



Springfield Board of Adjustment

City Council Chambers (830 N. Boonville)

Date: April 5th, 2022

Time: 1:30 p.m.

MEMBERS: Derek Lee (Chair), Bryan Fisher (Vice-Chair), Shelby Lawhon, Steve Jackson, and Thomas Kondro

1. Introduction Of Zoning Ordinance As Evidence:

2. ROLL CALL:

3. Approval Of Minutes: February 2, 2022

Documents:

[MINUTES 2-1-2022.PDF](#)

4. Communications:

5. Unfinished Business:

6. Public Hearings:

7. Appeal 72

300-308 West Commercial Street, 300 W Commercial Partners, LLC c/o Titus Williams

Documents:

[APPEAL 72 SR.PDF](#)

8. Other Business:

9. Adjourn:

You are welcome to speak to any item on this agenda. The Board of Adjustment Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. When you address the Board

of Adjustment, please step to the microphone at the podium and state your name and address. All meetings are tape recorded. Please limit your remarks to five minutes unless the Board of Adjustment allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864-1443 at least three days prior to the scheduled meeting.

MINUTES OF THE BOARD OF ADJUSTMENT

DATE: February 1, 2022

TIME: 1:30 p.m.

The regular meeting and public hearing of the Board of Adjustment was held on the above date and time via Zoom with the following members and personnel in attendance: Derek Lee (Chair) Bryan Fisher (Vice Chair), Shelby Lawhon, Steve Jackson, and Thomas Kondro. Absent: None. Staff: Daniel Neal, Senior Planner, Jill Burris, Assistant City Attorney, Duke McDonald, Assistant City Attorney, Dwayne Shmel, Director of Building and Development Services, and Bob Hosmer, Planning Manager.

Roll call:

INTRODUCTION OF ZONING ORDINANCE AS EVIDENCE: Mr. Neal introduced the Zoning Ordinance.

APPROVAL OF MINUTES: The minutes of November 2, 2022, were approved.

COMMUNICATIONS: None

PUBLIC HEARING:

Variance 587

1930 East Kearney Street

Applicant: Glen-Kearney Development, LLC

Mr. Derek Lee recused himself.

Mr. Bryan Fisher opened the public hearing.

Mr. Tim O'Reilly, manager of BigShots Golf the application is to raise the pole height on the north and south side of the facility. Originally designed the netting and based on their designs the poles were built to the height recommended and based on the ball types and nets it was not adequate to keep the balls in the golf range. There are several modifications that are being used to enhance the safety and we need the options to raise the pole height in case the other modifications do not work.

Mr. Duke McDonald asked if they would be able to stretch a net across the top.

Mr. O'Reilly said that the engineers looked at it and it would not work and noted that the design would be same, but with taller poles and another line of poles on each side with translucent netting.

Mr. Fisher asked about the previous approval and if a specific height was approved.

Mr. Neal noted that they did not approve of a specific height, but they had completed the improvements on the site.

Mr. Daniel Neal stated that this is a request to vary from Section 36-422(5)(a) of the Zoning Ordinance to allow structures to exceed the 30-degree bulk plane/height requirements in the HC, Highway Commercial District. The applicant constructed a BigShots Golf driving range/eating and drinking establishment on the property with a variance to allow fences to exceed the 30-degree bulk plane provisions. This request was approved by the Board of Adjustment on December 4, 2018. However, since the opening of the facility there have been golf balls hit over the fencing into adjacent properties. The applicant is now proposing additional taller fencing to further exceed the 30-degree bulk plane. They are requesting a variance from Zoning Ordinance section 36-422(5)(a) Maximum structure

height: None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF, Single-Family Residential District.

A structure is defined in the Zoning Ordinance as anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without... fences... or any similar item. The bulk plane defines the relationship of the height of the structure and the structures setback. The applicant is requesting a variance to allow 11 golf driving range poles and netting (fencing) that will be in excess of the 30-degree bulk plane requirements from an R-SF, Single-Family Residential District boundary.

- The Growth Management and Land Use Plan of the Comprehensive Plan states that protection of our existing residential neighborhoods is a prime concern.
- It is important to ensure that new land uses are not detrimental to residential areas and to recognize the vulnerability of residential areas to certain adverse impacts.
- This objective does not mean that non-residential land uses are automatically inappropriate in residential areas; it means that design and location criteria must take into account the existing residential areas.
- Where commercial areas are concentrated, they should be sited and designed to have a minimal effect on adjacent lower-intensity development, and the environment.
- The Growth Management and Land Use Plan of the Comprehensive Plan also states that new development should be compatible with existing development in terms of scale, materials, rooflines, setbacks and open space.
- Landscaped transitions should be used between sharply differing types of land use.
- Encourage the effective use of location, design and landscaping of commercial uses to screen and buffer neighborhoods from lights, signs, traffic noise and pollution, and other factors incompatible or conflicting with adjacent land uses.

If the variance is approved; the proposed poles and netting will be allowed to exceed the 30-degree bulk plane requirements Section 36-422 (5) and as determined by Section 36-321 Definition of height, height limit and bulk plane and as shown on the proposed site plan. The board of adjustment may impose such conditions and restrictions upon the premises benefitted by a variance as may be necessary to comply with the standards set out in this article to reduce, minimize, or mitigate the effect of such variance upon other property in the neighborhood, and better to carry out the general intent of the article.

If the variance is denied; the applicant must design the site to comply with Section 36-422 (5), Section 36-321 Definition of height, height limit and bulk plane and all other applicable Zoning Ordinance requirements.

Mr. Fisher asked if any written comments were supplied.

Mr. Neal said that he had one person call and noted that he had approximately 400 golf balls in his yard.

Ms. Sherry Kuhn, 1920 E. Turner and noted that BigShots is an eye sore and believes that adding more poles would be a problem and noted that there have been lawsuits. The noise has been toned down, but still get golf balls in her yard and asked if BigShots would purchase the houses in the neighborhood.

Mr. Fisher stated that the Board of Adjustment BOA is not here to discuss those options (buying homes).

Mr. Mohan Patel, owner of the Resthaven hotel and noted that balls are going in there parking lot and roof and want to make sure the improvements are done now – additional poles on the northeast side to prevent the balls from going into the area. Mr. Neal pulled up the location of the Resthaven property

Mr. O'Reilly said that they are not adding poles to that side and believes the issue was addressed and corrected regarding the hotel area.

Mr. Bryan Fisher closed the public hearing.

Mr. Fisher stated that he was part of the original variance application and is attempting to correct various issues and will vote for the variance.

Member Action:

Mr. Shelby Lawhon motioned to **approve** Variance 587 (1930 East Kearney Street). Mr. Steve Jackson seconded the motion. Motion carried as follows: Ayes: Fisher, Lawhon, Jackson and Kondro. Nays: Alden. Absent: None. Mr. Derek Lee recused himself.

Variance Findings of Fact and Conclusions of Law for Variance 587

Approved: 4/0 The variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner, the applicant, or predecessors in title. That condition is as follows: *City had initially proposed the property to be laid out differently, however they had to develop this way due to golfing into the sun. (Layout of property). Uniqueness of use, only one in Springfield.*

Approved: 4/0 The granting of the variance will not adversely affect the rights of adjacent property owners or residents. *Variance is being granted to protect property owners and residents.*

Approved: 4/0 The strict application of the provisions of the Land Development Code from which a variance is requested will constitute unnecessary hardship upon utilization of the property. *Granting this new variance is addressing a necessary hardship caused by the inability to change the pole height.*

Approved: 4/0 The variance desired will not adversely affect the public health safety, morals, order, convenience, prosperity, or general welfare. *No comments/response.*

Approved: 4/0 Granting the variance desired will not be opposed to the general spirit and intent of the Land Development Code. *No comments/responses*

Other Findings: *No comments/responses.*

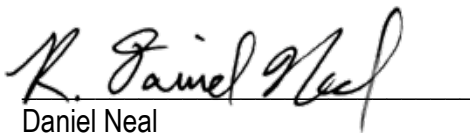
OTHER BUSINESS:

2022 Election of Board of Adjustment Chair and Vice Chair

Member Action:

Shelby Lawhon motioned to nominate Derek Lee as **Chair**. Bryan Fisher seconded the motion. Motion carried as follows: Ayes: Lee, Fisher, Lawhon, Jackson, and Kondro. Nays: None. Absent: None

Derek Lee motioned to nominate Bryan Fisher as **Vice Chair**. Shelby Lawhon seconded the motion. Motion carried as follows: Ayes: Lee, Fisher, Lawhon, Jackson, and Kondro. Nays: None. Absent: None


Daniel Neal
For Executive Secretary

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BOARD OF ADJUSTMENT PUBLIC HEARING:

APRIL 5, 2022



CASE NUMBER:

Appeal 72

LOCATION:

300-308 W. Commercial Street

ACRES:

0.22 acre

EXISTING LAND USE:

Commercial, office and residential uses

APPLICANT:

300 W Commercial Partners, LLC

STAFF:

Daniel Neal, 864-1036

SUMMARY OF APPEAL:

Request to appeal, pursuant to Section 36-404, Landmarks, the Landmarks Board's denial of a certificate of appropriateness as to three items, based on the Secretary of Interior's Standards for Rehabilitation and the Commercial Street Design Guidelines, with said denial enforced by the Director of Planning and Development and subject to appeal pursuant to the procedures and standards set forth in Section 36-364, Appeals.

EXTENT OF THE BOARD'S APPEAL POWERS:

1. Affirm the Landmarks Board's decision wholly or in part;
2. Reverse the Landmarks Board's decision;
3. Modify the Landmarks Board's decision, or;
4. Make such new decision, as the Board deems appropriate.

STAFF FINDINGS FOR ALL ITEMS:

1. The applicant, 300 W Commercial, LLC, c/o Titus Williams, applied for the certificate of appropriateness (C of A) on December 21, 2021, and were assigned a Landmarks Board hearing date of January 12th. The applicant or his representative did not attend that meeting and per Landmarks Board Rules of Procedure, the case was postponed until its next regular meeting on February 9th. The Landmarks Board held a public hearing on February 9th where the applicant's proposed certificate of appropriateness was partially approved and partially denied.
2. The Landmarks Board used its discretion to approve the certificate of appropriateness as to three of the proposed items and to deny the certificate of appropriateness as to three other proposed items. With regard to the three

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denied C of A items, the Landmarks Board determined that the proposal was in conflict with the *Secretary of Interior's Standards for Rehabilitation* and the *Commercial Street Design Guidelines* and thus was inappropriate. In particular, the Board found that the work was not consistent with the *Guideline's* recommendation to "not obscure façade details with signs, paint, cladding or other elements" and "not try to make the building look historic with non-original features because this creates a false sense of history."

3. City Council adopted the updated Commercial Street Historic District Design Guidelines on April 14, 2020. The updated Design Guidelines retain many of the same recommendations as the 1982 guidelines that were replaced. The Design Guidelines, along with the Secretary of Interior's Standards, provide the basis for decisions by the Landmarks Board regarding exterior alterations to historic properties located within the District. The guidelines are used by applicants and their architects and contractors to submit project proposals for evaluation and approval. The guidelines serve to both preserve the historic significance and character of the District and to facilitate economic revitalization.
4. The Commercial Street Historic District is located in the 400 block of West Commercial Street to the 500 block of East Commercial Street, between Lyon Avenue and Washington Avenue. The Commercial Street Historic District is designated on both the National Registry and the Springfield Historic Register as a local historic district. The local designation makes the district subject to Landmarks Board review.
5. In September 2018 the City of Springfield received a Historic Preservation Fund grant from the Missouri State Historic Preservation Office to update the Commercial Street Design Guidelines. In March 2019, H3 Studio, Inc. was hired to assist the City and the Landmarks Board with drafting an update of the design guidelines. As part of the grant requirement, City staff and the Landmarks Board members formed a "workgroup" to assist the consultant in updating the design guidelines. The workgroup included eight (8) members and was comprised of members from the Commercial Club, the Commercial Street District merchants/business owners, Landmarks Board members and City staff.
6. In the Summer of 2019, H3 Studio, Inc. conducted three workgroup meetings and three Landmarks Board public hearing meetings to present the progress of the updated design guidelines and allow for public comment. A webpage was created to inform the public about updates, proposed drafts of the guidelines and to post the public meeting schedule. Postcards were sent to the district property owners and to the property addresses. Additionally, news releases were published on the City's website. Throughout the process the Missouri State Historic Preservation Office ("SHPO") oversaw the grant-funded project and reviewed the design guidelines for compliance with the grant agreement and final document. SHPO has approved the proposed design guidelines and has reimbursed the City for the cost of the consultant.
7. Where the board has determined there was an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this article, the director of planning and development shall also refund the appeal application fee to the appellant.
8. The ten Secretary of the Interior's Standards for the Treatment of Historic Properties:
 - a. 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.
 - b. 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.
 - c. 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.
 - d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. 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. Replacement of missing features will be substantiated by documentary and physical evidence.
 - g. 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.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

STAFF FINDINGS FOR MURAL:

1. In this appeal, the Board of Adjustment exercises appellate jurisdiction as a quasi-judicial body, and its task is to determine what the section of the ordinance means and how the Ordinance applies to a factual situation. In this case, the Board of Adjustment must review the Landmarks Board's denial, pursuant to 36-404 and the Secretary of Interior's Standards for Rehabilitation and the Commercial Street Design Guidelines, of a certificate of appropriateness with regard to a proposed mural on the east elevation.
2. The applicant states "Many items were discussed on this item which we feel should not have been used in their decision-making process and are not in line with the set forth C-Street Guidelines." regarding the mural on the east elevation.
 - a. The mural is located on the east side of the building facing the alleyway between the adjacent buildings. This is not on the front of the building facing C-Street where more scrutiny could have been made. There are no direct sections in the C-Street guidelines that govern size, location, and content of murals because it is expressly outside their stated area of decision and authority.
 - b. There was great discussion regarding the content of the mural. There was debate on the appropriateness of the content of the mural even though this should not be a determining factor from the board. Keep in mind this mural content is not offensive in any manner and depicts a streetscape, which is uplifting and appropriate for a downtown mural.
 - c. Many comments were made regarding the size of the mural in relationship to the alley way size. There are no references in the guidelines limiting the size of murals and should not be used in the decision-making process. That is a subjective opinion given by the board above the current guidelines. Art size and theme are designed to evoke emotions that are very different for each person and should not be dictated by the Landmarks board. This mural may be large in a confined alley, but that is what gives this mural power and credence as a dreamlike city streetscape experience for the viewer. The mural has real time human scale at all levels to engage the viewer. Also, the architecture is expressly used in the mural as trompe' loiel, incorporating the windows, doors, height, brick, corbelling, arches, and not the least of which is scaled painted lighting to match the lighting in our beautiful new alleyway with mosaic features. The grandness of the image and viewing perspective helps create the vision the artist and owner strives to achieve. Either way, the board should not be deterring the impact or defining mural's vision.
 - d. The east façade has remnants of many coats of whitewash and green paint which gives the owner the right to paint this side of the building in accordance with C-Street guidelines as it is already pre-painted.
3. The Purpose and Overview of the Commercial Street Design Guidelines state, "These guidelines are intended to provide the basis for decision making by the Landmarks Board. They are intended both to preserve the historic significance and character of the District and to facilitate economic revitalization. With guidelines for design made clear, applicants and their architects and contractors can identify requirements and work towards meeting them. They can observe the standards by which their proposed actions will be evaluated, and if denied, they can be given clear reasons for the Board's decision. These guidelines are developed from two (2) general premises: the Secretary of the Interior's Standards for the Treatment of Historic Property and the desire to prevent common errors made in preservation work."
4. The federal government has promulgated 34 standards for the treatment of historic properties, including structures. They are divided into four categories - preservation, rehabilitation, restoration, and reconstruction. The category deemed appropriate for any given projects depends on "the property's significance, existing physical condition, the extent of documentation available, and interpretive goals." (36 CFR, Section 68.3) The vast majority of projects done in Springfield have fallen into the category of rehabilitation. Rehabilitation is defined by the federal government as "the process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Persons undertaking rehabilitation projects should comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties ten standards.
5. The Secretary of the Interior's Standards for the Treatment of Historic Properties standards #2 and #5 apply to the proposed mural work.

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#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.

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

6. The Commercial Street Design Guidelines, Section 3.14 states “Different color schemes were popular at various times; toward the end of the 1800s, darker, richer shades were popular. Tastes changed again at the beginning of the 1900s to lighter, calmer colors palettes. The use of color on building facades can serve to strengthen visual coherence and establish an identity for the District. The color of neighboring buildings should be studied, as well as the building’s exposure to sun, before deciding paint color. Furthermore, scraping the surface to be painted can reveal original paint layers. Building owners are encouraged to conduct forensic research of the building when deciding on paint color schemes.”
 - 3.14.1. Subordinate color schemes to the building composition.
 - 3.14.2. Use of contrasting colors is desirable, to accent details.
 - 3.14.3. Modest color schemes are preferred.
 - 3.14.4. Paint scheme should tie the elements of the building together.
 - 3.14.5. The south side of the street should be painted with colors having a light value, i.e., a light blue should be used instead of a dark blue, since it is in shadow much of the year.
 - 3.14.6. Darker shades may be used on the north side to reduce glare and reflection.

Figure 1.2. Project Approval Matrix (continued)

Action	Contributing Structures				Non-Contributing Structures			
	No Approval	Administrative (Conditional)	Landmarks Board	Recommended Pre-Application Meeting	No Approval	Administrative (Conditional)	Landmarks Board	Recommended Pre-Application Meeting
Lighting, exterior building and site		X				X		
Mechanical, electrical, and plumbing repair/retrofit	X				X			
New Construction (Infill)			X	X			X	X
Paint, color change	X				X			
Paint, previously unpainted masonry			X	X		X		

7. If the appeal is approved; the proposed mural on the east elevation may be painted as shown on **Exhibit 6** and subject to the provisions in Section 36-454, Signs, of the Zoning Ordinance.
8. If the appeal is denied, the decision of the board of adjustment may be taken in the manner provided by State Statute.

STAFF FINDINGS FOR WINDOW FLOWER BOXES & PANELS:

1. In this appeal, the Board of Adjustment exercises appellate jurisdiction as a quasi-judicial body, and its task is to determine what the section of the ordinance means and how the Ordinance applies to a factual situation. In this case, the Board of Adjustment must review the Landmarks Board’s denial, pursuant to 36-404 and the Secretary of Interior’s Standards for Rehabilitation and the Commercial Street Design Guidelines, of a certificate of appropriateness with regard to proposed eyebrow mural panels and flower boxes on the north elevation.
2. The applicant states “Many items were discussed on this item which we feel should not have been used in their decision-making process and are not in line with the set forth C-Street Guidelines.” regarding installation of the “eyebrow mural panels and flower boxes” on hand painted, lightweight panel on north elevations.
 - a. The window heads and plant boxes are both non-invasive added elements that add charm to the building that could be easily removed by future owners if desired, without destroying any original structure or detailing They

provide no long-term damage to the building's architectural integrity. The window decorations do not obscure any critical aesthetic element on the facade but do enhance them with period specific decorative feel. The eyebrows respect the original character and feel of the facade in the same way as do the approved decorative "awning" panels that were not used on the building prior but are encouraged by federal guidelines as period aesthetic enhancement with no detriment to preservation.

- b. The added window head is in line with the Victorian Gilded Age for which this building was built and is a surface mural piece on previously painted brick.
 - c. There is no reference in the C-Street guidelines that restricts a building from having soft-scape items like temporary window flower boxes. 3.13.2 states planting boxes are encouraged, which should extend to 2nd floor windows. There are existing examples of these decorations in the historic districts city wide which are loved and add much to the feel and warmth of each location.
3. The Purpose and Overview of the Commercial Street Design Guidelines state, "These guidelines are intended to provide the basis for decision making by the Landmarks Board. They are intended both to preserve the historic significance and character of the District and to facilitate economic revitalization. With guidelines for design made clear, applicants and their architects and contractors can identify requirements and work towards meeting them. They can observe the standards by which their proposed actions will be evaluated, and if denied, they can be given clear reasons for the Board's decision. These guidelines are developed from two (2) general premises: the Secretary of the Interior's Standards for the Treatment of Historic Property and the desire to prevent common errors made in preservation work."
4. The federal government has promulgated 34 standards for the treatment of historic properties, including structures. They are divided into four categories - preservation, rehabilitation, restoration, and reconstruction. The category deemed appropriate for any given projects depends on "the property's significance, existing physical condition, the extent of documentation available, and interpretive goals." (36 CFR, Section 68.3) The vast majority of projects done in Springfield have fallen into the category of rehabilitation. Rehabilitation is defined by the federal government as "the process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Persons undertaking rehabilitation projects should comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties ten standards.
5. The Secretary of the Interior's Standards for the Treatment of Historic Properties standards #3, #4 and #9 apply to the proposed work:
#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.
#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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
6. The Commercial Street Design Guidelines, Section 3.13 states, "The quality and character of Commercial Street's streetscape and public realm is critical to the experience of visitors and the success of businesses. District vibrancy and street life benefits from a rich array of landscaping, trees, lighting, signage, street furniture, and other public realm amenities."
3.13.2. Privately-provided planting urns, planting boxes, and street furniture, including waste receptacles and benches are encouraged. These elements should be of a design that is complementary to the District.
7. The Commercial Street Design Guidelines, Section 4.1. Rehabilitations states, "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:

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- 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

Figure 1.2. Project Approval Matrix (continued)

Action	Contributing Structures				Non-Contributing Structures			
	No Approval	Administrative (Conditional)	Landmarks Board	Recommended Pre-Application Meeting	No Approval	Administrative (Conditional)	Landmarks Board	Recommended Pre-Application Meeting
Storefronts, repair		X				X		
Storefronts, replacement in-kind			X	X			X	X
Storefronts, new materials			X	X			X	X

- 8. If the appeal is approved; the installation of the “eyebrow mural panels and flower boxes” on hand painted, lightweight panel on north elevation is permitted as shown on **Exhibit 6** and subject to the provisions of the Zoning Ordinance.
- 9. If the appeal is denied; the decision of the board of adjustment may be taken in the manner provided by State Statute.

STAFF FINDINGS FOR PAINT OF DECORATIVE BRICKWORK:

- 1. In this appeal, the Board of Adjustment exercises appellate jurisdiction as a quasi-judicial body, and its task is to determine what the section of the ordinance means and how the Ordinance applies to a factual situation. In this case, the Board of Adjustment must review the Landmarks Board’s denial, pursuant to 36-404 and the Secretary of Interior’s Standards for Rehabilitation and the Commercial Street Design Guidelines, of a certificate of appropriateness with regard to color paint (other than red line wash/paint) of decorative brickwork along top of north elevations.
- 2. The applicant states “Many items were discussed on this item which we feel should not have been used in their decision-making process and are not in line with the set forth C-Street Guidelines.” regarding color paint (other than red line wash/paint) of decorative brickwork along top of north elevations.
 - a. The entire building has been painted at some point in the past. Some areas have had whitewash paint, white poly coating, red lime paint wash, green flaking paint, and other random colors. This occurs in areas all over the existing building including the upper brickwork along the top of the north elevation. Photo evidence was provided showing previous whitewash areas including areas of mismatched mortar color within these painted areas. In other areas of the building, the board approved painting, including painting the previously painted first-floor exterior on the north side. At the meeting it was also stated we do not need to acquire board approval since it was previously painted. This should also be the case for the decorative brickwork along the top of the north elevation since it has also been previously painted. Instead, the board designated only one color the owner can use. The board should not be designating the specific color of owner’s buildings and/or the only color they can use. This is not part of C-Street Design guidelines and conflicts with section 3.14.
 - b. All colors suggested are from the Sherwin Williams Heritage color pallet indicative of similar buildings of this time period. They are not over-the-top bold colors and are rather pastel in color. All colors suggested fit within all 3.14 Color C-Street guidelines. Color schemes are not a matter for Landmarks Board submittal as per their guidelines - “Paint, color change - no approval needed on a contributing structure”. However, The Board does suggest use of contrasting color as desirable to accent details and that paint schemes should tie elements of the building together. The guidelines also state, “the use of color on building facades can serve to strengthen visual coherence and establish an identity for the district”.
 - c. The paint to be used and suggested is an appropriate sheen in a 100% breathable mineral paint.
 - d. All paint was to be applied using the Secretary of Interior’s standards for Rehabilitation guidelines.

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3. The Purpose and Overview of the Commercial Street Design Guidelines state, “These guidelines are intended to provide the basis for decision making by the Landmarks Board. They are intended both to preserve the historic significance and character of the District and to facilitate economic revitalization. With guidelines for design made clear, applicants and their architects and contractors can identify requirements and work towards meeting them. They can observe the standards by which their proposed actions will be evaluated, and if denied, they can be given clear reasons for the Board’s decision. These guidelines are developed from two (2) general premises: the Secretary of the Interior’s Standards for the Treatment of Historic Property and the desire to prevent common errors made in preservation work.”
4. The federal government has promulgated 34 standards for the treatment of historic properties, including structures. They are divided into four categories - preservation, rehabilitation, restoration, and reconstruction. The category deemed appropriate for any given projects depends on “the property’s significance, existing physical condition, the extent of documentation available, and interpretive goals.” (36 CFR, Section 68.3) The vast majority of projects done in Springfield have fallen into the category of rehabilitation. Rehabilitation is defined by the federal government as “the process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Persons undertaking rehabilitation projects should comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties ten standards.
5. The Secretary of the Interior’s Standards for the Treatment of Historic Properties standards #2 and #5 apply to the proposed work.

#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.

#5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The Commercial Street Design Guidelines, Section 3.14 states, “Different color schemes were popular at various times; toward the end of the 1800s, darker, richer shades were popular. Tastes changed again at the beginning of the 1900s to lighter, calmer colors palettes. The use of color on building facades can serve to strengthen visual coherence and establish an identity for the District. The color of neighboring buildings should be studied, as well as the building’s exposure to sun, before deciding paint color. Furthermore, scraping the surface to be painted can reveal original paint layers. Building owners are encouraged to conduct forensic research of the building when deciding on paint color schemes.”
 - 3.14.1. Subordinate color schemes to the building composition.
 - 3.14.2. Use of contrasting colors is desirable, to accent details.
 - 3.14.3. Modest color schemes are preferred.
 - 3.14.4. Paint scheme should tie the elements of the building together.
 - 3.14.5. The south side of the street should be painted with colors having a light value, i.e., a light blue should be used instead of a dark blue, since it is in shadow much of the year.
 - 3.14.6. Darker shades may be used on the north side to reduce glare and reflection.

Figure 1.2. Project Approval Matrix (continued)

Action	Contributing Structures				Non-Contributing Structures			
	No Approval	Administrative (Conditional)	Landmarks Board	Recommended Pre-Application Meeting	No Approval	Administrative (Conditional)	Landmarks Board	Recommended Pre-Application Meeting
Lighting, exterior building and site		X				X		
Mechanical, electrical, and plumbing repair/retrofit	X				X			
New Construction (Infill)			X	X			X	X
Paint, color change	X				X			
Paint, previously unpainted masonry			X	X		X		

Development Review Staff Report



7. If the appeal is approved; the color painting (other than red lime wash/paint) of decorative brickwork along top of north elevation may be painted as shown on **Exhibit 6** and subject to the provisions of the Commercial Street Design Standards and Zoning Ordinance.
8. If the appeal is denied; the decision of the board of adjustment may be taken in the manner provided by State Statute.

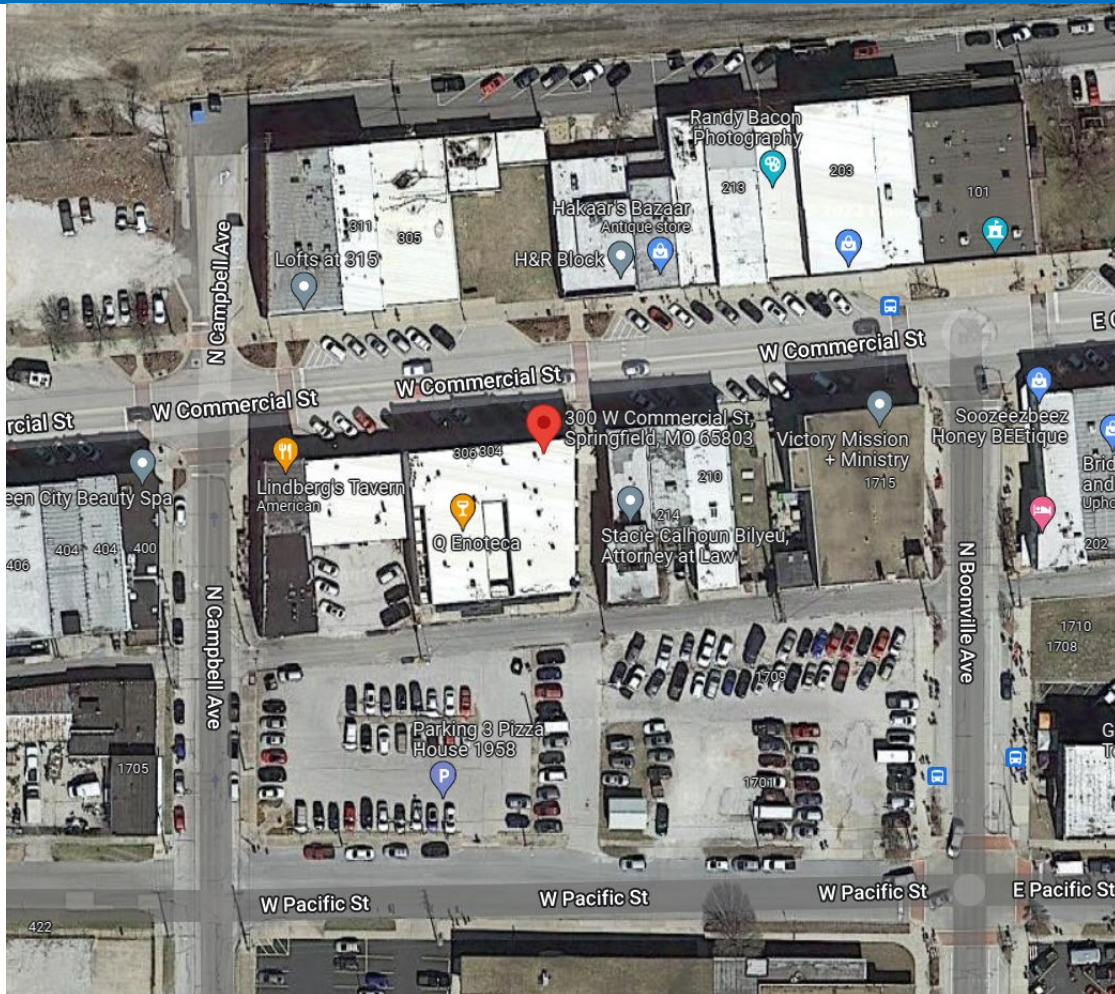
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	COM-1	COM-1	COM-1	COM-1
LAND USE	Office uses	Off-street parking	Retail, office and residential uses	Office uses

Development Review Staff Report



SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



BOARD OF ADJUSTMENT ORDINANCE AUTHORIZATION:

The following excerpt from the Zoning Ordinance lists the limits of the Board of Adjustment's authorization in this instance:

Sec. 36-364. Appeals.

- (1) (a) *Appeals from administrative ruling.* The board of adjustment shall be empowered to hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this article. In this capacity, the board exercises appellate jurisdiction as a quasi-judicial body, and its task is to determine what the article means and how the article applies to a particular fact situation.
- (b) *Application for appeal.* The application shall contain the following information and such additional information as the board of adjustment may, by rule, require:
 1. The order, requirement, decision, or determination from the administrative official which is allegedly in error.
 2. The name of the administrative official making the order, requirement, decision, or determination being appealed, and the date the order, requirement, decision, or determination was made.
 3. A description of why the order, requirement, decision, or determination made by the administrative official is in error.
 4. The names and addresses of all owners of real property, as shown on the records of the county assessor, adjacent to, or within 185 feet of the subject property. The names and addresses shall be compiled by an abstract company, title company, county assessor's office, City of Springfield or attorney at law.
- (2) *Extent of the board's appeal powers.* In exercising the authority herein granted, the board may, in conformity with the provisions of this article, reverse or affirm wholly or partly or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as the board deems appropriate and to that end shall have all powers of the administrative official from whom the appeal is taken.
- (3) *When appeals may be taken.* Appeals to the board of adjustment may be taken by any person aggrieved or by an officer, department, board, or agency of the City of Springfield affected by a decision of an administrative officer. Appeals shall be taken within 30 days after the decision has been rendered by an administrative officer, by filing with the officer from whom the appeal is taken and with the secretary of the board of adjustment a notice of appeal specifying the grounds of the appeal. The officer from whom the appeal is taken shall forthwith forward to the secretary of the board all the papers constituting the record upon which the action appealed from was taken.
- (4) *Burden on applicant.* The applicant for an appeal shall bear the burden of producing evidence establishing the grounds of the appeal.
- (5) *When appeals to stay proceedings.* A notice of appeal properly filed as herein provided shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of adjustment after the notice of appeal has been filed with him that by reason of acts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of adjustment or by a proper court order.
- (6) *Hearing on appeals.* Notice of appeals shall be submitted not less than 28 days prior to a regularly scheduled board meeting. The appellant shall be notified in writing by registered mail of the date, time, and place of the hearing.
- (7) *Decision on appeal.* Within 30 days after the hearing on an appeal, the board of adjustment shall file with the director of planning and development its findings of fact and conclusions with respect to the appeal. The director of planning and development shall send by first-class mail a copy of the decision to the appellant and upon each other person who requests in writing to be notified. Where the board has determined there was an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this article, the director of planning and development shall also refund the appeal application fee to the appellant.

- (8) *Appeal from decision of board of adjustment.* Appeals from decisions of the board of adjustment may be taken in the manner provided by statute.

Sec. 36-351. - Board of adjustment.

In considering and deciding appeals and applications for variances and special exceptions, the board acts in a quasi-judicial capacity.

- (4) *Conduct of hearings by board of adjustment.* Public hearings conducted by the board of adjustment on any matter over which it has jurisdiction shall be subject to the following rules.
- (a) Any person, or his agent, who has an interest in the subject matter of the hearing shall be afforded an opportunity to present evidence, exhibits and argument, and to question, through the chairman of the board of adjustment, witnesses on all relevant issues, subject to the chairman's imposition of reasonable limitations on the number of witnesses, and the nature and length of testimony and questioning.
 - (b) All testimony at the hearing shall be under oath, or by affirmation, administered by the chairman.
 - (c) The board of adjustment shall have a written record of each public hearing and the deliberations of the board kept.
 - (d) Members of the board of adjustment shall base their consideration of matters on which the board conducts a public hearing upon the following information and evidence:
 - 1. Testimony, exhibits, and argument presented at the hearing, and not upon direct or indirect communication with any party or representative of such party made outside of the hearing;
 - 2. Reports, memoranda and other materials prepared by the director of planning and development, director of building development services, director of public works, other employees of the City of Springfield or consultants in connection with the application and made a part of the record at the time of hearing; and
 - 3. Inspections of the site when all interested parties or their representatives have the opportunity to be present, or when no such parties or their representatives are present.
 - (e) The board of adjustment shall adopt, and may from time to time amend, such additional procedural rules as it may deem necessary or desirable for the efficient and orderly conduct of its business. Copies of such rules shall be available in the office of the director of building development services.
- (5) *Required vote.* The concurring vote of four members of the board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official of the city, or to decide in favor of the applicant on any matter upon which it is required to act under this article, such as granting a variance or allowing a special exception.
- (6) *Limitation on refiling.* No appeal, request, or application to the board of adjustment shall be allowed with respect to the same parcel of land, building, or structure prior to the expiration of six months from the date of the ruling of the board unless a substantial change of circumstances or conditions can be demonstrated by the applicant.
- (7) *Recordation of orders of the board.* Whenever the board of adjustment shall have acted upon an appeal, application for special exception, or variance the board shall cause its order granting or denying said appeal or application to be recorded in the land records of the county recorder of deeds, however, no order shall be recorded until the order has become final by the passage of 30 days from the date said order is filed in the department of planning and development without an action being filed in a court of competent jurisdiction challenging the issuance of said order or until a court of competent jurisdiction upholds said order if it is challenged within said 30-day period.

ZONING ORDINANCE SECTIONS SUBJECT TO THE APPEAL:

The following excerpts contain pertinent passages from the Zoning Ordinance:

Sec. 36-404. - L - Landmarks.

- (d) *Review criteria.* The landmarks board in considering whether or not to issue a certificate of appropriateness shall be guided by the general purpose of this section and the following:
1. The secretary of interior's standards for rehabilitation as listed below.
 - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - c. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
 - d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - j. New additions and adjacent or related new construction shall 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.
 2. Any design guidelines or standards that the landmarks board may establish and adopt.
 3. For new construction, the landmarks board shall also consider the extent to which the building or structure would be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent of this section to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility shall be evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the setting thereof.

Development Review Staff Report



(g) *Applicant's action if application is denied.* In the event that a certificate is denied, the applicant may:

1. Not resubmit a denied application without substantial change, but may change the original proposal and resubmit the application within 15 days of denial by the landmarks board; or
2. Apply for a certificate of economic hardship; or
3. File an appeal to the board of adjustment within 15 days of the denial by the landmarks board; or
4. If the request is for a demolition permit to a historic landmark or within a historic district, the applicant may also wait 180 days, at which time said demolition permit shall be issued unless the city council has extended the time for demolition. The landmarks board may request that the demolition be delayed for an additional 120 days by action of the city council. The city council may, after receipt of such request, hold a public hearing and delay the demolition for an additional 120 days.
5. If the request is for a demolition permit to a historic site, the applicant may wait 60 days from the date of the application of the certificate of appropriateness before the demolition permit is issued.

COMPREHENSIVE PLAN:

The *Historic Preservation* element of the *Comprehensive Plan* recommends the following:

Objective: Preserve and protect the character of historic structures, sites and districts by strengthening zoning codes that address building demolition, alteration, new construction standards.

Properties designated as Historic Landmarks, Historic Districts, and Interior Landmarks may not be demolished or the exterior altered (interior if designated as an Interior Landmark) unless a Certificate of Appropriateness or Certificate of Economic Hardship is granted by the Landmarks Board.

Inappropriate Rehabilitations: Another major threat to the integrity of a historic structure or area is inappropriate rehabilitation. These alterations can range from those needed to meet code requirements (inappropriately placed exterior stairs or handicap ramps) to misguided attempts to modernize or make maintenance-free (artificial siding, replacement windows). In many cases, the alterations are unnecessary. The windows or siding could be repaired rather than replaced; a better location could be found for the stairs.

Design Guidelines. Continue to apply design guidelines (based on Secretary of the Interior standards) to local historic landmarks and districts.

PUBLIC NOTIFICATION:

The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: 18 Returned: 0

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

Development Review Staff Report



DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

Traffic has no objection to the appeal, however, please note that anything placed on the structure (planters, balconies, awnings, signs, etc.) that overhangs into the right-of-way requires an encroachment agreement and permit from the City.

EXHIBITS:

Exhibit 1, Legal Description

Exhibit 2, Record of Proceedings

Exhibit 3, Certificate of Appropriateness

Exhibit 4, Landmarks Board Denial Letter

Exhibit 5, Commercial Street Design Guidelines Excerpts

Exhibit 6, Applicant's Appeal Application and Supporting Documentation

Development Review Staff Report



PROPERTY DESCRIPTION:

EXHIBIT 1
APPEAL A-72

300-308 W. Commercial Street, Springfield, MO 65803

North Springfield O P E 8 ft. Lot 5 & all lots 6, 7, 8 & 9 BLK 31

Exhibit 2

MINUTES OF THE LANDMARKS BOARD

DATE: February 9, 2022

TIME: 5:30pm

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

Staff members: Michael Sparlin, Senior Planner and Kyle Tolbert, Assistant Attorney.

ROLL CALL:

Landmarks Board members: Kaitlyn McConnell (Chair), Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, John Hawkins, Jan Preston, and Bryan Lenox. Absent: Kent Brown.

APPROVAL OF MINUTES: Minutes of January 12, 2022, were approved.

NEW BUSINESS:

Certificate of Appropriateness:

Board Action:

Bryan Lenox motioned to **remove** Certificate of Appropriateness of 300-308 West Commercial Street from the table (January 12, 2022, meeting). Jan Preston seconded. The motion carried as follows: Ayes: Kaitlyn McConnell (Chair), Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: Kent Brown.

300-308 West Commercial Street – Eric Albers representing the owner and want to improve the decorative nature of the building by painting (red lime wash/paint) the brick façade, He states there is a lot of variety to the existing paint and unsightly colors and would like to repaint these areas with a breathable paint. Noted the areas of concern with the existing façade treatment. Also, adding a mural to the east side which would give this area new life and a destination mural for Commercial Street. The awnings on the front with signage are sustainable system similar to fabric. Looking do some non-invasive with the eyebrow mural panels and flower boxes on the upper story of the building to help add more architecture to the building.

Mr. Layne Hunton asked about the red lime wash on the façade.

Mr. Albers noted that it is part of the color scheme and will remove paint that is flaking.

Ms. Kaitlyn McConnell opened the public hearing.

Mr. Paden Chambers 1643 E. Lombard, stated he served on the Board, noted several concerns that are not supported by the newly adopted Commercial Street Design Guidelines - one is not to obscure the original façade, when possible, respect the original characters and do not copy or create decorative elements to be applied to buildings. The building was constructed in 1909 and has a lot of decorative features, including the stone heads on the upper floor, and creating a false since of history is not recommended by the Secretary of Interior's Standards for Rehabilitation. Putting the arch heads over existing windows does not make sense and understand that this is noninvasive, but he has concerns that if this was approve, it puts into question why we adopted the Design Guidelines in the first place. The district pays for regular landscaping and have concerns placing false decorative flowers/planters on the building. With regard to the proposed mural – some Board members will recall a mural that was approve a few years ago, thinks that that mural was done well and took into account the narrowness of the alley. The proposal mural is large, and the alley is approximately 15' wide and you will only be able to see a small portion (north/south ends) and concerned may be lost. Commercial Street and the City put a survey looked into public artwork and how this piece of artwork relates to the survey.

Ms. Kaitlyn McConnell closed the public hearing.

Mr. Layne Hunton states that the red lime wash is appropriate and has been done in the past. The awnings fit with the recommendations of the Commercial Street Design Guidelines. We have denied flower boxes in the past. Echoing Paden's comments this does not make sense architecturally or historically and the way the building was built. Believes the color scheme (top of building) looks good, but due to past decisions cannot get behind the decision for those changes. As for the mural, he states he's concerned that the intricate brickwork would be lost and is worthy of more discussion.

Ms. McConnell agrees with Layne's opinion and asks how murals are handled and asks if it's the Board's discretion.

Mr. Sparlin noted that paint is discouraged on unpainted brick, but the mural has been an interesting issue for the Board, because it is there to enhance the district, but the other concern is the breathability of the paint. The mural that the Board approved was much smaller and contained and the Board has expressed concern that some murals could obscure architectural detail of the building. It is the Board's discretion

Ms. McConnell asked about voting on these alterations separately for the Certificate of Appropriateness.

Mr. Sparlin noted that the Landmarks Board can vote separately on the proposed alterations.

Mr. Tolbert noted that the code allows the Board to add specific conditions to the approval.

Ms. McConnell asked about mineral paint and its breathability.

Mr. Albers noted that it is a type of paint that allows the brick to be breathable.

Mr. Bryan Lennox likes the rendering of the drawings, but we are here to preserve the historic nature of the building and agrees with Layne on all of his points and the mural looks great but this building has intricate brickwork and could it be done in a different way that brings the brickwork out.

Mr. Paul Lewis noted that he agrees with the other board members and his problem is with the mural based on historical elements and agrees that you won't get the full perspective of the mural.

Mr. Hunton states if there was proposed mural that fit within the "bays" in between the brick is proud or somewhere limited where the building is the focus that would be better.

Ms. McConnell noted that the mural detracts from the historical value of the building in that you lose the brickwork and competes with the street.

Ms. McConnell talked about breaking up the actions/motions on each element.

Board Action #1: Motion Failed

John Hawkins motioned to approve the Mural on the Certificate of Appropriateness (300-308 West Commercial Street). Jan Preston Lenox seconded the motion. The motion carried as follows: Ayes: None. Nays: Kaitlyn McConnell (Chair), Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Jan Preston, Bryan Lenox, and John Hawkins. Abstain: None. Absent: Kent Brown.

Board Action #2: Motion Approved

John Hawkins motioned to approve the Awnings on the Certificate of Appropriateness (300-308 West Commercial Street). Bryan Lenox seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Chair), Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: Kent Brown.

Board Action #3: Motion Failed

John Hawkins motioned to approve the Eyebrow Mural Panels and Flower Boxes on the Certificate of Appropriateness (300-308 West Commercial Street). Jan Preston seconded the motion. The motion carried as follows: Ayes: None. Nays:

Kaitlyn McConnell (Chair), Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Jan Preston, Bryan Lenox, and John Hawkins. Abstain: None. Absent: Kent Brown.

Board Action #4: Motion Approved

Layne Hunton motioned to approve the Red Lime Wash (north and west sides) on the Certificate of Appropriateness (300-308 West Commercial Street). Bryan Lenox seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Chair), Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: Kent Brown.

Board Action #5: Motion Failed

John Hawkins motioned to approve the Painting on Front Façade of the Decorative Brick (top of building) on the Certificate of Appropriateness (300-308 West Commercial Street). Jan Preston seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Chair) and Jan Preston. Nays: Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Bryan Lenox, and John Hawkins. Abstain: None. Absent: Kent Brown.

Board Action #6: Motion Approved

Layne Hunton motioned to approve the Painting on Lower North Face of Building (previously painted) on the Certificate of Appropriateness (300-308 West Commercial Street). John Hawkins seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Chair), Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: Kent Brown.

Mr. Kyle Tolbert suggests clarifying the Certificate of Appropriateness to show a vote subject to the previous motions.

John Hawkins motioned to approve the Certificate of Appropriateness as to elements that the Landmarks Board has approved at this meeting on the Certificate of Appropriateness (300-308 West Commercial Street). Adam Letterman seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Chair), Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: Kent Brown.

Local Historic Site Nomination Review:

836 South Delaware Avenue – Mr. Michael Sparlin noted that they are working on getting more information on the nomination and asked to be postponed for the March 9, 2022, meeting.

Board Action:

Bryan Lenox motioned to postpone the Historic Site Nomination (836 South Delaware). Jan Preston seconded the motion. The motion carried as follows: Ayes: Kaitlyn McConnell (Chair), Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: Kent Brown.

COMMUNICATIONS: Mr. Michael Sparlin noted that he had received a call from the owners of 920 E. Walnut Street and they are planning on to renovate (fire destruction) and will apply with the Board in a few months.

Ms. Kaitlyn McConnell left the meeting and Layne Hunton will be presiding.

REPORTS:

Report on Committees: None

Application: None

Demolition: None

Historic Site and Districts

Jefferson Avenue Footbridge: Mr. John Hawkins drafted a letter for City Council and gave a draft for the Landmarks Board members to review.

Landmarks Board members expressed their approval of the letter.

Board Action:

Bryan Lenox motioned to approve the Letter to the City Council (Jefferson Avenue Footbridge) and forward to the City Council. Jan Preston seconded the motion. The motion carried as follows: Ayes Layne Hunton (Vice-Chair), Paul Lewis, Adam Letterman, Jan Preston, Bryan Lenox, and John Hawkins. Nays: None. Abstain: None. Absent: Kent Brown.

Potential Local Nomination: None

Administrative approval of C of A's: None

Any other matters that fall under the jurisdiction of the Board: Mr. Paul Lewis expressed his concern for demolition of buildings 50+ years noting the demolition of the residence of Sunshine/National.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:30pm.

A handwritten signature in cursive script that reads "Michael Sparlin". The signature is written in dark ink and is positioned above a horizontal line.

Michael Sparlin, Senior Planner

**CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: **300 – 308 West Commercial Street**

On February 9, 2022, the Landmarks Board 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 approved the following work item(s) as shown in submitted materials:

1. Installation of awnings on the north elevation.
2. Painting the brick façade on the north and west elevation with red lime wash/paint (excluding all other colors)
3. Painting the previously painted first-floor exterior on the north elevation.

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.



Acting Director
Planning and Development

2-15-2022

Date

Exhibit 4

February 14, 2022

Titus Williams
Viviana Writer
1660 North Campbell Avenue
Springfield, MO 65802

Mr. Williams and Ms. Writer,

The application for a Certificate of Appropriateness at 300-308 West Commercial Street was denied by the Landmarks Board on February 9, 2022 for the following work:

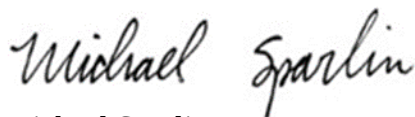
1. Mural on the east elevation.
2. Installation of the “eyebrow mural panels and flower boxes” on hand painted, lightweight panel on north elevation.
3. Color painting (other than red lime wash/paint) of decorative brickwork along top of north elevation.

The Landmarks Board determined that the proposal was in conflict with the *Secretary of Interior’s Standards for Rehabilitation* and the *Commercial Street Design Guidelines* and thus was inappropriate. In particular, the Board found that the above-mentioned work was not consistent with the *Guideline’s* recommendation to “not obscure façade details with signs, paint, cladding or other elements” and not try to make the building look historic with non-original features because this creates a false sense of history.” A record of proceedings from the February 9th meeting will be available after the next Landmarks Board meeting.

The Board approved other work contained in the Certificate of Appropriateness application for which a Notice of Decision is being provided with this letter.

Please, feel free to contact me with any questions regarding this case or letter.

Cordially,

A handwritten signature in black ink that reads "Michael Sparlin". The signature is written in a cursive, flowing style.

Michael Sparlin
Senior City Planner, Landmarks Board staff liaison
417-864-1091



Commercial Street Historic District Design Guidelines

CITY OF SPRINGFIELD, MISSOURI
JULY 2019



Acknowledgments

LANDMARKS BOARD

Richard Crabtree	<i>Real Estate Representative</i>
Gary Bishop	<i>Walnut Street Representative</i>
Layne Hunton	<i>Architect Representative</i>
Paul Lewis	<i>Historian Representative</i>
Nancy Crandall	<i>At-Large Representative</i>
Paden Chambers	<i>Commercial Street Representative</i>
Kent Brown	<i>Mid-Town Representative</i>
Justin Stanek	<i>At-Large Representative</i>
Kaitlyn McConnell	<i>At-Large Representative</i>

GUIDELINES WORKING GROUP

Michael Sparlin	<i>Senior City Planner, City of Springfield</i>
Paden Chambers	<i>Landmarks Board, Commercial Street Representative</i>
Justin Stanek	<i>Landmarks Board</i>
Kent Brown	<i>Landmarks Board</i>
Erin Hudson	<i>Cultural Resource Manager, Environmental Solutions & Innovations, Inc.</i>
William Angle	<i>District business & property owner</i>
Holland Wilson	<i>District professional</i>
Mary Collette	<i>District business & property owner</i>

H3 STUDIO PLANNING TEAM

Timothy Breihan, A.AIA	<i>Principal / Historic Architect</i>
Julia Pancoast	<i>Senior Urban Designer</i>

SPECIAL THANKS TO...

The Savoy Ballroom, for hosting the Guidelines Working Group and Landmarks Board on June 19, 2019.

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02

District History & Character

2.4. Periods of Historic Significance

Periods of historic significance refer to the discreet historic period or era from which a building was built. While the majority of the Commercial Street Historic District was built out prior to 1910, significant construction activity continued until 1935 and beyond. The District has an eclectic mix of buildings that reflects the difference in prevailing architectural styles over these periods.

Primary Periods of Historic Significance. There are three (3) primary periods of historic significance in the Commercial Street Historic District:

1. **Victorian (Gilded Age):** Predominant architectural styles include:
 - a. Second Empire
 - b. Italianate
 - c. Commercial Style
2. **Early Modern (Progressive Era):** Predominant architectural styles include:
 - a. Art Deco
 - b. Art Moderne (Streamline Moderne)
 - c. Commercial Style

3. **Mid-Century Modern:** Predominant architectural styles include:
 - a. International Style
 - b. Commercial Style

By definition, buildings, modifications, and features from the three (3) primary periods of historic significance are deemed to be contributing assets to the District.

Over the lifetime of the building, it is also common for additions and/or modifications to be made to the building that are outside of the building's primary or original period of historic significance. Some of these additions and/or modifications are of high quality and/or they are built in a way that makes them integral to the current character of the building. These types of modifications contribute to the rich and unique qualities of the District. Some, though, are of low quality, obscure or destroy other contributing features, or are not integral to the current character of the building. These types of modifications do not contribute to the qualities of the District and may, in fact, detract from the District's character.

Victorian Period (Gilded Age) Buildings – c.1875 to c.1905



Early Modern Period (Progressive Era) Buildings – c.1905 to c.1940



Art Moderne Style



Art Moderne Style



Commercial Style



Art Deco Style

Mid-Century Modern Buildings – c.1945 to c.1965

International Style



International Style



Commercial Style



Commercial Style



03

District Urban Design Principles

The District Urban Design Principles articulate the relationship of individual buildings to one another, to district infrastructure, and to the public realm. They provide comprehensive recommendations to reinforce and further the overall character and sense of place of the District.

These Urban Design Principles are advisory only and should be used by owners and the Landmarks Board in planning and evaluating projects. Unlike the Design Guidelines, Urban Design Principles are not requirements for a Certificate of Appropriateness.

3.1. Periods of Significance

Periods of historic significance refer to the discreet historic period or era from which a building was built. Periods of historic significance are typically associated with certain distinct architectural styles, design elements, and methods of construction. Following building-specific research and photographic documentation of a building's historic condition at the time of or shortly after construction, the period of historic significance is the primary framework by which renovation and rehabilitation decisions should be made.

3.1.1. Primary Periods of Historic Significance. Identify the building's period(s) of historic significance. Utilize precedents from this period of historic significance to guide the renovation of the building.

3.1.2. Later Additions and Modifications to Buildings from the Primary Periods of Historic Significance. A number of buildings within the District from the Victorian (Gilded Age) period have been modified with additions or other modifications from the Early Modern or Mid-Century Modern periods. These modifications are mainly comprised of storefronts, entryway additions, and auxiliary building additions (i.e. a storefront and first floor pigmented structural glass cladding in the Art Moderne style added to a Victorian-era commercial building).

If the later addition and/or modification are from one of the District's periods of historic significance, then the addition and/or modification shall be deemed a contributing feature.

500-Block East Commercial Street (South Side)



3.1.3. Later Additions, Modifications, and Infill Buildings Outside the Primary Periods of Historic Significance. Several buildings, building additions, and building modifications (i.e. the infill of a historic storefront with brick and an aluminum glazing system; or the addition of a brick vestibule over a historic storefront) within the District are outside of the three (3) primary periods of historic significance. By definition, these buildings, additions, and modifications do not contribute to the character of the District.

If the later addition and/or modification are not from one of the District's periods of historic significance and/or does not conform to the Secretary of the Interior's Standards for Historic Preservation, then the addition and/or modification shall be deemed a contributing feature. Buildings, building modifications, and features that are deemed non-contributing shall not be bound by these Guidelines.

3.2. Unity

The Commercial Street Historic District is defined by a unified urban form. From the edges of the district to its center, buildings increase in height and feature similar ground-floor commercial storefronts built right to the sidewalk. Maintaining a defined range of building height, alignment, spacing, and treatment of corner sites all contribute to the creation of a unified place.

3.2.1. Strengthen the unity of the block as a single entity. (Please refer to specific principles on building heights, alignments, color, etc., for further information). This principle is valid to Commercial Street because width at the street allows the entire block to be seen.

3.2.2. Preserve the visual quality of individual facades and pay careful attention to the treatment, placement, and size of signs. (Please refer to specific guidelines found under *Section 4 – Individual Building Guidelines* and *Section 5 – New Construction Guidelines* for further criteria.)

400-Block East Commercial Street (South Side)



3.8. Building Materials

Commercial Street buildings are constructed from a limited palette of traditional and durable building materials. These materials are of high quality and age gracefully, giving a sense of timelessness to the District. New construction should utilize these traditional materials in new ways.

3.8.1. Brick and glass are the primary building materials of the district. New construction should consider creating contemporary interpretations of patterned brick facades. When brick facades are renovated, do not cover up existing patterns, and do not paint over them unless absolutely necessary.

3.9. Treatment of Open Lots

Open lots existing along Commercial Street for a variety of reasons and with a variety of uses. Some lots have been landscaped and developed as outdoor program space for adjacent buildings. Others have large surface parking lots or are simply vacant lots. Beautification and maintenance of open lots is critical in the overall management of the District, as well as its image and perceptions of safety.

3.9.1. The preferred use for all open lots is as sites for new infill buildings.

3.9.2. Where open lots occur along the street, reinforce the continuity of the sidewalk edge with landscaping, landscape walls, benches, decorative fencing, or other appurtenances.

3.9.3. Landscape and maintain open lots; at minimum, remove weeds and scrub vegetation and cut grass. Landscaping with trees, shrubs, and flowers; installation of paving materials; or installation of community gardens is encouraged.

3.9.4. Utilize open lots for outdoor gathering and events.

3.9.5. Decoratively paint blank walls adjacent to open lots to provide a sense of vibrancy and visual interest.

200- to 300-Block West Commercial Street (South Side)



3.14. Color

Different color schemes were popular at various times; toward the end of the 1800s, darker, richer shades were popular. Tastes changed again at the beginning of the 1900s to lighter, calmer colors palettes. The use of color on building facades can serve to strengthen visual coherence and establish an identity for the District. The color of neighboring buildings should be studied, as well as the building's exposure to sun, before deciding paint color. Furthermore, scraping the surface to be painted can reveal original paint layers. Building owners are encouraged to conduct forensic research of the building when deciding on paint color schemes.

3.14.1. Subordinate color schemes to the building composition.

3.14.2. Use of contrasting colors is desirable, to accent details.

3.14.3. Modest color schemes are preferred.

3.14.4. Paint scheme should tie the elements of the building together.

3.14.5. The south side of the street should be painted with colors having a light value, i.e., a light blue should be used instead of a dark blue, since it is in shadow much of the year.

3.14.6. Darker shades may be used on the north side to reduce glare and reflection.

04

Individual Building Guidelines

Visually, the largest impact on the District will be from the summation of many small details, contained within the façades and other components of individual buildings. The harmony sought for the street will be partly achieved by careful restoration of facade details.

In developing an approach to the facade design, it is important to identify the original elements; assess their present condition; identify methods to upgrade, restore, remove, or replace; assess long-term wear and tear on and maintenance of the item; select replacement material. This section outlines the specific steps to accomplishing repair, rehabilitation, and upgrade of building façades.

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.

4.3. 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 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.)

4.3.4. METAL REPLACEMENT WINDOWS

4.3.4.1. GUIDELINE:

Metal windows may be used only as a replacement for historically-significant existing metal windows (i.e. metal factory windows or metal frame window systems on Mid-Century Modern buildings). When specified, match existing profiles, mullion dimensions, sash heights; specify anodized or baked-on finish to match the appearance and character of the existing windows.

4.3.5. STORM WINDOWS

Sound investment practice dictates employment of energy conservation techniques, including consideration of double glazing in new windows and storm windows in existing installations. To not defeat design objectives, storm windows should follow these considerations.

4.3.5.1. GUIDELINE:

Install storm windows where appropriate. Anodized or baked finishes, not plain mill, may be selected for new construction. Select wood storm windows for rehabilitation work. Follow the basic lines, proportions, and numbers of glazing elements in selecting storm windows.

4.3.5.2. GUIDELINE:

Install storm windows on the interior of the opening. Pay careful respect to installation requirements.

4.4. Storefronts

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

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

4.4.1. GUIDELINE:

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

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

glass (i.e. Vitrolite) ground-floor cladding and metal storefront system. In these cases, the later modifications should be preserved and modifications to the storefront should conform to the 1930s alterations.

- ii) Some storefronts were significantly altered more recently, resulting in a mix of historic and non-historic styles on the same buildings that—as a whole—are NOT contributing. An example would be a Victorian building that was altered in the 1980s by having the storefront infilled with brick and two small windows. In these cases, the non-contributing modifications should be removed and the storefront should be restored to the building's primary period of historic significance.

4.4.2. GUIDELINE:

Maintain the storefront within its original opening.

4.4.3. GUIDELINE:

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

4.4.4. GUIDELINE:

Maintain the traditional degree of glass in the storefront.

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





Above: Contributing International Style (c. 1950) storefront retrofit of an Early Modern Period building (c. 1905) in Vitrolite with aluminum storefront system.

Right: Contributing restored Victorian storefront on a Victorian Period Building.





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.
- 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 awnings 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 façade composition.

4.9.6. GUIDELINE:

Keep awning lettering simple and aimed at identification.

**4.10. Details and Decorative Elements**

The fine quality of Commercial Street building details adds to its sense of identity. While not generally ornate or complex, the decorative elements work together to create reinforcement for the historic atmosphere.

4.10.1. GUIDELINE:

Preserve or restore original detailing where feasible. Do not copy or create false decorative elements that were not a part of the building's history.

4.10.2. GUIDELINE:

Elements such as brackets, foot scrapers, shutters, etc., should be functional.

4.10.3. GUIDELINE:

Window mechanical units are not permitted.

4.10.4. GUIDELINE:

Locate mechanical equipment on roofs; alternatively, if condensing units must be on the ground, screen them. Screen all such equipment regardless of location if accessible to public view.

4.10.5. GUIDELINE:

Do not bracket equipment off walls.

4.11. Maintenance / Management

Perhaps surprisingly, one of the strongest impacts on the District can be obtained through careful, day-to-day actions by property owners and merchants. Vacant buildings and lots in the District—particularly the 400- and 500-blocks of E. Commercial Street—discourage potential tenants because they cause portions of the District to appear unkempt or disinvested. Like any product, if you want to sell real estate, or lease it, it must be ready to be sold.

4.11.1. GUIDELINE:

Clean all areas around the building; replace broken glass; clean and wash windows; remove useless signs; keep trim painted in good condition.

Redesign should give thought to the ease of maintenance of the renovated property.

4.11.2. GUIDELINE:

Select materials and details that are easily maintained and replaced.

4.11.3. GUIDELINE:

Patch grounds – potholes and the like; repair drainage problems; remove weeds and debris. If possible, leave areas for storage of snow, etc., out of pedestrians' and autos' ways.

4.12. Building Materials

Original use of late 1880s' materials was aimed at achieving durability and simplicity. The attention of passersby was to be drawn to the entry door and window displays – not the materials themselves.

4.12.1. GUIDELINE:

In addition or renovations, select materials which are compatible with existing.

Example: If old brick is painted, then paint new brick.

If wood of a given dimension is used, match this if visually exposed.

4.12.2. GUIDELINE:

If new and old materials must be brought together, try to link them.

4.12.3. GUIDELINE:

Where linking is not feasible, achieve a controlled appearance at junction of materials.

4.12.4. GUIDELINE

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

4.13. Sustainability and Energy

Incorporating sustainable design elements is an important aspect of reducing the energy usage in historic buildings. This can help make the renovation, occupancy, and operation of historic structures more economically feasible.

4.13.1. GUIDELINE:

Permit the use of sustainable design and energy efficiency improvements in building renovations, so long as the improvements in question are visible from the street.

- i. Maintain the appearance and fidelity of historic elements when retrofitting with sustainable design and energy efficiency improvements (refer to Guideline 4.3.1.3. describing incorporating insulated glass in replacement sash components as an example).
- ii. Ensure that photo-voltaic panels and other mechanical appurtenances are not visible from the street.

4.14. Periods of Significance

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

4.14.1. GUIDELINE:

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

4.14.2. GUIDELINE

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

4.14.3. GUIDELINE

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

Furthermore, the owner must provide documentation of historical evidence of the original condition of the building.

4.14.4. GUIDELINE

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

4.14.5. GUIDELINE

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

4.14.6. GUIDELINE

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

4.14.7. GUIDELINE

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

4.15. Signage

Control of the number, character, and size of signs in the District can be a powerful tool affecting the sense of unity of the area.

The visual richness created by variety in sign type, color, material, lettering, and arrangement can still be achieved. Even while working within a framework governing the District, individuality of expression can be accomplished.

4.15.1. GUIDELINE:

Keep signs subordinate to buildings. Signs should fit within the existing features of the façade by use of the following practices:

- i. Align signs with other signs on adjacent buildings whenever possible;
- ii. Sign colors, materials, sizes, shapes, and methods of illumination should reinforce the overall composition of the façade;
- iii. Letters applied directly to facades are recommended;
- iv. Flush mounted signs are encouraged;
- v. Signs using trademarks and symbols are encouraged.

4.15.2. GUIDELINE:

Content of signs shall be limited to the business name and/or logo.

4.15.3. GUIDELINE:

Animated or flashing signs are not permitted.

4.15.4. GUIDELINE:

Internally-lit signs are acceptable where they do not overpower the building.

4.15.5. GUIDELINE:

A graphic channel shall be respected for business signage, defined as:

- i. 8' above sidewalk to 14' above sidewalk
- ii. 1' projection perpendicular to the building.
- iii. Variations, due to conditions, may be appropriate, but are subject to the Landmarks Board's approval.

Historic markers or temporary signs (intended for a specific public event) are permissible outside the graphic channel, subject to Landmarks Board approval.

4.15.6. GUIDELINE:

Where signs are located on marquees, signage must additionally conform to Guideline 4.9.2 governing marquees on existing buildings.

4.15.7. GUIDELINE:

Main floor window graphics (non-advertising) shall not exceed 25% coverage of the glass; upper floors shall not exceed 20% of the glass.

Advertising graphics are limited to 10% of window area for permanent, and 15% for temporary graphics.

4.15.8. GUIDELINE:

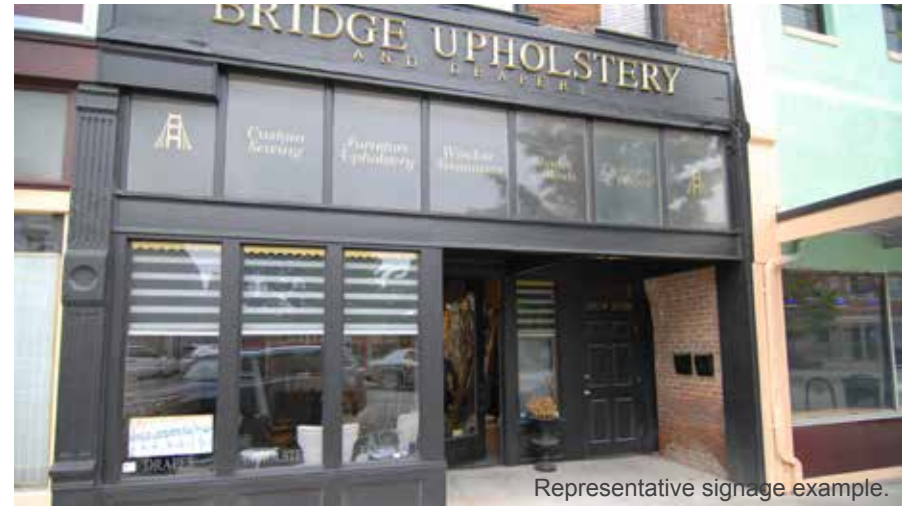
Flags and banners are permissible outside the graphic channel. Board shall consider these on an individual basis.

4.15.9. GUIDELINE:

Wall advertising graphics were often used around 1900 in commercial districts. Such graphics are permissible. Proposed wall graphics should be evaluated by the Landmarks Board on a case-by-case basis, for responsiveness to the overall District atmosphere and theme and the impact on masonry building fabric.

4.15.10. GUIDELINE:

Original marquees should be maintained. New fixed marquees or canopies may be approved if it can be demonstrated that a canopy was original or that the building type would accept a canopy of the proposed type.



07

List of Contributing & Non-Contributing Structures

8.1. Contributing Structures

WEST COMMERCIAL

201-05 West Commercial
 212-16 West Commercial
 213 West Commercial
 217 West Commercial
 219-21 West Commercial
 300-08 West Commercial
 311-15 West Commercial
 318 West Commercial
 400 West Commercial
 401 West Commercial (D)
 402 West Commercial
 404 West Commercial
 406-08 West Commercial
 410 West Commercial
 420 West Commercial
 422 West Commercial
 426-28 West Commercial
 434-36 West Commercial

EAST COMMERCIAL

201 East Commercial
 202-04 East Commercial
 206 East Commercial
 208-10 East Commercial
 209 East Commercial
 211-15 East Commercial
 214 East Commercial
 217-19 East Commercial
 220 East Commercial
 224 East Commercial
 234 East Commercial
 225 East Commercial
 229 East Commercial
 299 East Commercial
 300 East Commercial
 301 East Commercial
 302 East Commercial
 306 East Commercial
 308 East Commercial
 310 East Commercial
 312-16 East Commercial
 320 East Commercial
 326 East Commercial
 328 East Commercial
 330 East Commercial
 332 East Commercial
 336 East Commercial
 338 East Commercial
 400 East Commercial
 408-10 East Commercial
 412-18 East Commercial
 430-34 East Commercial
 436-50 East Commercial
 500 East Commercial
 504 East Commercial
 508-12 East Commercial
 518 East Commercial
 520-22 East Commercial (D)
 524 East Commercial (D)

8.2. Non-Contributing Structures

WEST COMMERCIAL

307 West Commercial
215 West Commercial
209 West Commercial
412-16 West Commercial
314-16 West Commercial
310-12 West Commercial
200-08 West Commercial

EAST COMMERCIAL

201 East Commercial
203-07 East Commercial
221-23 East Commercial
233 East Commercial
200 East Commercial
330 East Commercial
332 East Commercial
424-28 East Commercial
514 East Commercial

(D) - Demolished

Exhibit 6



Application for Board of Adjustment Appeal of Administrative Decision

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

Case No.	
Date Filed	
Received By	
Receipt No.	

Fee Amount Paid? \$ 875

[*See Fee Schedule](#)

The signers of this application appeal to the Board of Adjustment of the City of Springfield, Missouri, that the determination of Landmark Board made on the 9th day of February, 2022 error because of the following facts (attach separate sheets if necessary):

See attached letter description of Landmark board denials and our interpretation of their ruling in error

This appeal involves the following described property:

LAND DESCRIPTION (an attached sheet may be used):

See attached letter: 300-308 W Commercial Street, Springfield, MO 65803

It is requested that a hearing be held in this matter, in which the applicant may appear in person or by agent or by attorney, and present to the Board sufficient evidence so that the Board may reverse the decision of the administrative official.

We, the undersigned, do attest to the truth and correctness of all facts and information presented with this application.

Applicant's Information:

Name of current property owner: Titus Williams

If corporation: Corporate Official: _____

Mailing Address: 1660 N. Campbell, Springfield Missouri Zip Code: 65802

Telephone: 417-851-1875 Fax: _____ E-mail: titus.williams@prosperiti.com

APPLICANT'S SIGNATURE: Eric Allus

(if corporation, need signature of one official)

Attention: Vivian Writer and Titus Williams
Daniel Neal – City of Springfield
Bob Hosmer – City of Springfield

Address: 300-308 W Commercial Street
Springfield, MO 65803

Project: 20-033

Client: Vivian Writer and Titus Williams

Date: February 23, 2022

City Reference: PRJ2021-01527

In reference to the Landmark Board Certificate of Appropriateness Denial Letter issued February 14, 2022, as it relates to the Landmark Board Hearing held February 9th for set forth property, the property owner is not in agreement with the board's ruling and is formally submitting for a Board of Adjustment Appeal of Administrative Decision.

We appreciate the Boards time and effort reviewing the associated Landmark Board application and appreciate the subsequent in-depth conversations during the meeting. We understand the Board's motivations are admirable and keeping with Commercial Street's long-term appearance and preservation in mind. On this project and submittal, the property owner feels the Board's decisions go beyond their decision-making authority and are not in line with the Commercial Street Design Guidelines. Further, these rulings are setting a precedent for future submittal denials on elements, murals, and color schemes that should not be part of the Board's decision-making process.

The Landmark board submittal was broken into separate votes to allow areas and features to be voted on separately. There were three denials issued that evening that are in question. We would like each of the three items be discussed and determined separately by the board of Adjustments in relationship to the Landmark Board denial rulings. See below for items denied and reasons for appeal per item.

Item#1 = Mural on the East Elevation.

Many items were discussed on this item which we feel should not have been used in their decision-making process and are not in line with the set forth C-Street Guidelines.

1. The mural is located on the east side of the building facing the alleyway between the adjacent buildings. This is not on the front of the building facing C-Street where more scrutiny could have been made. There are no direct sections in the C-Street guidelines that govern size, location, and content of murals because it is expressly outside their stated area of decision and authority.
2. There was great discussion regarding the content of the mural. There was debate on the appropriateness of the content of the mural even though this should not be a determining factor from the board. Keep in mind this mural content is not offensive in any manner and depicts a streetscape, which is uplifting and appropriate for a downtown mural.
3. Many comments were made regarding the size of the mural in relationship to the alley way size. There are no references in the guidelines limiting the size of murals and should not be used in the decision-making process. That is a subjective opinion given by the board above the current guidelines. Art size and theme are designed to evoke emotions that are very different for each person and should not be dictated by the Landmarks board. This mural may be large in a confined alley, but that is what gives this mural power and credence as a dreamlike city streetscape experience for the viewer. The mural has real time human scale at all levels to engage the viewer. Also, the architecture is expressly used in the mural as trompe' loiel, incorporating the windows, doors, height, brick, corbelling, arches, and not the least of which is scaled painted lighting to match the lighting in our beautiful new alleyway with mosaic features. The grandness of the image and viewing perspective helps create the vision the artist and owner strives to achieve. Either way, the board should not be deterring the impact or defining mural's vision.
4. The east façade has remnants of many coats of whitewash and green paint which gives the owner the right to paint this side of the building in accordance with C-Street guidelines as it is already pre-painted.

Item#2 = Installation of the "eyebrow mural panels and flower boxes" on hand painted, lightweight panel on north elevations.

1. The window heads and plant boxes are both non-invasive added elements that add charm to the building that could be easily removed by future owners if desired, without destroying any original structure or detailing.

- They provide no long-term damage to the building's architectural integrity. The window decorations do not obscure any critical aesthetic element on the facade but do enhance them with period specific decorative feel. The eyebrows respect the original character and feel of the facade in the same way as do the approved decorative "awning" panels that were not used on the building prior but are encouraged by federal guidelines as period aesthetic enhancement with no detriment to preservation.
2. The added window head is in line with the Victorian Gilded Age for which this building was built and is a surface mural piece on previously painted brick.
 3. There is no reference in the C-Street guidelines that restricts a building from having soft-scape items like temporary window flower boxes. 3.13.2 states planting boxes are encouraged, which should extend to 2nd floor windows. There are existing examples of these decorations in the historic districts city wide which are loved and add much to the feel and warmth of each location.

Item#3 = Color paint (other than red line wash/paint) of decorative brickwork along top of north elevations.

1. The entire building has been painted at some point in the past. Some areas have had whitewash paint, white poly coating, red lime paint wash, green flaking paint, and other random colors. This occurs in areas all over the existing building including the upper brickwork along the top of the north elevation. Photo evidence was provided showing previous whitewash areas including areas of mismatched mortar color within these painted areas. In other areas of the building, the board approved painting, including painting the previously painted first-floor exterior on the north side. At the meeting it was also stated we do not need to acquire board approval since it was previously painted. This should also be the case for the decorative brickwork along the top of the north elevation since it has also been previously painted. Instead, the board designated only one color the owner can use. The board should not be designating the specific color of owner's buildings and/or the only color they can use. This is not part of C-Street Design guidelines and conflicts with section 3.14
2. All colors suggested are from the Sherwin Williams Heritage color pallet indicative of similar buildings of this time period. They are not over-the-top bold colors and are rather pastel in color. All colors suggested fit within all 3.14 Color C-Street guidelines. Color schemes are not a matter for Landmarks Board submittal as per their guidelines - "Paint, color change - no approval needed on a contributing structure". However, The Board does suggest use of contrasting color as desirable to accent details and

- that paint schemes should tie elements of the building together. The guidelines also state, “the use of color on building facades can serve to strengthen visual coherence and establish an identity for the district”.
3. The paint to be used and suggested is an appropriate sheen in a 100% breathable mineral paint.
 4. All paint was to be applied using the Secretary of Interior’s standards for Rehabilitation guidelines.

We appreciate the Landmark Boards time and value to Commercial Street. In this particular case, we feel they have with the best of motive, ruled beyond the scope of their purpose and authority as per the C-Street guidelines and/or board decision making authority guidelines as set out and written in recent updates for the community to follow. Thank you to the Board of Adjustments for your time with this application to revisit this issue.

See attached for original Landmark Board Design Package for Reference.

300 WEST
COMMERCIAL STREET

a second story...

DESIGN BY
i M A G i N A T i O N A L
BELIEVING IS SEEING

DESIGN FOR
P R O S P E R I T I

A NOTE FROM
IMAGINATIONAL

We can call aesthetic improvements revisionist, but renaissance is a better term. We are, as a district, not seeking to mimic the ad hoc way of adorning these historic structures as was done with crazy lumbering signage and tiling over everything willy-nilly as in years gone by (actual history). But the freedom the occupants and builders expressed can be preserved (character of district), not by skinning the structures down to monolithic red brick tombs, but increasing the thoughtful ways of adorning them with breathable paints, murals, lightweight signage, and fanfare that DOES look squarely at preservation but not seek to create a false sense of history by doing nothing at all and/ or stifling innovation within permissible guidelines.

These buildings of heritage are but skeletons that served the greater body of the builder, owner, and community that worked together to fulfill their dreams while exercising their freedoms. The storefronts are like faces full of personality and should continue to exhibit the persona of the in-dweller without destroying the structure.



Some say tuck pointing is needed as often as every 30 years or less... while flat roofs last only 30-50 years on average before needing the same . Whether these historic structures are painted or not - normal weather and entropy (the second law of thermodynamics) will tear these precious buildings down VERY efficiently WITHOUT our love and concern. The easiest way to maintain them is to INSPIRE everyone to LOVE them! This is largely a commercial and aesthetic concern.

Ideas, dreams, commerce, care, art, AND right materials with care-taking will keep them standing for hundreds of years beyond our life span! The love of owners and the community is the ultimate preservative. In the future we will be even better at reaching our preservation goal by using A.I. and sophisticated algorithms, autonomous robotics and exotic finishes rich with nano materials that are still about 50 years out of our grasp.

300 WEST / ELEVATION



As it stands today, the 300 West building is ready for a loving revitalization. It is covered in conflicting finishes of garish latex paint that are clashing badly at street level along with a red lime wash above in front and white lime washes (paints) on sides. Some of the paint on sides is removed but a great deal remains though it is not overly flakey. The Red lime paint in front is badly worn and showing the signs of years of wear but continues to stain the grout and create a more consistent and deeper red than bare brick. It is mostly even throughout the fascia though above is problematic with odd white grout contrasting with inconsistent splashes of paint and red wash. Best to address the aesthetic both upper and lower to bring all facets together.



Side paint partially gone leaving integral white wash on east and west sides



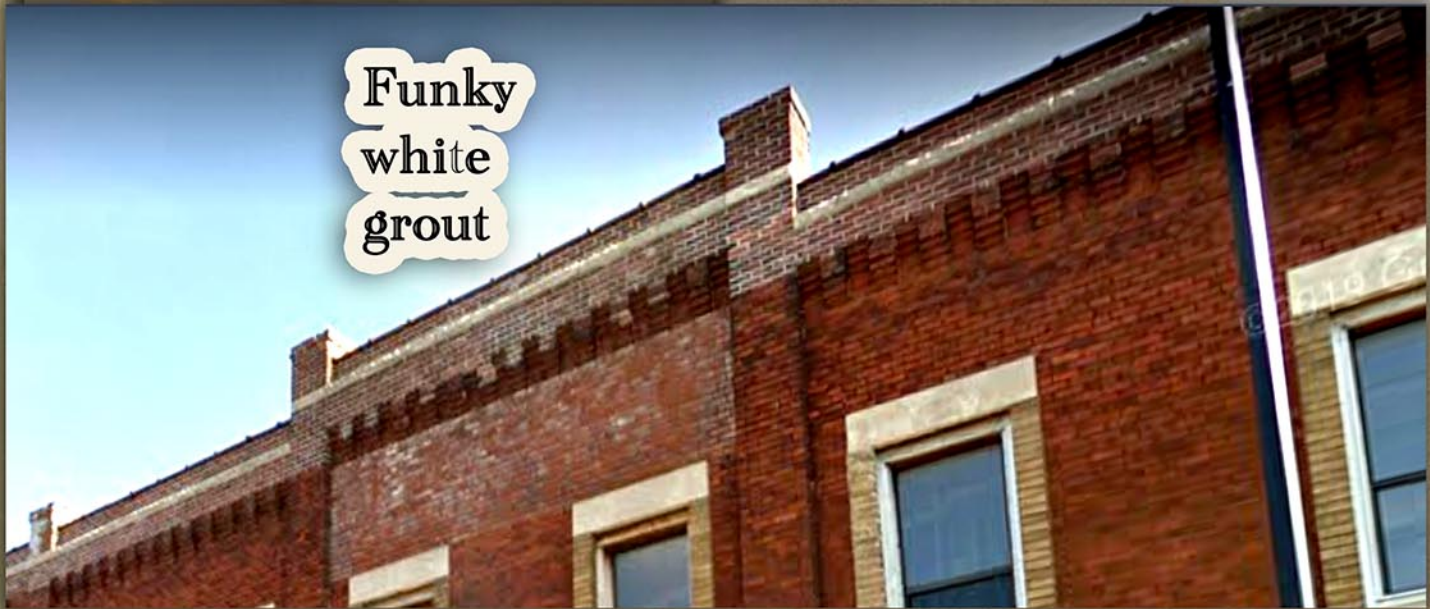
Old white finishing is integral but ugly



Funky white grout



Red lime wash/paint in front and above staining brick and grout, White lime paint on sides only partially removed on surface layers and unfortunate color choice of paints at street level. Help!



Funky white grout

Grout and brick are both red from red lime paint wash.





2ND STORY

ANTIQUES

SECOND STORY CONCEPT BECAUSE LIFE IS BEAUTIFUL

The concept of Second Story Antiques is full of whimsy and hope. Most of the antiques for Second Story have been literally moved from the second story of Gilmore's to the new location in 300 West. It also speaks of the second life of the items for sale. In any good antique shop there is treasure that has been hidden and soon to be found. The purchase of these items begins their second story, so to speak. It is also a loose connection with anyone who has survived a disappointment or hardship or loss or had a dream or the will to carry on until a brighter day dawns. The old will pass and the new will come. There can always be a second story if you just hold on.

300 WEST / REVITALIZATION



Taking advantage of pre-finished surfaces and the recommendations in local and federal briefs we reach a design that elevates every aspect of the facade. With the addition of encouraged decorative "awning" panels that create a sacrificial sign channel, to flower boxes, painted columns and contrasting period colors... this north facing storefront really shines. It is non invasive to the structure while enhancing the aesthetic a good deal. We recommend that the lime paint be left in place with a minimal refinish above while correcting colors below. Mineral paints can be used when needed for maximum breath-ability. Read ahead for more information on this concept.



ELEVATING HIGHLIGHTS PAINT OR MAGIC?

All colors for the storefront both above and below are chosen from the Antique Sherwin color palette from 1820-1920 and then converted into a satisfactory sheen and or 100% breathable mineral paint from our source in South Carolina. The storefront below the windows is now painted poorly and will be revitalized per the design. The designed color harmony above along the top of the building will be much more appealing than the garish white mortar tuck job, white paint, & red lime wash (red or white lime wash is very common historically and easy to mistake as lacking finish on red brick though it gives itself away by reddish mortar). The previous tuck left bright white mortar in the areas above as well as there being a smattering of white poly coating of some sort on some of the turrets. It is our strong feeling that repainting a few-brick-tall strip across the top portion in a beautiful color scheme is more desirable and adds "protection" per the federal and local opinion while enriching the district with an upscale sensibility. Whimsical trompe l'oeil painted stone marble columns match the architecture and theme of the store and accentuate the promenade very well. Colors match the period and the structure. We consider the areas of note in the design as being pre-painted, but this is not a necessary precursor to appropriate finishing or protecting the structure further by that finish.

As far as painting brick or not painting brick goes - once longevity and breath-ability are addressed, it is strictly an aesthetic decision. Every brick in the district was at one time unpainted. NPS.gov refers to paint as as brick protection and states: "It is not recommended to remove paint that is firmly adhering to, and thus protecting, masonry surfaces. They do advise removing damaged or deteriorated paint only to the next sound layer. Applying compatible paint coating systems is encouraged while using colors that are historically appropriate is also smiled upon.



Sherwin-Williams proudly presents Heritage Colors™—40 historic Nineteenth Century hues that capture the grace and elegance of another era. Heritage Colors have been authenticated by Dr. Roger Moss, and documented in his book, *Century of Color: Exterior Decoration for American Buildings, 1820-1920*.

Restore classic beauty to your Traditional or Victorian styled home with a selection from this distinguished collection — the best of America's past. Heritage Colors are available in:
• SUPERPAINT™ Exterior Latex House & Trim Paint...The best paint ever made by Sherwin-Williams
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HERITAGE COLORS™ 1820-1920

C-328-3 HBZ LV 11	C-329-3 HBZ LV 14	C-117-3 HBZ LV 45	C-345-3 HBZ LV 37	C-177-3 HBZ LV 16	C-350-3 HBZ LV 9	Schwarz Black C-655-3 HBZ LV 3	

MAKE ME SMILE!

A BIT OF BEAUTY

Eye brow mural panels and flower boxes are impermanent on hand painted lightweight panel that add whimsy in the style of the building category assigned by the landmarks board in their guidelines. The colors are picked to match the limestone on the building as well as the gold of the mismatched brick window trim, helping to tie together the facade. Non intrusive and protective of the substructure, they are not permanent but call out to a hand painted era where decoration was common but now done in a way that is stylish, again preserving the character of the district while innovating within the guidelines and hopefully inspiring neighbors and investors as to what can be done smartly while preserving structural integrity AND the spirit of our best history. Laid out by hand and hand cut they are painted with extremely expensive high metallic gilding. Flower boxes complete the look with extremely long life materials, hand coated and housing water resistant artificial flowers that weather for 2 years before they need swapped, helping lesson the burden on tenants and keeping the storefront cohesive for the district.





THE FAMILY THAT STAYS TOGETHER DREAMS TOGETHER

AWNINGS were very popular on C-street but often heavy and mismatched. Our decorative panel design for 300 west seeks to protect the substructure from weather while only projecting a foot or so from the facade. They are Awnings *in spirit* but very lightweight decorative poly panels that can be used and repainted many times with a flat ebony color that mimics taught fabric and can be used to hand letter with pounce pattern and gold leaf or letter with Sign enamel with a squirrel hair sign brush. Examples of lettering are shown for 2nd Story Antiques and Q-enoteca. They are very preservative of the sub materials while encouraging the re-issue of the awning aesthetic without the weight of steel and rot of canvas. Another easy innovation that excels within the guidelines set to protect historic structures. Again we can overcome perceived obstacles to enhancement by careful thought and design, rather than ignoring safeguards out of frustration.

"For two centuries, awnings not only played an important functional role, they helped define the visual character of our street scapes. Yet, compared to historic photographs of downtowns and neighborhoods with myriad awnings, today's streets often seem plain and colorless."

"...new awnings may replace deteriorated existing awnings in kind or be installed where awnings were once in place as seen in pictorial or physical documentation. In other instances, they may be newly installed where no awning previously existed, provided they are compatible with the historic building. Whatever the circumstances, it is important to select an appropriate awning shape, material, frame dimensions, signage (if any), and placement on the facade."

The Use of Awnings on Historic Buildings
Chad Randl, National Park Service
U.S. Department of the Interior

300 WEST / ALLEYWAY MURAL



This alleyway mural is about hope in a trompe' l'oeil style with the old crumbling and new vistas ahead. It incorporates work done in the alleyway including the light fixtures. The mural is at human scale and gives the impression of awe and inspiration while standing in the alley. We will get there... together.

i M A G i N A T i O N A L

BELIEVING IS SEEING

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