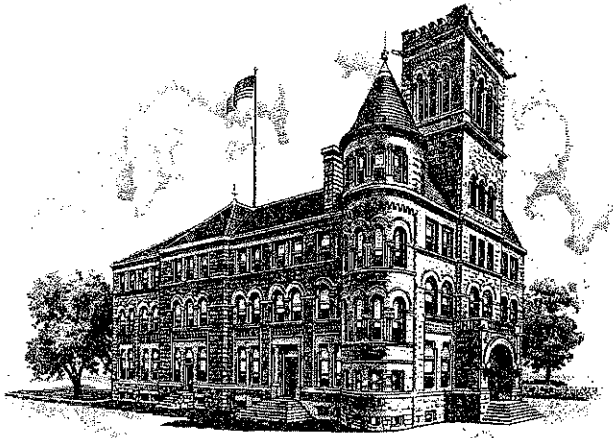




CITY HALL

LANDMARKS BOARD

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

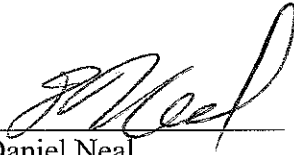
City of Springfield

INTEROFFICE MEMORANDUM

DATE: April 12, 2012

RE: Landmarks Board meeting

Please find attached the agenda for the Landmarks Board meeting on **April 18, 2012**. A tour will be held on Wednesday afternoon at 4:30 p.m. We will meet in front of the Busch Municipal Building.


Daniel Neal
Senior Planner



CITY HALL

LANDMARKS BOARD

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

April 18, 2012

5:30 P.M.

Council Chambers
City Hall (830 Boonville)

- I Roll Call
- II Minutes
 - None
- III Unfinished Business
 - A. Certificate of Appropriateness
 - None
 - B. Certified Local Government Review
 - 1. Fallin Brothers Building, 211-229 S. Market Avenue
- IV New Business
 - A. Certificates of Appropriateness
 - 1. 214 E. Commercial Street: Rehabilitate storefront, replace windows and install a new stair system.
 - 2. 320 E. Commercial Street: Replace second floor wood windows with vinyl clad windows.
 - 3. 439-445 E. Commercial Street: Revise plans for window and door lighting patterns, stair and door locations, and awnings from previous Certificate of Appropriateness
 - 4. 1115 N. Jefferson Avenue: Construct a new porch enclosure and carport on the west (rear) elevation and repair existing front porch.
 - B. Certified Local Government Review
 - None
- 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
 - C. Administrative approval of C of A's
 - 1. 154 Park Central Square: Revise previously approved Certificate of Appropriateness to use Solarban XL70(2) clear glazing.
- VII Any other matters that fall under the jurisdiction of the Board
 - 1. Discuss the Missouri State University Memorandum of Agreement to mitigate the de-listing of the Woods-Evertz Stove Company National Register Historic District from the National Register of Historic Places.
 - 2. 2012 Missouri CLG Forum
- VIII Adjournment

DAVID ESLICK
Historian Representative
Chair

RON WALKER
Commercial Street
Representative

CYNTHIA LIPSCOMB
Architect and Walnut St.
Representative
Vice-Chair

LEN EAGLEBURGER
At Large Representative

DAVID MAGGARD
At Large Representative

LAUREL BRYANT
Real Estate Representative

ANN BAYLIFF
At Large Representative

TODD SMITH
At Large Representative

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.



Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.mo.gov

March 16, 2012

Mr. Daniel Neal
Landmarks Board of Springfield
840 Boonville
Springfield, MO 65801-8368

RE: Fallin Brothers Building, 211-229 South Market Avenue, Springfield, Greene County

Dear Mr. Neal:

We are pleased to inform you that the above named property has been nominated for listing in the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing recognizes a property's historic importance to the community, state or Nation and assists in preserving our Nation's heritage.

As a Certified Local Government (CLG), your community has entered into a preservation partnership with the State Historic Preservation Office and the National Park Service. A key part of that partnership is reviewing and providing comments on National Register of Historic Places nominations for properties within your jurisdiction. To this end, please find enclosed a draft National Register of Historic Places Registration Form for the nominated property. By federal regulation, the CLG has 60 days to comment on the nomination. For more information, please read the enclosed, "Certified Local Governments and the National Register of Historic Places."

National Register nominations go through several layers of review. The review process involves staff of the State Historic Preservation Office, the chief elected official and preservation commission of CLGs, the Missouri Advisory Council on Historic Preservation, and the Keeper of the National Register.

The nomination has tentatively been scheduled for review by the Missouri Advisory Council on Historic Preservation. You are invited to attend the meeting which will begin at 9 a.m. on **Friday May 18, 2012** at the Lewis and Clark State Office Building, 1101 Riverside Drive, LaCharette Conference Room, Jefferson City, Missouri.

Attached please find "National Register of Historic Places Commonly Asked Questions." This explains in greater detail the results of listing in the National Register, the benefits of listing and the rights of owners to comment on or object to listing in the National Register. If you have questions please contact Tiffany Patterson, National Register Coordinator, P.O. Box 176, Jefferson City, MO 65102, e-mail tiffany.patterson@dnr.mo.gov, or by phone at 573-751-7858.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE

Mark A. Miles
Director and Deputy
State Historic Preservation Office

MAM:ct

Enclosures: 3

Certified Local Governments and the National Register of Historic Places

Introduction

As part of the partnership between the SHPO and a Certified Local Government (CLG), the CLG is responsible for reviewing and commenting on all National Register of Historic Places nominations for properties within its jurisdiction. In most cases, the SHPO receives a nomination first and forwards the draft to the CLG for review and comment. The CLG may also develop or receive the documentation necessary to nominate a property to the National Register. The commission must then forward the nomination to the SHPO for subsequent review by staff and the Missouri Advisory Council on Historic Preservation.

Commenting on Nominations:

The National Register of Historic Places nomination process requires public participation, so the review of a National Register nomination should be placed on the preservation commission agenda.

Preservation commissions have an intimate knowledge of local history and resources, and should use that knowledge to answer some basic questions about the property and the nomination:

- Using the National Register Criteria of Significance, is the property historically significant? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- Does the property retain historic integrity? (See Missouri CLG National Register of Historic Places Nomination Review Report Form.)
- To the best of your knowledge, is the information in the nomination correct?
- Does the nomination contain sufficient information to document the significance and integrity of the property?

Following review, both the local commission and the chief elected official of the CLG shall inform the SHPO and the property owner(s) of their separate opinions regarding the National Register nomination. This is to be done within 60 days of receipt of the nomination data from the owner or the SHPO.

If one or both the local commission and chief elected official support the nomination or if no comments are received, the SHPO will process the nomination according to federal guidelines. If both the local commission and the chief elected official oppose the nomination, a letter or report outlining the reasons for objection shall be forwarded to the SHPO. If both the local commission and chief elected official object to the nomination, the property will not be nominated to the National Register of Historic Places unless that decision is appealed by a property owner or interested party.

CLG Nomination Review Report Form

Attached is a review form that can be used to provide comments on National Register nominations to the SHPO. Use of this form *is not* required and is provided only as a guide for providing comments and recommendations.

Missouri CLG National Register of Historic Places Nomination Review Report Form

Property Name: _____

Address: _____

Certified Local Government: _____

Date of public meeting at which nomination was reviewed: _____

Criteria of Significance Please check below the responses appropriate to the nomination review.

NOTE: For more information on the criteria, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ Criterion A. Property is associated with events that have made a significant contribution to our history.
- ☐ Criterion B. Property is associated with the lives of persons significant in our past.
- ☐ Criterion C. Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district).
- ☐ Criterion D. Property has yielded or may be likely to yield information important in prehistory or history.
- ☐ None of the Above

Integrity Please check below the responses appropriate to the nomination review.

NOTE: For more information on integrity, see *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

- ☐ The property retains authentic historic character from its period of significance.
- ☐ The property has been significantly altered and no longer retains authentic historic character from its period of significance.

Review Comments Please check below the responses appropriate to the nomination review.

Commission/Board

- ☐ The commission/board recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The commission/board recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The commission/board chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Chief Elected Official

- ☐ The chief elected official recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official recommends that the property does not meet the criteria of significance and/or no longer retains integrity and is not eligible for listing in the National Register of Historic Places.
- ☐ The chief elected official chooses not to make a recommendation on the nomination. An explanation of the lack of a recommendation is attached.

Attach additional sheets for further comments.

CLG Commission/Board Chair or Representative

Print Name: _____

Signature and Date: _____

Chief Elected Official or Designee

Print Name: _____

Signature and Date: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

2nd
DRAFT
2/9/12

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Fallin Brothers Building

other names/site number _____

2. Location

street & number 211-229 South Market Avenue

☒ N/A

not for publication

city or town Springfield

☒ N/A

vicinity

state MO

code _____

county Greene

code _____

zip code 65806

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ local

Signature of certifying official/Title Mark A. Miles, Deputy SHPO

Date _____

Missouri Department of Natural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official

Date _____

Title _____

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

Signature of the Keeper

Date of Action

Fallin Brothers Building

Name of Property

Greene County, MO

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒	private
☐	public - Local
☐	public - State
☐	public - Federal

Category of Property

(Check only **one** box.)

☒	building(s)
☐	district
☐	site
☐	structure
☐	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Historic and Architectural Resources of Springfield

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade: Specialty Store

Commerce/Trade: Warehouse

Current Functions

(Enter categories from instructions.)

Vacant/Not in Use

7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Brick Front

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Asphalt

other:

Fallin Brothers Building

Greene County, MO

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

Commerce

Architecture

Period of Significance

ca. 1919-ca. 1955

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

unknown

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Fallin Brothers Building
Name of Property

Greene County, MO
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 473680 1230010
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

11. Form Prepared By

name/title Debbie Sheals and Kylee J. Rooney

organization Historic Preservation Consultant

date

street & number 29 South Ninth Street #204

telephone 573-874-3779

city or town Columbia

state MO

zip code 65201

e-mail debsheals@aol.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Summary: The Fallin Brothers Building is located at 211-229 South Market Street, Greene County, Missouri. The large two-story Brick Front commercial building occupies most of a city block located two blocks west of the Springfield Public Square. Built ca. 1919, it has brick walls, a concrete foundation and a flat roof. The façade, which faces east to Market Street, has open storefronts and large garage doors on the ground floor and a corbelled brick cornice along the top of the wall. The front and side walls of the second floor are lined with single window openings; the openings are intact, although most sashes and frames are missing. The front and side walls have been painted white. The interior of the building is relatively unadorned, with unfinished warehouse space on the second floor and commercial spaces on the ground floor. It is in fair condition and is the only building on the property. The building has seen no major changes to form or patterns of fenestration, and it is immediately recognizable to its period of significance, ca. 1919-ca. 1955.

Elaboration:

The Fallin Brothers building occupies most of a level lot on the west side of downtown Springfield. It sits directly on the sidewalk, facing east to Market Street. A new multistory parking garage occupies the block across the street, and the surrounding properties contain a mix of older and newer buildings. A small alley runs along the north side of the property and a narrow strip of land at the back of the lot is open. That area will be paved for parking as part of an upcoming rehabilitation project.

The Fallin building was constructed ca. 1919. There is a seam in the masonry between the north and center sections, but interior details indicate that all sections were constructed at the same time and the entire building is known to have been in service by 1920. The building has a nearly rectangular footprint; the north wall is slanted, to follow the angled edge of that end of the lot. There are three main sections, divided by masonry walls that extend up though the roof as fire walls. Each section is a different size. The center is the smallest, and the one on the south is the largest. The sections appear to have functioned as separate spaces for much of their history. (See Figures 1 and 2, Floorplans.)

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

The ground floor of the façade contains a combination of storefronts and vehicular openings. The north section has a storefront near the northeast corner of the building, a pedestrian entrance immediately to the south, followed by an early vehicular entrance and another section of storefront. All of the storefronts have early or original transoms filled with textured glass, low original brick bulkheads and large display windows. The vehicular entrance has a modern garage door.

The center section has a central pedestrian entrance, with a large storefront to the south and a vehicle entrance to the north. The paneled garage door in the vehicular entrance is early but not original. The storefront has an early or original transom and a large display window that is early but not original. The low bulkhead there is of poured concrete; it is early but may not be original.

The south section has four bays of storefronts, divided by brick piers. The northernmost bay has a single storefront, and the next bay south has a wide doorway with modern wood doors, flanked by display windows. The next bay to the south also has a single storefront, and the bay on the south end has a double doorway flanked by smaller display windows. All of the storefront openings of that section appear to be original, although the display windows and bulkheads have seen some modern alterations. The transom windows of the northern two sections are also likely to be early or original, and the southern two may have been replaced; all are painted white.

The second floor of the façade is much more uniform, with 27 windows (all currently boarded up), spread almost evenly across its entire length. The same pattern of window openings continues around to the second floor of both side walls. The ground floor of the north side wall has four small windows, set high in the wall. The lower south side wall (facing W. McDaniel) contains a display window at the front corner, four small high window openings and a vehicular entrance with a modern garage door.

The upper level of the south wall has three arched windows that are not boarded over. They each contain 12-light industrial steel sashes that appear to date to the late 1950s or early 1960s. The first floor of the back (west) wall

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

until recently adjoined one-story structures that were adjacent to this building. The lower south end of the back wall has some plaster left over from the adjacent building, and there are a few bricked in openings and one door on the north end. The upper part of the north end has a row of window openings that are the same size and shape as those on the upper façade. Most of those have been bricked in or boarded over; a few have 12-light steel sashes.

The interior spaces are largely intact. The north section, which housed commercial garages for most of its history, has very little interior finish. The painted walls are of brick, the floor is concrete and the ceiling has exposed joists. There is a small modern concrete block room in the southeast corner that until recently served as office space for the garage. The office has paneled walls and a drop ceiling. The office also contains a door between the north and center sections of the building—the only interior passageway between the three sections. The doorway contains a paneled wood and glass door. The door is covered by a fire door on the office side, and a second fire door is on a track next to the opening on the other side of the wall.

A stairway along the west wall leads to the second level of the north section, which contains one large room. The flooring consists of rough wood planks laid on a diagonal, and the walls are red brick. Approximately 30 windows, all boarded up, fill the three exterior walls of the room. This space does not ever appear to have had electricity; light comes in through 8 skylights. There are three large skylights down the center of the room, with smaller skylights on either side.

The center section also has relatively little interior finish. The first floor is one large open room, with painted brick walls and a concrete floor. Most of the ceiling has the same type of exposed joists as the north section. The southwest corner of the space, however, has an ornamental tin ceiling that is in fair to good condition. This room also has a large mezzanine that is early but not original. The mezzanine is supported by heavy timber framing.

A stairway leading from to the second floor is along the back (west) wall. The second floor is also one open room, with red brick walls and wood plank flooring. There are 6 six newer 1/1 wood windows with concrete sills on the front wall; all have been boarded up. On the west wall are two window

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

openings that have been bricked in, and two windows that are still open, with 12-light steel sashes and concrete sills and surrounds. In the northwest corner of the second floor is an old elevator system. This section, which is the smallest of the three, has four skylights.

The first floor of the south section has more interior partitions and newer finishes than the other ground floor spaces. A large room in the front has brick walls that have been painted white, a carpeted floor and a drop ceiling. Most other rooms have concrete floors and newer gypboard walls. Most ceilings are covered with drywall or suspended ceilings.

A stairway leading to the second level is located in the southwest back corner. The second floor contains a single open room. The walls are of red brick and the floor is covered with wood flooring strips that are more highly finished than those in the other two sections. There are 24 window openings along the east and south walls, 21 of which have been boarded up. The three remaining windows, located at the east end of the south wall, have 12-light steel sashes. As with the other spaces, there are several skylights. The roof on this portion of the building has had extensive leaks and is in poor condition.

The Fallin Brothers Building served continually in a commercial capacity for the better part of a century. The original form and patterns of fenestration are intact and a good deal of original fabric has survived to the present. Overall, it looks much as it did in the early 20th century.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Summary: The Fallin Brothers Building at 211-229 South Market Avenue, In Springfield, Greene County, Missouri is locally significant under Criteria A and C, in the areas of Commerce and Architecture, in association with the historic context "19th and Early 20th Century Commercial Buildings, ca. 1850-1948." It is an intact example of the Downtown Commercial Building Property Type, as discussed in the Multiple Property Documentation form, *Historic and Architectural Resources of Springfield, MO*. This large Brick Front commercial building was erected two blocks west of the public square ca. 1919, and has served in a commercial function ever since. It is one of the largest historic two story Brick Front buildings in the downtown commercial center. It features an unusual combination of functions, with commercial units on the ground floor, and unfinished warehouse space on the second floor. The period of significance begins with its construction ca. 1919 and ends ca. 1955, when it was vacant for a short time during a change of ownership. The history of the building reflects general trends of commercial development in the area west of the Springfield Public Square during that period. The use of the building evolved along with the local economy. It was built for livestock dealers during when the neighborhood contained a concentration of businesses related to agricultural pursuits, and the first tenants catered to those in the field of agriculture. Later businesses took advantage of growing regional transportation networks served by cars and trucks. The building today looks much as it did during the period of significance and it provides an intact link with early commercial development west of the Springfield Public Square.

Elaboration:

Market Street takes its name from a hay market that operated across the street from this property in the late 19th and early 20th centuries. Sanborn maps show that the hay market was in place by 1891, and by 1902 several of the nearby buildings and business were related to agriculture, including feed yards, feed stores and harness shops. In 1910 the hay market lot was referred to simply as a "City Lot" on the Sanborn map, but the surrounding businesses show that the area was still a center for agricultural commerce. The local mule trade was especially strong at the time, and this area appears to have been a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

center for that market. The block of what is now McDaniel Street located directly south of the Fallin building was labeled as the "Mule Arcade," presumably in reference to a row of stock barns located on the west end of the block. (See Figure 3.) Other businesses in the area included livery yards, feed stores, and wagon yards.

Walter A. and Wiburn M. Fallin owned much of this block in the 1910 and early 1920s.¹ The Fallins were stock buyers who purchased mules for the government during World War I, and continued in the trade into the 1930s.² They were operating the Fallin Brothers livestock business on the south side of the hay market in 1911, and by 1916 had moved to this block of Market Street.³ Their livestock operation on this block was probably located in an open frame shed that was located on the lot before the present building was constructed. (See Figure 3.)

Although the current building was constructed by or for the Fallins, and early deed records refer to a "Fallin Mule Barn," the building does not seem to have ever served that function. It appears to have been built as an investment property and to have operated as such for much of the period of significance. It was clearly built to function as at least three separate commercial spaces, most likely as a rental property. The layout of the building, with its combination of unfinished warehouses above ground-floor commercial spaces, also indicates that it was intended to be used as a commercial property rather than a barn.

The building offers an unusually large example of the vernacular property type described as the Brick Front in the Multiple Property Documentation Form. The Brick Front commercial building was popular in Springfield from around 1910 into the 1930s. Where earlier commercial buildings in Springfield tended to utilize at least some Late Victorian styling such as heavy bracketed cornices and ornamental window hoods, Brick Front buildings were simpler. As noted in the MPDF, Brick Front buildings "were

¹ Greene County Real Estate Tax Records, on File at the Green County Archive, Springfield, MO.

² "Wilburn M. Fallin," (Obituary) Springfield Leader and Press, March 3, 1942, p. 10.

³ R. L. Polk and Co., Polk's Springfield Directory, (Kansas City: R.L. Polk and Co.), Various issues 1911-1933.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 7

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

built with traditional storefronts and have upper facades displaying rectangular windows, corbelled brick cornices, and decorative brick panels.”⁴ This is one of the largest historic two-story Brick Front buildings in the commercial center that surrounds the Public Square.

The mix of commercial and warehouse space in the Fallin building reflects the transitional nature of the neighborhood at the time of its construction. The area was close to the public square, but retail development to that point had been concentrated south and east of the square. The buildings around the hay market when this building was constructed were generally more utilitarian than retail, and there was a decided focus on agricultural commerce. This same pattern of development was noted in the nomination for the West Walnut Street Historic District, which was listed in the National Register 03/20/2002. That district is just one block south of the Fallin Building.

The Fallins sold the property almost immediately after the building was in place. They remained in business into the 1930s or later; the 1933 City directory listed Walter A. Fallin's livestock office at 441 W. Walnut. The market Street property had a variety of owners over the next several years, none of whom operated businesses there. Cattle buyer Henry McClarnen owned it 1920, and a year later it was the property of Perry Smith, who kept it for several years.⁵

The first known tenant of the Fallin Brothers building was Jerome Plank, who opened a commercial garage in the north end between 1916 and 1920, and stayed at the location until the late 1930s. Plank was a former blacksmith who may have known the Fallin brothers from the mule business. Directories show that in 1911 he had a blacksmith shop on West Olive Street and was living just two blocks from Walter Fallin. Other early tenants of the building include the Emhoff Brothers Produce Company, (225 South Market) and the E. B. Evans Feed & Seed Company, (227 South Market). Those two businesses

⁴ Thomason and Associates, "Historic and Architectural Resources of Springfield," (MPDF form on file with the State Historic Preservation Office, Jefferson City, MO, 1998) p. F.2.

⁵ Greene County Real Estate Tax Records, and U. S. Population Census records, accessed online at ancestry.com.

National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

were located in the building from the 1920s into the 1930s. (See Appendix, list of tenants.)

In the 1920s, College St., which runs just 100 feet north of the building, became part of Route 66, bringing increased automobile traffic and a growing market for automobile related services. Sanborn maps show an increase in the number of businesses in the area that catered to highway users, such as oil companies and service stations. There were also more warehouses, to handle freight shipped via the nearby Missouri Pacific railroad and the region's ever-growing network of highways. One Chamber of Commerce publication of the early 1940s boasted that Springfield had more than fifty truck lines in operation, and noted that "fine state and national highways radiate out of Springfield in all directions."⁶

As transportation networks developed, and farm sales began to decline in the area, the Fallin building housed new types of businesses. Tenants of the 1930s and 40s include the Springfield Beer Distributing Company, the Apex Beverage Corporation and the Union Biscuit Company, most of whom used the building as a warehouse or distribution center. The south section also housed a farm store and warehouse for Sears Roebuck & Company during the 1940's. (The main Sear's store was located just a block away, at Campbell and McDaniel Streets.)

In the late 1940's, the north end of the building returned to its original use as a commercial garage, this time operated by Ralph Compton, who had an auto parking business there. Sears expanded to occupy both of the southern spaces until at least 1950, and the south space was a distributing company for a time after that. The trend toward automotive use continued into to the 21st century; the Springfield Tire Exchange moved into the property in the late 1950s and operated there until early 2012.

The Fallin Brothers building today looks much as it did when Jerome Plank opened the doors of his new garage on South Market Avenue. It is a large, intact example of the vernacular Brick Front commercial building, and

⁶ Springfield Chamber of Commerce, Growth of a City, (Springfield: Springfield Chamber of Commerce, ca. 1942) p. 64.

National Register of Historic Places

Continuation Sheet

Section number 8 Page 9

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

an increasing rare link with early commerce on the west edge of the downtown commercial district of Springfield.

National Register of Historic Places
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Building

Fallin Brothers

Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Appendix.

Tenants listed in Springfield City Directories

211 is the north end, 225 is the middle space, and 227-231 is the south end.

1925

211-Plank's Garage, Jerome Plank. (Moved in between 1916 and 1920.)
225-Emhoff Brothers Produce Company (Moved in between 1920 and 1921.)
227-E. B. Evans Feed & Seed Company

1937

211-215-Plank's Garage
225-Union Biscuit Company
227-Paine, Sidney W. restaurant
229-231-Asbridge Tire Shop

1946

211-215-Springfield Beer Distributing Company, Inc.
225-Union Biscuit Company
227-231-Sears Roebuck & Company

1955

211-Vacant
225-Vacant
227-31-Vacant

ca. 1957- 2011

Springfield Tire Exchange

National Register of Historic Places
Continuation Sheet

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Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

SOURCES

Boyle, Shanna and Julie March, eds. Crossroads at the Spring: A Pictorial History of Springfield, Missouri by the History Museum for Springfield-Greene County. Virginia Beach: The Donning Company Publishers, 1997.

Curtis, C. H. (Skip). Birthplace of Route 66 Springfield, Mo. Springfield, MO: Curtis Enterprises, 2001.

Curtis, C. H. (Skip). The Missouri US 66 Tour Book. Springfield, MO: Curtis Enterprises, 1994.

Greene County Real Estate Tax Records, On File with the Greene County Archives, Springfield, MO.

Grosenbaugh, Dick. A Million Hours of Memories: A Condensed History of Springfield, Missouri Published on its 150th Birthday. Springfield: 1979.

R. L. Polk and Co., Polk's Springfield Directory. Kansas City: R.L. Polk and Co., Various issues 1911-1995.

Sanborn Fire Insurance Company. Maps of Springfield. 1886, 1891, 1902, 1910, 1933, 1950, 1975.

Springfield Chamber of Commerce. Growth of a City. Springfield: Springfield Chamber of Commerce, ca. 1942.

Thomason and Associates, "Historic and Architectural Resources of Springfield." MPDF form on file with the State Historic Preservation Office, Jefferson City, MO, 1998.

"Wilburn M. Fallin," (Obituary) Springfield Leader and Press, March 3, 1942, p. 10.

U. S. Population Census Records, accessed online at ancestry.com, December, 2011.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 12

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Verbal Boundary Description

A tract of land being the northeast quarter (NE1/4) of section 23, township-29, range-22, city of Springfield, Greene County, Missouri, being described as follows: beginning at the southwest corner of a brick building on the north line of McDaniel Street (formerly convention Hall Avenue) in the city of Springfield, Missouri, said beginning point being one hundred twelve (112) feet east of the southwest corner of the former James H. McCluer tract of land; thence north along the west wall of said brick building 100.20 feet (deeded 100' more or less) to a point directly east of the southeast corner of a brick wagon yard building; thence N 88° 14'59" W 10.41 feet to the southwest corner of a building wall; thence N 00° 39'34" W 86.20 feet to the northwest corner of said building wall; thence N 89° 07'39" E 2.41 feet; thence N 00° 39'44" W 13.15 feet; thence N 81° 41'45" E 35.15 feet; thence S 00° 22'04" E 4.50 feet; N 81° 41'45" E 87.22 feet to the west right-of-way line of Market Avenue; thence S 01° 05'42" E along said west right-of-way line 24.47 feet to the northeast corner of brick building known as the Fallin Mule Barn; thence S 00° 17'09" E along said right-of-way line 192.25 feet to the southeast corner of the said Fallin Mule Barn on the north right-of-way line of McDaniel Street; thence N 88° 08'53" W along said north right-of-way line 113.01 feet to the point of beginning.

Boundary Justification

The current boundaries encompass all of the land currently and historically associated with the building.

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Section number Photo Log and Key Page 13
Building

Fallin Brothers

Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Photo Log

Name of Property: Fallin Brothers Building

City or Vicinity: Springfield

County: Greene

State: MO

Name of Photographer: Debbie Sheals

Date of Photographs: 1-5, and 8-14 12/21/2011; 6 and 7, 2/3/2012

Location of Original Digital Files: 29 S. Ninth St. #204 Columbia, MO 65201

Number of Photographs: 14

List of Photographs

See photo key for description of camera angle.

1. Southeast corner.
2. North end of façade (east wall).
3. Façade detail.
4. Façade, looking south.
5. South end of façade.
6. West wall.
7. South wall, from the west.
8. First floor north section, looking west.
9. First floor north section, looking north.
10. Second floor north section, looking northeast.
11. First floor center section, looking west-southwest.
12. Second floor center section, looking east.
13. First floor, south section, looking west.
14. Second floor south section, looking east.

United States Department of the Interior
National Park Service

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Continuation Sheet

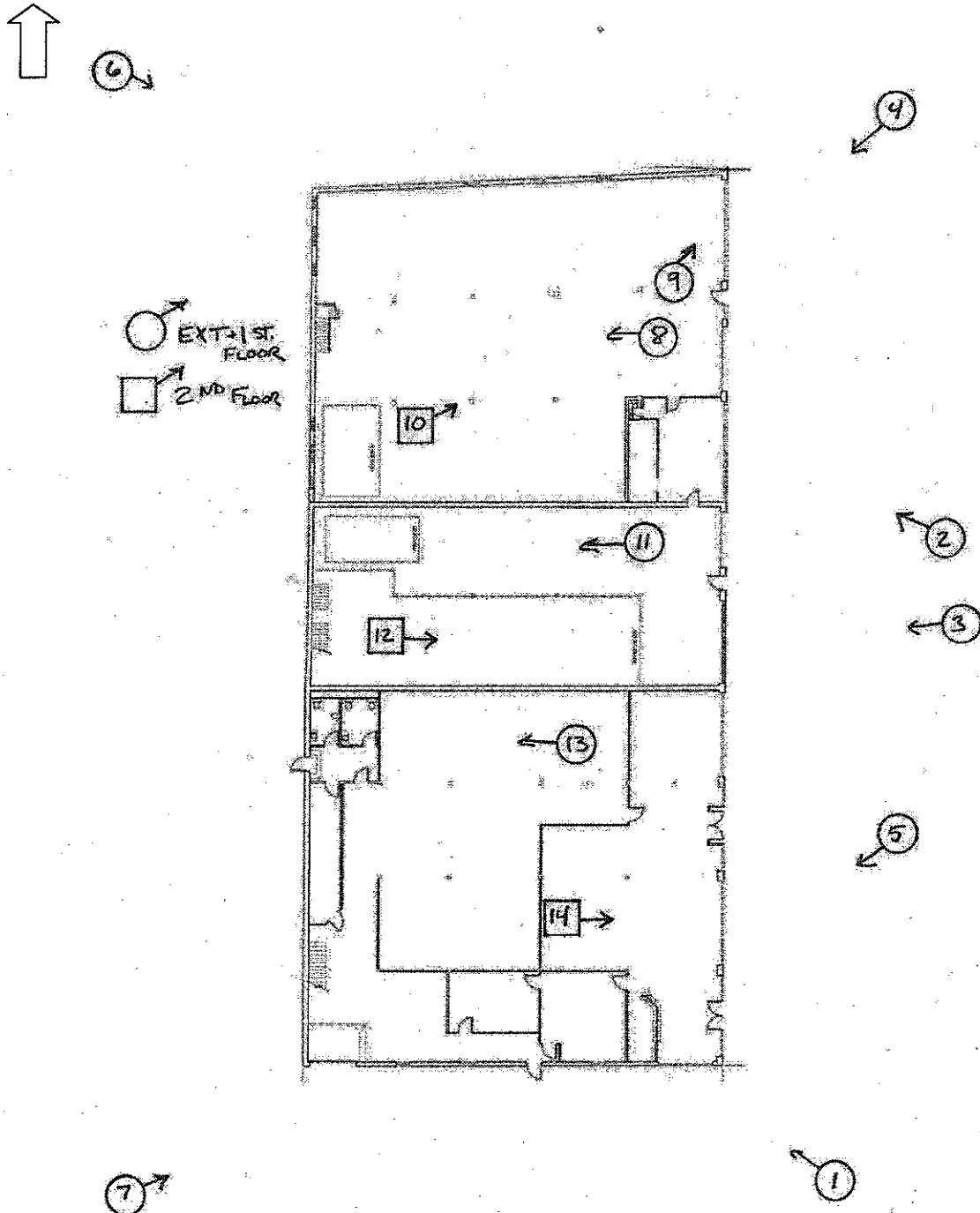
Section number Photo Log and Key Page 14
Building

Fallin Brothers

Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Photo Key.



United States Department of the Interior
National Park Service

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Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Figures.

1. First Floor Plan
2. Second Floor Plan
3. 1902 Sanborn map of the area
4. 1910 Sanborn map of the area
5. 1933 Sanborn map of the property

National Register of Historic Places
Continuation Sheet

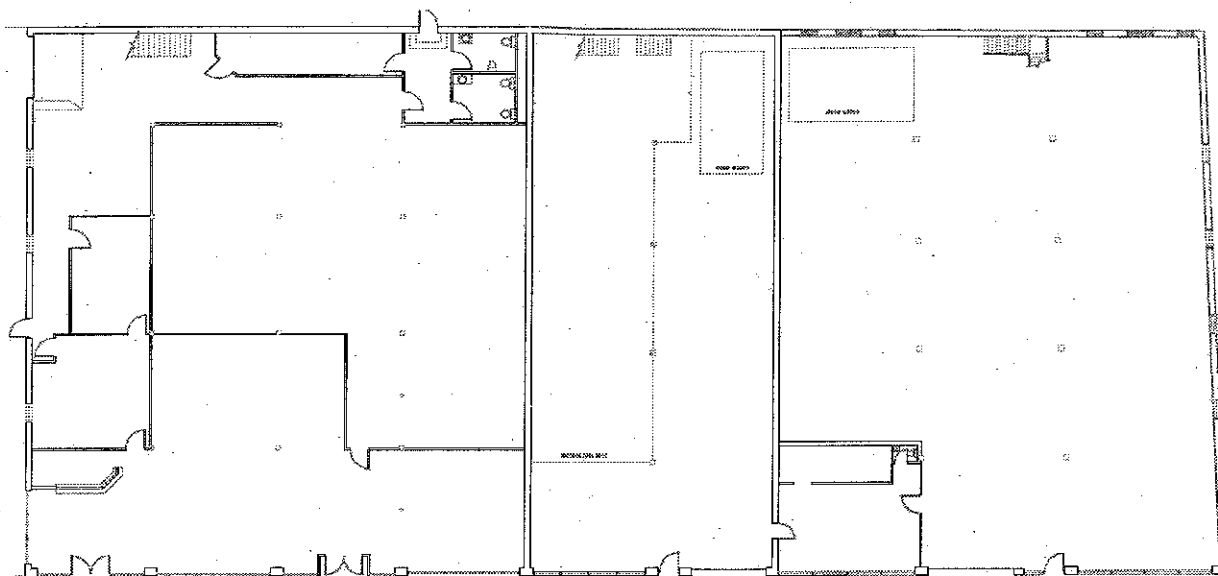
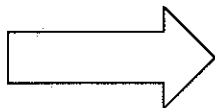
Section number Photos Page 16

Fallin Brothers Building
Greene County, Missouri

Historic and Architectural Resources of Springfield, MO

Figure 1. First Floor Plan. Drawn by Steve Deckard, Keystone Architects.

North



National Register of Historic Places
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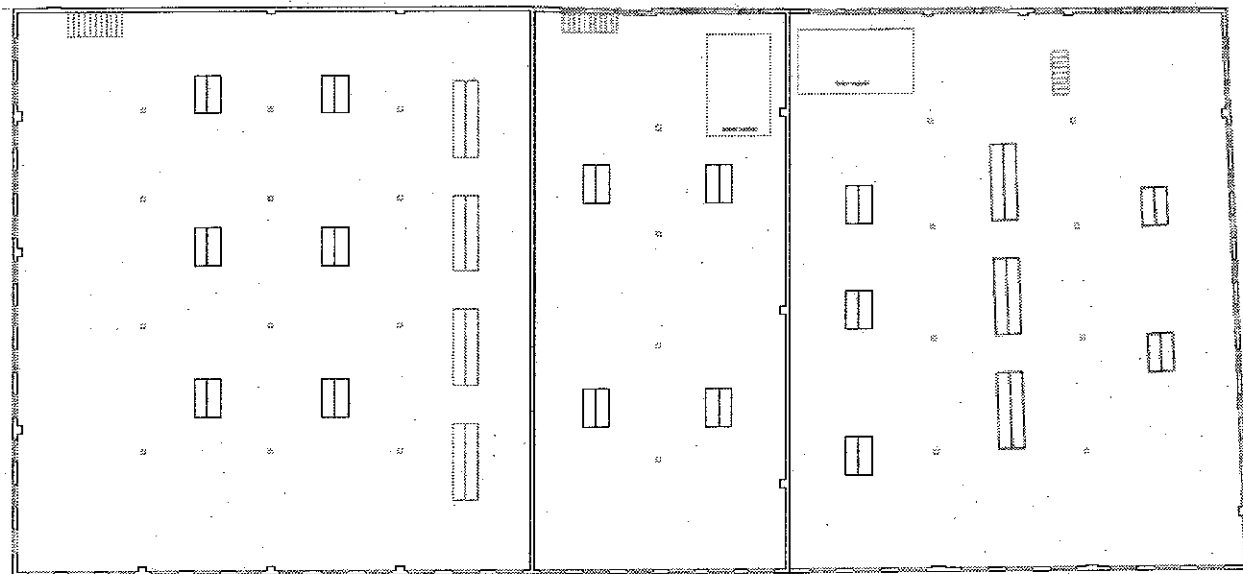
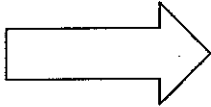
Section number Photos Page 17

Fallin Brothers Building
Greene County, Missouri

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Figure 2. Second Floor Plan. Drawn by Steve Deckard, Keystone Architects.

North

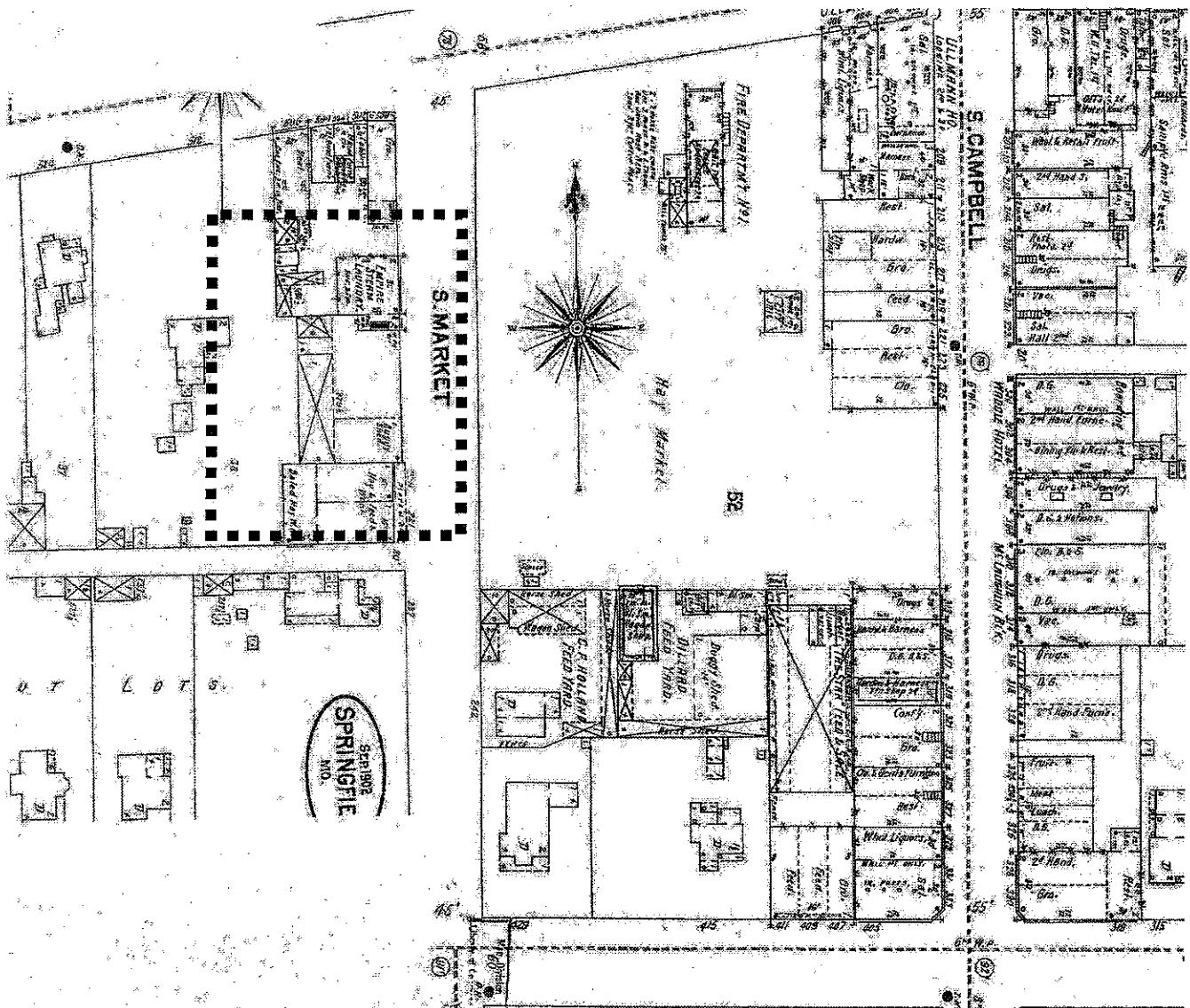


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Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figure 3. 1902 Sanborn Map of the area. The future site of the Fallin Building is indicated by the box.

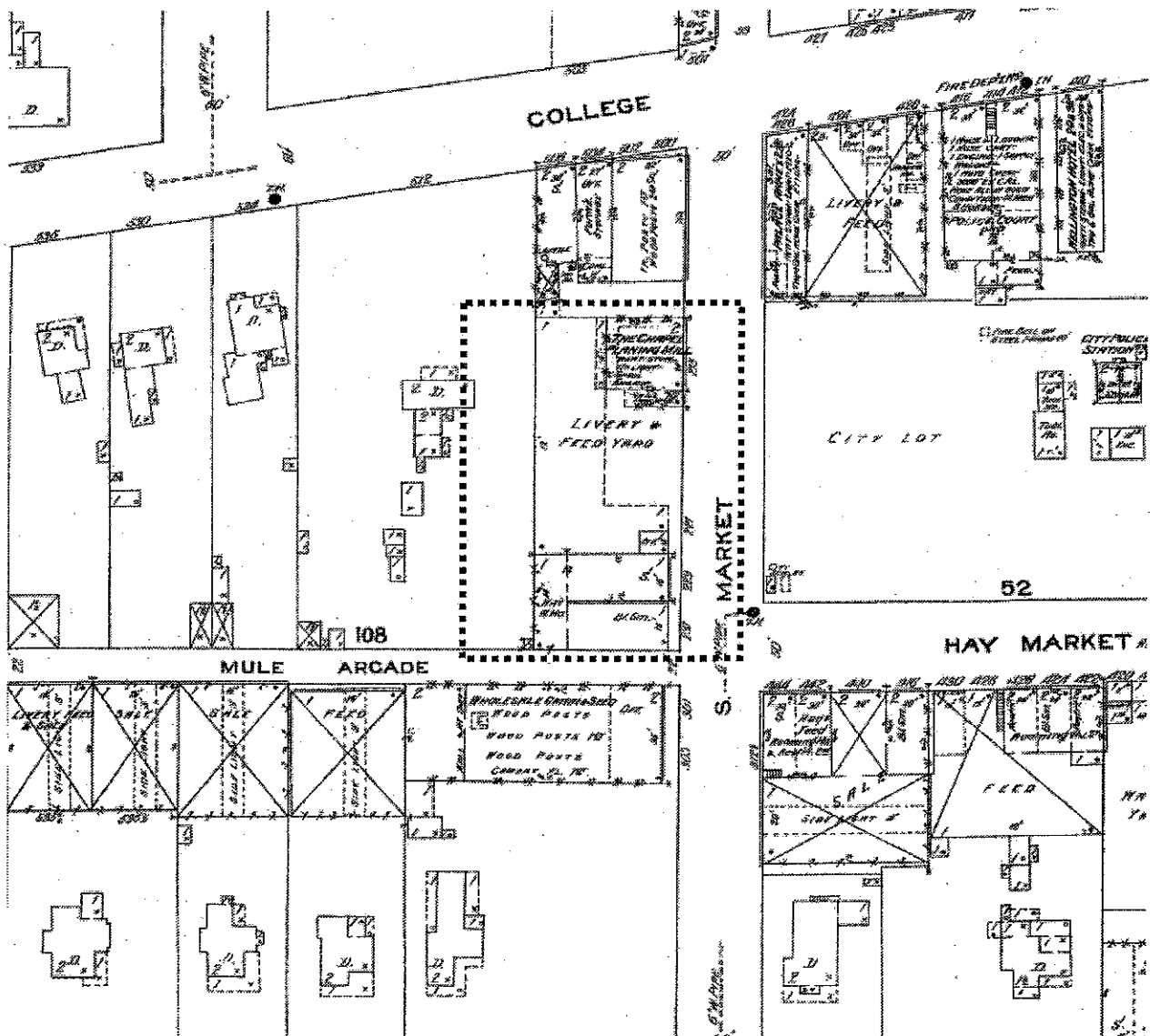


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Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figure 4. 1910 Sanborn Map of the area. The future site of the Fallin Building is boxed.

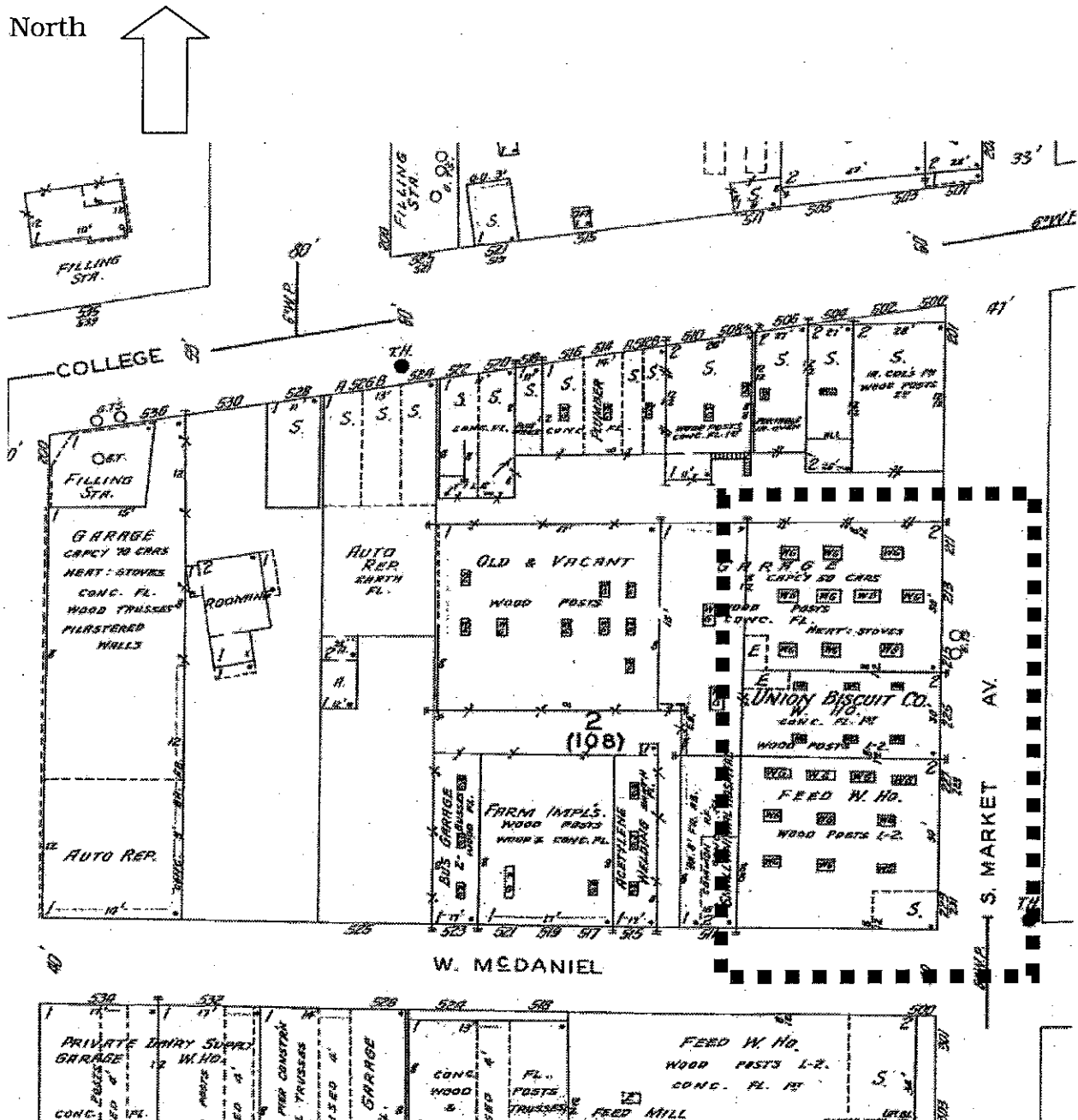


National Register of Historic Places
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Fallin Brothers Building
Greene County, Missouri
Historic and Architectural Resources of Springfield, MO

Figure 5. 1933 Sanborn Map. The Fallin Building is in the box.





LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: April 12, 2012

BACKGROUND:

LOCATION: 214 E. Commercial Street

APPLICANT: Chris Whitcomb

PROPOSAL:

1. On the north elevation, demo existing storefront from grade level up to second level framing, and rehabilitate the front façade similar to adjacent historically significant Commercial Street storefronts (see attached elevations and narrative for more detail).
2. On the north elevation, replace existing CMU blocks in window openings with new matching historical wood windows (see attached elevations and narrative for more detail).
3. On the north elevation, instead of constructing a balcony as shown in historical rendering, replace existing CMU blocks in opening with new historical wood windows to match the profile (see attached elevations and narrative for more detail).
4. On the remaining elevations, replace existing windows with new matching historical wood windows (see attached elevations and narrative for more detail).
5. On the east elevation, reseal, clean and paint the existing cast iron sills following the Secretary of Interior's Standards of Rehabilitation
6. On the east elevation, repair/reuse, clean and paint the existing decorative window head panels.
7. On the south (rear) elevation, replace secondary exterior door with steel door that

- mimics a panelized wood door (see attached elevations and narrative for more detail).
8. On the south elevation, install a new stair system (see attached elevations and narrative for more detail). Stair shall be constructed of steel and concrete with square picket and post rail construction similar to other new stairs in back alley area. The stairs will be painted black to mimic rod iron appearance.
 9. Tuck point existing brick as needed following the Secretary of Interior's Standards for Rehabilitation (see narrative applicant's narrative for more details).
 10. All new brick areas shall be keyed into existing brick to blend into existing brick work following the Secretary of Interior's Standards for Rehabilitation.

RECOMMENDATION:

Staff recommends **approval** of this request; however, the board will review this application and determine whether it is in accordance with the Secretary of Interior Standards for Rehabilitation and Commercial Street Design Guidelines.

FINDINGS:

1. The proposed rehabilitation of the historic structure follows the Commercial Street Design Guidelines.
2. The Secretary of Interior's Standards for Rehabilitation Guidelines shall be used for all methods of removal, replacement and repair.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
214 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is proposing renovations to the storefront including the removal of existing blocked up window openings and infill them with new window systems matching design of historical windows of the period. All other windows on the facades are in deteriorated states and are proposed to be replaced with new window systems matching the design of historical windows of the period. On the south façade, the applicant is proposing a new exterior covered stair allowing access to the upper two levels. The stair allows for lofts to be designed on the upper level without affecting retail space on the first level and ultimately developing space abandoned for many years.

STAFF COMMENTS:

1. While the profiles for the windows will be retained, the Commercial Street Design Guidelines state that when repair is not feasible, replace windows with wood elements matching profiles, mullion dimensions, and sash heights.
2. The Secretary of Interior Standards for Rehabilitation state that deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
3. Since the applicant has provided pictorial evidence from a previous era, the board is able to evaluate the proposed rehabilitation to the past rendering of the historic structure.
4. The Secretary of Interior's Standards for Rehabilitation Guidelines shall be used for all methods of removal, replacement and repair. Any attachments to the building wall shall be made to the mortar joints and not the brick

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
214 E. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

2. The historic character of a property will be retained and preserved. The removal of historic material or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
9. New addition, 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 historic integrity of the property and its environment.

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
214 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

The architectural survey that was completed in 1979 on 214 E. Commercial stated the following:

This building is a three-story, wood frame and masonry load bearing structure.... The windows which remain have approximately 18" of stained, leaded glass at the top. The windows facing Commercial Street have been removed or blocked up.... The exterior of the building is in excellent shape. At the main front entrance, it has black marble, aluminum and glass. Note how the Carthage Limestone was used as trim for the middle windows for both the second and third floor. It was estimated to be 75 years old.



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:

A handwritten signature in dark ink, appearing to read "Chris Whitcomb", written over a horizontal line.

4.3.12

Please type or print name(s) clearly:

Chris Whitcomb

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:

214 East Commercial Street, Springfield, MO 65020

2. APPLICANT:

Name(s): Chris Whitcomb

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 610A E. Battlefield #252 Zip Code: 65807

Telephone number: 417-300-5376 Fax number: _____

e-mail: chris.apac@gmail.com

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

Name: Eric Albers Signature: 

Address: 1820 S Ferguson Ave Springfield, MO 65807 Telephone: 417-569-2132 Fax: _____

e-mail: albers.idea@gmail.com

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: Daniel Neal, 3-29-12

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.)*

See attached.

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.)

See attached.



April 3, 2012

Mr. Chris Whitcomb (owner)
214 East Commercial St.
Springfield, MO 65020

Project: 214 East Commercial St., Springfield, MO 65020

Re: **Application for Certification of Appropriateness – Landmark Board Review**

Exhibit B Section 2 Description

Project consists of remodeling the existing three story historical Brick building. Current concept is to completely demo all interior partitions, demo existing stair unit from first to second floor, and rehabilitate existing Front façade to match the historical significant of the commercial street buildings. Bottom floor is intended to be vintage guitar retail space and the use with upper two floors slated to be residential loft apartments. Below is a more detailed description.

Front façade (North façade facing Commercial street) Improvements

1. Demo existing storefront from grade level up to second level framing, and rehabilitate front façade to match the historical significant of the commercial street buildings similar to adjacent storefronts. New design shall not be an exact replica of historical artist rendering, but closely match original design and building element of the period. Areas that shall not be restored to artist rendering (see Image P1) and why are as follows:
 - a. Original lot was a corner street condition that is no longer representative of current conditions. Therefore a corner entry is no longer possible or applicable. Original side access road has been in filled with adjacent building
 - b. The storefront entry door has been shifted to the center location since double doors at that location would not meet current ADA clearance requirements. Center location is consistent with many existing storefronts on Commercial street, and would allow for retail display cases on both sides of entry door. The rehabilitate storefront area shall be design to work with the architectural rhythm of the building and match with existing surrounding fabric of Commercial street. Store front shall be constructed of brick to match existing, wood window and door system matching Historical storefront of time and similar adjacent buildings.
 - c. Artist rendering depicts precast bands and moldings just above the storefront that do not appear to be originally built. Note that the center pilasters are missing any evidence that there were any precast elements that is depicted in the artist rendering. In fact the brick work steps back to the building indicating a header beam situation instead of a continuation of capital at top of column situation. Therefore a steel header beam similar to adjacent buildings is proposed and preferred. Also there is no evidence of Northeast brick chamfer detail ever existed.
2. Currently existing windows on second and third floor have been removed and infilled with CMU block construction by previous owner. Existing CMU shall be removed and new windows shall be installed matching Historical Windows of time and similar adjacent building windows.
3. In artist rendering (see photo P1), the center arched opening depicts an inset balcony situation. There is no evidence that this balcony was ever built from field conditions from interior , or with pilaster detail shown on adjacent sides of the center pilasters. In addition, we feel this element creates safety and maintenance concerns. Therefore the owner proposes to infill the opening with a window system matching profile matching Historical Windows and similar to other window openings of its kind existing on Commercial street.
4. Existing parapet shall remain as it stands in current conditions. There is no evidence that the parapet ever match artist rendering.

INSIGHT DESIGN ARCHITECTS

East Façade

1. All existing exterior windows are either gone or beyond restoration. All windows shall be replaced matching Historical Windows of time and similar adjacent building windows. (see attached photos)
2. All existing cast iron sill shall remain and be reseated, cleaned, and painted following the Secretary of Interior Standards of Rehabilitation. (see attached photos)
3. All decorative window head panels shall be salvage and reused, cleaned, and painted following the Secretary of Interior Standards of Rehabilitation. (see attached photos)
4. Existing original door shall be reused and remain in current state.

West Façade

1. All existing exterior windows are either gone or beyond restoration. All windows shall be replaced matching Historical Windows of time and similar adjacent building windows. All existing sills shall remain and treated as listed on east façade notes. (see attached photos)

Back South Façade

1. All existing exterior windows are either gone or beyond restoration. All windows shall be replaced matching Historical Windows of time and similar adjacent building windows. (see attached photos)
2. Secondary exterior door shall be replaced with steel door mimicking panelized wood door. This access is only an employee or egress door, and not used by the public.
3. New stair system shall be installed to access residential loft apartments. Stair shall be constructed of steel and concrete pan with square picket and post rail construction similar to other new stairs existing in back alley area. Stair shall be painted black to mimic rod iron appearance.
4. Stair system shall be covered with tube steel structure with metal roof.
5. Existing door opening shall conflict with stair access to upper levels. Therefore we propose to fill in existing door with brick from demo work and or new to match, and convert existing adjacent window into new door and window system.
6. New steel doors shall be added for egress access to match secondary access door at ground level. All brick removed shall be saved for any restoration at front façade and other repair areas.

Global restoration

1. Tuck pointing shall be done in minimal areas on all exterior façade as required to maintain water tight construction on wall surfaces and around wall penetrations, including existing window sills to remain. All new mortar shall be installed per Preservation guidelines for Repointing Mortar Joints in Historical Brick Buildings. Mortar shall match historical mortar and sand in color, texture, and tooling. Mortar shall be softer than the historical mortar or softer O measured in Compressive strength. See attached and underlined portion of the Brick Industry Association Technical Notes on Brick Construction 8b Page 6
2. All new brick areas shall be keyed into existing brick to blend into existing brick work.
3. All windows shall be wood windows Marvin ultimate double Hung Magnum or equivalent Jeld Wen Custom DH series window. See attached for typical profile and added trim detail.

Exhibit C description

This existing building has not been in use for an extended period of time, including the abandoned and vandalized upper two floors. The owner shall be addressing a current eyesore on the Historical Commercial Street by making a significant investment to rehabilitate the facades to conform with the Commercial Street Design guidelines and the Historical fabric of Commercial Street.

This shall be accomplished by removing alterations performed on the lower level front storefront façade that do not reflect historical accuracy of Commercial street period, and removing existing blocked up window openings and infill them with new window systems matching design of historical windows of the period. All other windows on facades are in dire state and cannot be restored due to state of decay, vandalism, and or physically not present. Therefore all other windows on the building shall be replaced with new window systems matching design of historical windows of the period.

INSIGHT DESIGN ARCHITECTS

The new addition to the building includes an exterior covered stair at the back north façade allowing access to the upper two levels. This stair shall be constructed and finished in similar fashion to other stair systems of its kind currently located in back alley access area. This stair allows for lofts to be design on the upper level without affecting retail space on first level, and ultimately developing space abandoned for many years.

Once finished, this project will have addressed yet another Commercial street building rehabilitating it to is former historical feel, and shall generate additional retail foot traffic and residential residents to the area.

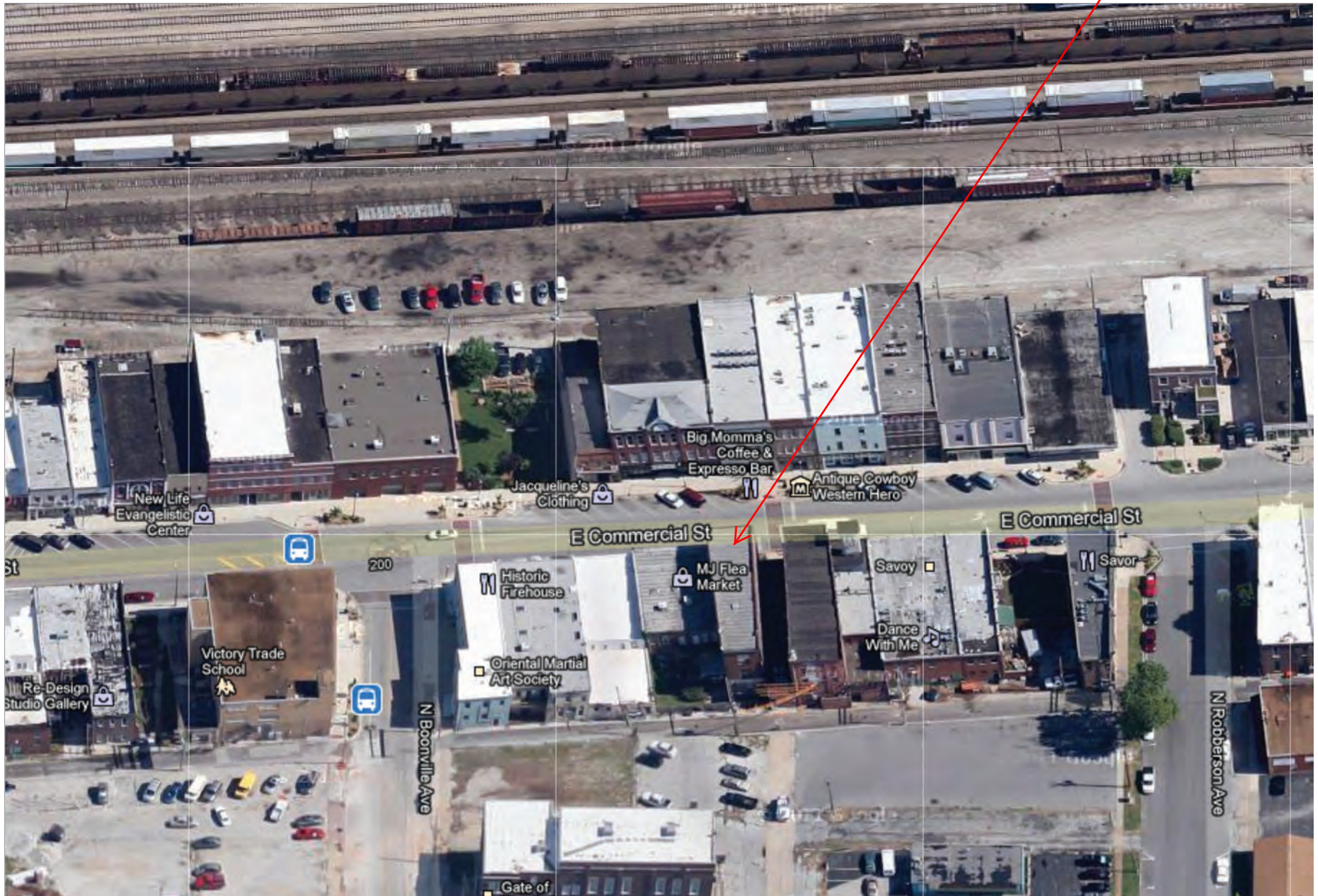
Respectfully Submitted,

INSIGHT DESIGN ARCHITECTS
Eric Albers, Principal

A handwritten signature in black ink, appearing to read "Eric Albers", written in a cursive, flowing style.

General Site plan

3 story brick building at 214 East
Commercial Street, Springfield, MO
65020



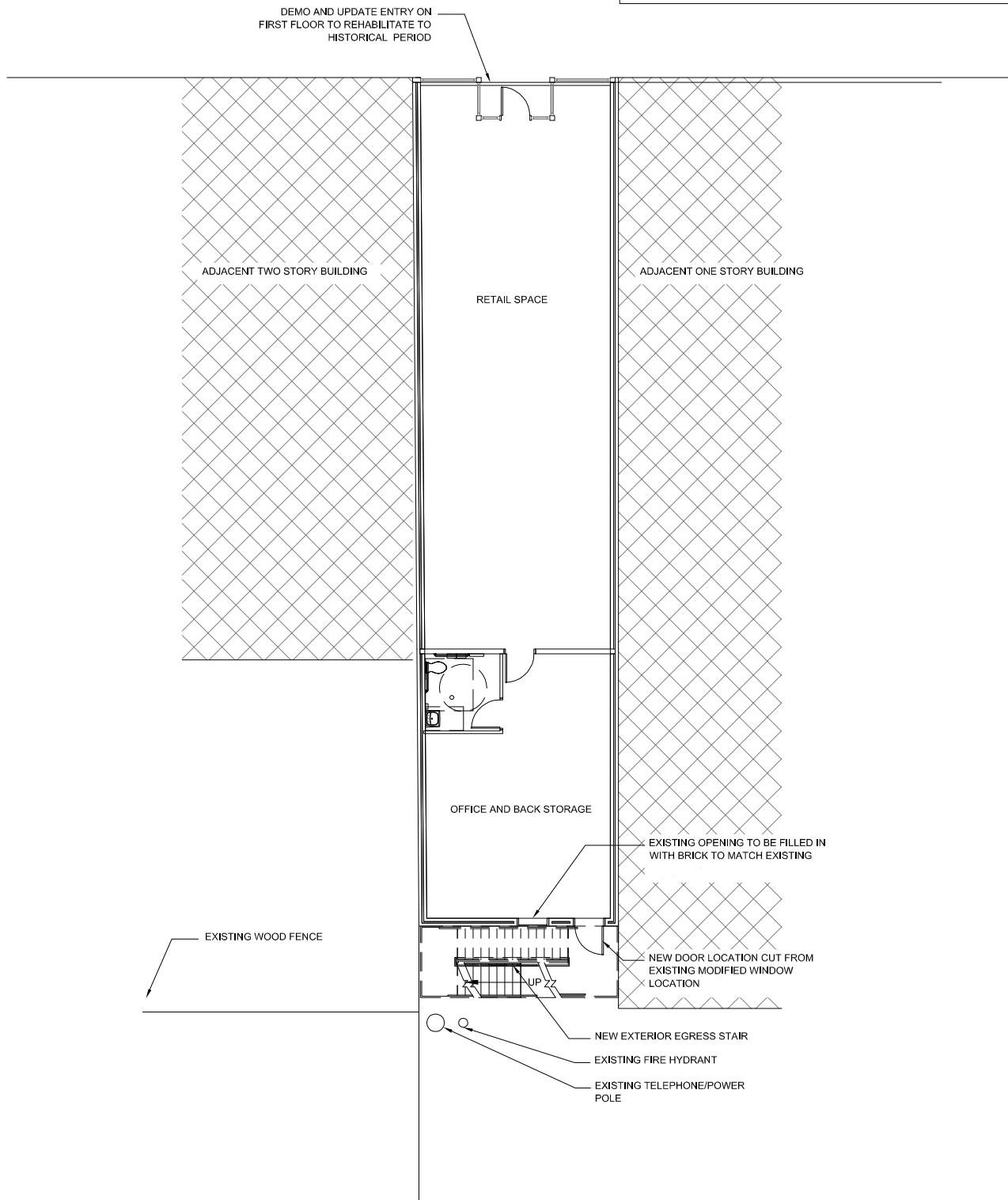
Site plan depicting
exterior additions to
existing building

Proposed location for new open air stair
tower with covered roof for access and
egress of upper two levels of residential
loft department.



MR. CHRIS WHITCOMB (OWNER)
214 EAST COMMERCIAL ST.
SPRINGFIELD, MO 65020

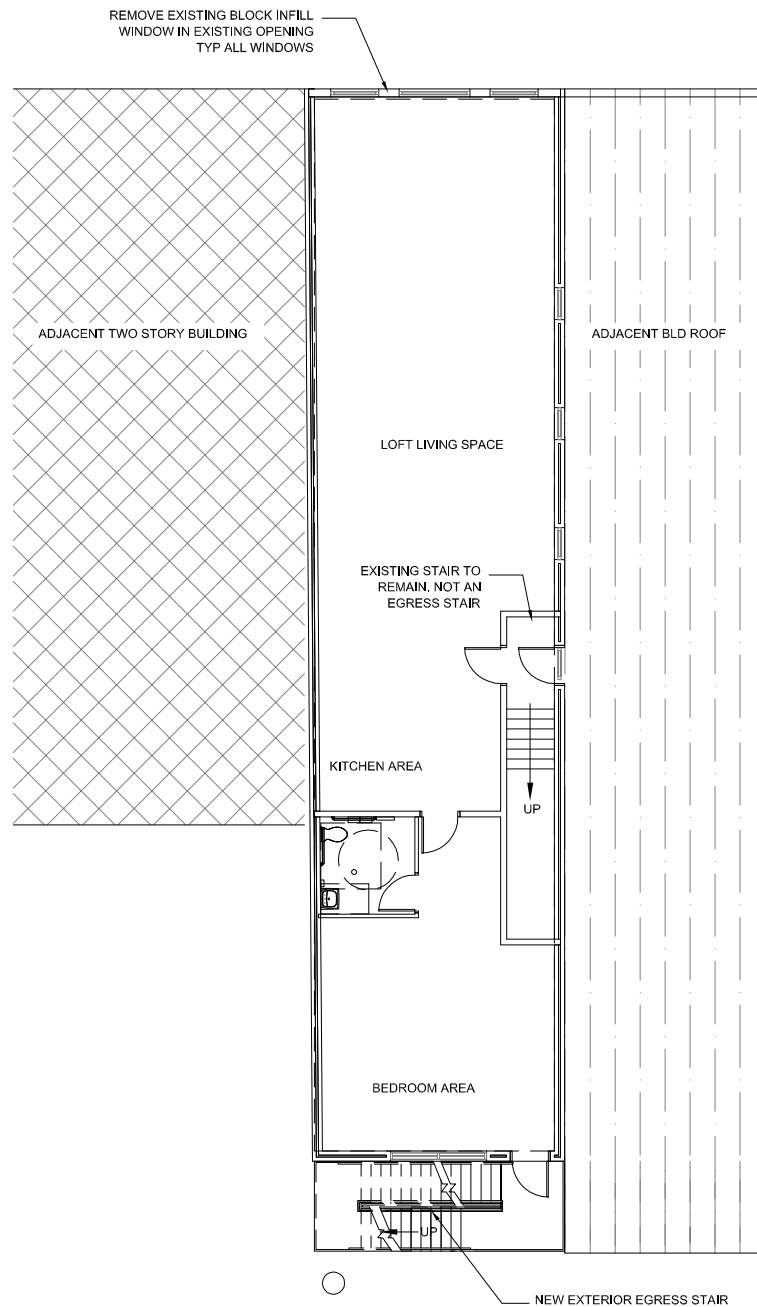
COMMERCIAL STREET

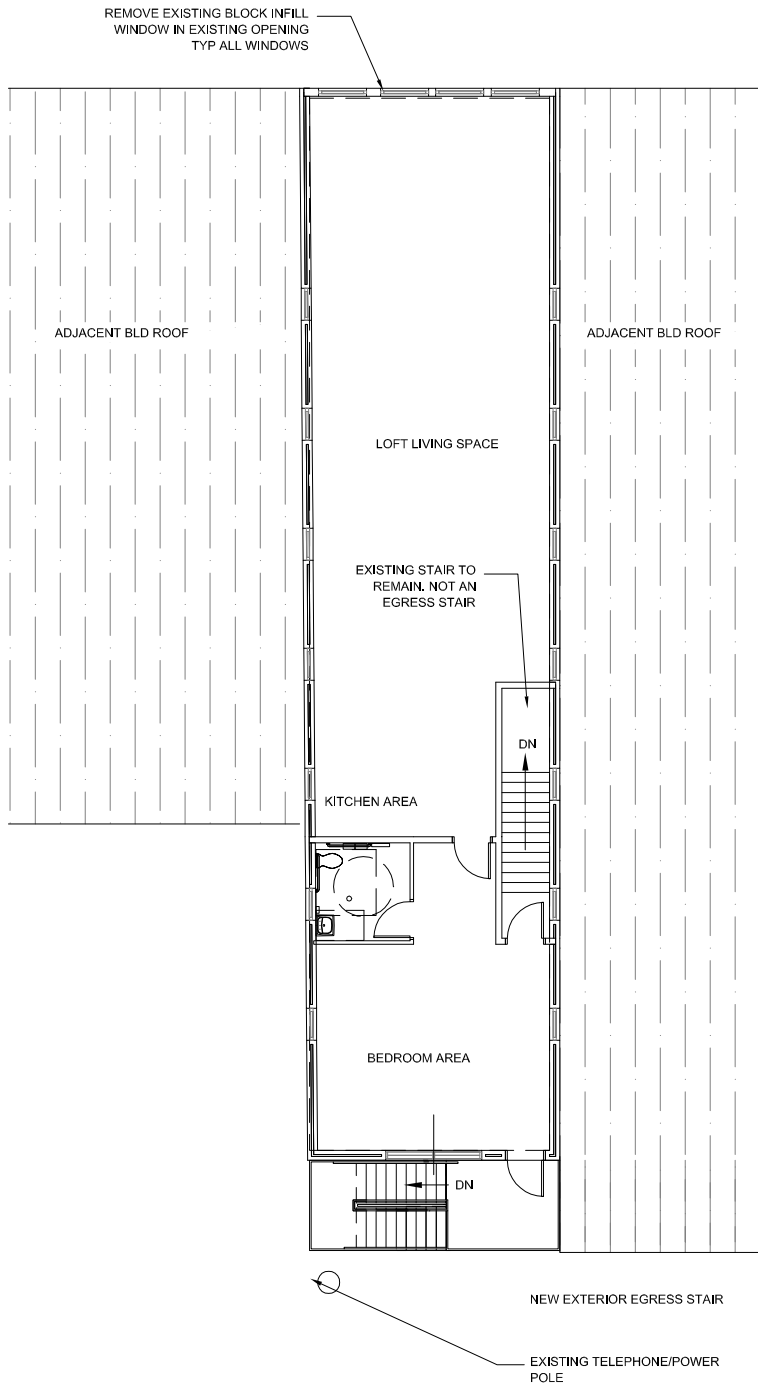


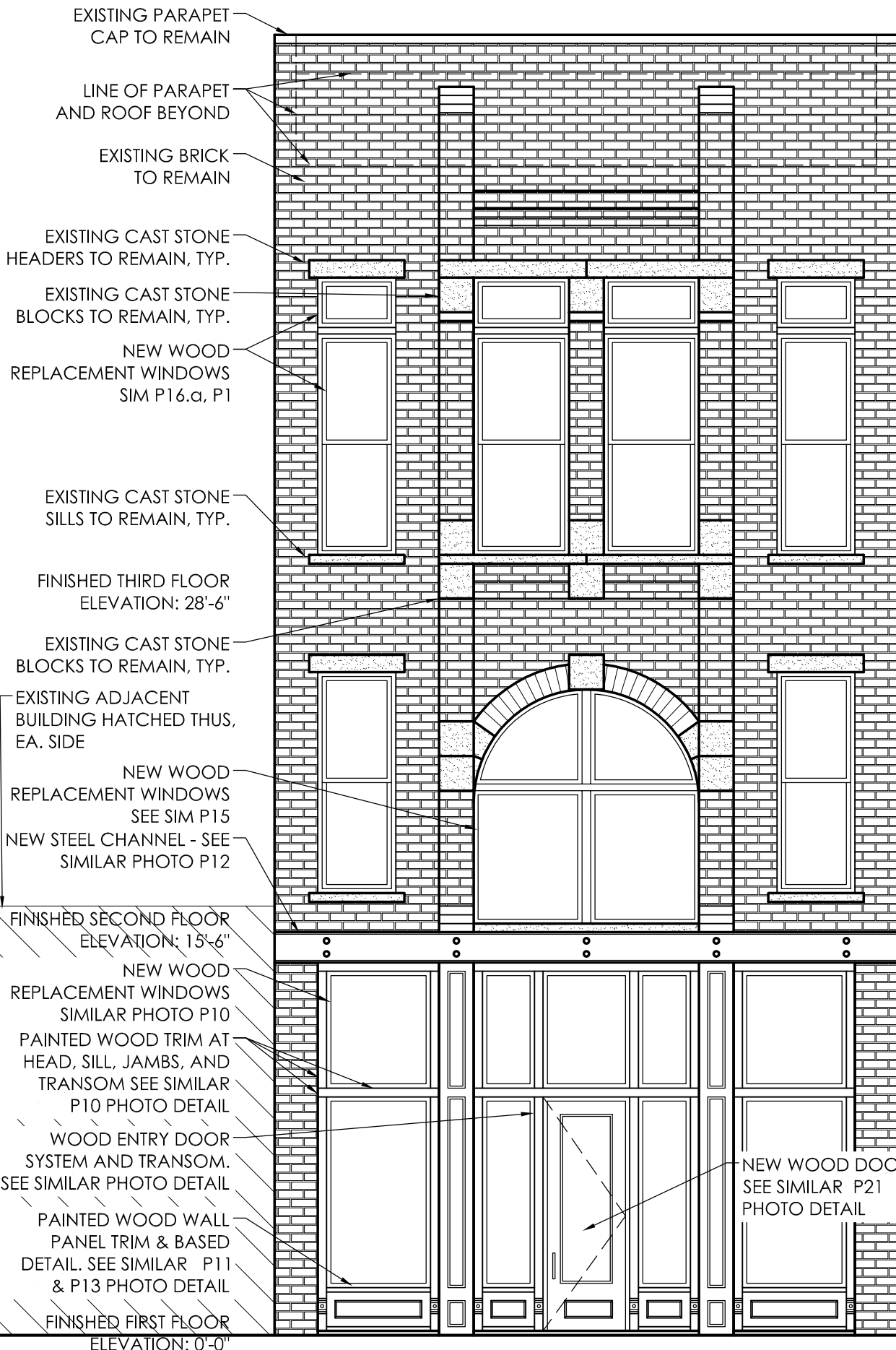
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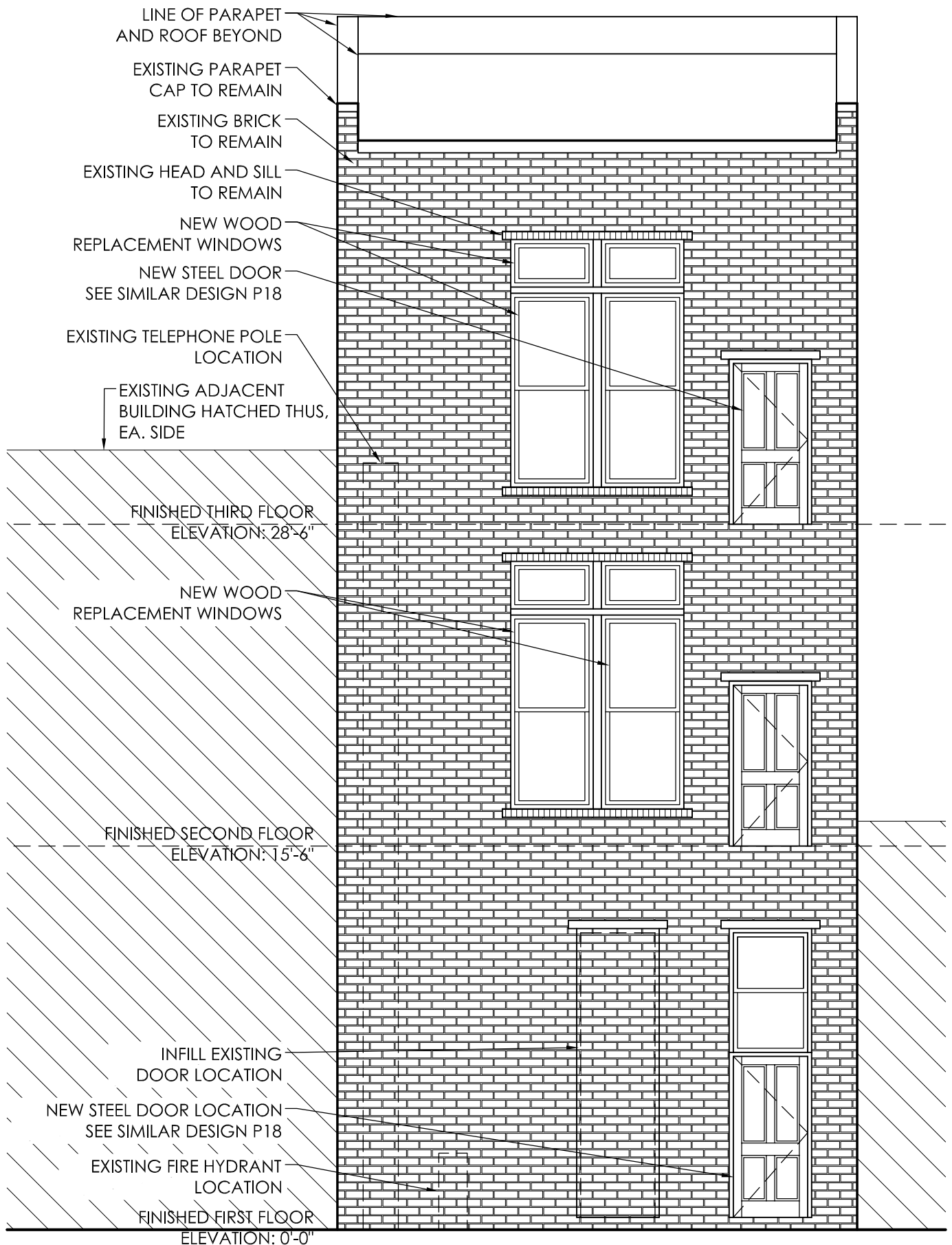
FIRST FLOOR SKETCH PLAN

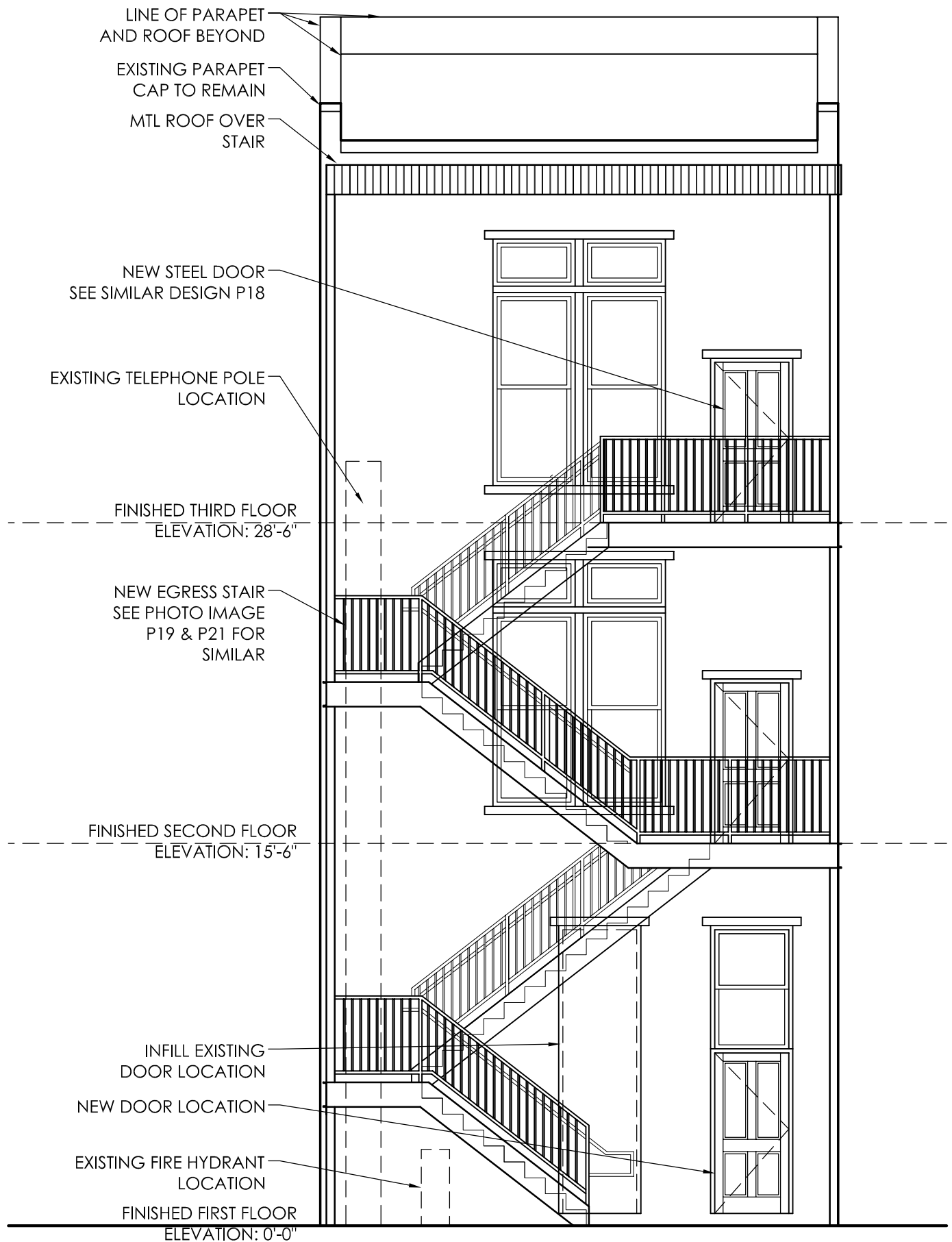
1/16" = 1'-0"

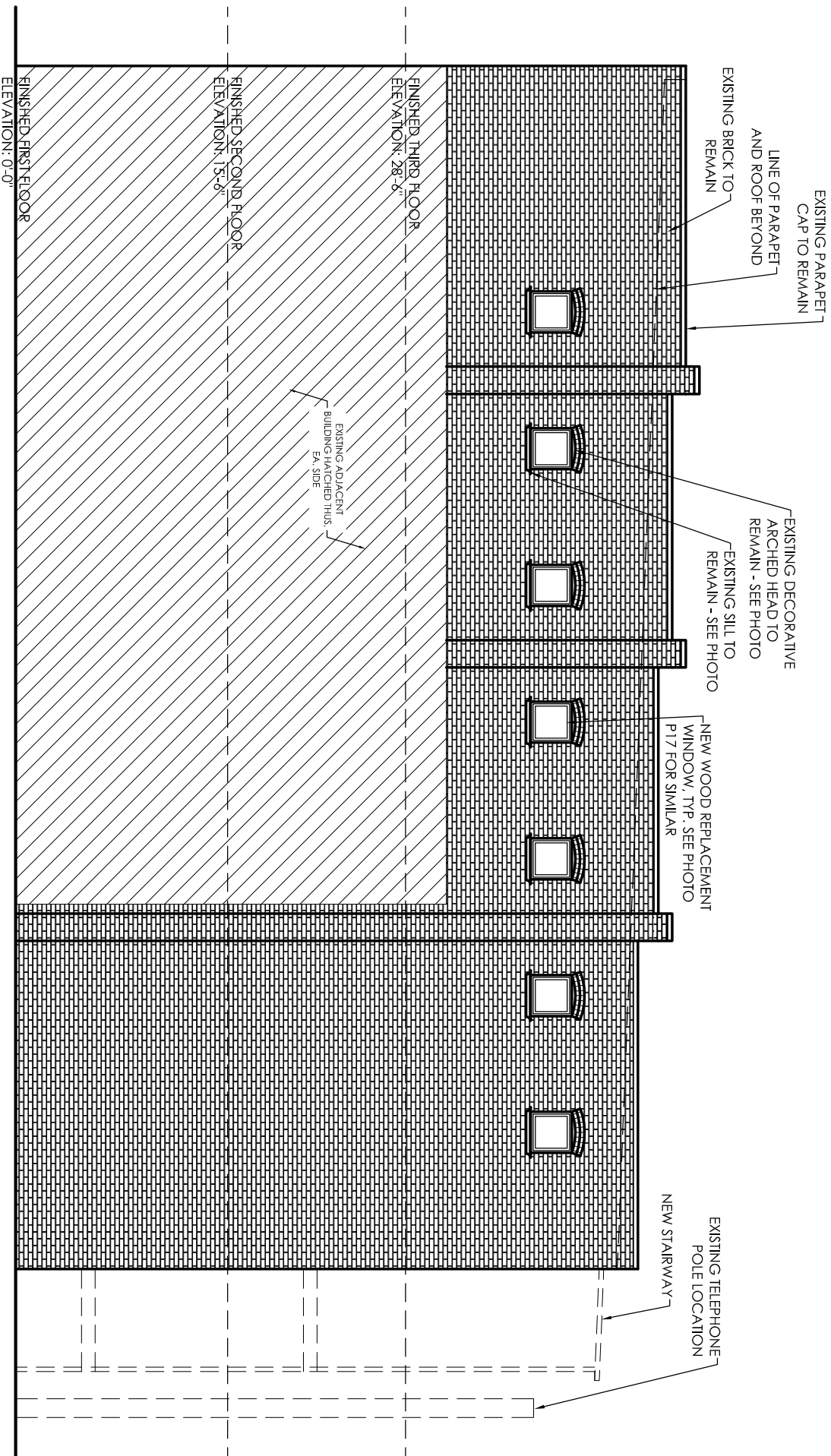












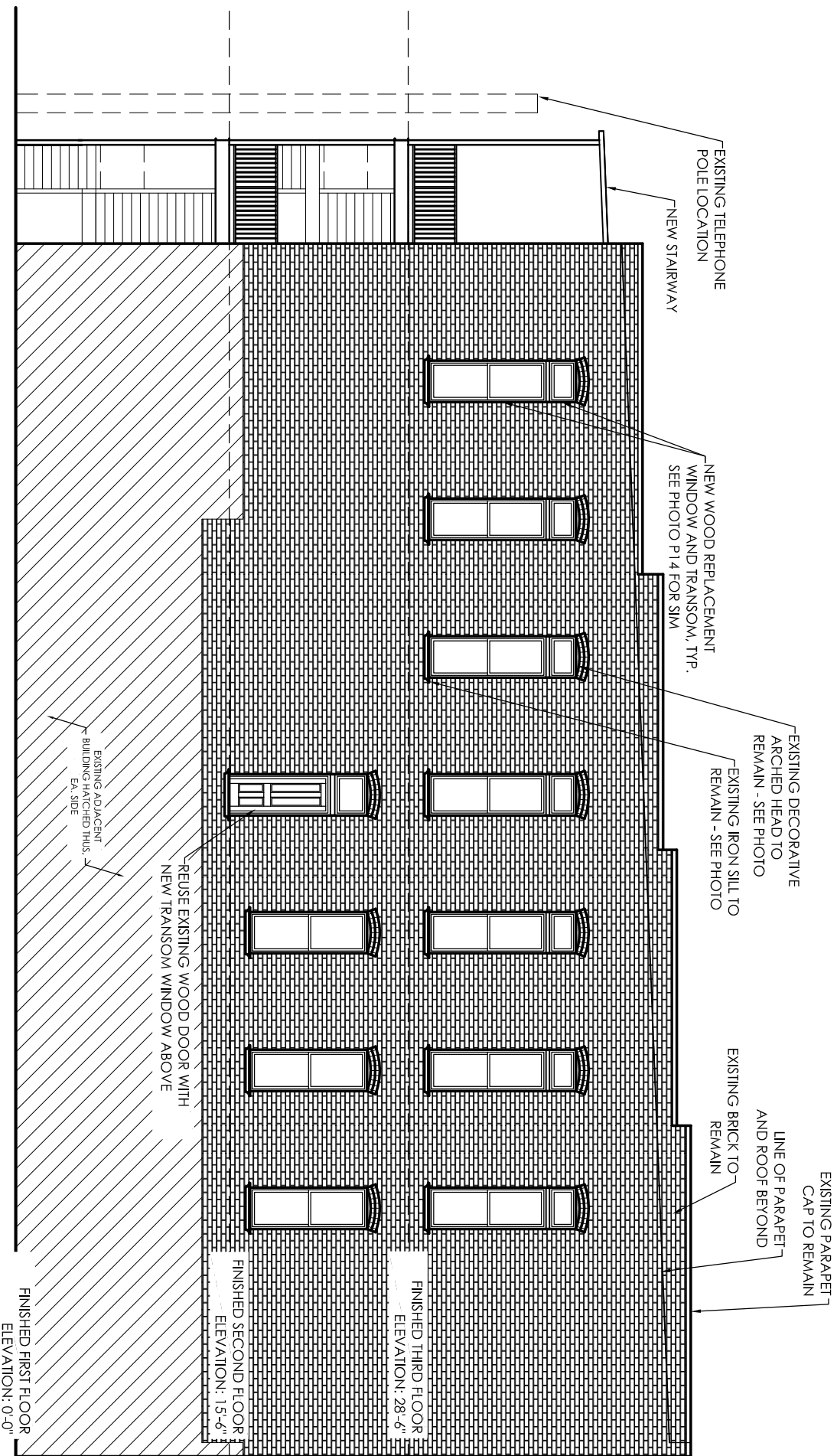


Exhibit B
Supporting Images
Historical Artist Rendering



Note areas that do not reflect what was historically build or differs from Historical Artist Rendering.

No documentation or evidence of brick corner chamfer

Image P1

No documentation or evidence parapet design was built per rendering

Not a corner street conditions. Original street has been infilled with buidling

No precast elements present to represent a plaster at this location. Original build shows evidence of a step back of brick pilaster to header beam



SPRINGFIELD REAL ESTATE ASSOCIATION BUILDING, COMMERCIAL STREET.

Exhibit B
Supporting Images
Existing Conditions



Image P2—Front North Elevation



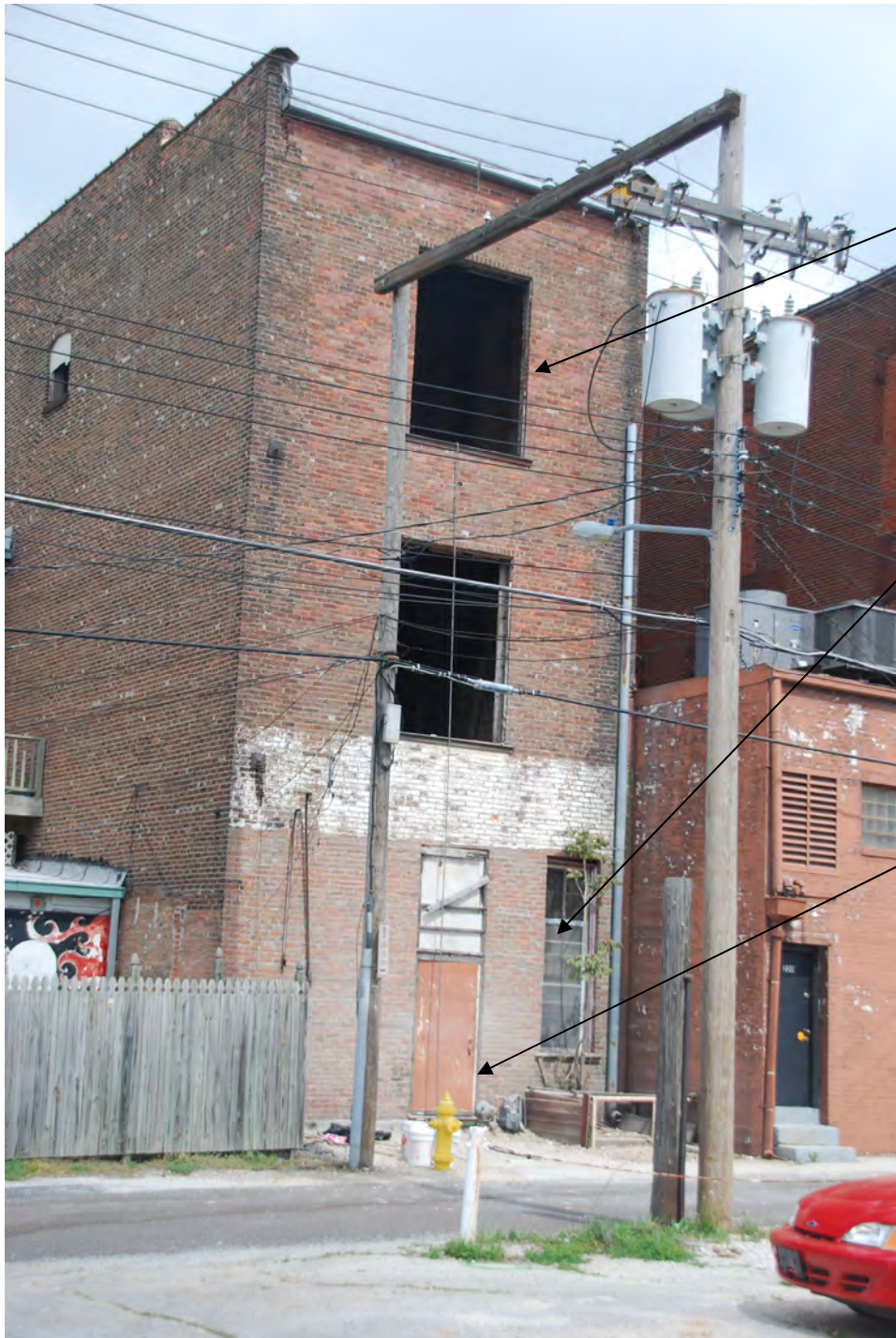
Remove cmu block and infill
with new windows to match
historical look

Demo First floor fa-
çade and rehabili-
tate with Historical
look.

Exhibit B
Supporting Images
Existing Conditions



Image P3—Back South Elevation



Infill Existing windows with new windows to match historical look

Revise existing window opening for new door access.

Infill Existing Door location due to conflict with new stair access to upper two levels

Exhibit B
Supporting Images
Existing Conditions



Image P4—Partial East Elevation



Infill existing door opening with new door to match historical look

Infill Existing windows with new windows to match historical look

Image P5—Partial West Elevation



Infill Existing windows with new windows to match historical look

Image P6—Partial West Elevation



Exhibit B
Supporting Images
Existing Conditions



Image P7—Typical existing window east elevation



Image P8—Typical existing window head trim



Salvage existing head trim for reuse on new windows.

Existing cast iron sill plate to remain typ

Images P9- All existing wood windows exhibit areas of rotted beyond restoration



Exhibit B
Supporting Images
Commercial Street Images



Image P10—Similar street storefront



Image P13—Base trim



Image P11—Similar wood paneling



Image P12—Similar steel beam



Exhibit B
Supporting Images
Commercial Street Images



Image P14—Similar window



Image P16.a—Similar window



Image P15—Similar window



Image P17.—Similar window

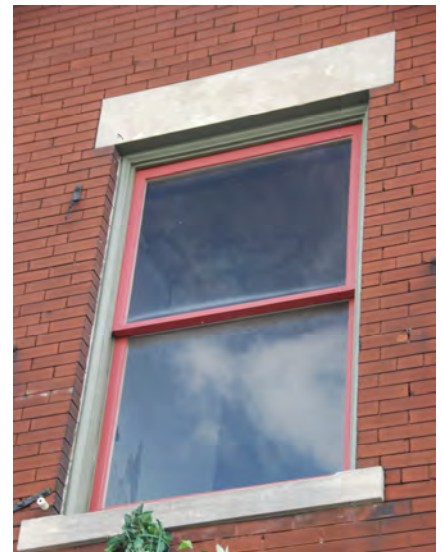


Image P16.b—Similar window

Exhibit B
Supporting Images
Commercial Street Images



Image P18—Similar secondary door design



Image P20—Similar entry door design

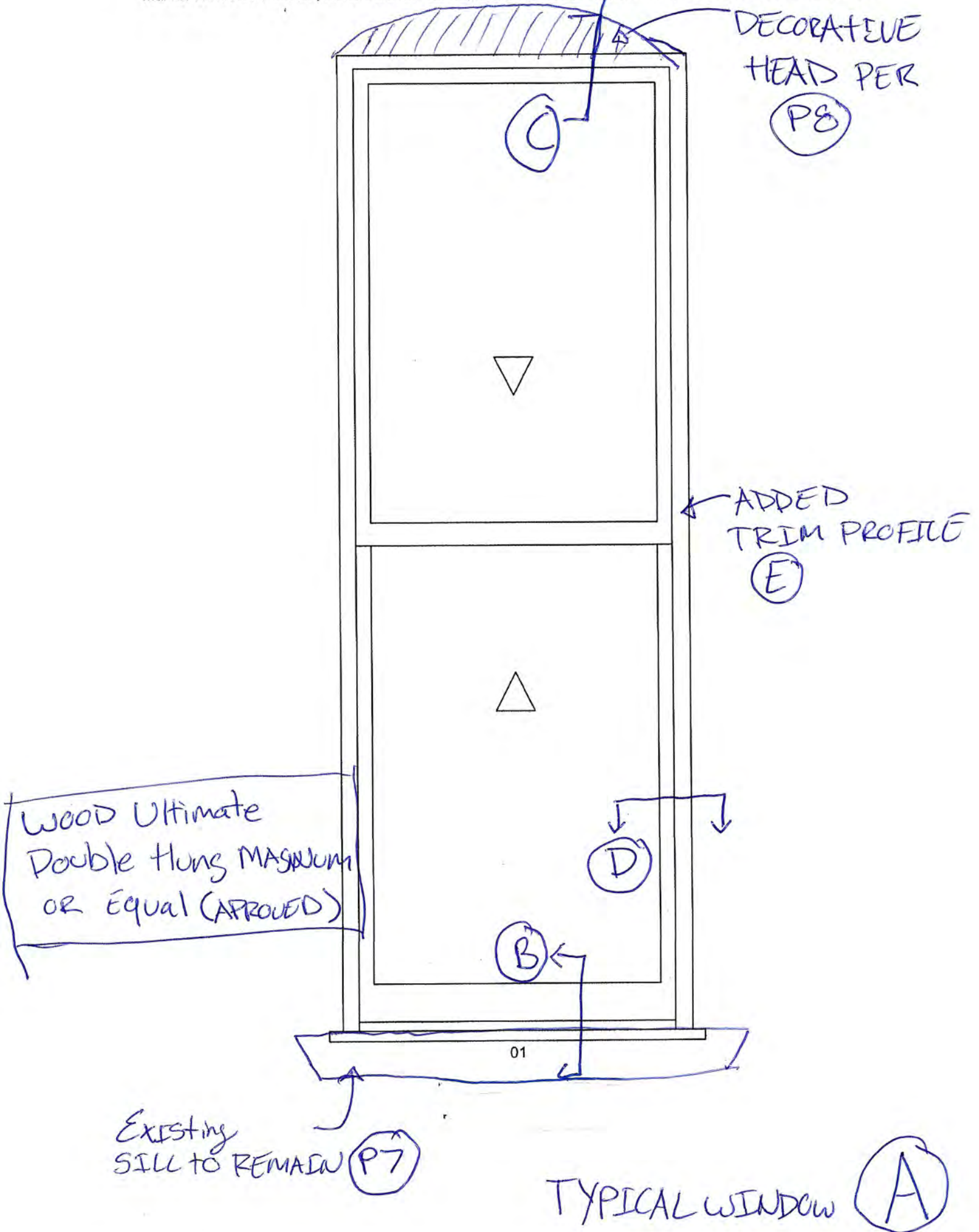


Image P19—Similar stair

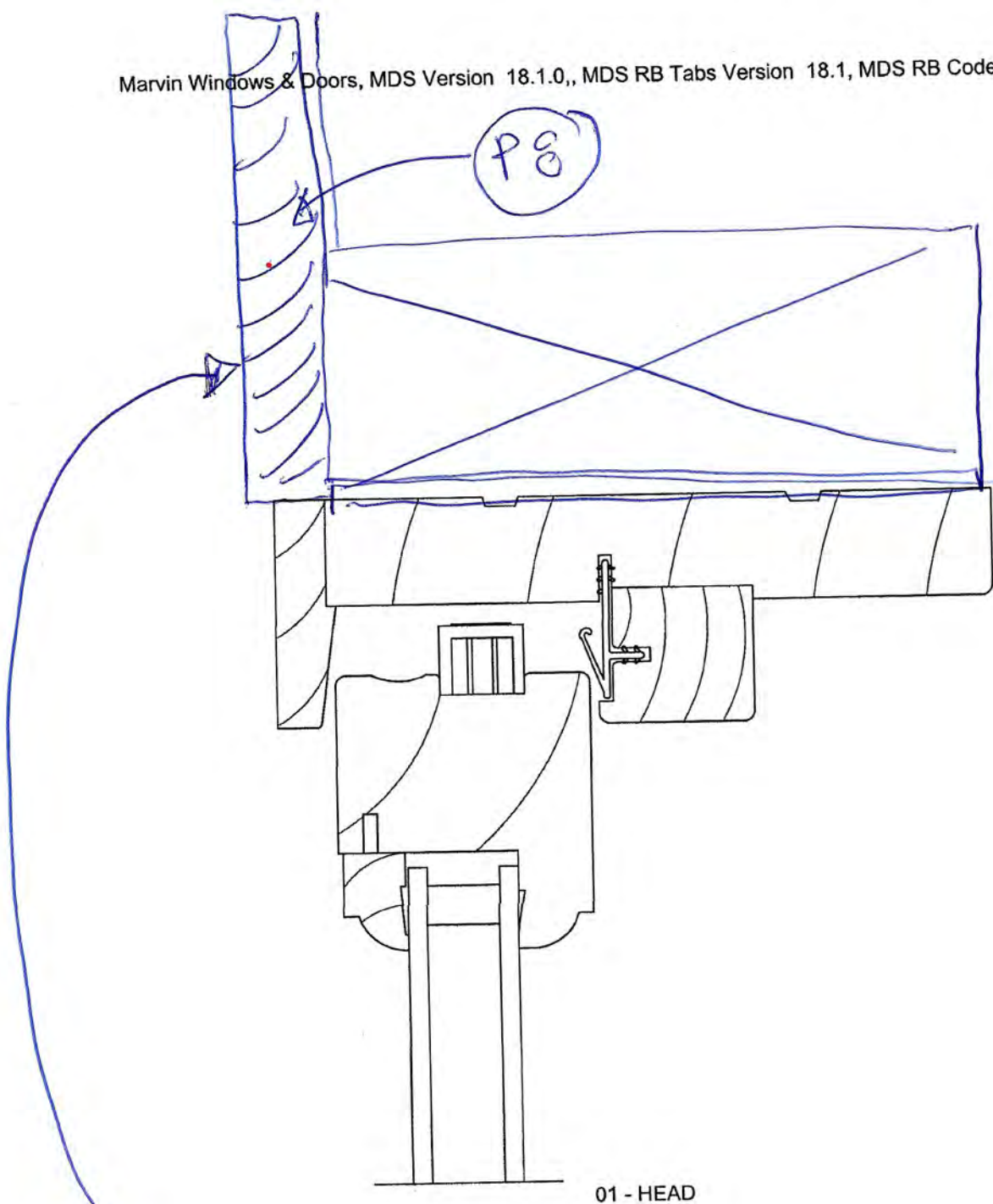


Image P21—Similar stair

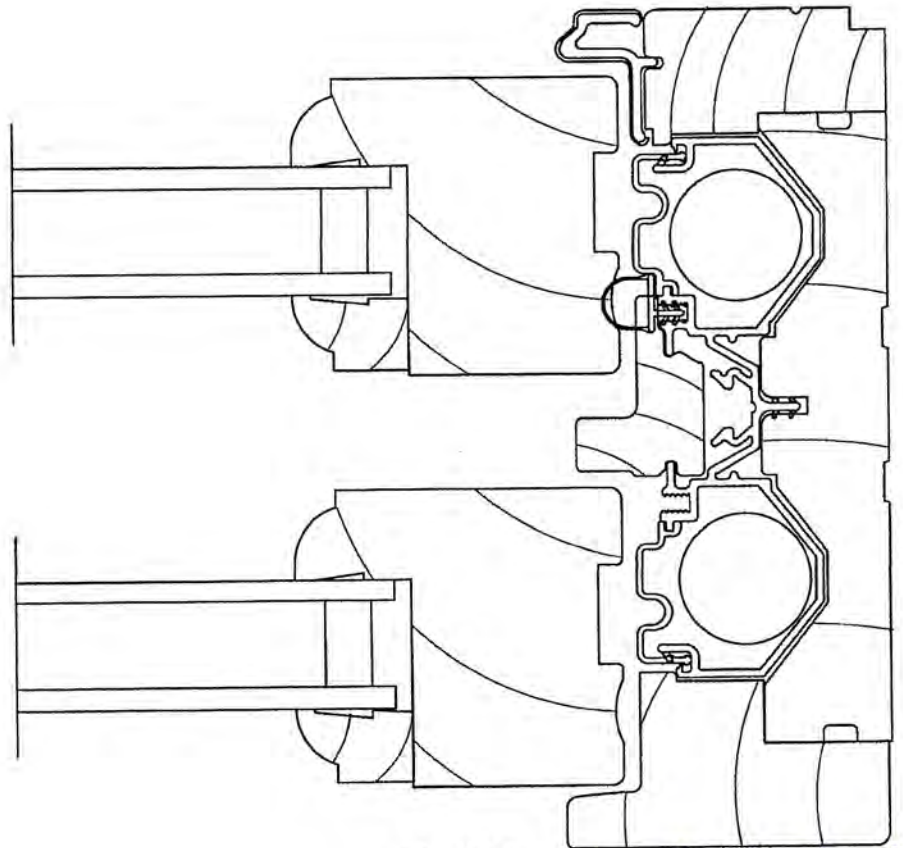








ADD SALVAGED HEADER PIECE
WHEN POSSIBLE



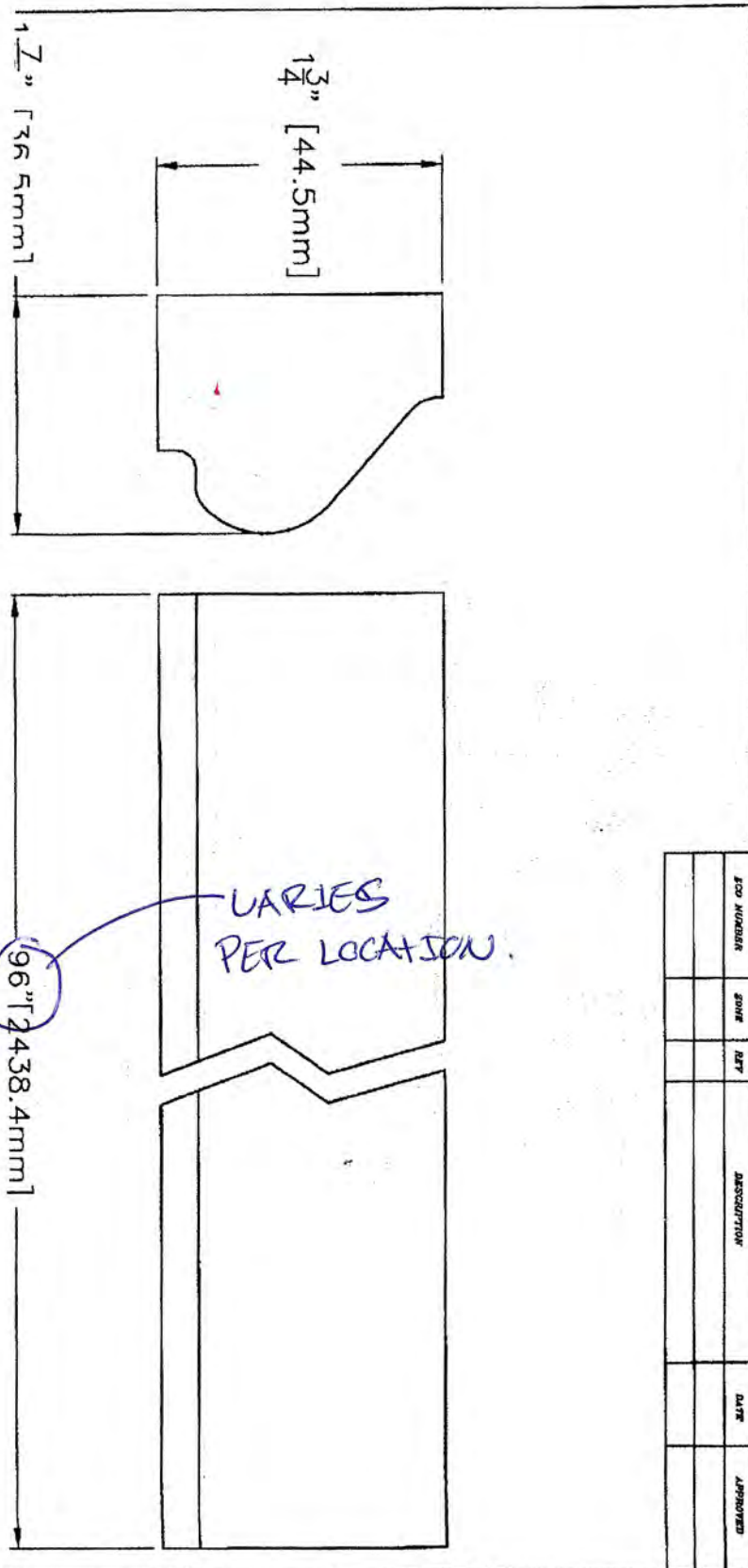
01 - JAMB

JAMB TRIM

Scale: Full Scale
Project Name: Untitled



JAMB TRIM PROFILE



(E)

Mortars for Brickwork - Selection and Quality Assurance

Abstract: This *Technical Note* discusses the selection and specification of mortar Type.

Key Words: bond strength, extent of bond, lime, masonry cement, mortar, mortar cement, portland cement, quality assurance, sand, testing, workability.

SUMMARY OF RECOMMENDATIONS:

- Select a mortar Type with the lowest compressive strength meeting project requirements
- Select mortar appropriate for application, project conditions and workability
- Type N mortar is recommended for normal use, including most veneer applications
- Create a quality assurance program, where appropriate, to obtain consistent mortar
- Follow recommended procedure and sequence for mixing mortar
- Measure mortar materials by volume

INTRODUCTION

Selection of an appropriate mortar helps to ensure durable brickwork that meets performance expectations. Mortar Type and mortar material selection should consider multiple aspects of a project, including design, brick or masonry materials, exposure and required level of workmanship. Improper mortar selection may lead to lower performance of the finished project.

This *Technical Note* provides guidance for selecting the appropriate mortar Type. It also describes a quality assurance program to ensure the desired results. *Technical Note 8* addresses specific properties of mortar, mortar materials and their selection as well as the specification of mortar.

SELECTION OF MORTAR

Mortar bonds individual brick together to function as a single element. In its hardened state, mortar must be durable and must help resist moisture penetration. Mortar also must have certain properties in its plastic state so that it is both economical and easy to place.

One property of mortar that is often overemphasized is compressive strength. Stronger is not necessarily better when specifying mortar. In fact, the opposite is often true. Mortar selection should be based on properties such as durability and workability in addition to compressive strength.

Mortar for each project should be selected to balance the construction requirements with the performance of the completed masonry. High lateral loads from wind or seismic activity may require a mortar that develops high flexural tensile strength. Allowable flexural tensile and compressive stresses for unreinforced structural masonry are given in the building code. Building code requirements may limit the use of some mortar Types under certain conditions. For example, *Building Code Requirements for Masonry Structures* (ACI 530/ASCE 5/TMS 402) [Ref. 8] does not permit the use of Type N or masonry cement mortars in any part of the lateral force-resisting system for structures located in Seismic Design Categories D, E or F.

Other considerations may include durability (below grade or in retaining walls), color uniformity, flexibility, workability or other desired properties. The combination of the mortar and brick properties may dictate the selection of a certain mortar.

These are the fundamental guidelines of mortar selection:

- No single mortar is best for all purposes.
- Select a mortar Type with the lowest compressive strength meeting the project requirements.

Of course, these guidelines must be used with good judgment. For example, it could be uneconomical and unwise to use different mortars for various portions of the same structure.

Mortar Type Characteristics

Mortars are classified by ASTM C 270, *Standard Specification for Mortar for Unit Masonry* [Ref. 2], into four Types: M, S, N and O. These four Types of mortar can be made with portland cement, masonry cement, mortar cement or blended cements some of which are combined with hydrated lime.

Each mortar Type has some basic characteristics:

- Type N mortar - General all-purpose mortar with good bonding capabilities and workability
- Type S mortar - General all-purpose mortar with higher flexural bond strength
- Type M mortar - High compressive-strength mortar, but not very workable
- Type O mortar - Low-strength mortar, used mostly for interior applications and restoration

Although the descriptions above provide basic mortar characteristics, each mortar Type can be used in a variety of applications. No single mortar is best for all purposes.

Simplistic Mortar Selection

The easiest method to select mortar is to remember the following mnemonic:

- Type N for normal brickwork applications
- Type S for stronger brickwork applications

Normal applications include most veneer. Stronger applications are needed in high seismic and high wind areas and in reinforced brickwork.

Mortar Selection Based on Use

More explicit guidance on mortar selection based on the location and use of the building segment is given in [Table 1](#). More durable mortar Types are recommended for more severe exposures.

TABLE 1
Mortar Recommendations Based on Use

Location	Building Segment	Mortar Type	
		Recommended	Alternate
Exterior, above grade	Reinforced or Loadbearing walls	S	N
	Veneer or Non-loadbearing walls	N	S
	Parapets, Chimneys	N	S
Exterior, at or below grade	Foundation walls, Retaining walls Sewers, Manholes	M	S
Interior	Loadbearing walls	N	S
	Partitions	N	O or S

Brick Properties Influencing Mortar Selection

In general, the bond between brick and mortar is the most important property to consider when selecting mortar Type. Bond actually has two components: extent of bond and bond strength. Extent of bond refers to the amount of intimate contact between the mortar and brick, which is enhanced by good mortar workability. Good extent of bond provides durability and resistance to water penetration. Bond strength refers to the force required to separate the mortar from the brick. Good bond strength provides resistance to cracking.

Brick properties, particularly the initial rate of absorption (IRA), also can affect bond. Brick with a high IRA should be used with mortar that has a greater ability to retain mixing water. Conversely, brick with a low IRA should be used with mortar that does not retain water as easily. Bed joint surface texture also may influence bond strength and extent of bond, but to a lesser degree than IRA.

Table 2 can be used to select a mortar based on IRA. These recommendations are based on *Bond Strength and Water Penetration of Low IRA Brick and Mortar* [Ref. 6] and *Bond Strength and Water Penetration of High IRA Brick and Mortar* [Ref. 7]. The mortar recommendations in **Table 2** are applicable for construction in temperatures from 40° to 100 °F (4° to 37.8 °C). Under colder or hotter temperatures, other brick and mortar combinations may be preferable. Refer to *Technical Note 1* for hot and cold weather construction recommendations. In addition, there may be other brick/mortar combinations that perform as well. Bond strength of particular combinations can be tested using ASTM C 1357, *Standard Test Methods for Evaluating Masonry Bond Strength* [Ref. 4].

TABLE 2
Mortar Recommendations Based on Brick Unit IRA¹

Initial Rate of Absorption Range of Brick	Portland or Blended Cement: Lime Mortar	Mortar Cement Mortar	Masonry Cement Mortar
Up to 10 g/min/30 in. ² (Up to 0.0005 g/min/mm ²)	Type S (Type N)	Type S (Type N)	Type S (Type N)
10 to 30 g/min/30 in. ² (0.0005 to 0.0016 g/min/mm ²)	Type N or S	Type N or S	Type N or S
Above 30 g/min/30 in. ² (Above 0.0016 g/min/mm ²) Dry when laid	Type N (Type S)	— ²	— ²
Above 30 g/min/30 in. ² (Above 0.0016 g/min/mm ²) Wetted prior to laying	Type N (Type S)	Type N (Type S)	Type S (Type N)

¹ Alternate Types listed in parentheses

² Not recommended unless verified with testing

Mortars for Special Applications

Certain applications may require special considerations for mortar selection. Several of these follow:

Repointing Mortars. Repointing mortars are used in maintenance and restoration projects. Compatibility between existing brick and mortar is the most important consideration in selecting a repointing mortar. Hence, it may be necessary to use a weaker mortar for older masonry than would be used for new construction. In general, the compressive strength of a repointing mortar should not exceed that of the existing mortar. If necessary, the existing mortar can be tested to determine proportions of ingredients for the repointing mortar. Type O mortar often is used for repointing older brickwork. Type N mortar may be suitable for repointing newer brickwork.

Repointing mortars should be pre-hydrated. In this process the mortar materials are mixed dry, and then just enough water is added to produce a damp mix which will retain its shape when formed into a ball. After one to one and half hours, additional water should be added to bring the mortar to the proper consistency for placement. Refer to *Technical Note 46* for more information about repointing.

Paving. Paving applications are more likely to be in a saturated condition than walls. Because of this, the mortar typically must be more durable to resist the harsher exposure. Type M mortar is recommended with Type S as the alternate. A mortar with a latex modifier conforming to ANSI A118.4, *Specification for Latex-Portland Cement Mortar* [Ref. 1], may provide a more durable assembly. Flexible brick paving, which uses sand rather than mortar to fill joints between pavers, is less susceptible to damage from exposure and should be considered as an alternative to mortared paving. Refer to *Technical Note 14A* for more information about paving materials.

Stain-Resistant Mortar. Where resistance to staining is desired, aluminum tristearate, calcium stearate or ammonium stearate may be added to the mortar. Where maximum stain resistance is desired, use mortar consisting of one part portland cement, one-eighth part lime and two parts graded fine (80 mesh) sand, proportioned by volume. To this, add aluminum tristearate, calcium stearate or ammonium stearate equal to 2 percent of the portland cement by weight.

Chemical-Resistant Mortar. Chemical-resistant masonry often is used in food processing plants, refineries or breweries. Chemical-resistant mortars may include silicate mortars, sulfur mortars, various resin mortars or cementitious mortars. For further information on chemical-resistant mortar, refer to *Corrosion & Chemical Resistant Masonry Materials Handbook* [Ref. 9].

MIXING REQUIREMENTS

Although most mortar is mixed on-site, preblended mortar also is available. Preblended mortar is supplied in consistent proportions without the need for on-site batching and measurement controls. While each mortar Type has specified ranges of material quantities, accurate and consistent material quantities are desired throughout the job.

Material measuring and batching should be by volume or by weight to ensure that the specified mortar proportions are accurately controlled and maintained. For material weights and recommended proportions, refer to ASTM C 270 or *Technical Note 8*. When using a mechanical mixer, the ingredients should be added in such a manner that the mix remains damp. Typically, about half the mix water is added to the mixer, followed by about half of the sand, then any and all lime. The cement and the remainder of the sand are then added, followed by the remainder of the water. These materials should be mixed for three to five minutes. If admixtures are to be used, they should

consistently be added at the same stage in the mixing process. The same quantities of materials should be added in the same order from batch to batch to help ensure uniform results throughout the job.

Every effort should be made to keep the materials agitated by the paddles. This may require changing the sequence in which water is added. If ingredients are added too fast or if not enough water is added to the mixer before the dry ingredients, the mixer may not be able to combine them, and the dry materials will stick around the bowl.

Cement and lime should be placed in the mixer in whole (preferable) or half bags. The mixer should be sized accordingly, also depending upon the project requirements and the size of the masonry crew.



Photo 1
Obtaining Accurate Sand Quantities

Photo 1 shows an example of batching and measurement controls that are both economical and accurate. Sand can be measured with a 1-cubic foot (0.028 m³) box or a 5-gallon bucket equal to 2/3-cubic-feet (0.019 m³). Alternatively, the number of shovels of sand required to fill the box or bucket can be calibrated. Shovel count calibration should be done every morning and afternoon or whenever the shovel size or individual shovelling sand is changed.

QUALITY ASSURANCE

A quality assurance program provides policies, procedures and requirements intended to ensure compliance with the contract documents. Quality assurance requirements may be set by the owner, designer or governing building code. Quality control is a part of the quality assurance program that may involve testing, inspection, or both. Some quality assurance programs require the contractor to submit documentation showing conformance to the contract documents. *Building Code Requirements for Masonry Structures* [Ref. 8] assumes that all masonry is constructed under a quality assurance program.

For mortar specified by ASTM C 270, the key to quality assurance is adherence to the material proportions added to the mixer. ASTM C 270 prescribes the volumes of the materials in each mortar Type when the proportion specification is used. When the property specification is used, laboratory testing establishes the material proportions that will be used in the field. Observation during measuring and mixing is thus an essential component of the quality assurance program. Testing may be included as a second component. ASTM C 1586, *Standard Guide for Quality Assurance for Mortars* [Ref. 5], explains how to use ASTM C 270 and ASTM C 780 for evaluating laboratory-prepared and field-prepared mortars.

Inspection

Inspection is often a part of the quality assurance programs required by the contract documents or building code. Mortar inspection typically entails verifying that the specified materials are used and that they are in the proper proportions. Inspection also may include verifying proper mix time, retempering, mortar placement and tooling.

Testing

Field testing of mortar is not necessary on most projects. When the ASTM C 270 property specification is used, however, laboratory testing is necessary to establish mortar mix proportions, which are then used to prepare mortar in the field. If inspection during mixing is not possible, some physical testing of the mortar may be appropriate.

ASTM C 780, *Standard Test Method for Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry* [Ref. 3], provides methods for sampling and testing mortar in the laboratory and in the field. It defines procedures for measuring properties of plastic mortar such as consistency, the aggregate ratio, air content and water content. Finally, it defines procedures for measuring properties of hardened mortar, such as compressive strength. These test results are used to verify mortar consistency from batch to batch.

For test results to be useful there must be a basis of comparison. Preconstruction testing with the materials to be used during the actual construction provides the benchmark for field testing results. Proper interpretation of mortar test results requires a thorough knowledge of mortar specifications and test methods.

For example, compressive strength test results from field-sampled mortar cannot be compared with the minimum requirements of the ASTM C 270 property specification. The different sampling and mixing requirements of ASTM C 780 will yield different results from those determined according to ASTM C 270. ASTM C 270 is for laboratory-prepared and tested mortars, while ASTM C 780 is mainly for field sampling and testing. Compressive strength results obtained according to ASTM C 780 can be expected to be lower and more variable than ASTM C 270 laboratory test results; the two are not comparable.

ASTM C 780 can be used to determine whether the proper proportions are being used in the field. Freshly sampled mortar is placed in a jar with isopropyl or methyl alcohol to prevent hydration. The sand used in the mortar also is sampled to determine its gradation. After weighing the materials, the fine material is filtered out of the mortar using a sieve. The remaining material is assumed to be sand, from which the sand to cement ratio can be determined. This can be compared with the specified proportions.

Interpreting Test Results

If ASTM C 780 field test methods are used, the results must be properly interpreted and compared with preconstruction test results. Observations should include mortar sampling, test specimen preparation, specimen handling during transportation, storage at the test facility and test procedures. If there is a substantial difference between preconstruction and field results, the following should be investigated:

- Change of mortar materials or proportions
- Change in brick properties (different brick or wet brick) resulting in a change to the amount of water added to the mortar
- Change in time between mortar mixing and sampling
- Proper construction of specimens
- Unusual curing conditions
- Damage to specimens during transit or storage
- Proper adherence to test procedures
- Accuracy of calculations

This information can be used to help identify the possible cause(s) of inconsistent test results. If questions about mortar quality remain, additional masonry testing may be required. In some cases, prism tests of masonry specimens from the project can be conducted to determine the structural capacity of the masonry.

SUMMARY

Mortar, although it comprises a relatively small portion of brickwork, has a significant impact on overall performance. A range of mortars is available to suit the needs of all brick projects. Taking into consideration the brick unit properties as well as the project requirements when specifying mortar Type will contribute to a properly performing brick structure, as will implementing a good quality assurance plan.

The information and suggestions contained in this Technical Note are based on the available data and the combined experience of engineering staff and members of the Brick Industry Association. The information contained herein must be used in conjunction with good technical judgment and a basic understanding of the properties of brick masonry. Final decisions on the use of the information contained in this Technical Note are not within the purview of the Brick Industry Association and must rest with the project architect, engineer and owner.

REFERENCES

1. ANSI A118.4, *Specification for Latex-Portland Cement Mortar*, American National Standards Institute, Washington, DC, 2006.
2. ASTM C 270, Standard Specification for Mortar for Unit Masonry, *Annual Book of Standards*, Vol. 04.05, ASTM International, West Conshohocken, PA, 2006.
3. ASTM C 780, Standard Test Method for Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry, *Annual Book of Standards*, Vol. 04.05, ASTM International, West Conshohocken, PA, 2006.
4. ASTM C 1357, Standard Test Methods for Evaluating Masonry Bond Strength, *Annual Book of Standards*, Vol. 04.05, ASTM International, West Conshohocken, PA, 2006.
5. ASTM C 1586, Standard Guide for Quality Assurance for Mortars, *Annual Book of Standards*, Vol. 04.05, ASTM International, West Conshohocken, PA, 2006.
6. Borchelt, J.G. and Tann, J.A., "Bond Strength and Water Penetration of Low IRA Brick and Mortar," Proceedings of the Seventh North American Masonry Conference, The Masonry Society, Boulder, CO, 1996.
7. Borchelt, J.G., Melander, J.M., and Nelson, R.L., "Bond Strength and Water Penetration of High IRA Brick and Mortar," Proceedings of the Eighth North American Masonry Conference, The Masonry Society, Boulder, CO, 1999.
8. *Building Code Requirements for Masonry Structures* (ACI 530/ASCE 5/TMS 402) and *Specification for Masonry Structures* (ACI 530.1/ASCE 6/TMS 602), The Masonry Society, Boulder, CO, 2005.
9. Sheppard, Walter Lee Jr., Editor, *Corrosion and Chemical Resistant Masonry Materials Handbook*, Noyes Publications, Park Ridge, NJ, 1986.



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: April 12, 2012

BACKGROUND:

LOCATION: 320 E. Commercial Street

APPLICANT: Stephen Lister

PROPOSAL:

1. On the north elevation (storefront), replace three (3) second story wood windows with new vinyl clad replacement windows.

RECOMMENDATION:

Staff recommends **denial**.

FINDINGS:

1. The building at 214 E. Commercial Street is a contributing structure in the National Historic District.
2. The proposed vinyl clad replacement windows were installed without an approved Certificate of Appropriateness.
3. The proposed vinyl clad replacement windows are inconsistent with the Commercial Street Design Guidelines and Secretary of Interiors Standards for Rehabilitation because they do not match the material, profiles, mullion

dimensions or sash heights.

PROJECT COORDINATOR:

Daniel Neal

Senior Planner

864-1036

ATTACHMENT A
BACKGROUND REPORT
320 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to replace the wood windows on the second floor with new vinyl clad windows.

STAFF COMMENTS:

1. The Commercial Street Guidelines state "Where repair is not feasible, replace windows with wood elements matching existing profiles, mullion dimensions and sash heights. The proposed vinyl clad replacement windows are inconsistent with these guidelines because they do not match the material, profiles, mullion dimensions or sash heights. The vinyl clad replacement windows have already been installed without a Certificate of Appropriateness.
2. The Landmarks Board has not approved a vinyl window in past cases on Commercial Street.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
320 E. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

2. The historic character of a property will be retained and preserved. The removal of historic material or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
9. New addition, 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 historic integrity of the property and its environment.

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
320 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

The architectural survey that was completed on this structure states the following about the architectural elements of the building:

This building is a two-story, wood frame and masonry load bearing structure. Both floors have been remodeled and are occupied. The first floor has wood flooring over wood joists and it has plaster/lath ceiling and walls. The second floor connects with 326 East Commercial and is accessible from that building.

The exterior is similar in detail to the east adjoining building.



Office Use Only	
Date Filed:	_____
Received By:	_____
Review:	_____
☐ Administrative	
☐ Landmarks Board	

Application for Certificate of Appropriateness

City of Springfield, Missouri

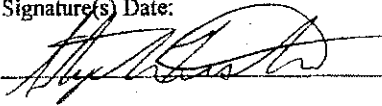
The applicant seeks to show the following.

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:



3/25/2012

Please type or print name(s) clearly:

STEPHEN LISTER

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:

320 E. COMMERCIAL STREET, SPRINGFIELD MO

2. APPLICANT:

Name(s): STEPHEN LISTER

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 2015 MAINE AVE Zip Code: 90806

LONG BEACH, CALIFORNIA

Telephone number: 310-252-2776 Fax number: _____

e-mail: stephen.lister@mattel.com

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

Alicia Ross with

Name: At Home Real Estate Services Signature: Alicia Ross

Address: 520 W. University St E. Telephone: (417) 832-0885 Fax: (417) 831-2275
Springfield MO 65801

e-mail: alicia.athomehere@gmail.com

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.)

Please See attached

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.)

As a preface, we apologize to the board for not seeking prior approval for the replacement of the windows at 320 E. Commercial. This happened in error due as a result of changes in partnership responsibilities that left me uninformed of the need and correct procedure required to get approval for alterations/repairs to this building. It is certainly our desire to remain in good standing with the board and to conform to all the requirements established by the board that pertain to the building at 320 E. Commercial St.

Stephen Lister
General Partner
Commercial Street Partners I, LP

Please refer to attached photos.

The use of the building at 320 E Commercial is not being changed. It is mixed use with a commercial tenant in the ground floor unit and a residential tenant in the second floor unit.

The tenants of this building have brought to our attention that the existing wood-frame windows have deteriorated to the point of no longer blocking moisture. This is causing rapid deterioration of the walls and other interior elements of the building. We have attempted to reseal the existing windows but this solution was ineffective due to the level of deterioration of the frames.

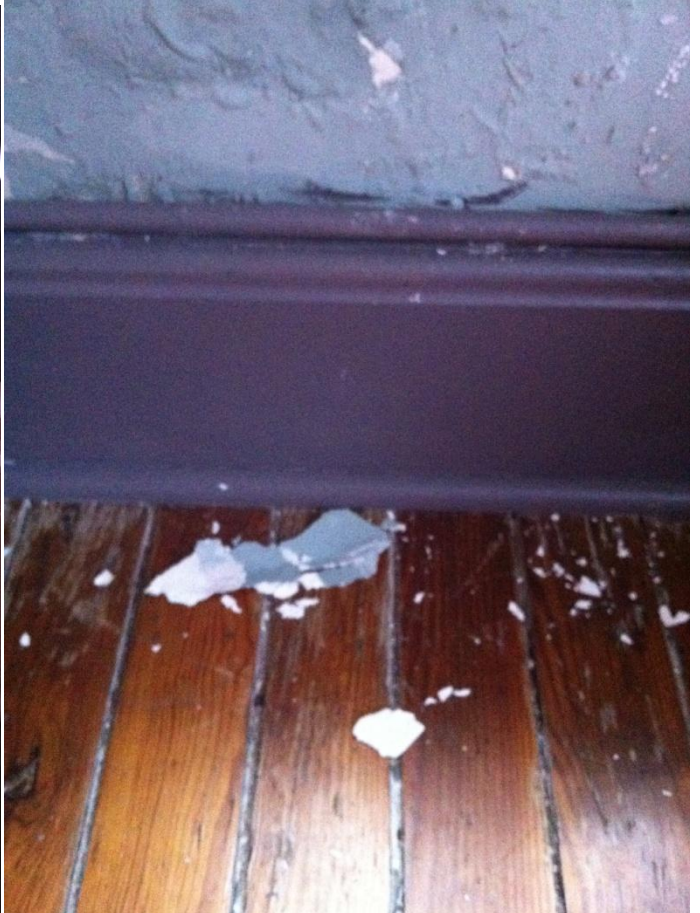
It was recommended that the best solution for the problem was replacement windows clad in vinyl which could be installed behind the original building outer frame so as to minimally impact the visual aesthetic of the building's historic look while providing the best protection to the overall integrity of the building interior. Please refer to the attached photos of the front of the building with replacement windows installed.

All work was performed by the local window contractor Window World Inc., Springfield, MO. under the supervision of local property management firm At Home Realty Management, Springfield, MO.

#2 Description of Proposed Work

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All work was performed by the local window contractor Window World Inc., Springfield, MO. under the supervision of local property management firm At Home Realty Management, Springfield, MO.





In the above photo the white specks are snow that came into the window due to gaps between the glass and the wood frame. The wood frame had rotted and left space between it and the glass from the window.





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Window World of Springfield
2119 West Vista • Springfield, MO 65807
Phone: (417) 877-0733 • Fax: (417) 877-0734
www.windowworld.com

WINDOW WORLD
CARES



Customer: ALICIA W/AT HOME Real Estate Phone (h) 417-496-9111
Install Address: 300 1/2 E Commercial Spdr, MO 65803 Phone (w) _____
Bill Address: _____ E-mail _____

WINDOW WORLD		GLASS OPTIONS	
1000 Series DH Mech	\$180	Stimulus Energy Package*	\$79
2000 Series DH Mech-Weld	\$190	Includes Solarzone ETC Package	
<u>5</u> 4000 Series DH All-Weld	\$200 <u>1000</u>	Solarzone Glass/Argon Gas	\$59
6000 Series DH All-Weld	\$235	Triple Glazed TG2** (Argon Filled)	\$155
2 Lite Slider	\$329	Triple Glazed TK2** (Krypton Filled)	\$196
2 Lite Slider Swing & Clean	\$389		
3 Lite Slider (1/2, 1/2, 1/2) (1/4, 1/2, 1/4)	\$520		
3 Lite Slider Swing & Clean (1/2, 1/2, 1/2) (1/4, 1/2, 1/4)	\$595		
<u>5</u> Picture / Fixed Lite	\$329 <u>1145</u>		
Awning	\$255		
Casement	\$285		
2 Lite Casement	\$570		
3 Lite Casement (1/2, 1/2, 1/2) (1/4, 1/2, 1/4)	\$865		
Basement Hopper	\$200		
Bay Window	\$2350		
Bow Window	\$2475		
Garden Window	\$1875		
Specialty Window	\$		
Beige	\$35		
Wood Grain Interior (Series 4000 / 6000 only)	\$95		
(Light Oak / Dark Oak / Cherry / White / Fox Wood)			
Brown Exterior (Series 6000 Only)	\$95		
Window Color <u>White</u> <u>1</u> <u>White</u>			
Inside	Outside		
DOORS		WINDOW OPTIONS	
Vinyl Rolling Patio Door 8ft.	\$895	1/2 Screens	\$9
Vinyl Rolling Patio Door 9ft.	\$995	Foam Insulation on Jambs and Head	\$11
Vinyl Rolling Patio Door 9ft.	\$1095	Double Strength Glass	\$15
Includes Exterior Vinyl Trim		Double Locks (> 26")	\$5
Facing Color		Full Screens	\$22
Specialty Door		Colonial Grids (Contoured/Flat)	\$38
Grids Patio Door	\$100	Prairie Grids	\$44
Solarzone Glass for Patio Door	\$125	Diamond Grids	\$69
Solarzone Elite Glass for Patio Door*	\$188	Simulated Divided Lite	\$128
(*Qualifies for Federal Tax Credit)		Tempered DH Sash (BSO) (TSO)	\$65
		Obscure Glass (BSO) (TSO)	\$35
		Oriel Style (40/60 or 60/40)	\$30
		Foam Enhanced Frame (Series 6000 Only)	\$25
Storm Door	\$		
Door Color			
Inside	Outside		
		PRE 1978 BUILT HOMES (Federal Lead Containment Law)	
		With Custom Premium Exterior Trim \$50	
		<u>5</u> Without Custom Premium Exterior Trim \$70 <u>350</u>	
		MY HOME WAS BUILT IN THE YEAR <u>1930</u> Initial	
		MISCELLANEOUS	
		Custom Exterior Trim \$60	
		Facing Color	
		Metal, Vinyl Fin or Steel Removal \$50	
		Mull to Form Multi Unit \$30	
		Install Interior Stops \$45	
		Install Interior/Exterior Casing \$45	
		<u>3</u> Repair Sill or Jamb <u>25</u> <u>75</u>	
		Mullion Removal \$30	
		Remove Storm Window \$15	
		Remove and Install A/C \$100	
		WINDOW WORLD CARES	
		St. Jude's Children's Research Hospital \$	

DISCLAIMER: The information herein related to the Federal Stimulus Package is for informational purposes ONLY. This information is not intended to be legal or tax advice. You should contact your accountant or other tax professional for advice related to specific tax benefits of purchasing energy efficient windows.

NO EXTRA WORK IF NOT IN WRITING!

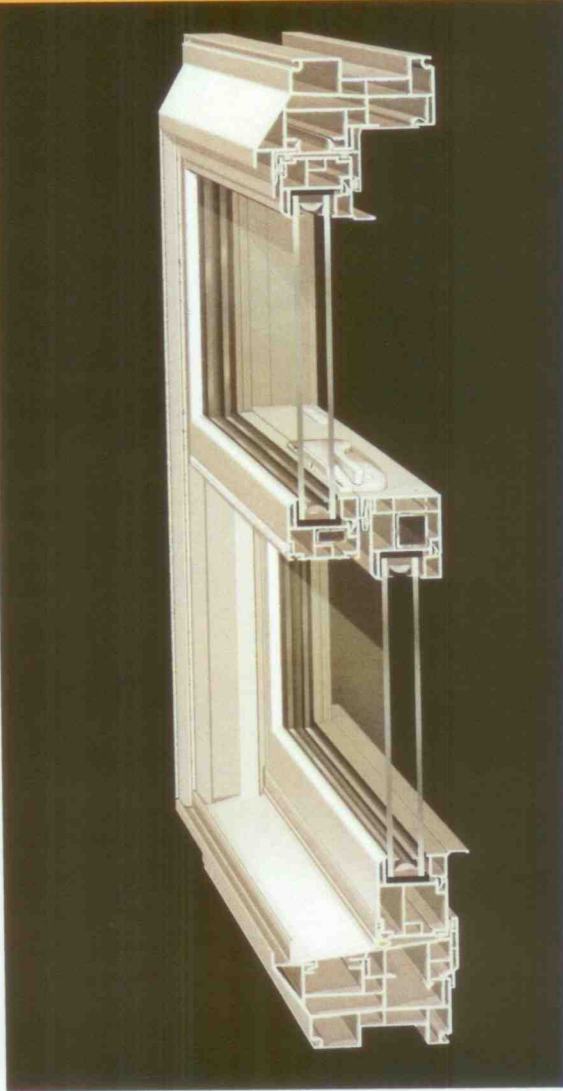
Customer agrees to the terms of payment as follows:

Extra Labor \$ _____
Site Set-up & Green Environmental Disposal Fee \$ 75.00
Total Amount \$ 3175
Custom Order Deposit 50% \$ 1587.50 Ck# _____
Balance Paid to Installer upon Completion \$ 1587.50
Amount Financed \$ _____

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.
THIS IS A CUSTOM ORDER NOT FOR RESALE!

Donald W. Burch 11-16-11
Salesman Date
White Copy - Original Yellow Copy - File Pink Copy - Customer
Owner Date
1/3/12

A WINDOW TO SUIT EVERY NEED



Window World 4000 Features:

- Fusion-welded sashes and mainframe for added strength and rigidity.
- Beveled exterior mainframe for a clean, elegant look.
- Hidden screen track for clean lines and added beauty.
- Sloped sill forces water to drain to the exterior of the window.
- Double barrier weather seal at sash perimeters help keep out dirt and protect against air infiltration.
- Protective bulb at the sill seals out dust, dirt and air infiltration.

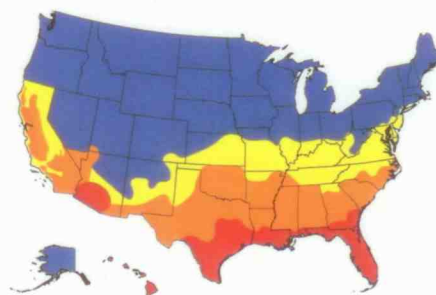
Window World 6000 Features:

- Fusion-welded sashes and mainframe structure add strength and rigidity. Multiple extra-thick extrusion walls provide additional durability and insulation to the window frame.
- Beveled exterior mainframe and sash and hidden screen track for added beauty.
- Double lift rails provide strength and stability for easy operation.
- Quad-4 weatherstripping at the header for added protection from the elements.
- Triple-barrier weatherstripping provides superior protection against dirt and air infiltration.
- Sloped sill enhances protection from the elements.

Masterfully crafted with attention to every detail, Window World Windows are available in a full selection of styles to let you design the ideal window system for your home.



ENERGY STAR U.S. Climate Zones



Window World offers a variety of ENERGY STAR qualified glass packages specifically tailored to your climate zone.

The Following Features are Standard on all Window World Windows.

- Vinyl frames and sashes are made tough and solid with uPVC powder that will never chip, peel, crack or warp.
- Multi-chambered sash and mainframe for superior thermal efficiency.
- Intercept® Warm-Edge Spacer System maximizes performance and longevity.
- Interlock at sash meeting rail creates a super-tight seal against air infiltration while adding security.
- Drop-in glazing for extra protection from the elements.
- Fully extruded lift rails provide strength and stability for easy operation.

Plus These Additional Features:

- Dual ventilation limit-locks provide a safer, more secure ventilation.
- Full balance covers help protect against air infiltration while adding a finished appearance.
- Constant force balance system eliminates sash cords, weights and pulleys. You'll benefit from smooth, comfortable fingertip operation.
- Tilt-in top and bottom sashes make cleaning safe and easy from inside the home.

Enhance Your Windows with These Options:

- SolarZone Insulated Glass Packages featuring Low-E glass and the Intercept Warm-Edge Spacer System for enhanced insulating performance.
- Full or half fiberglass screens provide ventilation while keeping insects out.
- Standard, contoured or brass grids are placed between the panes for easy cleaning.
- Specialty V-grooved glass panels for a truly custom look.

All Window World Windows are manufactured to the stringent testing guidelines set forth by the American Architectural Manufacturers Association (AAMA) and the National Fenestration Rating Council (NFRC).



The American Architectural Manufacturers Association is recognized internationally for the development of standards that provide third-party validation of product performance and quality. Because all Window World Windows are certified for structural, air, and water performance, as well as thermal performance, they bear the prestigious AAMA Gold Label.



The National Fenestration Rating Council establishes test criteria that set the standard for performance ratings of window and door products. These consistent ratings provide accurate information on the energy performance of windows, doors and skylights.



ENERGY STAR is a voluntary partnership between the U.S. Department of Energy (U.S. DOE) and the U.S. Environmental Protection Agency (EPA). It assists consumers in recognizing energy-efficient products and promoting the environmental and economic benefits of these products through labeling and other activities.

SOLARZONE™ INSULATED GLASS PACKAGES

HELP SAVE ENERGY AND THE ENVIRONMENT.

Upgrade Your Windows with Our SolarZone Insulated Glass Packages.

Window World Windows are already designed for superior thermal performance. By choosing one of our SolarZone Insulated Glass Packages featuring Low-E glass, argon gas and a warm-edge spacer system, you can help reduce your energy use even more, while helping cut consumption of the fossil fuels that pollute our environment. Window World offers many ENERGY STAR qualified glass packages. Ask your representative for more details.



Traditional Box-Shaped Spacer

Heat transfer through traditional box-shaped spacers, used to separate glass layers, can increase heat loss and cause condensation to form on the edge of the glass.



Warm-Edge Technology

A warm-edge spacer is designed to block the path of escaping heat far more efficiently than traditional box-shaped spacers. The result is reduced condensation on window glass.

What Makes SolarZone Insulated Glass Packages so Effective?

Since 80% of a window is glass, substantial heating and cooling savings come from improved glass performance.

- Our combination of UV-filtering Low-E glass, insulating argon gas and a warm-edge spacer system creates significant energy efficiency. Together they can cut damaging UV energy, which can lead to the fading of carpets, curtains and furniture by over 75%.
- The center of glass U-Value of SolarZone Insulating Glass is 50% better than standard insulating glass.
- In summer, up to a 58% reduction in solar heat gain helps reduce air conditioning costs.

The result: SolarZone Insulated Glass Packages can help you save on energy and cooling costs while keeping your home more comfortable.

Comfortable Rooms Start with a Warm-Edge Spacer System.

Warm-edge spacers are so energy-efficient that they keep the glass of the window warmer so your home feels more comfortable in the cooler months. Window World Windows offer two high-performance spacers which can help your home benefit from additional energy efficiencies.

The Benefits of the Intercept Spacer System.



The Intercept Spacer System features a unique, one-piece metal alloy, U-channel design that creates an effective thermal barrier to help reduce conducted heat loss through the window. Its sealed, one-piece design makes Intercept spacers stronger and better at retaining insulating gas than many conventional designs.

The Intercept Spacer System is nearly 25% more effective than a traditional box-shaped spacer at the edge of the glass unit.

The Optional Foam Spacer System.



The optional Foam Spacer System is unique in its patented design. By combining a structural foam spacer with a seal of hot melt butyl to create a non-conductive edge, the non-metal Foam Spacer System eliminates any metal to glass contact, thereby increasing the edge of glass temperatures by over 16 degrees, which proves to be over 60% more energy-efficient than a traditional box-shaped spacer.

Choose one of our SolarZone Insulated Glass Packages to enhance the year-round comfort of your home while maximizing energy savings.

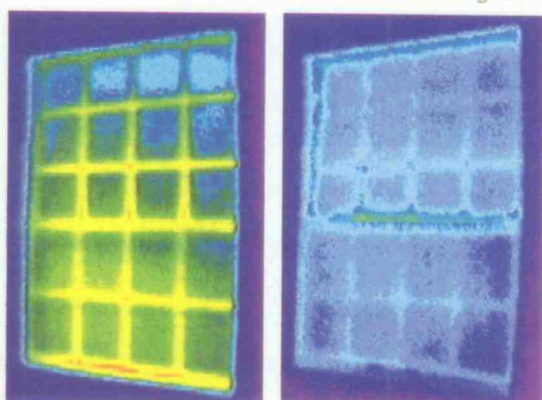
The SolarZone Low-E Glass Package – Making the Difference.

A warm-edge spacer system is just one way of increasing your window's performance. SolarZone Low-E glass is an excellent option to help increase your home's comfort and energy savings year round. SolarZone Low-E glass is created by applying a microscopic,

Heat photographs (Infrared Thermography).

Standard Clear Glass

SolarZone Insulating Glass



Heat scale

More solar heat transmitted

Less solar heat transmitted

undetectable metallic coating to the second surface of an insulated glass unit. This coating helps to block heat gain in the summer while retaining furnace heat and allowing warm short wave solar rays in the winter.

The thermographs (left) clearly show the effect that Low-E glass has when contained in an insulated glass unit. The window on the left is a clear insulated glass unit. The heat transmittance, indicated by the green, yellow and orange colors from the heat scale, is far more apparent than that of the window containing the SolarZone Low-E insulated glass unit.



Low-E glass filters long-wave radiation from the sun. This reduces heat gain in the summer, keeping your home cooler.



Low-E takes on a new duty in winter months. It lets warm solar rays into your home while blocking the heat in your home from getting out.

SolarZone Insulated Glass Packages.

The optional SolarZone Insulated Glass Package combines multi-layered, vacuum deposition Low-E Glass with argon gas and a warm-edge spacer system. These insulated glass packages have proven to be far more effective than ordinary clear glass units. The National Fenestration Rating Council (NFRC), in conjunction with the U.S. Department of Energy (U.S. DOE), developed a rating system for window product performance.

One of the most critical NFRC tests is for the window's U-Value, which measures a window's resistance to heat transfer. The lower the U-Value, the better the window is at resisting heat flow, which results in a window with a greater insulating value.

Another critical NFRC test measures the Solar Heat Gain Coefficient (SHGC). This procedure measures how well a window blocks heat caused by sunlight. Again, the lower the number, the less of the sun's solar heat the window transmits into the home.

A quick comparison will show that your choice of an optional SolarZone Insulated Glass Package will outperform clear or lesser Low-E glass packages, leading to increased energy savings.



	Whole Window U-Value	SHGC
Window World 4000 Double-Hung		
SolarZone	.32	.30
SolarZone ETC	.30	.30
SolarZone Elite	.32	.21
Traditional Competitive Products		
Clear Insulated	.48	.50
Single Pane	.85	.61

SolarZone: Soft coat, multi-layer vacuum deposition Low-E glass with argon gas and Intercept Spacer System.

SolarZone ETC: Soft coat, multi-layer, vacuum deposition Low-E glass with argon gas, Intercept Spacer System and carbonized ETC liners.

SolarZone Elite: Soft coat, SHGC multi-layer, vacuum deposition Low-E glass with argon gas and Intercept Spacer System.

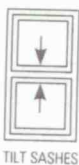
Clear Insulated: Clear double pane insulated glass unit.

Single Pane: Clear, single pane unit.

Consult your Window World representative to learn about the benefits offered by the optional Foam Spacer System within your climate zone.

0200 SERIES REPLACEMENT WINDOWS

Model



TILT SASHES

SIZE LIMITATIONS

	Width	Height	U.I.
MIN.	11"	20"	-
MAX.	52"	84"	132

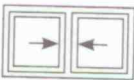
0201 DOUBLE-HUNG

* 4000 series

High-tech multi-chamber rigid vinyl extrusion with fusion-welded sash and mainframe. Top and bottom tilt-in sashes. Double vent locks, cam action sash locks, double weatherstripping throughout. Full interlocking meeting rail, with metal reinforcing. Includes half screen. Double locks standard on units 25" wide or over. Head expander, no charge option. **MUST** be ordered with windows.

Note for Oriol Window: Measurement is from the top of the window (header) to the center of the meeting rail (middle of where the two sashes meet).

U.I.	White	Beige
0-73	\$272.10	\$296.35
74-83	294.80	321.55
84-93	317.80	346.65
94-101	336.05	366.70
102-103	340.60	371.75
104-105	345.20	376.70
106-107	349.70	381.85
108-109	354.45	387.00
110-111	358.85	391.90
112-120	379.65	414.60
121-126	401.90	439.15
127-132	425.45	465.15



LIFT-OUT SASHES

SIZE LIMITATIONS

	Width	Height	U.I.
MIN.	18"	9"	-
MAX.	84"	72"	148

0202 2-LITE SLIDING WINDOW

Same features as 0201. Removable lift-out sashes, Nylon-encased tandem brass roller system.

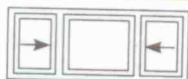
Includes half screen. Double locks standard on units 25" high or over.

Head expander, no charge option. **MUST** be ordered with windows.

As viewed from the exterior.

When viewed from the exterior, the left hand sash is the interior (primary operating) sash.

U.I.	White	Beige
0-73	\$286.90	\$313.05
74-83	309.80	337.85
84-93	332.50	363.05
94-101	350.75	383.00
102-103	355.50	388.15
104-105	359.90	393.30
106-107	364.50	398.10
108-109	369.15	403.25
110-111	373.65	408.10
112-120	394.65	431.30
121-132	417.10	456.10
133-148	425.00	489.35



END VENT OPERATE

SIZE LIMITATIONS

	Width	Height	U.I.
MIN.	48"	9"	-
MAX.	120"	72"	192

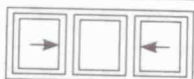
0203 3-LITE SLIDING WINDOW

Same features as 0202. Consisting of three sashes, sliding end lites, fixed center lite.

Includes vent screen. Double locks standard on units 25" high or over.

Head expander, no charge option. **MUST** be ordered with windows.

U.I.	White	Beige
0-73	\$324.30	\$354.10
74-83	347.40	379.10
84-93	370.40	404.65
94-101	388.35	424.35
102-108	406.50	444.40
109-120	431.95	472.35
121-132	454.20	496.70
133-144	491.25	537.65
145-156	530.65	580.90
157-174	570.40	606.00
175-192	633.40	673.00



AVAILABLE AS EQUAL LITE END VENTS

SIZE LIMITATIONS

	Width	Height	U.I.
MIN.	38"	9"	-
MAX.	120"	72"	192

0209 EQUAL-LITE 3-LITE SLIDING WINDOW

Same features as 0202. Consisting of three sashes, sliding end lites, fixed center lite.

Includes vent screen. Double locks standard on units 25" high or over.

Head expander, no charge option. **MUST** be ordered with windows.

U.I.	White	Beige
0-73	\$324.30	\$354.10
74-83	347.40	379.10
84-93	370.40	404.65
94-101	388.35	424.35
102-108	406.50	444.40
109-120	431.95	472.35
121-132	454.20	496.70
133-144	491.25	537.65
145-156	530.65	580.90
157-174	570.40	606.00
175-192	633.40	673.00



FIXED

SIZE LIMITATIONS

	Width	Height	U.I.
MIN.	12"	9"	-
MAX.	112"	96"	154

0204 PICTURE WINDOW/ TRANSOM

High-tech multi-chamber rigid vinyl fully fusion-welded. Can be milled with models 0201, 0202, 0203 and 0209; or as a transom over 0201.

Head expander, no charge option. **MUST** be ordered with windows.

Larger size picture windows may require tempered glass. Please refer to local building codes for tempered glass usage in hazardous locations.

U.I.	White	Beige
0-63	\$224.35	\$243.95
64-73	255.55	278.30
74-83	286.70	312.55
84-93	317.90	346.90
94-101	342.90	374.40
102-105	355.30	388.05
106-111	374.05	408.60
112-120	402.00	439.50
121-130	480.60	521.00
131-140	522.25	565.75
141-154	590.60	639.80

* Picture window

Note: Full screens required where applicable on Exterior Laminates.



AMI offers a variety of ENERGY STAR qualified products.

Lister

Liv 1 34 x 87 $\frac{3}{4}$ ✓ Furr window Down ~~Un~~level

Liv 2 33 $\frac{1}{4}$ x 87 $\frac{1}{4}$ ✓

Liv 3 33 $\frac{1}{4}$ x 87 $\frac{1}{4}$ ✓ Furr window Unlevel

Kit 4 33 x 87 $\frac{1}{2}$ ✓

Bed 5 33 x 87 $\frac{1}{4}$ ✓



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: April 12, 2012

BACKGROUND:

LOCATION: 439 & 445 E. Commercial Street

APPLICANT: Justin R. Beiler

PROPOSAL:

1. Replace most windows on both buildings with one over one, wood frame and insulated glass replacement products (see attached elevations for details). The one over one windows will match the proposed storefront transoms. All windows will be custom made to fit existing masonry openings. Grill styles to reflect original windows (see elevations).
2. Awnings and stairway encroachments have been removed from previous submittal and new doorways and window openings have been moved accordingly.

RECOMMENDATION:

Staff recommends **approval** of this request; however, the board shall review this application and determine whether it is in accordance with the Secretary of Interior Standards for Rehabilitation and Commercial Street Design Guidelines.

FINDINGS:

1. The buildings at 439 and 445 E. Commercial Street are contributing structures in the Commercial Street National Historic District.

2. The proposed changes are consistent with the Commercial Street Design Guidelines and Secretary of Interiors Standards for Rehabilitation.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
439 & 445 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is proposing changes to the previously approved Certificate of Appropriateness from November of 2011. The applicant has changed the pattern of the transoms on the storefront and has matched the new wood windows with one over one lighting patterns. The applicant has also removed the awnings and stairs that were on or overhanging onto City right-of-way or property. Doorways and windows have been moved accordingly.

STAFF COMMENTS:

1. As mentioned in the previous application, some of the proposed exterior changes were possible due to building and city code issues. The applicant has revised their plans and has returned to the Landmarks Board for further review of the details.
2. Staff has reviewed the plans and believes the proposed changes are consistent with the Commercial Street Design Guidelines and Secretary of Interiors Standards for Rehabilitation.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
439 & 445 E. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

2. The historic character of a property will be retained and preserved. The removal of historic material or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
2. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
9. New addition, 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 historic integrity of the property and its environment.

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
439 & 445 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

The architectural survey that was completed on 439 E. Commercial stated the following:

This building is a two story masonry load bearing structure. It has wood floors throughout and the first floor has a wood ceiling while the second floor has a plaster and lath ceiling. Every major room has a skylight and in the corridor there is a large skylight for a total of ten skylights. The stair was approximately 7' wide. It appears the upper floors were once offices.

The exterior is very unique in that detail and ornamentation have been left off high on the façade in favor of the use of a number of cast iron columns along the front entrance.

There are three large columns which we would presume are load bearing and there are four others which appear to be ornamental only.

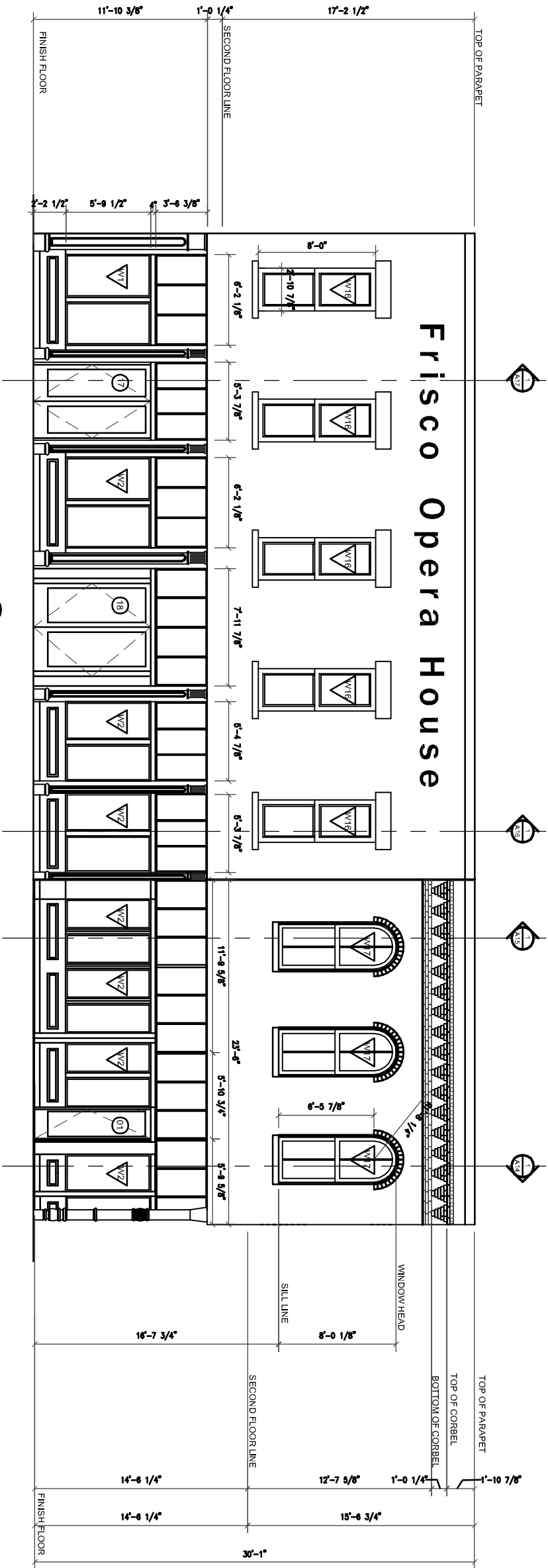
All windows on the back have been blocked up with plywood, but remain essentially in the same shape as the original. It is interesting to note that the windows on the back have an arched lintel and the windows on the front have a straight lintel. The heating and electrical systems appear to be adequate and are in fair condition.

Statement of documented architectural significance: This building is unique in its use of skylights and the iron columns on the storefront. Also note that frieze and cornice details have been left off in favor of detail at street level.

The architectural survey that was completed on 445 E. Commercial stated the following:

This building is a two story masonry load bearing structure. The basement has stone foundation walls and a concrete floor slab. The remaining floors are framed with wood and have wood decking. The first floor appears to have a gypsum ceiling and the second floor has no ceiling. The exterior has a unique frieze detail which continues around the side. The second floor windows are wood and have been closed in. The original storefront has been replaced with a modern aluminum and glass front. Even though the front has been remodeled, the original cast iron corner column still remains. The back of the building appears to have been rebuilt with concrete block. The mechanical and electrical systems have been rebuilt and appear to be in very good condition. Some differential settlement was noted in structure but appears stable at present.

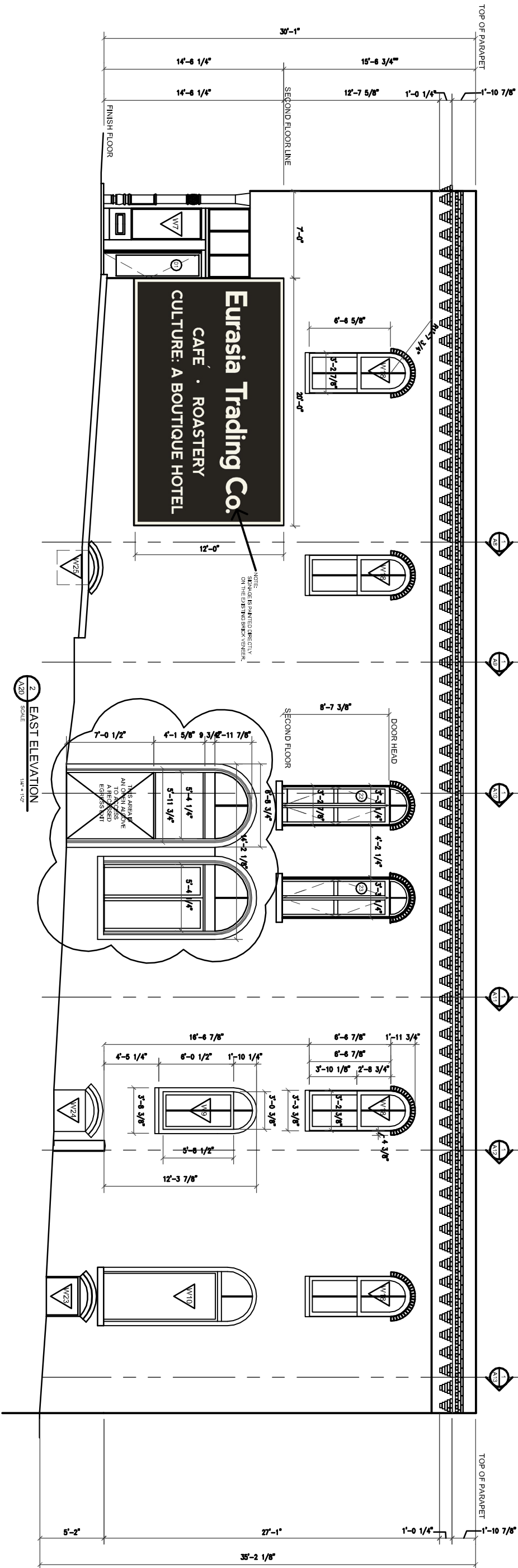
Statement of documented architectural significance: This structure is similar to other in the area in construction technology and materials. The frieze detail has been used on very few other buildings on the street.



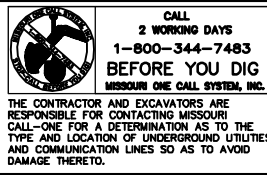
1 SOUTH ELEVATION
SCALE
1/4" = 1'-0"

General Note:

- The windows and doors shown in these elevations are consistent with the Certificate of Appropriateness of Decision No. CS11-5 as follows:
- On the South elevation, make renovations to both 1st floor storefronts including moving entry ways and doors, making material changes to the sills (brick and wood), changing transoms, etc...; Changes shall restore the existing storefront to a primarily wood frame material shown on the elevations.
 - The windows and doors shown in these elevations have been restored to match the existing window and door styles. They are not enlarged or reduced in size with the exception of door number 34. That opening has been enlarged to provide an exit onto a public way at grade level which is required to comply with express regulations in the IBC 2006 code.
 - This elevation shows where window number 10 has been converted to match the size of a door. It is a window and it does match the original size of the building. (see item number 5 of the Certificate of Appropriateness).
 - All windows and storefront glazing on both buildings are being replaced with wood frames and insulated glass products. All windows will be custom made to fit the existing masonry openings. Gilt styles will match the original windows. Brick moldings will match the original. (see item number 6 of the Certificate of Appropriateness).
 - All doors will be wood construction, custom made to fit existing masonry openings and match original styles.

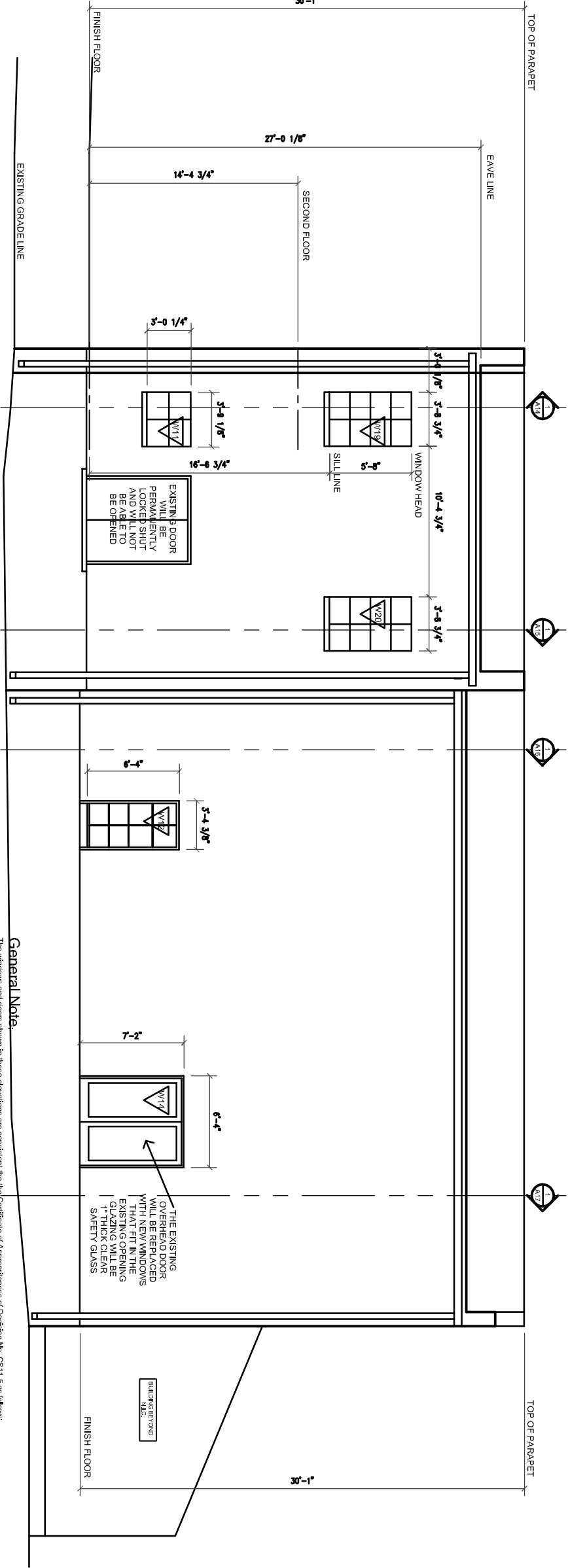


2 EAST ELEVATION
SCALE
1/4" = 1'-0"



Project: REMODEL FOR THE EURASIA TRADING COMPANY
445 E. COMMERCIAL STREET
SPRINGFIELD MISSOURI 65802

Architectural Resource Center
Planning ...
To Build the Kingdom
David K. Damron
Missionary Architect
1640 N. Booneville Ave
Springfield, MO 65803
Tel: 417-861-8352
Fax: 417-868-8397
E-mail: davidkdamron@aol.com
sheet A20
20 of 22
Revision Number: TWO
Date: 04/05/2012

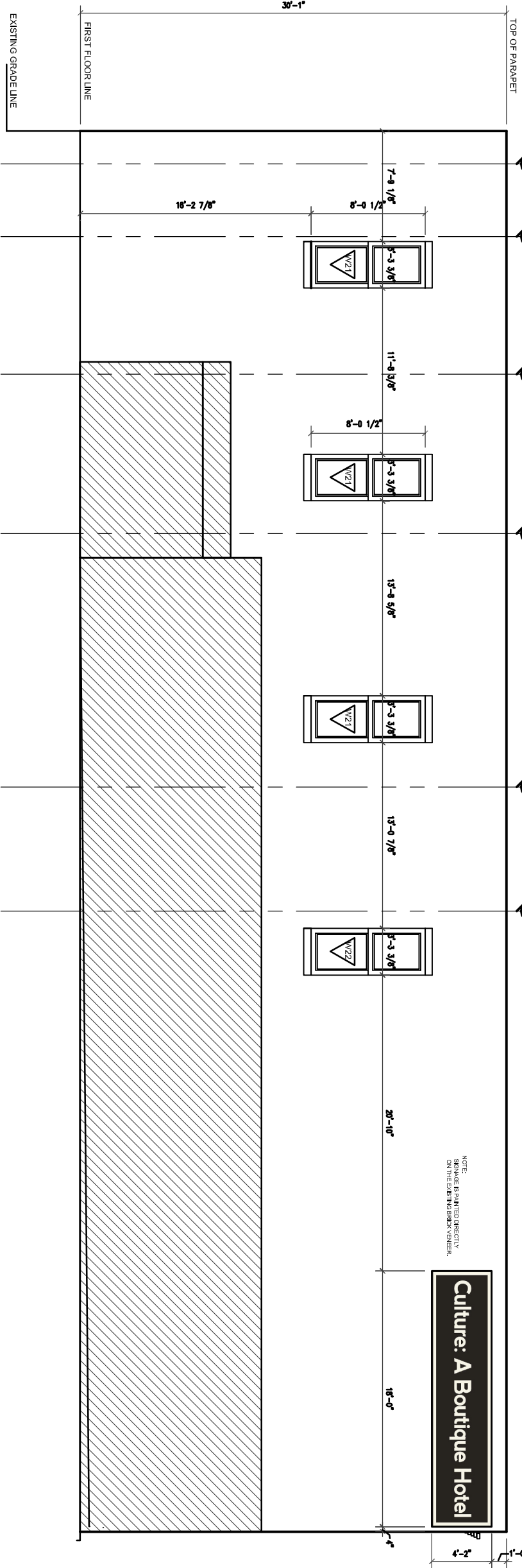


1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

- General Note:**
- The windows and doors shown in these elevations are consistent with the Certificate of Appropriateness of Decision No. CS11-5 as follows:
- On the South elevation, make renovations to both 1st floor storefronts including moving entry ways and doors, making material changes to the sills (brick and wood), changing transoms, etc.. Changes shall restore the existing storefront to a primarily wood wood frame material shown on the elevations.
 - The windows and doors shown in these elevations have been restored to match the existing window and door styles. They are not enlarged or reduced in size with the existing door number 34. That opening has been enlarged to provide an exit onto a public way at grade level which is required to comply with egress regulations in the IEBC 2006 code.
 - The elevation shows where window number 10 has been converted to match the size of a door. It is a window and it does match the original size of the building. (see item number 6 of the Certificate of Appropriateness)
 - All windows and storefront glazing on both buildings are being replaced with wood frames and insulated glass products. All windows will be custom made to fit the existing masonry openings. Glazing styles will match the original windows. Brick moldings will match the original. (see item number 6 of the Certificate of Appropriateness).
 - All doors will be wood construction, custom made to fit existing masonry openings and match original styles.

NOTE:
SHAWNEE IS PAINTED DIRECTLY
ON THE EXISTING BRICK VENEER.

Culture: A Boutique Hotel



2 WEST ELEVATION
SCALE 1/4" = 1'-0"



THE CONTRACTOR AND EXCAVATORS ARE RESPONSIBLE FOR CONTACTING MISSOURI CALL-ONE FOR A DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AND COMMUNICATION LINES SO AS TO AVOID DAMAGE THERE TO.

CALL
2 WORKING DAYS
1-800-344-7483
BEFORE YOU DIG
MISSOURI ONE CALL SYSTEM, INC.

Project:
REMODEL FOR THE EURASIA TRADING COMPANY
445 E. COMMERCIAL STREET
SPRINGFIELD MISSOURI 65802

Architectural
Resource
Center

Planning ...
To Build the Kingdom

David K. Damron
Missionary Architect



1640 N. Boonville Ave
Springfield, MO 65803
Tel: 417-861-8352
Fax: 417-868-8397
E-mail: david@damron@aol.com

sheet A 21

21 of 22

Revision
Number: ONE

Date: 04/02/2012



LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: April 12, 2012

PROPOSAL:

1. Repair and replace elements of the front porch in-kind to the original.
2. On the west (rear) elevation, construct an enclosure over the existing basement stairs and back porch stairs with materials in-kind to the original and with the slope of the roof to mimic the existing house (see attached elevations and narrative).
3. In the rear yard, install a new carport over a concrete pad made of metal tubing and a flat tin roof.

BACKGROUND:

LOCATION: 1115 N. Jefferson Avenue

HISTORIC DESIGNATION: Historic site – Magee House

APPLICANT: Dorthella J. Patrick-Cary

RECOMMENDATION:

Staff recommends **approval** of this request with more information on the style and material for the new window and door on the addition.

FINDINGS:

1. The house at 1115 N. Jefferson Avenue is considered a contributing structure in

the Midtown National Historic District.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
Historic Site
1115 N. Jefferson

APPLICANT'S PROPOSAL:

The applicant is requesting to repair and replace elements of the front porch that are deteriorated, construct a new carport in the rear yard and construct a new enclosure over the existing back porch basement stairs.

APPEARANCE OF THE HISTORIC SITE WITH THE PROPOSED CHANGES:

The existing appearance of the historic structure will not be significantly altered by the proposed rehabilitation.

STAFF COMMENTS:

1. Besides more information on the window and door, the proposed exterior alterations meet the intent and standards of the Secretary of Interior/National Park Service and the Midtown Design Guidelines.
2. Staff believes that the carport should be considered a removable feature and will not be easily viewed if located in the rear yard.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
Historic Site
1115 N. Jefferson

ZONING ORDINANCE

The Board has the authority to approve or disapprove the proposed application. A building permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the building permit.

SECRETARY OF THE INTERIOR'S STANDARDS:

The following standards would apply to the proposed application:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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 massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
Historic Site
1115 N. Jefferson

1. The house was constructed around 1895.
2. The site was nominated to the local historic register by City Council on March 26, 1990.
3. The brief description of the local nomination for the Magee House states:

The house is a one and one-half story house with simple Queen Anne details. There is a decorative bargeboard on the projecting gable on the front elevation. The first floor window of the projecting gable has small square panes of stained glass trimming a larger pane of clear glass in the upper sash. The porch has Tuscan columns.



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.

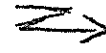
1. That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut 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.

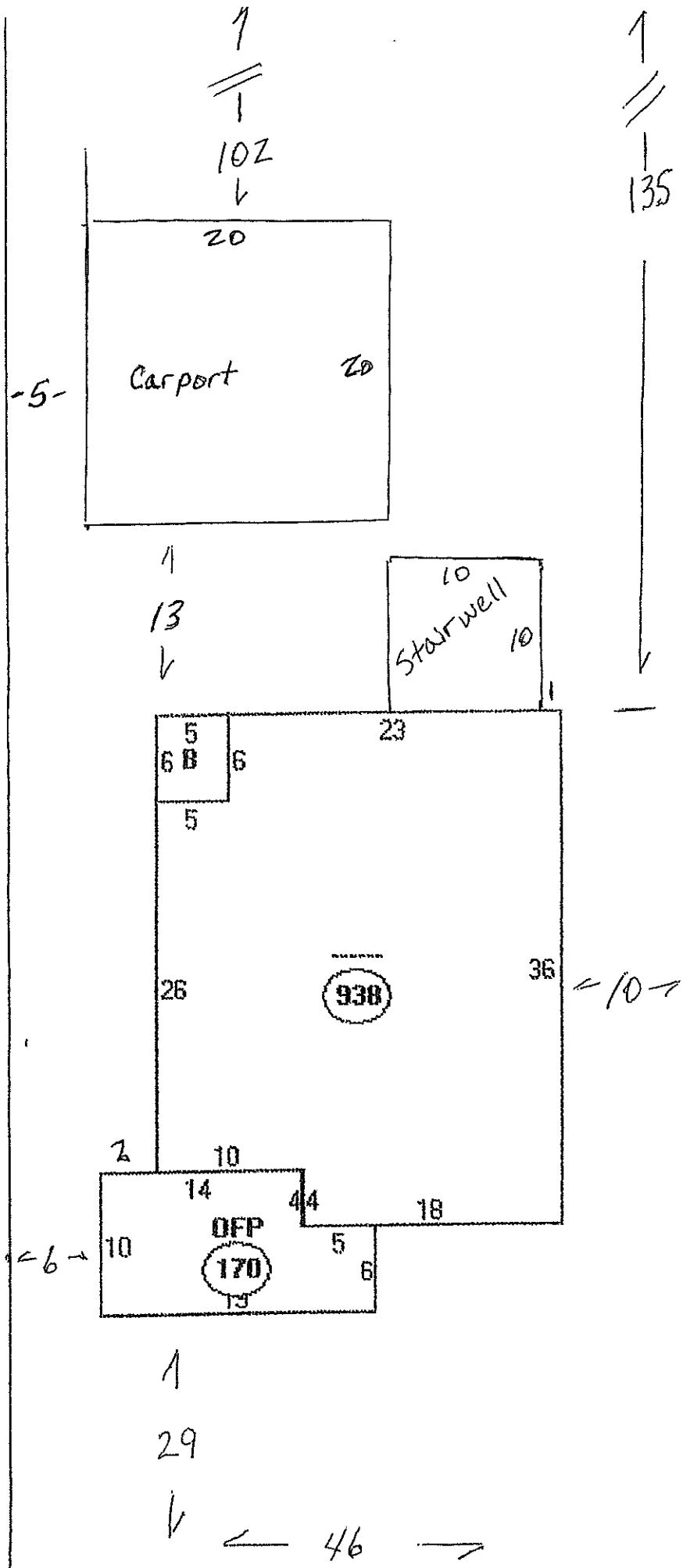
We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application and understand that, if approved, all work must be done under a building permit issued by the Department of Building Development Services. Approval of this application 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:

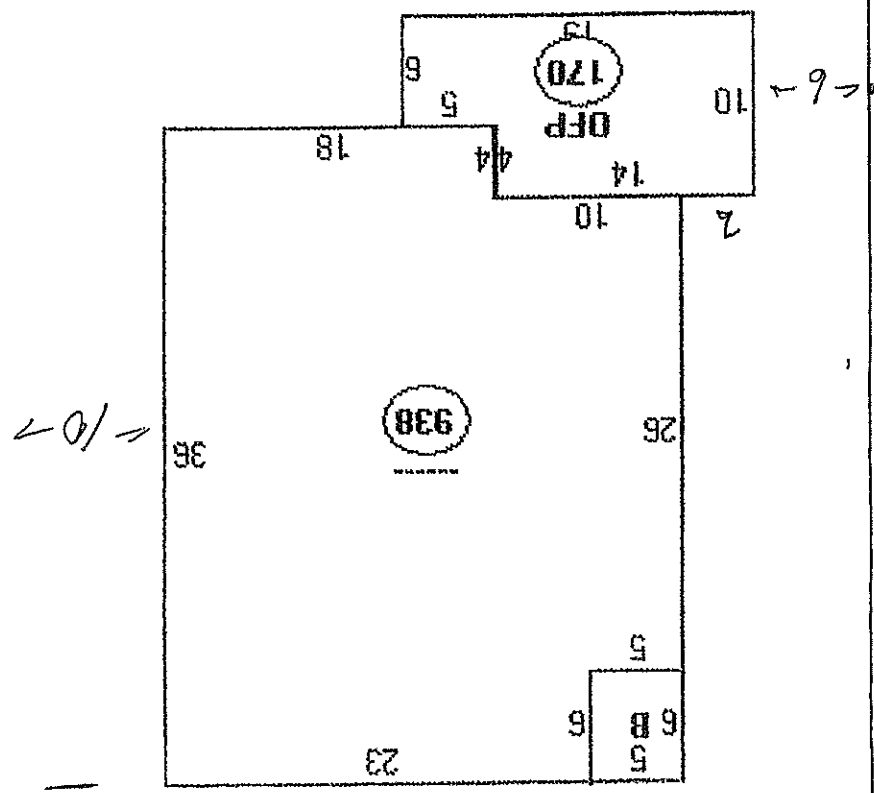
Please type or print name(s) clearly:



1115 N Jefferson



1
29
1
46



135
135

1115 N Jefferson

Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

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

The front porch of the property is decaying and in need of repair. The decking needs replacing and the porch is sagging. All work and materials will conform to the original

The back exterior stair enclosure will conform to the house with like siding and roofing material. The slope of the enclosure roof will mimic that of the house. The enclosure will help prevent run off from entering the basement.

The proposed carport will consist of a concrete pad, metal tube posts and a flat tin roof

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.)

Replace existing steps from Living area
to unfinished basement and enclose,
also; build new covered parking,
also repair front porch

The enclosure will be sided with the same
siding as the house and the roofing will
be the same as the house

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

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:

1115 N Jefferson Ave

2. APPLICANT:

Name(s): D J Carey

If corporation: Corporate official: _____

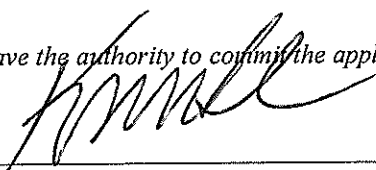
(corporate seal)

Mailing address: 149 Yellow Rose Zip Code: 65742

Telephone number: 753-7595 Fax number: _____

e-mail: DNDNAL@gmail.com

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

Name: Ken Helm Signature: 

Address: 3305 SHWY 125 65742 Telephone: 693-7546 Fax: _____

e-mail: KWhelm@aol.com

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: 4-5-2012

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

Application for Certificate of Appropriateness

Re: 1115 North Jefferson

April 6, 2012

Property Owner: D J Carey
Mailing address: 149 Yellow Rose
Rogersville, MO 65742
Phone: (Home) 753-7595
(Cell) 343-4001
(Work) 895-7859

E: Mail DNDNAL@Gmail.com

To Whom It May Concern:

Having purchased this property recently, I intend to make this my home in the near future. After several months of searching, I finally found this place and I'm excited at the possibilities! I had been hoping to find a unique home such as this and in this vicinity as my work is nearby and my son will be attending Central Hi

I am requesting approval for the proposed improvements for the following reasons: the front covered porch is in need of repair. I plan to replace the existing decking and reinforce the sagging porch covering. There will be no changes other than replacing what needs to be done. My understanding is that this aspect would normally only need administrative approval.

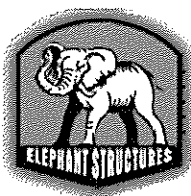
Secondly, I would like to enclose the rear stairway. There are several reasons I feel this is necessary: one is that it will prevent rain water from entering the basement as it does currently; next, it will add a measure of security to the back area in that there is direct access to both the basement door and the living area door at the present time which the enclosure would solve. Lastly, I plan to use the basement as a storm shelter during violent weather and the enclosure would give me weather tight access to that shelter.

Lastly, I am requesting the carport in order to have some weather protection for my vehicles and for our persons.

Thank you very much for your kind consideration to my requests. Rest assured that I understand the unique appeal of this area and it is one of the major reasons I sought to relocate to this neighborhood.

Sincerely Yours,

D J Carey



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Order by Photo
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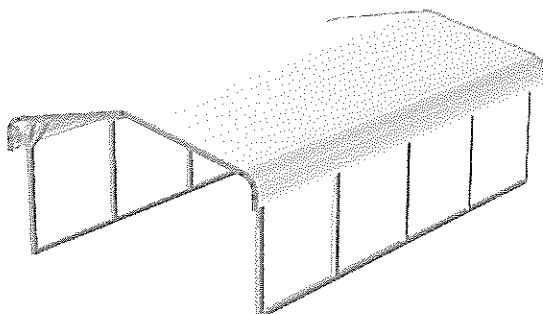
Use Elephant Structures' CARPORT.COM's online builder to design and price custom *Metal Carports, Metal Garages, Metal Barns*, and other *Steel Buildings*! Order online using our BuildID™ system and get free installation & delivery or get a discount when you order a Carport Kit! Call us at 855-CAR-PORT (855-227-7678) for an instant carport quote!

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For accurate carport and carport kit pricing, please make sure to enter your zip code below. When you are ready to get started building your new carport or metal garage, simply press the Green button above. The proprietary BuildID system allows you to change the width, length, height, roof style, and more in real-time. If you have any questions, please give us a call at (855) 227-7678.

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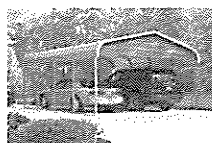
Elephant Structures' patent-pending BuildID system allows you to share carport and building designs easily with your friends and family. Simply copy and paste an ID code from a previous build and your building will be populated for your continued customization.

Reset
Next Step >



LOOKING FOR IDEAS? CHECK US OUT!

GALVANIZED STEEL FRAMES
GARAGES, CARPORTS, & BARNS



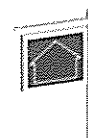
SHOP CARPORT KITS



SHOP METAL BARNs



SIGN-UP FOR PROMOTIONS



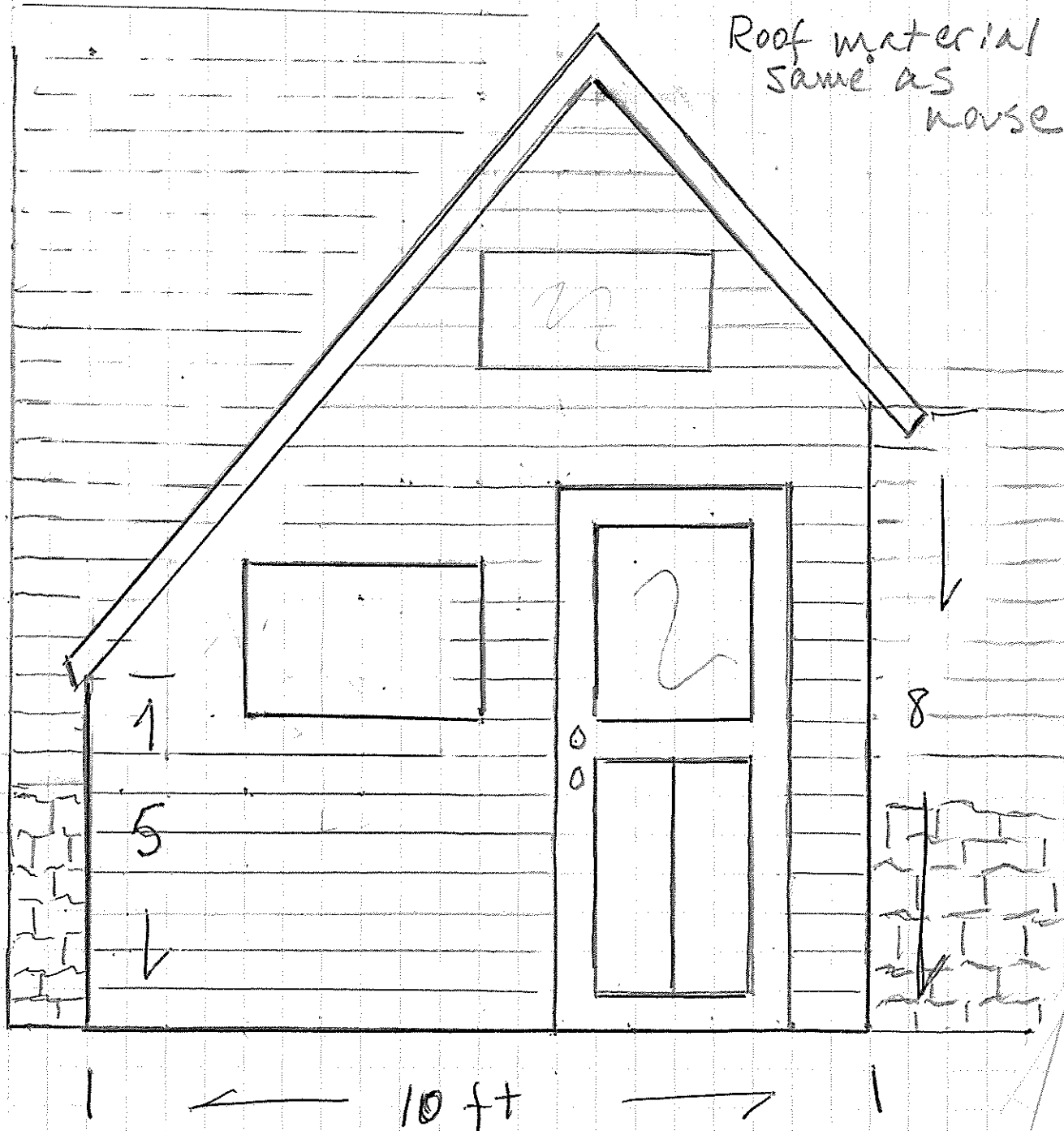
BUILD YOUR STRUCTURE

1115 N Jefferson

West side of enclosed
stair well

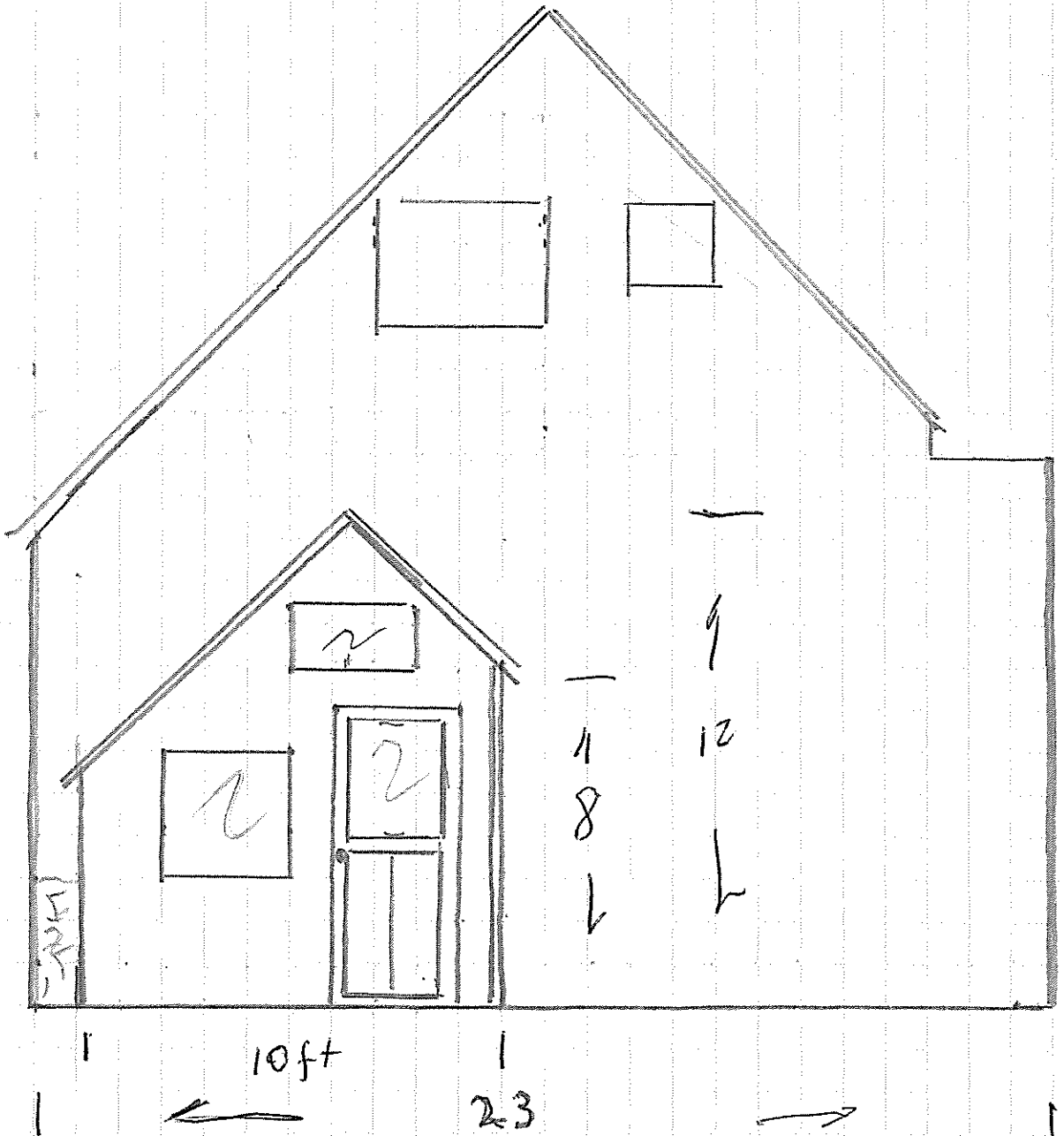
roofline to parallel that of house

Siding same as house



1115 N Jefferson

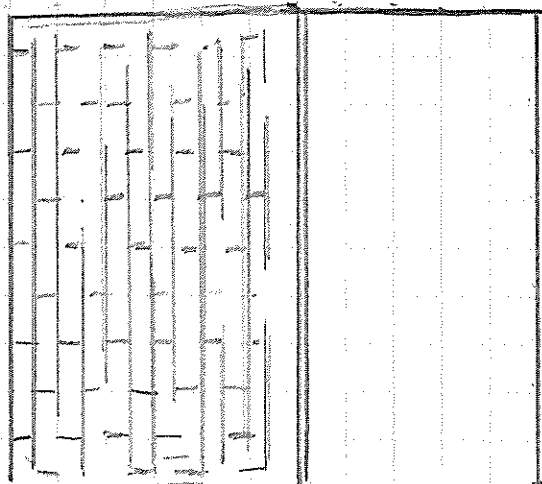
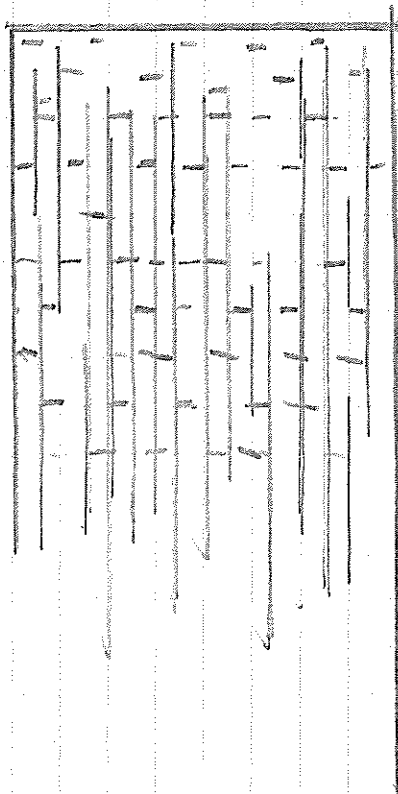
west elevation of property showing proposed
addition completed



1115 N Jefferson

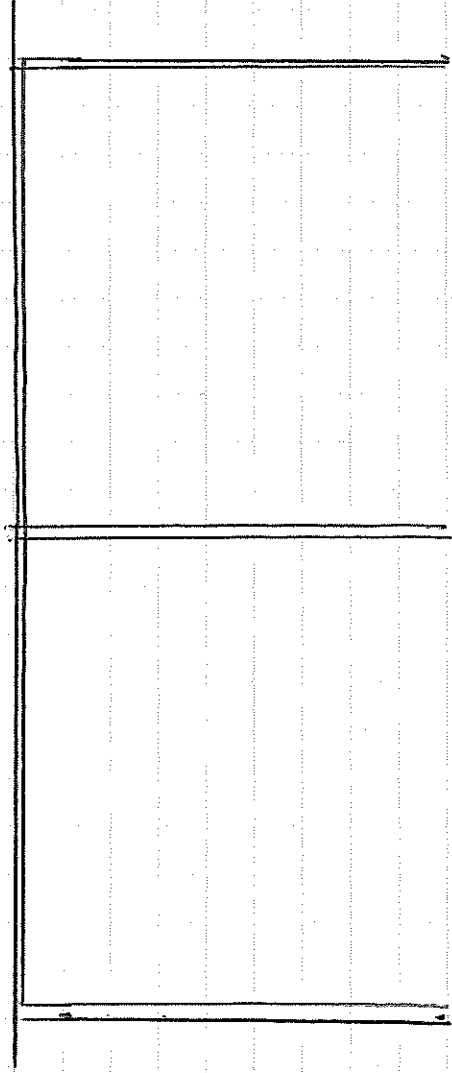
nd North side elevation
Shows view of
addition against house

Similar roofing, pitch
& siding



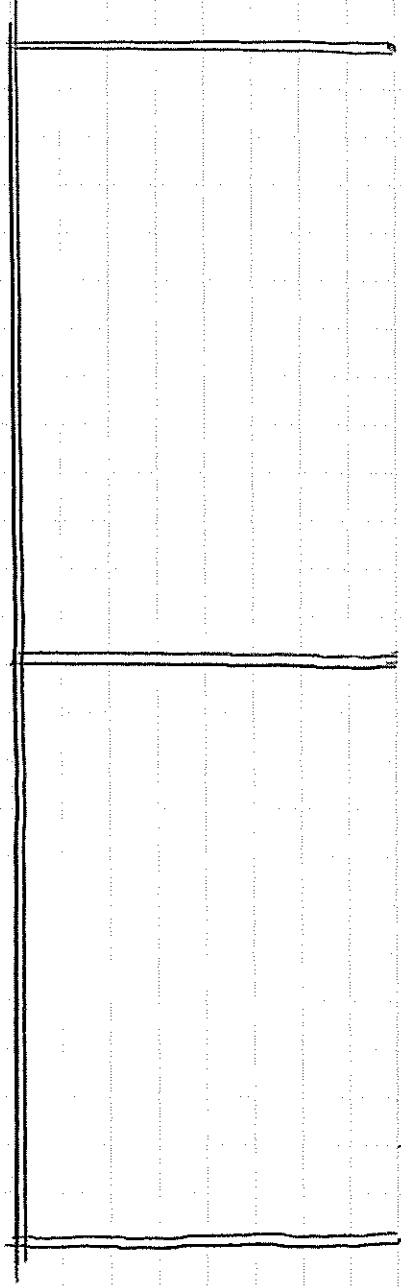
1115 N Jefferson

car port elevations



from west

20' →



from north

25' →



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:

Allen Carson

4-19-12

Please type or print name(s) clearly:

Allen Carson

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:

154 Park Central Square

2. APPLICANT:

Name(s): Ozarks Charitable Real Estate Foundation

If corporation: Corporate official: Brian Fogle, President

(corporate seal)

Mailing address: 425 E. Trafficway Zip Code: 65806

Telephone number: 417-864-6199 Fax number: 417-864-8344

e-mail: bfogle@ozarks.org

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

Name: Allen Casey Signature: Allen Casey

Address: 205 Park Central East Telephone: 869-3300 Fax: 869-1996

e-mail: acasey@caseyarchitecture.com

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)
- ☐ Awnings (2, 3, 4 or 5, 6)
- ☐ Building Relocation (1, 2, 3, 7)
- ☐ Demolition (1, 2, 3, 7)
- ☐ Door (2, 3, 4 or 5, 6)
- ☐ Fence (1, 2, 3, 5)
- ☐ Gutting (2, 3, 4 or 5, 6)

- ☐ Handicapped Ramp (1, 2, 3)
- ☐ New Construction (1, 2, 3, 7)
- ☐ Parking (1, 3)
- ☐ Porch (1, 2, 3)
- ☐ Retaining Wall (1, 2, 3)
- ☐ Roof-New (3, 4 or 5, 7)
- ☐ Re-roof (3, 4)

- ☐ Sidewalk (1, 3)
- ☐ Siding (3, 4 or 5)
- ☐ Sign (1, 2, 3, 6)
- ☒ Window (2, 3, 4 or 5, 6)
- ☐ Archeological Site (1, 3, 8)

☒ Other (Specify) glazing

- 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.)

We are requesting approval to use Solarban XLR (2) + clear/clear glazing in lieu of Solarban 60 as previously reviewed and approved.

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.

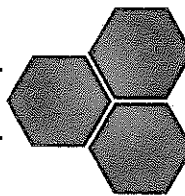
WHY PROPOSED WORK SHOULD BE APPROVED

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.)

Solarban 70XL is a clear glazing (see product sample) product similar to Solarban 60. Solarban 70XL used in conjunction with 2 panes of clear glass laminated together for the interior lite gives the History Museum the best protection from fading and deterioration of their displays.

INSULITE GLASS COMPANY

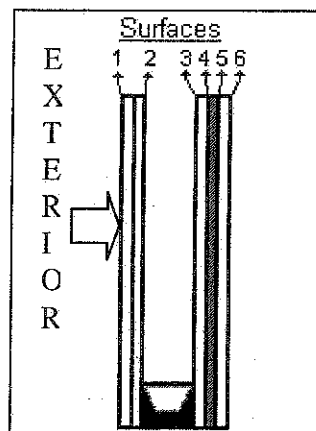


LAMINATED I.G. UNIT GLASS PERFORMANCE SPECIFICATIONS

Date: March 21, 2012
Customer: CASEY ARCHITECTS
Contact: HEATHER
Project:

Make-up:

1/4" CLEAR SB70XL (2)
1/2" AIRSPACE
1/4" CLEAR
.090 CLR PVB
1/4" CLEAR



Transmittance

Visible Light:	68%
Solar Energy:	26%
Ultra Violet:	<1%

Reflectance

Visible Light (Exterior)	12%
Visible Light (Interior)	12%
Solar Energy:	52%

ASHRAE U-Value

Winter Nighttime:	.28
Summer Daytime:	.26

<u>Shading Coefficient:</u>	.34
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<u>Solar Factor (SHGC):</u>	.30
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