



LANDMARKS BOARD

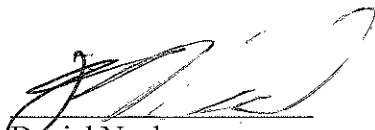
CITY OF SPRINGFIELD
P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
417-864-1031

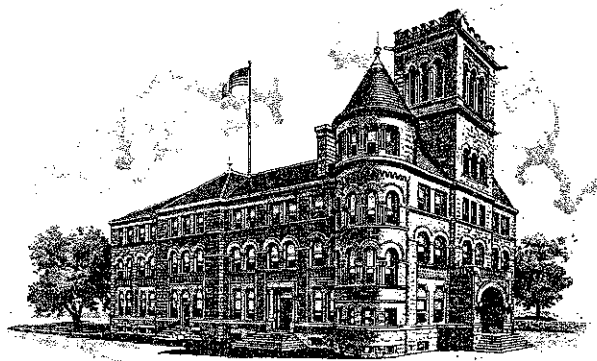
City of Springfield

INTEROFFICE MEMORANDUM

DATE: August 16, 2012
RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **August 22, 2012**.
No tour is being offered.


Daniel Neal
Senior Planner



CITY HALL

LANDMARKS BOARD

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

August 22, 2012
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

- | | | |
|--|------|---|
| | I | Roll Call |
| DAVID ESUCK
<i>Historian Representative</i>
Chair | II | Minutes
None |
| CYNTHIA LIPSCOMB
<i>Architect and Walnut St. Representative</i>
Vice-Chair | III | Unfinished Business |
| | | A. Certificate of Appropriateness |
| | | 1. 205 W. Commercial Street: Remove storefront glass and board up storefront. |
| | | B. Certified Local Government Review |
| | | None |
| | | C. Pre-Application Review |
| | | None |
| LEN EAGLEBURGER
<i>At Large Representative</i> | IV | New Business |
| DAVID MAGGARD
<i>At Large Representative</i> | | A. Certificates of Appropriateness |
| | | None |
| LAUREL BRYANT
<i>Real Estate Representative</i> | | B. Certified Local Government Review |
| | | None |
| ANN BAYLIFF
<i>At Large Representative</i> | | C. Pre-Application Review |
| TODD SMITH
<i>At Large Representative</i> | | None |
| MONICA STEGALL
<i>Commercial St. Representative</i> | 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 |
| | | D. Administrative approval of C of A's |
| | | None |
| | VII | Any other matters that fall under the jurisdiction of the Board |
| | | 1. Discuss the Landmarks Board/MSU Historic Preservation Workshop. |
| | VIII | Adjournment |

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



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: July 30, 2012

BACKGROUND:

LOCATION: 205 W. Commercial Street

APPLICANT: Jim Murrow

PROPOSAL:

1. Remove storefront glass and board up storefront as shown on attached elevation.

RECOMMENDATION:

The request be **denied**.

FINDINGS:

1. The building at 205 W. Commercial Street has been cited as a dangerous building for boarded up windows without a building permit.
2. The request is inconsistent with the Secretary of Interior Standards for Rehabilitation and Commercial Street Design Guidelines.

STAFF CONTACT:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
205 W. Commercial

APPLICANT’S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to remove glass and board up the storefront (see attached elevation).

STAFF COMMENTS:

1. The Commercial Street Design guidelines state, “Proposed design changes to the storefronts, especially the first floors, should evolve out of careful examination of the elements of the building, and research into the original treatment of its exterior. Many of the buildings have been photographed, and if not, building of similar period and character can provide a model.” The Secretary of Interior’s Standards for Rehabilitation guidelines state, “the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided.” Staff believes both the Secretary of Interior’s Standards for Rehabilitation and Commercial Street Design Guidelines do not support the proposed boarding up of the storefront unless to preserve the existing storefront. The National Park Service has a Preservation Brief that particularly discusses mothballing a historic structure (see attached Preservation Brief #31)
2. Staff requires the Secretary of Interior’s Standards for Rehabilitation Guidelines for all methods used (both removal and replacement) during this project.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
205 W. 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.

PRESERVATION BRIEF #11 (<http://www.cr.nps.gov/hps/tps/briefs/brief11.htm>):

Rehabilitating Wooden Storefronts

The key to the successful rehabilitation of wooden storefronts is a careful evaluation of existing physical conditions. Moisture, vandalism, insect attack, and lack of maintenance can all contribute to the deterioration of wooden storefronts.

Paint failure should not be mistakenly interpreted as a sign that the wood is in poor condition and therefore irreparable. Wood is frequently in sound physical condition beneath unsightly paint. An ice pick or awl may be used to test wood for soundness--decayed wood that is jabbed will lift up in short irregular pieces; sound wood will separate in long fibrous splinters.

Repair and Replacement of Wood

Storefronts showing signs of physical deterioration can often be repaired using simple methods. Partially decayed wood can be patched, built up, chemically treated or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life.

To repair wood showing signs of rot, it is advisable to dry the wood; carefully apply a fungicide such as pentachlorophenol (a highly toxic substance) to all decayed areas; then treat with 2 or 3 applications of boiled linseed oil (24 hours between applications). Afterward, fill cracks and holes with putty; caulk the joints between the various wooden members; and finally prime and paint the surface.

Partially decayed wood may also be strengthened and stabilized by consolidation, using semirigid epoxies which saturate porous decayed wood and then harden. The consolidated wood can then be filled with a semirigid epoxy patching compound, sanded and painted. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Where components of wood storefronts are so badly deteriorated that they cannot be stabilized, it is possible to replace the deteriorated parts with new pieces. These techniques all require skill and some expense, but are recommended in cases where decorative elements, such as brackets or pilasters, are involved. In some cases, missing edges can be filled and rebuilt using wood putty or epoxy compounds. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair.

Repainting of Wood

Wooden storefronts were historically painted to deter the harmful effects of weathering (moisture, ultraviolet rays from the sun, wind, etc.) as well as to define and accent architectural features. Repainting exterior woodwork is thus an inexpensive way to provide continued protection from weathering and to give a fresh appearance to the storefront.

Before repainting, however, a careful inspection of all painted wood surfaces needs to be conducted in order to determine the extent of surface preparation necessary, that is, whether

the existing layers of paint have deteriorated to the point that they will need to be partially or totally removed prior to applying the new paint.

As a general rule, removing paint from historic exterior woodwork should be avoided unless absolutely essential. Once conditions warranting removal have been identified, however, paint can be removed to the next sound layer using the gentlest method possible, then the woodwork repainted. For example, such conditions as mildewing, excessive chalking, or staining (from the oxidization of rusting nails or metal anchorage devices) generally require only thorough surface cleaning prior to repainting. Intercoat peeling, solvent blistering, and wrinkling require removal of the affected layer using mild abrasive methods such as hand scraping and sanding. In all of these cases of limited paint deterioration, after proper surface preparation the exterior woodwork may be given one or more coats of a high quality exterior oil finish paint.

On the other hand, if painted wood surfaces display continuous patterns of deep cracks or if they are extensively blistering and peeling so that bare wood is visible, the old paint should be completely removed before repainting. (It should be emphasized that because peeling to bare wood--the most common type of paint problem--is most often caused by excess interior or exterior moisture that collects behind the paint film, the first step in treating peeling is to locate and remove the source or sources of moisture. If this is not done, the new paint will simply peel off.)

There are several acceptable methods for total paint removal, depending on the particular wooden element involved. They include such thermal devices as an electric heat plate with scraper for flat surfaces such as siding, window sills, and doors or an electric hot-air gun with profiled scraper for solid decorative elements such as gingerbread or molding. Chemical methods play a more limited, supplemental role in removing paint from historic exterior woodwork; for example, caustic or solvent-base strippers may be used to remove paint from window muntins because thermal devices can easily break the glass. Detachable wooden elements such as exterior shutters, balusters and columns, can probably best be stripped by means of immersion in commercial dip tanks because other methods are too laborious. Care must be taken in rinsing all chemical residue off the wood prior to painting or the new paint will not adhere.

Finally, if the exterior woodwork has been stripped to bare wood, priming should take place within 48 hours (unless the wood is wet, in which case it should be permitted to dry before painting). Application of a high quality oil type exterior primer will provide a surface over which either an oil or latex top coat can be successfully used.

Designing Replacement Storefronts

Where an architecturally or historically significant storefront no longer exists or is too deteriorated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape. For example, just because upper floor windows are arched is not sufficient justification for designing arched openings for the new storefront. The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided. The guidelines on page 8 can assist in developing replacement storefront designs that respect the historic character of the building yet meet current economic and code requirements.

Guidelines for Designing Replacement Storefronts

1. **Scale:** Respect the scale and proportion of the existing building in the new storefront design.
2. **Materials:** Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
3. **Cornice:** Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
4. **Frame:** Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
5. **Entrances:** Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be

recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.

6. **Windows:** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.

7. **Secondary Design Elements:** Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

A restoration program requires thorough documentation of the historic development of the building prior to initiating work. If a restoration of the original storefront is contemplated, old photographs and prints, as well as physical evidence, should be used in determining the form and details of the original. Because storefronts are particularly susceptible to alteration in response to changing marketing techniques, it is worthwhile to find visual documentation from a variety of periods to have a clear understanding of the evolution of the storefront. Removal of later additions that contribute to the character of the building should not be undertaken.

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
205 W. Commercial

ARCHITECTURAL SIGNIFICANCE:

1. The Architectural Survey that was completed on this building stated the following:

The building front has been remodeled to include new windows on the first level. The entrance has ceramic tile apparently installed by one of the original tenants.... The windows on the front are different than others on Commercial Street in the sense that they are more closely spaced.

2. The narrative accompanying the Commercial Street Historic District's National Register nomination stated the following about this property:

The western portion [205 W. Commercial] was constructed between 1902 and 1910; the eastern portion [203 W. Commercial] was constructed between 1896 and 1891. The two story brick building at 201 East Commercial [at the east end] was enlarged considerably between 1902 and 1910 by a three-story addition that reiterates the fenestration and belt courses of the earlier front but deviates in the corbeled treatment of the roof line.



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:

Jim L. Morrow, OPERATING member
SAVE THE WHIS, LLC

24 AUG 2012

Please type or print name(s) clearly:

Jim L. Morrow

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:

205 W. Commercial

2. APPLICANT:

Name(s): Jim L. Murrow, operating member, Save the Walls, LLC

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 170 Crescent Drive, ^{Holister} MO Zip Code: 65672

Telephone number: 417-336-0744 Fax number: NA

e-mail: jmurrow@drury.edu

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

Name: John Woody Signature: _____

Address: 1414 S. Jefferson Springfield Telephone: 417-865-1478 Fax: _____

e-mail: _____

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

Date of discussion: _____

DAN Gerboth July 2012 ~ 5-6 July
letter of Blighted & DANGEROUS Building rec'd 21 July 2012

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.

Jim L. Murrow, operating member
Save the Walls, LLC

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) Remove unsafe glass & Reinstall is boarded up Property

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

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

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

Remove glass & cut size as shown. Board up front to paint using approved paint as approved by landmarks official. Palate

~~That~~

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.)

Dangerous Building requires Finished by 3 Sept. 2012



JOHN MOODY CONSTRUCTION COMPANY INC.

▼ 1414 S. JEFFERSON, SPRINGFIELD, MO 65807

417 ▼ 865 ▼ 1478

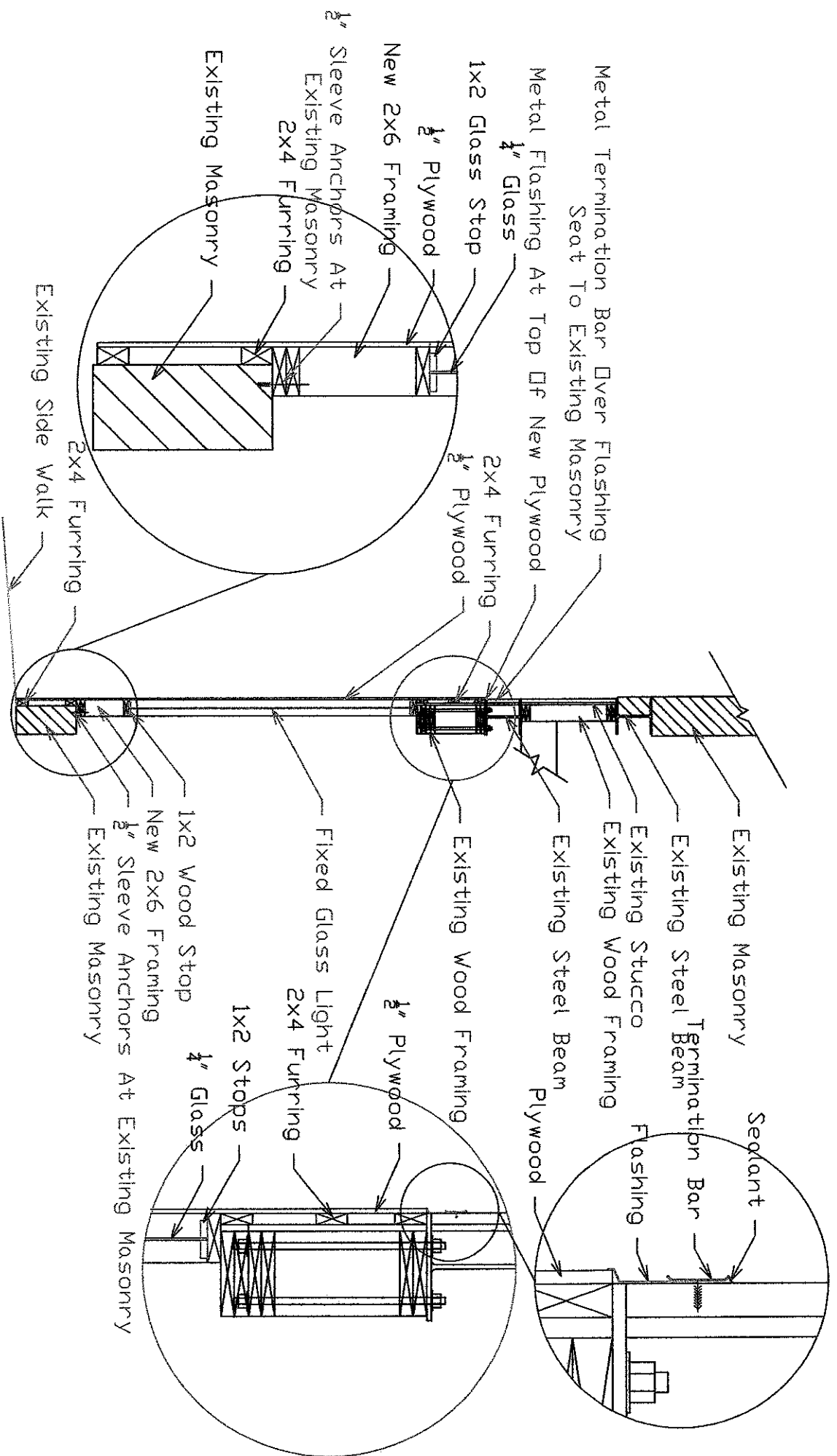
Client's Name/Address:

Name: Jim Murrow
Street: 205 W. Commercial Street
Address: Springfield, MO 65802

Name: Jim Murrow
Street: 205 W. Commercial
Address: Springfield, MO 65802
Submitted: 07/24/2012
Architect: n/a

Please review and consider this plan to remove existing glass and metal from store front, and construct a temporary lower front enclosure at above project site. Paint color to be approved by the Historic Landmark approved palate.

Jim Murrow
417-336-0744
170 Crescent Dr
Hollister, MO 65672



1 DETAIL

NTS

Alchemy..A Salon
320 E. Commercial
Springfield MO, 65803
417.864.4490

Landmarks Board,

We, Commercial Street District Merchants, Residents, and Property Owners, oppose the request made by Jim Murrow regarding the property on 205 W Commercial Street. We feel that boarding up the first level windows will detract from the improvements made by other merchants. We continue to strive, as a district, to move forward with positive improvements that will enhance public perception.

Thank you for your Consideration,

Paul Parker

Christine K. Schelling

Matha A Cooper

Phil Wick

Ann Walle

Lila Foster

Darla Stafford

Paul Cunningham

Al J. Jones

Ramona Gibson

Zimmerman

Paulette Hughes

Sadie L

Jina Loham-Decades LLC





NO
LOITERING

DANGER
KEEP OUT

203



NO
LOTTERING

BUS
STOP

BUS STOP
FOR NIGHTS AND
HOLIDAYS
ONLY