



LANDMARKS BOARD

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

City of Springfield

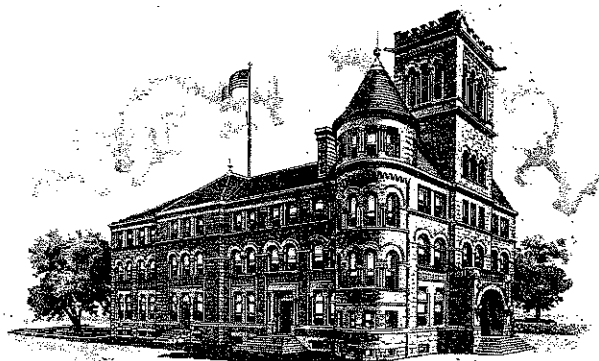
INTEROFFICE MEMORANDUM

DATE: November 29, 2012

RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **December 5, 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

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

I Roll Call

DAVID ESLICK
Historian Representative
Chair

II Minutes

November 7, 2012

CYNTHIA LIPSCOMB
Architect and Walnut St. Representative
Vice-Chair

III Unfinished Business

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

LEN EAGLEBURGER
At Large Representative

DAVID MAGGARD
At Large Representative

IV New Business

- A. Certificates of Appropriateness
 - 1. 219 W. Commercial: Install a new LED channel letter sign
 - 2. 1460 E. Walnut: Install new vinyl siding, windows, soffit, fascia, vents and trim
- B. Certified Local Government Review
None
- C. Pre-Application Review
None

LAUREL BRYANT
Real Estate Representative

ANN BAYLIFF
At Large Representative

TODD SMITH
At Large Representative

DAVID BROWN
Mid-Town Representative

V Communications

MONICA STEGALL
Commercial St. Representative

VI Reports

- A. Report on committees
 - 1. Application
 - 2. Demolition
 - 3. Historic sites and districts
 - 4. Communications
 - 5. Awards and recognition
 - 6. Design guidelines
- B. Administrative approval of C of A's
 - 1. 320 E. Commercial: Tuckpoint a portion of the storefront

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

- 1. 2013 Landmarks Board Schedule
- 2. Dangerous and Boarded Buildings

VIII Adjournment

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

MINUTES OF THE LANDMARKS BOARD

DATE: November 7, 2012

TIME: 5:30 pm

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

ROLL CALL:

APPROVAL OF MINUTES: The minutes of October 17, 2012, were approved unanimously.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. Certificate of Appropriateness:

338 E. Commercial Street: Reconstruct storefront and replace signage.

Mr. Dan Johnson, 5082 S Elizabeth Avenue, discussed how his new tenant was willing to remove the existing internally lit sign and replace it with new signage. The application proposes two new signs. The sign on the storefront will be a flat panel made of wood and painted. The second sign proposed was going to use an existing sign board on the east side of the building. Mr. Johnson explained that the existing sign board was swelling and deteriorating, but they wanted to replace it with a board of similar size and paint it as well. He also explained that they will be modifying the existing storefront to add transoms and larger windows. They will use painted wood framing and trim and panels are going to be used. Mr. Johnson referred to the photographs provided. He said that the reconstruction of the storefront was making the building view better than what is existing and they are proposing to add transoms and storefront windows similar to other buildings on Commercial Street. He also added that this design is what the Commercial Street Design Guidelines call for.

Mr. Elie Ghanem, 9186 N Sherry Lane, Strafford, commented on the paint colors and how they are reusing the materials already there. He stated that reusing the materials made the project work within his budget.

Mr. Jim DaWaliby, 3750 Hilltop Place, commented on how they could change the windows, putting the smaller windows on the bottom and have the larger windows on top.

Ms. Lipscomb and Ms. Stegall were concerned about the transom windows and how they were uneven from the adjacent building and most other buildings on Commercial Street. They indicated that it would be

more appropriate for the storefront to have full size windows; however, because that change would be cost prohibitive they were open to alternatives. It was suggested that the windows be switched to where the smaller windows were at the bottom and the larger windows on top. Mr. Eslick thought that this was a good compromise.

Mr. Johnson expressed some concerns with the proposal, but ultimately agreed to switch the smaller windows underneath the larger ones.

Ms. Lipscomb motioned to **approve** Certificate of Appropriateness for 338 E Commercial Street. Ms. Bayliff **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Lipscomb, Bryant, Bayliff, Maggard, Eagleburger, and Stegall. Nays: None. Abstain: None. Absent: Todd Smith.

Pre-Application Review:

1040 & 1046 E. Walnut Street: Construct a new apartment building and parking.

Mr. Neuber commented they would like to renovate the existing structures along Walnut Street and build a new nine (9) unit multi-family structure behind them. The renovation of 1040 E Walnut would include the interior and exterior rehabilitation and continue to be used as a four (4) unit multi-family residential unit. The structure at 1046 E. Walnut would be rehabilitated as a restaurant. Mr. Neuber mentioned that the most significant issue with this project was the lack of off-street parking. He mentioned that this site layout was their first approach to this site; however, they couldn't overcome the off-street parking issue. He stated that they would need a variance because they were five (5) parking spaces below the requirements even with providing bicycle parking which allows for a reduction in off-street parking spaces.

The Landmarks Board was also concerned with parking situation.

Ms. Lipscomb and Mr. Neal stated that off-street parking requirements were not a part of the site plan and design review, though.

Ms. Stegall mentioned her concerns with the proposed height and whether the new building would dwarf or overpower the historic ones. The rest of the board agreed that this would be another concern.

Ms. Lipscomb mentioned that the exterior building materials for the multi-family structure would need to be comparable to other structures in the district.

COMMUNICATIONS:

REPORTS:

Administrative approval of C of A's

633 West Walnut: repair and replace siding, gutters and columns in-kind to original.

The board was encouraged that the property owners decided to rehabilitate, instead of replacing the wood siding with vinyl.

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

Nominations for Chair and Vice-Chair were called and Mr. Eslick was nominated for chair and Ms. Lipscomb was nominated for vice-chair. There were no other nominations made and Mr. Eslick and Ms. Lipscomb retained their current positions.

There being no further business, the meeting was adjourned at 6:15 pm.

A handwritten signature in black ink, appearing to read 'D. Neal', written over a horizontal line.

Daniel Neal



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: November 28, 2012

BACKGROUND:

LOCATION: 219 W. Commercial Street

APPLICANT: Mike Scott

PROPOSAL:

1. Install a new internally lit LED channel lettering sign

RECOMMENDATION:

Staff recommends **approval**.

FINDINGS:

1. Guidelines state that and internally lit signs are acceptable where they do not overpower the building.
2. National Park Service Guidelines recommend the fittings should penetrate mortar joints, rather than brick.
3. The applicant appears to be locating the sign within the graphic channel.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
219 W. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to install a new LED channel letter sign (see attached exhibit).

STAFF COMMENTS:

1. While proposal meets a few of the Secretary of Interior Standards of Rehabilitation and Commercial Street Design Guidelines, there are a few guidelines and recommendations that need to be addressed by the Landmarks Board. For example, the board needs to determine whether the internally lit sign overpowers the building or adjacent buildings and the attachment method to the building is appropriate.
2. The National Parks Services and Commercial Street Design Guidelines state that internally lit signs are acceptable where they do not overpower the building. The Commercial Street Guidelines recommend signage be placed within the graphic channel which is eight (8) feet above the sidewalk to fourteen (14) feet above the sidewalk. One (1) foot projection of the sign perpendicular to the building is recommended. Variations, due to conditions, may be appropriate, but are subject to the District Review Board's approval.
3. After review of Preservation Brief #25 and the building, staff believes that the internally lit sign does not overpower the historic structure or surrounding buildings and is within the graphic channel. Staff would recommend that any attachments to the building made through the mortar joints and not the brick as recommended by the National Parks Service.

PRESERVATION BRIEF #25 (<http://www.nps.gov/history/hps/tps/briefs/brief25.htm>):

New Signs and Historic Buildings

Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings.

Determining what new signs are appropriate for historic buildings, however, involves a major paradox: Historic sign practices were not always "sympathetic" to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs--their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

The following points should be considered when designing and constructing new signs for historic buildings:

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
219 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.
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
219 W. Commercial

ARCHITECTURAL SIGNIFICANCE:

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

The building looks as though it is two-story construction but inside the second floor has minimal headroom. It is the only structure on Commercial Street that has such a plan. The second floor was probably used for hay storage, etc. during its original use as a livery stable.

2. The National Register nomination for this building stated the following:

[The building was] constructed after 1910 and before 1951. The design is distinguished by roof line corbeling—a carry-over from Victorian commercial architecture of the last quarter of the 19th century—and symmetrical fenestration; the ground floor has been modified.



<i>Office Use Only</i>	
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:

Mike Scott

11/20/12

Please type or print name(s) clearly:

MIKE SCOTT

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:

219 Commercial St.

2. APPLICANT:

Name(s): MIKE SCOTT FOR KEN TREAT

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 2605 N. KANSAS EXP. Zip Code: 65803

Telephone number: 417/862-1778 Fax number: 417/865-9237

e-mail: KTREAT@HRBLOCK.COM

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

Name: MIKE SCOTT Signature: Mike Scott

Address: 3160 W. KEARNEY ST. Telephone: 417/862-1778 Fax: 417/865-9237

e-mail: MSCOTT@SIGNLINK.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 | 5-Product literature |
| 2-Elevations | 6-Drawing |
| 3-Photographs | 7-Exhibit C-Why proposed work should be approved |
| 4-Sample of materials to be used | 8-State Historic Preservation Officer Comments |

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

FURNISH & INSTALL (1) SET OF MED CHANNEL LETTERS. "H & R BLOCK"
ATTACHED LETTERS ON BUILDING WITH RACEWAY MOUNTING.
NO CHANGES TO EXTERIOR FACADE OR STRUCTURE.

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

Exhibit C.

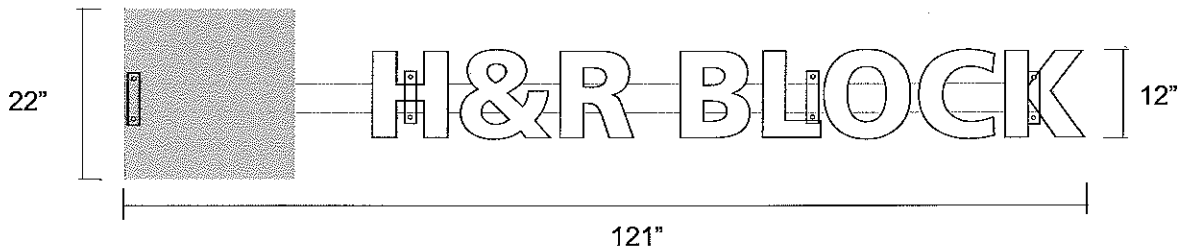
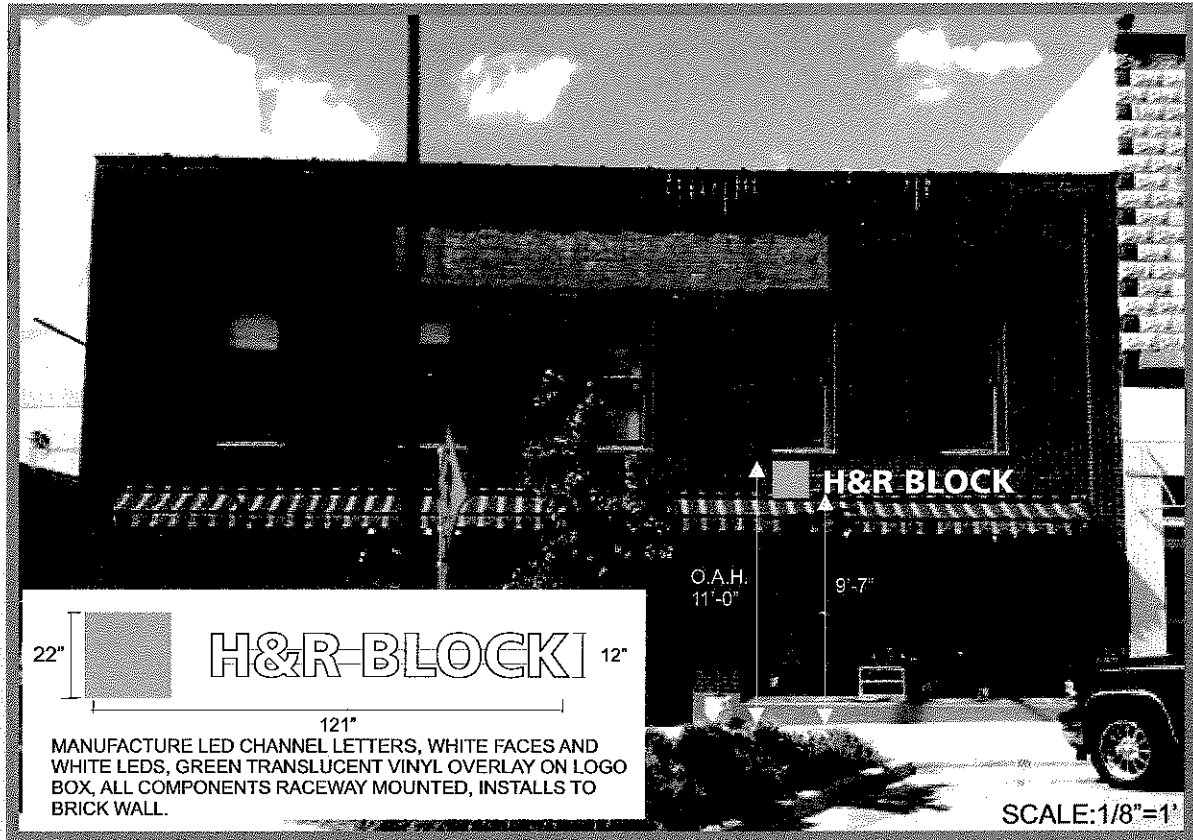
WHY PROPOSED WORK SHOULD BE APPROVED

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

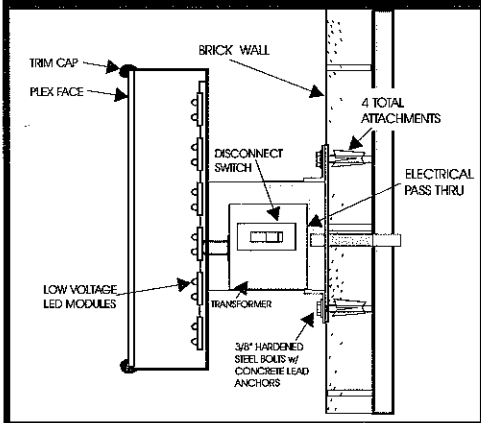
When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

THE LOCATION IS CURRENTLY USED AS OFFICE / ANTIQUE STORE. THERE ARE NO CHANGES TO THE FACILITY AND THE USE IS OFFICE TAX PREPARATION. THE EXTERIOR ELEV. REQUIRES NO CHANGES AND A SET OF LETTERS ARE TO BE INSTALLED ON THE FLAT PORTION OF BRICK WITH RACEWAY MOUNTING TO MINIMIZE THE PENETRATIONS. LETTERS ARE A NATIONALLY RECOGNIZED LOGO AND ARE SIZED & DESIGNED TO REPRESENT A TAX BUSINESS.

OPTION 1



Channel Letter Install Section Detail



LED CHANNEL LETTERS, WHITE FACES, WHITE LEDS, BLACK RETURN AND TRIM CAP, RACEWAY TO BE PAINTED TO MATCH BUILDING.

LOGO CABINET TO BE PAINTED GREEN TO MATCH, WHITE FACE, GREEN FACE AND TRIM CAP. RACEWAY MOUNTED.

RACEWAY INSTALLS TO BUILDING WALL WITH HARDENED STEEL LAGS AND LEAD SHIELDS.



3160 W. KEARNEY
SPRINGFIELD, MO
65803
(417) 862.1778
1.800.788.1778
FAX (417) 865-9237



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Customer Approved: _____
Date: _____
Client approval insures that spelling, colors & specifications for signage & design meets their satisfaction.

Salesperson: Mike Scott

File Path: Brian Dawson/C/Brian's Art/ H&R Block

Date: 4.18.12



219 E Commercial St, Springfield, MO 65801

E Commercial St

© 2012 Google

Google earth

Google earth

feet
meters





Address **219 West Commercial Street**

Address is approximate





LANDMARKS BOARD

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

STAFF REPORT

WALNUT STREET URBAN CONSERVATION DISTRICT – EAST

DATE: November 29, 2012

BACKGROUND:

LOCATION: 1460 E. Walnut Street

APPLICANT: Carrie Eidson

PROPOSAL:

1. Install new vinyl siding on the entire house.
2. Replace wood windows, soffit, fascia, vents and trim with vinyl replacements.

RECOMMENDATION:

Staff recommends **denial**. The exterior changes detract from the character and integrity of the district.

FINDINGS:

1. The house at 1460 E. Walnut is a contributing structure in the National Historic District and according to the Historic Architectural Inventory was built between 1925-1926.
2. The applicant has owned the property for ten (10) years (April 16, 2002).
3. The Walnut Street Design Guidelines state that the applicant should consider repairing the original siding and windows or, if not feasible, replace the siding and windows in-kind. The proposed Certificate of Appropriateness for replacement siding and windows requires Landmarks Board approval because they are not being replaced in-kind to the original.

Staff Contact:

Daniel Neal

Senior Planner

864-1036

ATTACHMENT A
BACKGROUND REPORT
1460 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is proposing to cover and/or replace the existing siding, soffit, fascia, trim, vents and windows with vinyl replacement materials. These exterior changes have already occurred and approximately ninety (90) percent of the work is complete.

STAFF COMMENTS:

1. Building Development Services was notified of a siding and window truck at 1460 E. Walnut on November 6th, but there was no truck or work without a Certificate of Appropriateness being done when the inspector visited the site the next day. BDS was notified of exterior work being done without a Certificate of Appropriateness on the house at 1460 E. Walnut on Tuesday, November 13th; however, an inspector was not able to get to the site until Monday, November 19th, where they issued a stop work order. The work was approximately ninety (90) percent complete at that point.
2. The applicant has owned the property since 2002 (approximately 10 years) and has been sent multiple Historic District information letters and pamphlets since that time. The most recent information pamphlet was sent December 8, 2009. The letter and pamphlet included the Landmarks Board website and the contact information for Daniel Neal in the Planning and Development Department which are still current.
3. The house at 1460 E. Walnut is a contributing structure in the National Historic District and according to the Historic Architectural Inventory was built between 1925-1926. The detached garage is assumed to have been built at the same time. The structure was described as a bungalow style with a stucco over frame wall construction and a gabled roof when surveyed by the Division of Parks and Historic Preservation Department of Natural Resources in 1984.
4. The Walnut Street Design Guidelines state that the applicant should consider repairing the historic siding or, if not feasible, replace the siding in-kind. The guidelines also state that the applicant should consider repairing the original windows or, if not feasible, replace the windows in-kind, recognizing the importance of sash type, size, muntins, mullions and glass.
5. Staff has did not find a Landmarks Board case where vinyl siding and windows were originally approved as an appropriate alternative to rehabilitating the existing exterior materials. Staff found approximately four (4) structures in the Walnut Street-East Urban Conservation District (UCD) area to have vinyl siding.

The vinyl siding on those structures existed prior to the UCD being approved in 1984.

6. Since the exterior changes detract from the character and integrity of the district, staff recommends denial of this request. If the request is denied, the applicant has the options of applying for a new Certificate of Appropriateness with substantial changes within fifteen (15) days, applying for a Certificate of Economic Hardship or filing an appeal to the Board of Adjustment within fifteen (15) days.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
1460 E. Walnut Street

PERTINENT SECRETARY OF THE INTERIOR'S STANDARDS

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

PERTINENT WALNUT STREET DESIGN GUIDELINES

SIDING:

The Applicant Should Consider:

1. Retaining the historic siding.
2. Repairing the historic siding or, if not feasible,
3. Replacing in kind.

The Applicant Should Avoid:

1. Removing any original or historic material.
2. Covering with any artificial material.
3. Painting unpainted surfaces.
4. Using abrasive cleaning for paint removal or to clean unpainted masonry.
5. Using chemical sealers.

WINDOWS:

The Applicant Should Consider:

1. Retaining all original windows in place.
2. Repairing the original window or, if not feasible,
3. Replacing the window in kind, recognizing the importance of sash type, size, muntins, mullions, and glass.
4. Using interior or exterior storm windows that match size, meeting rails, and heads of the original windows.
5. Using clear glass.

6. Installing “greenhouse” windows and skylights on side and rear elevations.

The Applicant Should Avoid:

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

ORDINANCE REVIEW

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

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
1460 E. Walnut Street

ARCHITECTURAL SIGNIFICANCE:

The porch dominated the façade with its gabled face to the street. The surface of the pediment area is covered with stucco. In the cent of the pediment is a fixed sash window with corner muntin sash. All window openings have upper sash fitting the above description with applied moulding at the window heads. The overhanging eaves have exposed rafter ends visible. The facade is three bay with tripled windows at the first and third bay openings. The center window of the three is larger than those flanking it. Below on the façade the windows is a red brick veneer on the wall surface. The porch is supported by square brick pillars and has a concrete porch surface and steps. Behind the house is a one bay gable entrance wood garage.



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:

Carrie Edison
Chris Edison

11/20/12
11/20/12

Please type or print name(s) clearly:

Carrie Edison 417-894-4765
Chris Edison 417-894-4104

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:

1460 E Walnut St

2. APPLICANT:

Name(s): Chris & Carrie Eidson

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 1460 E Walnut St Zip Code: 65802

Telephone number: 417-894-4765 Fax number: 573-234-6034

e-mail: carrie.eidson@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: _____ Signature: _____

Address: _____ Telephone: _____ Fax: _____

e-mail: _____

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

Date of discussion: 11/20/2012

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.

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.)*

Proposal 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.

Rozell Siding & Windows Inc.
2146 Mac's Court
Springfield, MO 65804
417-886-9452 Fax 417-881-2496
1-800-749-9452

PROPOSAL AND ACCEPTANCE

6041

PROPOSAL SUBMITTED TO CHRIS - CARRIE EIDSON		PHONE 894-4765	DATE 10-4-12
STREET 1460 E. WALNUT		JOB NAME	
CITY, STATE AND ZIP CODE SPRINGFIELD, MO. 65802		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for

SECURE & COVER STUCCO

INSTALL FULLBACK INSULATION - CORNERS
INSTALL NORADEX / REYNOLDS VINYL SIDING (CACTUS)
CUSTOM COVER ALL SOFFIT - FACIA (WHITE)
CUSTOM COVER ALL WINDOW TRIM (WHITE)
CUSTOM COVER ENTRY DOOR TRIM (WHITE)
INSTALL NEW FACIA BOARD - COVER
CUSTOM COVER BEAM ON FRONT PORCH (WHITE)
INSTALL OCTAGON VENTS (WHITE)

INSTALL CUSTOM MADE SINGLE HUNG HEARTLAND WINDOWS
ARGON GAS SOME WITH GRIDS
LOW E

INSTALL (2) DEADHIT WINDOWS WITH GRIDS

CLEAN UP - REMOVE ALL WORK RELATED MATERIAL.

We Propose hereby to furnish material and labor complete in accordance with above specifications for the sum of

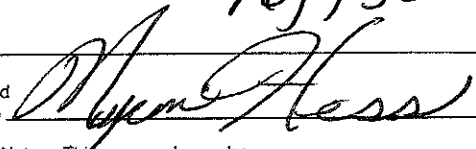
Payment to be made as follows

PAYMENT UPON COMPLETION

dollars \$

16,430⁰⁰
300⁰⁰
16,730⁰⁰

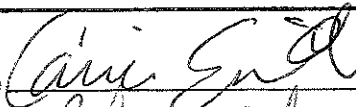
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard procedures. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. The undersigned agrees to pay all legal expenses incurred in enforcing payment.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature



Date of Acceptance

10/4/12

Signature

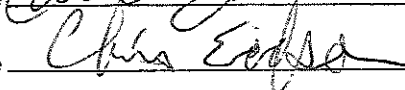


Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

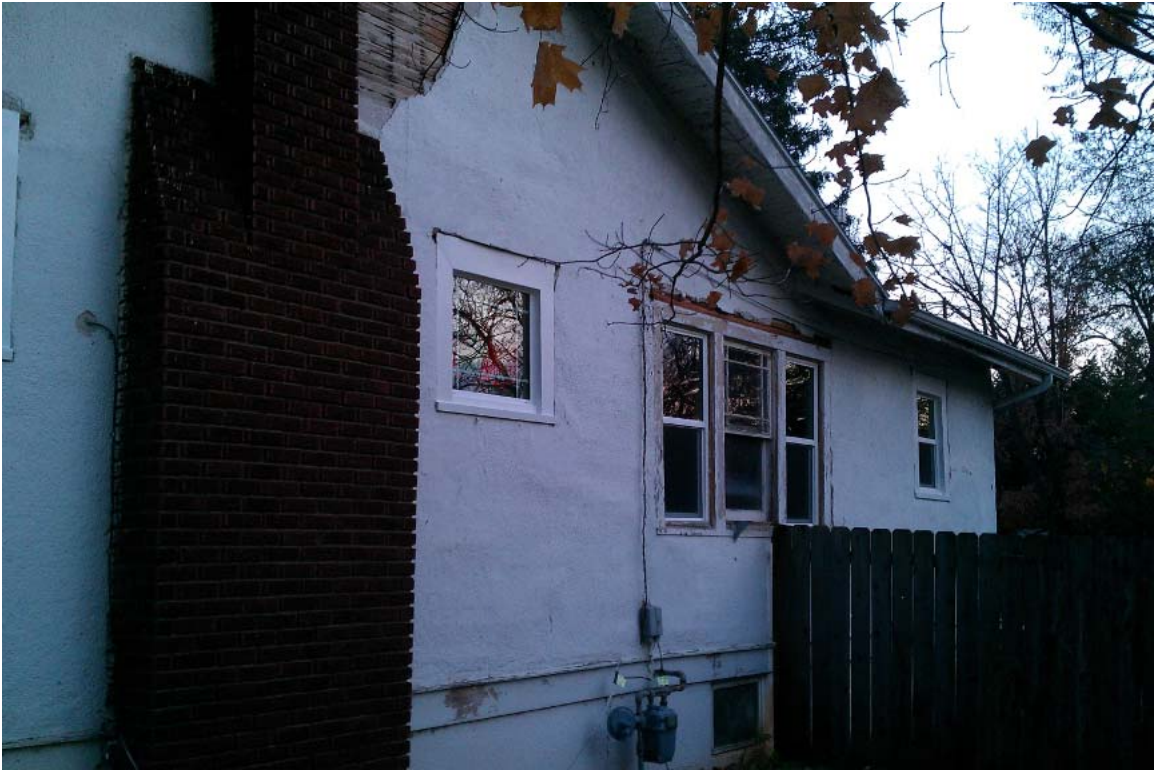
When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the instructions, page 7.)





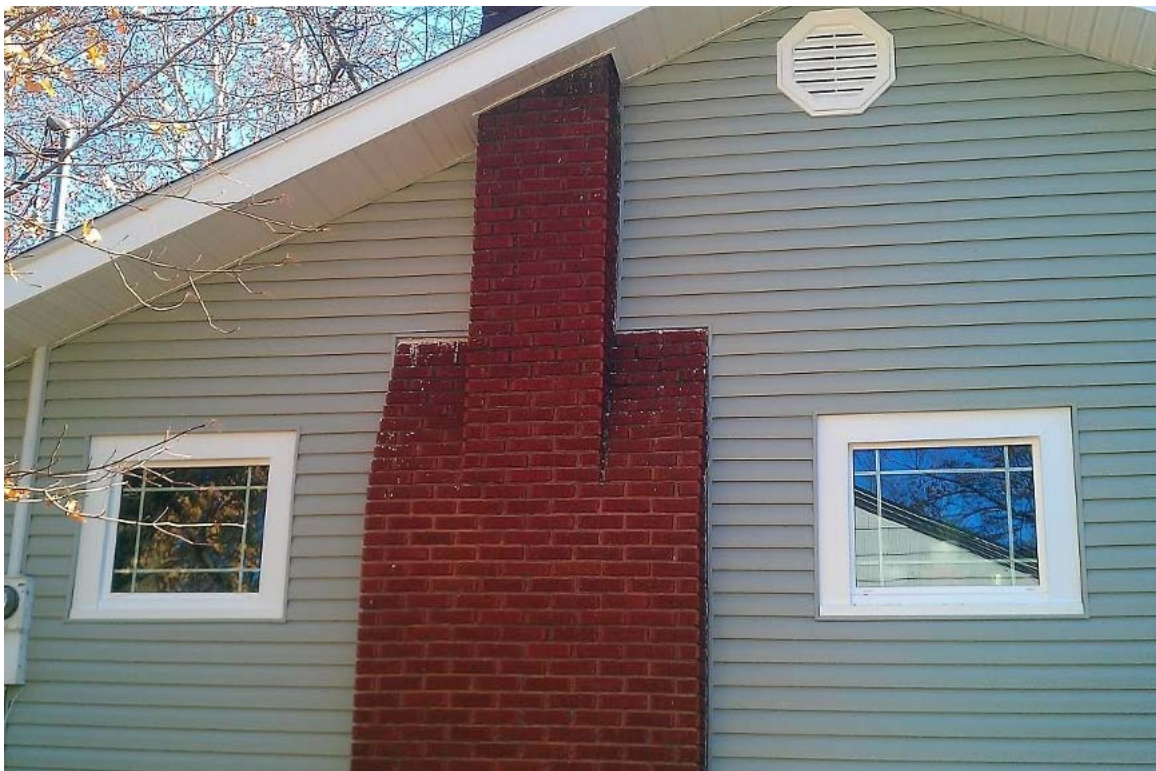


















FULLBACK®

with



Perform Guard®
TERMITE RESISTANT

A patented defense against termites based on a naturally-occurring mineral

Insulation is designed to keep people comfortable. Unfortunately, the same protective environment that keeps homes warm in the winter and cool in the summer can be an attractive habitat for certain pests.

In order to prevent this problem, we manufacture the Fullback Thermal Support System with Perform Guard, using a patented process that incorporates an EPA - registered additive into the insulation during manufacturing. Perform Guard uses a naturally-occurring inorganic mineral (boron) that deters termites. It is registered with the Environmental Protection Agency for this application and is safe for humans and pets.

Fullback also fills the hollow void behind siding where pests might otherwise travel. Thanks to Fullback Thermal Support and Perform Guard, termites will not choose a home behind your siding.



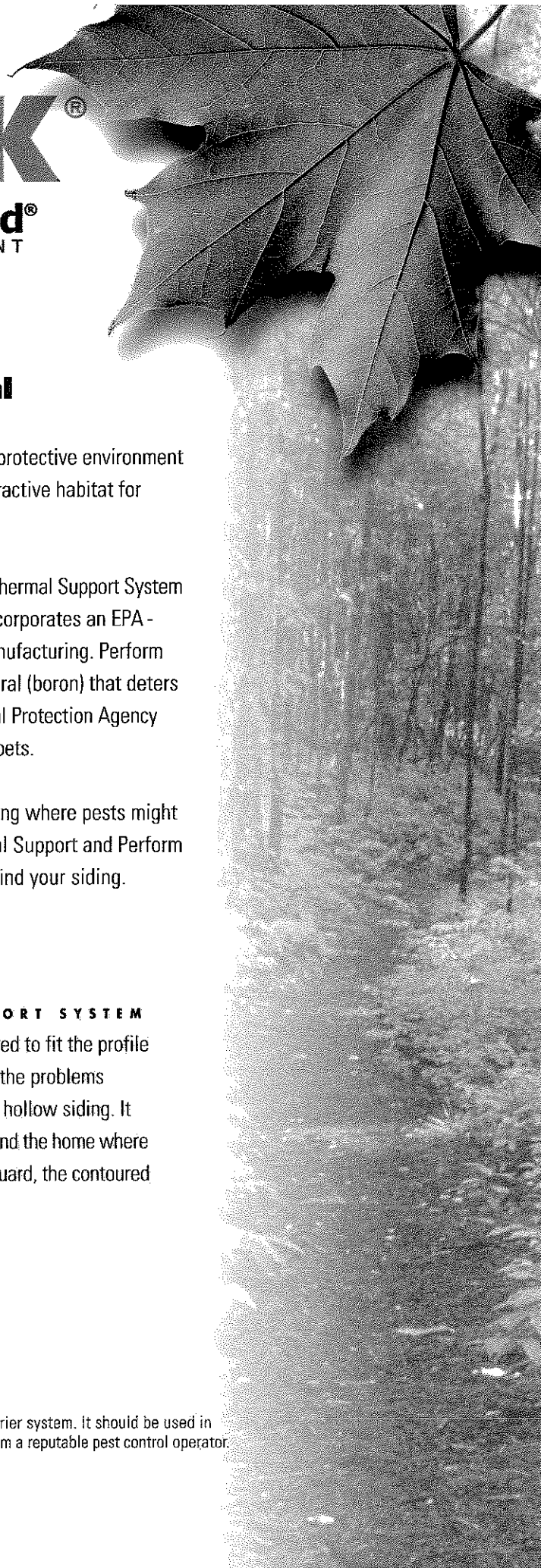
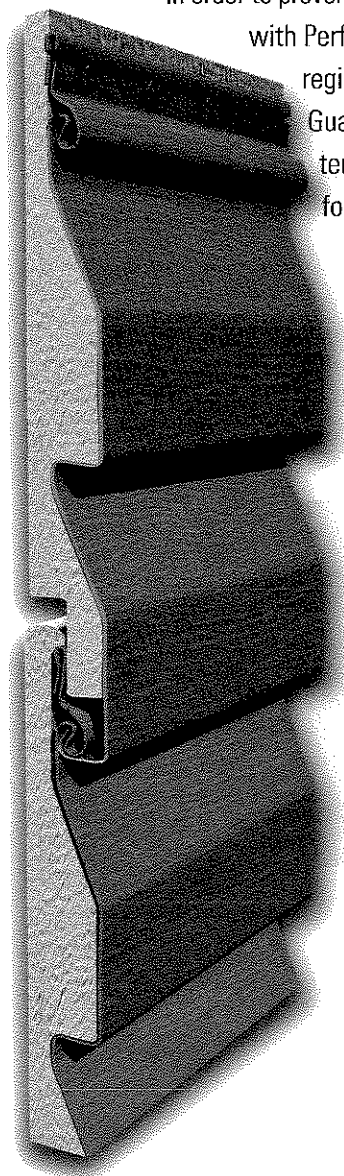
FULLBACK® THERMAL SUPPORT SYSTEM

is a contoured foam system precisely configured to fit the profile of any siding panel. It completely eliminates the problems associated with the void behind conventional hollow siding. It eliminates the cozy space between the siding and the home where insects may congregate. Made with Perform Guard, the contoured foam in Fullback is resistant to termites.



Perform Guard®
TERMITE RESISTANT

Perform Guard is a termite resistant product, not a barrier system. It should be used in conjunction with a total insect management program from a reputable pest control operator.





A "Green" Building Product

- Perform Guard is inert, does not provide food for insects and is highly stable
- Contains no CFSs, HCFCs or HFCs
- Contains no formaldehyde
- Can be recycled
- Will not decompose, decay or produce gases or leachates
- Code compliant. Meets applicable building requirements for ground contact*
- Saves valuable nonrenewable resources required for heating and cooling homes.

*Follow manufacturer's installation guidelines.

Proven Effective

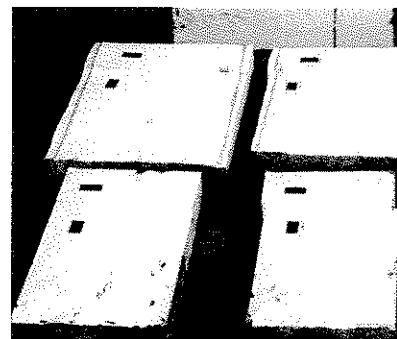
Termite exposure tests have been conducted by industry-recognized institutions following test standards. Product performance testing in the laboratory and in the field for over a decade has demonstrated that foam construction materials with Perform Guard resist termite infestation when installed following manufacturer's recommendations. Perform Guard also contains a flame retardant.

Perform Guard is manufactured to quality control program standards monitored by Underwriters Laboratories®, Inc. and is recognized by national building codes. The manufacturer warrants the product for termite resistance, structural integrity and thermal performance.

Termite-damaged untreated foams.



Perform Guard termite resistant foams.



Independent tests have conclusively demonstrated that Fullback with Perform Guard resists termites.

Perform Guard® TERMITE RESISTANT

Perform Guard is a proven, patented pest control product made from naturally-occurring boron. It is the result of over a decade of extensive research and field testing by R-Control Building Systems, a manufacturer with production and sales facilities throughout the United States, Puerto Rico and Japan. The company has conducted extensive research to identify an effective non-toxic additive that would deter termites. It has developed processes for the incorporation of the additive into expanded polystyrene and has test-proven and field-proven the efficacy of Perform Guard.

FULLBACK® THERMAL SUPPORT SYSTEM

6753 Chestnut Ridge Road
Beach City, Ohio 44608
Phone (330) 756.3200
Fax (330) 756.3206
(800) 860.3626
www.fullback.com



Printed on recycled paper.

Perform Guard is a registered trademark of AFM Corp., Excelsior, MN.
Perform Guard is manufactured under license from AFM Corp.

Fullback Products: Patent Nos. 6,029,415; 6,195,952 (S); 2,227,939
EasyPost Products: Patent Nos. 5,542,222; 5,664,376; 2,150,045

Thermal Support System for siding brought to you by:
EXPRESSIVE FOAM TECHNOLOGIES, INC.

THE HAMPTON SERIES



BEAUTIFULLY
DESIGNED
WITH YOU
IN MIND

*Every time you look
through a Hampton
double-hung vinyl
window, the world
comes to life. Our
windows are uniquely
designed to fit the way
you live, blending
advanced technology
with innovative
features that add
beauty and value to
your home.*

Heartland

WINDOWS

"The Strength of the Heartland"

The performance and durability of our vinyl replacement windows is determined by the character of the vinyl itself. We follow the most demanding manufacturing standards to ensure the quality of every vinyl component we produce.

CLEAN WITH EASE FROM THE INSIDE OUT

The tilt-in sashes on our double-hung makes cleaning from indoors a snap.

THE STRONGEST VINYL FRAMES

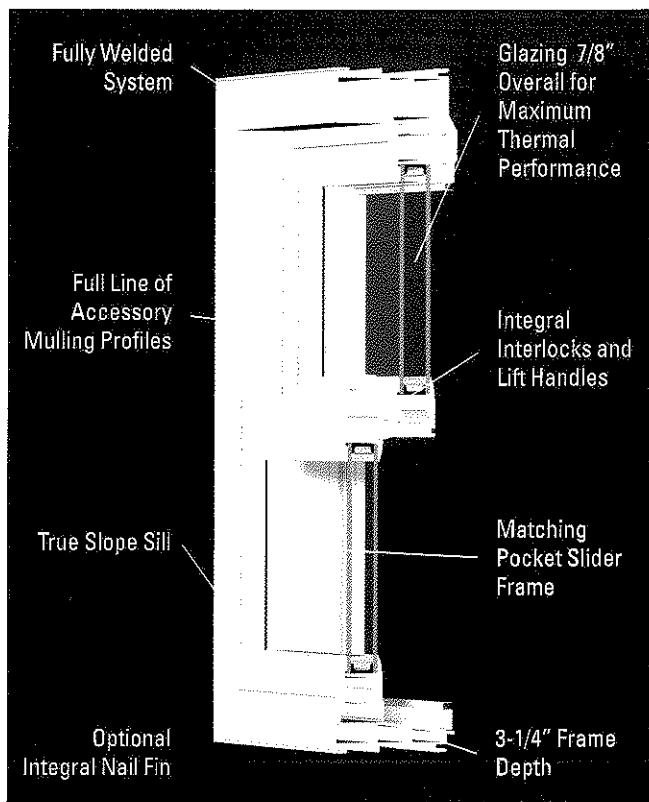
Fusion-welded corners and a multiple hollow chamber design build strength and structural integrity directly into every vinyl window we manufacture.

PUT AWAY THE PAINT FOR GOOD

Integral color throughout the vinyl creates a lasting finish that never needs painting. The vinyl in our windows will never chip, peel, or crack—guaranteed!

ENERGY-EFFICIENT

Our multiple hollow chamber design produces a thermally efficient frame with superior resistance to heat transfer.



FEEL SAFE AND SECURE

Our dual positive-action cam locks ensures a weather-tight seal and added security.

INSTALLATION MADE EASY

Our windows are designed for easy installation. Each window is custom-made to your exact window openings, eliminating extensive renovating costs.

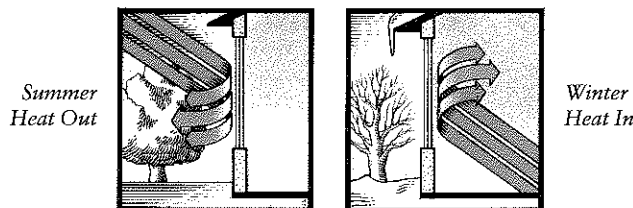
STAY PROTECTED FROM WIND AND WATER

Interlocking sashes on our windows provide maximum protection from wind and water penetration.

HAMPTON SERIES WINDOWS

Available in double-hung, double-slider, single-hung, single-slide and picture window styles.

LOW E = HIGH PERFORMANCE



Low E (low emissivity) coated glass is an important component of all Hampton windows and doors. Low E specifies a microscopically thin, virtually invisible coating deposited on a glass surface. This coating limits radiant heat flow between window panes by reflecting heat into your home during cold weather, and back to the outdoors during warm weather.

Your authorized Hampton Window dealer:

A Complete Home Exterior System that Enhances
the Beauty and Value of Your Home.

EXTERIOR DESIGN COLORS



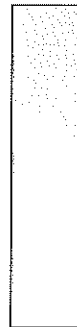
Champagne



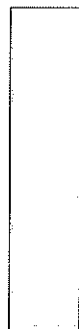
Tan



Cream



Wheat



Linen



Sand



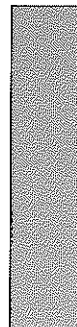
Beige



Sierra



Silver



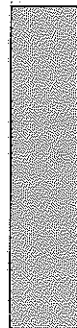
Granite



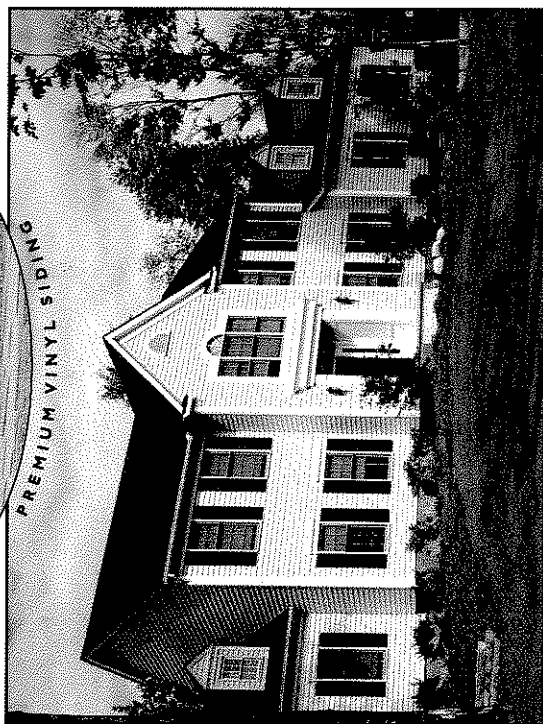
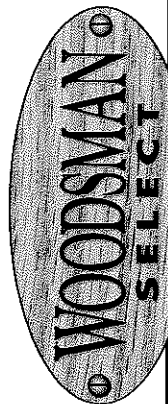
Cactus



White



Wedgewood



The Warm, Natural Look of Roughsawn Cedar

EXCLUSIVE

PREMIUM VINYL SIDING



NORANDEX/REYNOLDS
An Owens Corning Company

8450 South Bedford Road
Macedonia, Ohio 44056
www.norandexreynolds.com

Rozell Siding & Windows, Inc.
2146 Macs Court
Springfield, MO 65804
417-886-9452 or 1-800-749-9452

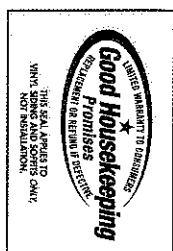


Committed to Quality!

ROZELL SIDING & WINDOWS, INC. HAS

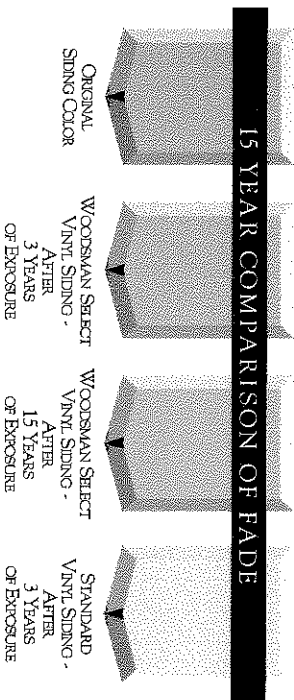
A LARGE INVESTMENT IN THE COMMUNITY. SINCE WE'VE BEEN AROUND FOR A WHILE - AND EXPECT TO BE AROUND A LOT LONGER - WE'VE MADE IT OUR BUSINESS TO INSTALL A PRODUCT THAT WE TRULY BELIEVE IN. THERE ARE A NUMBER OF VINYL SIDINGS AVAILABLE IN THE MARKETPLACE TODAY. LIKE ANYTHING ELSE, SOME ARE BETTER THAN OTHERS. WE'VE CHOSEN THE BEST.

The GOOD HOUSEKEEPING Seal
A trusted symbol of
American Quality for a Century



ISO 9002 Quality Systems
Registered through
Underwriter's Laboratory

Complete Homeowner Warranty



This is a visual representation of the actual fade that can be expected on standard vinyl siding vs. Woodsmann Select Premium Siding. Colors shown are as close as the lithographic process will allow.

**CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: **320 E. Commercial Street**

On November 5, 2012, the Landmarks Board staff found the following to be a matter of fact:

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

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

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

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

1. Tuckpoint mortar and replace brick in-kind on the storefront following the Secretary of Interior Standards of Rehabilitation (see attached narrative and photos).

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

This certificate expires after six months.

Melvin K MacPhee

Director
Planning and Development

November 5, 2012

Date



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

Application for Certificate of Appropriateness City of Springfield, Missouri

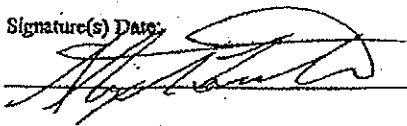
The applicant seeks to show the following.

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

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

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

Signature(s) Date:



11/1/12

Please type or print name(s) clearly:

STEPHEN LISTER

GENERAL PARTNER, COMMERCIAL ST. PARTNERS I, L.P.

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 Spd MD 65803

2. APPLICANT:

Name(s): Stephen Lister

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 2015 Main Ave. Zip Code: 90806
Long Beach CA

Telephone number: 310-252-2776 Fax number: 417-831-2275

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).

Name: Michelle G. Pison Signature: [Signature]

Address: 520 W. University St E. Telephone: 417-832-0885 Fax: 417-831-2275

e-mail: athomeygt@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.

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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) Brick work.

- 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 letters from the Contractor.

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.

Alternative Masonry Solutions
2033 N Summit, Springfield, MO 65803
(417) 862-0785

October 23rd, 2012

Department of Building Development Services
840 Boonville Ave.
PO BOX 8368
Springfield, MO 65801-8368

Dear Seward Meintsma,

My name is Dale E. Craggs, I am a special trades contractor, license # bus2009-01267, code F3046. I have over 27 years of experience with Commercial and Residential Masonry work, twelve of which were working in tornado and earth quake zones. I specialize in historic restorations and have restored several homes on Walnut in the historic district. I was contacted by At Home Real Estate Services about the loose brick at 320 W. Commercial early in October and I have been working with them to find the best solution to the problem.

This is my full report on this issue of the structural integrity of the masonry work on the north face of 320 E. Commercial from the top of the columns up. The main issue to address is the loose brick and mortar. This is caused by the header over the bottom windows and the columns having moved north 1.5 inches towards the street, and sagging in between the two entrance columns. The way the building has cracked, supports this fact, as there are no cracks on the alley side. If the wall was moving toward the alley, you would see the cracks on that side of the building, the wall would be leaning towards the alley, and the stress cracks in front or on the north face would be like this /, not like this \. The most economical way to stop this and correct the problem would be to build two more columns next to the existing columns with a proper load bearing header to sit atop the new columns and under the old header; thus providing support and stress relief to the old columns and header. This solution is much more cost effective than tearing the entire face of the building off, to get to the old header. In the mean time any loose brick or mortar can be cosmetically secured to prevent liabilities. This work can be done within 24 hours of approval.

All repairs would be in line with the historical society expectations. And I know At Home Real Estate Services as also been in contact with Daniel Neal with the Landmarks Board.

If you have any questions, please contact me at 417-862-0785.

Sincerely,

Dale Craggs
Alternative Masonry Solutions, LLC.



Mon, Oct 29, 2012 at 10:10 AM

11/1/2012 11:11 AM

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 letter from the City where they
Require the work Be Done. Along w/ the Pictures
of the Damage



October 16, 2012

Commercial Street Partners I, L.P.
1942 S Holland
Springfield, MO 65802

Subject: **320 E COMMERCIAL ST**
SVC2012-06446

We have received a complaint about cracked masonry on the north face above the ground floor window of your building at 320 E Commercial St here in Springfield Missouri. The complaint raised the possibility that this condition poses a risk to public safety if the masonry fails completely and falls from the building. A photo is attached showing the condition.

I visited your property to observe the condition and in my estimation the risk to public safety is significant enough to consider the condition a violation under the Dangerous Building ordinance and that it is prudent to expedite repair to mitigate the condition.

What we need you to do is to submit a letter report prepared, sealed and signed by a qualified licensed design profession that provides an evaluation of the condition and recommendations for repair for our review. Repairs will then need to be done based on the recommendations and our review. Permits will need to be acquired and it will be necessary to obtain the approval of the Landmarks Board for the work, which I do not think will be difficult for this type of repair.

I contacted your local agent and discussed this and what needs to be done. I asked her to pass this on to the property owner and to ask the owner to call me if he or she had any questions or wanted to discuss this. I called the agent about a week later and was told this had been discussed with the owner and I understood her to say that the owner had been in contact with individuals to obtain cost estimates. I emphasized the need for the involvement of a design professional as stipulated above.

We have not seen or been informed of any tangible progress toward resolution of this issue. Given the concern for public safety we have elected to pursue expedited remediation through the authority granted us by the Dangerous Building Ordinance.

October 16, 2012

Subject: **320 E COMMERCIAL ST**
SVC2012-06446

Please find enclosed a Notice to Abate and a Hearing Notice. Please review them and contact me as soon as you can to let me know your intentions, and be assured we will work with you as much as we can to get this resolved in a way that is in your best interest.

Yours very respectfully,

A handwritten signature in black ink, appearing to read 'S Meintsma', with a stylized flourish at the end.

Seward Meintsma
Professional Engineer
City of Springfield, MO
Building Development Services
417-864-1074

cc: Dan Baker
Registered Agent
Commercial Street Partners I, L.P.
326 ½ E. Commercial St.
Springfield, MO 65803

At Home Real Estate Services
Attn: Michelle
520 W. University, Suite E
Springfield, MO 65807
417-832-0885

Ester Tilden
(Tenant)
320 E. Commercial St.
Springfield, MO 65803

Sadia Luallen
(Tenant)
320 E. Commercial St.
Springfield, MO 65803

CITY of
SPRINGFIELD



NOTICE OF PUBLIC NUISANCE AND ORDER OF ABATEMENT
(Springfield City Code § 26-65)

October 16, 2012

Commercial Street Partners I, L.P.
2015 Main Ave.
Long Beach, CA 90806

RE: 320 E. COMMERCIAL ST.
SVC 2012-06446

The building or structure at the above-stated property violates Springfield's "Dangerous, Blighted, and Nuisance Building Code" (Springfield City Code §§ 26-61 through 26-84) because of these conditions:

1. Cracked masonry on the north face of the building above the ground floor window.

These conditions are detrimental to city residents' health, safety, or welfare and are a public nuisance. Specifically, these conditions violate the following paragraphs under *Springfield City Code* § 26-62:

26-62(11) Those which have parts thereof which are so attached or deteriorated that they may fall upon public ways or upon the property of others or may injure members of the public or the occupants thereof.

All of the above conditions must be corrected in accordance with all adopted building codes and ordinances. **Permits are required prior to any work done to correct these violations.**

You must:

- a) obtain a permit if you choose to recondition or repair your building or structure; or
- b) apply for a permit if you choose to demolish your building or structure.

Additional permits may be required.

(Property owners may obtain building permits, but only licensed, certified contractors may obtain electrical, plumbing, and mechanical permits.)

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES

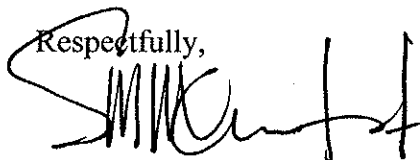
840 Boonville Avenue, P.O. Box 8368 Springfield, Missouri 65801-8368
phone: (417) 864-1059 fax: (417) 864-1057
homepage: <http://www.springfieldmo.gov> e-mail: city@springfieldmo.gov

Notice of Public Nuisance and Order of Abatement
Re: 320 E. COMMERCIAL ST
October 16, 2012
Page 2

Once you have the permit(s), you must begin reconditioning; repairing, or removing these conditions by **November 30, 2012**, and you must proceed continuously, without unnecessary delay. If you don't, an Administrative Hearing will be held in accordance with *Springfield City Code §§ 26-68*.

The structure must remain vacant until all of the above conditions are abated.

A "Notice of Administrative Hearing Affecting Real Estate" has been recorded in the Greene County Recorder's Office, which could have an effect on any future sale of the property.

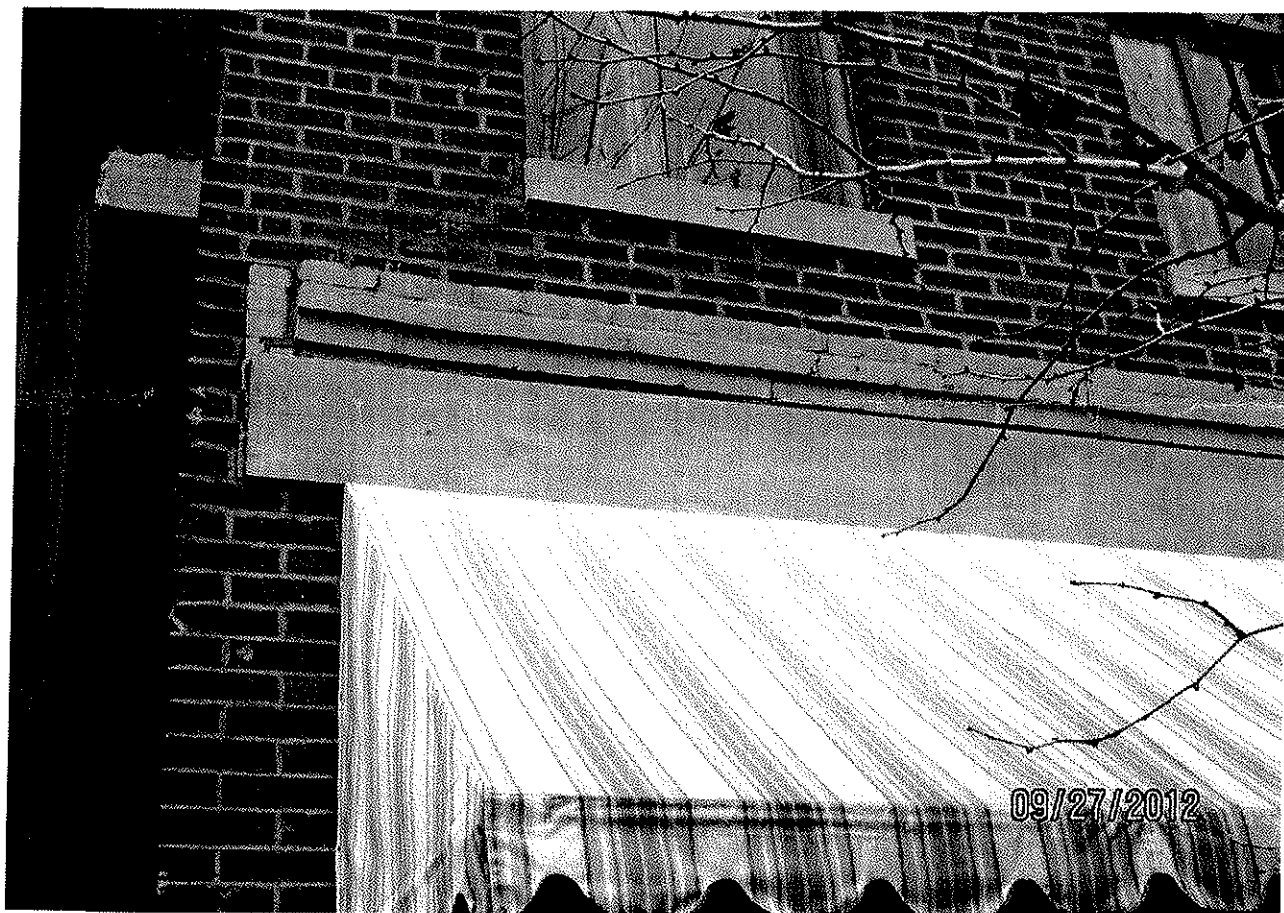
Respectfully,

Seward Meintsma P.E.

cc: Dan Baker
Registered Agent
Commercial Street Partners I, L.P.
326 ½ E. Commercial St.
Springfield, MO 65803

At Home Real Estate Services
Attn: Michelle
520 W. University, Suite E
Springfield, MO 65807
417-832-0885

Ester Tilden
(Tenant)
320 E. Commercial St.
Springfield, MO 65803

Sadia Luallen
(Tenant)
320 E. Commercial St.
Springfield, MO 65803



2013
OFFICIAL NOTICE
LANDMARKS BOARD

NOTICE is hereby given to all citizens and interested parties that the Landmarks Board of the City of Springfield, Missouri, has scheduled the following regular meeting dates for the year 2013. Regular meetings are scheduled for 5:30 P.M. in the City Council Chambers, third floor of City Hall.

Application deadlines are for the first meeting of the month. The second meeting of the month is designated for special meetings, presentations and educational purposes. Any other items need to be coordinated with Landmarks Board staff to be presented at the second meeting of the month.

	<u>APPLICATION DEADLINE</u>	<u>FIRST MEETING</u>	<u>SECOND MEETING*</u>
January	December 26	January 9	January 23
February	January 22	February 6	February 20
March	February 20	March 6	March 20
April	March 20	April 3	April 17
May	April 17	May 1	May 15
June	May 15	May 29	June 12
July	June 26	July 10	July 24
August	July 24	August 7	August 21
September	August 21	September 4	September 18
October	September 18	October 2	October 16
November	October 15	October 30	November 13
December	November 19	December 4	December 18

*if necessary