



LANDMARKS BOARD

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

City of Springfield

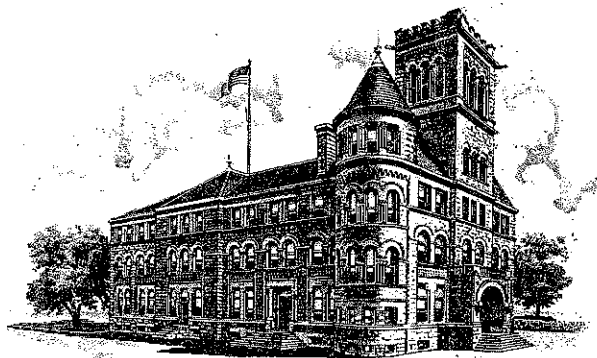
INTEROFFICE MEMORANDUM

DATE: February 16, 2012

RE: Landmarks Board meeting

Please find attached the agenda for the Landmarks Board meeting on **February 22, 2012**. A tour will be held on Wednesday afternoon at 4:30 p.m. We will meet in front of the Busch Municipal Building.

Daniel Neal
Senior Planner



CITY HALL

LANDMARKS BOARD

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

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

- | | | |
|--|------|--|
| | I | Roll Call |
| DAVID ESLICK
<i>Historian Representative</i>
Chair | II | Minutes
None |
| RON WALKER
<i>Commercial Street Representative</i> | III | Unfinished Business |
| CYNTHIA LIPSCOMB
<i>Architect and Walnut St. Representative</i>
Vice-Chair | | A. Certificate of Appropriateness
1. 338 E. Commercial: Install two (2) new internally-lit florescent signs. |
| | | B. Certified Local Government Review
None |
| LEN EAGLEBURGER
<i>At Large Representative</i> | IV | New Business |
| DAVID MAGGARD
<i>At Large Representative</i> | | A. Certificates of Appropriateness
1. 945-947 E. Walnut: Construct a new three story enclosed stairway addition, reconstruct the 1940's addition foundation, remove and replace the existing rear stairway and driveway and construct a new parking area. |
| LAUREL BRYANT
<i>Real Estate Representative</i> | | B. Certified Local Government Review
None |
| ANN BAYLIFF
<i>At Large Representative</i> | | C. Pre-Application Review
None |
| TODD SMITH
<i>At Large 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 |
| | | C. Administrative approval of C of A's
None |
| | VII | Any other matters that fall under the jurisdiction of the Board |
| | VIII | Adjournment |

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



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: January 31, 2012

BACKGROUND:

LOCATION: 338 E. Commercial Street

APPLICANT: Dan Johnson

PROPOSAL:

1. Install two (2) new internally lit florescent signs

RECOMMENDATION:

While elements of the proposal meet the Secretary of Interior Standards of Rehabilitation and Commercial Street Design Guidelines, there are a few guidelines and recommendations that need to be addressed by the Landmarks Board. If these items can be appropriately resolved, staff recommends **approval**.

FINDINGS:

1. The proposed signs are considered removable features.
2. National Park Service Guidelines recommend the fittings should penetrate mortar joints, rather than brick.
3. Commercial Street Design Guidelines recommend the content of signs shall be limited to the business name.

4. Both Guidelines state that and internally lit signs are acceptable where they do not overpower the building.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
338 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to install two (2) new internally lit florescent signs (see attached exhibits).

STAFF COMMENTS:

1. While elements of the proposal meet the Secretary of Interior Standards of Rehabilitation and Commercial Street Design Guidelines, there are a few guidelines and recommendations that need to be addressed by the Landmarks Board. For example, the board needs to determine whether the internally lit sign overpowers the building or adjacent buildings, the attachment method to the building is appropriate and whether content of the sign is appropriate.
2. The National Parks Services and Commercial Street Design Guidelines state that internally lit signs are acceptable where they do not overpower the building. The Commercial Street Design Guidelines state that the content of signs shall be limited to the business name.
3. After review of Preservation Brief #25 and the building, staff believes that the internally lit sign does not overpower the historic structure or surrounding buildings and that the content of the sign is appropriate. Staff would recommend that any attachments to the building made through the mortar joints and not the brick as recommended by the National Parks Service.

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

New Signs and Historic Buildings

Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: Historic sign practices were not always "sympathetic" to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively

dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs--their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

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

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

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
338 E. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

2. The historic character of a property will be retained and preserved. The removal of historic material or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. 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
338 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

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

The front entrance has an unglazed ceramic tile floor and it has been stuccoed over face brick. The second floor has a single outside access. Although this building was built in the same era as others along Commercial Street it has very little detail on the front. On the east is a frieze which is a little different than most buildings.

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

The two-story brick building at this address retains original first- and second-story window detailing, viz., brick hoods capping segmental arched windows and a section of cornice at the Jefferson elevation, though it lacks the original pedimented cornice on Commercial and the original storefront.



Office Use Only

Date Filed: _____

Received By: _____

Review:

☐ Administrative

☐ Landmarks Board

Application for Certificate of Appropriateness

City of Springfield, Missouri

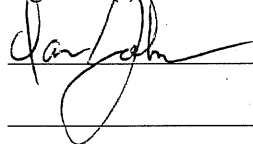
The applicant seeks to show the following.

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

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

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

Signature(s) Date:



Please type or print name(s) clearly:

Dan Johnson

Exhibit A.

Request for Certificate of Appropriateness

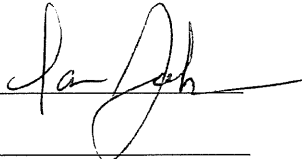
Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8.

1. PROPERTY ADDRESS:

338 E. Commercial St.

2. APPLICANT:

Name(s): Dan Johnson + Associates, LLC 

If corporation: Corporate official: _____

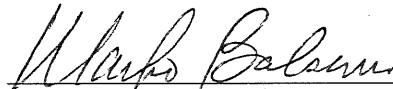
(corporate seal)

Mailing address: _____ Zip Code: _____

Telephone number: _____ Fax number: _____

e-mail: _____

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

Name: MARKO BALSAMO Signature: 

Address: 3160 W. KEARNEY ST Telephone: 862-7778 Fax: 865-9237

e-mail: MBALSAMO@SIENLINK.COM

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

Date of discussion: _____

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

☐ Other (Specify) _____

- | | |
|----------------------------------|--|
| 1-Site plans | 5-Product literature |
| 2-Elevations | 6-Drawing |
| 3-Photographs | 7-Exhibit C-Why proposed work should be approved |
| 4-Sample of materials to be used | 8-State Historic Preservation Officer Comments |

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

SIGN 1: INSTALLED ABOVE ENTRANCE, FACING COMMERCIAL STREET
30" TALL X 120" LENGTH X 12" DEEP, INTERIOR FLUORESCENT LIGHTING
FLAT ACRYLIC FACE WITH PRINTED GRAPHICS
ELECTRIC POWER EXISTING THROUGH WALL

SIGN 2: INSTALLED ON CORNER OF BUILDING FACING JEFFERSON STREET (EAST ELEVATION)
36" TALL X 72" LENGTH X 12" DEEP, INTERIOR FLUORESCENT LIGHTING
FLAT ACRYLIC FACE WITH PRINTED GRAPHICS
ELECTRIC POWER TO BE RUN THOUGH WALL (BY OTHERS)

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.)

Property is located at 338 Commercial St. on the SW corner of Jefferson and Commercial St. This is a proposal to install an aluminum constructed cabinet sign with acrylic facing and printed graphics, interior fluorescent lighting, 30" tall x 120" long, flat on the building facing Commercial St, and one lighted sign, 36" tall x 72" long on the building facing Jefferson St. Wall area is brick with EIFS covering. Signs to be installed on EIFS with masonry anchors and 3/8" lag bolts run through to the brick. No changes to the exterior of the building is proposed. Electric power is existing.

Other business in the immediate area currently have lighted signs, flag mounted to storefronts. Some of these include:

H&R Block
Della's Antiques
Hamm's Beer
Frisco Tap Room
Ace Hardware



MISSOURI NEON COMPANY

"Pride Through Quality"

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



All Artwork created by Missouri Neon, including logo design, sign design, both creative and mechanical are the intellectual property of Missouri Neon, and will be treated as such and may not be reproduced, copied or used for the purpose of competitive bidding. A \$1,000-\$5,000 fee will be assessed for this design if used in any manner without the written consent of an authorized representative of Missouri Neon/SignlineVisiontech.
CUSTOMER ACKNOWLEDGMENT

Salesperson: Marko Balsamo

Customer Approved: _____

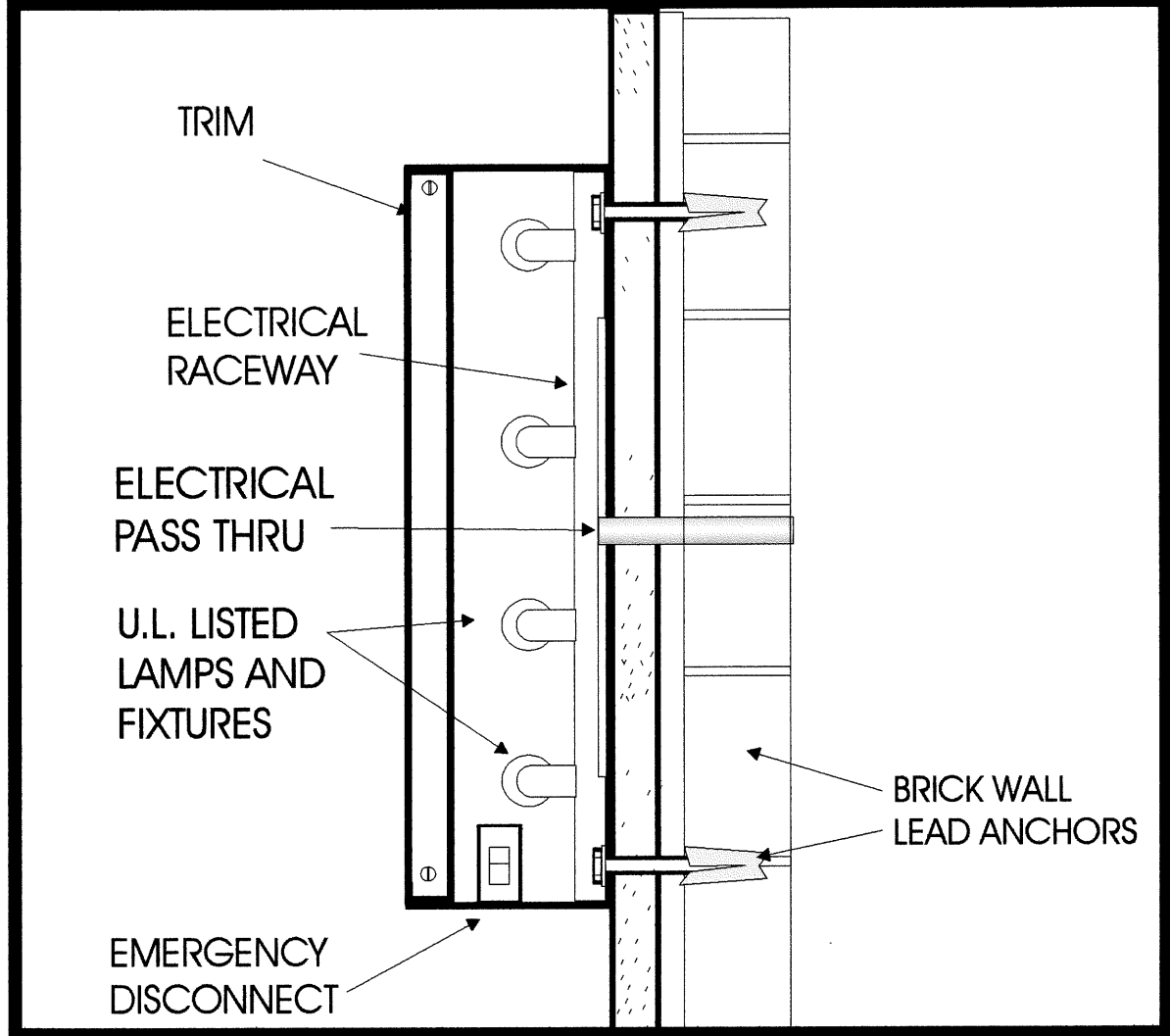
Date: _____

Client approval insures that spelling, colors & specifications for signage & design meets their satisfaction.

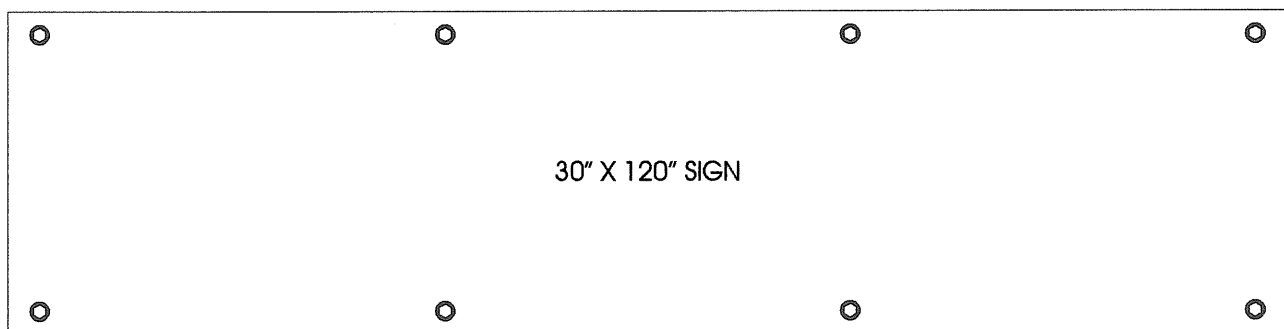
Date: _____



Lighted Wall Cabinet Install Section Detail



SIGNS INSTALLED ON BRICK WALLS
USING 3/8" STAINLESS STEEL LAG BOLTS AND LEAD ANCHORS
2" DEEP INTO THE BRICK



TOTAL OF EIGHT (8) BOLTS EVENLY SPACED, TOP AND BOTTOM



MISSOURI NEON COMPANY

"Pride Through Quality"

3160 W. KEARNEY
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65803
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CUSTOMER ACKNOWLEDGMENT

Salesperson: Marko Balsamo

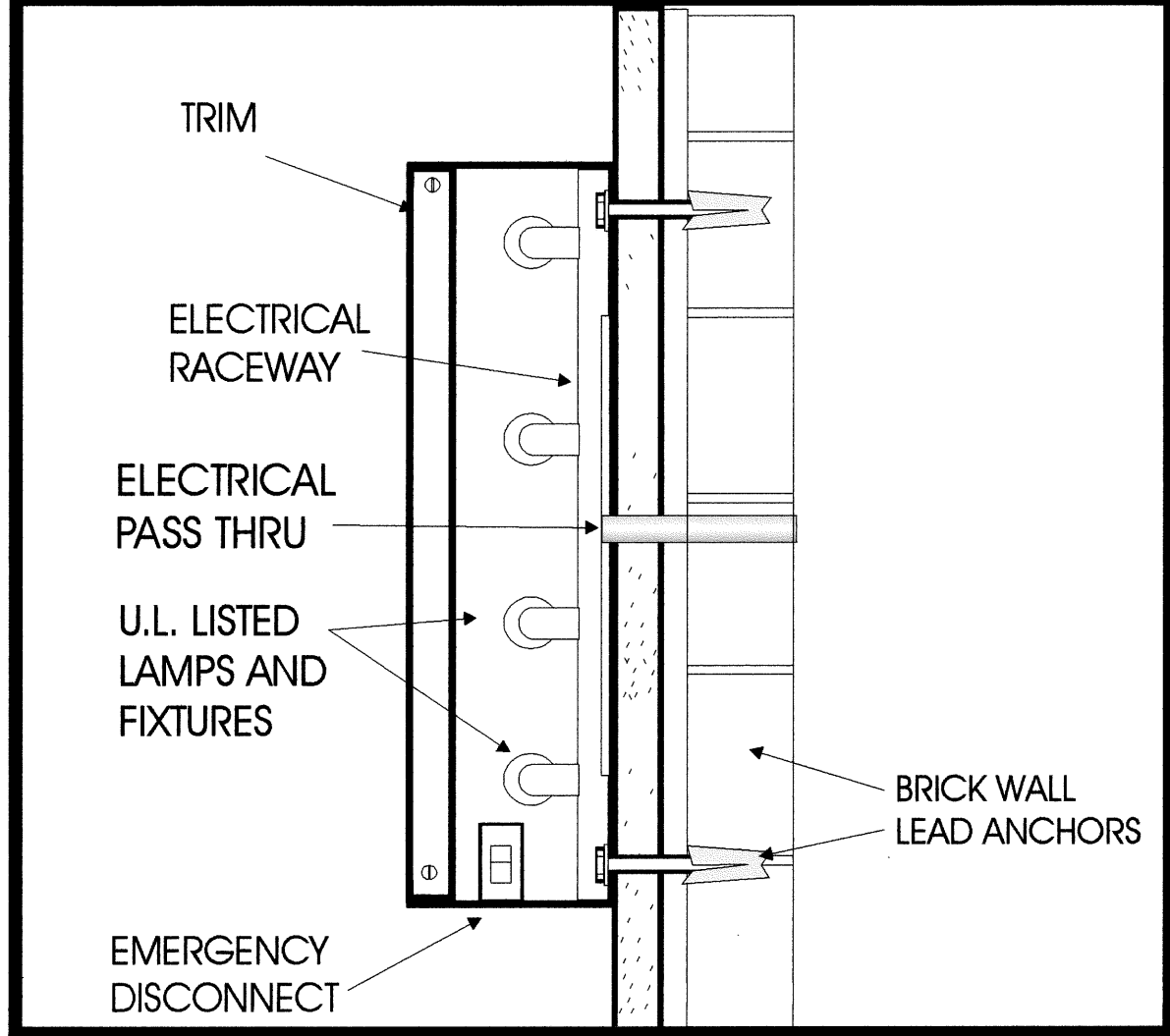
Customer Approved: _____

Date: _____

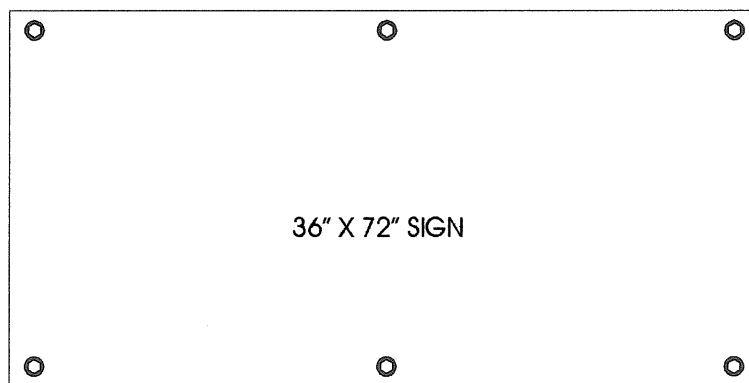
Client approval insures that spelling, colors & specifications for signage & design meets their satisfaction.

Date: _____

Lighted Wall Cabinet Install Section Detail



SIGNS INSTALLED ON BRICK WALLS
USING 3/8" STAINLESS STEEL LAG BOLTS AND LEAD ANCHORS
2" DEEP INTO THE BRICK



TOTAL OF SIX (6) BOLTS EVENLY SPACED, TOP AND BOTTOM



MISSOURI NEON COMPANY

"Pride Through Quality"

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



Salesperson: Marko Balsamo

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CUSTOMER ACKNOWLEDGMENT

Customer Approved: _____

Date: _____

Client approval insures that spelling, colors & specifications for signage & design meets their satisfaction.

Date: _____



**CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: **338 E. Commercial Street**

On February 8, 2012, the Landmarks Board found the following to be a matter of fact:

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

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

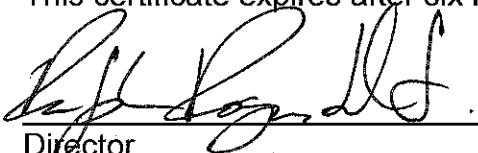
That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

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

1. Install a temporary flat sign board with dimensions and business information as shown on attached drawing. The sign shall be attached through the mortar joints and not the brick. No lighting of the sign was permitted.

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

This certificate expires after six months.



Director
Planning and Development

2-10-12
Date



LANDMARKS BOARD

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

STAFF REPORT

WALNUT STREET URBAN CONSERVATION DISTRICT – WEST

DATE: February 15, 2012

PROPOSAL:

North Elevation:

1. Demolition and reconstruction of north and west foundation walls of the 1940's addition.
2. Renovation and restoration of the 1940's first and second story porch addition.
3. Replacement of all windows at the 1940's first and second story porch addition. New windows shall be one over one with sash and trim of new windows matching existing.
4. Removal of the existing exterior stairway at the north side of the 1940's addition.
5. Removal of the windows at the west wall of the 1940's addition.
6. Removal of the shed roof at the 1940's addition.
7. Construction of new two-story enclosed stairway to provide access to the basement and third floor. The addition will have an exterior stucco finish and fixed pane windows. The windows will have 1 3/4" aluminum perimeter frames and will be trimless. The west wall of the proposed stairway will offset 1'-10" east of the west wall of the primary structure.
8. Construction of bell-cast roof from the north hip roof of the original structure to the north wall of the 1940's addition and the proposed stairway. The ridgeline of this proposed roof will be offset 11", horizontally and vertically, from the ridgeline of the existing roof. Box guttering, fascia, soffit and frieze at the proposed roof addition will match that of the primary structure.

Site:

1. Removal of existing driveway and construction of a new twenty (20) foot wide concrete drive.
2. Construction of new resident parking at the rear of the site.

BACKGROUND:

LOCATION: 945-947 E. Walnut Street

APPLICANT: Paul Reichert

RECOMMENDATION:

Staff recommends **approval** of most items with exception to the aluminum windows and metal doors. The Landmarks Board will need to decide whether these items meet the Secretary of Interior's Standards and Walnut Street Design Guidelines. If so, more details (i.e. product literature, sample of materials to be used, etc.) may be necessary prior to the certificate of appropriateness and permits being issued.

FINDINGS:

1. The house at 945-947 E. Walnut St. is a contributing structure in the Walnut Street National Historic District and Walnut Street- West Urban Conservation District.
2. The proposed addition is consistent with the Walnut Street Design Guidelines and Secretary of Interior Standards for Rehabilitation. There is a clear distinction between the historic structure and the new addition because of the change of material. Although, the use of aluminum is the application of a new material that was not historically used on structures in the district.
3. The size of the proposed addition is compatible with scale of the historic structure and the location of the proposed addition cannot be viewed from Walnut Street.
4. Many of the items listed were requested as part of a Certificate of Appropriateness that was approved in 2004 and has since expired.

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
945-947 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is proposing to build a new three story enclosed stairway addition, reconstruct the 1940's addition foundation, remove and replace the existing rear stairway and driveway and construct a new parking area. The applicant was approved for a new addition in 2004 (see attached Certificate of Appropriateness) and most items were never acted upon.

PAST ACTIONS:

In January of 2001, the Landmarks Board approved major renovations for this structure. Some of these items have been completed including garage demolition, roofing, and renovations on the historic structure including the front porch. Items that were also approved but have not been completed include: demolition of the 1940s rear addition, construction of a new addition on the rear, widening the driveway and installing parking and constructing a new carriage house.

In October of 2004, the Landmarks Board approved more extensive renovations to the structure and site including the removal of 1940's entrances on the east and west (side) elevations, removal of the 1940's addition on the rear (north) elevation and new construction of a new two-story addition in its place, removal of the existing sidewalk to the east entrance and removal and replacement of the existing driveway.

STAFF COMMENTS:

1. The proposed addition follows the Walnut Street Design Guidelines by being placed on the rear elevation, not overpowering the historic structure and not creating any false historic appearances. While the roofline on the existing rear addition will be modified, staff does not see this interfering with the overall appearance of the structure especially since the new addition will be in the back. The new materials proposed should differentiate the historic from the new.
2. While the Walnut Street Design Guidelines do not specifically prohibit aluminum framed windows, 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. The proposed doors have the same issue.
3. Many of the items listed were requested as part of a Certificate of Appropriateness that was approved in 2004 and has since expired. A couple items were completed in compliance with the Certificate of Appropriateness from 2004 including the removal of the bay window on the west elevation.

4. 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
945-947 E. Walnut Street

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

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

PERTINENT WALNUT STREET DESIGN GUIDELINES

NEW ADDITIONS:

The Applicant Should Consider:

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

The Applicant Should Avoid:

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

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

WINDOWS:

The Applicant Should Consider:

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

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

The Applicant Should Avoid:

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

DOORS:

The Applicant Should Consider:

1. Retaining all elements of all historic doors (including historic screen/storm doors) including, but not limited to, sidelights, transoms, glazed areas, trim, hardware, knobs, knockers and bells.
2. Repairing historic doors or, if not feasible,
3. Replacing historic doors in kind.
4. Using full view storm doors.

The Applicant Should Avoid:

1. Altering the size, type, or style of doors.
2. Changing the location.
3. Adding new doorways on principal elevations.
4. Adding air-lock entrances to building exterior on principal elevations.

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.

ROOFS:

The Applicant Should Consider:

1. Retaining the original or historic roof shape, slope, and material.
2. Replacing the roof material in kind or using a comparable modern substitute.
3. Retaining the detail and trim work in cornices, fascia, soffits and molding.
4. Retaining decorative elements—ridge caps, cresting, lightning rods, brackets, and modillions.
5. Repairing all trim and decorative elements or, if not feasible,
6. Replacing in kind.

The Applicant Should Avoid:

1. Altering the shape or slope of the roof.
2. Using inappropriate materials (i.e. substituting asphalt shingles for clay tiles or using “hand-split shakes” unless historically documented).
3. Removing decorative elements and trim.

DRIVEWAYS, CURB CUTS AND PARKING:

The Applicant Should Consider:

1. Retaining the existing location and size of driveways and curb cuts.
2. Locating new driveways from the alley.
3. Locating a new entrance by sharing an existing drive.
4. Locating turnarounds and parking spaces behind the building setback line.

The Applicant Should Avoid:

1. New driveways requiring excavation of the yard and/or new curb cuts.
2. Parking in front yard area.

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
945-947 E. Walnut Street

ARCHITECTURAL SIGNIFICANCE:

The architectural survey that was completed on this house stated the following about the architectural elements of the house:

There are bellcast hip dormers on all roof faces except the rear. The face and walls of each is covered with butt shingle and each have two window openings with one over one light sash. There are projecting eaves on the house with board modillions beneath and with a cornice frieze as window head to the second story window openings. All window openings on the house have one over one light sash. Across the facade there is a hip roof porch supported on round wooden columns with Tuscan capitals. The balustrade has a molded handrail and square balusters. There are limestone steps with a red brick flanking wall with limestone coping. There are two window openings on the facade at the second story level while on the first there are four openings total with a doubled entrance. All window openings on the first story have applied molding to the window head. On the west there is a square one story bay window with a hip roof and with window opening in each face. On the east there is a one story hip wing. Also on the east elevation is a small portico porch with a hip roof leading to a side house entrance. The portico is supported on slender round wooden columns with Tuscan capitals. The doorway has applied molding to the head of the opening.



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:

Paul F. Reichert

2-10-12

Please type or print name(s) clearly:

Paul F. Reichert

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:

945/947 E. Walnut

2. APPLICANT:

Name(s): **Paul f. Reichert**

If corporation: Corporate official: _____

(corporate seal)

Mailing address: **P.O. Box 50483** Zip Code: **65805-0483**

Telephone number: **417-869-7054** Fax number: **417-869-7058**

e-mail: **preichert@usipp.net**

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

Name: _____ Signature: _____

Address: _____ Telephone: _____ Fax: _____

e-mail: _____

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

Date of discussion: **2-2-12**

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

☐ Other (Specify) _____

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

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

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

A Certificate of Appropriateness was issued October 15, 2004 allowing demolition of certain features on the west, north & east elevations and a new two story addition, with enclosed stairway, at the north elevation. Please see October 15, 2004 C. of A. Notice of Decision.

WEST ELEVATION: This renovation has been completed in compliance with the 2004 Certificate.

EAST ELEVATION: This renovation has not been undertaken, and Applicant seeks to retain this feature to provide access to the second floor.

NORTH ELEVATION: Applicant seeks modification of 2004 Certificate as follows:

1. Foundation demolition and reconstruction.
 2. Renovation and relocation of the 1940's first & second story porch addition. New windows shall be 1 over 1, and shall match existing.
 3. Replacement of all windows at the 1940's first & second story porch addition. New windows shall be 1 over 1, and shall match existing.
 4. Removal of the existing exterior wooden stairway at the north side of the 1940's addition.
 5. Removal of the windows at the west wall of the 1940's addition.
 6. Remove shed roof at the 1940's addition.
 7. Construct new two-story enclosed stairway to provide access to the basement and the third floor. Stucco exterior and fixed pane windows. 1'-10" indentation at west wall.
 8. Bell-Cast hip roof addition to extend to the north wall of the 1940's addition and the new stairway. Ridge line will be offset 11" from the primary roof ridge, due to the 1'-10" west wall indentation. Existing box guttering to be extended around roof addition with soffit, fascia, & freeze to match existing.
- Items 1, 4, 5 & 6 were previously approved on the October 15, 2004 Certificate.

SITE:

1. Maintain existing sidewalk from the front stairs to the east side entrance. Demolition approved in 2004 Certificate.
2. Remove existing driveway and install 20' wide concrete driveway as approved in 2004 Certificate and approved by Building Development & Traffic Engineering in 2004.
3. Provide concrete parking area at rear of site.

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 B.2. DESCRIPTION OF PROPOSED WORK – 945-947 E. WALNUT

A Certificate of Appropriateness was issued on October 15, 2004 allowing demolition of certain features on the west, north & east elevations, and allowing a new two-story addition, with an enclosed stairway, at the north elevation. Please refer the October 15, 2004 Certificate of Appropriateness Notice of Decision.

WEST ELEVATION (Removal of inauthentic bay window): This renovation has been completed in compliance with the 2004 Certificate.

EAST ELEVATION (Removal of exterior stairs & landing): This renovation has not been undertaken, and Applicant seeks to retain this feature to provide access to the second floor.

NORTH ELEVATION: Applicant seeks modification of the 2004 Certificate as follows:

1. Demolition and re-construction of north and west foundation walls of 1940's addition.
2. Renovation and restoration of the 1940's first & second story porch addition.
3. Replacement of all windows at the 1940's first & second story porch addition. New windows shall be 1 over 1, with sash & trim of new windows matching existing.
4. Removal of the existing exterior stairway at the north side of the 1940's addition.
5. Removal of the windows at the west wall of the 1940's addition.
6. Removal of shed roof at the 1940's addition.
7. Construction of new two-story enclosed stairway to provide access to the basement and the third floor. This addition will have an exterior stucco finish and fixed pane windows. The windows will have 1 ¼" x 4" aluminum perimeter frames, and will be trimless. The west wall of the proposed stairway will offset 1'-10" east of the west wall of the primary structure.
8. Construction of bell-cast roof from the north hip roof of the original structure to the north wall of the 1940's addition and the proposed stairway. The ridgeline of this proposed roof will be offset 11", horizontally and vertically, from the ridgeline of the existing roof. Box guttering, fascia, soffit, & frieze at the proposed roof addition will match that of the primary structure.

Note: Items 1, 4, 5 & 6 were previously approved by the October 15, 2004 Certificate.

SITE:

1. Maintain sidewalk from the front stairs to the east side entrance. The demolition of this walk was approved by the October 15, 2004 Certificate.
2. Removal of existing driveway and construction of new 20' wide concrete drive as approved by the 2004 Certificate, and approved by Building Development Services & Traffic Engineering in 2004.
3. Construction of resident parking at rear of site.

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. As indicated in the 2004 Application, the house lost its original single-family character in the 1940's when it was converted to apartments. The proposed renovation of the north elevation and the addition of the enclosed stairwell will provide safer, easier means of access to the third floor and basement. The lighted, enclosed, stairwell will also add to tenant safety.
2. The proposed stairway addition with traditional stucco exterior will clearly identify this a new addition. The proposed addition and renovation conforms with the Secretary of Interior's guidelines and could easily be de-constructed in the event that a future owner would wish to return the structure to a single-family four-square residence.
3. The renovation and addition to the north elevation will be far less intrusive, and less visible from Walnut Street, than the 2004 proposed addition.

**CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 945 and 947 East Walnut Street

On October 13, 2004 the Landmarks Board found the following to be a matter of fact:

The owner of the property desires to do extensive renovations to the structure and site including the removal of side entrances on the east and west elevations; remove the 1940s addition on the rear north elevation and construct a new two-story addition; remove existing sidewalk to the east entrance and remove and replace the existing driveway.

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

West Elevation:

1. Remove existing hip roof "bump out" and cover with 4" beveled lap siding to match original.

East Elevation:

1. Remove existing open stairway, landing and access to second floor stairway.
2. Cover opening with 4" beveled lap siding to match original.
3. Reinstall original single pane leaded glass window.

North Elevation:

1. Remove two-story and single story 1940s addition.
2. Construct new two-story addition with enclosed stairway.
 - A. Stairway will provide access to the basement, first floor, second floor and attic.
 - B. The siding will be traditional stucco.
 - C. Wooden double hung windows will be used on the addition.
 - D. Stairwell glass will be framed with fixed insulated glass panels.

Site:

1. Remove existing sidewalk from the front stairs to the east side entrance proposed for demolition.
2. Remove existing eight (8) foot wide concrete driveway and install a twenty (20) foot wide concrete driveway replicating the embossing of the existing driveway. Embossing shall be similar to existing, but should not replicate the exact pattern.

See attached plans for detail on approved work items.

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

This certificate expires after six months.



Director
Planning and Development



Date

1 copy-Building Development Services, 1 copy-Planning and Development, 1 copy-Applicant



Southwest View (from Walnut Street)



Northwest View



North Elevation



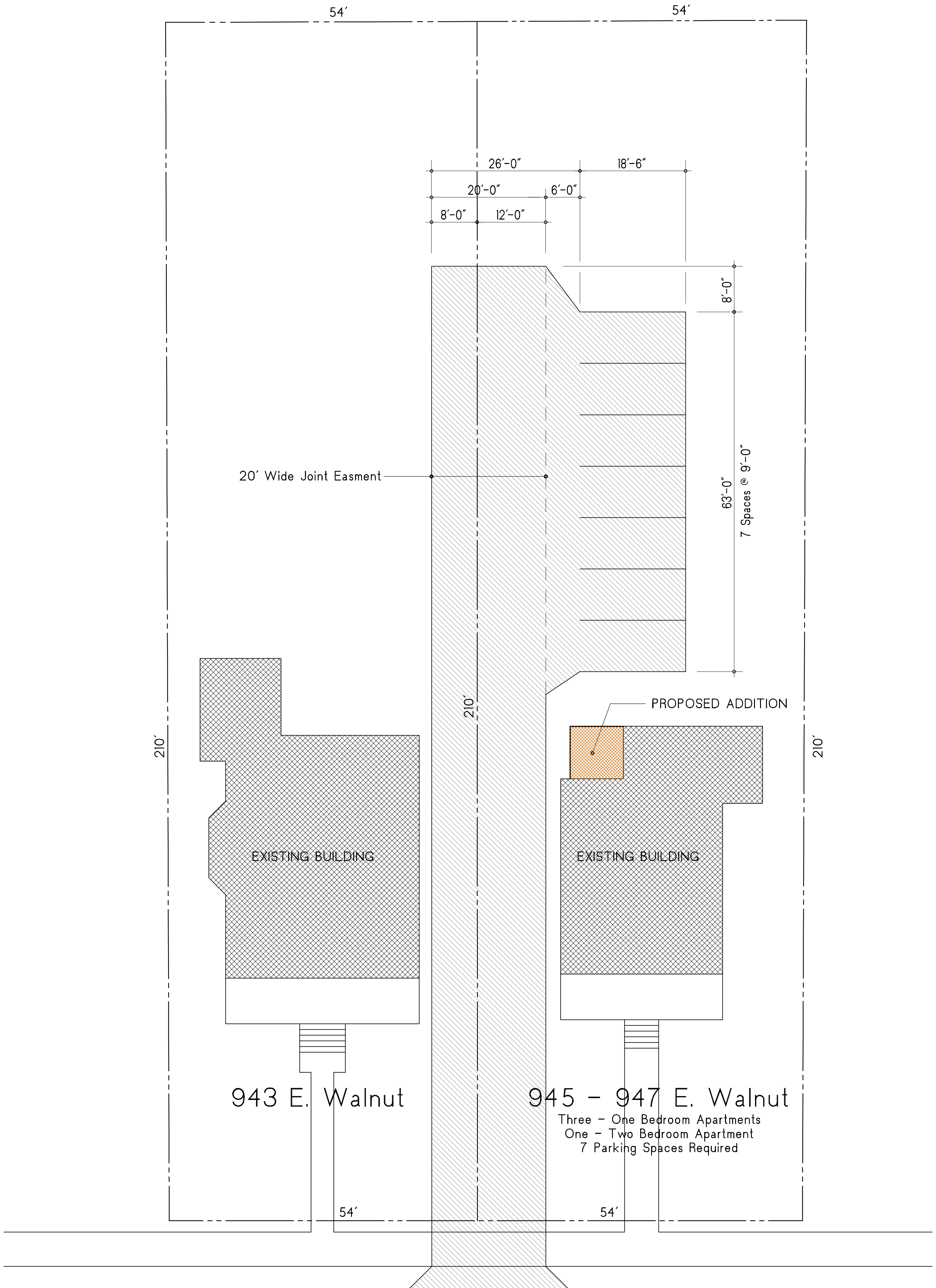
Northeast View



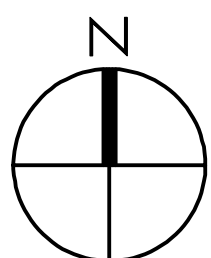
Foundation View from the North (shows foundation crack below crawl space entrance)



Basement Entry at the Northwest Corner



WALNUT STREET

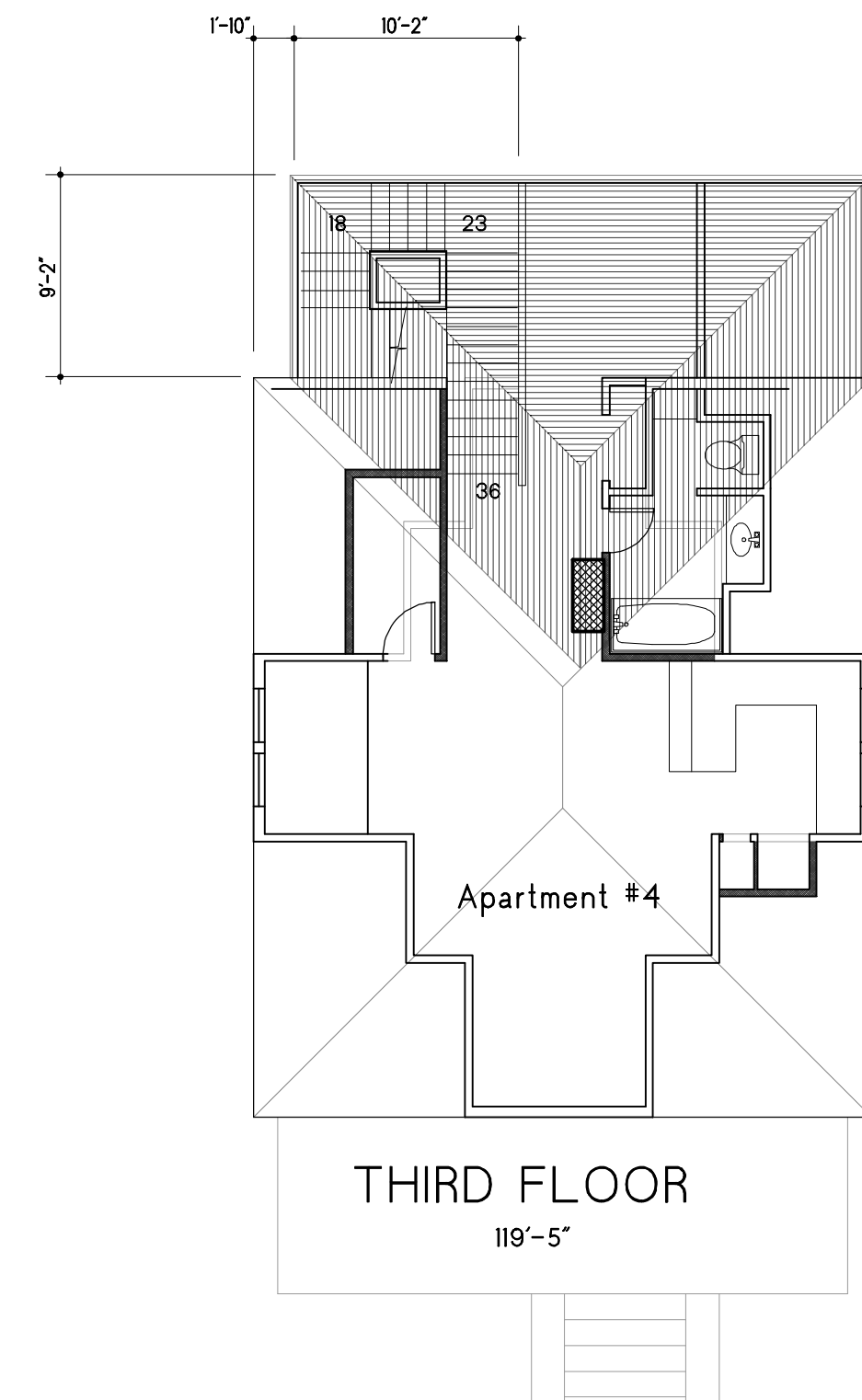
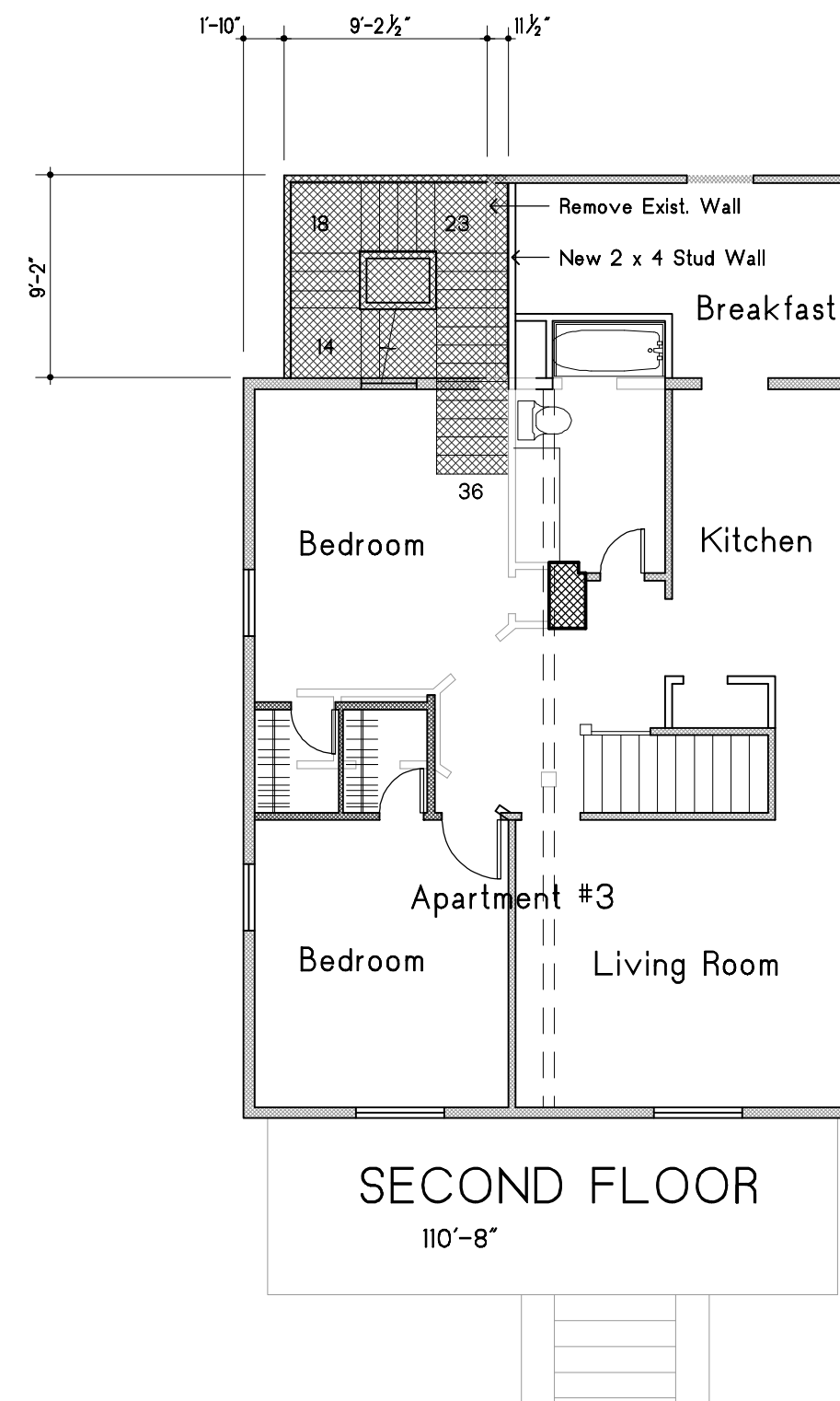
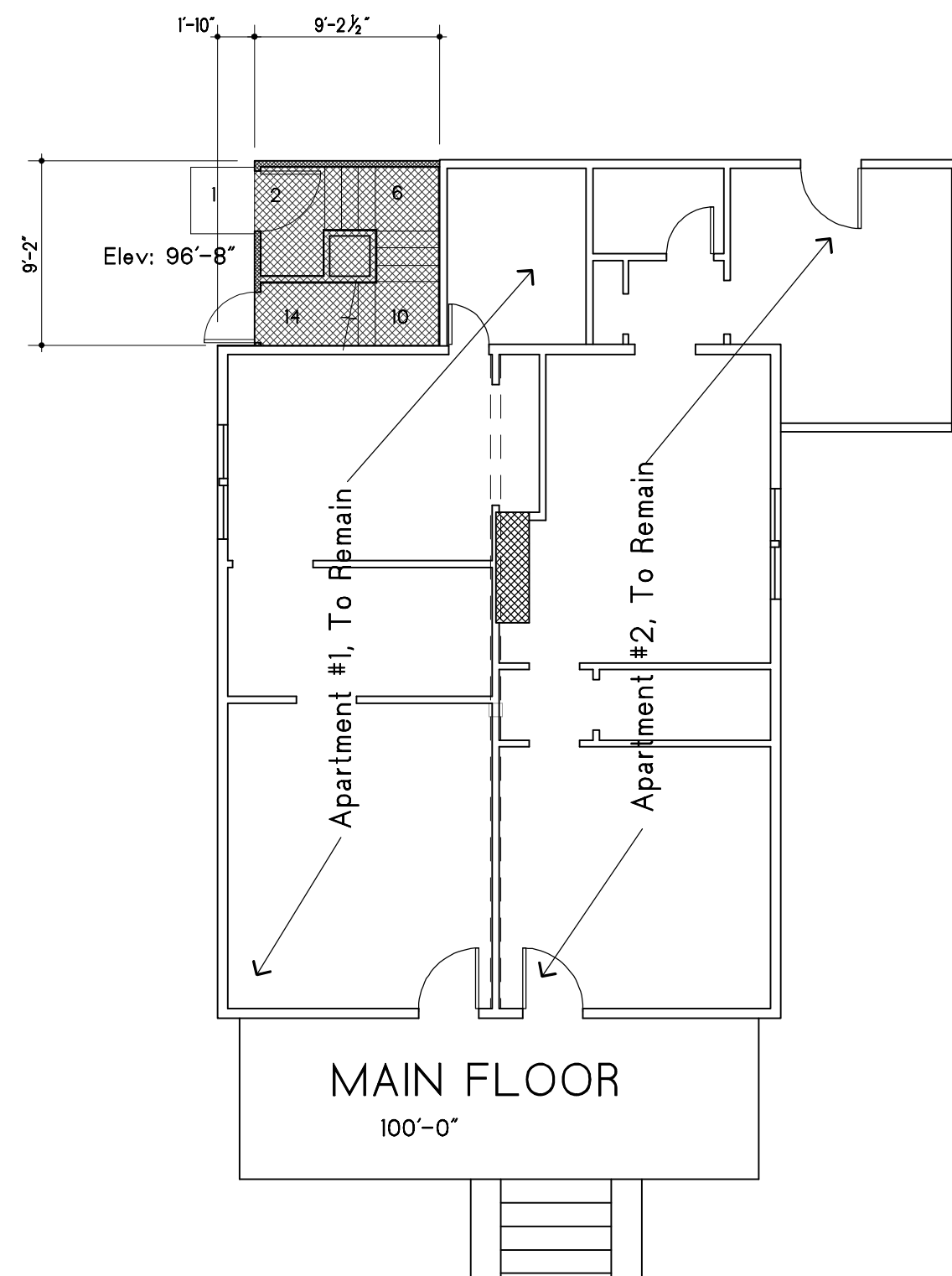


SITE PLAN

Feb 10, 2012

3/32" = 1'-0"

James E. Rutledge, Architect



PROPOSED FLOOR PLANS

947 East Walnut

1/8" = 1'-0"

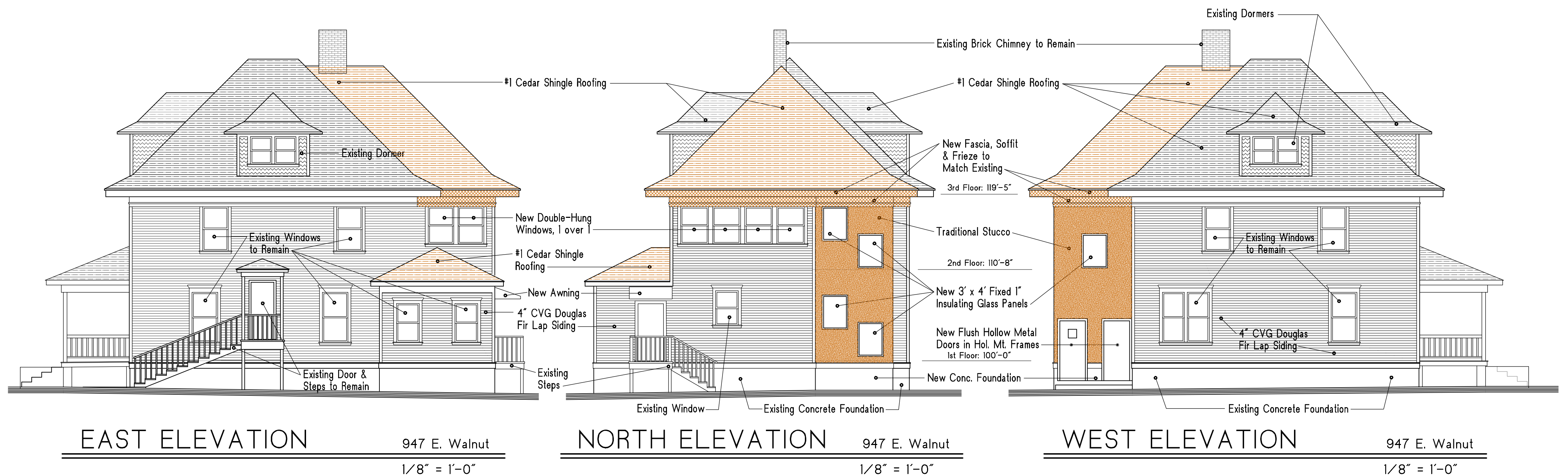
REMODELING OF
945-947 EAST WALNUT STREET
SPRINGFIELD, MISSOURI

JAMES E. RUTLEDGE, ARCHITECT
1039 S. PICKWICK
SPRINGFIELD, MISSOURI

FEB 10 2012

Sheet

1 of 2



REMODELING OF
945-947 EAST WALNUT STREET
SPRINGFIELD, MISSOURI

JAMES E. RUTLEDGE, ARCHITECT
1039 S. PICKWICK
SPRINGFIELD, MISSOURI

FEB 10 2012

Sheet
2 of 2