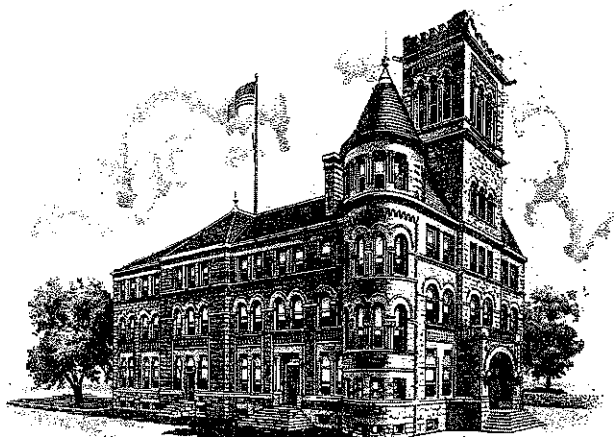




CITY HALL

LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

City of Springfield

INTEROFFICE MEMORANDUM

DATE: March 28, 2013
RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **April 3, 2013**. No tour is being offered.

Daniel Neal
Senior Planner



CITY HALL

LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

April 3, 2013
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

I Roll Call

DAVID ESLICK
Historian Representative
Chair

II Minutes

February 6, 2013 and March 6, 2013 (training)

LAUREL BRYANT
Real Estate Representative
Vice-Chair

III Unfinished Business

- A. Certificate of Appropriateness
None
- B. Certified Local Government Review
None
- C. Pre-Application Review
None

LEN EAGLEBURGER
At Large Representative

DAVID MAGGARD
At Large Representative

ANN BAYLIFF
At Large Representative

IV New Business

- A. Certificates of Appropriateness
 - 1. 1666 E. Walnut: Construct a new addition on the southeast side of the structure
- B. Certified Local Government Review
None
- C. Pre-Application Review
None

TODD SMITH
At Large Representative

DAVID BROWN
Mid-Town Representative

MONICA STEGALL
Commercial St. Representative

V Communications

VI Reports

- A. Report on committees
 - 1. Application
 - 2. Demolition
 - 3. Historic sites and districts
 - 4. Communications
 - 5. Awards and recognition
 - 6. Design guidelines
- B. Administrative approval of C of A's
 - 1. 1513 E. Walnut: Replace the flooring, floor joists, posts and railings on the porch
 - 2. 1448 E. Walnut: Re-roof the structure

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

- 1. Signage in the Walnut Street-East UCD

VIII Adjournment

NOTE: In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's office at 864-1443 at least 3 days prior to the scheduled meeting.

MINUTES OF THE LANDMARKS BOARD

DATE: February 6, 2013

TIME: 5:30 pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time in City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: David Eslick (Chair), Laurel Bryant, Ann Bayliff, Len Eagleburger, David Maggard, Monica Stegall, Todd Smith, and David Brown; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard Administrative Assistant. ABSENT: Cynthia Lipscomb.

ROLL CALL:

APPROVAL OF MINUTES: December 5, 2012 and January 9, 2013 were approved unanimously.

UNFINISHED BUSINESS:

A. Certificate of Appropriateness

1. 1144 E. Walnut: Replace the existing lap board siding with cement board siding.

Jarod Michel, Bates & Associates, 433 W. Walnut, reviewed the prices of wood siding verses the Hardieboard and the added cost to the project. The maintenance is a big key that is a benefit of the Hardieboard over the wood. To most common folk it is hard to tell from the street and up close to tell the difference. We are not requesting vinyl or metal, nothing that outlandish. Materials have changed over time to make better products made with different processes and that is what we have here with Hardieboard. It is less expensive and maintenance is minimal. The owner of this property has owned this property since before the Landmarks Board was formed so I think that is a little different case. If they bought this property and knew about these stipulations when there were buying it, they could understand what they are getting into, but that is a special case and we are asking for a little leniency. We are uncertain we can get the extra value out of this property. The client has asked Mr. Michel to relay that this property is being remodeled for a not-for-profit to lease from him. To spend an extra fifteen (15) to twenty-five (25) percent on the project puts it at the point where the numbers do not make sense to him and he would rather sit on the property and not do the project.

Ms. Bryant asked if it was true that the building had been maintained over the years that the expense of restoring would not be so great.

Mr. Michel said yes, if it was being maintained.

Mr. Eslick stated he had not talked to SHPO since the last meeting, they suggest each of the CLG's make a determination.

Ms. Bayliff said she understands the cost, but states that the guidelines are there for a reason, they have been there so a long time. The wood does not appear to be rotted. She will stick with the guidelines. It is not fair to the other residents who live in the area who have complied with the guidelines. That is why people like that area because of the historic significance and appearance.

Ms. Bryant stated that there is value to having the building maintained historically. Ms. Bryant asked for an explanation of the waterproofing, weather barrier differences because by that argument all the buildings on Walnut Street would be unprotected.

Mr. Michel said some of them do have issues, but this one specifically does with water infiltration. Even with the repairing existing damages to the siding and scraping and painting there is still the risk of water penetrating what has been repaired. There is no way they can guarantee it with restoring it that way. If we could get some sort of a water barrier, vapor barrier behind the siding we could do that, but we can't rip the siding off and put it back on because of the cost.

Ms. Stegall asked if the building is leaking currently.

Mr. Michel said yes.

Mr. Maggard commented that he is leaning in favor of the request; he knows it is not replacing materials in-kind. Looking at the overall improvements that would be made on the house and this being the issue that determines whether it sits as is or the improvements are made, the distance between what is acceptable between wood siding and vinyl is a much greater distance than what is being proposed to be put there. The guidelines were written before this product was available and as a Board, this is something we need to look at and determine if we want to begin considering this as acceptable. This is an opportunity to get this building in much better shape than what it is currently and useable in the neighborhood. If later on the Board decides this is an acceptable material then we might have made a mistake on this one, but he is leaning in favor of the request.

Mr. Smith said that he agrees with what Mr. Maggard said.

Mr. Brown said that he concurs with what Mr. Maggard said as well. As the owner of an older historic home it is difficult to find parts; he understands trying to keep it original.

Mr. Eslick stated that he agrees with Mr. Maggard because this is a building that will be restored and be used. This material is a long way from vinyl siding that we have seen on houses. As stated, we do a case by case review and do not set precedent in the Board's decision and if this is done and doesn't look like something we would want somebody else to use, we can make that decision at that time. From the economics of this issue, he would be in favor of the Hardieboard.

Mr. Eslick closed the public hearing.

Ms. Bayliff motioned to **approve** the Certificate of Appropriateness for 1144 E. Walnut. Mr. Smith **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Eagleburger, Maggard, Smith, and Brown. Nays: Stegall, Bayliff, and Bryant. Abstain: None. Absent: Cynthia Lipscomb.

NEW BUSINESS:

A. Certificate of Appropriateness:

1. 2300 E. Division: Construct a new “bridge” and addition to the historic structure.

Mr. Eslick stated this building was built in 1929. It was the first airport building on what was to be the downtown airport. There is a lot of history there; Charles Lindbergh landed there in 1930. In June of 1931, Amelia Earhart landed a gyro-plane there which was the forerunner of the helicopter. During the war one of the Lorrie boys landed a B-25 Bomber there with many stories about that.

Mr. Randy Hone, Architect, Turners, Missouri. Mr. Hone commented briefly on the history of Alpha House. They have pieced together some temporary buildings on the site over the years; part of this project is to displace four (4) temporary buildings that will go away and those functions will be incorporated into the new addition. The wooden exterior fire escape on the east side will be removed, which is where the bridge will then connect to the new addition. Mr. Hone pointed out on the display the areas that would be cleaned up and discussed the footprint of the building. In order to do a double loaded corridor the length of the building, the width was too wide for the appropriate office sizes on either side of the corridor. By narrowing the building to fifty feet, functionally, it works properly, but required some additional length and as a result of that they have extended on the south end down to within fifteen (15) feet of the south property line and about seven (7) feet further of the original building façade to the north. We had hoped not to be further north of the original building but the way the connecting link comes out of the east end of the existing building there is a monumental stair on the east end that discharges under that fire stair. That was the obvious access for connection to the addition. That plays a functional role in the floor planning of the new structure and because of that the resulting footprint is where we have it. Even though they are under the current and new proposed zoning, there is no setback requirement. We felt it irresponsible to push this building up against the property line simply from the standpoint of fire protection. As it is now we have on the site plan we have a hammer head turn around for fire access to the south end of the building and from this point we can get back around on the east side. We have been able to achieve our one hundred fifty (150) foot limit in fire protection. He also wanted to have enough real estate between the building and property line that if they needed to drive a truck for maintenance or whatever, we have that space there.

Mr. Eslick commented the structure is on the original stretch of route 66 and as people realize the historic significance of the building it may generate interest.

Mr. discussed their neighbor to the east, the old hanger building for the airport which has been added on to a number of times. They are almost to the Division Street setback line at some points along their north side, so we felt to minimize the visual impact of the addition and bear in mind this new building is eight thousand (8000) square feet on each floor, which will allow them to decompress. The original building is

sixty-five (65) feet east-west on the front elevation and the new building is fifty (50) foot on the front with a twenty-four (24) foot transparent connection between the old building and the new. The new building is pre-stressed concrete which is durable. Mr. Hone discussed the finish of the building. The original color of the building will not be changed. The original building has been well maintained.

Ms. Stegall commented she really appreciates this building and how well maintained it has been. Her concern is how far the new addition is pushing out in front, especially coming from the east heading west. She feels it overpowers the original building.

Mr. Hone stated that seven (7) feet was the difference he mentioned and coming from the east you don't really get a good view of the new building until you are almost past Custom Metal Craft. You almost have to be in front of the building to get past Custom Metal Craft so not much of the east elevation is going to be visible until you have already passed it and then coming from the west, from Glenstone, there is an annex building on the site that is a permanent structure they will keep, so the exiting Alpha House building and the annex will to some extent soften the impact of the addition between them and Custom Metal Craft.

Mr. Eslick closed the public hearing.

Ms. Bryant motioned to **approve** the Certificate of Appropriateness for 2300 E. Division. Mr. Eagleburger **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Stegall, Bayliff, Bryant, Eagleburger, Maggard, Smith, and Brown. Nays: None. Abstain: None. Absent: Cynthia Lipscomb.

2. 154 Park Central Square: Add windows, move door and modify the signage.

Mr. Allen Casey, 2425 E. Raynell, commented he is the architect for the History Museum project on the square. They are discussing an extension of a prior application and a modification there of. They are proposing adding addition windows on the west side, the Boonville side. It allows the building to look much more closely to what the building was when it started in 1914 or thereabouts. The other request deals with the sign on the front. In the initial application they weren't certain of what the verbiage would be or where they were going with the sign. Mr. Casey discussed the previous sign and the dimensions and what the current sign will look like. They want to take it back to what you see which was virtually identical to what it was when constructed. It was lit at that early time with individual light bulbs and for most of its life it had neon lighting which is what they want to put back; the whole configuration except for the letters is basically the idea and the neon lighting instead of the individual light bulbs. They are planning on rebuilding the awning but what they want to do in terms of the signage is have "History Museum on the Square", which is the name of the facility and the letters will be identical to the original letter, different verbiage.

Ms. Bryant stated she believes it is an exciting project.

Ms. Stegall said she agrees with Ms. Bryant.

Mr. Eslick asked about the awning.

Mr. Casey commented that there are actually glass pieces hanging down on the underside and they intend to replace. Their goal is to make it look exactly like the original except the verbiage.

Mr. Casey said they are putting as many windows in the place as was historically and the glass is an inch and a quarter (1 ¼) thick and is one hundred percent UV and glare reduction. We will be using the same glass on this addition that we already have been reviewing with Mr. Neal. There is a door that is shifting to fit in with the new windows and where the stairwell is inside. As the museum combines with the Abundant Life Church, the former Fox Theatre, former Paramount, former electric as you go way back which has already been acquired and is part of the project, we pick up ownership of the large parking lot that the church has at the back of the building. As we tie all this together we will have two (2) oversized elevators, one on each end of the complex, but one right at that parking lot and it will be fenced off as it is now so complete full semi-trucks can come in and have a real dock and load exhibits right in under a roof into the back of the building.

Ms. Bayliff expressed concern about the size of the sign, adding that's the way it was originally though.

Mr. Eslick closed the public hearing.

Mr. Smith motioned to **approve** the Certificate of Appropriateness for 154 Park Central Square. Ms. Bayliff **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Stegall, Bayliff, Bryant, Eagleburger, Maggard, Smith, and Brown. Nays: None. Abstain: None. Absent: Cynthia Lipscomb.

Communications:

Mr. Neal gave the Board a copy of the CLG Annual Report for the fiscal year 2011-2012, containing the Boards resumes and the local historic site and districts.

Mr. Eslick commented on a letter from the Commercial Club asking for membership. They meet the first Tuesday of every month at 6:00 pm at the Commercial Club Building. Mr. Neal stated they have never contributed to the Commercial Club. Missouri Preservation Honor Awards on Wednesday, February 27th with Mary Collette receiving the McReynolds Award which is the second highest award given by Missouri Preservation. It will be held in Jefferson City at the Capital Building.

Mr. Neal stated the Forum Journal is now on-line and he will be forwarding the link to board members.

Mr. Eslick noted Cynthia Lipscomb, Architect and Walnut Street Representative, has submitted her resignation, adding that at the meeting on February 20th they will be discussing a replacement.

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

1. Landmarks Board Training on February 20th.

Mr. Neal and the Board discussed the agenda for the meeting. He would present a short history on the Board for newer members. Duke McDonald will give a short ethics presentation. We want to discuss the Walnut Street and Commercial Street education and notification process and staff reports.

Mr. Eslick mentioned discussing information on new materials and new infill structure in historical districts.

Ms. Bayliff asked for discussion on communication between the Board and staff on enforcement

Mr. Neal said that he has invited Chris Straw, Director of Building Development Services to the meeting.

Mr. McDonald commented that it is not so much the staff report as what the applicants bring in for the Board to see, such as Hardieboard. He has no idea of what it is, never heard of it or seen it. It would have been helpful to hold in hand a piece of the board and a piece of the wood on the building now, referring to the 1144 E. Walnut case, or at least close up photographs to make a determination.

Mr. Eslick stated that it states in the application they are to bring in the materials they are using.

Ms. Stegall stated that she believes the tours of the projects they are reviewing are helpful.

2. Election of Vice-Chair:

Mr. Maggard nominated Laurel Bryant as Vice-chair. Ms. Stegall seconded the motion.

Mr. Eagleburger nominated Ann Bayliff for Vice-Chair. Mr. Brown seconded the motion.

A secret ballot was taken and Ms. Laurel Bryant was chosen as the Vice-chair. She will assume the position immediately.

There being no further business, the meeting was adjourned at approximately 6:35 pm.

A handwritten signature in black ink, appearing to read "R. Daniel Neal", written over a horizontal line.

Daniel Neal

MINUTES OF THE LANDMARKS BOARD TRAINING SESSION

DATE: March 6, 2013

TIME: 5:30 – 8:00 p.m.

The training session of the Landmarks Board was held on the above date and time at 2nd Floor West conference Room Busch Building with the following members and City of Springfield staff in attendance: David Eslick (Chair), Laurel Bryant (Vice-Chair), Ann Bayliff, Len Eagleburger, David Maggard, Monica Stegall, and David Brown; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Chris Straw, Director Building Development Services; Sandy Goddard Administrative Assistant

Mr. Neal opened the meeting expressing his goal for the training session was there could be an open dialogue among member regarding their concerns; express ideas and ascertain potential solutions and conclusions of that dialogue.

- I. Historic District: Communications & Enforcement**
Daniel Neal & Chris Straw
- II. Historic District: Notification & Education**
Daniel Neal

Mr. Neal mentioned that previous cases have generated many questions and concerns about how some of the processes work with enforcement. There is a partnership with Building Development Services for enforcement in the districts, Commercial Street and Walnut Street. Where there is a violation, BDS has the authority to place a stop work order on projects that are not following the Historic Street guidelines. Mr. Straw discussed the enforcement process and response time. With the legal requirements that must be followed, it is a long process; forty-five days or longer in some instances.

Board members commented on the possibility of meeting with district representatives to share information and ideas; possible workshops that bring in contractors who do historic preservation to educate them of the services and requirements in those districts; look at the Historic District's signage and possibly increase the size and number of signs in those areas. Mr. Straw suggested going through the Yellow Pages for contractor information and do a public notice so that due diligence requirements have been completed. Mr. Eslick suggested another workshop in future.

Mr. Neal noted that upon reviewing an application before the Board, the Board can table the case until the requested and or additional information or materials are presented and adequately reviewed by the Board. Mr. Neal also noted that the Landmarks Board does not have binding authority over the districts as determined by the City Council.

Ms. Bryant believes that the neighborhood letters should be mailed to the neighborhood periodically as a reminder and to educate new owners in the area. Ms. Bayliff suggested that the Board members take a day and personally do a neighborhood walk through, distribution letters and an informational brochure for further information and education. Ms. Bayliff expressed serious concern that if the Board is not going to follow Design Guidelines, the guidelines should be reviewed and changed accordingly.

Mr. Neal passed out the neighborhood letter used a couple of years ago asking for input on possible changes or additions. Member suggested that the critical information be underlined, bolded or increased in size so it would draw attention to the information.

III. Applications & Staff Reports
Daniel Neal

Mr. Neal discussed the staff reports and applications, asking members if they had any suggestions for changes, additions, or deletions to the way the information was presented. Members commented they like how the staff reports, applications, and information are prepared and presented by Mr. Neal. A member of the Board commented they would like to see the applicants bring in the proposed material for a project for visual review and discussion. Mr. Neal reviewed the need to reduce the tours provided to members due to financial considerations. Members expressed their desire for the tours as a way to learn as well as view the site location and visit with the applicants. Ms. Bryant suggested a tour be allowed quarterly and Mr. Eslick suggested the Board members drive personally to the location or they could carpool.

IV. Landmarks Board History and Ethics Review
Daniel Neal & Duke McDonald

Mr. McDonald provided a power point presentation of the materials in the Ethics Handbook giving the location of where such information can be found in the guide.

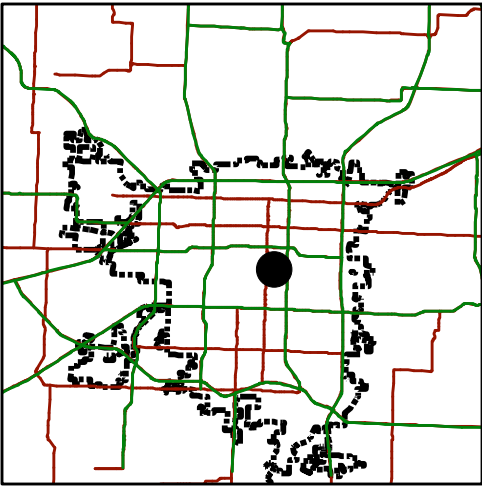
Mr. Neal briefly went through a presentation on the board's history and responsibilities.

Summary: Neighborhood letters will be prepared and sent to the Historic Districts. A neighborhood walk-around will be coordinated. Mr. Neal will visit with Public Works about the preparation and cost of signage for the districts and possibly including participation and input by the neighborhoods.

There being no further business, the meeting was adjourned at approximately 8:00 p.m.

A handwritten signature in black ink, appearing to read "R. Daniel Neal", written over a horizontal line.

Daniel Neal

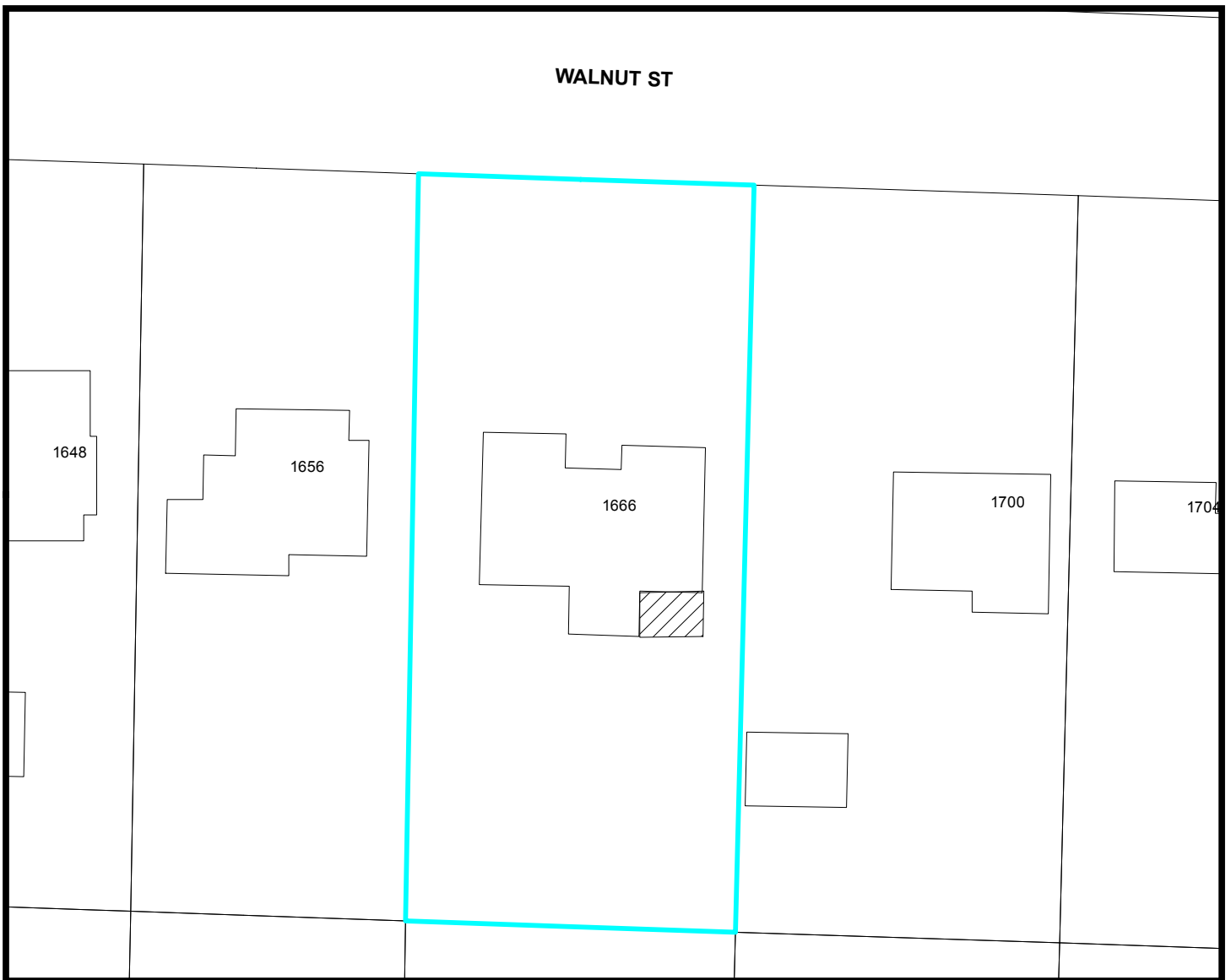


Zoning & Subdivision Report

*Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802*

Landmarks Board Case 1666 E. Walnut Street

LOCATION SKETCH





LANDMARKS BOARD

CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

STAFF REPORT

WALNUT STREET URBAN CONSERVATION DISTRICT – EAST

DATE: March 27, 2013

PROPOSAL:

1. Construct a new addition on the southeast side of the historic structure.

BACKGROUND:

LOCATION: 1666 E. Walnut Street

APPLICANT: Josh Elsenraat and Karen Siegert

RECOMMENDATION:

Staff recommends **approval** of the request with a differentiation in the brick color or design. The Landmarks Board will need to determine whether the proposed addition has adequately differentiated itself from the historic structure specifically the exterior brick and windows.

FINDINGS:

1. The house at 1666 E. Walnut Street is a non-contributing structure in the Walnut Street National Historic District. By virtue of age, it could achieve the status of a contributing structure, though. The Walnut Street Urban Conservation District does not distinguish regulations between contributing or non-contributing structures.
2. The new addition including the roof will not be viewable from Walnut Street as depicted in the applicant's elevations.
3. The Secretary of Interior Standards for Rehabilitation state that any new work will be differentiated from the old and will be compatible with the historic materials,

features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

4. The size of the proposed addition seems compatible with scale of the historic structure and the location of the proposed addition does not impact the historic structures presence on the street due to its limited size.

Staff Contact:
Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
1666 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is proposing to construct a new addition on the southeast side of the structure.

STAFF COMMENTS:

1. The proposed addition appears to follow the Walnut Street Design Guidelines by being placed behind the historic structure where it cannot be seen from Walnut Street. The Secretary of Interior Standards for Rehabilitation state that any new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
2. Staff believes that the proposed addition may need to differentiate more than proposed (exterior brick and windows), but the Landmarks Board will need to ultimately determine whether a change to one or both is enough. The Secretary of Interior Standards for Rehabilitation state that any new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
3. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Walnut Street UCD, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
1666 E. Walnut Street

PERTINENT SECRETARY OF THE INTERIOR'S STANDARDS (FOR REHABILITATION)

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

PERTINENT WALNUT STREET DESIGN GUIDELINES

NEW ADDITIONS:

The Applicant Should Consider:

1. Locating additions at rear or side of structure, out of view of the street.
2. Using a design that is sympathetic to the original structure but contemporary in spirit.
3. Using building materials and decorative treatments that are compatible with the historic structure.
4. Designing the addition so as to prevent removal of historic elements on the principal structure.

The Applicant Should Avoid:

1. Constructing additions that overpower the existing structure.
2. Constructing an addition on the principal elevation(s).
3. Constructing additions with false historic appearance.
4. Altering the existing historic roofline to accommodate an addition.

(See also specific appropriate headings: Roofs, Siding, Trim, Doors, Windows, etc.)

WINDOWS:

The Applicant Should Consider:

1. Retaining all original windows in place.
2. Repairing the original window or, if not feasible,

3. Replacing the window in kind, recognizing the importance of sash type, size, muntins, mullions, and glass.
4. Using interior or exterior storm windows that match size, meeting rails, and heads of the original windows.
5. Using clear glass.
6. Installing "greenhouse" windows and skylights on side and rear elevations.

The Applicant Should Avoid:

1. Altering the size or type of windows.
2. Changing the location of windows.
3. Partially or wholly blocking windows.
4. Using glass that isn't clear unless colored or stained glass is historically documented or appropriate.
5. Installing "greenhouse" windows and skylights on principal elevations.

SIDING:

The Applicant Should Consider:

1. Retaining the historic siding.
5. Repairing the historic siding or, if not feasible,
6. Replacing in kind.

The Applicant Should Avoid:

5. Removing any original or historic material.
6. Covering with any artificial material.
7. Painting unpainted surfaces.
8. Using abrasive cleaning for paint removal or to clean unpainted masonry.
9. Using chemical sealers.

ORDINANCE REVIEW

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation district-East states:

In the event the Board concludes that the request, if granted, will have a detrimental effect upon the Urban Conservation District (UCD) or any adverse effect on an historical or architectural resource, then the Board shall deny the request for a certificate.

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
1666 E. Walnut Street

ARCHITECTURAL SIGNIFICANCE:

1. The applicant's house is considered to be a non-contributing structure in the Walnut Street District as listed on the National Register of Historic Properties. However, the Walnut Street Urban Conservation District does not distinguish regulations between contributing or noncontributing structures. This house is listed as noncontributing to the national register because it was not 50 years old or older at the time of the nomination in 1985. The house is constructed in the Ranch style. This style began in California in the 1930's growing out of three different styles, the American Southwest Spanish Colonial, and early twentieth century Craftsman and Prairie modern movements. The Ranch house became the dominate housing style after World War II particularly in the 1950s and 1960s. Its popularity continued until 1975. It is the first housing style that is oriented to the automobile having an attached garage located on the front elevation. Other architectural elements include low-pitched roofs, gables with an architectural style for the vents, wide eaves, brick veneer sometimes used in a decorative pattern, picture windows, patios, low scale chimneys and others. These elements are represented on this house. The preservation of post World War II housing is important and illustrates a period of time in the architecture development of Springfield's housing stock. This house was built in 1957. It is now almost 50 years old. It could possibly be considered a structure which should be preserved as it illustrates the evolving house style and the last architectural housing style built on Walnut Street. One of the outstanding qualities of the architectural resources of the Walnut Street district is that they illustrate the popular building styles from 1870 through the 1970s. This represents one hundred years of different housing styles. The evolution of the housing styles can be observed by walking along Walnut Street from the western to the eastern boundaries. The subject house contributes to this panorama being located near the eastern edge of the district and the last housing style constructed on the street.



Office Use Only

Date Filed: _____

Received By: _____

Review: _____

☐ Administrative

☐ Landmarks Board

Application for Certificate of Appropriateness

City of Springfield, Missouri

The applicant seeks to show the following.

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

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

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

Signature(s) Date:

Josh Elsenraat
Karen Siegert

2/23/13
2/23/13

Please type or print name(s) clearly:

JOSE ELSENRAAT
Karen Siegert

Exhibit A.

Request for Certificate of Appropriateness

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

For instructions, see pages 5-8.

1. PROPERTY ADDRESS:

1666 E. WALNUT ST. SPFB, MD 65804

2. APPLICANT:

Name(s): JOSH ELSENRAAT & KAREN SIEBERT

If corporation: Corporate official: _____

(corporate seal)

Mailing address: P.O. BOX 10133 Zip Code: 65808

Telephone number: (417) 861-4331 Fax number: N/A

e-mail: josh@amplelabels.com

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

Name: _____ Signature: _____

Address: _____ Telephone: _____ Fax: _____

e-mail: _____

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 864-1055.)

Date of discussion: _____

message on 2/22/13
= 2/26/13

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

☐ Other (Specify) _____

- 1-Site plans
- 2-Elevations
- 3-Photographs
- 4-Sample of materials to be used

- 5-Product literature
- 6-Drawing
- 7-Exhibit C-Why proposed work should be approved
- 8-State Historic Preservation Officer Comments

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

THIS ADDITION CONSISTS OF A 12.5' X 19.3' BATHROOM
OFF OF THE SE SIDE OF HOME. PRIMARY PURPOSE IS TO
HAVE A MASTER SUITE FOR HOME. BRICK CONSTRUCTION ON
EAST & SOUTH SIDE, BRICK TO MATCH CURRENT CONSTRUCTION, ^{SHINGLES} ~~WOOD SHAKES~~
TO MATCH CURRENT & WINDOWS TO MATCH CURRENT. FULL BATH THAT
INCLUDES SHOWER, TOILET, SINKS, BATH & WALK-IN CLOSET.

NOTE: An application is considered incomplete until all supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

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

PRIMARY PURPOSE OF ADDITION IS TO MAKE OUR HOME MORE COMFORTABLE & CONVENIENT FOR US. (HOMEOWNER).

SECONDARY PURPOSE IS TO INCREASE OUR HOME VALUE. Resell price will be ENHANCED SIGNIFICANTLY HELPING OVERALL HOME VALUES ON OUR STREET & NEIGHBORHOOD.

WE CERTAINLY INTEND TO MAKE OUR HOME COMPARABLE TO OTHERS IN OUR NEIGHBORHOOD. OUR NEIGHBORS HAVE MASTER SUITES AND IT IS PROBABLY A DIS-SERVICE FOR THEM THAT OUR HOME DOESN'T MEET "STREET" STANDARDS.

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks



National Park Service
U.S. Department of the Interior
Technical Preservation Services



A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment “is defined as the act or 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.”

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it

relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and

by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.



Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "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," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

(9) "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."

(10) "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."

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character*. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.



Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as the neighborhood in which it also serves as infill in the urban setting.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or “public” elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.



Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the “real” historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that “...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as

possible from the public view.” As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior’s Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that “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.”

Preserve Historic Character

The goal, of course, is a new addition that preserves the building’s historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building’s history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.



Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).



Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped

property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills



Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.



Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).



Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.



Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.



Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.** To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.



A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.



Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.



Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.



Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

Revising an Incompatible Design for a New Addition to Meet the Standards

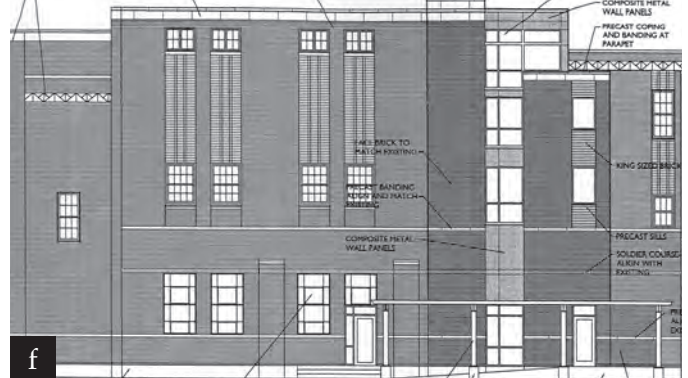
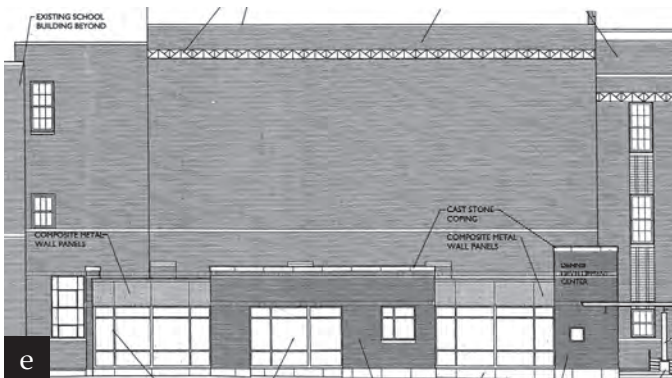
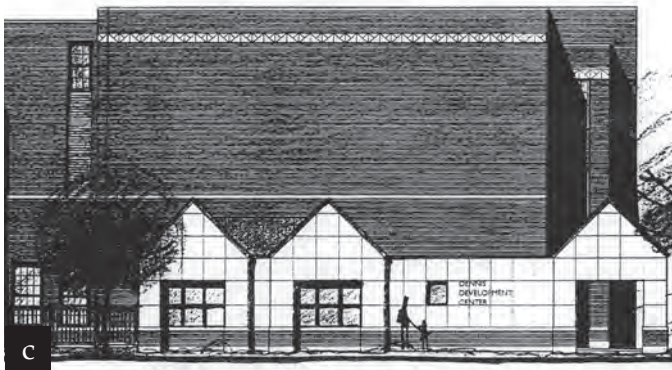


Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

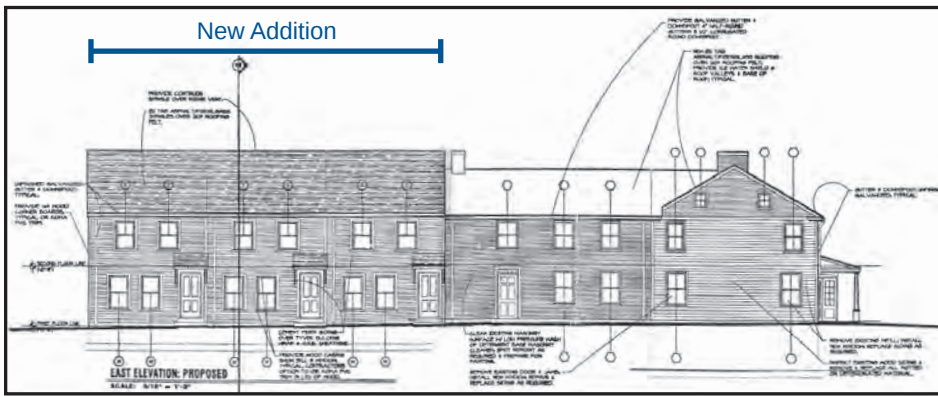


Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..



Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.



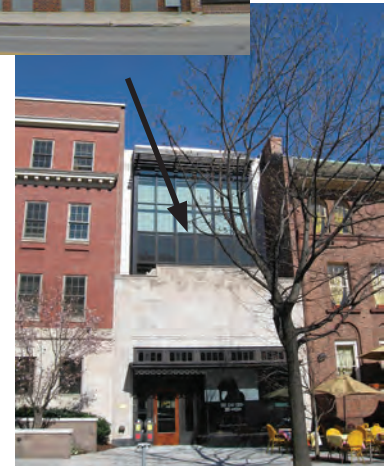
Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.



Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.



Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.



New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.



Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.



Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.



Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.

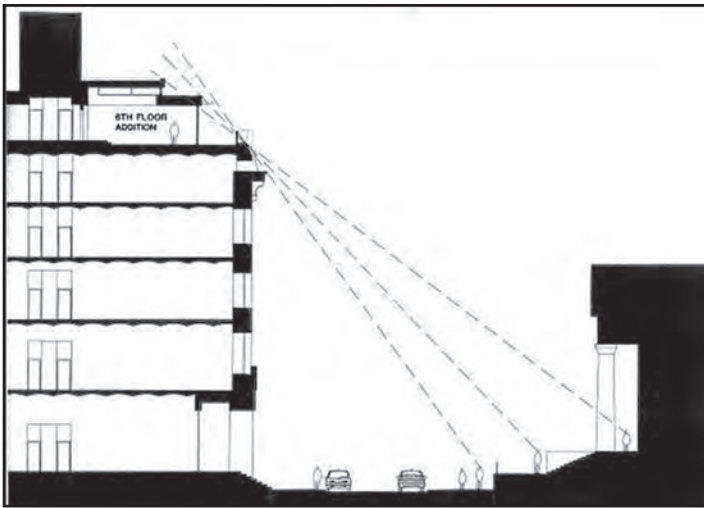


Figure 24. How to Evaluate a Proposed Rooftop Addition.
A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.



Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.





Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.



Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).



Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

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Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.



Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by Kay D. Weeks and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this *Preservation Brief*, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited. Front cover image: Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Additional information about the programs of Technical Preservation Services is available on the website at www.nps.gov/history/hps/tps. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the author and the National Park Service are appreciated.



Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

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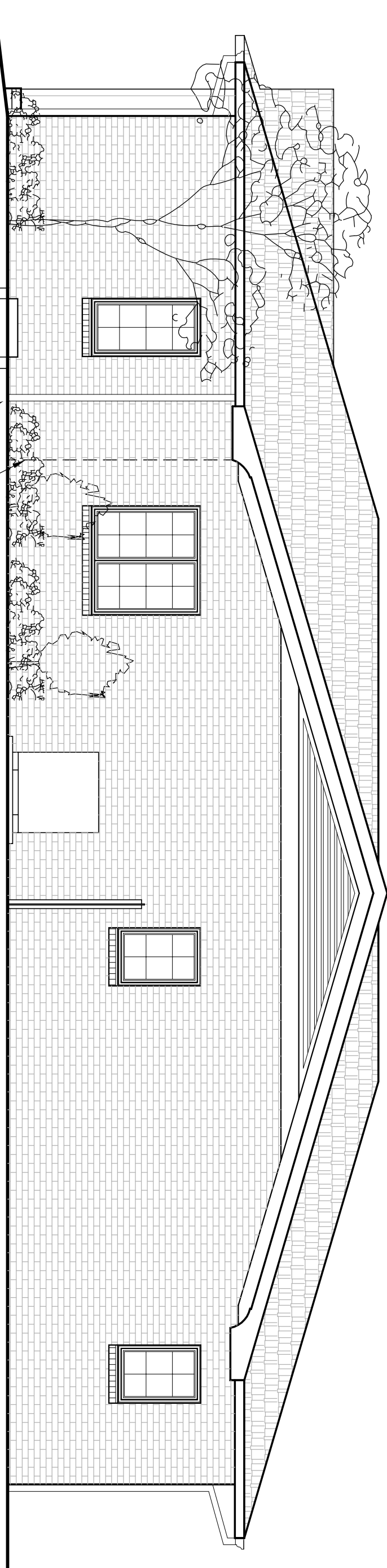


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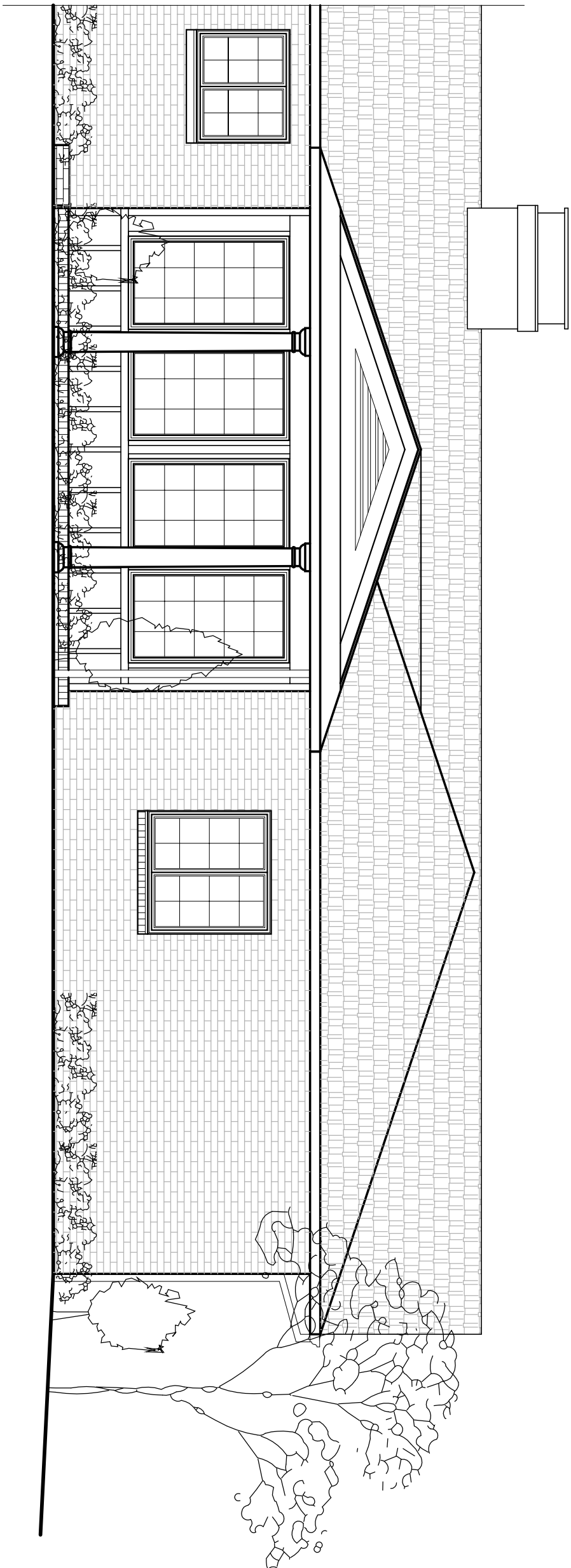
August 2010



SIDE ELEVATION

1

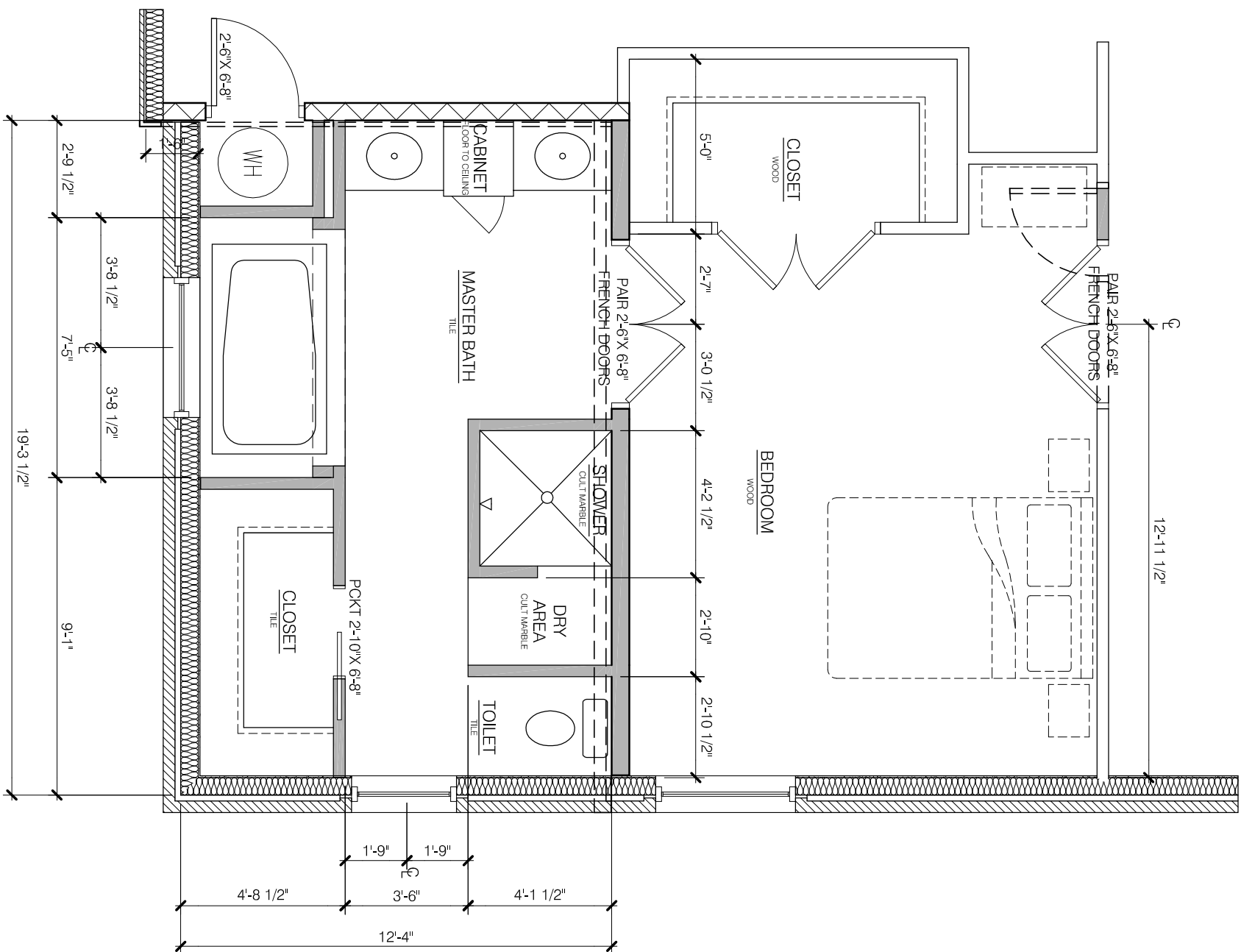
SCALE 1/4" = 1'-0" A1.0



REAR ELEVATION

1

SCALE 1/4" = 1'-0" A1.0



FOUNDATION PLAN

1

SCALE 1/4" = 1'-0" A1.0



400 SERIES
200 SERIES
100 SERIES
WINDOWS & DOORS

**REPLACEMENT
SOLUTIONS**
FOR PROFESSIONALS

REPLACE WITH ANDERSEN.®



Andersen® replacement casement windows are available without a nailing flange for easy installation.

PRODUCTS FOR REPLACEMENT. SOLUTIONS FOR YOUR BUSINESS.

For over 100 years, Andersen has built a reputation for innovation, reliability and customer support. In fact, Andersen® is the most trusted brand of windows and doors among builders and remodelers. Today, we're bringing that same commitment to window and patio door replacement contractors. No one is more dedicated to delivering the replacement solutions you need than Andersen.

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**ALL OF THE WINDOWS AND
DOORS FEATURED IN THIS
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TO FIT YOUR PROJECTS.**

REPLACEMENT SOLUTIONS FOR EVERY JOB.

We put the same industry-leading quality and standards you've come to know and trust into every replacement window and patio door. With Andersen, you get the replacement solutions you need, the comfort and low maintenance your customers want and the confident installs your reputation requires.



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FRENCHWOOD® GLIDING
PATIO DOOR



400 SERIES
WOODWRIGHT® DOUBLE-HUNG
INSERT WINDOW



400 SERIES
TILT-WASH DOUBLE-HUNG
INSERT WINDOW



400 SERIES
REPLACEMENT CASEMENT
WINDOW



100 SERIES
SINGLE-HUNG
WINDOW

AVAILABLE IN CUSTOM SIZES FOR REPLACEMENT:

- 400 Series Woodwright® windows
- 400 Series casement and awning windows
- 400 Series tilt-wash double-hung insert windows
- 400 Series specialty windows
- 400 Series bay, bow and box windows
- 400 Series Frenchwood® patio doors
- 200 Series gliding patio doors
- 100 Series windows
- 100 Series gliding patio doors
- Storm doors



TOOLS FOR SUCCESS

We understand you need support before, during and after the sale. That's why we offer more than just replacement windows and doors. We offer tools for growing your business every step of the way.



EASIER TO WIN JOBS

Credibility for your business that comes from offering the number-one clad window brand in North America among builders.

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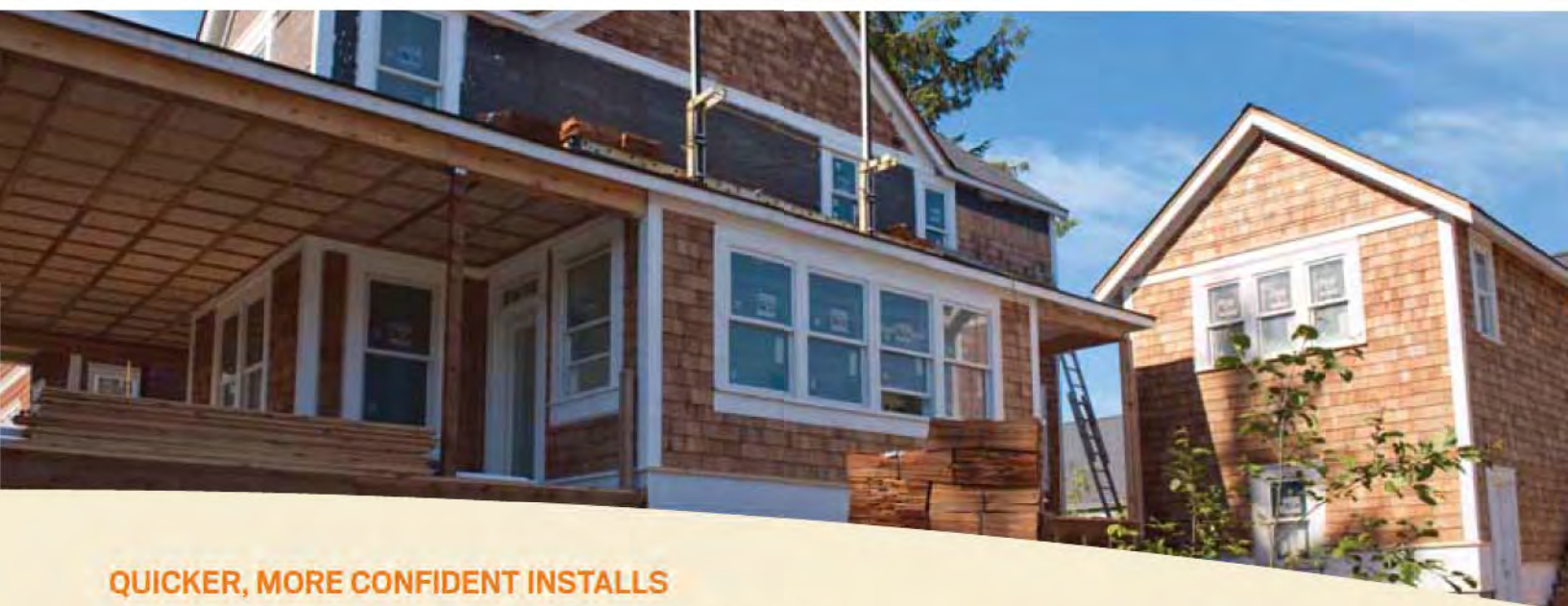
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Measurement guides that simplify the ordering process to make sure your order is right the first time.

Sill angle finder, specially designed for existing double-hung windows, helps select the correct double-hung insert to maintain the original appearance of the home.



QUICKER, MORE CONFIDENT INSTALLS

Products designed specifically for replacement make your job easier.

Custom sizes are available with all Andersen® replacement products to provide a perfect fit for any project in any architectural style.

Installation kit with backer rod, screws, shims and complete instructions is included with replacement casement windows, replacement awning windows and double-hung insert windows to consistently provide quality installations.



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Cellular Fibrex® trim board is available in 10-foot lengths that are 3 ½" wide by ¾" thick. Available in the same 11 colors as the exterior trim system, this solid trim board can be cut or ripped to size and can be fastened using nails or screws.

Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .019-gauge aluminum, it's available in 24" x 50' rolls. Color-matched 1 ¼" stainless steel trim nails are also available and can be ordered in one-pound boxes.

Andersen® exterior trim for windows installs in about five minutes. See page 7 for details.

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ANDERSEN EXCLUSIVES

We strive to engineer and build products that are different and better than any others on the market. It's an approach we've embraced for over 100 years. That's because we believe our job is to do more than just make windows and doors. It's to make your job easier, and to make you look good to your customers today and for years to come.



TRUSCENE® INSECT SCREENS

Andersen® TruScene® insect screens for windows provide more than 50% greater clarity than our aluminum insect screens for a beautifully unobstructed view. And they let in more fresh air and sunlight, while doing a better job of keeping out small insects.

TRUSCENE® INSECT SCREENS — 50% GREATER CLARITY



PERMA-SHIELD® EXTERIORS

The Andersen® Perma-Shield® system gives our 400 Series and 200 Series products a tough, protective shell that safeguards the wood inside. Perma-Shield® exteriors repel water, resist dents and won't peel, flake, blister or corrode,* so they stay beautiful for years* and are virtually maintenance-free.

EXTERIOR TRIM SYSTEM

When you're replacing windows, doors or siding, Andersen® exterior trim saves time and money. In fact, you can install a preassembled trim surround in about five minutes per window. It eliminates measuring, cutting, mitering and filling nail holes while providing an exceptional fit and finish.

Choose from a variety of profiles, plus 11 factory-finished colors that won't fade, flake, blister, chalk or peel no matter what the climate.* Trim can match window and door colors, or select complementary colors to create a variety of looks. Color-matched drip caps are included. Cornices or a decorative drip cap are also available.



Watch videos and use our visualizer tool to create your own look at:
andersenwindows.com/exteriortrim



Red Rock trim and cornice with Sandtone window



TRIM COLORS



White



Sandtone



Terratone®



Forest Green



Black



Dark Bronze



Cocoa Bean



Red Rock



Prairie Grass



Canvas



Dove Gray

Printing limitations prevent exact color duplication.
See your Andersen supplier for actual color samples.



PATENTED FIBREX® MATERIAL

Fibrex® composite material contains 40% pre-consumer reclaimed wood fiber by weight, so it's environmentally smart. It also provides these additional benefits for you and your customers:

- Two times stronger than vinyl — won't bend, rot, pit or corrode.*
- Available in dark colors that won't fade, flake, blister, chalk or peel.*
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.
- Retains its stability and rigidity in all climates for exceptional durability.
- Andersen exterior trim and 100 Series windows are made with Fibrex® material. It's also used as a component in other Andersen® products.





400 SERIES

400 Series replacement products offer a classic blend of engineering and craftsmanship with traditional styling. They feature beautiful wood interiors that add value to your customers' homes — so they're not just replacing, they're upgrading. In addition, they're available with a full range of options and accessories to complement any home or customer's taste.

400 SERIES REPLACEMENT WINDOW OPTIONS:

- Full-frame and insert double-hung windows
- Full-frame casement windows
- Full-frame awning windows
- Full-frame and insert stationary windows
- Full-frame specialty windows
- Full-frame bay and bow windows

400 SERIES REPLACEMENT PATIO DOOR OPTIONS:

- Gliding patio doors
- Hinged inswing patio doors
- Hinged outswing patio doors

HARDWARE FINISHES

					
Bright Brass	Antique Brass	Polished Chrome	Brushed Chrome	Satin Nickel	Oil Rubbed Bronze
					
Distressed Nickel	Distressed Bronze	White	Stone	Gold Dust	Black



ANDERSEN®

WINDOW & PATIO DOOR OVERVIEW

Whether you need an insert window, a replacement casement window, a full-frame replacement window or a patio door, Andersen has custom-sized products for every opening, price point and preference. The information here will give you a quick, at-a-glance overview of our replacement offerings for each Andersen® product line.

200 SERIES

200 Series patio doors feature sleek, narrow profiles with a larger glass area for a contemporary appearance, plus low-maintenance exteriors. This series allows you to deliver Andersen quality at an uncommon value while still offering customers our most popular options.

200 SERIES REPLACEMENT PATIO DOOR OPTION:

- Gliding patio doors



100 SERIES

100 Series replacement products are made with our patented Fibrex® composite material, which allows us to offer an uncommon value that others can't. Made of 40% reclaimed wood fiber by weight, Fibrex® material is environmentally responsible, energy efficient, and won't fade, flake, blister, chalk or peel.*

100 SERIES REPLACEMENT WINDOW OPTIONS:

- Full-frame and insert single-hung windows
- Full-frame and insert casement windows
- Full-frame and insert awning windows
- Full-frame and insert gliding windows
- Full-frame and insert stationary windows

100 SERIES REPLACEMENT PATIO DOOR OPTION:

- Gliding patio doors



GLASS OPTIONS

Andersen has the glass you need to deliver the energy savings and performance your customers want. There’s an option for every climate, project and customer, plus glass that meets ENERGY STAR® qualifications in all climate zones. Check with your supplier for the selections that meet ENERGY STAR® qualifications in your area.

GLASS	E N E R G Y		L I G H T	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun™ Thermal control similar to tinted glass, but with the visible light transmittance of clear glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
Low-E4®/Low-E Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Sun Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
Dual-Pane High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

ADDITIONAL GLASS OPTIONS*

Tempered safety glass (standard on patio doors).

Laminated glass for added strength, enhanced security and sound control.

Patterned glass to let in light while obscuring vision (patterns shown below).



OBSCURE



REED



CASCADE



FERN

GRILLE OPTIONS

With Andersen, you'll find grille patterns, widths and configurations to fit any architectural style or the taste of any homeowner. If you're replacing windows and doors, we can match virtually any existing grille. We'll even work with you and your customers to create custom patterns.

Note: Some grille options not available in all configurations and products.



Colonial



Prairie



Diamond



Tall Fractional



Tall Fractional with 2 1/4" rail



Short Fractional



Short Fractional with 2 1/4" rail



Simulated Double-Hung

Our 2 1/4-inch-wide grille can make a casement window look like a double-hung.



Specified Equal Light* Fractional

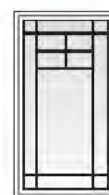
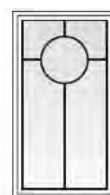
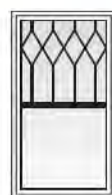


2 x 2

Specified Equal Light*



1 x 4



Custom Patterns

Contact your Andersen supplier for your custom needs.

*Specify number of same-size rectangles across or down.

GRILLE CONFIGURATIONS

Full Divided Light

For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.



Permanent Exterior
Permanent Interior with Spacer

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.



Permanent Exterior
Removable Interior



Permanent Exterior
Permanent Interior

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or 3/4" profile.



Removable
Interior Grille



Finelight™ Grilles-
Between-the-Glass

DOUBLE- AND SINGLE-HUNG WINDOWS



400 SERIES WOODWRIGHT® WINDOWS

Woodwright® windows help replicate the look of traditional architecture. Their thick, sloped sills and historically accurate grille patterns bring old-world character to homes of all ages. To help match existing interiors when replacing or remodeling, you can order them in a variety of wood species, with custom extension jambs, and with a range of hardware and grille options, including custom grilles.

Woodwright® windows give you the option to use a variety of graceful arches that can add an uncommon elegance.



Unequal Arch



Archtop



Springline™



400 SERIES WOODWRIGHT® INSERT WINDOWS

Woodwright® insert windows give you all the advantages of Woodwright® full-frame windows, plus they install faster and easier while keeping the mess and disruption to a minimum. In most cases, you can even keep the original trim and preserve the character of your customers' homes. **Installation kit included.**



400 SERIES TILT-WASH INSERT WINDOWS

All the features of our best-selling double-hung windows — including their energy-efficient design and wide array of decorative and performance options — are now available in an insert window that's faster and easier to install. **Installation kit included.**



NARROLINE® CONVERSION KIT

For homes with Andersen® Narroline® windows that were made after 1967, our quick conversion kit lets you turn them into tilt-wash double-hung windows with High-Performance™ Low-E4® glass.



100 SERIES SINGLE-HUNG WINDOWS

These single-hung windows come with a 3 1/4" overall frame depth and are available with or without a nailing flange for ease of installation. They may also be ordered with an arched top for additional style.

A sloped sill adapter for insert replacement applications is available in 4' and 8' lengths and can be trimmed on the jobsite to fit the insert window to the existing sill slope.



Learn more at the Andersen channel on YouTube.
Go to [youtube.com/AndersenWindow](https://www.youtube.com/AndersenWindow).



All casement, awning and gliding windows shown here are available in custom sizes.



INSTALLATION EXTRAS

Exterior stop covers and installation kits are included with all Andersen® double-hung insert windows. Kit contains backer rod, screws, shims and complete instructions. Stop covers provide a clean transition from the new window to the existing opening.

400 SERIES STANDARD DOUBLE-HUNG HARDWARE



**400 SERIES
WOODWRIGHT® WINDOWS**

Stone | White



**400 SERIES
TILT-WASH WINDOWS**

Stone | White

400 SERIES OPTIONAL DOUBLE-HUNG HARDWARE*

ESTATE™



Lock & Keeper



Hand Lift



Finger Lifts

Antique Brass | **Bright Brass** | Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze | Polished Chrome | Satin Nickel

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Bright Brass | Brushed Chrome | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel

CLASSIC SERIES™



Sash Lift

Stone | **White**



Hand Lift

Stone | **White**



Finger Lifts

Stone | **White**

100 SERIES SINGLE-HUNG HARDWARE



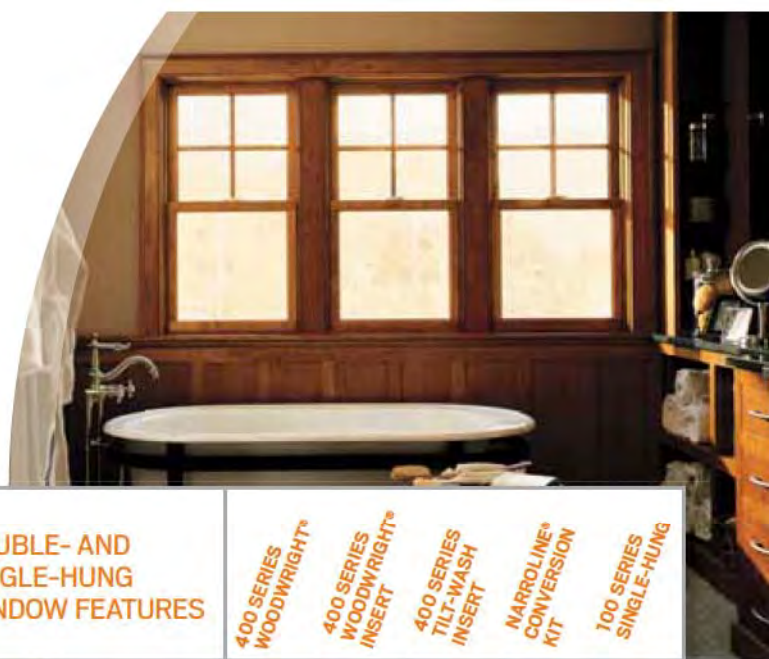
Standard Window Lock

White



Optional Hand Lift

White



DOUBLE- AND SINGLE-HUNG WINDOW FEATURES		400 SERIES WOODWRIGHT®	400 SERIES WOODWRIGHT® INSERT	400 SERIES TILT-WASH INSERT	NARROLINE® CONVERSION KIT	100 SERIES SINGLE-HUNG
Low-Maintenance Exteriors						
	White	●	●	●	●	●
	Sandtone	●	●	●	●	●
	Terratone®	●	●	●	●	●
	Forest Green	●	●	●		
	Cocoa Bean					●
	Dark Bronze					●
Interiors						
	Maple	●	●			
	Oak	●	●			
	Pine	●	●	●	●	
	White	●	●	●	●	●
Easy Cleaning						
Tilt-to-Clean Sash		●	●	●	●	
Grilles						
Full Divided Light		●	●	●	●	
Simulated Divided Light		●	●	●	●	
Finelight™ (Grilles-Between-the-Glass)		●	●	●	●	●
Removable Interior Grilles		●	●	●	●	
Glass						
Low-E4®		●	●	●	●	
Low-E4® Sun		●	●	●	●	
Low-E4® SmartSun™		●	●	●	●	
Low-E						●
Low-E Sun						
Low-E SmartSun™						●
Dual-Pane						●
Unit Sizes						
Minimum Width		21 5/8"	16 1/2"	21 1/4"	AVAILABLE IN ALL STANDARD NARROLINE® WINDOW SIZES	17 1/2"
Maximum Width		45 5/8"	45 5/8"	44 7/8"		47 1/2"
Minimum Height		36 7/8"	26 3/4"	35 3/8"		23 1/2"
Maximum Height		76 7/8"	78"	91 3/4"		89 1/2"

For complete technical details, visit andersenwindows.com. Or reference Andersen® product guides.

CASEMENT | AWNING | GLIDING WINDOWS



400 SERIES CASEMENT WINDOWS

The Andersen® 400 Series casement window is our best-selling casement window. It has an extremely energy-efficient design and a solid wood sash that's covered inside and out by low-maintenance Perma-Shield® cladding to protect against water damage. The interior features rich, natural pine.



400 SERIES REPLACEMENT CASEMENT WINDOWS

This window has the same customer-pleasing features as our 400 Series casement window, but comes fully prepped for replacement with predrilled, through-the-jamb installation holes and the nailing flange removed. Thick replacement extension jambs are also available to preserve the original alignment of trim and paint lines. **Installation kit included.**



400 SERIES AWNING WINDOWS

These windows are built on the same platform as our casement windows and deliver the same outstanding performance.



400 SERIES REPLACEMENT AWNING WINDOWS

Like our replacement casement, this window comes without a nailing flange and is available with thick replacement extension jambs to preserve the original alignment of trim and paint lines. It also has predrilled, through-the-jamb installation holes, so it installs easily from inside or out. **Installation kit included.**



100 SERIES GLIDING WINDOWS

Our gliding windows come with a 3 1/4" overall frame depth and are available with or without a nailing flange for ease of installation. These units have one stationary sash and one that opens for ventilation.



A three-sash configuration, where two sash glide past a fixed center sash, is also available.



100 SERIES CASEMENT & AWNING WINDOWS

100 Series casement and awning windows come with a 3 1/4" overall frame depth and are available with or without a nailing flange for ease of installation. Both styles can also be ordered as stationary windows.



All double- and single-hung windows shown here are available in custom sizes with the exception of the Narroline® Conversion Kit.



INSTALLATION KIT

Contains flat, self-hanging shims, backer rod, installation screws and complete instructions.



400 SERIES CASEMENT & AWNING HARDWARE*



ESTATE™

Antique Brass | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel



CLASSIC SERIES™

Stone | **White**



TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass | **Distressed Bronze**
Oil Rubbed Bronze | Gold Dust | Satin Nickel
Stone | White



CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

100 SERIES HARDWARE*

Optional Gliding Window Handle

White

Standard Gliding Window Lock

White

Standard Casement and Awning

White



CASEMENT, AWNING & GLIDING WINDOW FEATURES

		400 SERIES CASEMENT	400 SERIES REPLACEMENT CASEMENT	400 SERIES AWNING	400 SERIES REPLACEMENT AWNING	100 SERIES GLIDING	100 SERIES CASEMENT	100 SERIES AWNING
Low-Maintenance Exteriors								
	White	●	●	●	●	●	●	●
	Sandtone	●	●	●	●	●	●	●
	Terratone®	●	●	●	●	●	●	●
	Forest Green	●	●	●	●			
	Cocoa Bean					●	●	●
	Dark Bronze					●	●	●
Interiors								
	Pine	●	●	●	●			
	White	●	●	●	●	●	●	●
Grilles								
	Full Divided Light	●	●	●	●			
	Simulated Divided Light	●	●	●	●			
	Finelight™ (Grilles-Between-the-Glass)	●	●	●	●	●	●	●
	Removable Interior Grilles	●	●	●	●			
Glass								
	Low-E4®	●	●	●	●			
	Low-E4® Sun	●	●	●	●			
	Low-E4® SmartSun™	●	●	●	●			
	Low-E					●	●	●
	Low-E Sun							
	Low-E SmartSun™					●	●	●
	Dual-Pane	●	●	●	●	●	●	●
Unit Sizes								
	Minimum Width	17"	17"	24 1/8"	24 1/8"	23 1/2"	17 1/2"	17 1/2"
	Maximum Width	84 5/8"	35 7/8"	84 5/8"	71 7/8"	71 1/2"	35 1/2"	47 1/2"
	Minimum Height	24 1/8"	24 1/8"	17"	17"	11 1/2"	23 1/2"	17 1/2"
	Maximum Height	71 7/8"	71 7/8"	48"	48"	71 1/2"	71 1/2"	35 1/2"

For complete technical details, visit andersenwindows.com. Or reference Andersen® product guides.

SPECIALTY | STATIONARY WINDOWS

400 SERIES SPECIALTY WINDOWS

Andersen® 400 Series specialty windows give you the ability to replace uniquely shaped windows. Ask your Andersen supplier for further details.



CUSTOM SIZES

All specialty windows shown here are available in custom sizes.



SPRINGLINE™ FLANKER



ARCHED TOP



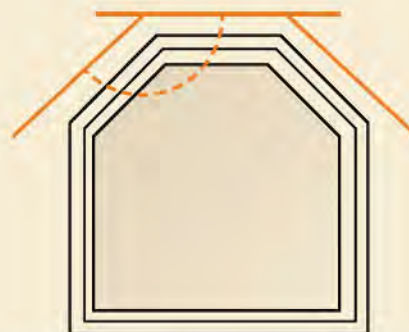
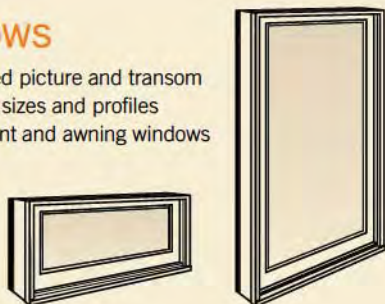
TRAPEZOID



HALF CIRCLE

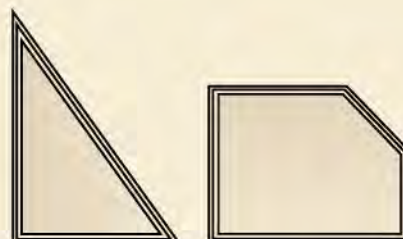
PICTURE AND TRANSOM WINDOWS

Andersen offers custom-sized picture and transom windows to complement the sizes and profiles of our double-hung, casement and awning windows and patio doors.



400 SERIES FLEXIFRAME® WINDOWS

Flexiframe® windows are available in custom sizes and can be designed in nearly any shape made with straight lines, providing no angle is less than 14 degrees. When other window companies say it can't be done, Andersen does it easily — and beautifully.



EXAMPLES OF ALTERNATIVE SHAPES

BAY, BOW & BOX WINDOWS



Andersen® 400 Series bay, bow and box units utilize all of the individual qualities of our Woodwright®, tilt-wash and casement windows. They can easily replace traditional flat windows, which means you can give customers an opportunity to dramatically change a room without major remodeling. Each is delivered as a complete unit to speed up installation. Custom sizes are available for casement units, and all offer a choice of pine veneer or oak veneer head and seat boards. We also offer a cable support system for easier installation.



BAY



BOW



BOX

See Andersen® product guides for more information.

GLIDING PATIO DOORS



400 SERIES FRENCHWOOD® GLIDING PATIO DOORS

With interiors that feature wide wood profiles in a variety of species, Frenchwood® gliding patio doors have the old-world character of traditional French doors, but also offer the convenience and space savings no hinged door can provide. Available assembled or unassembled.



200 SERIES NARROLINE® GLIDING PATIO DOORS

Our 200 Series Narroline® gliding patio doors combine the beauty of natural wood with sleek contemporary profiles to maximize views and fill homes with sunlight. Available assembled or unassembled.



200 SERIES PERMA-SHIELD® GLIDING PATIO DOORS

A tried-and-true classic, Perma-Shield® gliding patio doors are protected inside and out with rigid vinyl cladding to give homes a contemporary look while keeping maintenance to a minimum. Available assembled or unassembled.



100 SERIES GLIDING PATIO DOORS

Made with our exclusive Fibrex® material, these patio doors deliver all of the low maintenance of vinyl replacement doors, but with a material that's twice as strong. All interiors come in an attractive matte white finish.



All gliding patio doors shown here are available in custom sizes.

AVAILABLE COMBINATIONS



Stationary
Panel



Two-Panel
Right Open



Two-Panel
Left Open



Four-Panel
Center Open

When replacing a three-panel door, combine a stationary panel with a two-panel operating unit.

Available for 400 Series patio doors and 200 Series Narroline® patio doors.

400 SERIES/200 SERIES GLIDING PATIO DOOR HARDWARE*



YUMA®

Distressed Bronze
Distressed Nickel



ENCINO®

Distressed Bronze
Distressed Nickel



NEWBURY®

Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel



ANVERS®

Bright Brass
Oil Rubbed Bronze
Satin Nickel



COVINGTON™

Antique Brass
Bright Brass
Oil Rubbed Bronze



WHITMORE®

Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel



ALBANY

Black
Gold Dust
Stone
White



TRIBECA®

Stone
White

100 SERIES GLIDING PATIO DOOR HARDWARE*

TULSA HARDWARE



EXTERIOR

Matches exterior
unit color.

AFTON HARDWARE



INTERIOR

White



EXTERIOR

Antique Brass
Black
Bright Brass
Satin Nickel



INTERIOR

Antique Brass
Black
Bright Brass
Satin Nickel

GLIDING PATIO DOOR FEATURES

400 SERIES
FRENCHWOOD®

200 SERIES
NARROLINE®

200 SERIES
PERMA-SHIELD®

100 SERIES

Low-Maintenance Exteriors

	White	●	●	●	●
	Sandtone	●	●	●	●
	Terratone®	●	●	●	●
	Forest Green	●			
	Cocoa Bean				●
	Dark Bronze				●

Interiors

	Maple	●			
	Oak	●			
	Pine	●	●		
	White	●			●

Same as Exterior

			●	
--	--	--	---	--

Grilles

	Full Divided Light	●			
	Simulated Divided Light	●	●	●	
	Finelight™ (Grilles-Between-the-Glass)	●	●	●	●

Removable Interior Grilles

		●	●	●	
--	--	---	---	---	--

Glass

	Low-E4® Tempered	●			
	Low-E4® Sun Tempered	●			
	Low-E4® SmartSun™ Tempered	●			
	Low-E Tempered		●	●	●
	Low-E Sun Tempered		●	●	
	Low-E SmartSun™ Tempered		●	●	●
	Dual-Pane Tempered		●	●	●

Unit Sizes

	Minimum Width	55 1/4"	55 1/4"	59 1/4"	59 1/4"
	Maximum Width	189"	189"	95 1/4"	95 1/4"
	Minimum Height	79 1/2"	79 1/2"	79 1/2"	79 1/2"
	Maximum Height	95 1/2"	95 1/2"	95 1/2"	95 1/2"

For complete technical details, visit andersenwindows.com. Or reference Andersen® product guides.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen supplier for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each door one of a kind. *All Andersen® hardware is sold separately, except standard hardware.

HINGED PATIO DOORS



400 SERIES FRENCHWOOD® HINGED INSWING PATIO DOORS

Frenchwood® hinged inswing patio doors are a good choice for opening to a small balcony, deck or patio, and are often used in colder climates where snow might build up outside the door. They are available in one-, two- and three-panel units. These doors can also replace a gliding door to give you a wider entryway.



400 SERIES FRENCHWOOD® HINGED OUTSWING PATIO DOORS

Frenchwood® hinged outswing patio doors are often used in warmer climates and allow furniture, artwork and decorations to be placed closer to the entryway. They are available in one- and two-panel configurations. These doors can also replace a gliding door to give you a wider entryway.



MULTI-POINT LOCKING SYSTEM

The Frenchwood® hinged patio door has a multi-point locking system with two hook bolts above and below the center deadbolt. This system provides added weathertightness and enhanced security.



EXTERIOR KEYED LOCK

A six-pin key cylinder lock is available for all patio doors in styles and finishes that coordinate with hardware. This lock allows the patio door to be locked and unlocked from the exterior.



RAMPED SILL INSERT

Ramped sills provide a smooth transition from interior to exterior and can be used with a retractable insect screen, but not a gliding insect screen. Shown here with an Andersen® Frenchwood® patio door. (Specifier must check with local and federal officials to determine if product meets accessibility codes.) For inswing doors only.



ADJUSTABLE HINGES AND REMOVABLE DOOR PANELS

Adjustable hinges have ball-bearing pivots for smooth, frictionless movement. They offer easy horizontal and vertical adjustment, plus a quick-release feature for easy panel removal. The release feature is ideal for transporting large units up stairs or to other hard-to-reach areas. Removable panels also simplify finishing.



All hinged patio doors shown here are available in custom sizes.

AVAILABLE COMBINATIONS



Single



Two-Panel



Three-Panel
Available for 400 Series
inswing patio doors only.

400 SERIES HINGED PATIO DOOR HARDWARE*



YUMA®

Distressed Bronze
Distressed Nickel



ENCINO®

Distressed Bronze
Distressed Nickel



NEWBURY®

Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel



ANVERS®

Bright Brass
Oil Rubbed Bronze
Satin Nickel



COVINGTON™

Antique Brass
Bright Brass
Oil Rubbed Bronze



WHITMORE®

Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel



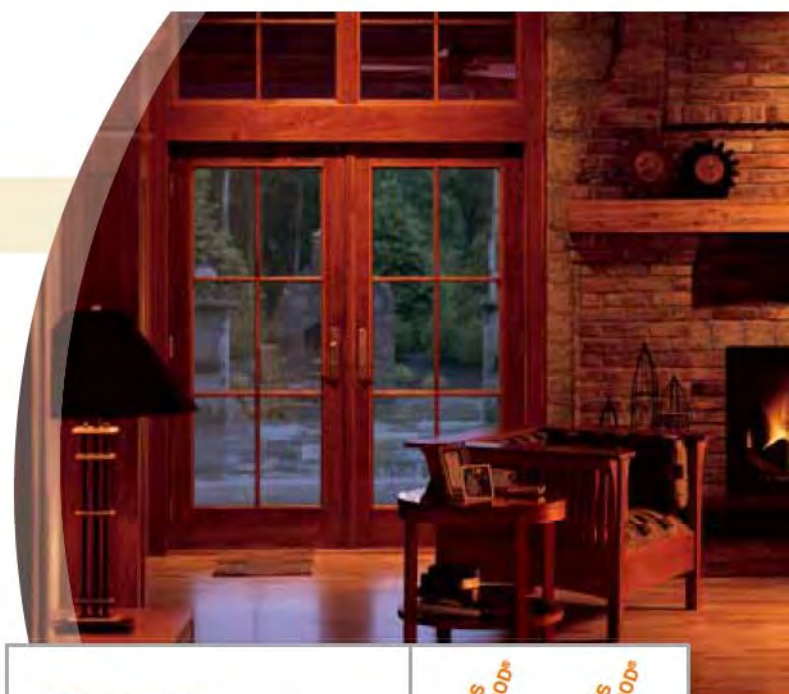
ALBANY

Black
Gold Dust
Stone
White



TRIBECA®

Stone
White



HINGED PATIO DOOR FEATURES

		400 SERIES FRENCHWOOD® INSWING	400 SERIES FRENCHWOOD® OUTSWING
Low-Maintenance Exteriors			
	White	●	●
	Sandtone	●	●
	Terratone®	●	●
	Forest Green	●	●
Interiors			
	Maple	●	●
	Oak	●	●
	Pine	●	●
	White	●	●
Grilles			
Full Divided Light		●	●
Simulated Divided Light		●	●
Finelight™ (Grilles-Between-the-Glass)		●	●
Removable Interior Grilles		●	●
Glass			
Low-E4® Tempered		●	●
Low-E4® Sun Tempered		●	●
Low-E4® SmartSun™ Tempered		●	●
Unit Sizes			
Minimum Width		30 1/8"	30 1/8"
Maximum Width		107 1/8"	71 1/4"
Minimum Height		79 1/2"	79 1/2"
Maximum Height		95 1/2"	95 1/2"

For complete technical details, visit andersenwindows.com. Or reference Andersen® product guides.

STORM DOORS

If you're replacing windows and doors for your customers, chances are their storm doors also need replacing. We have a full line of storm doors with the styles, innovative features, energy efficiency and low-maintenance designs homeowners want. And since they're made with the craftsmanship you'd expect from Andersen, you'll look as good as the storm doors you install. Ask your Andersen supplier for details about our complete line.



DOOR STYLE & VENTILATION OPTIONS



Andersen has over 30 door styles and a variety of ventilation options.



Oops-Proof Installation

We replace any parts lost or miscut during your storm door installation. Coverage good within 90 days of purchase.

ANDERSEN EXCLUSIVES



45-Minute Rapid Install System is the fastest and easiest storm door installation on the market. All it takes is basic tools and about 45 minutes.



Learn more at the Andersen channel on YouTube. [Go to youtube.com/AndersenWindow](https://www.youtube.com/AndersenWindow).



Patented quick-release glass/insect screen change system makes switching between glass and insect screen fast and easy.



SplineLoc® insect screen has 3x greater holding strength than our standard insect screen.

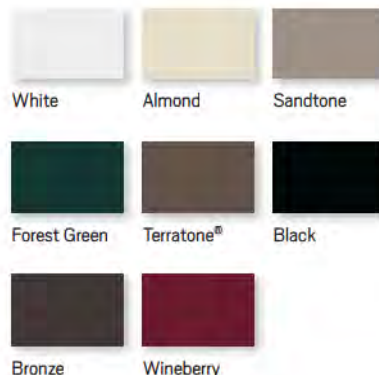
Image for demonstration purposes only. **DO NOT STAND ON INSECT SCREEN.** Standing on the insect screen may damage the product and is not covered under the Lifetime Limited Warranty.

ANDERSEN BEAUTY

Andersen® storm doors are available in up to eight colors, up to 13 glass options and up to 10 hardware styles and finishes so you can add instant curb appeal, complement virtually any architectural style and suit any customer's taste.



STORM DOOR COLORS



Warranties,* features and options will vary by door style. Not all are offered on all door styles.

THE ENVIRONMENT HAS A BUSINESS PARTNER.

Respect for the environment is nothing new at Andersen.

For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting, energy-efficient windows and doors.



Andersen makes windows and doors that meet **ENERGY STAR®** performance requirements in all 50 states. Andersen Corporation was awarded the U.S. Environmental Protection Agency's ENERGY STAR® Sustained Excellence Award in 2012.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) Green Building Rating System.



Andersen was the first window and door manufacturer with **Green Seal™** certified products. Please visit our website at andersenwindows.com for a list of certified products.

WINDOWS • DOORS
Andersen® 

Come home to Andersen®.

andersenwindows.com















**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1513 E. Walnut Street

On February 12, 2013 the Landmarks Board staff found the following to be a matter of fact:

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

That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only).

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

Based on this finding of fact, the staff approved the following work item(s):

1. The replacement of the flooring, floor joists, posts and railings on the front porch with material in kind to the original. The flooring, posts and railings shall display the same size and general design (tongue and groove flooring) as the original as shown on the attached photographs and narrative.

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.

MICHAEL R. MACPHERSON
Director
Planning and Development

02/12/13
Date



Office Use Only

Date Filed: _____

Received By: _____

Review:

☐ Administrative

☐ Landmarks Board

Application for Certificate of Appropriateness City of Springfield, Missouri

The applicant seeks to show the following.

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

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

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

Signature(s) Date:

Wade Fleming

2-12-13

Please type or print name(s) clearly:

WADE FLAMING

Exhibit A.

Request for Certificate of Appropriateness

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

For instructions, see pages 5-8.

1. PROPERTY ADDRESS:

1513 E. WALNUT

2. APPLICANT:

Name(s): WADE FLAMING

If corporation: Corporate official: _____

(corporate seal)

Mailing address: PO BOX 2291 Zip Code: 65901

Telephone number: 417 861 0030 Fax number: _____

e-mail: REMODELING-CONCEPTS@ATL.NET

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

Name: _____ Signature: _____

Address: _____ Telephone: _____ Fax: _____

e-mail: _____

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 864-1055.)

Date of discussion: _____

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

☐ Other (Specify) _____

- 1-Site plans
- 2-Elevations
- 3-Photographs
- 4-Sample of materials to be used

- 5-Product literature
- 6-Drawing
- 7-Exhibit C-Why proposed work should be approved
- 8-State Historic Preservation Officer Comments

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

REPLACING ROTTED FLOOR & TERMITE INFESTED JOISTS
REUSING THE EXISTING RAILING

THE FLOORING & JOISTS ARE OF SAME MATERIAL
& SAME DESIGN.

NOTE: An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

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









**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1448 E. Walnut Street

On January 11, 2013, the Landmarks Board staff found the following to be a matter of fact:

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

That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only).

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

Based on this finding of fact, the Landmarks Board staff approved the following work item(s):

1. Replace existing composite shingle roof with a new composite shingle roof in-kind (see attached narrative, photos and product literature).

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.

MICHAEL K. MACQUEEN
Director
Planning and Development

01-11-13
Date



Office Use Only

Date Filed: _____

Received By: _____

Review:

☐ Administrative

☐ Landmarks Board

Application for Certificate of Appropriateness

City of Springfield, Missouri

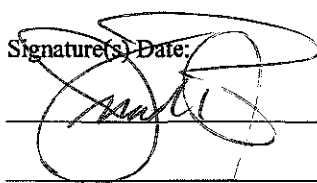
The applicant seeks to show the following.

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

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

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

Signature(s) Date:



1/7/13

Please type or print name(s) clearly:

Jerad Boyd

Exhibit A.

Request for Certificate of Appropriateness

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

For instructions, see pages 5–8.

1. PROPERTY ADDRESS:

1448 E. Walnut Street

2. APPLICANT:

Name(s): Jerad Boyd

If corporation: Corporate official: _____

Mailing address: 1448 E. Walnut St., Springfield, MO (corporate seal)
Zip Code: 65802

Telephone number: 417.827.1983 Fax number: _____

e-mail: jboyd@enactus.org

3. AUTHORIZED REPRESENTATIVE: *(The representative should have the authority to commit the applicant to changes that may be suggested by the Board).*

Name: _____ Signature: _____

Address: _____ Telephone: _____ Fax: _____

e-mail: _____

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 864-1055.)*

Date of discussion: January 4, 2013

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

☐ Other (Specify) _____

1-Site plans

2-Elevations

3-Photographs

4-Sample of materials to be used

5-Product literature

6-Drawing

7-Exhibit C-Why proposed work should be approved

8-State Historic Preservation Officer Comments

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

Remove and replace current roofing including replacement/repair of any damaged decking, as well as replacement of all soil vent flashings, roof vents and vent flanges.

NOTE: An application is considered incomplete until all supporting materials, as specified in Item 1 above, are attached. Incomplete applications will not be processed or scheduled for a public hearing.

Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

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

This is a simple maintenance request.

A recent Home Owners Insurance inspection has reviled that sections of our current shingles have a level of granular loss sufficient to require replacement (please see attached photos). The insurance company has mandated that repairs be completed for continued coverage.

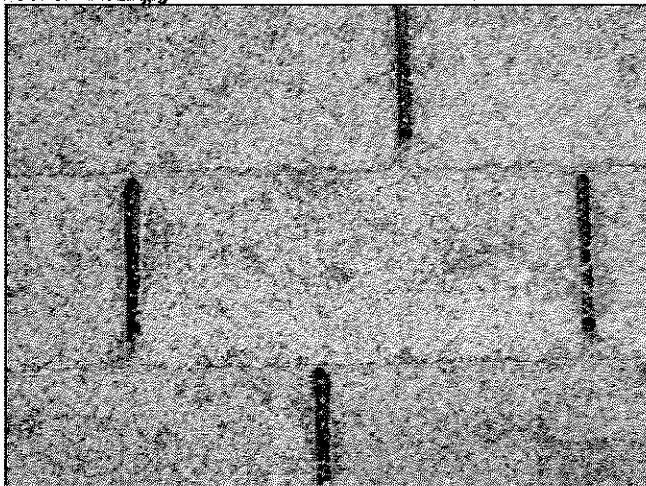
After receiving bids and input from two roofing companies, we have made the decision to do a full re-roofing of the house. We will have the current three-tab shingles removed and replaced with GAF Sovereign 25 Year three-tab shingles in the charcoal color (which is believed to be the color that was last placed on the roof). Please see the attached supporting literature for this product.

It is anticipated that there will be the need for some replacement of decking on the portion of the roof covering the screened-in porch as part of this job. The extent of the replacement need will not be known until the existing shingles have been removed.

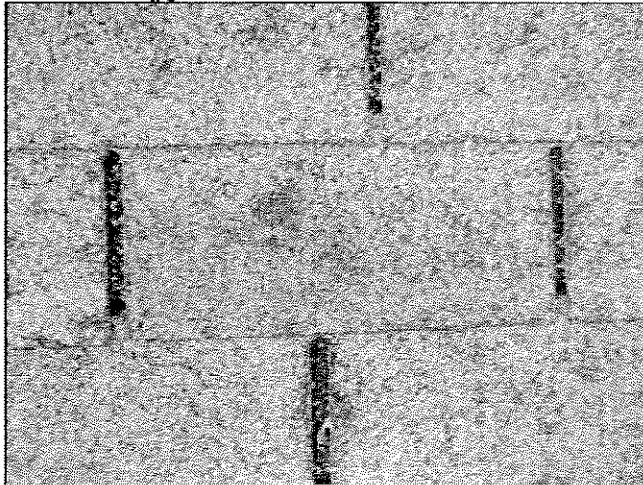
Given that we are using a similar color and style product of what is currently on the house, this work will have no impact on the visual appearance of the property.

Inspection Photos

ROOF DAMAGED.jpg



ROOF DAMAGED2.jpg



ROOF DAMAGED3.jpg



® Your Guide To North America's #1-Selling Roofing Products / www.gaf.com

GAF

RESIDENTIAL ROOFING GUIDE

**Introducing
GAF's Lifetime
Roofing System:**

Your Safest Choice!

**Announcing
Timberline®
American Harvest™
Collection:**

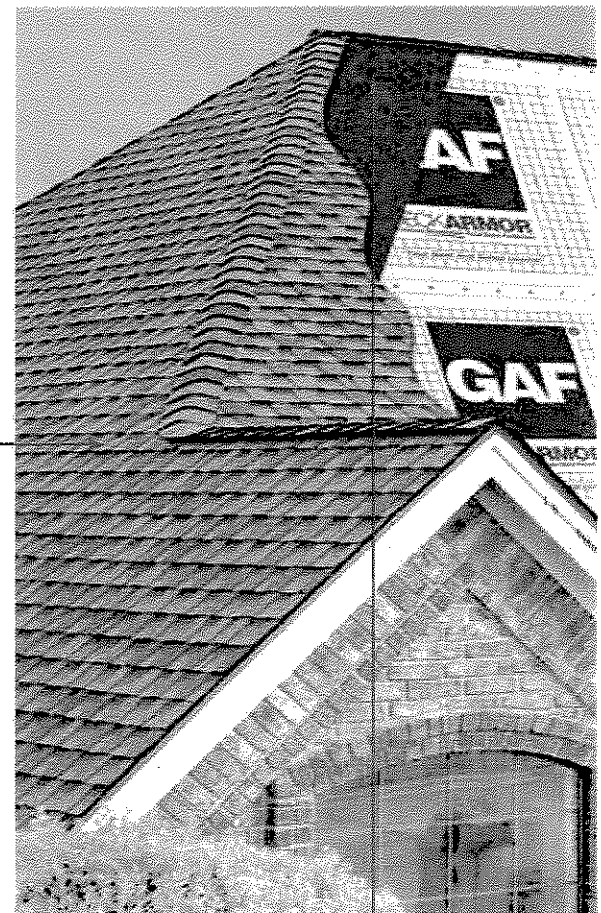
**Bringing the Colors
of America Home!**

Table Of Contents



Introducing The GAF LIFETIME

A new roof is more than just shingles.
When you install any GAF Lifetime
Shingle, you'll get a Lifetime Ltd. warranty



Ultra Premium	
Lifetime Designer Shingles	6-11
Camelot	6
Grand Canyon	8
Country Mansion	10
Grand Slate	11
Value Collection	
Lifetime Designer Shingles	12-21
Camelot II	12
Country Mansion II	14
Grand Slate II	16
Grand Sequoia	18
Slateline	20
Timberline® Lifetime Shingles	22-31
Timberline® High Definition®	22
Timberline® American Harvest®	28
Timberline® Natural Shadow®	30
Specialty Lifetime Shingles	32-33
Lifetime System Components	34-39
Waterproof Leak Barriers	34
Grand Air® Ventilation	36
Waterproof Leak Barriers	37
Eave® Roll® Storm® Shingles	37
Ridge Cap Shingles	38



Lifetime Shingles



GAF offers you many great Lifetime Shingle choices, including Timberline® Shingles with Advanced Protection® Technology. They're the #1-selling shingles in North America!

Advanced Protection® Technology results in superior protection for your home, while reducing the use of precious natural resources. That's better for your home—and better for the environment!

To learn more about why Advanced Protection® Shingles are your best choice, visit www.gaf.com/aps



Leak Barrier

Provides exceptional protection against leaks caused by roof settling and extreme weather. Ideal upgrade at all vulnerable areas (including at the eaves in the North!).



Timberline® American Harvest®
Shingles

ROOFING SYSTEM

on your shingles and qualifying
GAF accessories—automatically!†
Why settle for anything less?



Lifetime



The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy.)



*In the North, building code requires the use of Leak Barrier at the eaves.

GAF

Roof Deck Protection

Allows moisture to escape from your attic while providing an exceptionally strong layer of protection against wind-driven rain. Also, lays flatter for a better-looking roof.

GAF

Starter Strip Shingles

Saves time, eliminates waste, and reduces the risk of blow-off...and may even help qualify for upgraded wind warranty coverage (see GAF Shingle & Accessory Ltd. Warranty for details).

GAF

Cobra® Attic Ventilation

Helps remove excess heat and moisture from your attic that can raise your energy bills, cause premature peeling of interior paint and wall-paper, and even affect your health.

GAF

Ridge Cap Shingles

Enhances the beauty and value of your home—while guarding against leaks at the hips and ridges.

†See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner of a single family detached residence (or the second owner in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



GAF is a
U.S.-Based Corporation

ROYAL SOVEREIGN®

THREE-TAB SHINGLES



Color Shown:
Weathered Gray

SHINGLE & ACCESSORY LTD. WARRANTY
25 Years
LTD. WARRANTY TERM

FOR HOMEOWNERS

- Homeowner Favorite... In a recent blind comparison test, homeowners preferred the look of Royal Sovereign® to any other 3-tab shingle.
- Proven Quality... Over 10 billion Royal Sovereign® Shingles have been installed in North America—enough to circle the Earth more than 200 times if they were laid end to end!
- Advanced Protection® Technology... Minimizes the use of precious natural resources while providing superior protection for your home (visit www.gaf.com/aps to learn more).
- Looks Great... Color Lock™ ceramic firing process (similar to fine china) maintains true color longer.
- Stays In Place... Passes the industry's two toughest wind tests: ASTM's 110 mph and 150 mph wind tests.
- Superior Performance... Extra-strong Micro Weave® Core provides longer life and extended durability.
- Safer... Class A fire rating from Underwriters Laboratories—the highest rating possible.
- Great For Resale... Long-lasting beauty increases your home's resale value.
- Peace Of Mind... 25-year ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five years.¹

¹ See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

"Attractive, **Value-Priced** Shingle
Featuring GAF's Well-Known Quality"

Choosing The Best-Looking Shingle For Your Home

Some people think all strip shingles look pretty much alike. Not so! At GAF, we've gone to great pains to make Royal Sovereign® the most beautiful strip shingle you can install.

But don't just take our word for it. GAF asked an independent research firm to survey homeowners about whose 3-tab shingles they preferred. The result: More homeowners preferred the look of Royal Sovereign® Shingles to the other leading brands! And the #1 reason cited by homeowners? Royal Sovereign's color blends.

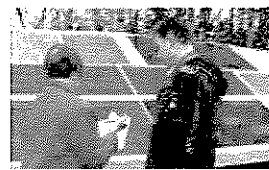
Here's just a sampling of what these real homeowners said about Royal Sovereign® Shingles:

"It has more vivid color, it is a more vibrant color... not faded."

"...looks clean, looks classier."

"Looks more natural [than the others] because of the colors."

"...stands out better than the other ones, I like the color, it is brighter."



"It looks rich and very durable."

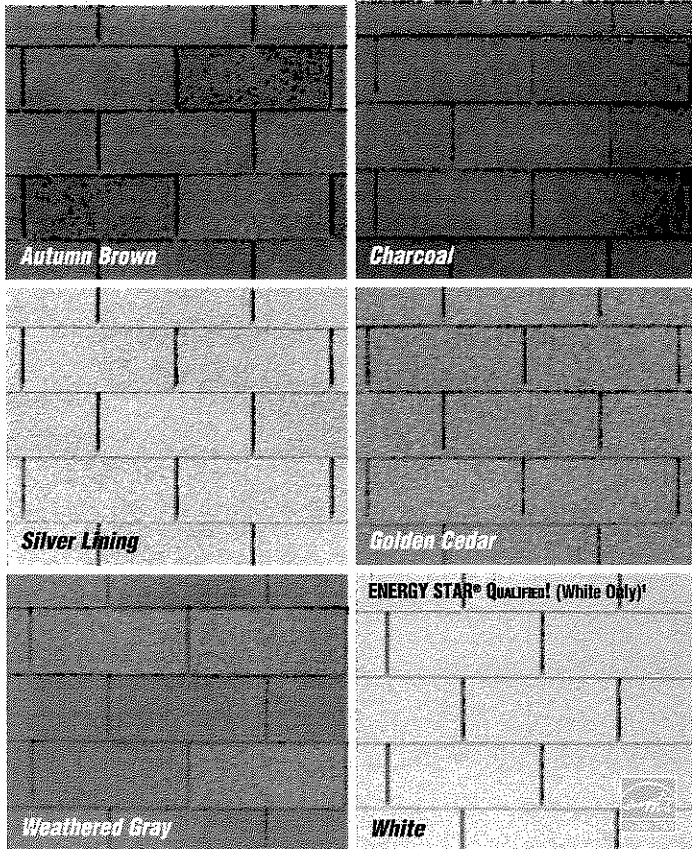
GAF

ROYAL SOVEREIGN[®]

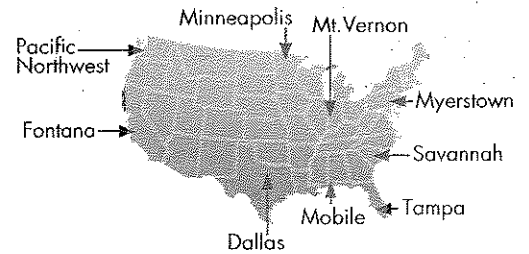
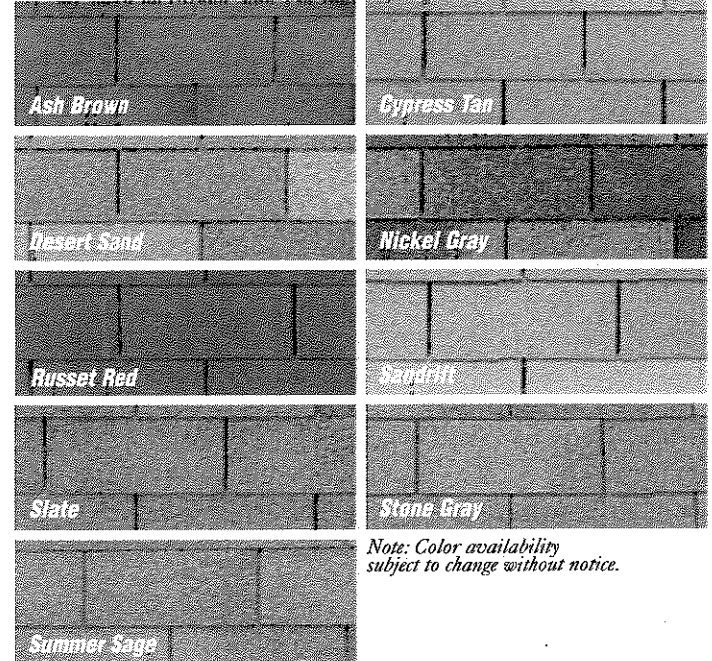
THREE-TAB SHINGLES

Not available in Canada. For information about Marquis[®] WeatherMax[®] 3-tab shingles, which are available in Canada, visit www.gaf.com.

Most Popular Colors



Regional Colors



Color Availability Chart

Autumn Brown	•	•	•	•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•	•	•
Golden Cedar	•	•	•	•	•	•	•	•	•
Silver Lining	•	•	•	•	•	•	•	•	•
Weathered Gray	•	•	•	•	•	•	•	•	•
White ¹	•	•	•	•	•	•	•	•	•
Ash Brown	•			•					
Cypress Tan									•
Desert Sand		•							
Nickel Gray			•	•	•	•			
Russet Red									•
Sandriff									•
Slate	•	•		•		•		•	
Stone Gray			•						
Summer Sage		•							



Note: Available in some areas

¹ ENERGY STAR[®] Qualified (U.S. Only). In the Fontana, CA service area, this shingle meets the prescriptive requirements of Title 24, Part 6, of the California Code of Regulations and is rated by the Cool Roof Rating Council (CRRC).

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.