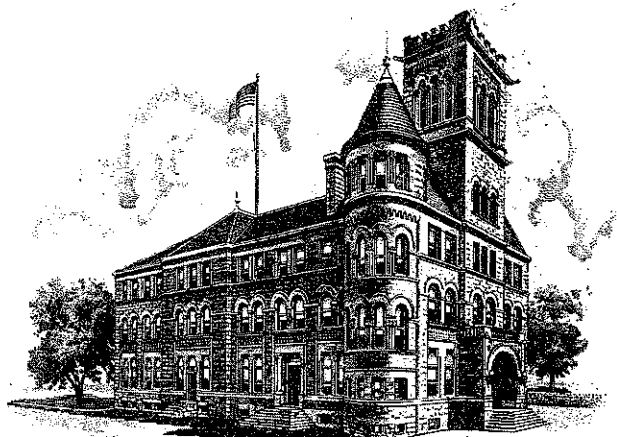




CITY HALL

LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: February 1, 2013
RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **February 6, 2013**.
No tour is being offered.

Daniel Neal
Senior Planner



CITY HALL

LANDMARKS BOARD

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

February 6, 2013
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

- | | | |
|--|------|---|
| | I | Roll Call |
| DAVID ESICK
<i>Historian Representative</i>
Chair | II | Minutes
December 5, 2012 and January 9, 2013 |
| CYNTHIA LIPSCOMB
<i>Architect and Walnut St. Representative</i>
Vice-Chair | III | Unfinished Business |
| LEN EAGLEBURGER
<i>At Large Representative</i> | | A. Certificate of Appropriateness
1. 1144 E. Walnut: Replace the existing lap board siding with cement board siding |
| DAVID MAGGARD
<i>At Large Representative</i> | | B. Certified Local Government Review
None |
| | | C. Pre-Application Review
None |
| LAUREL BRYANT
<i>Real Estate Representative</i> | IV | New Business |
| ANN BAYLIFF
<i>At Large Representative</i> | | A. Certificates of Appropriateness
1. 2300 E. Division: Construct a new "bridge" and addition to the historic structure
2. 154 Park Central Square: Add windows, move door and modify the signage |
| TODD SMITH
<i>At Large Representative</i> | | B. Certified Local Government Review
None |
| DAVID BROWN
<i>Mid-Town Representative</i> | | C. Pre-Application Review
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 |
| | | B. Administrative approval of C of A's
None |
| | VII | Any other matters that fall under the jurisdiction of the Board
1. Landmarks Board Training on February 20 th |
| | 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: December 5, 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), Laurel Bryant, Ann Bayliff, Len Eagleburger, David Maggard, Monica Stegall, Todd Smith, and David Brown; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Amy Werland Administrative Assistant. ABSENT: Cynthia Lipscomb.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of November 7, 2012, were approved unanimously.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. Certificate of Appropriateness:

1. 219 W. Commercial: Install a new LED channel letter sign.

Mr. Mike Scott from Missouri Neon, 3160 W. Kearney St., Springfield, asked if there were any questions.

Ms. Stegall commented that she was in attendance at the Commercial Club the previous evening and they took a vote on the sign and voted that it not be approved because of its size; it does not fit within graphic channel. They measured some brick to the calculation and the twenty-two (22) inches is greater than what is being proposed to put up.

Ms. Bayliff asked how much greater.

Ms. Stegall said six (6) inches.

Mr. Eslick stated that the staff comments stated that while the proposal meets the Secretary of Interior Standards, there are guidelines and recommendations that need to be addressed by the Landmarks Board. One of the concerns listed is the internally lit sign which there has been conversation about that; they did not address the size of the sign.

Mr. Scott commented that H&R Block has had a presence on Commercial Street for over forty-six (46) years and had a four-by-eight projection sign that was over the sidewalk. They should be given some consideration. He has not confirmed that measurement to make sure that what Ms. Stegall is stating is correct. It is scaled to the picture as portrayed and it should fit into that area. They are not making any type of architectural changes to the building. It is the type of business that needs some illumination that allows

good visibility for public view. It meets all the criteria for the City Ordinances with signage and asked for approval of the sign.

Ms. Bayliff said the concern is if the measurements of the sign will overpower the building.

Ms. Stegall gave some information stating the square is twenty-two (22) inches; she has the size of a standard brick so six (6) courses of brick would be sixteen (16) inches so his sign is greater than that so actually it would project over onto the windows sill. She was also to discuss that they do appreciate the business on Commercial Street and she was asked specifically by the Commercial Club to speak tonight on that. They are not opposed to the internally lit sign, just the size.

Mr. Scott said they would double check that, but this is a nationally recognized logo and would need to confirm the number of courses of brick and the size and what is portrayed there to scale should be very close there. As for being oversized, if you look at the overall fascia of that building it is in good taste as far as size.

Mr. Eslick commented that the Board has had several conversations with people the last several months with a Certificate of Appropriateness that has not met the criteria; those folks have come back with a workable solution. Is there a possibility the sign could be downsized; making the square smaller and the letters not as tall.

Mr. Scott said the letters are twelve (12) inches tall and he does not think that is over intrusive as far as size of the building goes. The twenty-two (22) inch square block, certainly it could be re-fabricated and reduced in size and still be within guidelines of the H&R Block Logo.

Mr. Eslick asked if that was something the applicant could do; asking Mr. Neal and Mr. Straw if they could downsize the square so it meets the Commercial Street approval, could we approve this with that change and not wait to come back to the Board.

Mr. Neal said they can amend the application, but would say that you give it some parameters, if there are some that Mr. Scott is agreeable to.

Mr. Scott said they can reduce the square block, but would like to keep the twelve (12) inch letters and they have already fabricated the letters and are ready to install. It would be an improvement to the district.

Ms. Kayleigh York, 305 W Commercial Street, stated she is present on behalf of Commercial Club and also several merchants, business owners, including property owners and residents; they do not approve the sign for several reasons; the size being one. They would like to maintain the historical conformity of the street and do not feel this backlit sign does that. H&R Block already has a large block sign in their window that illuminates their business name that beautiful already and they don't have to change the outside of the building to do that. It is distinguishable as an H&R Block business and the advertisement is there. Ms. York presented several letters to Mr. Eslick from people on Commercial Street.

Mr. Eslick stated his opinion that the sign is fine; it is not gaudy and does not stand out, it is subtle. It is backlit in the evening so you will see the sign and stated he personally feels it is a good addition to the building. The other signs along the street are different styles and fonts.

Ms. Bayliff stated she sees no problems with it if was smaller in scope, maybe not the letters but the sign itself.

Ms. Bryant stated she is torn because the lit signs do warrant attention.

Mr. Maggard asked about the previous sign.

Mr. Scott described the previous projecting sign and the size.

Ms. Stegall stated she would prefer they stay below the sill of the window.

Mr. Brown asked about the colors of the sign.

Mr. Scott said green and white and that it was LED lighting.

Mr. Eslick called for a vote on the approval of the sign with an amendment with the green square will not exceed the space between the awning and the bottom of the window sill.

Ms. Bryant motioned to **approve** Certificate of Appropriateness for 219 W. Commercial Street. Ms. Bayliff **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Bryant, Bayliff, Eagleburger, Maggard, Smith, Stegall and Brown. Nays: None. Abstain: None. Absent: Cynthia Lipscomb.

2. 1460 E. Walnut: Install new vinyl siding, windows, soffit, fascia, vents and trim.

Mrs. Carrie Eidson, 1460 E. Walnut Street.

Mr. Eslick clarified with Mrs. Eidson that they have lived on Walnut Street for ten (10) years.

Mrs. Eidson said yes.

Mr. Eslick said they knew when they moved there it was a historic district.

Mrs. Eidson said they were aware it was a historic district.

Mr. Eslick clarified that the work was started without any certificate of appropriateness being issued and a stop work order was issued and they complied with the order.

Mr. Eidson said yes.

Mr. Eslick stated that the concern is that vinyl siding is not allowed for historical preservation. The house is a unique house and there is not a lot of stucco homes in the area.

Mrs. Eidson said they were shocked and unaware that a certificate of appropriateness was required prior to replacement and would have been happy to follow the procedures necessary to avoid any complications.

They had considered stucco. What was on the house was in poor condition and was not placed on the home without anything actually binding it to the house. It was bulging and falling off in large chunks pointing to a picture of the home. It was causing damage to the interior of house as well. When looking at replacing the stucco, it would not provide near the efficiency as far as insulation of old houses. It would improve the exterior and preserve the interior from the damage that was being done. We were trying to make it cosmetically appealing throughout this process. We had no intention of destroying the historical value of the house.

Mr. Eslick discussed the availability of stucco products as well as the importance of following the proper procedures in a historic district. The vinyl siding negates the historical integrity of the home.

Ms. Bayliff commented that as a resident of the property for ten (10) years that they received notices of regulations that is on that historic area.

Mrs. Eidson stated they do not recall receiving anything. In their pamphlet, it did say the last thing sent was December, 2009, over three (3) years ago and at that time were considering these improvements as something that was desperately needed.

Ms. Bayliff stated that they did have notice that there were certain guidelines, right.

Mrs. Eidson said they do not recall ever receiving anything.

Mr. Eslick said there have been many requests for Certificates of Appropriateness over that last ten (10) years which require notification signs be put up that something was going to be done there and there is the concern that the neighbors, when you started this process, did not let them know there were procedures to follow in an historic neighborhood.

Mrs. Eidson said they did not have any comments from the neighbors. The only comments she is aware of before the stop work order were positive for improving the house.

Ms. Bryant stated she feels sympathetic for the home owner because we have a structure that could be contributing that is very changed; asking if the companies that do this work need to be notified again of the guidelines. We have such a finite amount of historical district in Springfield and that is why we are truly passionate about maintaining structures.

Ms. Bayliff commented that she believes it is up to the home owner to know what needs to be done, and does not believe it is up to the supplier to say you can't do this.

Ms. Bryant stated that is why we have signs that are posted to notify the neighborhood that there are guidelines to be followed.

Mrs. Eidson asked how they would have known about the guidelines, whether by seeking it or if it is something that is distributed to the homes.

Mr. Eslick commented they have tried to make certain the real estate agents know to place on the contract that the home is in an historic district and there are guidelines.

Ms. Bryant stated they changed the system of multi-list by giving them a search engine feature that notifies them if it is in a historic district.

Mr. Eslick stated that the sad thing is the Board cannot approve this certificate of appropriateness and situations like this is they don't come to the Board till after the improvement is done and at that point, it is a long drawn out process, and a legal process and there have been situations where people have had to remove the work. There is an economic hardship certificate that the applicant can appeal to the Board of Adjustment.

Mr. Straw said there is the appeal process; that is the only option he is aware of.

Mr. Eslick stated he is in sympathy because the owner has spent considerable expense to do this.

Mrs. Eidson asked about the date they were notified of the stop work order, because there were always workers present or her husband was there. Mrs. Eidson commented you were notified on the 6th and someone was at the site on the 7th; do you know how they tried to notify them at that time.

Ms. Bryant said they are not privy to the timing in the steps of the process.

Mrs. Eidson said that if they had been notified earlier, they may have been able to stop this before it was done.

Mr. Brown asked how BDS investigates, if they contact the homeowner or drive by to see if work is being done.

Mr. Straw stated that he would have to talk to the inspectors to see what the situation was.

Ms. Bayliff asked about the notices that were sent in 2009.

Mr. Neal said letters were created which went out to Walnut Street, Commercial Street and one to Realtor's or other professionals. He would have gotten the addresses from the Assessor's data base for each of the districts. What he noted in his staff report is that the name was on that list of property owners he had labeled and sent out but obviously without having any type of required signature, we don't know if it made it to the property owner. It would have been a letter and a pamphlet about district guidelines.

Ms. Bryant asked about the old windows and where they are at.

Mr. Eidson said most of them are broken and the wood is rotten.

Ms. Bayliff commented that they have done everything in good conscience to notify the neighborhood and the option is available to request an appeal to the Board of Adjustment for an economic hardship; adding they cannot approve this request, but there are options.

Mrs. Eidson asked for a copy of the types of mailings that go out so they can have them for reference.

Mr. Neal said he would send them an e-mail as he has their address.

Mr. Eslick said these guidelines for the Secretary of Interiors Standards for Rehabilitation are on line.

Mr. McDonald stated Mr. Neal has a checklist for an Economic Hardship form that will assist the Eidson's with the process. There are architects' and engineers and appraisers that have to be brought in and it will have to be shown that the deterioration was so severe that it was impossible to do anything else, but what they did, and that is a real tough case to make. This is a radical departure from the stucco you have on previously.

Mr. Eslick asked Mr. Neal if they can delist their house.

Mr. Neal commented anything can be undone, but the steps to delist the property are long and complicated. It would take a public hearing process and looking at whether staff would support taking one property out because there are multiple properties along Walnut Street in various conditions, some contributing structures, some not contributing structures, some with vinyl siding, others not. One of the reasons the district was originally nominated was to mitigate demolition that was going on near the University Plaza Hotel, he added that he is not certain it is a viable option.

Mr. McDonald said this is an Urban Conservation District so it would have to be a rezoning and that is a spot zoning issue.

Mr. Eslick stated staff works hard to research and comment upon this case and they do a good job and come with recommendations that we try and follow.

Ms. Karen Hedrick, 1464 E. Walnut, one door directly east of the applicants, stated she moved into the neighborhood several months after Carrie Eidson. She was not notified by her realtor that moving into a historic neighborhood had any requirements. The Eidson's house was by all standards unremarkable. It is a popular neighborhood to commute through. Their house sustained substantial damage after the ice storm in 2007 to the stucco. Two of her large trees fell on their house and caused additional damage and that became their responsibility. Her home had eighteen thousand dollars in damage. They are good neighbors. She does not know them personally. No one in the neighborhood had any complaints about the repairs. It would be an economic hardship for them to remove the vinyl siding and the stucco. They tried to maintain the integrity of the style of the windows, and the exterior, although it is no longer stucco, it maintains the integrity of the style of the houses of that time period and it preserves them. She stated that the Nathan Boone Homestead was preserved because it was covered with aluminum covering or barn siding. If the Board is really concerned about saving the historical integrity of this home, leaving the siding on at this time will allow the home to be preserved with its basic structure.

Mr. Adam Hoots, 342 South Cordova Court, said he has lived in his home for approximately three (3) years. He has his real estate license and that was the first transaction he did was to purchase his home from HUD. They do not tell you anything about the house or the neighborhood it resides in, procedures that you

need to do to make appropriate changes. The first thing he did when he purchased his home was put on a new roof. He received a notice that he had not got his certificate of appropriateness. His insurance company would not insure the house because it was in disrepair. He is concerned that having the Eidson's remove the siding is going to result in much more destruction than historical preservation. If the home owner is monetarily unable to go through the expense of replacing the stucco then as you said, they can let it go into ruin and there is no saving it. He feels it is a bad precedent to set to have two home owners go through this and all they are trying to do is make their house look good.

Mr. Eslick stated that as a Board they are charged to preserve historic buildings. The way you do that is adhering to the guidelines of the Secretary of Interior Standards. The Board has the expertise to make suggestions and to help the homeowners with historical properties. We cannot approve a certificate of appropriateness because of the loss of the integrity of the building. We have discussed the economic hardship option.

Mr. Eslick closed the public hearing.

Ms. Bayliff motioned to **approve** Certificate of Appropriateness for 1460 E. Walnut Street. Ms. Bryant **seconded** the motion. The motion **failed** as follows: Ayes: None. Nays: Eslick, Bryant, Bayliff, Eagleburger, Maggard, Smith, Stegall and Brown. Abstain: None. Absent: Cynthia Lipscomb.

COMMUNICATIONS:

Mr. Eslick stated he has a membership form for the National Trust for Historic Preservation which we have been a member of for a long time. The dues need to be paid to maintain membership.

Reports:

Administrative Approval of Certificates of Appropriateness.

1. 320 E. Commercial: Tuck-point a portion of the storefront.

Mr. Eslick opened the public hearing. With there being no speakers, the hearing was closed.

Mr. Neal will take care of the approval.

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

1. The Landmarks Board Schedule.

The Calendar for 2013 was approved unanimously.

Ms. Bryant motioned to **approve** the Landmarks Board Calendar for 2012. Mr. Eagleburger **seconded** the motion. The motion **carried** as follows: Ayes: None. Nays: Eslick, Bryant, Bayliff, Eagleburger, Maggard, Smith, Stegall and Brown. Abstain: None. Absent: Cynthia Lipscomb.

2. Dangerous and Boarded Buildings

Mr. Straw commented that they have adopted what is called a Preservation Ordinance, which has been on the books for a number of years. It deals primarily with the square itself, down the east side of Boonville and a portion of Commercial Street. There is a piece of property that needs to be secured on the second floor and get it closed up. There is nothing that he can find that says he has to come before the Board in order to board these windows and wants to ascertain there would not be an issue that would require him to come before the Board again for a hearing with regard to that.

Mr. Eslick commented he would not think that necessary as there is the Dangerous Building Ordinance and you board it up, unless one of the districts approached them and say they want something done. He feels confident in what BDS is doing.

Mr. Straw discussed BDS findings and facts and their conclusion of what has to be done to the building; it has been a number of years since it has been used and they want to close it up so they don't lose anymore of the building. The boarding is not a haphazard process, it is detailed.

Mr. Neal stated for clarification that in most cases it will be on Commercial Street; on the second floor BDS will make certain it is secure by boarding it up through the Dangerous Building process to preserve the structure rather than have them come to the Landmarks Board.

Ms. Bryant stated they are talking about dangerous buildings right.

Mr. Straw defined a dangerous building as a building that is open and vacant, period. There are two options available to use the hearing option. One is make necessary repairs or tear it down. In cases of this nature there is some latitude in the language there that he can say you either repair and report to the Landmarks Board or you board them up. If the owner is willing to do that it saves the City money. They have to do it to City criteria. If they don't, the City has the option of going in there and property boarding them up and assessing a lien against the property in that amount.

Mr. Neal stated that so this is consistently applied, as Mr. Straw may use this in the future as part of his rulings, the Board is in agreement, that with second floor buildings which are open that need to be boarded up, Mr. Straw can do so without a hearing from the Landmarks Board.

Mr. Neal said that the way it is presented he does not know of anything in the Dangerous Building records that say the Board has to approve that, so there is some conflict there in the fact that the Board does review exterior changes.

Mr. Eslick commented that boarding up windows is not changing the window sills or doors.

Mr. McDonald stated that the controlling rule is in the zoning code section 4-2403, A, subparagraph five (5), and it says that any work that we the City do which would require a Certificate of Appropriateness if undertaken by a private citizen means that Mr. Straw does have to come before the Board to get a Certificate of Appropriateness if he wants to board that second story.

Ms. Bryant asked Mr. McDonald about the idea of home owners living in districts, having no clue, that zoning changes are going on around them and they don't know about exterior control or even realtors purchasing properties that don't know about this; is there any sort of notification that can come up when the title is researched so they have a document at closing. We can put historic districts on listings, but not every agent understands what that means, nor will they.

Mr. McDonald commented that most title companies are what they call title mills and they look for title specific issues; quit claim deeds and spouses that may have had an interest in a property; deeds of trust, liens, encumbrances and things like that. They don't typically look for City rules. What we are trying to get people educated on are City rules, about historic preservation and the title route would not be the way to go because these are not even covenants that run with the land. Those would show up in a chain of title.

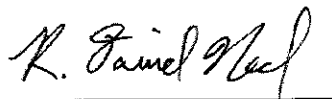
Ms. Bayliff stated that she believes it is the home owner's responsibility. They know they are living in or moving to an historic district. They have seen the signs.

Mr. Neal stated that he had been sending out pamphlets to new home owners; but it takes someone in the neighborhood being active to know what property is for sale. Lisa would let him know when there were properties being sold or a real estate sign in the yard and he would send the pamphlets to the property owner or realtor. Mr. Neal discussed the certified mailing option, what was done previously and the mailing that was sent out in 2009.

There was further discussion by the Board regarding notifications of the historic neighborhoods; future plans, ideas, and or meetings regarding notifications to new homeowners in those districts and possible notices of business owners.

Mr. Eslick noted the Forum meeting in April asking if the meeting was on a Friday if more members might attend.

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

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

R. Daniel Neal

MINUTES OF THE LANDMARKS BOARD

DATE: January 9, 2013

TIME: 5:30 pm

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

ROLL CALL:

APPROVAL OF MINUTES: None.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. Certificate of Appropriateness:

1. 1046 East Walnut: Permit new vinyl siding, windows, soffit, fascia, vents & trim with restrictive covenants.

Mrs. Carrie Eidson, 1460 E. Walnut Street.

Mr. Eslick asked Mr. Neal to explain the covenant.

Mr. Neal stated this is a restrictive covenant that would be placed on the property to go along with the title for the property which would explain any changes to exterior require the Landmarks Board to review those changes and allow the exiting vinyl siding application to exist until it needed to be replaced in future. Mr. Neal told the Board that they are the first to review the request and staff will send the Board's recommendation to City Council. City Council will have to enter into the restrictive covenant with the property owner.

Mr. Eslick closed the public hearing.

Ms. Bayliff stated she is opposed to this because the restrictions have been there, are well known and this will be setting precedent for other entities to do the same thing.

Ms. Bryant motioned to **approve** the restrictive covenant for the Certificate of Appropriateness for 1046 East Walnut. Mr. Maggard **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Bryant, Eagleburger, Maggard, and Brown. Nays: Stegall and Bayliff. Abstain: None. Absent: Cynthia Lipscomb and Todd Smith.

2. 1144 E. Walnut: Rehabilitate the historic structure for a change in use.

Mr. Patrick Neuber, 433 W Walnut.

Mr. Eslick clarified that the reuse for this is office as it was previously apartments. Mr. Eslick went through each of the nine (9) proposals, leaving number seven (7), "Replace existing wood lap board siding with new HardiePlank cement board siding with a 6" reveal" to discuss lastly. The Board approved items one (1) through six (6), and eight (8) and nine (9); however the HardiePlank cement board is not consistent with the Walnut Street Design Guidelines and the Secretary of Interior Standards for Rehabilitation. The HardiePlank is not in-kind to the original. Mr. Eslick commented that he had visited on Tuesday with Joanne Raditic in the SHPO office and what SHPO (State Historic Preservation Office) has done is left that decision up to the Boards and Commission in the CLG communities that they oversee. The pictures that were taken show lap board siding is there; it can be restored and there are four to five places that need to be repaired that a mill work company could take care of. Mr. Eslick asked about the cost of the repair and replacement of the lap board siding with the hardiplank; is the cost difference including the removal of the siding and all work associated with that.

Mr. Neuber said yes and stated that the condition of the building on a lot of the trim has so many layers of paint on it that has stacked up on it will have to be taken back to bare wood and then by hand have people repair pieces of trim and siding. With the way the shiplap siding is on there to get in to repair the areas under the window the Contractors can't get in there to do that in the small sections, so they have to take off the whole strip all the way up to get it off there. Part of the big cost in that is to have that media blasted and protected out there with the lead paint on there, that simply demolishing it putting, it in the trailer, recording it that way is much easier and cheaper and simpler to do than having the whole building sealed off, taped, all that kind of stuff while it is media blasted and stripped back to get the lead paint off. That's where the majority of that cost came in.

Ms. Bryant said the exterior of this building has a lot of detailing and expressed concern about the trim and siding, the size, width, and thickness and the profile of the siding to the original as well as the soffit. The hardi siding is not the same thickness.

Mr. Neuber said all the trim profiles you see on the building will all go back; it's just the actual fields that will be the hardie board. The intent would be to match all of that stuff to reuse what we can that's there, re-skin the building with the hardie siding. The Contractor thinks he can reuse a lot of that stuff there easily once it gets abated and then make new pretty cheaply to put back up there. The exposure on the siding will be the same, and the trim around the windows will be the same and the hardieplank will sit flush to the face where the existing siding is so your exposure to trim around the windows will be the same. The thing that will change will be the profile of the siding that the trim components next to the siding will be the same. Mr. Neuber said the soffit is not in bad shape so they will strip it and paint it.

Ms. Stegall commented that she does not believe the wood is in bad shape. It is not rotted enough to remove and replace it all.

Mr. Neuber said that the real cost comes in the lead abatement of the paint and having the workers fix the trim and those areas. The cheapest shiplap siding can be produced, because you can't find it anymore, it is a custom made product, it was approximately twelve dollars a linear foot by the time it was finished.

Mr. Eslick commented that this house is one of the oldest houses on Walnut Street, built in 1903, by Ellis Munger, and it has some unusual features. SHPO shared with him is the fact that we have guidelines for the districts and those guidelines, if not followed, can weaken those guidelines. Mr. Eslick discussed a couple of houses on the northside which have been restored back to original wood. The guidelines say that to replace it with like material and the guidelines are to be followed.

Mr. Neuber stated that to ask the owner to spend an additional twelve thousand dollars on this renovation for just the first level of siding is a lot, with all the other stuff where they have decided to do it exactly as is; they are going to do as much as they can to bring the building back to its historical nature. That's a pretty big cost when you look at the scale of this project.

Ms. Stegall said that people live and work in this area for a reason, and when they own property in the district they take on that responsibility.

Mr. Neuber commented they are going to replace all the windows; is shiplap siding worth letting this building sit like this for a longer period of time verses having the whole building polished up and ready to go.

The Board noted that they really appreciate the fact that this building will be restored; it is a valuable, contributing structure, but as you said yourself, this wood is crafted and that product, the hardie board is manufactured. It's a structure that is important because it was crafted and it's in a district that says the historical aspects of those crafted homes are important.

Mr. Eslick commented that the other aspects of the house have been mentioned, and yet the lap board siding is the largest element of the exterior that anyone will see. The pictures show that it has been awhile since any maintenance has been done on the home as is evident by the deterioration in some places, but to say that and decide to take it off and put this new product on it. The Board has never had an instance where cement board has been requested to replace wood.

Mr. Neuber commented that if you look at the top of the building, it's a lap siding that's made out of wood. If we put cement board up there we are not going to have maintenance issues, it will be like that for twenty-five (25) years.

Ms. Bryant stated that the rear looks to be a new addition. Perhaps we can have a discussion of cement board being used in the rear, but retaining the original.

Mr. Neuber stated that if he recalls, the shiplap siding is only on the existing structure.

Mr. Eslick commented that after looking at the staff report and speaking with SHPO, he does not feel he can support the use of the hardiplank cement board.

Ms. Bayliff commented that she agrees with Mr. Eslick. The guidelines are there for a reason and yes the hardiplank might be cheaper, however, as Ms. Stegall pointed out, people buy and work in that area because of the historic nature of it; to go and mess with that would be unfair to the people who live there and have invested their time and money to adhere to those guidelines. It would be unfair to allow some imitation to be used not in compliance with the guidelines.

Mr. Neuber stated that they are talking about twelve thousand (12,000) dollars.

Ms. Bayliff noted they knew it was a historical district with guidelines and restrictions.

Mr. Neuber said that the previous owners owned it before it was a historic area.

Mr. Eslick stated that if it is restored back with original product it will still be an historic building, restored to its original wood siding, and if it's not then it becomes a historic building with concrete siding on it.

Mr. Neuber said the projects he has done in the past the Federal Historic Society has allowed them to use cement hardieboard siding on projects; the South Pier Building.

Mr. Neal stated that would probably be a new addition.

Mr. Eslick said that is not a problem with a new construction and it states that in the guidelines.

Ms. Stegall stated they are not opposed to the product, and personally feels it is a good product, but they do not want to see the character of the house destroyed or diminished.

Mr. Neuber stated that having the same exposure verses, a suite verses a lot will destroy the entire character of this building.

Ms. Stegall said she believes it has a really good character and would like to see it protected.

Mr. Neuber argued they are talking about a minimal shadow of line that is changing; the lines of the siding will be approximately the same location; we are looking at one-half inch shadow line verses a quarter-inch shadow line.

Mr. Eslick said it is not like product, it is not wood replaced with wood.

Mr. Neuber asked if they used a wood lap side would that be good. The problem is to setting up to mill that side. It costs a lot of money to have the contractor go out and customize for this. They can ask how much it would cost to set it up and do those area and see what just the replacement costs are, but we believe we are going to see it go a lot higher than twelve (12) dollars a linear foot for that siding.

Mr. Eslick mentioned some local milling operations that do this sort of thing. Given that this is an historic lap siding, there is possibly someone around that makes.

Mr. Neuber stated that his contractor looked for a month and called all the mill workshops and finally asked his guy the price for the knives will run into thirty (30) dollars, that is the cheapest they can make it.

Mr. Eslick closed the public hearing.

Ms. Bryant commented that they don't mind if they use it for the addition other than the three sides of the structure.

Ms. Stegall commented she agrees.

Mr. Neal stated that if there is any doubt that anyone wants to look at this longer, or any further research, this can be tabled. You can ask the applicant to hold it all or in part.

Mr. Neuber said they cannot move forward with construction until they have a budget for the whole project, asking if they cannot get everything researched and finalized can they table it at the next meeting.

Ms. Bryant **motioned to approve** the amended Certificate of Appropriateness for 1144 E. Walnut for eight of the nine proposals, with the exception of item number seven, which will be removed from the CofA and tabled till further notice. Mr. Maggard seconded the motion. The motion carried as follows: Ayes: Eslick, Bryant, Eagleburger, Maggard, Stegall, Bayliff, and Brown. Nays: None. Abstain: None. Absent: Lipscomb and Smith.

COMMUNICATIONS:

Mr. Eslick discussed an e-mail from Joann and Mr. Neal clarified that counties were not exempt from City Building Codes.

Mr. McDonald stated that what was at issue between the City and County were City Building Code Rules. It wasn't zoning rules so there is a big difference. When it comes to building code rules the City can generally impose upon the County, but when it comes to the zoning that is not necessarily the case.

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

1. Proposed Amendments to Walnut street-West UCD

Mr. Neal stated that it was found that there is a reference in the UCD West to subsection of the zoning ordinance that implied that it was a demolition; that we allow the demolition of property. We are not certain if because of previous amendments a subsection changed or the zoning ordinance, but we felt there would be a stronger case towards preventing the demolition if it referred to a different subsection. There were some other minor changes that we would like to point out. We would need one of the bodies, either City Council or Planning and Zoning Commission to initiate changes to the UCD. This would have to be a rezoning we would have to initiate taking the changes through and he is not certain the Landmarks Board has the authority to begin this.

Mr. McDonald stated the Landmarks Board has the authority to make a recommendation to that effect. The Board will review the corrections and then recommend these corrections.

Mr. Neal said the first page is pointing out the Robberson Addition is consistent throughout the document the way the UCD is describing the description of the legal's. Permitted Uses Cluster Subdivisions should be referred to as Developments. It references Subsections but they don't say what document, of this UCD, not just any subsection. We are referencing a particular document. There are a lot of subsections in the zoning ordinance that someone could say that maybe they are talking about the zoning ordinance but they are talking about this particular document, so we went through and said clarified this UCD in a lot of places that it was referred to. There was a reference to Article 1 of the Land Development Code which is actually the Zoning Ordinance. We lettered the four alternatives for demolition instead of having items floating we decided to give them something to refer to in any of the Board's decisions. The biggest change is on number three (3), and referenced the section where it says H in the actual ordinance and it should be G-4, which is more appropriate. Mr. Neal referred to the Zoning Ordinance referencing the applicant's action if an application is denied, reading aloud the standards of the section and how it applies to the UCD. We are deleting "H" and replacing it with "G". Mr. Neal reviewed all the changes pointing out each wording change in each section for clarification as well as accuracy.

Mr. Neal stated there are two sub-areas in Walnut Street West after a change to housing along National from Walnut in the UCD West and we had to make the same changes to that sub-area.

Mr. Eslick called for a motion.

Ms. Bryant **motioned to initiate** the changes to the Walnut Street-West UCD. Ms. Stegall **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Bryant, Eagleburger, Maggard, Stegall, Bayliff, and Brown. Nays: None. Abstain: None. Absent: Lipscomb and Smith.

Mr. Eslick discussed the covenant that was approved for the house at 1460 E. Walnut stating that in the same area several years ago there were twenty-seven (27) windows they put vinyl on and one of the things Mr. Neal had discussed with the folks in the planning department we might want to set another covenant for that property like we have with the Eidson's, so in the future if he sell the property anything that is done to it will have to come before the Landmarks Board. He is getting ready to bring a C of A forward to re-roof the home and he wanted to bring that up for discussion.

Mr. Neal commented that if everyone felt the covenant was an acceptable option for 1460 E. Walnut, if anyone wanted to support looking into 1448 E. Walnut property that replaced twenty-seven (27) windows, with the same option; Building Development Services does not have the funds to put a lien on the property and do all the work themselves so is this an alternative the Board would consider.

Ms. Bryant stated that if we don't have these covenants, then we just have altered properties that never change or improve. If we have the covenant then the next change that is made, the situation would have to be improved.

Mr. Neal commented that you have greater chances that somebody, the next property owner if sold or even that property owner that they recognize that there is a covenant regarding that and it puts more of an emphasis on it so possibly something isn't missed in the future.

Ms. Byrant said it might make property owners more apt to make the appropriate Certificates of Appropriateness instead of the changes because in future their property has this covenant that might make it harder to sell later so they would want to do the right thing now.

Mr. Eslick stated that his understanding is that when a property is sold, the covenant goes with the land and the realtor says this covenant is in place.

Ms. Bryant asked if it would come up under title work.

Mr. McDonald stated that sometimes a title insurance company is not involved, that is a possibility, and should that happen it might slip through. It is recorded, but sometimes it is cash for deed.

Mr. Eslick commented that the covenant was put in place to avoid going through the Economic Hardship process. The house is better looking now than when they started.

Ms. Stegall and Ms. Bayliff both disagreed.

Mr. Eslick said that was his reasoning was that the property was protected and it made that end of Walnut look nicer.

Mr. Neal stated that first of all, this is something that the owner would want to do, but to him it would alleviate any concerns that he might have in coming forward in future with changes. He has come to the Board previously regarding a garage door. He might be open to the suggestion with his need of having a roof replaced. This is one way that we might move on from this.

Mr. Eslick stated it was a situation where we have had instances where we have denied C of A's and the applicants have come back and we have worked out the differences and believes it gave the Board a reputation that we turn everything down.

Ms. Bayliff stated that they are there for a reason, those things, and we just keep exempting people; there are so many changes and so many ways to get around the guidelines now that we are in for a mess.

Ms. Stegall stated that it is unfortunate that people are going to get word, neighbors and such, there are many other people who would like to put vinyl on their homes because they don't care about the character of their house, that its historic or there are original materials and they are going to say, "they did it; if we just do it instead of applying for it", and get rejected, then they ask for a covenant...

Ms. Bayliff stated exactly.

Ms. Stegall said it is an unfortunate situation that approving it, willing to accept what had happened, sets almost a worse precedent than if we were to say no.

Mr. Maggard stated that to him the worse part about this case is that one of the neighbors saw a truck in front of the property and called the City instead of maybe walking down the street and saying something.

When a call like that comes and somebody goes out to check the place out, and nothing is going on, is there something a form letter we can stick in the mail box or door.

Mr. Neal asked about setting up a discussion regarding this subject as well as some other things and Mr. McDonald can give an ethics training as well and give the Board time to discuss some of these issues. We can do a luncheon or dinner meeting using the second meeting of the month; maybe the second meeting in February.

Ms. Bryant stated she hates driving by that house and seeing the vinyl instead of the stucco, but at the same time, how do we say, tear it off and restore the stucco and take the broken windows and put them back in when they don't have the money to do it. How do we do that...?

Ms. Bayliff agreed.

Ms. Stegall commented it is unfortunate that that happened.

Mr. Eslick commented that they need to be more diligent about the districts, residents, knowing they are in that district and if they do have any work done, to come to the Board.

Ms. Stegall commented that she does find it hard to believe that after living there for ten years, they had no idea that vinyl was not acceptable.

Ms. Bayliff stated exactly.

Ms. Bryant agreed.

Mr. Neal commented that these are things we can discuss at our dinner meeting and discuss ways to get out there and educate the districts.

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

A handwritten signature in black ink, appearing to read "Daniel 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

WALNUT STREET URBAN CONSERVATION DISTRICT – WEST

DATE: January 31, 2013

PROPOSAL:

1. Replace existing wood lap board siding with new HardiePlank cement board siding with a 6" reveal.

BACKGROUND:

LOCATION: 1144 E. Walnut Street

APPLICANT: R&P Taylor Apartments, LLC

RECOMMENDATION:

The board will need to determine whether HardiePlank cement board is an acceptable replacement material for wooden lap siding.

FINDINGS:

1. The house at 1144 E. Walnut St. is a contributing structure in the Walnut Street National Historic District.
2. The Secretary of Interior Standards for Rehabilitation state that any new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
3. The Walnut Street Design Guidelines recommend repairing the existing wood siding or, if not feasible, replace in-kind to the original.

Staff Contact:
Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
1144 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is proposing to renovate the existing building to provide income for the owner without the loss of character to the building. The building is to be re-purposed from a residential rental complex into leased office space. The board approved all, but one item at their last meeting on January 9th. The replacement of the existing wood lap board siding with new HardiePlank cement board siding was discussed at length and tabled to the board's next meeting. The applicant's representatives were going to provide the board with additional information.

STAFF COMMENTS:

1. The Landmarks Board will need to determine whether the HardiePlank cement board is an appropriate replacement for the existing wood lap board siding. Staff has included a couple articles (attached) that have been posted regarding HardiPlank siding compared to wood lap siding. While the Walnut Street Design Guidelines do not specifically prohibit cement board siding, the Secretary of Interior's Standards recommend materials that can be found within the same period in which the structure was built or a prominent era. Staff is not aware of another certificate of appropriateness where cement board has been used in the district.
2. The applicant's design professional has met with Building Development Services prior to the submittal of the Certificate of Appropriateness to verify general compliance with the Zoning Ordinance and building codes.
3. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Walnut Street UCD, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
1144 E. Walnut Street

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

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

PERTINENT WALNUT STREET DESIGN GUIDELINES

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.

ORDINANCE REVIEW

In addition, General Ordinance No. 4619, which created the Walnut Street Urban Conservation district-West 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
1144 E. Walnut Street

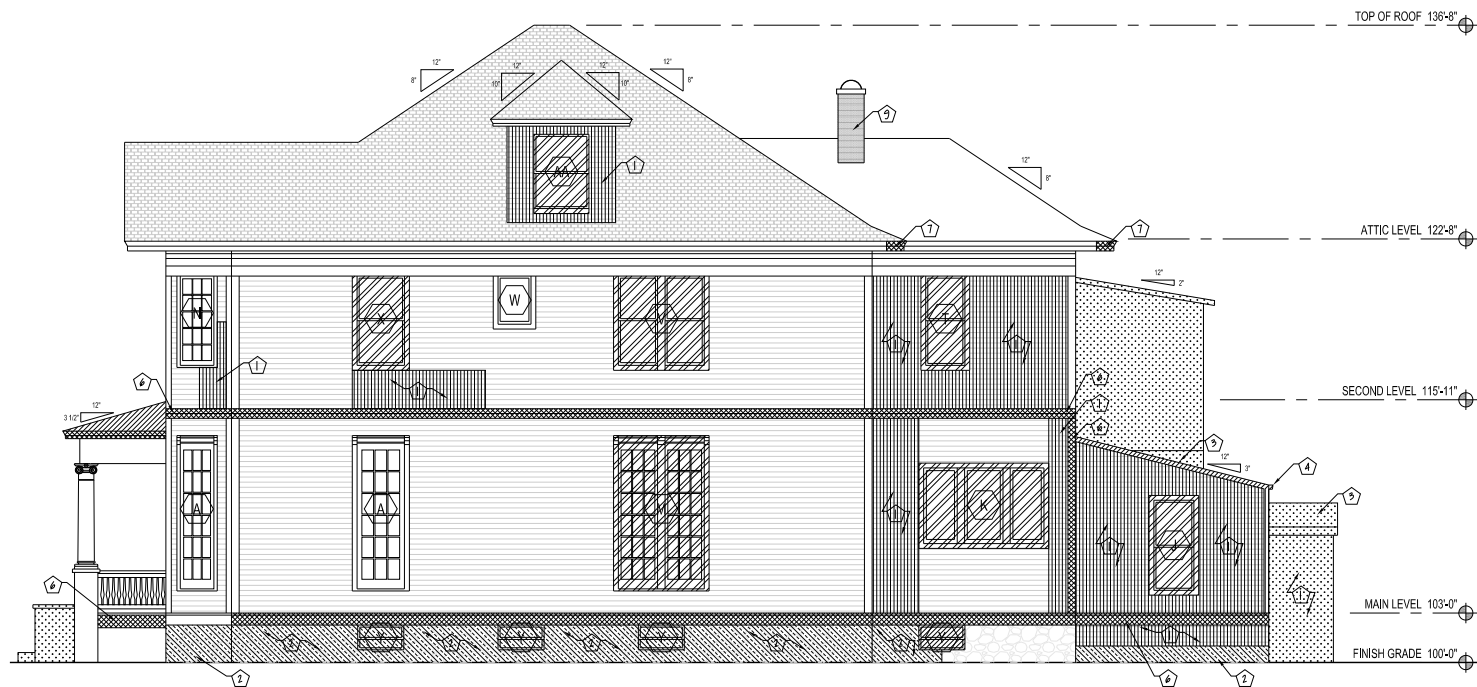
ARCHITECTURAL SIGNIFICANCE:

1. The architectural survey that was completed on this property stated the following:

Front elevation—Hipped dormer with broad projecting eaves. Single double hung dormer window with one over one sash. The walls of the dormer are covered with butt shingles. The eaves project beyond the walls on the house more broadly than most accentuated by the fact that the front wing has corner chamfers under the gable (see photo). Board modillions are under the eaves with bed moulding at the cornice. The frieze board becomes the window heads to all of the second story windows on the house. The second story wall surface on the house is lap sided with a narrow moulded skirt separating it from the first story. The first story has ship lap siding which, where joined, forms horizontal wide beads. The pediment in the front gable wing is set off by a continuous cornice. The pediment itself is deeply recessed as it is flush with the wall surfaces behind the wide projection eaves and cornice (photo). There is a double hung one over one light sash in the pediment and the face of the area is covered with butt shingles. The first story windows have heavily moulded window heads with moulded corner blocks. The front gabled wind creates an L shaped space with the primary mass of the house. A porch of one story with hipped roof fills the angle and extends around the east elevation until it meets with the east projecting wing. The porch has a moulded cornice with dentil detailing and a fairly broad board entablature. Squat wooden round columns support the porch roof with Ionic plaster cast capitals. The columns rest on red brick piers with limestone caps. There is a wooden balustrade with moulded handrail and turned balusters. The porch floor and structure are of wood. The steps leading to the porch are of wood as well. The doorway is topped with a transom. The entry to the house is at the angle of the walls. Over the entry on the porch roof is a pedimented gable. The cornice is continuous and the face of the pediment is covered with staggered butt shingles. At the corners of the gable under the eaves on the cornice are scroll brackets. At the rear elevation is a two-story shed roofed porch which has been filled in recently as well as a smaller one story open porch in the southeast corner. Added to the rear of the rear hipped gable wing is a one-story modern addition. In the ground near the southeast corner and next to the rear drive is a limestone hitching post with an iron ring in the top. The post is carved so as to appear like a tree trunk.



EAST ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"

ELEVATION KEY NOTES

- 1) REMOVE SIDING- REPLACE WITH JAMESHARDIE HARDIEPLANK CEDARMILL 125 LAP SIDING IN 6 1/4" WIDTHS
- 2) REPAIR STONE AND CMU FOUNDATION- FILL CRACKS WITH NON-SHRINKING GROUT- MATCH EXISTING GROUT COLOR
- 3) REMOVE EXISTING ROOFING INSPECT ROOF FOR DAMAGED SUBSTRATE AND REPLACE AS REQUIRED. ROOFING SHALL BE REPLACED WITH 25 YEAR ASPHALT SHINGLES TO MATCH EXISTING SHINGLES IN COLOR AND SIZE
- 4) PROVIDE NEW GUTTER TO MATCH EXISTING (PROFILE TO BE VERIFIED BY ARCHITECT PRIOR TO FABRICATION)
- 5) PROVIDE FLASHING WHERE ROOFING MEETS SIDING- TAPE FLASHING TO SHEATHING
- 6) REMOVE PAINT FROM BAND BOARD- REPAIR AS NECESSARY- PAINT COLOR TO BE SELECTED BY ARCHITECT
- 7) REMOVE PAINT FROM FASCIA - REPAIR AS NECESSARY- PAINT COLOR TO BE SELECTED BY ARCHITECT
- 8) REMOVE PAINT FROM SOFFIT- REPAIR AS NECESSARY- PAINT COLOR TO BE SELECTED BY ARCHITECT
- 9) FILL CRACKS IN BRICK COLUMN USING TYPE N MORTAR
- 10) PAINT EXISTING LATTICE- PAINT COLOR TO BE SELECTED BY ARCHITECT
- 11) REMOVE COLUMN TRIM- CAST AND CREATE MOLD FOR REPLACEMENT COLUMN TRIM
- 12) CAST REPLACEMENT COLUMN TRIM FROM MOLD- REPLACE COLUMN TRIM- PAINT TO BE SELECTED BY ARCHITECT

GENERAL NOTES

- 1) ALL REPAIRS OF PAINTED SURFACES SHALL BE DONE IN ACCORDANCE WITH EPA GUIDELINES FOR LEAD PAINT REMEDIATION
- 2) WHERE BUILDING FINISHES ARE REMOVED FROM THE BUILDING A VISUAL INSPECTION FOR MOLD SHALL BE CONDUCTED BY THE CONTRACTOR. ANY MOLD FOUND WILL BE REMOVED AND THE EFFECTED SURFACE TREATED WITH A 1 TO 3 PARTS BLEACH AND WATER SOLUTION. IF MOLD DAMAGE IS SO PERVASIVE THAT IT HAS ROTTEN A BUILDING ELEMENT BEYOND REPAIR IT SHALL BE REMOVED AND REPLACED WITH A MATERIAL THAT MATCHES THE EXISTING MATERIALS
- 3) SHADED AREAS INDICATE EXISTING BUILDING ELEMENTS THAT ARE VISIBLY DAMAGED. REMOVAL AND REPLACEMENT OF ADDITIONAL BUILDING ELEMENTS MAY BE NECESSARY AFTER INVASIVE INSPECTION
- 4) ALL EXISTING WINDOW FRAMES SHALL BE CAULKED W/ PAINTABLE URETHANE SEALANT PRIOR TO PAINTING

EXTERIOR REPAIR BID PACKAGE

- 1) BID PACKAGE 001 SHALL INCLUDE STRIPING THE EXISTING PAINT FROM ALL EXTERIOR SURFACES. THIS WORK SHALL BE PERFORMED IN ACCORDANCE W/ EPA GUIDELINES FOR LEAD PAINT REMOVAL. ONCE PAINT IS REMOVED DAMAGED MATERIALS SHALL BE REPAIRED OR REPLACED. IF MATERIALS ARE TO BE REPAIRED THEY SHALL BE REPAIRED USING EXTERIOR GRADE PAINTABLE AND SANDABLE FILLERS
- 2) BID PACKAGE 002 SHALL INCLUDE REMOVING THE EXISTING SIDING. SIDING SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE W/ EPA GUIDELINES FOR LEAD REMEDIATION GUIDELINES. THE BUILDING SHALL BE SHEATHED W/ 3/8" EXTERIOR GRADE PLYWOOD. (1) LAYER OF AIR AND VAPOR BARRIER SHALL BE APPLIED AND SHIP LAP SIDING TO MATCH EXISTING PROFILE SHALL BE INSTALLED

PAINTING

- 1) THE EXTERIOR OF THE BUILDING SHALL BE PRIMED AND PAINTED W/ (2) COATS OF 20 YEAR EXTERIOR ENAMEL
- 2) SIDING SHALL BE ONE COLOR
- 3) THREE (3) TRIM COLORS SHALL BE INCLUDED IN THE PRICE

TRIM & WINDOWS

EXISTING TRIM SHALL HAVE PAINT REMOVED. THE TRIM SHALL BE REPAIRED USING PAINTABLE & SANDABLE EXTERIOR GRADE FILLER

EXTERIOR REPAIR LEGEND

- | | |
|--|-----------------------------------|
| SIDING | BAND BOARDS, TRIM, SOFFIT, FASCIA |
| ROOFING | FOUNDATION |
| DEMOLITION | BRICK |
| WINDOW TO BE REPLACED- SEE WINDOW SCHEDULE 1/AG1 | |

REVISIONS	

NOT FOR CONSTRUCTION

bates & associates
architects

www.batesarchitects.com
phone no. 417.865.2065
fax no. 417.865.8313
433 west walnut,
springfield missouri 65806

EXISTING BUILDING RENOVATION

FOR

1144 E WALNUT

SPRINGFIELD, MISSOURI 65804

RELEASE DATE
12-6-2012

JOB NO.
1207

SHEET NO.
A201

SHEET DESCRIPTION
EXIST. ELEVATIONS



3 WEST ELEVATION @ REAR PORCH
1/4" = 1'-0"



4 NORTH ELEVATION @ FRONT PORCH
1/4" = 1'-0"



2 EAST ELEVATION @ REAR ENTRY/EXIT
1/4" = 1'-0"



1 SOUTH ELEVATION @ REAR ENTRY/EXIT
1/4" = 1'-0"

REVISIONS	

NOT FOR CONSTRUCTION

bates & associates
architects

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springfield missouri 65806

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EXISTING BUILDING RENOVATION

FOR

1144 E WALNUT

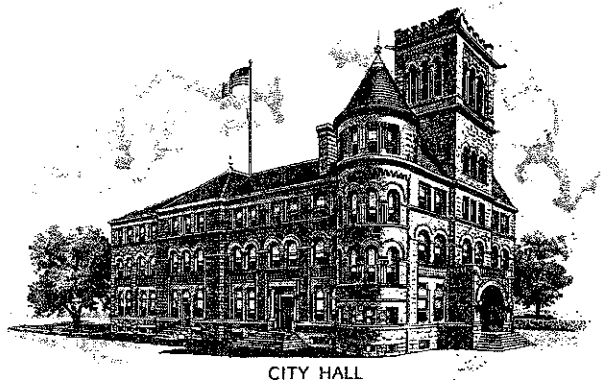
SPRINGFIELD, MISSOURI 65804

RELEASE DATE
12-6-2012

JOB NO.
2307

SHEET NO.
A202

SHEET DESCRIPTION
PROP. ELEVATIONS



LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: February 1, 2013

PROPOSAL:

1. Remove four existing modular buildings.
2. On the east side, remove existing wooden escape stairs.
3. Pave additional parking spaces, including two handicap-accessible spaces.
4. Construct new "bridge" connector that will attach the existing structure to the new addition.
5. Construct a new addition.

BACKGROUND:

LOCATION: 2300 E. Division Street

HISTORIC DESIGNATION: Historic site – Airport Building

APPLICANT: Alpha House c/o Marty Anderson, Executive Director

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS:

1. The Airport Building is a local historic site that was nominated by City Council on January 9, 1980.

2. The applicant's proposed connector and addition meets most of the National Parks Service (NPS) Preservation Brief #14 guidelines.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
Historic Site
2300 E. Division

APPLICANT'S PROPOSAL:

The applicant is requesting to remove.

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. The attached National Parks Service Preservation Brief #14 (Page 14) states that a new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old. It also states that the construction materials and colors of the new addition should be harmonious with the historic building materials. Staff believes that these guidelines have been met by this proposal.
2. Preservation Brief #14 also states that a new addition should not be highly visible from the public right-of-way and that the new addition should be smaller than the historic building. Staff contends that with the historic Airport Building and Annex to the west and the large manufacturing building to the east of the new addition that the visibility from the street will be limited to the north elevation. The new addition does encroach closer to the Division Street right-of-way, than the historic structure. This may be one item to be discussed. Staff would also point out that the adaptive re-use of the property has contributed to the quality maintenance of the historic structure over the years. While the proposed addition is larger than the historic structure in size, the rectilinear orientation of the building does not seem to cause the historic structure to be dwarfed or overpowered.
3. The applicant has a rezoning to a planned development that has been recommended for approval by City staff and Planning and Zoning Commission and will be voted on by City Council on February 25th. The applicant's design professional has met with Building Development Services prior to the submittal of the Certificate of Appropriateness to verify general compliance with the Zoning Ordinance and building codes.
4. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
Historic Site
2300 E. Division

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
2300 E. Division

1. The building was constructed circa 1929.
2. The site was nominated to the local historic register by City Council on January 9, 1980.
3. The brief description of the local nomination for the Airport Building states:

The City Council hereby finds and declares that the first Municipal Airport Building is a historical site of particular value and importance to the heritage of the people of the Country and the citizens of Springfield and urges the Historical Site Board to make all appropriate application for State and Federal recognition of the aforesaid premises as historical site.

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks



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



A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment “is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values.”

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

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

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

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

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



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



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

Guidance on New Additions

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

(9) “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

(10) “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

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

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

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

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



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

Preserve Significant Historic Materials, Features and Form

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

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

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



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

Compatible but Differentiated Design

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

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

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

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

possible from the public view.” As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior’s Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that “the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

Preserve Historic Character

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



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



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

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

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

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

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

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



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



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



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



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

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

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



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

Design Guidance for Compatible New Additions to Historic Buildings

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

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



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

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



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



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

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



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

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

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

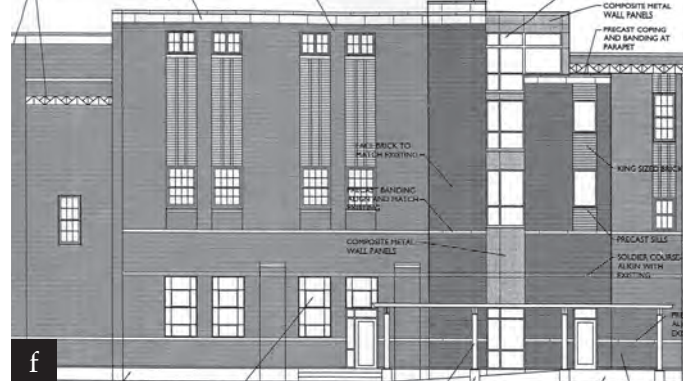
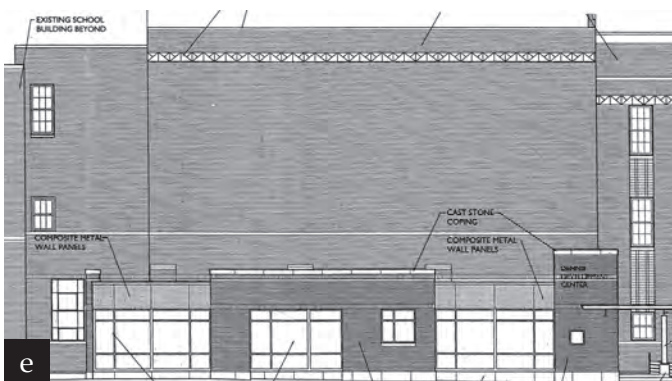
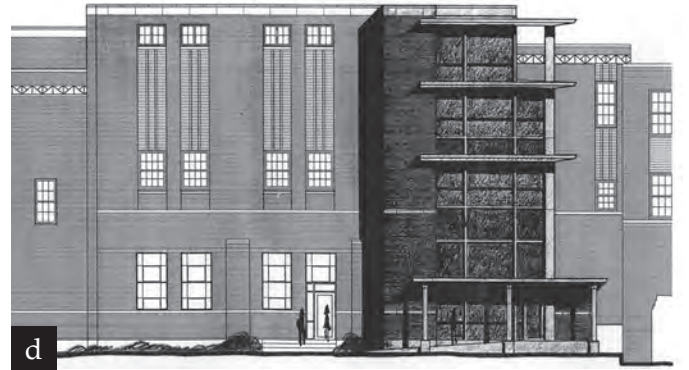
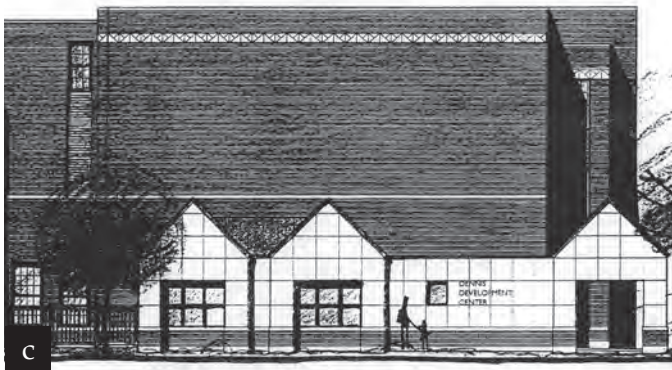


Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with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

Incompatible New Additions to Historic Buildings

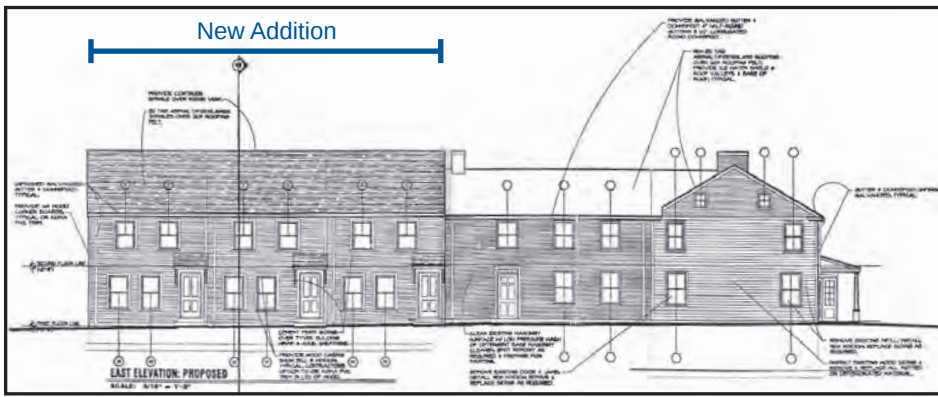


Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..



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



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



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



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



New Additions in Densely-Built Environments

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

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



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



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



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

Rooftop Additions

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

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

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

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

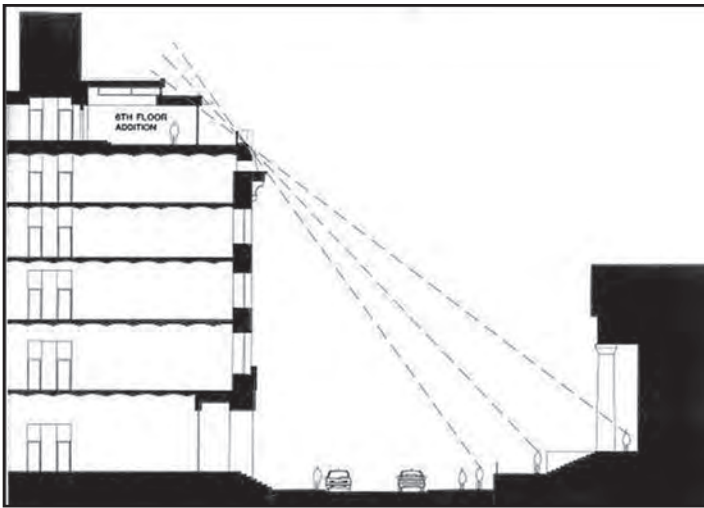


Figure 24. How to Evaluate a Proposed Rooftop Addition.
A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced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



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

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





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

Designing a New Exterior Addition to a Historic Building

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

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

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

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



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



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

Summary

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

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



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

Acknowledgements

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

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

Technical Preservation Services

National Park Service
U.S. Department of the Interior



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Planning Successful Rehabilitation Projects

Additions

New Additions to Historic Buildings

To meet [Standard 1](#), which states that a property shall be placed in a new use that requires minimal change to the defining characteristics of the building, it must be determined whether an historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. After such an evaluation, the conclusion may be that an addition is necessary, particularly if it is needed to avoid modifications to character-defining interior elements. The addition must be designed to be compatible with the historic character of the building and thus meet the Secretary of the Interior's Standards for Rehabilitation.

In accordance with [Standard 9](#), a new addition must preserve the historic building's form/envelope, significant materials and features; must be compatible with the historic building's massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. [Standard 10](#) calls for new additions to be constructed in such a manner that the essential form and integrity of the historic property be unimpaired if the new work were to be removed in the future. Limiting the removal of historic materials and utilizing existing doors or enlarging windows to transition to the new addition may accomplish this. The Guidelines for Rehabilitating Historic Buildings also recommend locating a new addition at the rear or on an inconspicuous side of a historic building. Additional NPS guidance is contained in [Interpreting the Standards Bulletins](#) and [Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns](#).

There is no formula or prescription for designing a compatible new addition. A new addition to a historic building that meets the Standards can be any architectural style—traditionalist, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the very identity of the building being enlarged. New additions that are either identical to the historic building or in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building. General parameters are outlined below to provide guidance and to assist building owners in meeting the Standards.

Placement or location of the new addition on the site

A new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. This is often a rear or obscure elevation. However, rear or side elevations may not always be sufficiently secondary to be suitable locations for an addition, particularly when a historic building is visually prominent from many vantage points.

Site characteristics therefore, are significant factors to consider in the process of determining the appropriate location for a new addition. When planning an addition, preserving significant landscape features – including vegetation, grading, walls, fences, walkways, driveways – and other important historic features of the historic property must be taken into account. Furthermore, significant archeological resources must also be considered when evaluating the placement of an addition and, as appropriate, mitigation measures must be implemented if they are to be disturbed.

A careful site analysis can identify suitable locations for an addition that take advantage of site features such as topographic changes and other factors that may lessen the impact of an addition. Opportunities for locating an addition partially or entirely below ground, or set behind other site features that can screen the visibility of new construction should be evaluated.

Size, scale, and massing of the new addition

The size, scale, and massing of a new addition all pertain to the addition's overall volume and three-dimensional qualities. Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property. Typically, a compatible addition should be smaller than the historic building in both height and footprint. However, there are other considerations that may allow moving away from this basic concept.

Depending on its location, it may be possible that an addition slightly taller or slightly larger than the historic building may be acceptable, as long as it is visually subordinate to the historic building. In some cases, separating the addition from the historic building with a small hyphen can reduce the impact of an addition that is larger than the historic building. Another way of minimizing the impact of a new addition to an historic building is to offset it or step it back from the mass of the historic building.

Differentiating the new addition from the historic building

To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. [Section 67.7\(c\)](#) of the program regulations cautions "exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification." This does not mean that the addition and historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

Differentiating the new from the old, yet still respecting the architectural qualities and vocabulary of the old, can be accomplished through a variety of design techniques, including:

- Incorporating a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or setting the addition back from the wall plane(s) of the historic building.
- Avoiding any approaches that unify the two volumes into a single architectural whole. The coordination of individual features between the new addition and the historic building will not necessarily impair the existing building's historic character as long as the new structure is clearly differentiated and distinguishable as a new addition so that the identity of the historic structure is not lost altogether in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.
- Using building materials in the same color range or value as those of the historic building. The materials used on the new addition need not be the same as those on the historic building; however, new materials that highly contrast the historic ones should be avoided.
- Basing the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- A new addition should also respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

The techniques listed above are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long they maintain the primacy of the historic building.

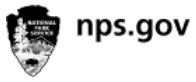
Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

New additions in densely-built environments

A densely-built neighborhood such as a downtown commercial core offers an opportunity to design an addition that can have a minimal impact on the historic building. Often the site for such an addition is vacant land where an independent building formerly stood. Treating the addition as a separate or infill building may be the route to having the least impact on the historic building. In these instances there may be no need for a direct visual link to the historic building, but the addition must still respect the scale of the historic building and those around it. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings. There may be an opportunity for a larger addition when the facade of the addition can be broken up into elements that are consistent with the scale of the historic building and the adjacent building.

New additions in historic districts

When a building's historic status derives from its inclusion in an historic district, it is also necessary to look beyond the building itself in evaluating an addition. Relevant guidance comes from [36 CFR Part 67.6 \(b\)\(6\)](#) , of the program regulations and this guidance makes clear that all aspects of a rehabilitation, including a new addition, will be reviewed first as they affect the historic building and second as they affect the district in which the building is located. Additions to historic buildings may not cause the demolition of an adjacent certified historic structure for a rehabilitation project seeking certification according to [36 CFR Part 67.6 \(b\)\(5\)](#) .



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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:

Marty C. Anderson

1/22/13

Please type or print name(s) clearly:

MARTY C. Anderson

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:

Alpha House, 2300 E. Division Street, Springfield Missouri 65803

2. APPLICANT:

Name(s): Marty C. Anderson, Executive Director

If corporation: Corporate official: _____

Mailing address: 2300 E. Division Street Zip Code: 65803
Telephone number: 417-831-3033 Ext.100 Fax number: 417-862-6764
e-mail: manderson@tehalphahouse.org

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

Name: Randolph C. Hone Signature: _____
Address: P.O. Box 125, Turners MO Telephone: 417-831-2900 Fax: _____
e-mail: telehone@sbcglobal.net

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

Date of discussion: January 10, 2013

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

☐ Other (Specify) _____

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

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

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

1. Remove existing East-side, wooden emergency exit stair, which is not original to building.
2. Build new, 2-story, 16,650 s.f. Addition, connected to the existing Alpha House by a 24'-0" long steel and glass "bridge" at the location of the former stair.
3. Remove four (4) modular buildings from the site.
4. Provide additional parking, including two (2) handicap, van-accessible spaces.
5. Relocate overhead power and phone lines underground.

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 proposed Addition conforms with the Secretary of Interior's Standards for Rehabilitation in the following ways:

There will be no change in use for the building.

The proposed structural change to the existing Alpha House will be limited to the exterior, East-Side of the building and will include: The removal of a wooden escape stair, which is not an original structure, and the construction of a "bridge" that will connect the old Alpha House to the new Addition. The view of the existing generator will be shielded by the opaque connector. Four existing, modular buildings will be removed from the site. Existing overhead power and phone lines will be relocated underground. Additional parking, including two handicap-accessible parking spaces will be added.

The Addition's precast facade will compliment the existing building's color and textures, but will not try to emulate it's style.

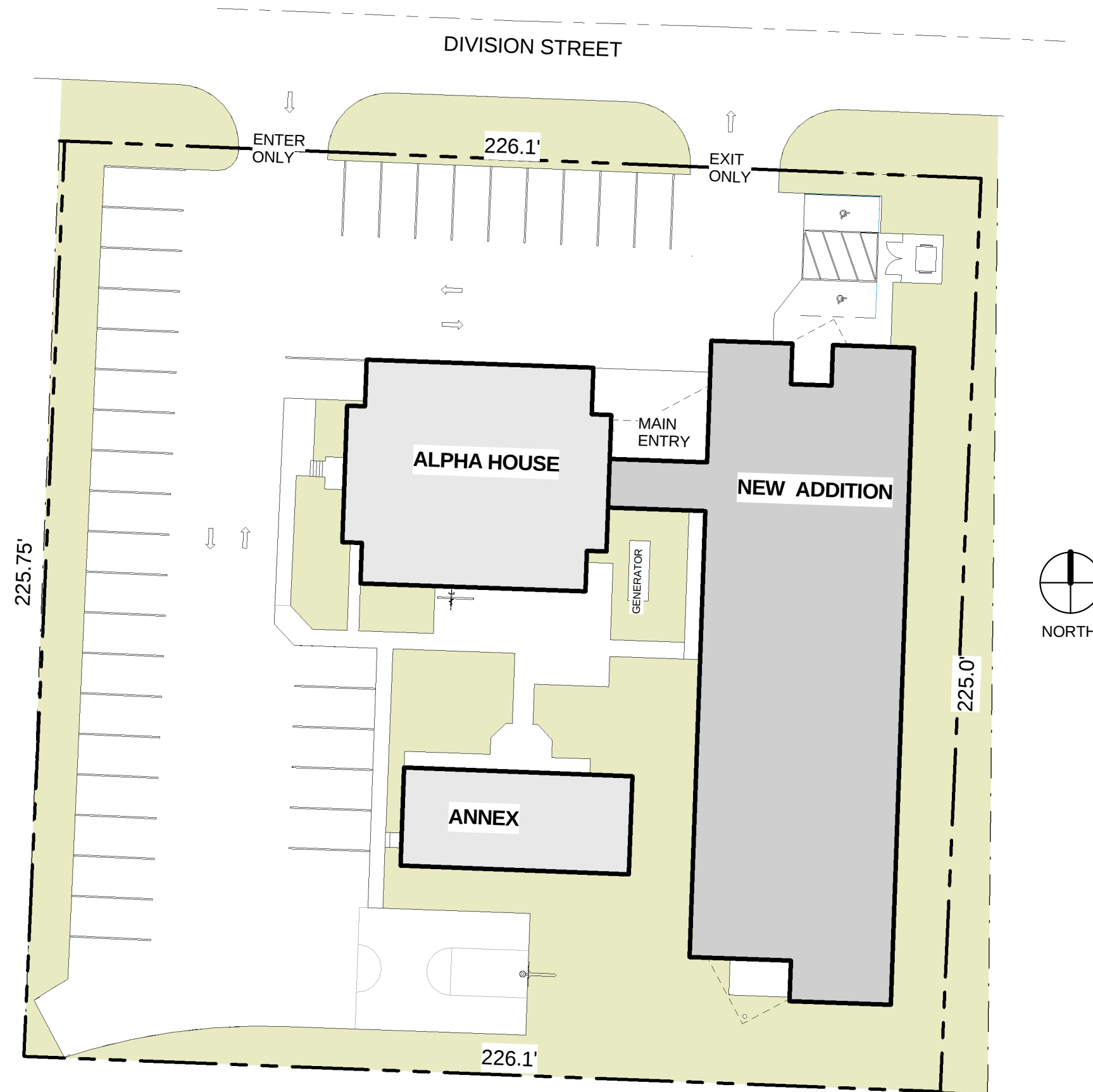
The Addition's footprint is rectilinear, placed on the site in a North/South orientation. The view from Division Street, will present a building similar in height, but smaller in width, to the existing building. The connector, built of steel and glass, will be significantly different from both the existing Alpha House and the Addition. It will be shorter, and it's facade will be set back from the face of both buildings which will effectively create a visual separation between the old and new.



2300







Randolph Cooper Hone
Architects/Designers/Planners
P.O. Box 125, Turners Missouri 65765

New Building Addition for:

ALPHA HOUSE OF SPRINGFIELD

2300 E. Division, Springfield Missouri 65803

SITE PLAN

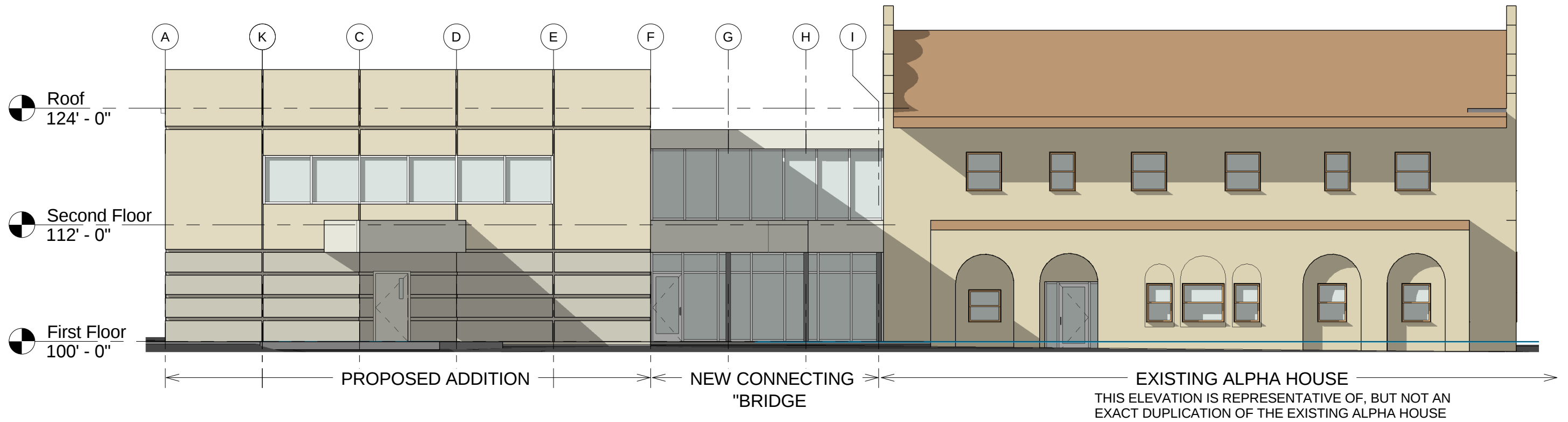
Date 1/22/2013

Drawn By jrh

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Scale 1" = 30'-0"

1/22/2013 8:50:35 AM



Randolph Cooper Hone
 Architects/Designers/Planners
 P.O. Box 125, Turners Missouri 65765

New Building Addition for:

ALPHA HOUSE OF SPRINGFIELD

2300 E. Division, Springfield Missouri 65803

NORTH ELEVATION

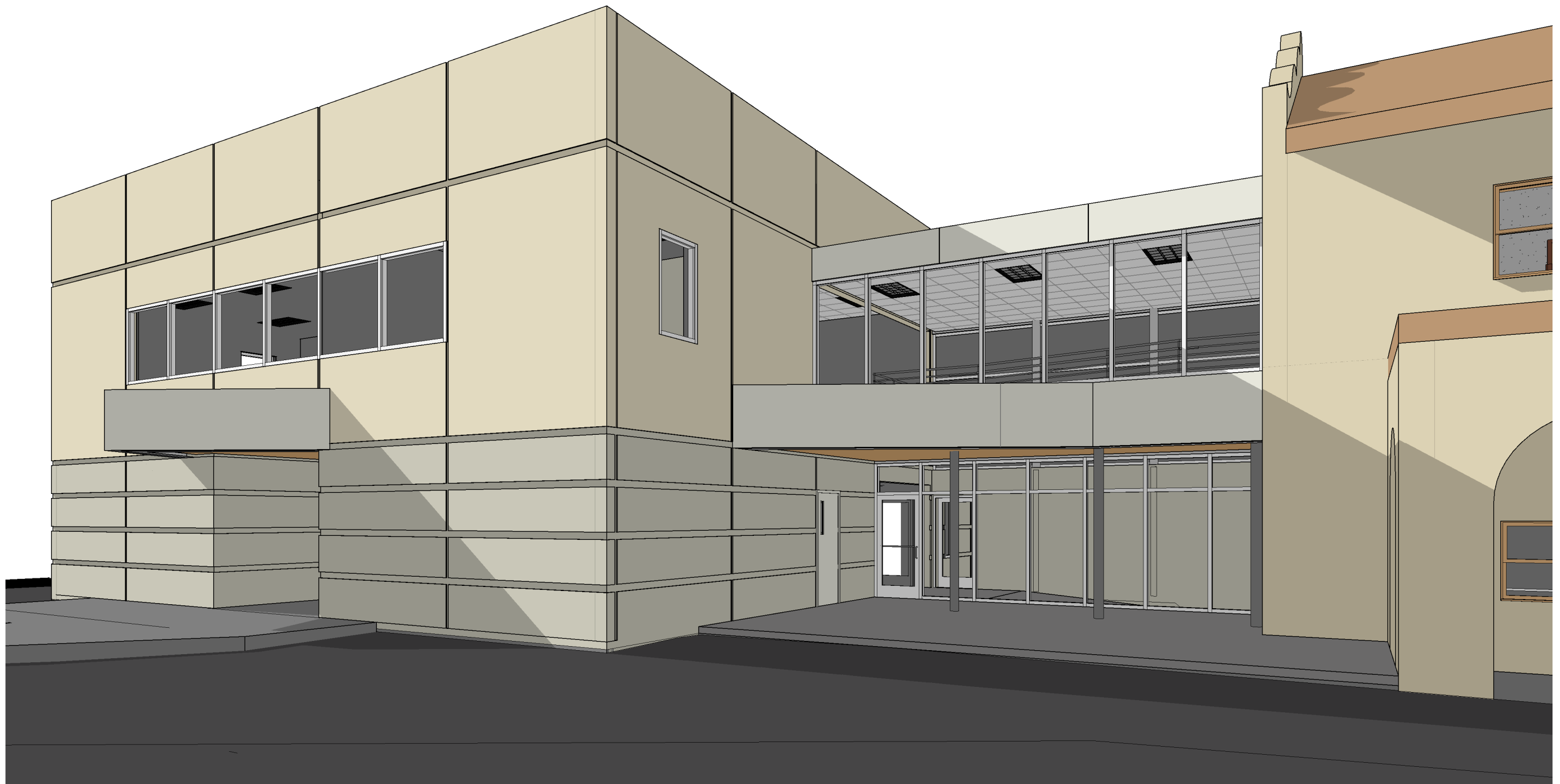
Date 1/22/2013

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Scale 3/32" = 1'-0"

1/22/2013 8:49:35 AM



Randolph Cooper Hone
Architects/Designers/Planners
P.O. Box 125, Turners Missouri 65765

New Building Addition for:

ALPHA HOUSE OF SPRINGFIELD

2300 E. Division, Springfield Missouri 65803

NW PERSPECTIVE

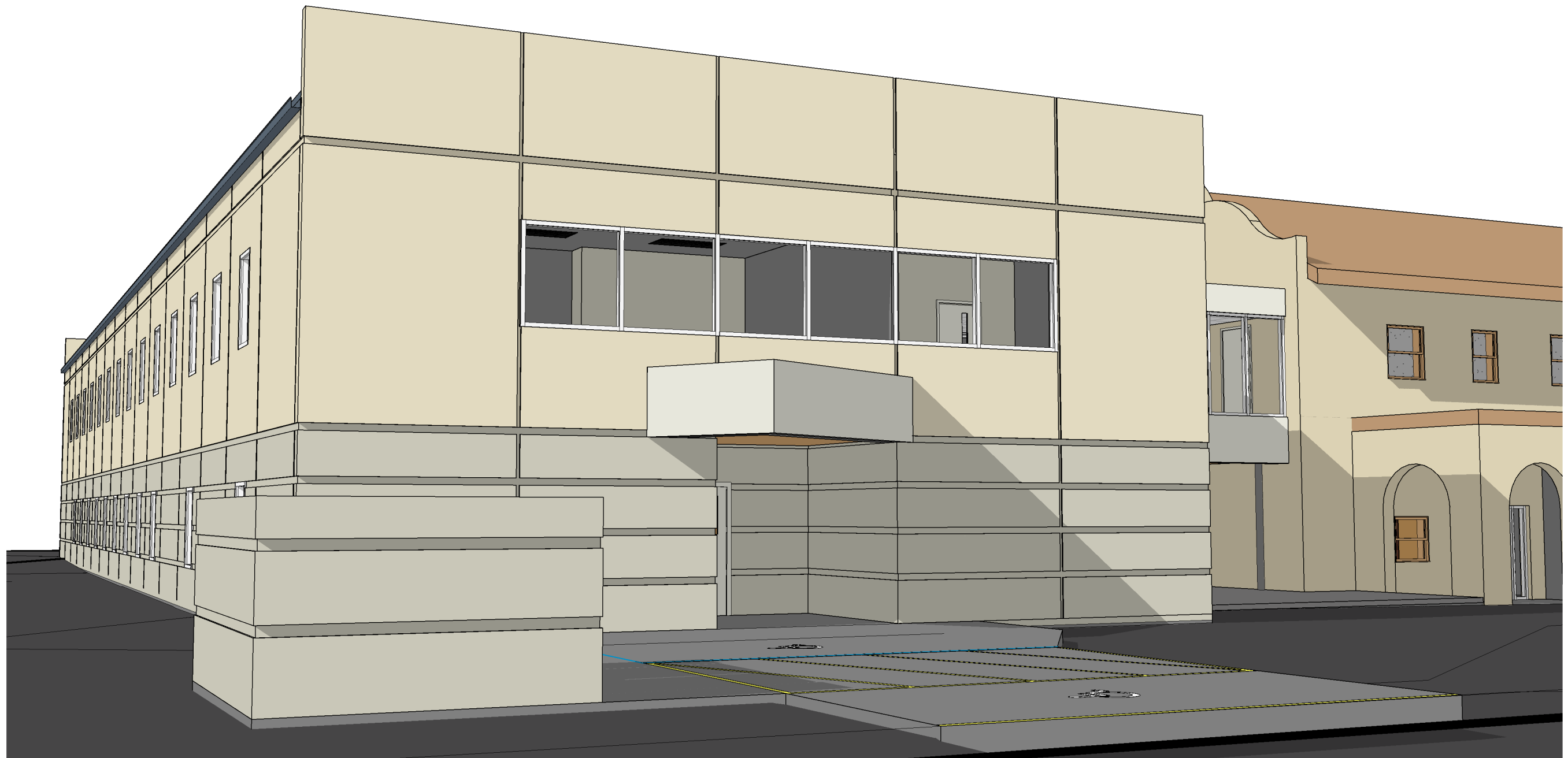
Date 1/22/2013

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Scale

1/22/2013 8:48:03 AM



Randolph Cooper Hone
Architects/Designers/Planners
P.O. Box 125, Turners Missouri 65765

New Building Addition for:

ALPHA HOUSE OF SPRINGFIELD

2300 E. Division, Springfield Missouri 65803

NE PERSPECTIVE

Date 1/22/2013

Drawn By Checker

LM-4

Scale

1/22/2013 8:43:48 AM



LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: January 31, 2013

BACKGROUND:

LOCATION: 154 Park Central Square – Barth's Building

APPLICANT: Ozarks Charitable Real Estate Foundation c/o Brian Fogle

PROPOSAL:

1. On the west elevation, install additional first floor windows and relocate an existing door.
2. Reconstruct the roof sign to replicate its appearances from 1914 to 1930.
3. Modify the lettering on the storefront awning.

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The request is consistent with the relevant guidelines, particularly the Secretary of Interior Standards for Rehabilitation.
2. The applicant is using pictorial evidence to show the modifications are warranted.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
154 Park Central Square

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to add more first floor windows, relocate an existing door and modify the roof top and awning signs.

STAFF COMMENTS:

1. The proposed changes appear consistent with the Secretary of Interior's Standards for Rehabilitation. Staff has attached the guidelines for signs on historic structures for the board's review, but does not have any issues with the proposal.
2. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
154 Park Central Square

ZONING ORDINANCE:

No mandatory design guidelines have been established for local historic sites; however, the Secretary of Interior's Standards for Rehabilitation are reviewed. The Board has the authority to approve or disapprove the application before it, but a building permit may be issued for the requested improvement 180 days after the application even if the Board denies this Certificate of Appropriateness application.

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
154 Park Central Square

ARCHITECTURAL SIGNIFICANCE:

Built by Nicholas Smith in 1838 and later ruined by a fire in 1913, the Barth's Building is a large brick building with fourteen windows along the second floor, the building was renowned as the "Clothing Corner in Southwest Missouri".



Signs for Bull Durham Tobacco once covered walls all over the country. Photo: Jack E. Boucher, HABS, NPS.

themselves, quite apart from the buildings to which they may be attached. However, any program to preserve historic signs must recognize the challenges they present. These challenges are not for the most part technical. Sign preservation is more likely to involve aesthetic concerns and to generate community debate. Added to these concerns are several community goals that often appear to conflict: retaining diverse elements from the past, encouraging artistic expression in new signs, zoning for aesthetic concerns, and reconciling business requirements with preservation.

Preserving historic signs is not always easy. But the intrinsic merit of many signs, as well as their contribution to the overall character of a place,

make the effort worthwhile. Observing the guidelines given below can help preserve both business and history.

Retaining Historic Signs

Retain historic signs whenever possible, particularly when they are:

- associated with historic figures, events or places.
- significant as evidence of the history of the product, business or service advertised.
- significant as reflecting the history of the building or the development of the historic district. A sign may be the only indicator of a building's historic use.
- characteristic of a specific historic period, such as gold leaf on glass, neon, or stainless steel lettering.
- integral to the building's design or physical fabric, as when a sign is part of a storefront made of Carrara glass or enamel panels, or when the name of the historic firm or the date are rendered in stone, metal or tile. In such cases, removal can harm the integrity of a historic property's design, or cause significant damage to its materials.
- outstanding examples of the signmaker's art, whether because of their excellent craftsmanship, use of materials, or design.
- local landmarks, that is, signs recognized as popular focal points in a community.
- elements important in defining the character of a district, such as marquees in a theater district.

Maintaining and Repairing Historic Signs

Maintenance of historic signs is essential for their long-term preservation. Sign

maintenance involves periodic inspections for evidence of damage and deterioration. Lightbulbs may need replacement. Screws and bolts may be weakened, or missing altogether. Dirt and other debris may be accumulating, introduced by birds or insects, and should be cleaned out. Water may be collecting in or on sign cabinets, threatening electrical connections. The source of water penetration should be identified and sealed. Most of these minor repairs are routine maintenance measures, and do not call for special expertise. All repairs, however, require caution. For example, electricity should be turned off when working around electric signs.

More extensive repairs should be undertaken by professionals. The sign industry is a large and active one. Sign designers, fabricators and skilled craftsmen are located throughout the country. Once in danger of being lost altogether, gold leaf on glass and porcelain enamel are undergoing revivals, and the art of bending neon tubes is now widely practiced. Finding help from qualified sources should not be difficult. Before contracting for work on historic signs, however, owners should check references, and view other projects completed by the same company.

Major repairs may require removal of the sign to a workshop. Since signs are sometimes damaged while the building is undergoing repair, work on the building should be scheduled while the sign is in the shop. (If the sign remains in place while work on the building is in progress, the sign should be protected.)

Repair techniques for specific sign materials are discussed below (see "Repairing Historic Sign Materials"). The overall goal in repairs such as supplying missing letters, replacing broken neon tubing, or splicing in new members for deteriorated sections is to restore a sign that is otherwise whole. Recognize, however, that the apparent age of historic signs is one of their major features; do not "over restore" signs so that all evidence of their age is lost, even though the appearance and form may be recaptured.

Reusing Historic Signs

If a building or business has changed hands, historic signs associated with former enterprises in the building should be reused if possible by:

- keeping the historic sign--unaltered. This is often possible even when the new business is of a different nature from the old. Preferably, the old sign can be left in its historic location; sometimes, however, it may be necessary to move the sign elsewhere on the building to accommodate a new one. Conversely, it may be necessary to relocate new signs to avoid hiding or overwhelming historic ones, or to redesign proposed new signs so that the old ones may remain. (The legitimate advertising needs of current tenants, however, must be recognized.) Keeping the old sign is often a good marketing strategy. It can exploit the recognition value of the old name and play upon the public's fondness for the old sign. The advertising value of an old sign can be immense. This is especially true when the sign is a community landmark.
- relocating the sign to the interior, such as in the lobby or above the bar in a restaurant. This option is less preferable than keeping the sign outside the building, but it does preserve the sign, and leaves open the possibility of putting it back in its historic location.
- modifying the sign for use with the new business. This may not be possible without destroying essential features, but in some cases it can be done by changing details only. In other respects, the sign may be perfectly serviceable as is.

If none of these options is possible, the sign could be donated to a local museum, preservation organization or other group.

Repairing Historic Sign Materials

Porcelain Enamel. Porcelain enamel is among the most durable of materials used in signs.⁽⁸⁾ Made of glass bonded onto metal (usually steel) at high temperatures, it keeps both its high gloss and its colors for decades. Since the surface of the sign is essentially glass, porcelain enamel is virtually maintenance free; dirt can be washed off with soap and water and other glass cleaners.

Porcelain enamel signs can be damaged by direct blows from stones and other sharp objects. If both the enamel surface and the undercoat are scratched, the metal surface can rust at the impact site. Because the bond between glass and metal is so strong, however, the rust does not "travel" behind the glass, and the rust is normally confined to localized areas. The sign edges can also rust if they were never enamelled. To treat the problem, clean the rust off carefully, and touchup the area with cold enamel (a type of epoxy used mostly in jewelry), or with enamel paints.

Dents in porcelain enamel signs should be left alone. Attempting to hammer them out risks further damage.

Goldleaf or Gilding. Goldleaf or gilding is both elegant and durable. These properties made it among the most popular sign materials in the nineteenth and early twentieth centuries. Surface-gilded signs (for example, gilded raised letters or symbols found on the exterior) typically last about 40 years. Damage to these signs occurs from weather and abrasion. Damage to gilded signs on glass normally occurs when the protective coating applied over the gilding is removed by harsh cleaning chemicals or scratched by scrub brushes. The sign can then flake upon subsequent cleanings.

Historic gilded signs can be repaired, typically by regilding damaged areas. An oil size is painted on the surface. The gold leaf is applied when the surface has become sufficiently "tacky." Similarly, historic "reverse on glass" goldleaf signs can be repaired--by experts. A sample of the flaking sign is first taken to determine its composition. Reverse on glass signs use goldleaf ranging from 12 to 23 karats. The gold is alloyed with copper and silver in varying amounts for differences in color. (Surface gilding--on raised letters, picture frames and statehouse domes--uses 23 karat gold. Pure gold, 24 karat, is too soft to use in such applications.) The damaged portions of the sign are then regilded in the same manner as they were done historically: the inside surface of the glass is coated with a gelatin; gold leaves about three inches square are then spread over the area. The new letter or design is then drawn in reverse on the new leaf, and coated with a backing paint (normally a chrome yellow). With the new design thus sealed, the rest of the leaf is removed. The sign is then sealed with a clear, water-resistant varnish.

Gilded signs, both surface and reverse on glass, can be cleaned gently with soap and water, using a soft cloth. Additionally, for glass signs, the varnish backing should be replaced every seven years at the latest.

Neon. Neon signs can last 50 years, although 20-25 years is more typical. When a neon sign fails, it is not because the gas has "failed," but because the system surrounding it has broken down. The



These tubes in this amusement park's sign were broken and the surrounding "metal cans" needed work also. See below. Photo: Stan Fowler.

glass tubes have been broken, for example, thus letting the gas escape, or the electrodes or transformers have failed. If the tube is broken, a new one must be made by a highly skilled "glass bender." After the hot glass tube has been shaped, it must undergo "purification" before being refilled with gas.

The glass and the metal electrode at the end of the tube are heated in



Workers prepare the "metal cans" from a sign for re-mounting. Photo: Larry Kanter.

turns. As these elements become hot, surface impurities burn off into the tube. The resulting vapor is then removed through "evacuation" -- the process of creating a vacuum. Only then is the "neon" gas (neon or mercury-argon) added. Neon gives red light, mercury-argon produces blue. Other colors are produced by using colored glass and any of dozens of phosphor coatings inside the tube.

Green, for example, can be produced by using mercury-argon in yellow glass. Since color is so important in neon signs, it is vital to determine the original color or colors. A neon studio can accomplish this using a number of specialized techniques.



Neon fabricators are installing the new tubing in the repaired and remounted cans. Photo: Larry Kanter.

A failing transformer can cause the neon sign to flicker intensely, and may have to be replaced. Flickering neon can also indicate a problem with the gas pressure inside the tube. The gas may be at too high or too low a pressure. If so, the gas must be repumped.

Repairs to neon signs also include repairs to the surrounding components of the sign. The "metal cans" that often serve as backdrops to the tubing may need cleaning or, in case of rust, scraping and repainting.

As with gilded signs, repair of neon signs is not a matter for amateurs.

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.



This hanging pig is delightful, even without its neon. Holes show where tubing was attached. It has been a local landmark in Baltimore's Fells Point neighborhood for over 60 years. Photo: NPS files.

Conclusion

Historic signs once allowed buyers and sellers to communicate quickly, using images that were the medium of daily life. Surviving historic signs have not lost their ability to speak. But their message has changed. By communicating names, addresses, prices, products, images and other fragments of daily life, they also bring the past to life.



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

Application for Certificate of Appropriateness

City of Springfield, Missouri

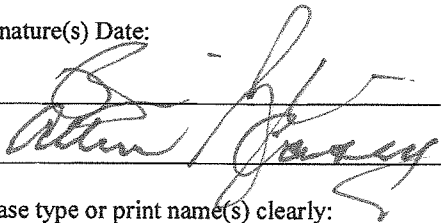
The applicant seeks to show the following.

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

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

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

Signature(s) Date:



1-25-13
1-25-13

Please type or print name(s) clearly:

Brian Fogle, Community Foundation of the Ozarks

Allen Casey, AIA, Casey Architecture

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, Springfield, MO 65806

2. APPLICANT:

Name(s): Ozarks Charitable Real Estate Foundation

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 425 E Trafficway Zip Code: 65806

Telephone number: 417 864-6199 Fax number: 417 838-3771

e-mail: bfogle@CFOzarks.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: 

Address: 205 Park Central East, #300, 65806 Telephone: (417) 869-3300 Fax: (417) 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: ongoing discussions and updates

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)

☐ Guttering (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) _____

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.)*

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.

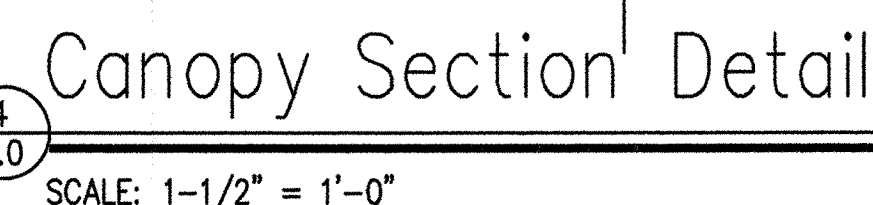
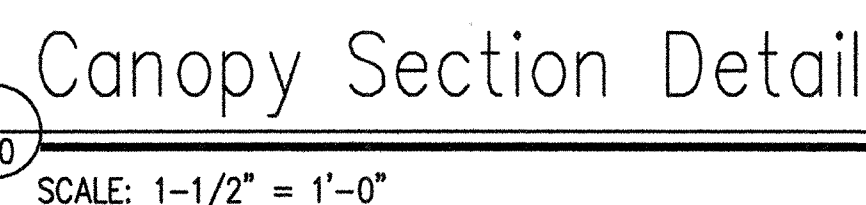
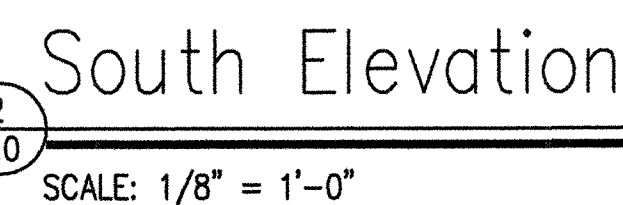
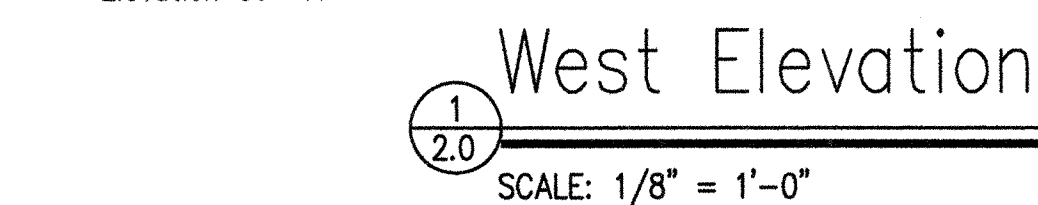
Exhibit C.

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.)





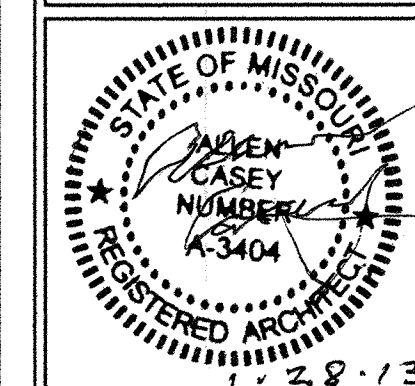
- ① Clean, repoint, repair, and replace as necessary the existing masonry and terra cotta. See masonry and terra-cotta notes on sheet D1.1. Any replacement brick shall be approved by the Architect. All replacement mortar shall match the existing mortar in color, texture, and finish.
- ② New decorative wall sconces to replicate the original fixtures.
- ③ New entry canopy with metal rod supports. See details 3 & 4/ A2.0.
- ④ New metal individual letters pin mounted to the new canopy. Wording by Architect.
- ⑤ Clean, repair, and replace any missing clay tile roof coping as necessary.
- ⑥ Clean and repair the existing sign structure and flame accents. Reinforce the structure as necessary.
- ⑦ Steel "C" joists per Structural.
- ⑧ 3/4" exterior grade plywood. Attach to structure per the structural drawings.
- ⑨ Copper ceiling tile from W.F. Norman Corp. Install per manufacturers recommendations.

- (10) Install copper flashing at all joints and exposed plywood surfaces.
- (11) Modified bituminous sheet roofing system over asphalt coating over exterior grade plywood over structure.
- (12) #5071 6" copper scalloped moulding by W.F. Norman Corp. Install per manufacturer's recommendations.
- (13) Copper flashing.
- (14) (2) layers of 3/4" exterior grade plywood. Fasten to steel per the structural drawings.
- (15) #2311 12" copper band moulding by W.F. Norman Corp. Install per manufacturer's recommendations.
- (16) Support bracket. Mortise plywood. Extend 6" below plywood edge between the lower mouldings for support. Place 3'-0" o.c. max.
- (17) (2) #1956 9/4" lower copper moulding by W.F. Norman Corp. installed back to back. Install over the flashing per manufacturer's recommendations. Frames to hang below the plywood.
- (18) Install glass between the copper moulding frames. Glass to be selected by Architect.

I HEREBY SPECIFY THAT THE DOCUMENTS AUTHENTICATED BY MY SEAL ARE LIMITED TO THIS SHEET AND I HEREBY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

CASEY 
ARCHITECTURE
205 Park Central East, Suite 300
Springfield, MO 65806
(417) 869-3300
fax: (417) 869-1996

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MO Certificate of Authority #000751
Architecture



Allen R. Casey - Architect
MO License #A-3404

Project Number	09001.A00
Date	12/17/09

Sheet Number

A2.0

Door and Frame Schedule											
DOOR NO	ROOM NAME AND NUMBER	DOOR			FRAME 1/A4.0 4/A5.4				RATING FIRE	HARDWARE	REMARKS
		SIZE	TYPE	MAT'L	TYPE	MATERIAL	HEAD	JAMB			
(100)	Vestibule 100	PR 3'-0" x 7'-0"	1	GLASS/ALUM	A	ALUMINUM	?/A?/?	?/A?/?	---	ONE EACH-U,W,BB TWO EACH-J,K,S,X,Y	EFCO D502 ThermoStile doors
(102)	Vestibule 100	PR 3'-0" x 7'-0"	1	GLASS/ALUM	A	ALUMINUM	?/A?/?	?/A?/?	---	ONE EACH-U,W,BB TWO EACH-J,K,S,X,Y	EFCO D502 ThermoStile doors
(115)	Stair 107	3'-0" x 7'-0"	2	HOL MTL	B	HOL MTL	?/A?/?	?/A?/?	45 min.	ONE EACH-J,S,U,W,X,Y,E,FF	

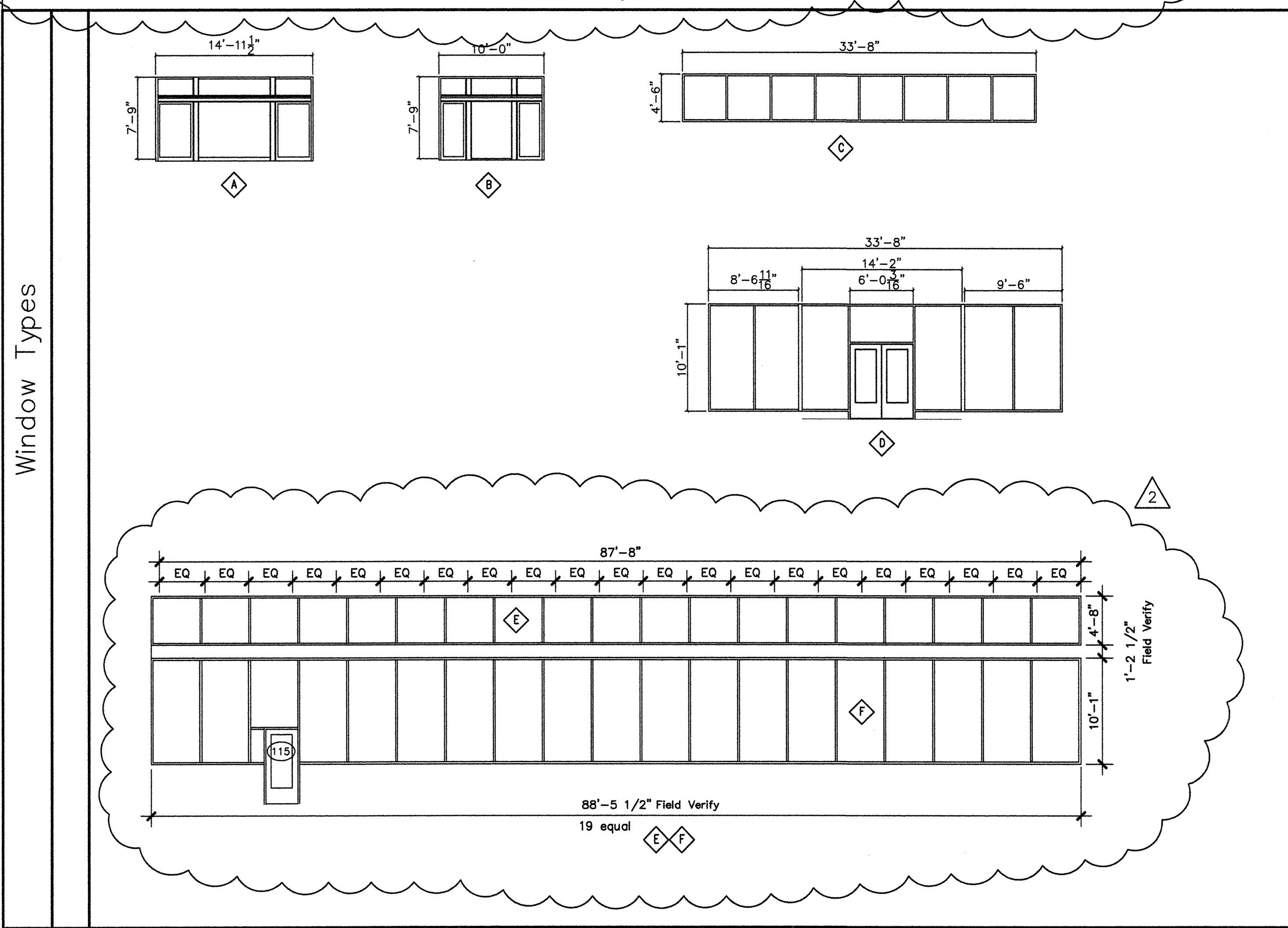
Notes:
1. Storefront, door, and window colors to be chosen from manufacturer's standard colors, by Architect.

Hardware	KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION
	A	Electronic Strike, owner provided	J	Closer	S	Weatherstripping	AA	Electric Hinge
	B	Lever Handle Entry Lockset	K	Dustproof Strike	T	Dead Bolt	BB	Electric Panic
	C	Lever Handle Privacy Set	L	Flush Bolt	U	Threshold	CC	Latch Guard
	D	Lever Handle Passage Set	M	Smoke/Sound Seal	V	Hold Open	DD	Mag Lock
	E	Push/Pull	N	Automatic Door Bottom	W	Panic Bar	EE	Electric Rim Strike, owner provided
	F	Lever Handle Storeroom Function Set	O	Kick Plate	X	Cylinder Lock	FF	Hinges by Door Manufacturer
	G	1 1/2 Pair Butt Hinges	P	Name Plate (by others)	Y	Push/Pull by Door Manufacturer		
	H	Wall Stop	Q	Coordinating Closers	Z	Deadlock Equal to Adams Rite MS1850SN-050		
	I	Floor Stop	R	Astragal		Deadlock Strike Equal to Adams Rite 4001 Box Strike		

Notes:
1. Installation of hardware types AA will require the door to be bored.
2. Contractor to cut in and mount all electric strikes

Window Schedule										
MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	EFCO System 433 or Equal	88'-5 1/2"	15'-11 1/2"	88'-7 1/2"	16'-1 1/2"	1 5/8" Insulated, clear solar ban 70XL	1/A4.0	5/A4.0	6/A4.0	Frontset System
B	EFCO System 433 or Equal	14'-11 1/2"	7'-9"	15'-1 1/2"	7'-11"	1 5/8" Insulated, clear solar ban 70XL	1/A4.0	5/A4.0	6/A4.0	Frontset System
C	EFCO System 433 or Equal	10'-0"	7'-9"	10'-1 1/2"	7'-11"	1 5/8" Insulated, clear solar ban 70XL	1/A4.0	5/A4.0	6/A4.0	Frontset System
D	EFCO System 433 or Equal	3'-0"	10'-1"	3'-2"	10'-3"	1 5/8" Insulated, clear solar ban 70XL	1/A4.0	5/A4.0	6/A4.0	Frontset System
E	EFCO System 433 or Equal	88'-5 1/2"	15'-11 1/2"	88'-7 1/2"	16'-1 1/2"	1 5/8" Insulated, clear solar ban 70XL	1/A4.0	5/A4.0	6/A4.0	Frontset System
F	EFCO System 433 or Equal	88'-5 1/2"	15'-11 1/2"	88'-7 1/2"	16'-1 1/2"	1 5/8" Insulated, clear solar ban 70XL	1/A4.0	5/A4.0	6/A4.0	Frontset System

Notes:
1. Field verify all window dimensions.
2. All glazing shall be 1 5/8" insulated, clear SolarBan 70XL low e, 3/8" air space, 3/8" clear over 3/8" clear laminated with .090 clear PVB by PPG approved glazing manufacturer.
3. Storefront, door, and window colors to be chosen from the manufacturer's standard colors, by Architect.



KeyNotes

- (1) Hollow metal frame. See door schedule.

(2) Provide (3) jamb anchors.

(3) Provide shim @ aluminum frame as necessary.

(4) Existing masonry wall.

(5) Aluminum frame. See window schedule.

(6) Continuous watertight caulking seal at aluminum frame.

(7) Grout door frame jambs/head.
- (8) 14-3/4" wide by 3/4" thick wood sill and 4-1/2" tall by 3/4" thick wood apron with 3/4" by 3/4" wood cove moulding detail.

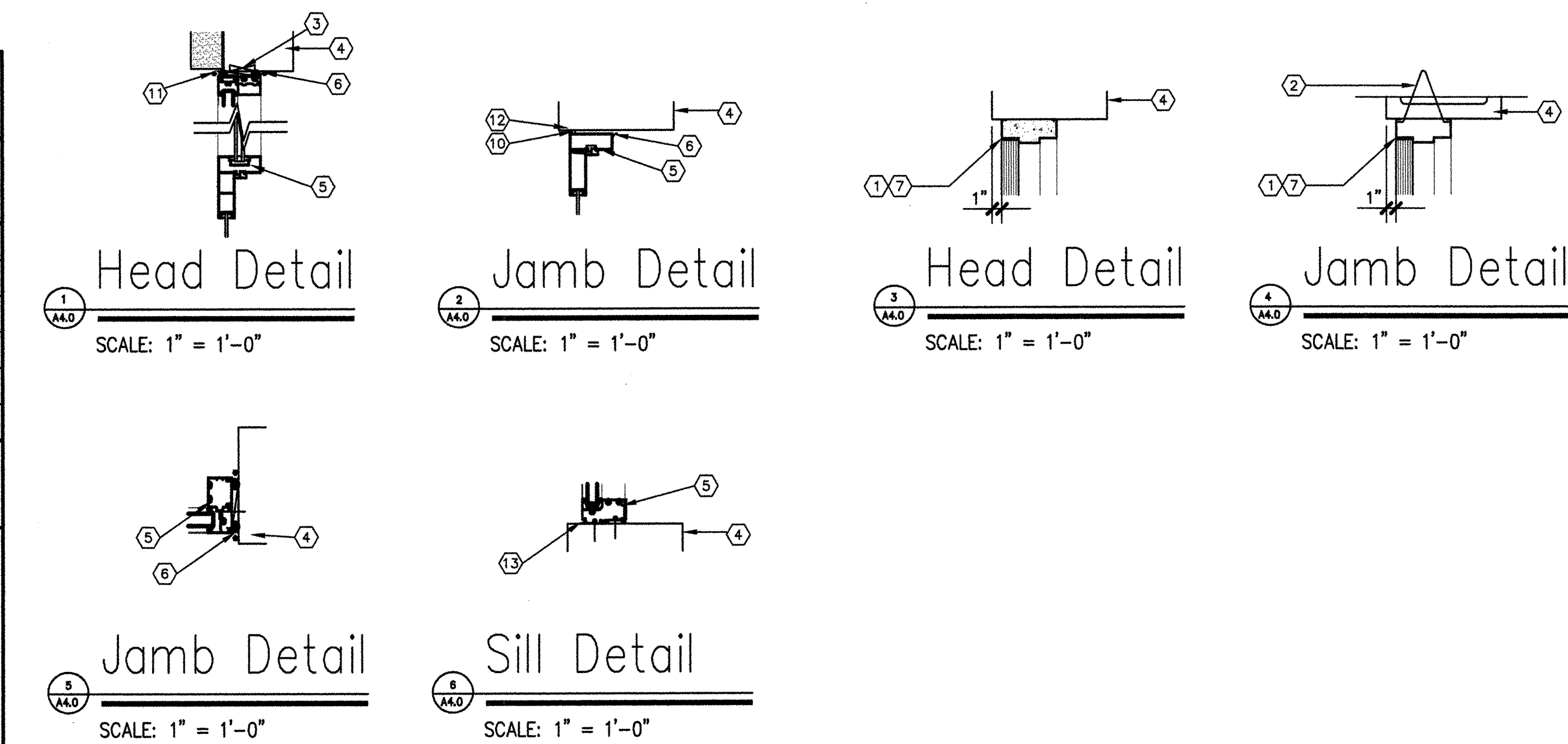
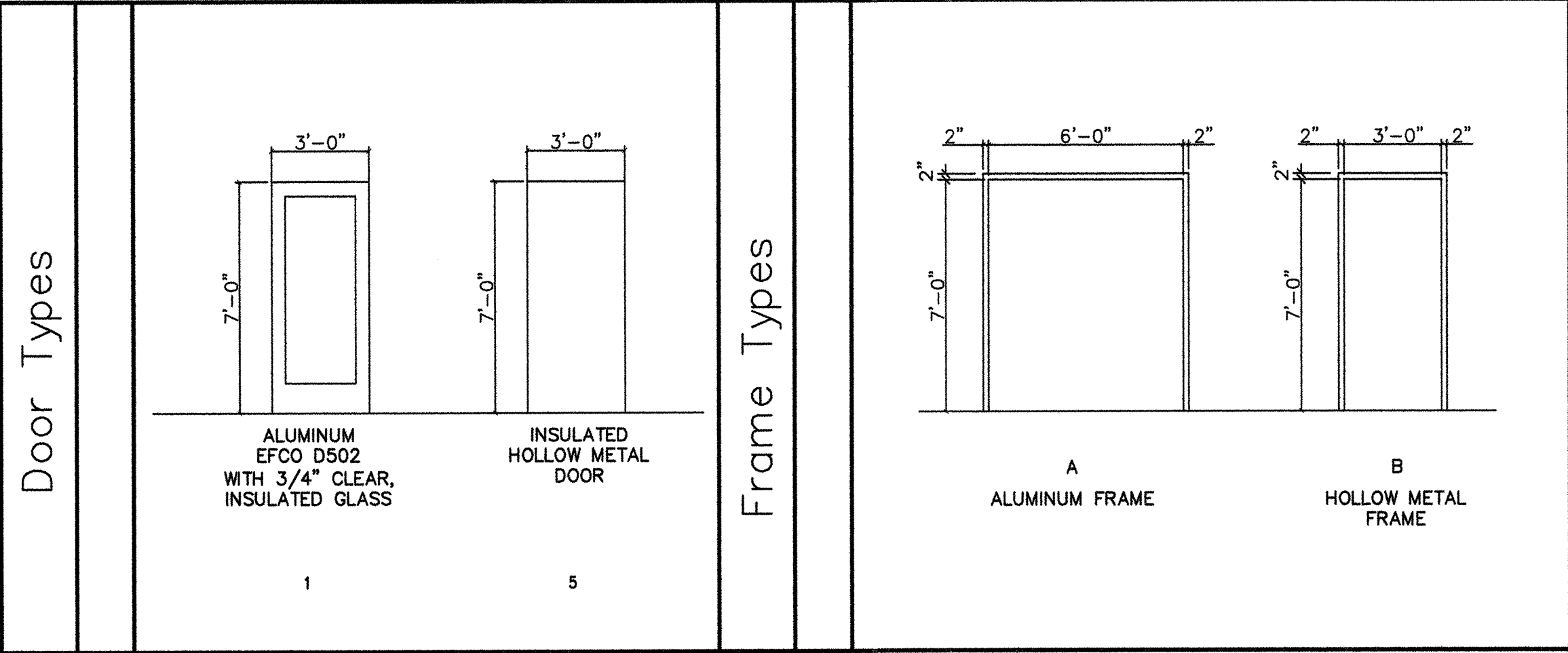
(9) Blocking (as required).

(10) Cont. caulk & backer rod.

(11) Cont. .040 prefinish alum. flashing w/ drip and up wall 4".

(12) .050 extruded aluminum j-mold wall trim fasten to existing wall.

(13) Weep.



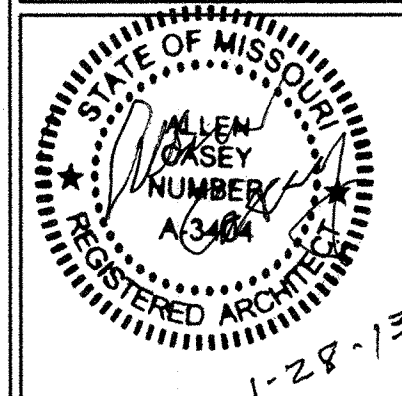
ASI#3
1/28/13

Door & Window Schedule & Elevations

Downtown History Center
for Springfield - Greene County
154 Park Central Square
Springfield, Missouri 65806

CASEY
ARCHITECTURE
205 Park Central East, Suite 300
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MO License #A-3484

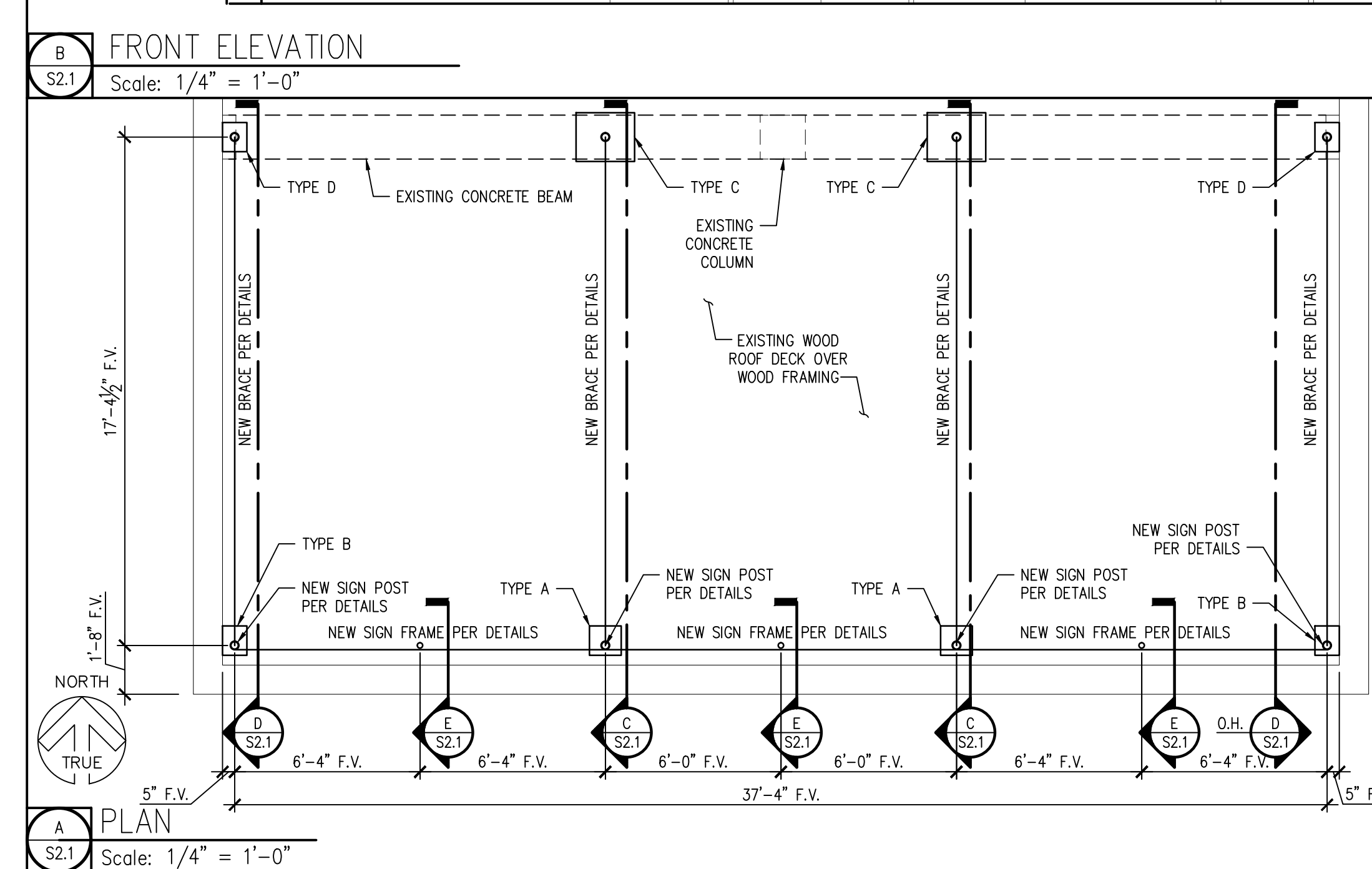
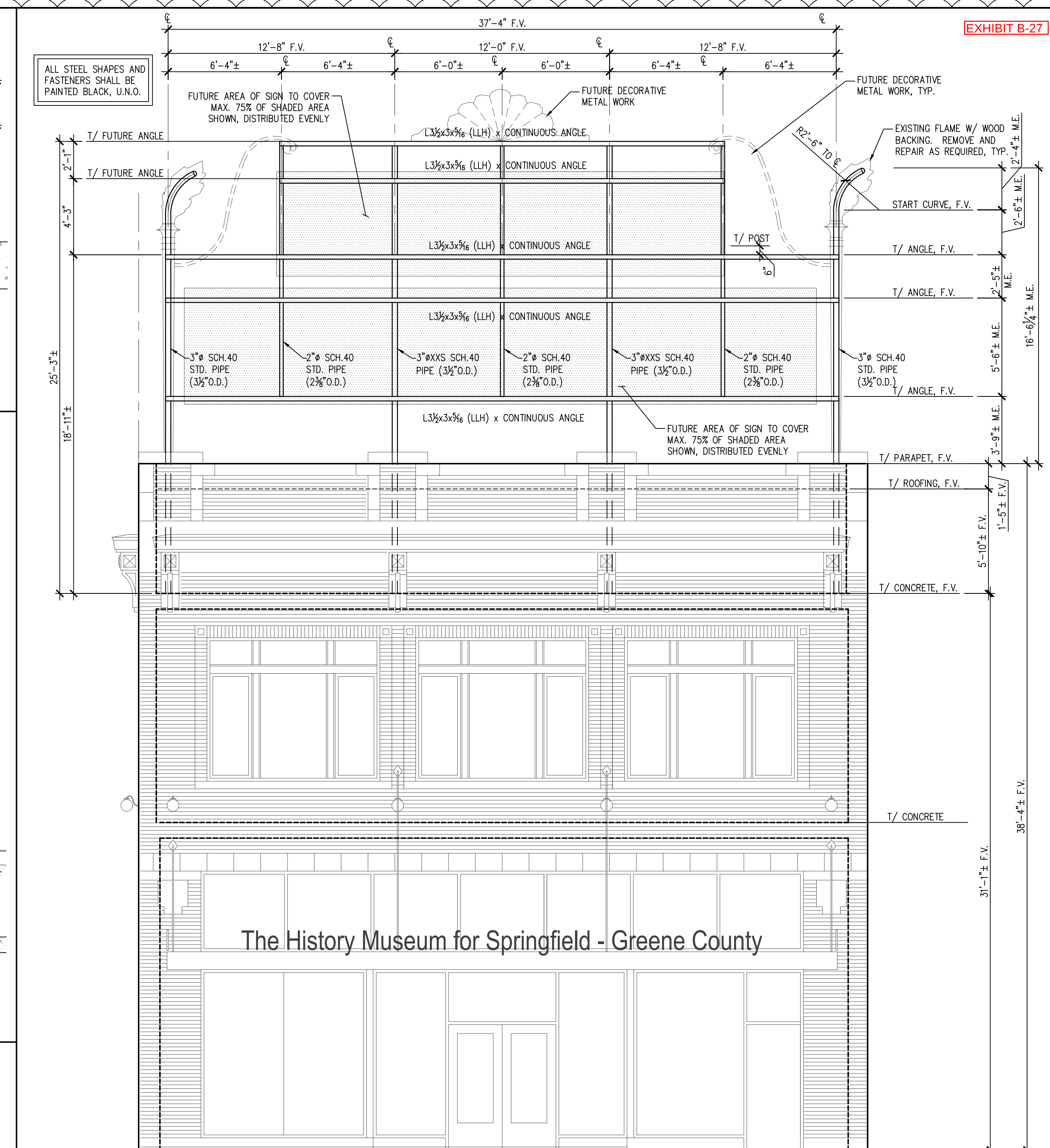
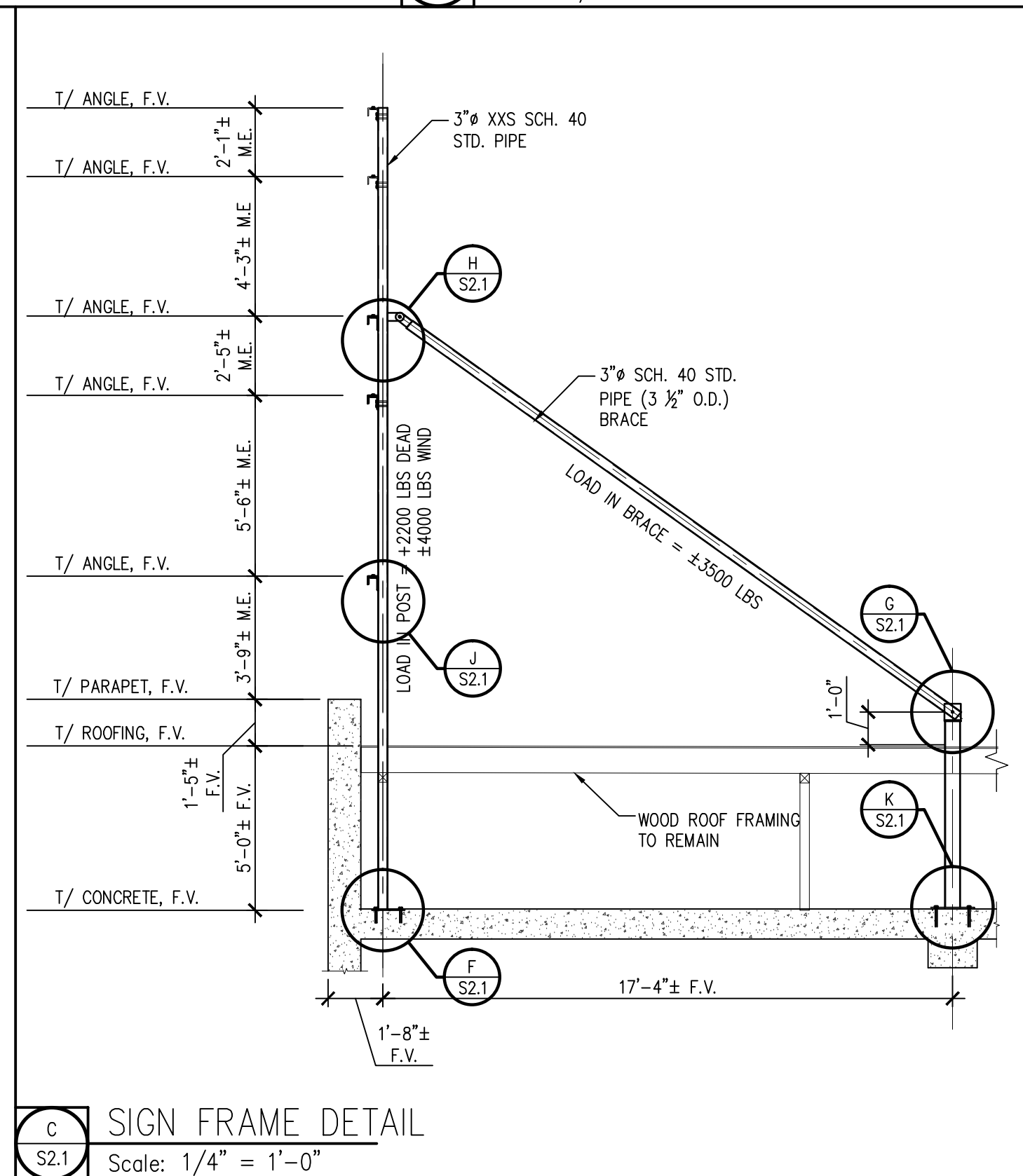
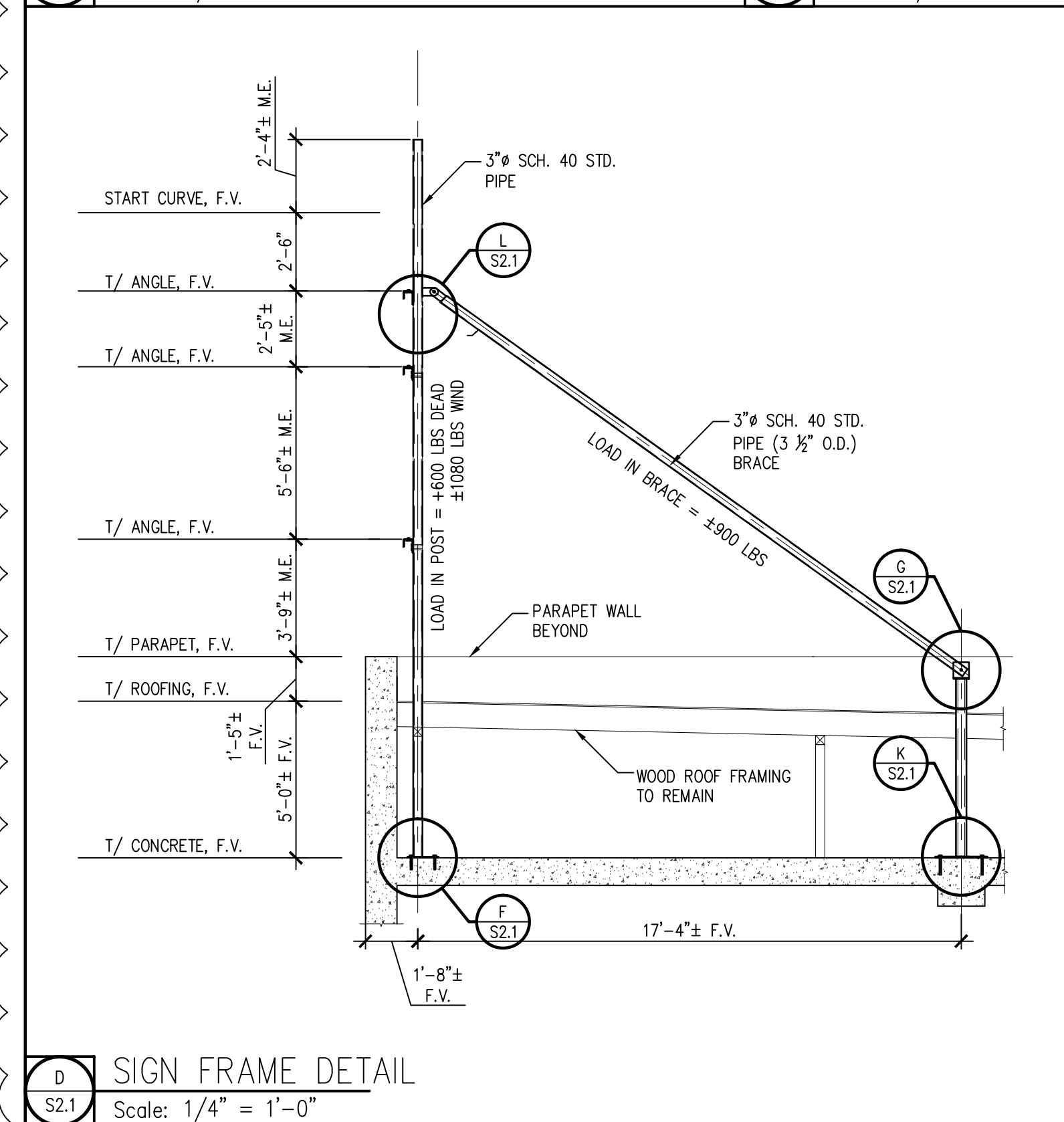
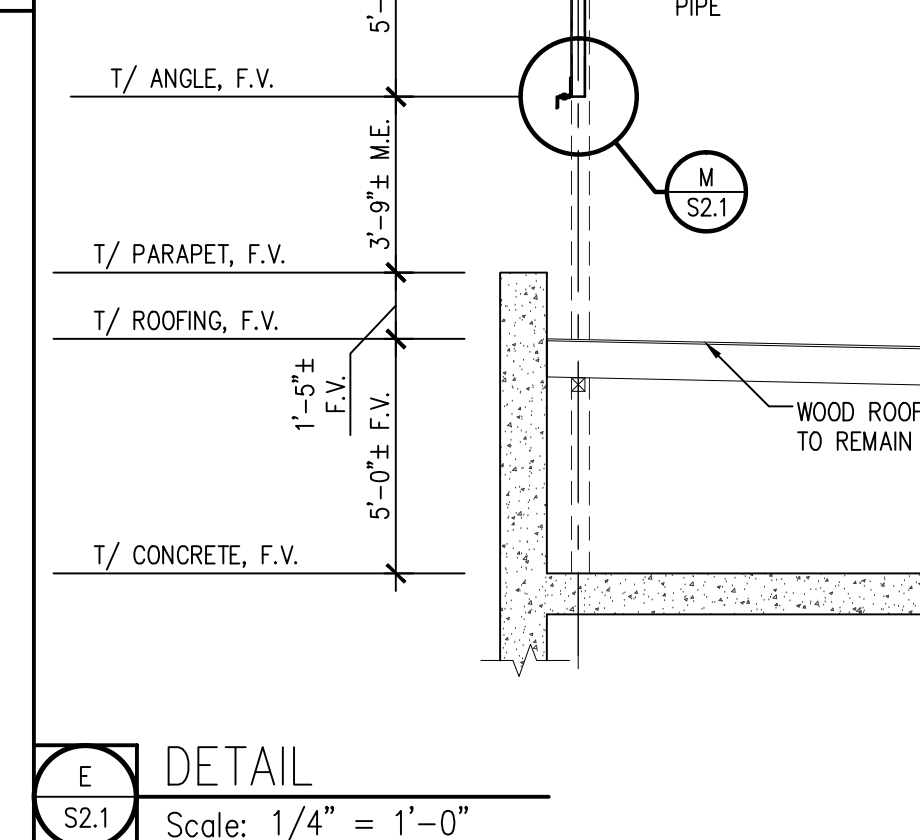
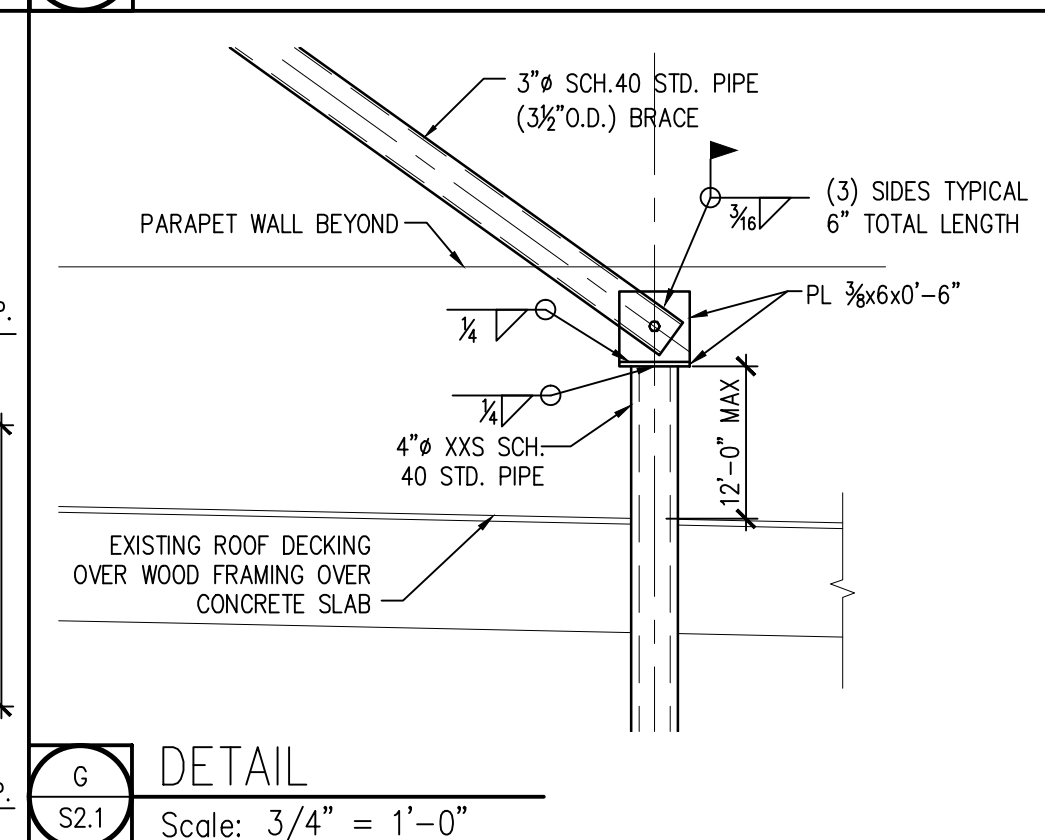
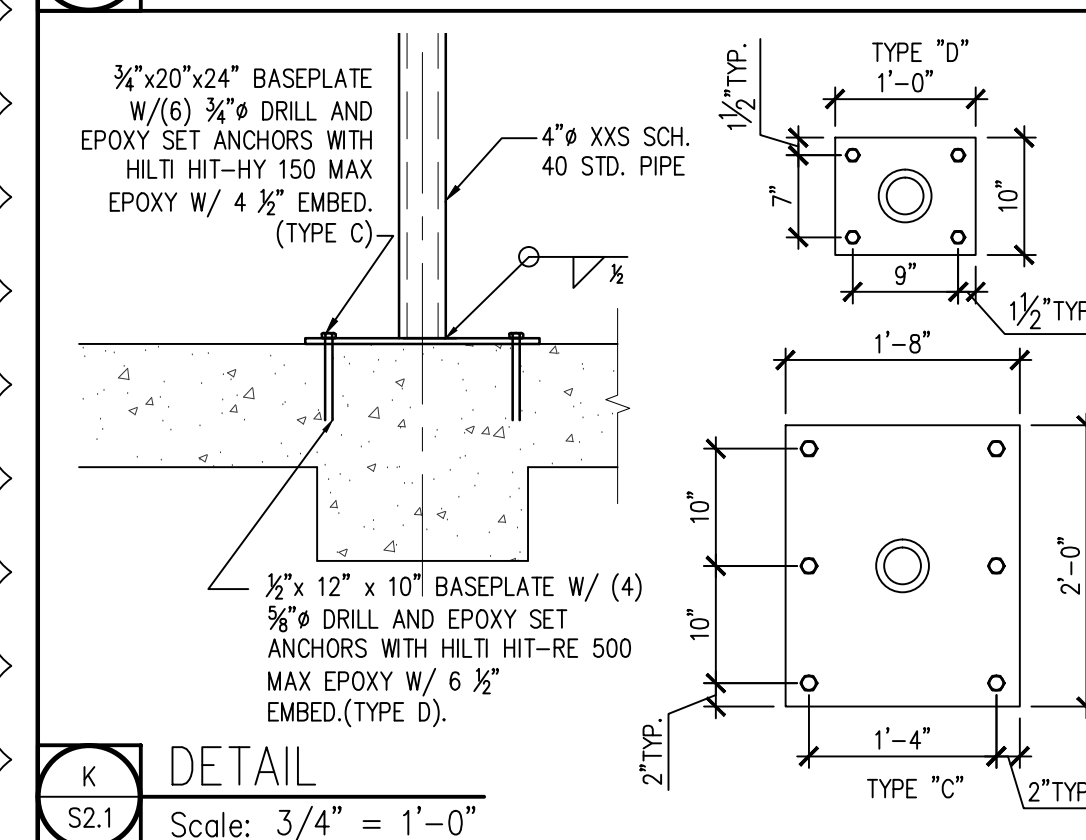
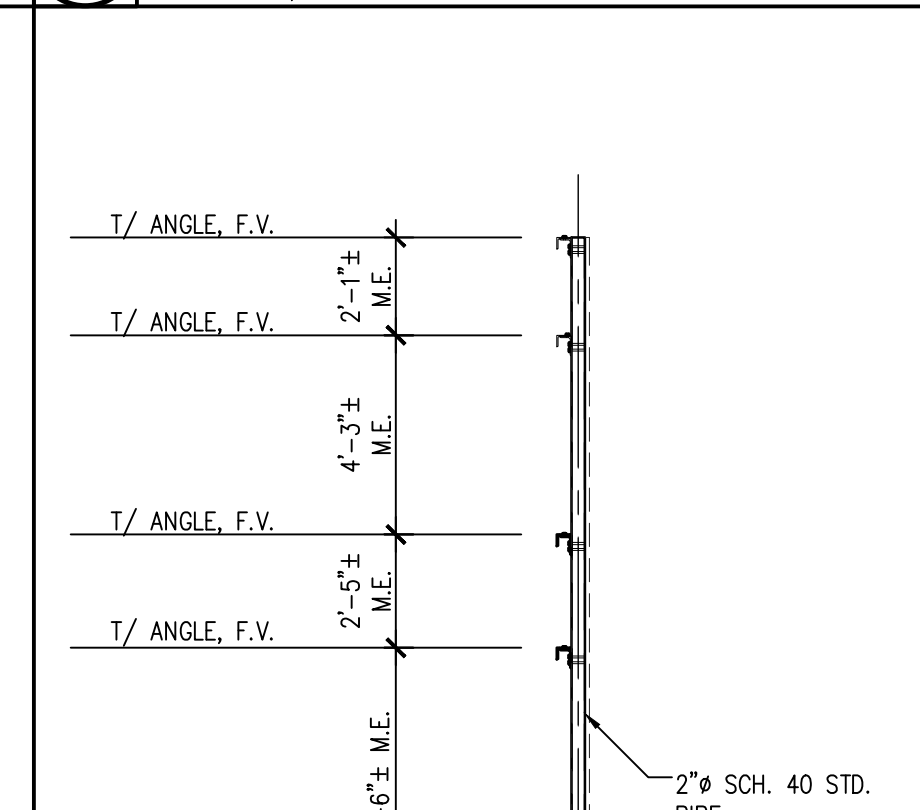
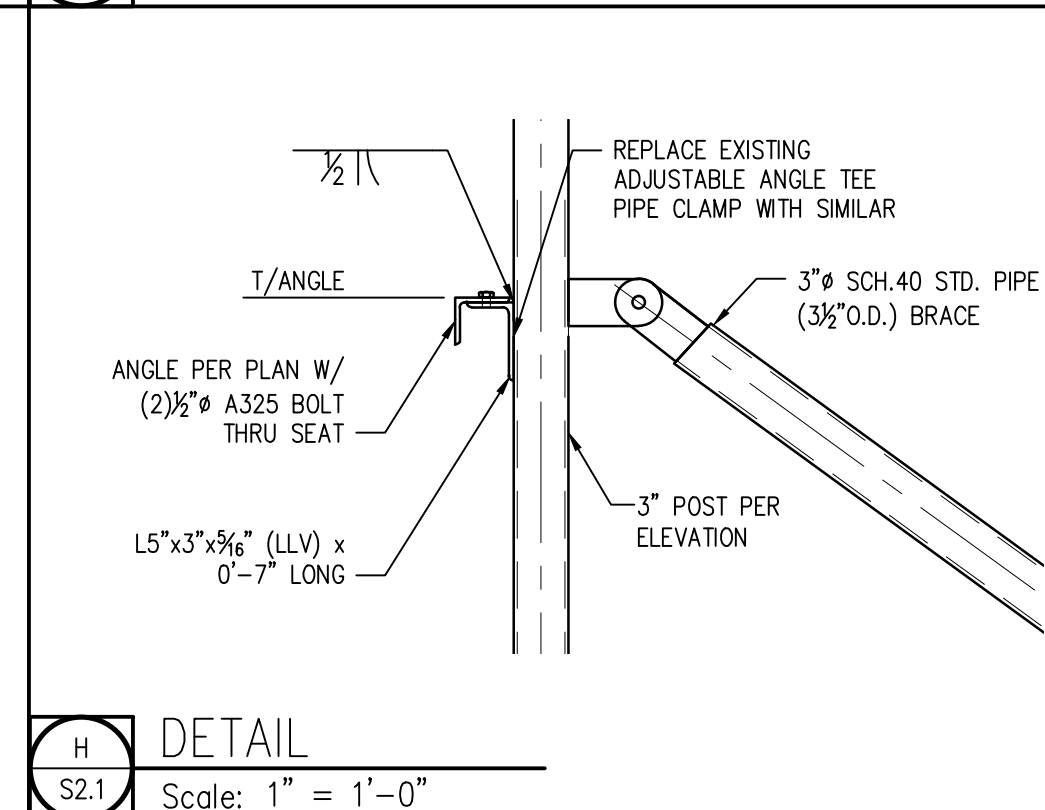
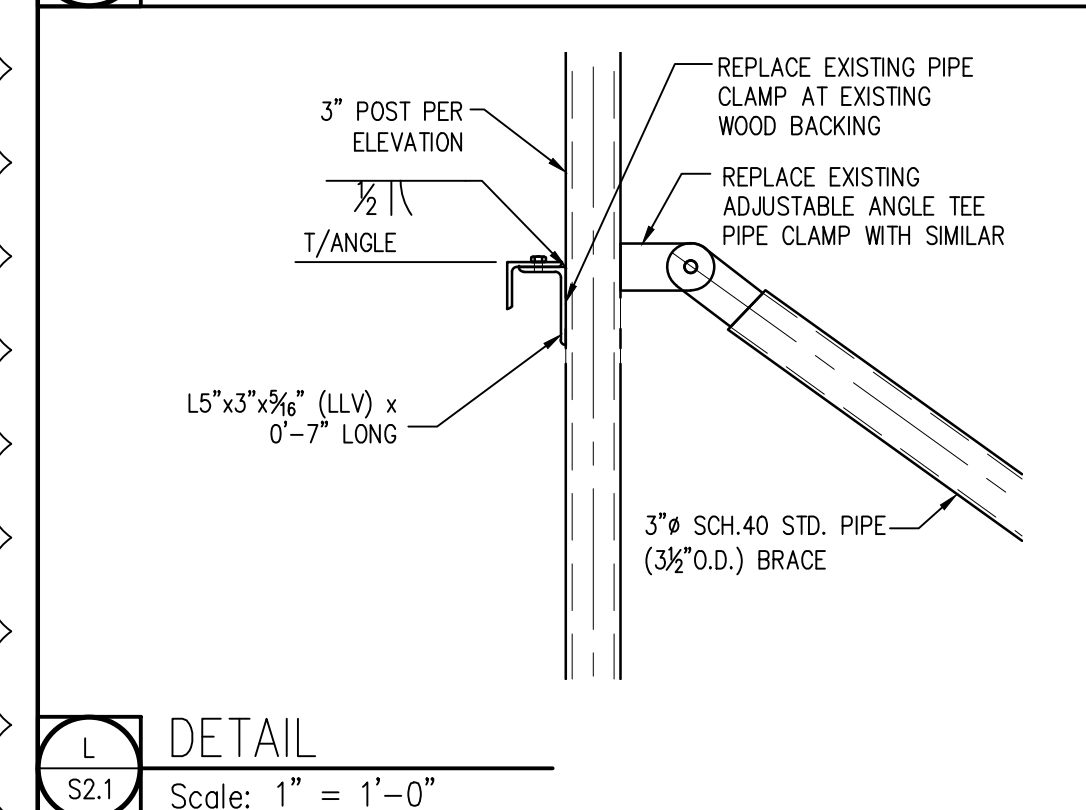
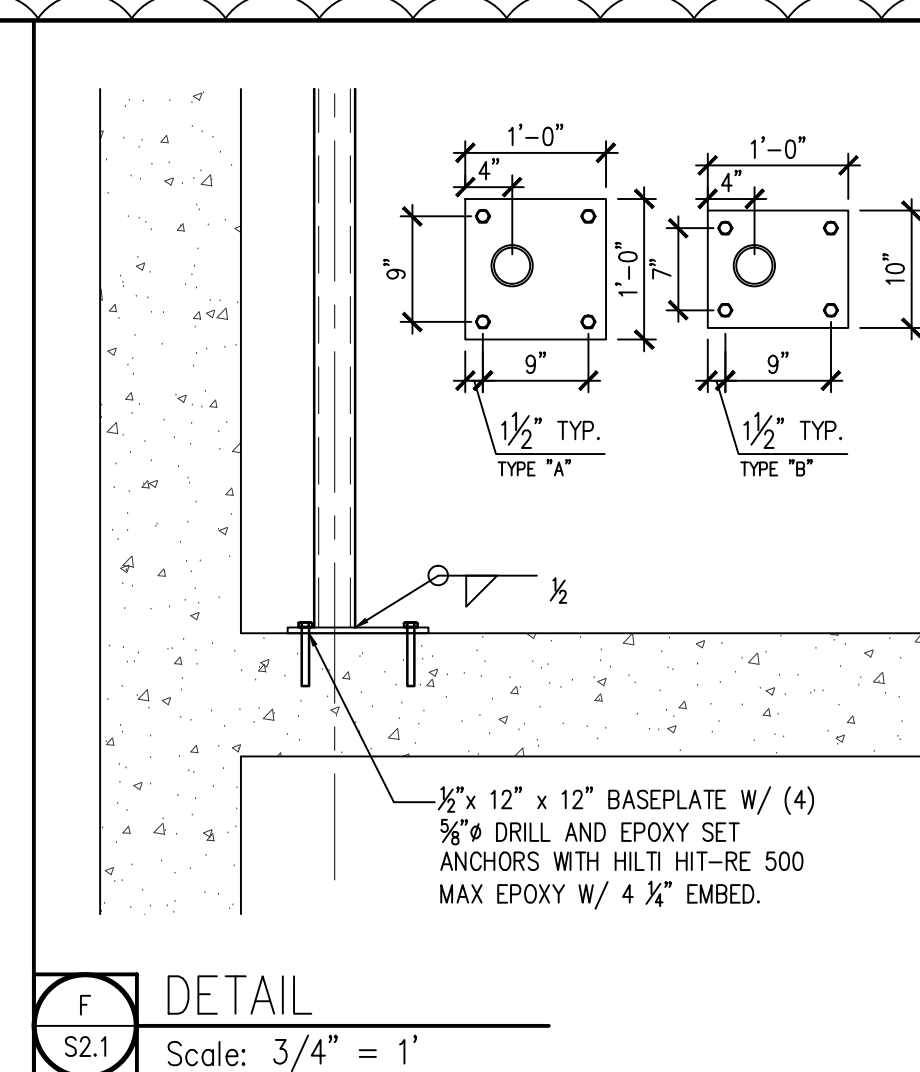
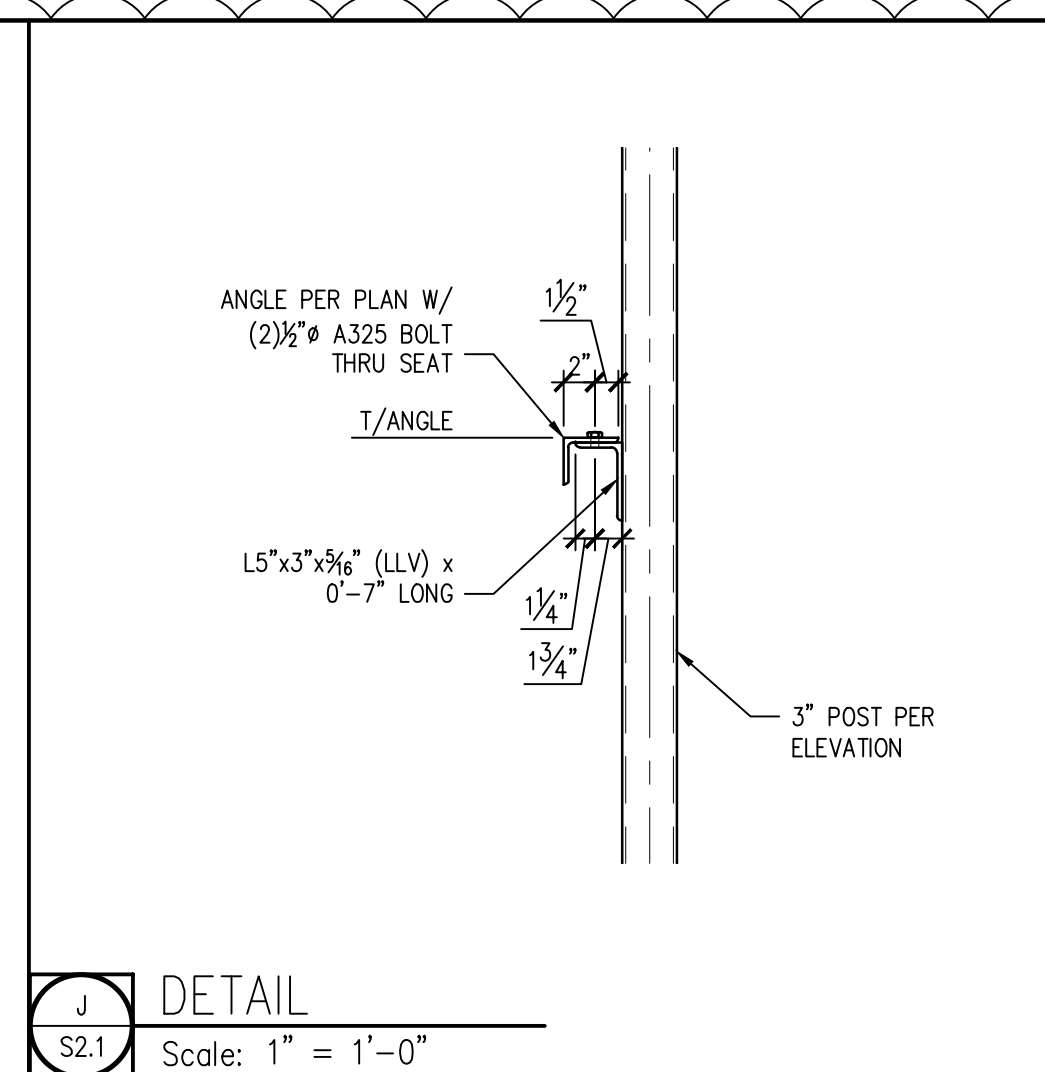
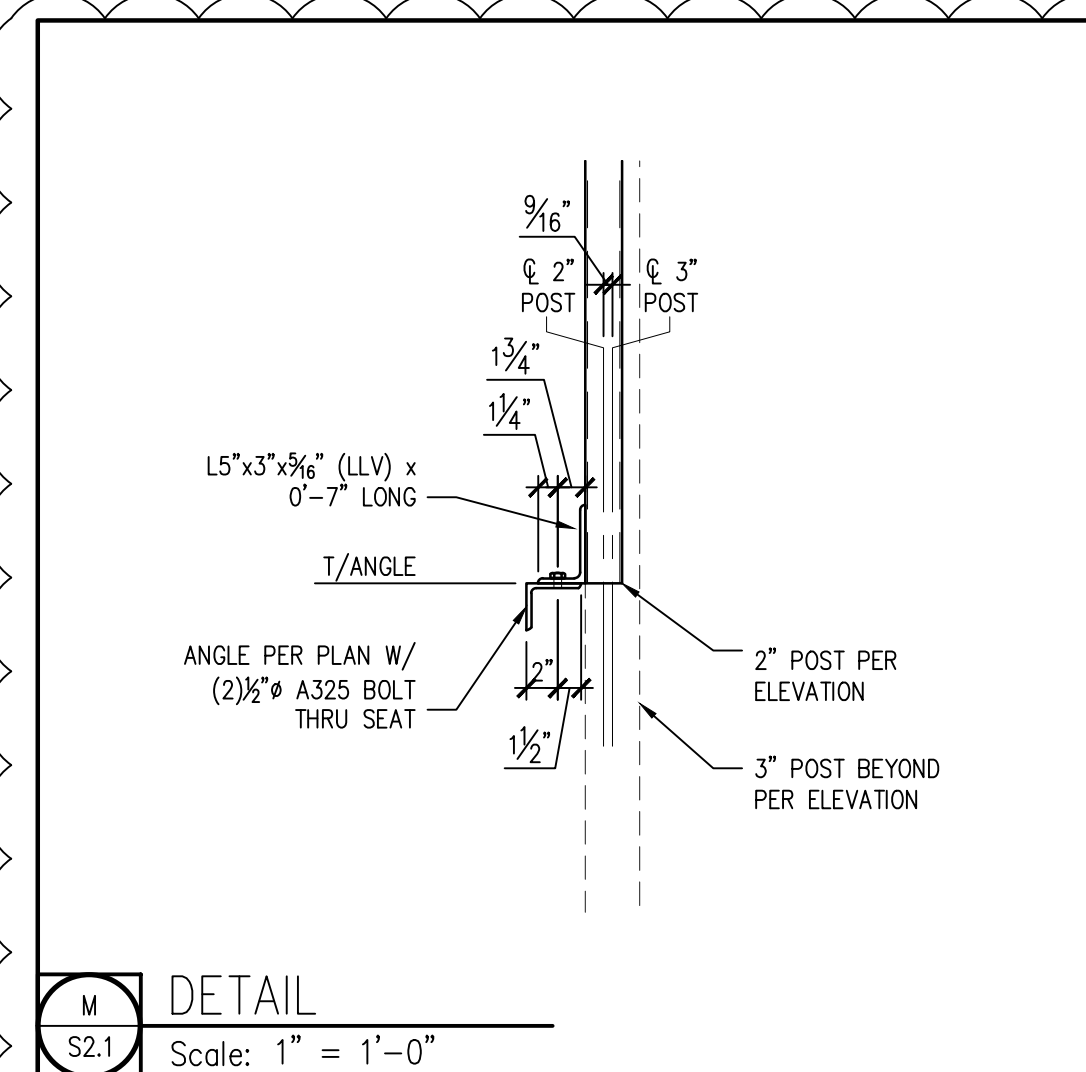
Project Number 08009
Date 12-17-09

Sheet Number

A4.0



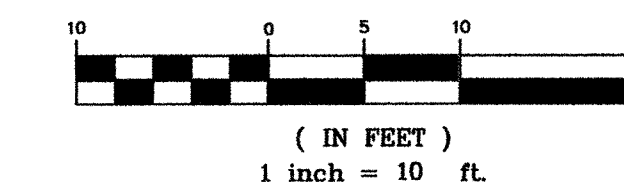




- ## ASSUMPTIONS

- 1 THE SURFACE AREA OF THE SIGN COVER MORE THAN 75% OF THE SHADED AREA SHOWN ON THE ELEVATION.
- 2 THE SURFACE AREA OF THE SIGN SHALL BE EVENLY DISTRIBUTED.
- 3 THE SIGN SHALL WEIGH NO MORE THAN 15 PSF.
- 4 ALL VERTICAL AND LATERAL LOADS FROM THE SIGN WILL BE RESISTED EQUALLY BY THE TWO ROWS OF HORIZONTAL ANGLES SHOWN ON THE ELEVATION.
- 5 WIND LOAD USED FOR THE DESIGN OF THE FRAME = 26.2 PSF
- 6 IF ANY OF THESE ASSUMPTIONS DOES NOT FIT THE DESIGN OF FINAL SIGN SELECTED, REVISIONS TO THE STEEL FRAME AND/OR CONNECTIONS MAY BE REQUIRED.

 COPPER MONUMENT STAMPED LC-229
 SPOT ELEVATION
 FF= FINISHED FLOOR ELEVATION
 BUILDING CORNER



GRID NORTH
MISSOURI STATE PLANE
COORDINATE SYSTEM 1983
CENTRAL ZONE

WARRANTY DEED: BOOK 2008 PAGE 024442-08

A PART OF LOT SIXTEEN (16), IN BLOCK SIX (6), IN ORIGINAL SURVEY OF THE TOWN OF
 MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF BOONVILLE STREET AND THE PUBLIC SQUARE
 OF SAID CITY OF SPRINGFIELD, WHICH POINT IS THE SOUTHWEST CORNER OF SAID LOT
 SIXTEEN (16); THENCE EAST 40.73 FEET; THENCE NORTH 97.50 FEET; THENCE WEST
 40.73 FEET TO THE EAST LINE OF BOONVILLE STREET; AND THENCE SOUTH 97.50 FEET
 TO THE POINT OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY,
 MISSOURI.

THE ADJOINING DEED TO THE EAST (BOOK 2653 PAGE 758) CALLS FOR THE BUILDING CORNER AS THE PROPERTY CORNER. THIS SURVEY ACCEPTS THE EXISTING EAST BUILDING WALL AS THE SUBJECT PROPERTY'S EAST PROPERTY LINE.

THE ADJOINING DEED TO THE NORTH (BOOK 2009 PAGE 3060-09) CALLS FOR THE BRICK WALL AS THE PROPERTY LINE. THIS SURVEY ACCEPTS THE EXISTING NORTH BUILDING WALL AS THE SUBJECT PROPERTY'S NORTH PROPERTY LINE.

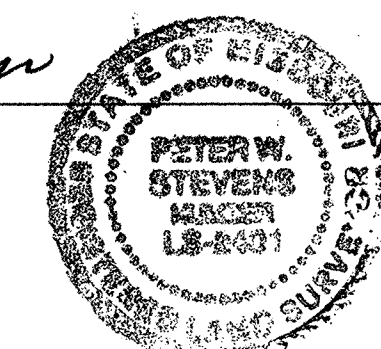
THE BUILDING ON THE SUBJECT PROPERTY INCLUDES BASEMENT EXTENSIONS THAT EXTEND OUT ONTO THE BOONVILLE AVENUE AND PARK CENTRAL SQUARE RIGHTS-OF-WAY AS SHOWN HEREON. THE EXTENSIONS AS SHOWN ARE THE APPROXIMATE LIMITS OF THE BASEMENT WALLS. NO EASEMENT OR AGREEMENT WAS PROVIDED THAT ACCOMMODATES THESE BASEMENT EXTENSIONS ON PUBLIC RIGHT-OF-WAY.

THE FRONT OF THE BUILDING ON THE SUBJECT PROPERTY LIES PERTLY ON PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.

I HEREBY DECLARE TO OZARK CHARITABLE REAL ESTATE FOUNDATION, LLC, THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE PROPERTY SHOWN. THIS RESURVEY WAS PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND MEETS THE "TYPE URBAN PROPERTY" ACCURACY STANDARD THEREOF. NO INDICATION OF INTERESTS, OTHER THAN MINIMUM STANDARDS, IS LIMITED TO THOSE FOUND BY A FIELD INSPECTION OF THE PROPERTY AND MAY NOT BE COMPLETE. EASEMENTS SHOWN ARE THOSE PROVIDED OR DISCOVERED AND MAY NOT CONSTITUTE ALL EASEMENTS AFFECTING THIS PROPERTY.

Peter W. Stevens
 PETER W. STEVENS, MISSOURI, P.L.S. 2401
 MATWEWS AND ASSOCIATES, INC.
 MISSOURI PROFESSIONAL LAND
 SURVEYING CORPORATION, LC 229

STATE OF MISSOURI
 PETER W. STEVENS
 MISSOURI
 3/10/10
 DATE



CITY BM "JACKSON": ALUMINUM MONUMENT IN CONCRETE AT CENTER
OF CITY OF SPRINGFIELD PUBLIC SQUARE.

ELEV=1306.99

VERTICAL DATUM - NAVD '88 PER CITY OF SPRINGFIELD
VERTICAL CONTROL NETWORK

prepared by:
mathews ● & associates, inc.

ma1 consulting engineers
land surveyors

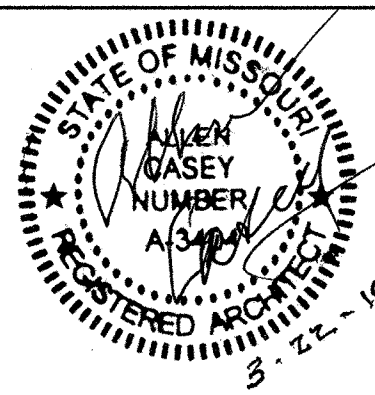
1631 w. elfindale springfield, missouri 65807
tel 417.869.6009 fax 417.869.8129
dwg. no. 1012-MUSEUM date prepared: 03/10/2010

Site Plan

Downtown History Center
for Springfield - Greene County
154 Park Central Square
Springfield, Missouri 65806

CASEY
ARCHITECTURE
205 Park Central East, Suite 300
Springfield, MO 65806
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Architecture



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Project Number 08009
Date 3-22-10

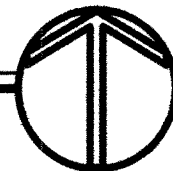
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PARK CENTRAL NORTH

PARK CENTRAL SQUARE

Site Plan

SCALE: 1/8" = 1'-0"



LIMITATION OF RESPONSIBILITY

I HEREBY SPECIFY THAT THE DOCUMENTS AUTHENTICATED BY MY SEAL ARE LIMITED TO THIS SHEET AND I HEREBY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

Keynotes:

- ① Existing building line.
- ② Property line.
- ③ Building line and property line are the same.
- ④ Line of basement area below.
- ⑤ Existing sidewalk.
- ⑥ Existing curb and gutter.
- ⑦ Existing street.
- ⑧ Existing building.