



City of Springfield

Agenda

Landmarks Board

John Hawkins (Chair) Walnut Street Representative	David Hammons Historian Representative	Bryan Lenox Real Estate Representative
Vacant	Nicole Falconer	Jason Nunn
Mid-Town Representative	Architect Representative	At-Large Representative
Seva Nix Commerical Street Representative	Genevieve Henry (Vice Chair) At-Large Representative	Lisa Napoli Meagher At-Large Representative

July 15, 2026

5:30 PM

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

1. Roll Call

2. Approval of Minutes

2.1. June 10, 2026

3. Unfinished Business

4. New Business

4.1. Certificate of Appropriateness
217 West Commercial Street (Applicant: K. Decker Properties, LLC)

5. Communications

5.1. Social Media Sub-Committee Minutes March 30, 2026

5.2. Historic Preservation Plans & Policies

5.2.1 Goals and Priorities

5.3. Community Outreach

6. Reports

6.1. Administrative Certificate of Appropriateness - 413 East Walnut Street

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

7. Adjourn

MINUTES OF THE LANDMARKS BOARD

DATE: June 10, 2026

TIME: 5:30pm

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

ROLL CALL:

Landmarks Board members: John Hawkins-Chair, Genevieve Henry-Vice Chair, Lisa Napoli Meagher, David Hammons, and Seva Nix (via phone). Absent: Nicole Falconer, Bryan Lenox, Jason Nunn, and Wanda Quintana. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: May 6, 2026 were approved.

UNFINISHED BUSINESS:

Potential Historic Nomination: **3535 South Lone Pine Avenue** - Neighbors previously approached the Board to discuss designating this property as a historic site. At the last meeting, a motion to nominate was made but not seconded. Andrew Menke noted that the property owner was contacted but declined to provide comment and stated that a demolition permit was issued only for the Treadway Building and the structures directly behind it. Two other historic buildings on separate parcels (the former bike shop and a home) at that address remain standing and are fenced off.

The Board discussed the historic designation process. For a Historic Site designation, the Board would vote on whether to nominate a property, then vote on a recommendation (at a subsequent meeting), followed by a City Council vote on designation. If designated as a Historic Site, and the Board denied a demolition request, a 60-day demolition delay would be imposed. The Board may then request that City Council extend the delay further. Board members touched upon the balance between historic preservation and property owner rights, noting that City Council does take the property owner's position into consideration.

The Board decided to keep this item on the agenda for further discussion at a future meeting.

NEW BUSINESS.

Letter of Support: **West Central Architectural Survey Grant** - Genevieve Henry, presented a request for a letter of support for Queen City Preservation and stated that they have applied for a \$47,000 grant (60/40 matching, with West Central providing 40%) from the State Historic Preservation Office. West Central is looking to fund an architectural survey of approximately 275 historic residential and commercial properties in a defined area of the West Central neighborhood (roughly from South Avenue to New Avenue, covering one to two blocks north and south of State Street) to establish historic context and assess the integrity of properties, potentially leading to the designation of a historic district.

Genevieve noted that the grant includes a \$2,000 line item for Queen City Preservation, which would go towards the organization's educational programs (e.g., woodworking, plaster, window workshops). Genevieve said an endorsement by the Landmarks Board would add points to the grant application. She also clarified that the grant will pay for an outside consultant to conduct a "windshield level" survey to define boundaries for future survey work. At a later date the neighborhood would need to find funding for an "intensive level" survey that details the history of each property, as well as provide a broader historical context for the survey area.

Board Action:

Genevieve Henry motioned to **approve** Letter of Support (**West Central Architectural Survey Grant**). Lisa Napoli Meagher seconded the motion. The motion carried as follows: Ayes: John Hawkins-Chair, Genevieve Henry-Vice Chair, David Hammons, Lisa Napoli Meagher, and Seva Nix (via phone). Nays: None. Abstain: None. Absent: Nicole Falconer, Jason Nunn, Bryan Lenox, and Wanda Quintana.

COMMUNICATIONS:

Historic Preservation Plans & Policies

Goals and Priorities - No updates were available from the City Manager's Office, but the Board expects to receive one in the future.

West College Street Corridor Historical Survey - A public engagement meeting is scheduled for Tuesday, June 23, 2026, at 6:30pm at Resurrection Church in West Central. Consultants will be in town the week of the meeting to document properties and engage with residents and Board members are encouraged to attend; if a quorum is expected, proper public notice will be issued. The meeting will also be recorded and posted online, and the Board received a rough outline and bibliography of the consultants' report for review and comment.

Possible attendees: John Hawkins, Genevieve Henry, Lisa Napoli Meagher and David Hammons all expressed interest in attending.

REPORTS: 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 black ink, appearing to read 'Andrew Menke', is written over a horizontal line.

Andrew Menke, Senior Planner



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:

JULY 15, 2026

CASE: Certificate of Appropriateness

DESIGNATION: Commercial Street Historic District

LOCATION: 217 West Commercial Street

APPLICANT: K Decker Properties, LLC

STAFF: Andrew Menke, 417-864-1613



SUMMARY OF PROPOSAL:

1. Replace second story vinyl windows with new wood interior / aluminum clad exterior double hung windows.
2. Remove current awning and replace with 3' x 3' x 24' acrylic canvas.
3. Replace non-original wood above storefront with PVC board.
4. Tuckpoint brick. (No Board action required.)
5. Paint previously painted surfaces on west and north elevations. (No Board action required.)

STAFF RECOMMENDATION:

Staff recommends approval.



LANDMARKS BOARD STAFF REPORT

FINDINGS FOR STAFF RECOMMENDATION:

1. The property is located within the Local Commercial Street Historic District and within the National District.
2. The *Secretary of the Interior's Standards* states, "Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved." No distinctive features are being removed as part of the proposal.
3. The Commercial Street Design Guidelines do not discourage the presence of a canopy on a building if it is compatible with the façade and adjacent structures (Guideline 4.9.3 & 4.9.4).
4. The vinyl windows on the second story of the south façade are non-contributing and the applicant is seeking to replace them with double hung, aluminum-clad wood windows. Guidelines 4.3.2.2 & 4.3.3.1 of the Commercial Street Design Guidelines recommend replacing non-contributing windows with new wood windows or wood windows with non-wood exterior cladding. The proposed replacement is consistent with the Guidelines.



LANDMARKS BOARD STAFF REPORT

APPLICANT'S DESCRIPTION OF PROPOSAL:

See applicant's attachments for proposal.

STAFF COMMENTS:

1. The *Secretary of the Interior's Standards for Rehabilitation* states that "distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved." No distinctive features are being removed as part of the proposal.
2. No elements of the original façade will be removed as a part of this work, as recommended in Guideline 4.1.1 of the Commercial Street Design Guidelines.
3. While evidence has not been provided that an awning historically existed on the property, there is currently an awning on the structure and the frame for an awning can be seen in 2007 Google Streetview imagery. The Commercial Street Design Guidelines do not discourage the presence of a canopy on a building if it is compatible. Guideline 4.9.3 cautions against allowing canopies "to dominate the façade." It also suggests "keep[ing] awnings in proportion to neighboring structures and awnings." Guideline 4.9.4 states "awning patterns (or lack thereof)...should not be so busy as to distract from the appearance of the total façade composition."
4. When original windows have been previously replaced with non-contributing windows, the Commercial Street Design Guidelines recommend replacing these windows with new wood windows or wood windows with non-wood exterior cladding. This is provided they "match the profiles, dimensions, muntin configuration, and sash heights of the original windows" as confirmed through photographic evidence of the original windows (Guideline 4.3.2.2 & 4.3.3.1). The vinyl windows on the second story of the south façade are non-contributing and the applicant is seeking to replace them with double hung, aluminum-clad wood windows.
5. The Commercial Street Design Guidelines recommend that if non-original windows are being replaced and there is no photographic evidence of the historic appearance, that "wood replacement windows matching the profiles, dimensions, muntin configuration, and sash heights of other District building(s) of comparable age, size, and scale shall be used." (Guideline 4.3.2.2) Historic photographs of the original windows are not available, but the absence of muntins on the replacement windows is consistent with other structures on the street that are of comparable age. The window replacements are consistent with the Design Guidelines.
6. Guideline 4.1.4 from the Commercial Street Design Guidelines recommends, "When cleaning masonry, use only approved methods as outlined in the National Parks Service Preservation Brief #1...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." The proposal includes "gentle cleaning", tuckpointing, and repainting painted surfaces. This scope of the project does not require a Certificate of Appropriateness, but has been included for informational purposes.
7. 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, Land Development Code and Building Code shall apply.



LANDMARKS BOARD STAFF REPORT

DESIGN GUIDELINES AND STANDARDS

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 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.



LANDMARKS BOARD STAFF REPORT

4.3. Windows

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

4.3.1. Repair and Restoration of Existing Windows

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

4.3.1.1. GUIDELINE:

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

4.3.1.2. GUIDELINE:

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

4.3.1.3. GUIDELINE:

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

4.3.1.4. GUIDELINE:

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

Refer to Section 1.9. for a reference to Preservation Brief #9, The Repair of Historic Wood Windows.

4.3.2. Wood Replacement Windows

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

4.3.2.1. GUIDELINE:

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

- i. If the existing window is comprised of two separate windows side-by-side in one opening, separated by a vertical mullion, replacement



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windows must have the same configuration and dimensions.

iii. If the existing window has an arched-head upper sash in an arched opening, replacement windows must have the same configuration.

iii. If the existing window has a square-head upper sash in an arched opening with a filler panel, replacements windows must have the same configuration.

4.3.2.2. GUIDELINE:

If the building's original windows were replaced with non-contributing replacement windows in the past, replace existing windows with new wood windows that match the profiles, dimensions, muntin configuration, and sash heights of the original windows, providing that photographic evidence of the building's historic condition may be found.

If photographic evidence of the building's historic condition is not available, wood replacement windows matching the profiles, dimensions, muntin configuration, and sash heights of other District building(s) of comparable age, size, and scale shall be used.

4.3.2.3. GUIDELINE:

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

4.3.3. Wood Replacement Windows with Non-Wood Exterior Cladding

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

4.3.3.1. GUIDELINE:

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

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

4.9. Awnings and Marquees

Awnings are a traditional element of commercial structures from the late-1880s through the 1920s. Operable or fixed, they add color and shape to the facade, while providing pedestrians and buildings weather protection.

4.9.1. GUIDELINE:

Consider adding or replacing awnings. Maintain dimensions dictated by window height and size, bay width, degree of glass exposure to the south.

4.9.2. GUIDELINE:

Where marquees are existing, or where historical documentation indicates that a marquee was historically present, consider adding or replacing marquees. A marquee corridor shall be respected for private and public overhangs, defined as:

i. 10' above sidewalk to 14' above sidewalk.



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ii. 7' projection perpendicular to the building, not to exceed 2' inside the curb line.

Attempt to coordinate new overhangs with existing overhang heights whenever possible.

4.9.3. GUIDELINE:

Do not allow awnings and marquees to dominate the facade. Keep awning in proportion to neighboring structures and awnings.

4.9.4. GUIDELINE:

Awnings' material should be durable, but metal awnings may not be acceptable because their character is not sympathetic to historic materials, colors.

4.9.5. GUIDELINE:

Awning patterns (or lack of) should be selected after study of the facade.

Patterns should not be so busy as to distract from the appearance of the total facade composition.

4.9.6. GUIDELINE:

Keep awning lettering simple and aimed at identification.

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.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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



LANDMARKS BOARD STAFF REPORT

will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[PRESERVATION BRIEF #1, ASSESSING CLEANING AND WATER-REPELLANT TREATMENTS FOR HISTORIC MASONRY BUILDINGS](#) (see link for complete article)

[PRESERVATION BRIEF #2, REPOINTING MORTAR JOINTS IN HISTORIC BUILDINGS](#) (see link for complete article)

LAND DEVELOPMENT CODE:

In addition, Section 36-2.11.D.4. of the *Springfield Land Development Code* states:

“The Landmarks Board shall review and take action according to 36-2.01.H. If the Landmarks Board denies the application, specific reasons shall be indicated in writing to the applicant with suggestions for appropriate changes.”

ARCHITECTURAL SIGNIFICANCE OF PROPERTY:

See attached 1979 Architectural Survey Form.



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):

K Decker Properties LLC
by Karen Decker

Date:

6/25/26

Please type or print name(s) clearly:

K DECKER PROPERTIES LLC
by KAREN DECKER

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: 217 W. Commercial St.

APPLICANT INFORMATION:

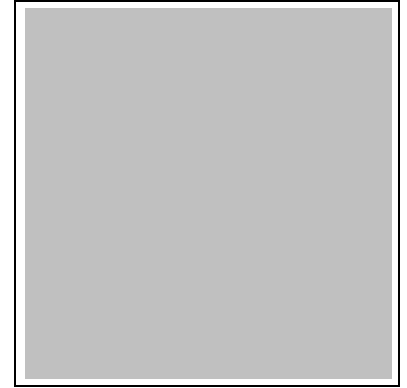
2. Name of current property owner: K Decker Properties LLC

If corporation: Corporate Official: _____

Mailing Address: 5726 S Pinehurst Ave, Springfield, MO

Zip Code: 65810 Telephone: (417) 860 - 2220 Fax: _____

E-mail: karend411@gmail.com

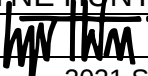


(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

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

Name: LAYNE HUNTON, AIA

Signature: 

Mailing Address: 2021 S WAVERLY AVE. #100, SGF, MO Zip Code: 65804 Fax: _____

Telephone: 417.224.4701 E-mail: LAYNE@THROUGHLINEARCH.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.)

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

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

Proposed work includes exterior repairs and overall visual improvements addressing deteriorated conditions. The windows on the second story facade shall be replaced with aluminum clad wood windows with a basis-of-design of Marvin Historic Replacement Windows - Ultimate Double Hung G2. This will leave wood on the interior face and grey painted aluminum on the exterior in place of the current vinyl. All existing mullion patterns shall be retained.

The current awning will be removed and replaced with one from Welhener and H.B Wall Awning. The final product is a 24' wide by 3' drop by 3' projection. The new fixed awning itself will have a Sunbrella brand acrylic canvas in a sunflower yellow coloration as depicted in the renderings. The wood of the facade above shall be replaced with a light creme colored PVC board.

New paint to match existing coloration shall be applied to the West wall, rear wall of the loft space, railing and rear deck. These changes are maintenance only.

Lastly, the brick on the second story shall be tuckpointed using the proper restorative methods and cleaned. Any damage found on the stone or brick on the facade shall be repaired.

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.)

The project does not propose a major change to the building's historic character, primary façade, or overall form. The work is focused on necessary exterior repairs.

The proposed work will preserve the building's historic character while improving its condition and continued use. The project is limited to exterior maintenance and restoration, including gentle cleaning, tuckpointing, repainting, and replacement of the existing awning with a new awning of the same general make and character. No changes are proposed to the building's massing, scale, fenestration, storefront configuration, or overall architectural composition. Existing historic materials will be retained wherever feasible, and deteriorated masonry will be repaired rather than replaced.

The proposed repainting of the facade, West wall, rear loft wall, and railing as well as all masonry restoration, and awning replacement are intended to maintain the building as a physical record of its time, place, and use while addressing deterioration and normal wear. The replacement awning will be compatible with the existing storefront and will not create a false sense of historic development or obscure significant architectural features.

Repointing will follow the intent of guideline 4.1.5 by removing failed mortar carefully without damaging adjacent brick, and using a softer, compatible mortar mix such as Type O or Type K, as appropriate for the existing masonry. Cleaning will use the gentlest effective method and will avoid abrasive or damaging treatments. The repainting, masonry restoration, and in-kind awning replacement will not obscure significant architectural features, create a false historic appearance, or impair the property's essential form and integrity.

The windows on the second story are to be replaced with appropriate aluminum clad wood windows with a basis-of-design of Marvin Historic replacement double hung G2 windows. These windows will improve the aesthetics of the facade and replace the current, aged, vinyl windows and all mullion patterns will be retained. Additionally, the new canopy will be similar in size to the existing installation and will service the pedestrian engagement at the street level.

The proposed work will not remove or obscure significant historic features where they remain intact. It will improve the safety, stability, usability, and long-term preservation of the building while maintaining the essential form and character of the property. Any additional cleaning or repair work will be performed using appropriate methods that avoid damaging historic materials. No archaeological resources are anticipated to be affected by the proposed scope of work.

For these reasons, the proposed work is consistent with the Secretary of the Interior's Standards for Rehabilitation and the Commercial Street Historic District Design Guidelines, and should be approved.



EXISTING FACADE



PROPOSED NEW FACADE

FACADE RENOVATION
 217 W. Commercial St, Springfield, MO 65803
 THROUGHLINE ARCHITECTURE LLC
 2021 S. WAVERLY AVE. SUITE #100 SPRINGFIELD, MO 65804

sheet name	EXST VS NEW FACADE
status	CONCEPT SET
date	6/25/26
project	2634
sheet number	A100
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TENT & AWNING
COMPANY

1805 Liberty St. Kansas City, MO 64102

Proposal

Attn: Karen

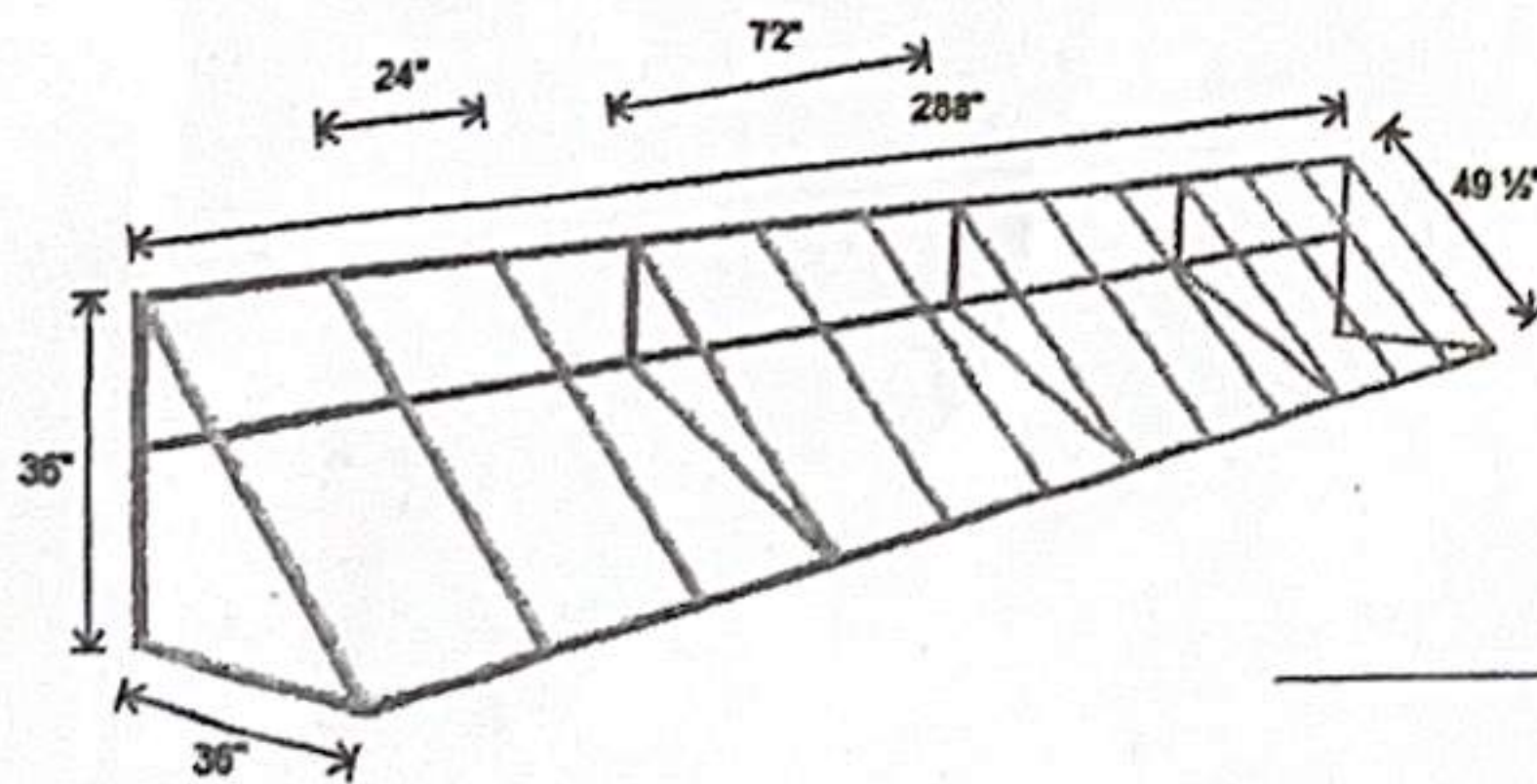
Date: 7/22/24

Project Location: 217 W. Commerical

Terms:

Effective: 60 days

Description: Remove existing fabric awning system. Fabricate and install (1) wedge shaped fabric awning with fully welded aluminum frame to replace. Includes raised back bar to eliminate window bars.
Size = 24' wide X 3' drop X 3' projection
Frame = Fully welded mill finish heavy wall aluminum tube
Fabric = Sunbrella brand acrylic canvas OR Weblon outdoor vinyl
Color = Standard, non-premium



Respectfully Submitted,

Scott A. Neville

Scott A. Neville, President

ENDLESS POSSIBILITIES



Five Collections. One Legacy of Innovation.

Realize your unique vision, down to the last detail, with Marvin.

Born out of a legacy of innovation, the Marvin portfolio sets the highest standards in quality you can see and feel. Each premium collection blends inspired design and materials that perform.

Through expertly crafted architectural detailing, industry-leading engineering, and true partnership, Marvin helps open up a world of possibilities.

MARVIN
ULTIMATE™
COLLECTION



Endless Possibilities

Realize unique visions with endless design possibilities, each meticulously crafted.

INTERIORS

Wood

Six species options + custom, two painted or primed options, six stains + Clear Coat

EXTERIORS

Extruded Aluminum

19 colors + custom

Wood

Three species + custom

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

COASTAL + WATERFRONT

Hurricane Impact Zones 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN
MODERN™
COLLECTION



Authentically Modern

Achieve authentic modern architecture with expansive views and strong thermal performance.

INTERIORS

Extruded Aluminum

Five color options

EXTERIORS

High-Density Fiberglass

Five color options

SIZING

Custom sizing for remodeling or new construction

HARDWARE

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN
VIVID™
COLLECTION



Boldly Innovative

Complement transitional to contemporary architecture with dramatic sizes, durability, and energy efficiency.

INTERIORS

Fiberglass Reinforced Composite

Windows: Two color options

Ultrrex Fiberglass

Doors: Two color options

EXTERIORS

Ultrrex Fiberglass

Four color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in four finish options with two door handle styles

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN
ELEVATE®
COLLECTION



Beauty Meets Durability

Find the most in-demand traditional window and door types with natural wood interiors and Ultrrex® fiberglass exteriors.

INTERIORS

Wood

Bare Pine, painted Designer Black, painted White, or Clear Coat

EXTERIORS

Ultrrex Fiberglass

Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with two door handle styles

COASTAL + WATERFRONT

Hurricane Impact Zone 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN
ESSENTIAL®
COLLECTION



Streamlined Design

Choose from a streamlined selection featuring proprietary Ultrrex fiberglass interiors and exteriors.

INTERIORS

Ultrrex Fiberglass

Four color options

EXTERIORS

Ultrrex Fiberglass

Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with one door handle style

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating



MARVIN ULTIMATE™
POLYGON WINDOWS
Primed Pine

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MARVIN
ULTIMATE™
COLLECTION

Designed for Unique Visions

Marvin Ultimate windows and doors help unlock a stunning range of singular visions—from contemporary to historic. The result of relentless refinement, the Ultimate collection pushes the limits of what’s possible.

HANDCRAFTED BEAUTY

SUPERIOR PERFORMANCE

DESIGN FLEXIBILITY

PICTURE NARROW FRAME,
AWNING NARROW FRAME WINDOWS
Designer Black



Windows

More flexibility to meet any design challenge. Marvin® has an extensive selection of styles, sizes, shapes, and options.

MARVIN ULTIMATE™ CASEMENT,
DIRECT GLAZE WINDOWS
Bronze



Window Terms + Definitions

1

Frame

There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin® frames are built strong with a variety of high-quality wood species.

2

Lite

Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.

3

Hardware

Marvin uses only the highest-quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.

4

Glazing

The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.

5

Sash

The sash – operating or stationary – is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offers a precise fit and ease of operation.



Window Operating Styles

Double Hung

Double hung windows have two movable sashes that operate vertically.



Casement

A window that is hinged to its frame at the side and opens like a door.



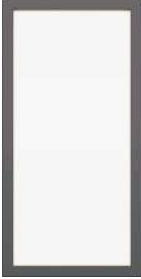
Awning

An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.



Fixed or Picture

An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.



Glider

A window with a sash that slides horizontally to open and close.



In-Sash Picture

Fixed window designed to match the profiles of operable windows like double hung, casement, or awning.



Direct Glaze Picture

Fixed window with no sash – the glass is glazed directly into the frame.



Double Hung Windows

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

DOUBLE HUNG G2 WINDOWS
Ebony



A New Chapter for the Hadley House

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



marvin.com/hadley-house

Double Hung G2

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

INTERIOR FEATURES AND PERFORMANCE

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

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

Sash Balance Systems
Enables smooth operation at the largest sizes.

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

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

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



EXTERIOR FEATURES AND PERFORMANCE

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

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

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

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

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

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



Double Hung G2

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



fig. 1

- fig. 1 **DOUBLE HUNG G2 WINDOWS**
Painted White
- fig. 2 **INTERIOR VIEW**
Pine
- fig. 3 **EXTERIOR VIEW**
Gunmetal
- fig. 4 **TILT-WASH MODE**
Allows cleaning of both sides of glass from indoors



fig. 2



fig. 3



fig. 4

FEATURES

- Narrow checkrail maximizes views while maintaining historical accuracy
- Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors
- Exclusive auto-lock activates when the window is closed
- Available with Commercial Windows Performance certification
- Expansive sizes to fit openings up to 5'6" wide and 10'6" high
- Choose traditional Ogee profiles or square profiles for a more contemporary look

Double Hung Round Top G2

The Marvin Ultimate™ Double Hung Round Top G2 window will add traditional arching and elegant lines to your home or historic preservation project. With the same features and grace of the Ultimate Double Hung G2 window, this window offers design flexibility with numerous variations of radius shapes. Choose from multiple divided lite patterns to further enhance the arch of the window. These versatile windows – available in a wide range of sizes – can provide a subtle accent or a dramatic focal point to enhance your home design.



fig. 1

fig. 1 **DOUBLE HUNG ROUND TOP G2 WINDOWS, VARIATION 6 STYLE**
Designer Black

fig. 2 **DOUBLE HUNG ROUND TOP G2 WINDOWS, VARIATION 6 STYLE**
Ebony



Eyebrow and Half Eyebrow Radius Operating Double Hung
A classic look with a gentle eyebrow radius. Beautiful as a stand-alone window or as part of an assembly.



Half Eyebrow Single Hung
This striking window style adds elegant curves to a two-wide window assembly (not shown). Available on Single Hung only.



Half Circle Radius Operating Double Hung
A dramatic window with a true half circle arch. The look gives a beautifully smooth transition from jamb to header. Both sashes are operable.



Eyebrow Transom and Picture
This stationary window is available as a transom or picture window. These windows are designed to complement the Ultimate Double Hung G2 window with correlating sizes and matching springline.



Half Circle Transom
This simulated half circle transom window can be sized to stand alone or easily fit above a double hung window.



fig. 2

FEATURES

- Choose from a full selection of radius shapes and transom configurations for design flexibility
- Narrow checkrail maximizes views while maintaining historical accuracy
- Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors
- Exclusive auto-lock activates when the window is closed
- Expansive sizes to fit openings up to 5' wide by 10' high
- Choose traditional Ogee profiles or square profiles for a more contemporary look

Double Hung Insert G2

Ideal for window replacement, the Marvin Ultimate™ Double Hung Insert G2 window adds quality craftsmanship, beauty, and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house.



fig. 1

- fig. 1 **DOUBLE HUNG INSERT G2 WINDOWS**
Painted White
- fig. 2 **INTERIOR VIEW**
Pine
- fig. 3 **EXTERIOR VIEW**
Gunmetal
- fig. 4 **DOUBLE HUNG INSERT G2 WINDOWS**
Painted White



fig. 2



fig. 3



fig. 4

FEATURES

- Narrow checkrail maximizes views while maintaining historical accuracy
- Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors
- Exclusive auto-lock activates when the sash is closed, locking the window
- Expansive sizes to fit openings up to 4'6" wide by 8' high
- Additional configurations include round top, stationary transom, or picture window
- Choose traditional Ogee profiles or square profiles for a more contemporary look

Single Hung G2

The Marvin Ultimate™ Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. The Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and a unique Wash Mode for easy cleaning. Customize your design with round-top styles or optional Lift Lock, the exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.

- fig. 1* **SINGLE HUNG G2 WINDOW**
Painted White
- fig. 2* **INTERIOR VIEW**
Pine
- fig. 3* **EXTERIOR VIEW**
Gunmetal
- fig. 4* **SINGLE HUNG G2 WINDOWS**
Stone White



fig. 2



fig. 4



fig. 1



fig. 3

FEATURES

- Narrow checkrail maximizes views while maintaining historical accuracy
- Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors
- Choose Lift-Lock, an exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas
- Expansive sizes to fit openings up to 5'6" wide and 10'6" high
- Choose traditional Ogee profiles or square profiles for a more contemporary look

Wood Double + Single Hung

The Marvin Ultimate™ Wood Double + Single Hung and Ultimate Wood Double Hung Magnum are quintessentially traditional windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.

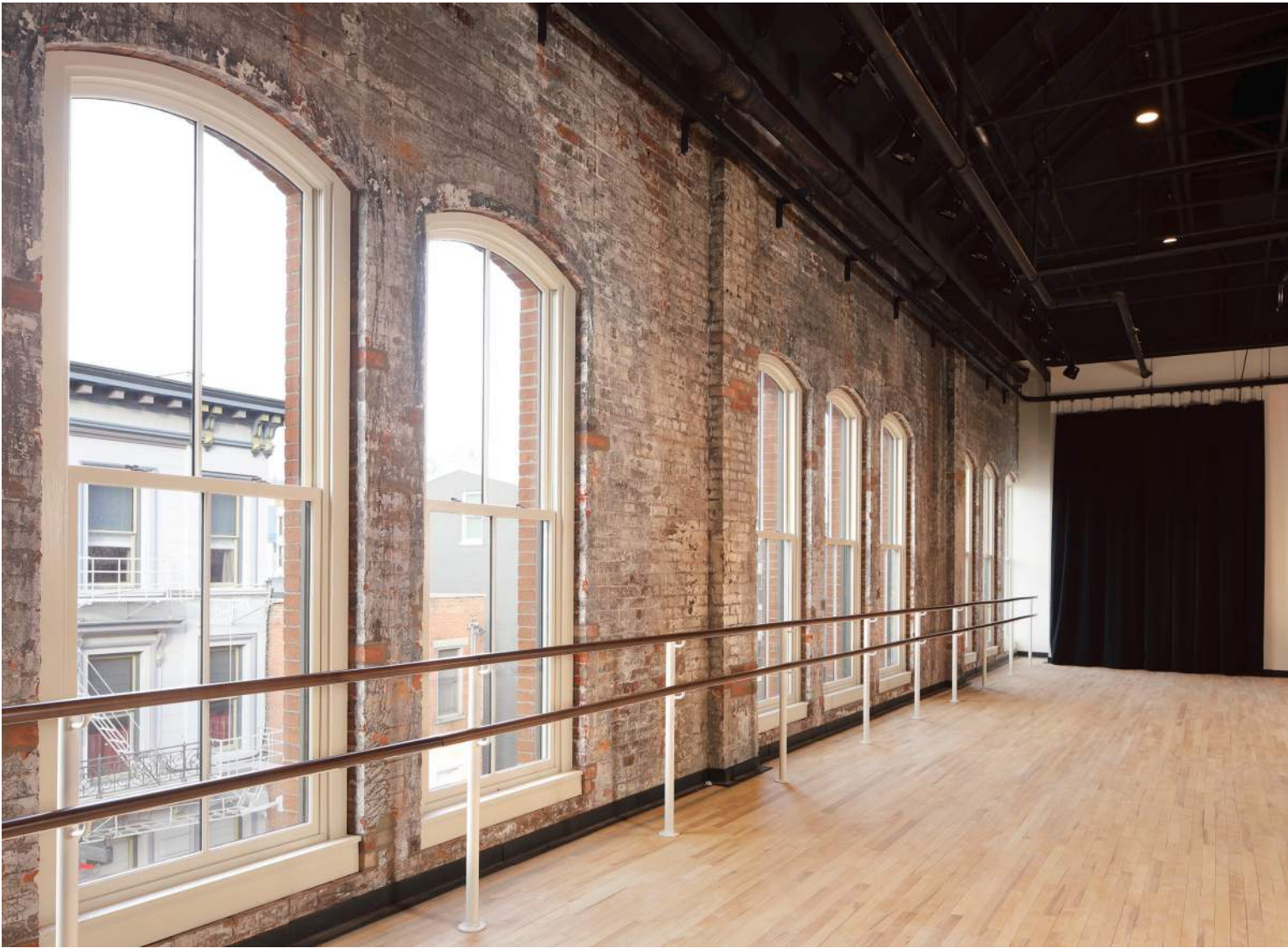


fig. 1

- fig. 1 **DOUBLE HUNG ROUND TOP MAGNUM G2 WINDOWS**
White
- fig. 2 **INTERIOR VIEW**
Pine
- fig. 3 **EXTERIOR VIEW**
Pine
- fig. 4 **DOUBLE HUNG MAGNUM G2 WINDOWS**
Coconut Cream



fig. 2



fig. 3



fig. 4

FEATURES

- Narrow checkrail maximizes views while maintaining historical accuracy
- Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors
- Also available as an insert window
- Expansive sizes to fit openings up to 4' wide by 10' high
- Choose traditional Ogee and Ovolo profiles, or square profiles for a more contemporary look

Casement + Awning Windows

Marvin Ultimate™ Casement and Awning windows showcase innovation and high performance. Delivering exceptional versatility and clean profiles, these state-of-the-art windows are designed to suit virtually any application.

AWNING NARROW FRAME, CASEMENT,
DIRECT GLAZE NARROW FRAME WINDOWS
Ebony



Step Into a Space for Meditation

Thoughtful design—including the careful placement of Ultimate Casement and Awning windows—helped create the calming feel of this weekend retreat. Learn more on the Marvin Inspiration blog.



marvin.com/tranquil-abiding



Casement Styles

Full Frame or Narrow Frame

Marvin Ultimate™ Casement and Ultimate Casement Narrow Frame windows are among the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes for easier operation in hard-to-reach areas.



ULTIMATE CASEMENT

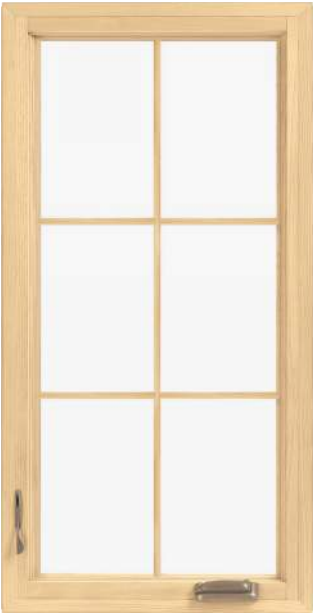
A recessed sash for a traditional look, plus a full jamb, offer design flexibility for new construction or full frame replacement.



Ultimate Casement Exterior with 4-5/8" Full Jamb
The Ultimate Casement has a recessed sash for a traditional or historic look.

ULTIMATE CASEMENT NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



Ultimate Casement Narrow Frame Exterior with 2-3/8" Narrow Jamb
The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

Casement Features + Options

Easy Wash Mode

Ultimate Casement windows allow access to both sides of the glass from inside your home, making it easy to wash them without ladders or stress.

Marvin-exclusive Wash Mode not available on Ultimate Casement windows in sizes less than 20" wide or Ultimate French Casement, Ultimate Awning, or Round Top windows.



Divided Lite Options

A variety of divided lite patterns further personalize your home and can even be used to make a casement look like a double hung. Perfect for replacing windows in older, more traditional homes.



Multi-Point Locking System

Multi-point locking mechanisms enhance performance and make large casements easy to operate.



Lock Status Sensor

Hidden Lock Status Sensor option connects with your Smart Home Security to indicate when windows are closed and locked.



Large Sizes Open With Ease

We have developed the most durable hardware in the industry, which provides easy opening and smooth operation on even the largest casements.



Window Opening Control Device

Limits the casement sash opening to less than 4" when engaged. The release mechanism allows for operation beyond 4". This option meets the ASTM F2090-21 standard.



Friction Limiter

Flip a lever to lock the sash securely in place at multiple set angles, allowing you to keep your windows open on windy days. Available for push-out only.

Casement

The Marvin Ultimate™ Casement window is offered in some of the largest sizes in the Marvin portfolio, with a secure multi-point lock, durable hardware that ensures smooth operation, and the exclusive Wash Mode for easy cleaning –even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.

- fig. 1* **CASEMENT WINDOWS**
Designer Black
- fig. 2* **INTERIOR VIEW**
Pine
- fig. 3* **EXTERIOR VIEW**
Gunmetal
- fig. 4* **CASEMENT WINDOW**
Designer Black



fig. 2



fig. 4



fig. 1



fig. 3

FEATURES

Durable hardware for easy operation, even at large sizes

Unique Wash Mode allows convenient cleaning of both sides of glass from indoors

Choose crank-out or push-out operation

Multi-point locking system ensures a tight seal and security from top to bottom

Expansive sizes to fit openings up to 3'6" wide by 8'6" high

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

Casement Narrow Frame

The Marvin Ultimate™ Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb, ideal for frame-in-frame replacement and allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and narrow lines, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views.

- fig. 1* **CASEMENT NARROW FRAME WINDOWS**
Designer Black
- fig. 2* **INTERIOR VIEW**
Pine
- fig. 3* **EXTERIOR VIEW**
Gunmetal
- fig. 4* **CASEMENT NARROW FRAME WINDOWS**
Designer Black



fig. 1



fig. 2



fig. 3



fig. 4

FEATURES

Designed for replacement with a narrow jamb that minimizes teardown of existing frame and walls

Durable hardware for easy operation even at large sizes

Unique Wash Mode allows convenient cleaning of both sides of glass from indoors

Choose crank-out or push-out operation

Multi-point locking system ensures a tight seal and security from top to bottom

Expansive sizes to fit openings up to 3'6" wide by 8' high

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

French Casement

The Marvin Ultimate™ French Casement window pairs expert engineering with thoughtful design to offer a beautiful architectural window that won't compromise on performance or energy efficiency. The Ultimate French Casement has no center vertical post and opens like a French door. Simply crank open each independent sash or push out each sash and enjoy an unobstructed view.



fig. 1

- fig. 1 **PUSH-OUT FRENCH CASEMENT WINDOWS**
Custom Finish
- fig. 2 **INTERIOR VIEW**
Pine
- fig. 3 **EXTERIOR VIEW**
Gunmetal
- fig. 4 **CRANK-OUT FRENCH CASEMENT WINDOW**
Designer Black



fig. 2



fig. 4



fig. 3

- FEATURES**
- Choose crank-open or push-open design
 - Provides uninterrupted views with no center vertical post
 - Durable hardware allows individual sashes to open easily
 - Unique Wash Mode allows convenient cleaning of both sides of glass from indoors
 - Multi-point locking system ensures a tight seal and security from top to bottom
 - Expansive sizes to fit openings up to 6' wide by 7' high
 - Choose traditional Ogee profiles or square profiles for a more contemporary look

Awning

A top-hinged alternative or complement to a casement window, the Marvin Ultimate™ Awning window is designed for performance and quality. With industry-leading sizes, the Ultimate Awning can be used on its own as a convenient option for hard-to-reach areas like over a sink or counter, or as a complement to adjacent windows, allowing fresh air access.



fig. 1

- fig. 1 **AWNING WINDOWS**
Painted White
- fig. 2 **INTERIOR VIEW**
Pine
- fig. 3 **EXTERIOR VIEW**
Gunmetal
- fig. 4 **AWNING PUSH-OUT
SERVERY WINDOW**
Pine
- fig. 5 **AWNING WINDOW**
Designer Black
Photo by Dwell and Dwell Creative Services



fig. 2



fig. 3



fig. 4



fig. 5

AWNING FEATURES

- Durable hardware for easy operation, even at large sizes
- Choose crank-out or push-out operation
- Multi-point locking system ensures a tight seal and security from top to bottom
- Expansive sizes to fit openings up to 8' wide by 8' high
- Choose traditional Ogee profiles or square profiles for a more contemporary look

AWNING SERVERY FEATURES

- Available in heights up to 5' and widths up to 6'
- 1" tempered glass
- Available with or without a sill

Awning Narrow Frame

The Marvin Ultimate™ Awning Narrow Frame window is a sleek and versatile top-hinged window with a flush exterior profile and narrow frame—meaning it can be installed in replacement projects without removing the existing window frame or disrupting interior or exterior trim. The Ultimate Awning Narrow Frame window’s contemporary aesthetic looks beautiful on its own or as a complement to narrow frame casement or picture windows. Hardware located at the bottom of the window means easy operation—even in hard-to-reach areas like over a kitchen sink.



fig. 1

- fig. 1 **AWNING NARROW FRAME WINDOW**
Espresso Stain
- fig. 2 **INTERIOR VIEW**
Pine
- fig. 3 **EXTERIOR VIEW**
Gunmetal
- fig. 4 **AWNING NARROW FRAME WINDOW**
Designer Black



fig. 2



fig. 3



fig. 4

FEATURES

Great for replacement with a flush exterior profile and a narrow jamb that minimizes disruption of the existing frame and walls. Can also be used in new construction.

Choose crank-out or push-out operation

Multi-point locking system ensures a tight seal and security from top to bottom

Expansive sizes to fit openings up to 8' wide by 8' high

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

More Window Styles

Distinctive spaces demand distinctive windows. Marvin Ultimate™ offers a wide variety of shapes, sizes, and operating styles to exactly match the design requirements of any building project.

POLYGON, CASEMENT, DIRECT GLAZE WINDOWS
Gunmetal



How to Frame Breathtaking Bay Views

From large sizes and custom shapes to view-maximizing walls of glass, the Ultimate windows in this California home work in harmony to enhance its swoon-worthy setting. Learn more on the Marvin Inspiration blog.



marvin.com/bayview

Glider

The clean look and contemporary styling of Marvin Ultimate™ Glider windows are complemented by innovative performance features and beautiful design options. Comfortable ergonomics make the windows effortless to operate with an easy, one-handed locking system. Choose from one or two operating sash or dual sash configurations.

fig. 1 **GLIDER WINDOW**
Designer Black

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **GLIDER WINDOW**
Designer Black



fig. 1



fig. 2



fig. 4



fig. 3

FEATURES

- Automatic locks engage when the window is closed for added peace of mind
- Choose from two or three operational panels or a combination of operational and stationary panels
- Ergonomic handle and sleek hardware allow effortless one-hand operation
- Multi-point locking system ensures a tight seal and security from top to bottom
- Expansive sizes to fit openings up to 14' wide by 6' high
- Choose traditional Ogee profiles or square profiles for a more contemporary look

Options

MARVIN ULTIMATE™ AWNING,
DIRECT GLAZE WINDOWS
Bronze



Interior Finish Options

Wood Species

Offering a rich, warm look, many custom options, and design versatility, wood is a premium choice. Wood can be used on both the interior and exterior of Marvin Ultimate™ windows and doors and provides great insulation. Treatments such as stain and paint work well when applied. Marvin sources the best, highest-quality raw wood and uses refined techniques to process it.



INTERIOR WOOD SPECIES



PINE



VERTICAL GRAIN DOUGLAS FIR



MIXED GRAIN DOUGLAS FIR



CHERRY



WHITE OAK



HONDURAN MAHOGANY

Stain + Paint

Compared with painting or staining on the jobsite, our factory finishes provide consistent quality and performance. Our extensive knowledge about wood as a material and how it handles stains and paints, and the many years we've spent perfecting our finishing process, ensures your windows and doors arrive ready to install.



STAIN COLORS



CLEAR



WHEAT



HONEY



HAZELNUT



LEATHER



CABERNET



ESPRESSO

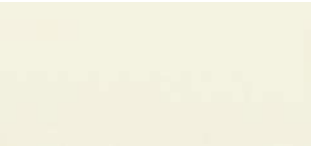


CUSTOM Your choice

PAINT COLORS



DESIGNER BLACK



WHITE



PRIMED WHITE



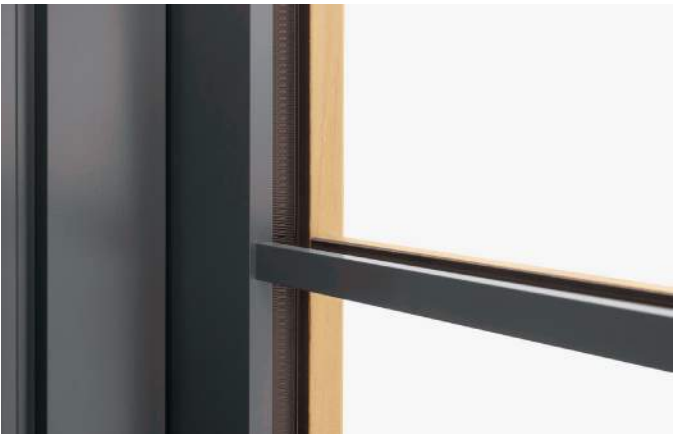
CUSTOM Your choice

Exterior Finish Options

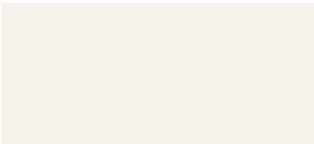
Extruded Aluminum

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Marvin Ultimate™ products.

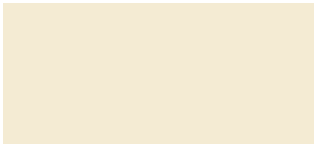
Select from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.



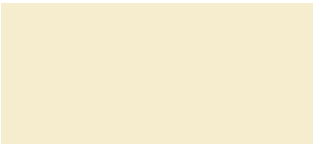
EXTRUDED ALUMINUM FINISHES



STONE WHITE



COCONUT CREAM



SIERRA WHITE



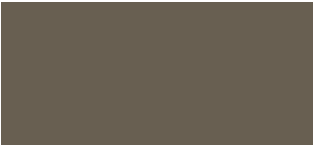
CASHMERE



PEBBLE GRAY



CLAY



SUEDE



BRONZE



CASCADE BLUE



CADET GRAY



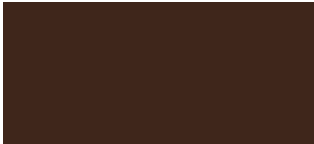
GUNMETAL



EBONY



WINEBERRY



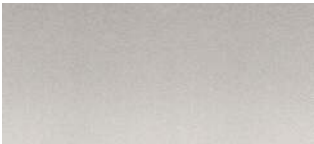
BAHAMA BROWN



HAMPTON SAGE



EVERGREEN



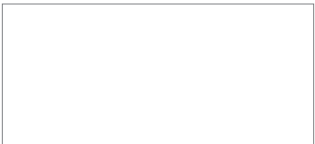
BRIGHT SILVER Pearlescent



COPPER Pearlescent



LIBERTY BRONZE Pearlescent



CUSTOM Your choice

Wood

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water-repellent wood preservative to help it last longer. Choose from one of the three options below. Each is ready to be finished to match your project's exact requirements.



EXTERIOR WOOD SPECIES



PINE



VERTICAL GRAIN DOUGLAS FIR



MAHOGANY



ACCOYA® Exterior trim package only*

* Accoya trim is a high-performance modified wood made from Radiata Pine that undergoes acetylation to minimize water absorption, resulting in exceptional stability and durability for exterior applications

Exterior Casings + Subsills

Adding Marvin® extruded aluminum or wood casings and subsills to your windows and doors provides great architectural detail to any home. Ultra-durable extruded aluminum casings feature a beautiful factory-applied finish that resists chalking, fading, pitting, corrosion, and marring. Casing profiles are consistent around the sides and top of a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.

- fig. 1* **POTTER CASING**
Cascade Blue
- fig. 2* **GRAYSON CASING**
Bronze
- fig. 3* **FLAT CASING**
Cadet Gray
- fig. 4* **BRICK MOULD CASING**
Pebble Gray



fig. 1

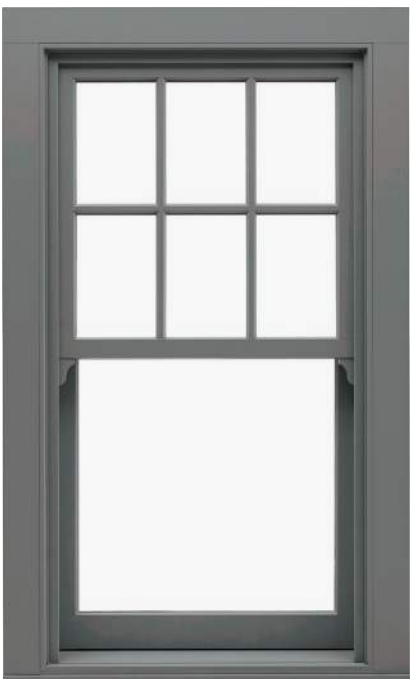


fig. 3

EXTERIOR CASING + SUBSILL OPTIONS



BRICK MOULD CASING
A246 SUBSILL



FLAT CASING
A246 SUBSILL



COLUMBUS CASING
A1450 SUBSILL



THORTON CASING
A1450 SUBSILL



RIDGELAND CASING
A1453 SUBSILL



STRATTON CASING
A1453 SUBSILL



GRAYSON CASING
A1451 SUBSILL



POTTER CASING
A217 SUBSILL



fig. 2



fig. 4

Divided Lites

Marvin® offers divided lites in a number of different styles to create the traditional look of individual panes of glass with the energy efficiency of dual-pane insulation.

Our custom capabilities allow us to create almost any divided lite pattern to match your design style.*



Simulated Divided Lite (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



Authentic Divided Lite (ADL)

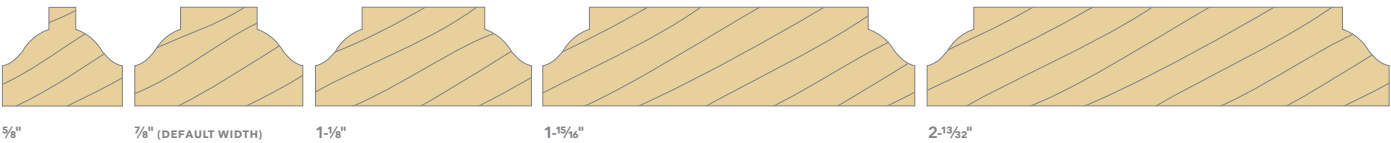
Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.



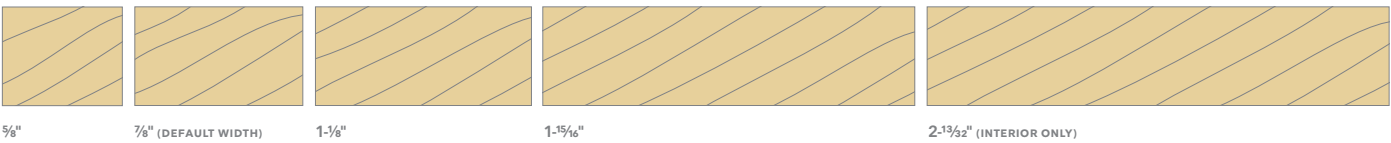
Grilles-Between-the-Glass (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

OGEE DIVIDED LITE WIDTHS



SQUARE DIVIDED LITE WIDTHS



* For more options, visit marvin.com

- fig. 1* **PRAIRIE 9 TOP AND BOTTOM**
Clay
- fig. 2* **CUSTOM PATTERN**
Suede
- fig. 3* **CUSTOM PATTERN**
Bahama Brown
- fig. 4* **BOTTOM SASH COTTAGE**
Sierra White



fig. 1



fig. 3



fig. 2



fig. 4

Glass + Glazing

The thermal and structural properties of wood combined with the right glazing make Marvin® wood and extruded aluminum-clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.

Dual-Pane Glazing

Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared with a single glass pane, dual-pane glass cuts energy costs significantly because of low-emissivity coating and the gas-filled insulating space between the glass layers.



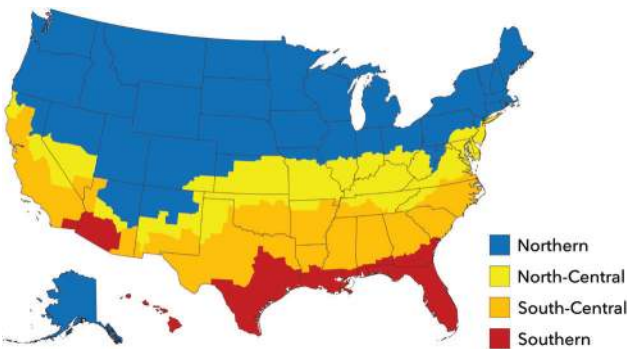
Triple-Pane Glazing

Triple-pane glazing consists of three panes of glass with Low E coating applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be greater than ¾".



Glass Coatings

Low E coatings are microscopically thin, essentially invisible coatings on the glass surface that help manage the amount of light and heat conducted through a window pane or reflected away from it, reducing a home's dependence on heat and air conditioning. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country, and Marvin offers products to meet climate and code requirements in every region.



Low E1

Low E1 coating is a good choice when you want maximum solar heat gain and radiant heating properties. This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

Low E2

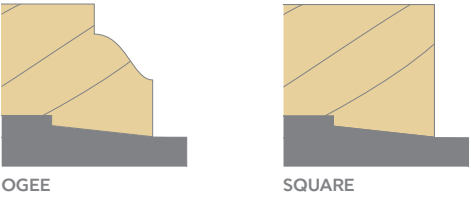
The most common Low E coating, since it works well across most geographic regions and climates. Low E2 with two metallic coatings balances less solar heat gain and improved radiant heating properties.

Low E3

Used in applications where solar heat gain may be a concern, Low E3 coating uses multiple metallic layers for radiant properties similar to Low E2. This type of coating is most commonly used in Southern, sunny climates where cooling is prioritized over heating.

Glazing Profiles

Ogee and square interior and exterior glazing profiles are available. Choose Ogee for more traditional projects, and square for a clean, contemporary look. Interior and exterior glazing profile options vary by product type.



Specialty Glass

Our specialty options include glass for unique project needs like sound abatement (STC/OITC), high altitudes, Sea Turtle Conservation Codes, and California fire zones. We also offer laminated glass on certain products that are designed specifically for hurricane zones.

A variety of decorative glass options, including those shown below and others, are available to meet the unique needs of each project. Laminated glass is also available in clear, bronze, gray, or green with tinted interlayers.



FROSTED



BRONZE TINT



GRAY TINT



GREEN TINT



SANDBLASTED



OBSCURE



GLUE CHIP



RAIN



REED



NARROW REED



FLEMISH



AQUALITE



WHITE LAMINATED



BEVELED



V GROOVE

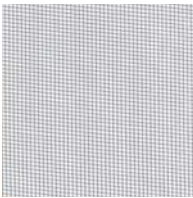


LEADED

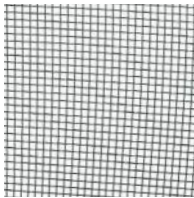
Screens

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors. Marvin screens come standard with Marvin BrightView™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. BrightView repels water and resists dirt and grime for a sharp, clear view.

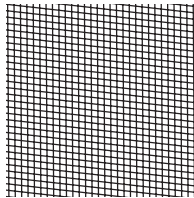
SCREEN MESH OPTIONS



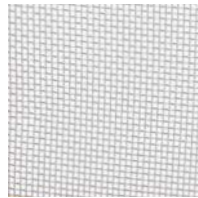
Marvin BrightView



Charcoal Aluminum Wire



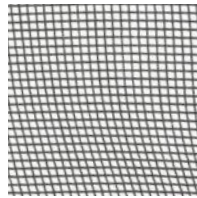
Black Aluminum Aire



Bright Aluminum Wire



Bright Bronze Wire



Charcoal Fiberglass

DOUBLE HUNG SCREENS



Full or Half Screen

Exterior aluminum screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

CASEMENT SCREENS



Wood Screen Surround

The patented wood screen surround with wood interior and aluminum exterior features Marvin BrightView screen mesh. Aluminum screen mesh options also available.



Inswing Casement Screen

The patented wood screen surround with wood interior and aluminum exterior features Marvin BrightView screen mesh. Aluminum screen mesh options also available.

DOOR SCREENS



Scenic Door Sliding Screen

The Marvin Ultimate™ Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 15' wide and up to 10' high uni-directional or up to 29'6" wide bi-parting.



Swinging Screen Door

With profiles that complement the aesthetics of the door, swinging door screens feature robust, durable extruded aluminum surrounds and concealed hinges.



Sliding Screen Door

Aluminum top hung sliding screen with roller bar, adjustable rollers, and unmatched sliding operation.

DOUBLE HUNG STORM OPTIONS



Two-Lite Wood Storm Sash/Screen

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood-framed screen. Available only on wood windows.



Storm and Screen Combinations

A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways: glass above screen, screen above glass, or glass above glass.



Energy Panel

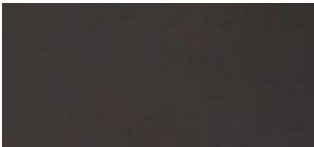
Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.

Window Hardware

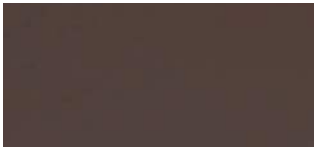
The Marvin Ultimate™ collection’s durable and elegant hardware is engineered for reliability and to harmonize with any décor.* Choose a finish to complement your architectural style. Durable painted finishes in Matte Black, Satin Taupe, Bronze, and White mimic the look of metal. Satin Nickel, Brass, Antique Brass, Polished Chrome, Oil Rubbed Bronze, and Satin Chrome offer the rich appearance and durability of authentic metal finishes.



WINDOW HARDWARE FINISHES



OIL RUBBED BRONZE



BRONZE



ANTIQUE BRASS



BRASS



SATIN TAUPE



SATIN NICKEL



POLISHED CHROME



SATIN CHROME



MATTE BLACK



WHITE

* For more options, visit marvin.com

AUTO-LOCKING HARDWARE SYSTEM



Products
Double Hung G2 · Single Hung G2

Finishes
Matte Black · White · Brass · Antique Brass
Bronze · Oil Rubbed Bronze · Polished Chrome
Satin Chrome · Satin Nickel · Satin Taupe

TRADITIONAL LIFT LOCK



Products
Single Hung G2

Finishes
Matte Black · White · Brass · Antique Brass
Bronze · Oil Rubbed Bronze · Polished Chrome
Satin Chrome · Satin Nickel · Satin Taupe

CONTEMPORARY LIFT LOCK



Products
Single Hung G2

Finishes
Matte Black · White · Brass · Antique Brass
Bronze · Oil Rubbed Bronze · Polished Chrome
Satin Chrome · Satin Nickel · Satin Taupe

FOLDING HANDLE



Products
Casement · Casement Narrow Frame
Awning · Awning Narrow Frame

Finishes
Matte Black · White · Brass · Antique Brass
Bronze · Oil Rubbed Bronze · Polished Chrome
Satin Chrome · Satin Nickel · Satin Taupe

PUSH-OUT HANDLE



Products
Casement · Casement Narrow Frame
Awning · Awning Narrow Frame

Finishes
Matte Black · White · Brass · Antique Brass
Oil Rubbed Bronze · Satin Nickel

FOLDING HANDLE



Products
Glider

Finishes
Matte Black · White · Brass · Antique Brass
Bronze · Oil Rubbed Bronze · Polished Chrome
Satin Chrome · Satin Nickel · Satin Taupe

Door Hardware

Marvin Ultimate™ door hardware is engineered for durability, ergonomics, and to be a beautiful complement to your Marvin door.* Satin Nickel, Brass, and Oil Rubbed Bronze finishes are available with a PVD finish. The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas.



DOOR HARDWARE FINISHES



WHITE



POLISHED CHROME



SATIN CHROME



SATIN NICKEL PVD



SATIN TAUPE



BRASS



ANTIQUE BRASS



OIL RUBBED BRONZE PVD



OIL RUBBED BRONZE



DARK BRONZE



MATTE BLACK

* For more options, visit marvin.com

TRADITIONAL



Products
Swinging French Door G2

Finishes
Dark Bronze · Oil Rubbed Bronze
Satin Taupe · Antique Brass
Polished Chrome · Satin Chrome
Matte Black · White

PVD Finishes
Satin Nickel · Brass
Oil Rubbed Bronze

CONTEMPORARY



Products
Swinging French Door G2

Finishes
Matte Black · Dark Bronze

PVD Finishes
Satin Nickel · Oil Rubbed Bronze

MINIMALIST



Products
Swinging Door
Swinging French Door G2

Finishes
Matte Black · Dark Bronze

PVD Finishes
Satin Nickel · Oil Rubbed Bronze

ADJUSTABLE HINGE



Products
Swinging Door
Swinging French Door G2

Finishes
Dark Bronze · Oil Rubbed Bronze
White · Satin Taupe · Antique Brass
Polished Chrome · Satin Chrome
Goldtone · Silver Frost · Matte Black

PVD Finishes
Satin Nickel · Brass
Oil Rubbed Bronze

NARROW CONTEMPORARY



Products
Ultimate Swinging Door

Available Finishes
Matte Black · Dark Bronze

PVD Finishes
Satin Nickel · Oil Rubbed Bronze

HARP



Products
Sliding Door
Sliding French Door G2

Available Finishes
Dark Bronze · Oil Rubbed Bronze
Satin Taupe · Antique Brass
Polished Chrome · Satin Chrome
Matte Black · White

PVD Finishes
Satin Nickel · Brass
Oil Rubbed Bronze

VERTICAL PULL



Products
Sliding Door
Sliding French Door G2

Available Finishes
Matte Black · Dark Bronze

PVD Finishes
Satin Nickel
Oil Rubbed Bronze

EXTERIOR FLUSH PULL



Products
Sliding Door
Sliding French Door G2

Available Finishes
Matte Black · Dark Bronze

PVD Finishes
Satin Nickel · Oil Rubbed Bronze

Gallery Hardware

Marvin® Gallery Hardware is a curation of door hardware from three renowned manufacturers. Each set chosen meets the high Marvin standards for aesthetics, quality, and craftsmanship.

This hardware collection makes it easy for you to find the hardware choice that perfectly reflects your unique design sensibilities, vision, and personality. From contemporary to traditional, each beautiful piece heightens the aesthetics of any Marvin door.



Ashley Norton

Established in 1987, Ashley Norton is one of the leading designers of fine architectural hardware. With a broad range of designs to suit any architectural style and an abundance of finish options, Ashley Norton solid brass and bronze hardware is built for the most discerning customers.

Ashley Norton

Urban Escutcheon • Claros Lever
Dark Oil Rubbed Bronze Finish



Urban Escutcheon • Atlas Lever
Satin Chrome Finish



Arch Escutcheon • Chester Lever
Polished Brass Finish



Angular Escutcheon • Adonis Lever
Dark Bronze Finish



Urban Escutcheon • Dunn Pull
Dark Bronze Finish



Urban Escutcheon • Centaur Lever
Satin Nickel Finish



Bouvet

Founded in 1884 in France by famed ironworker Gustave Bouvet. Metal Style Bouvet combines traditional French ironwork craftsmanship and materials with modern technology to create distinctive hardware for equally distinctive doors. Metal Style Bouvet represents the finest of decorative French-inspired hardware.



Rectangular Escutcheon · Birdcage 1054 Lever
Black Finish



Rectangular Escutcheon · Twisted 1055 Lever
Pewter Finish



Arch Escutcheon · Classic 1052 Lever
Pewter Finish



Rectangular Escutcheon · Square 1051 Lever
Black Finish



Arch Escutcheon · Arrondie Pull 3352
Black Finish



Arch Escutcheon · Birdcage 3353 Pull
Pewter Finish



Rocky Mountain Hardware

Rocky Mountain Hardware is expertly crafted in America using only the finest art-grade bronze and precision mechanisms. With over three decades of experience, Rocky Mountain Hardware continues to set itself apart with inimitable style, boundless capabilities, and exceptional quality guaranteed to stand the test of time.



Curved E539 Escutcheon · Hook L104 Lever
White Bronze · Medium Finish



Stepped Escutcheon · Legacy L109 Lever
Silicon Bronze · Dark Finish



Trousdale Escutcheon · Offset Trousdale Pull
Silicon Bronze · Dark Lustre Finish



Curved Escutcheon · Ridge L224 lever
White Bronze · Brushed Finish



Stepped Escutcheon · Squirrel Tail L105 Lever
Silicon Bronze Finish



Edge Escutcheon · Offset D Grip SDP6
Silicon Bronze · Light Finish · Basic Texture



Home Automation

Lock Status Sensor

Our Lock Status Sensor brings smart home capabilities to Marvin® windows and doors. This affordable solution is installed in the factory and fully concealed—meaning no unsightly sensors attached on the exterior or interior and no additional modification of your product once installed. The sensor can be wired or wirelessly connected, working in tandem with your smart home security system to indicate if windows and doors are closed and locked and providing peace of mind when security is a concern.



Window Safety

Window Opening Control Devices

Marvin Window Opening Control Devices (WOCD) meet the ASTM F2090-21 standard, created to assist in the prevention of window falls. To meet the standard, our devices limit the window's net clear opening to less than 4" (when the sash is open) and have a release function allowing the window to open completely. In order to meet the safety standard, WOCD disengagement takes two independent actions, which helps prevent accidental release. Devices will then automatically reengage once the window is closed and again limit the window opening to less than 4" upon re-opening.



ULTIMATE CASEMENT



ULTIMATE DOUBLE HUNG G2



ULTIMATE GLIDER

Coastal Windows + Doors

MARVIN ULTIMATE™ DOUBLE HUNG G2,
ROUND TOP WINDOWS
Stone White



Coastal Impact Products

Coastal living is beautiful and serene until the storms hit. Marvin® Impact Zone 3 (IZ3) products are certified for energy efficiency and rigorously tested by third-party agencies to meet or exceed the most stringent coastal codes. Impact products are designed to protect against flying debris, driving rain, cyclic pressure, temperature extremes, and more.

Double Hung G2

Blends traditional beauty with state-of-the-art window performance. Also available in an operating Round Top.



Casement + Awning

Revolutionary hardware system allows you to wash the outside of your windows from the inside with ease.



Wood Double Hung

Incredibly durable, versatile, and easy to use. An all-wood exterior and interior bring beautiful and classic style to your project. Also available in Round Top.



Picture, Direct Glaze + Transom

Picture and Direct Glaze windows are available in a wide range of polygon and radius shapes. Transoms are stationary in-sash glazed windows.



Mull Options

Dramatic ocean views are often created by grouping IZ3 windows in an assembly, sometimes joining them both horizontally and vertically. The space between the windows where they are joined together is called a mull.

Mulling options for Marvin IZ3 Ultimate™ Casement windows and with frame-to-frame mulling configurations are WDMA certified in most sizes.

Bi-Fold Door

Creates a wide-open transition to outdoor spaces. The Bi-Fold door offers more glass and a clean aesthetic.



Multi-Slide Door

Blends exceptional views and indoor/outdoor living with performance. Available in styles up to six panels uni-directional and 10 panels bi-parting.



Sliding French Door G2

The elegant look of a traditional French door with a space-saving sliding design.



Sliding Narrow Profile Door

Features 3" stiles and rails for a more contemporary look.



Swinging French Door G2

Combines a traditional French style with expert craftsmanship, engineered for both quality and performance. Select from inswing or outswing operation.



Swinging Narrow Profile Door

The narrow 3" stiles and rails increase the glass opening and help provide larger views. Choose between inswing or outswing operation and configurations of up to four panels.





MARVIN ULTIMATE™
DIRECT GLAZE WINDOW,
MULTI-SLIDE DOOR
Vertical Grain Douglas Fir



Since 1912, Marvin has been a family-owned and -led company, with a legacy of innovation and commitment to the highest quality. We understand the unique opportunity windows and doors have to improve our spaces and how we feel in them. That's why we never stop pushing what's possible and inventing new solutions to channel fresh air, enhance light quality, and connect with the world around us.

MARVIN.COM

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Part 19980958. January 2026.

Cover Image: Marvin Ultimate™ Casement windows, Outswing door

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

ARCHITECTURAL SURVEY FORM--Commercial Street Historical Site District

Name of structure: (Historic) Owens Livery Stable
(Common) Rainbow Vacuum Cleaner Sweeper Exchange

Address: 217 West Commercial

Ownership: ☐ Public ☒ Private ☐ Other

Status: ☒ Occupied ☐ Unoccupied ☐ Work in progress

Accessible: ☒ Yes, restricted ☐ Yes, unrestricted ☐ No

Present use: Retail

Significance: (Period) ☐ 1800-1899 ☒ 1900-

Age of structure in years: 70

Builder/architect: Unknown

Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ Ruins
☐ Unexposed

Status: ☐ Unaltered ☒ Altered

Status: ☒ Original site ☐ Moved (date) _____

<u>Environment and Threat:</u>	<u>Secure:</u>	<u>Threat:</u>	<u>Unk.:</u>
Urban Isolated	☐	☐	☐
Urban Part of Compatible Group	☐	☐	☐
Urban Part of Hostile Group	☒	☐	☐

Massing of Units:

- ☐ Single detached
- ☐ Double, Semi-detached, related
- ☐ Double, Semi-detached, non-related
- ☐ Row, related, end
- ☐ Row, related, intermediate
- ☐ Row, non-related, end
- ☒ Row, non-related, intermediate
- ☐ Attached, irregular
- ☐ Other

Inventory of building: (Using a narrative form, describe the plan of the building. Detail exterior and interior construction materials, basement, foundation, roofs, entrances, windows, no. of stories, stairs, porches and items of interest.)

Attach inventory to this page, or inventory on back side.

INVENTORY

This building is a two story, masonry load bearing and wood frame structure. It has a partial basement used for mechanical equipment and at one time was a coal bin. The basement has concrete foundation walls.

The first floor has a concrete slab over the basement and the remainder is wood flooring over wood joists. It has a sculptured metal pan ceiling over wood frame. The second floor of the structure also has wood floors over wood joists but the walls and ceilings are plaster/lath construction.

The exterior is brick and concrete block, but we doubt this is original since at the time the original structure was built concrete block construction had not been invented yet. The mechanical and electrical systems appear to be in good condition. The electrical system has been revised.

Architectural Survey Form--Commercial Street Historical Site District

Recommendation for treatment: The upstairs at one time was apparently
a rooming or boarding house as it has been divided off into separate rooms
It would be relatively inexpensive to renovate the second floor space into
apartments or townhouses. Some repair of the plaster ceiling would be required.

Statement of documented architectural significance: This building
was typical of the construction of the era.

Date

8/9/79

Signature

G. H. B. P. W. H.

ATTACH PHOTOS

FRONT ELEVATION



REAR ELEVATION



AGE 70 ADDRESS 217 West Commercial
PRESENT USE Retail and repair of DATE October, 1982
sweepers



STATUS: ☒ Altered ☐ Unaltered CONDITION good

WORKED PROPOSED: The second floor recently had the aluminum
facade removed.

WORK THAT IS NEEDED: Remove Aluminum facade from 1st
floor



MINUTES OF THE LANDMARKS BOARD SOCIAL MEDIA SUB-COMMITTEE**DATE:** March 30, 2026**TIME:** 12:00pm

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

ROLL CALL:

Landmarks Board members: Genevieve Henry and Seva Nix. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Melissa Hart, Assistant Director of Public Information and Civic Engagement, and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: February 6, 2026 were approved.

UNFINISHED BUSINESS:**NEW BUSINESS:**

The Landmarks Board Sub-Committee met to focus on developing a content strategy for their newly launched Facebook and Instagram pages.

Main Topic: The primary purpose of the meeting was to identify and plan specific historical sites, events, and educational themes for social media posts, establish guidelines for content, and streamline the content creation and approval process.

Social Media Presence & Initial Contact

The Landmarks Board has officially launched two social media pages on Facebook and Instagram but need additional biographical information about Board members for potential "Meet the Board" posts and initial content should introduce the two local historical districts: Walnut Street and C-Street, while also mentioning national historic districts like Mid-Town and other downtown areas.

Content Strategy & Guidelines

Relevance to the Board: Any featured business or project must have a connection to the Landmarks Board's work (e.g., having come before the Board for approval or nomination). Posts should be factual rather than promotional.

Educational Content: Discussions highlighted the importance of informative posts, such as distinguishing national and local historic district designations.

Diverse Content: Strategy will include a mix of posts about specific landmarks, historical dates ("on this day"), educational topics, and potentially "then and now" comparisons, with caution regarding sensitive topics like demolitions.

Promoting Vacancies: Social media can be used to advertise open positions on the Board, specifically for the Walnut Street Historic District representative and an at-large member.

Proposed Landmark & Event Post Ideas**Approved for consideration by subcommittee:**

1. **Ebbets Field:** Highlighting its recent reopening and the Board's involvement in approving the new sign and balcony repairs (COA).
2. **Randy Bacon Building (Commercial Street):** Featuring its renovation, particularly the glass replacement, which involved the Board.
3. **Spencer Smith's House (Walnut/National):** Focusing on the unique historical "Yankee gutters" and the complex restoration process that required Board consultation.

Other Sites Discussed for Future Posts:

1. Bar Building, History Museum, the Great Fire (June 9th historical event).
2. Bell Telephone Building (now MSU building on Jefferson).
3. Fire Station on National Avenue (near Walnut).

4. The Mansion at Elfindale (bed and breakfast).
5. Phelps County Bank (renovation).
6. Keet-McElhany House on Walnut Street (historical property, potential for interesting facts like a tunnel).
7. Central High School.
8. Shrine Mosque: Recognized for its Moorish architecture, historical photos (including construction), a visit by President Truman, and its past use as a navigation beacon.
9. C-Street Fire Station: Celebrating its 100th anniversary and mentioning a recent garage door incident (which required Board review for replacement).
10. Footbridge: Its centennial celebration and the Board's involvement in its raising and preservation efforts.

Site Rejected for Post (without further action):

Health Department church building: While a significant renovation, it is not currently a registered landmark and has not come before the Board, making it unsuitable for a Landmarks Board-specific post at this time unless nominated.

Content Management & Approval Process:

A cloud-based Excel file provided by Andrew Menke will be used for collaborative content development, where members can add ideas, historical facts, and dates with a goal to develop approximately 10 site-specific posts initially.

Kyle Tolbert, Assistant Attorney, noted that the sub-committee has the authority to approve general content ideas and direct the development of specific posts.

Meeting Frequency:

The subcommittee decided to meet monthly to build up content, when enough is compiled, they may move to quarterly meetings.

ADJOURNMENT:

There being no further business, the meeting was adjourned.

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

Andrew Menke, Senior Planner

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 413 East Walnut Street

On May 13, 2026, the Landmarks Board staff found the following to be a matter of fact:

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

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).

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

Based on this finding of fact, the Landmarks Board staff approved the following work item(s) as shown in submitted materials:

1. Remove fire escape from east façade.
2. Patch remaining holes in brick veneer, in accordance with the Secretary of Interior's Standards for Rehabilitation.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.



Andrew Menke, Senior Planner
Planning and Development

May 13, 2026
Date