam and column line on the first floor. New support framing which does not align with an adequate support structure below will require additional framing following a continuous load path to the foundation of the building.

The second-floor framing of the west suite will likely have to be reinforced to properly support the loads prescribed in the current building code. This can be done by adding two additional beam-column lines on the first floor cutting the span of the floor joists in half (approximate new max span of 10').

The existing roof framing cannot properly support the proposed rooftop bar. The rooftop bar will need to be supported by an entirely new support structure on the second floor. A continuous load path will have to be provided for this new support structure down to the ground. This means additional beams and columns will likely need to be installed at the south end of the west suite on the first and second floors.

The majority of the first-floor framing of the east suite will need to be removed and replaced. Most of it is severely damaged and deteriorated beyond the point of remediation. The exact extents of the framing to be replaced is unknown; a more exhaustive examination of the floor framing will need to be done during demolition to make this determination.

The first-floor framing of the west suite is mostly intact, but will likely need to have two additional pier and girder lines installed in the crawlspace to reduce the span of the floor joists. The floor joists at their current span will not likely support the loads prescribed in the current building code. Additional intermediate supports may need to be installed in the crawlspace on an as-needed basis in areas of localized damage or deterioration.

Some of the roof trusses will likely need to be reinforced or repaired to support the loads prescribed in the current building code.

Many of the structural issues within the building are likely the result of long-term bulk water infiltrating the building through the roof. To stop this water intrusion, the installation of a new roof system is recommended.

The large vertical gap in the north wall and the horizontal gaps at the roof level require further investigation to determine if the adverse movement is still occurring. If the building is determined to be stable and no



longer moving, the gaps can be filled and additional anchorage and support can be installed to secure the structural elements.

The removal and replacement of the roof framing over the addition at the south end of the west suite is recommended. Additional waterproofing measures to prevent repeated deterioration of the new roof framing is also recommended.

The water infiltration issues in the basement and crawlspace need to be remediated. Additional investigation is required to determine the exact location and extent of water intrusion before a reliable repair method can be recommended.

**Disclaimer:**

The design of new and renovated structural systems for the remediation of this building is beyond the scope of this cursory report. However, Miller Engineering can provide structural engineering services, building enclosure consultation, and further recommendations for an additional fee. Please feel free to request a proposal from our office to provide these services.

This professional opinion is based upon a limited examination of the structural materials visible at the time of the inspection. Other conclusions could perhaps be developed as the result of a technically exhaustive engineering study. Such a study could involve several hours of information gathering at the site, laboratory testing, research, and engineering analysis and would involve a substantially higher fee. This limited structural inspection should not be construed as a guarantee or warranty of any kind.

This professional opinion is for the sole use of the Miller Engineering, P.C. customer and is the intellectual property of Miller Engineering, P.C. Use by a third party is prohibited. By the release of this report, the customer promises to indemnify and hold harmless Miller Engineering, P.C., the engineer, and the inspector for any damages claimed by others in the use of this report. Liability is limited to the fee charged for this service.

If you have any questions about this letter, please do not hesitate to call us at 417-866-6664 or email at info@millerstructures.com. Thank you for calling upon Miller Engineering, P.C. for this service.

Sincerely,

By

Dylan Newell, E.I.



Reviewed

Jared Cope, P.E., S.E.

Existing Conditions



“The building was blighted before the current owners’ purchase. For years, the building sat vacant and decayed with no intervention to improve it. Multiple people approached the owners on buying it just because those individuals believed it best for it to be demolished rather than see a derelict building at an entrance of the district. The owners purchased it against their better judgement for the betterment of the district with the goal of trying to save the building. Unfortunately, the condition and marketability of the current building are the reason they have decided to raze the building.”

540 Commercial Street – Future Project Inspirational Images



Facade

- Façade concept - to break the façade into three separate storefronts to scale the larger façade and better relate to existing Commercial street vernacular.



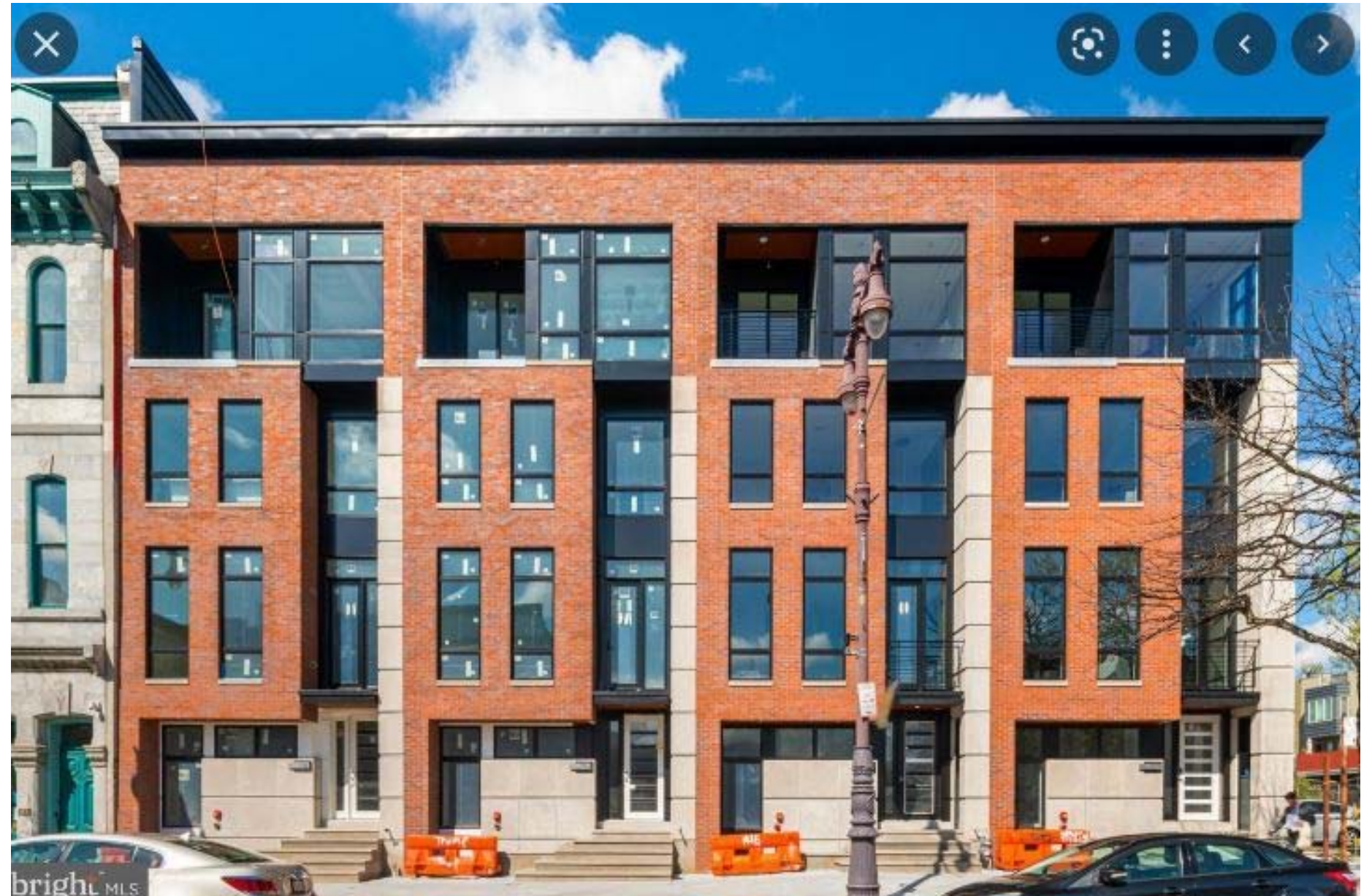
Facade

- Façade concept - to break the façade into three separate storefronts to scale the larger façade and better relate to existing Commercial street vernacular. Commercial on first floor and residential on the second floor.



Repetition

- Repetition could be used to break up the façade. Modify lower for commercial storefront entry. Good job of breaking up the façade and using a mix of historical masonry and modern materials



540 Commercial Street – Future Project Inspirational Images



Materials

- Materials could be more modern aesthetics while fitting in with Commercial street's historical setting.



Blend with Existing

- This option depicts a new building design that would blend nicely with the current Commercial street vernacular with masonry brick, glass, and lower commercial awnings.



Modern Option

- This option depicts a more modern design, and more on the residential side. The horizontal materials look a little more modern

