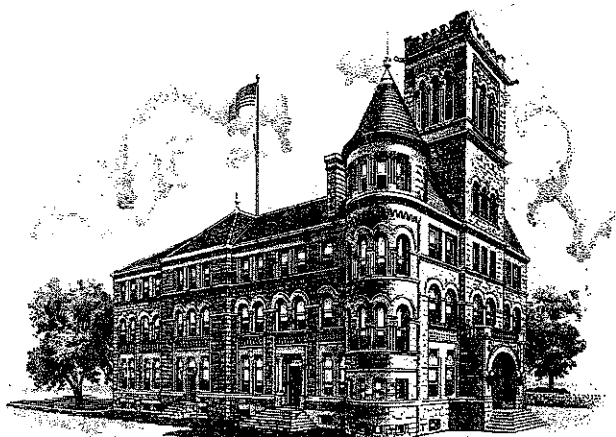




CITY HALL

## LANDMARKS BOARD

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

City of Springfield

### INTEROFFICE MEMORANDUM

DATE: July 18, 2013  
RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **July 24, 2013**. No tour is being offered.

Daniel Neal  
Senior Planner



# LANDMARKS BOARD

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

July 24, 2013  
5:30 P.M.  
Council Chambers  
City Hall (830 Boonville)

## I Roll Call

DAVID ESLICK  
*Historian Representative*  
Chair

## II Minutes July 10, 2013

LAUREL BRYANT  
*Real Estate Representative*  
Vice-Chair

## III Unfinished Business

- A. Certificate of Appropriateness
  - 1. 1014 E. Walnut: Demolish existing apartment and replace with new apartment
- B. Certified Local Government Review  
None
- C. Pre-Application Review  
None

LEN EAGLEBURGER  
*At Large Representative*

DAVID MAGGARD  
*At Large Representative*

ANN BAYLIFF  
*At Large Representative*

## IV New Business

- A. Certificates of Appropriateness
  - 1. 101 E. Commercial: Add a new veranda to the east elevation of the building.
- B. Certified Local Government Review  
None
- C. Pre-Application Review  
None

TODD SMITH  
*At Large Representative*

DAVID BROWN  
*Mid-Town Representative*

MONICA STEGALL  
*Commercial St. Representative*

## 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 None

## 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:** July 10, 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 (Vice-Chair), Ann Bayliff, Len Eagleburger, Monica Stegall, and David Brown; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard Administrative Assistant. ABSENT: Todd Smith and David Maggard.

### **ROLL CALL:**

**APPROVAL OF MINUTES:** May 29, 2013 minutes were approved with corrections.

### **NEW BUSINESS:**

#### **A. Certificates of Appropriateness:**

##### **1. 1110 N. Jefferson: Demolish historic structure.**

Mr. Neal commented that after further review staff was going to recommend tabling this request until there is more information taken to Planning and Zoning Commission regarding the property acquisition and change of use for this property. Staff suggests that the public hearing take place today since members of the public are here to discuss it, but would ask the case be tabled to August.

Mr. Ralph Plank, 1337 N. Washington, located in the Mid-Town Historic District and 1110 N. Jefferson is in the historic district as well. Mr. Plank stated he is a member of the Mid-Town Neighborhood Association Board and has a letter from the Board that he would like to share with the Landmarks Board expressing concerns about the demolition of the Collins/Culler House. Consistent with the Mid-Town Plan which is the City of Springfield Council Resolution 88345, dated March 27, 2001, said resolution conveys obligations for the City of Springfield, the Mid-Town Neighborhood Association and major institutions in Mid-Town to preserve the single family character of properties in the neighborhood and to preserve the irreplaceable architectural structures therein. The demolition of the Collins/Culler house would violate these obligations. The Mid-Town plan is now a part of the Springfield-Greene County Comprehensive Plan. In 2002 the Mid-Town Historic District was expanded to include this property and is now a contributing structure to the National Register Mid-Town Historic District (Mr. Plank submitted a copy of the Mid-Town Plan). The Mid-Town Plan calls for R-12, or Springfield Public Schools, Central High School northern boundary to not extend north beyond the south property line of the vacant lot just south of the Collins/Culler house. It is the objective of the Mid-Town Plan to protect and improve the single family character of the neighborhood and objective five (5) is to encourage the preservation of architecturally significant structures and design features. The Collins/Culler House fits both of these criteria and is a beautiful example of a Queen Anne

cottage. The Plan states any organization with an interest in amending the Government Plaza Area which includes the 1110 block of North Jefferson should work for a consensus on the appropriate use for the affected properties. Modification of the Mid-Town Plan would be required to accommodate any R-12 or City Utilities expansion of area two (2). To be consistent R-12 would need to reach consensus with residents in the area and Mid-Town Neighborhood Association as well as other interested parties which would include the Landmarks Board. Modification of the Springfield-Greene County Comprehensive Plan would require public process and approval or rejection from Planning and Zoning Commission and City Council. Mr. Plank stated that to their knowledge R-12 has not contacted residents or Mid-Town Neighborhood Association to have a dialog to reach a consensus on the proposed expansion into the Mid-Town Historic District and they have not made any proposals to change the Mid-Town Plan and the Comprehensive Plan. The Mid-Town Neighborhood Association would like to encourage the Landmarks Board to table and or postpone indefinitely the request for demolition of the Collins/Culler House. This will allow time for discussion and possible solutions to be found to preserve the historic structure. Mr. Plank offered some ideas for solutions to the parking issue.

Mr. Pete Redecki, 1215 N. Benton, located in Mid-Town and a member of the Mid-Town Board. Mr. Redecki stated that as you look at an old neighborhood like this with hundred year old houses, probably almost every one of them at some time or other is going to be in a period of disrepair and it's always in need of a new owner, finance or something and the challenge is always money. With the commitments that were made within the Mid-Town Plan, together we have to figure out how to step aside as looking at this as a demolition project, it needs help.

Mr. Steve Chotis, 4648 East Hidden Oak Place, commented he is CFO for Springfield School District and approximately one year ago was approached several times by the Principal of Central High School indicating that a number of complaints had been received by parents about the lack of parking for students. A review was taken to determine what might be available for parking; one of the concerns was students crossing the street and the focus was on this house just north of their property. The property was appraised and we entered into negotiation with the owner and then purchased the property.

Mr. McDonald asked if anyone had considered running the proposal to purchase the property by the Planning and Zoning Commission first.

Mr. Chotis said no.

Mr. McDonald stated that has been done at this time, correct.

Mr. Chotis said yes.

Mr. Bill Shelburn, Coordinator for Facilities for Springfield Public Schools. Mr. Shelburn stated when the property was purchased it was in bad shape and it is not getting any better. We have received a notice from the City to take it down because it is a nuisance. We have till July 25<sup>th</sup> to do that. That is why we are trying to pursue this right now. We are working on a Comprehensive Plan to do something with the green space where we took the original administrative building down; this would be part of that. Right now, we

are leasing a lot north of the Library from the Library for parking for students, but it is unsafe and very congested.

Mr. Eslick asked where the faculty parks.

Mr. Shelburn stated they park across the street by the swimming pool and they park on that lot north of Central. It is a preference to them where it is closer to the classrooms.

Mr. Eslick stated by tabling this, this kicks the demolition delay to a later date. This is one of the most historic homes in Springfield and probably no one realized it until this issue came up. The first weatherman in Springfield lived in that house when it was built and the mayor of Springfield lived in the house. It is an important piece of the history of Springfield and one of the best examples of preserving a historic home was the Rose O'Neal House on Summit that Drury College saved when they built the apartment complex there. Mr. Eslick stated he would like the School Board to consider saving the structure with Mid-Town being as important as it was and is because of its proximity to north Springfield and Center City, he would like to see it preserved.

Mr. Shelburn stated the enrollment at Central High School continues to go up and we continue to need more room for parking; not much we can do surrounded by other entities. The house has been divided up into apartments and it's a long way from its former self.

Mr. Eslick stated the exterior of the structure is important; what the interior is like is not part of the Landmarks Board purview.

Ms. Bryant asked if the school could build structures up like parking garages.

Mr. Shelburn stated if they have enough money. It is not feasible. We have discussed that before, but it is cost prohibitive.

Ms. Stegall stated with the concern of parking across the street, are there not crosswalks or crossing guards or some type of protection for the kids.

Mr. Shelburn said that twice a day when students are coming and going it's a circus and we are concerned about that. It has helped with the City putting up signs in the middle of the street for the crosswalks, but it is an accident waiting to happen.

Mr. Eslick asserted that the students are still crossing the street whether they are going to a parked car or leaving the school.

Mr. Shelburn said he does not believe they would if they weren't parking there.

Mr. Brown commented that the County and City discussed a multi-parking garage that was supposed to be where the police department is on the south end of it and the County seems to be having less and less parking; in fact they just demolished the Ralph Thieme Funeral Home which in his opinion was an historic structure. Mr. Brown commented that possibly it is time for all these people to come together and discuss

this issue. We are in a crisis mode with parking with all these facilities coming together; Drury and City Utilities. We are demolishing a lot of structures and putting up new structures such as the Public Safety Center, and the only thing they aren't planning is parking.

Mr. Shelburn stated that would be an option to look at.

Mr. Eslick noted that since this is being tabled, there will time for discussion and possible alternatives.

Mr. Shelburn commented there was one person who contacted the school wanting to move the house, doing a lot of research, and it is not feasible to move the house and there isn't any place close to move it.

Ms. Bryant asked for more information about the person who wanted to move the house.

Mr. Shelburn stated that this person could not find any property in the area and it will be very expensive to move it because of utility lines needing to be taken down and put back up because of the height of the structure. It may be in two pieces as there was the original house and an addition to the structure later on.

Mr. Eslick commented on some homes located across from Reed Middle School, that were moved by Preservation Springfield who were in charge of rehabilitating those, and it took some time but it was done and they were moved eight to ten blocks from there. Mr. Eslick commented he believes there should be property in Mid-Town available to look at and possibly someone will come forward and offer to purchase the home and move it with the request being tabled today. The hope is that the house will remain on the property as it is a National Historic Register Property.

Ms. Bayliff asked the size of the lot.

Mr. Shelburn said it is not big; maybe sixty (60X100) by one-hundred.

Mr. Bayliff asked typically how many parking spaces would that be.

Mr. Shelburn said they do not know that yet because there is a level change between the exiting parking lot and the two lots that the School owns there after they take the house down. They would have to redesign the whole parking lot so it would not have to have a ramp for parking. That would take up quite a bit of the space.

Ms. Bayliff asked if the lot could be redesigned while leaving the house.

Mr. Shelburn said he did not see how they could because it would take up more than half the lot.

Mr. Eslick commented they are using that building for part of their art department and think that possibly if that building could be saved, then Central High School could use that a classroom.

Mr. Shelburn stated that is still changing the use of the structure with handicap issues and it wouldn't look the same no matter what they did with it.

Mr. Neal noted that Building Development Services currently has this listed as a dangerous building. It doesn't mean they couldn't delay the request to the School District to demo, but they do try to keep a deadline with a dangerous building. Mr. Neal stated he would need to involve Chris Straw with any final decisions regarding a delay.

Mr. Eslick stated that if they table the Certificate tonight, the demolition scheduled for July 25<sup>th</sup> would be delayed.

Mr. Neal stated he would have to discuss that with Mr. Straw, but that is a possibility.

Ms. Bryant added that that lot is maybe fifty (50) foot wide; it doesn't seem like a lot of parking would be added on this lot and it seems there is the cost of acquiring the property, engineering a different level from lot to lot and surely some of that could be applied toward a parking garage which might be a longer term solution. With Central High expanding their programs, they are just going to keep increasing the number of kids and faculty needs for the school.

Mr. Shelburn stated they have discussed that but it is very expensive. By having both lots they might equate to twenty (20) or thirty (30) parking spaces or less depending on the ingress and egress.

Ms. Bryant stated that it is very sad to lose a beautiful example of a Queen Anne Cottage with this much history as this structure has for twenty parking spaces.

Ms. Bayliff added as well as the beautiful trees.

Mr. Shelburn stated the trees are easier to work around than houses, adding they do take the trees into consideration when they can.

Mr. Scott Petrick, 1127 North Benton, commented when they took on their house it had seven apartments in it; it was vacant for four years and looked very similar to that house adding they are living very comfortably in the house, so if you are given enough time people will come forward and restore the beauty of the house.

Mr. Eslick closed the public hearing.

Mr. Neal commented that they plan to go to the Planning and Zoning Commission with a request to change use and acquisition in August if anyone is interested to discuss this issue further.

Mr. Brown motioned to **table** Certificate of Appropriateness for 1110 N. Jefferson to August 21, 2013. Ms. Bayliff **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Bryant, Eagleburger, Bayliff, Brown, and Stegall. Nays: None. Abstain: None. Absent: Maggard and Smith.

## **2. 328 E. Commercial: Add a new sign to the storefront and door.**

Mr. James Allen, 328 E Commercial, Springfield, commented he needs a sign on his building. This sign is copied of a Roush Bicycle Shop in Peoria, Illinois from 1887.

Mr. Eslick opened the public hearing.

Mr. Eslick asked about some PVC like pipes sticking out asking if there was a previous sign there.

Mr. Allen stated he has had the building three (3) years. There was a pawn shop sign there and a bicycle shop sign in the seventies and a Perkins Hotel sign there at one time. This will be flat against the wall, probable no more than an inch protrusion from the wall.

Ms. Bryant asked if the mounting of the sign would be in the mortar, not the brick.

Mr. Allen said yes, adding it may be in wood on the wood front instead of the mortar or the brick.

Ms. Stegall commented she does not see any issues with the sign. It will be a good addition to the building.

Mr. Eslick closed the public hearing.

Mr. Bryant motioned to **approve** Certificate of Appropriateness for 328 E. Commercial. Ms. Stegall **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Bryant, Eagleburger, Bayliff, Brown, and Stegall. Nays: None. Abstain: None. Absent: Maggard and Smith.

### **3. 1014 E. Walnut: Demolish existing apartment and replace with new apartment.**

Laura Daugherty, 319 N. Main Street, Butler, Rosenbury and Partners. Ms. Daugherty asked if the Board has any questions for her and she will respond unless there is further discussion the Board would like to have.

Mr. Eslick commented this is a revised plan from a previous pre-application hearing.

Ms. Daugherty reviewed the revisions; from the previous plan the Board reviewed, they had originally planned to do two (2) structures, one at the front on Walnut Street and one on the back lot. It will now be one structure with a full porch across the front to reflect the district. They have modified the front porch and hidden the stairwell as the board had recommended. Along the west elevation they have popped out a certain part of the building to provide more interest along that elevation and added more detailing as well as a gable end on the front second story area. While the size and massing of the structure will increase over the existing structure, the view from Walnut Street will be more consistent and compatible with the district. The removal of the driveway and restoration of the open space will also enhance the view from the Walnut Street.

Ms. Stegall asked if they have considered another interpretation as far as not trying to mimic the form and shapes of the historic fabric of the street; like this is a new structure so she does not necessarily think that it has to look the other structures.

Ms. Daugherty commented they are trying to shift the ideology of how infill should be treated in historic districts and we are trying to bridge the gap between what was previously the thought that it needed to be differentiated in a grand way where as now the thought is to be more sensitive, so we are trying to pick up

some more massing and scale in proportions. The way they do differ is the detailing is with modern materials and modern trim. We try to keep the massing of the trim the same so it still has sort of weight it would need to work within a historic district, but not actually replicating.

Ms. Bryant asked if the materials they will be using have changed.

Ms. Daugherty stated it is still the cementitious board siding, five quarter trim details, asphalt shingles, and brick base around the foundation.

Mr. John Horner, 910 E. Walnut Street, commented he gave a presentation at the previous meeting and since then the plan has improved a lot. He still has concerns about the plan as it is; it doesn't have materials or trim or embellishments in the details adding he would like to see more dimensions to see what this is actually going to look like in size. Apparently, they will be using a metal railing for the porch and he would like to see wood as it is more appropriate to the historic area. Mr. Horner asked the applicant to consider using wood siding. He is concerned about the brick foundation being suitable on the front. Most of the houses have a lattice foundation on the porch. Mr. Horner said he would like to see the size and materials for the doors and windows. The fenestration on these houses is some of the most important thing about the houses and it would be nice to see some color renderings for the houses. Mr. Horner asked if the Board could approve this conditionally on the basis that the applicant provides more details as mentioned.

Mr. Eslick commented that on the Certificate of Appropriateness it states there are site plans, elevations, photographs, samples of materials to be used, product literature, drawings, exhibits of why approved work should be approved and even State Historic Preservation officer comments that should be turned in with the Certificates. Mr. Eslick stated that if these things were provided as requested then Mr. Horner's questions would have been answered and suggested to Mr. Neal that we can remind future applicants of these requirements.

Ms. Daugherty stated that with regards to Mr. Eslick and Mr. Horner's comments regarding the Certificate of Appropriateness and the items required; for this proposal it is a new construction and per the Certificate of Appropriateness they are only required to submit the plans, elevations, site plan and the narrative. Since they are not doing a remodel or renovation of an historic property they are not required to submit product data or details which is why it differs from what this process was, adding they are trying to meet all the requirements. They are not trying to skirt anything, but based on the way the Certificate of Appropriateness reads, that is not a requirement for this type of project. Ms. Daugherty stated there are metal railings on an apartment building four buildings down from this current building and it has metal railing and a brick porch. It was originally built and is part of the Historic Register, because it is an historic property, and it has metal railing and a brick porch. Ms. Daugherty commented it makes sense whenever it is that type of use. Ms. Daugherty addressed the siding and in constructing a new building, using modern materials makes sense. Modern material in this application is more durable and Mr. Horner agreed as well, adding she hesitates about imitating every single thing on the street. That is in direct conflict with the actual Historic Walnut Street Guidelines. There is a passage in there on new construction and it says it should be differentiated; it

shouldn't be creating a false history and mimicking everything on the street would be creating a false history. The roof slope is 7"/12" so it is a respectful slope and works well with the district. Ms. Daugherty stated the window sizes are generous, three (3) feet wide and six (6) feet tall. Their intention is to make this a colorful project. Ms. Daugherty stated they have tried to balance what is appropriate for the district but also does read itself as new construction.

Ms. Bryant asked if they can make a motion with the changes that have been discussed.

Mr. Neal stated they can provide more detailed elevations showing the slope and dimensions of windows and as Ms. Daugherty stated new construction doesn't mention product literature and sample materials to be used so maybe you might want to change that in the future.

Ms. Bryant asked about the materials for the pediment and the door detailing.

Ms. Daugherty said it would be cementitious board and they plan on wood doors with wood trim.

Mr. Horner stated they want this compatible with an historic district and the siding and the railing is very important and visible and a metal railing does not enhance the look as a wood railing could.

Mr. Eslick asked if there was some siding that would look more like the wood lap siding with the a different profile.

Ms. Daugherty stated they do manufacture several different profiles as well as a shiplap siding; it can be purchased perfectly beveled to have the appearance of wood lap siding, adding she believes that this is achievable because this is a great product.

Ms. Daugherty stated they will provide elevations that indicate roof slope as it stands currently at 7"/12"; indicate window size as they stand currently; door size; side porch trim and dimensions which mimic the front.

Ms. Bryant asked if the shiplap beveling on the siding is part of the recommendation.

Mr. Daugherty asked if that was a recommendation or a suggestion.

Mr. Neal stated for it to be carried out in the field it would need to be a requirement of this application.

Mr. Eslick asked if that was something the applicant could do.

Ms. Daugherty asked on what grounds would that recommendation be made.

Ms. Bryant stated that some Board members are concerned about hardiboard, so perhaps a shiplap with beveling would be a compromise between the two.

Ms. Stegall stated she is not opposed to the cementitious fiber board on a new structure, but the overall design she is opposed to. Ms. Stegall stated she believes it will give a false sense of historic appearance and is not a good example of a new structure. It is trying to mimic what is there and people will question its

validity. Massing and scale wise it relates to the neighborhood, but the design and features she would rather it go the other direction.

Mr. McDonald stated that the Board is deciding what they believe is appropriate and it has to go into the Certificate of Appropriateness as a requirement for them to follow.

Mr. Neal stated that would be the same for the railing; he would want them to make a decision on the railing because he is unclear on what the Board is asking for at this point. He knows what the applicant is asking for, but need clarification on what the Board is requesting.

Ms. Bayliff stated wood railing would be look nicer.

Mr. Eslick asked if they were going with the metal railing because the property down the street had metal railing or is that for maintenance.

Ms. Daugherty stated both. It is a durable material and will last longer with the intensity of use it has. We have discussed using a metal material but detailing it in a more similar manner of wood, which is typically larger members; the wood is going to be a 2 X 4 or 2 X 6 top rail and spindles and metal is usually smaller. We discussed increasing the size of the steel and when it gets painted out it has a similar appearance from the street front and yet still maintains the durability. That is their preference.

Ms. Bryant stated that a metal railing in that use does not offend her sensibilities because it is a commercial use and durability is a factor in how it will look long term. Ms. Bryant asked Ms. Daugherty if she believes with the expansiveness of this much siding, do you think it would look better in a shiplap with bevel.

Ms. Daugherty stated it is a different look; the lap is what you see on a lot of these houses. Many of them do have lap, some have shiplap, but most have lap and they are very different looks to her. Shiplap is a lot more streamlined; lap is a lot more residential in kind. If we went with the shiplap, it would look a lot more commercial but that is not necessarily more historic in nature in her opinion.

Ms. Bryant stated she is concerned along with Ms. Stegall on the replication however she believes the sizing is correct.

Mr. Neal stated that the board could table this for two weeks if this is of importance to the Board and you don't feel that you have enough information. Getting it right the first time is very important. Ms. Daugherty would need to answer if this is something that they agree with.

Mr. Eslick asked if two weeks would be agreeable with the applicant.

Ms. Daugherty stated they can make it work, if that is what they need to do. Obviously we prefer to have approval now, but we can wait. Ms. Daugherty stated that to be clear the Board wants samples of the siding, product data for the windows and sizes as well as the doors.

Mr. Neal commented that a lot of the updates we talked about up to the elevations and then the sample of the siding is what the Board is asking.

Ms. Bryant asked for side porch trim and dimensions as well to reassure Walnut Street District that those will be matching to the front.

Ms. Daugherty provided pictures of a residential brick porch with metal railing and the other is a commercial apartment building with the metal railing. Ms. Daugherty stated they plan to have something a little more ornate than that.

Mr. Eslick asked if they were going to use the larger metal.

Ms. Daugherty stated if that is the recommendation of the Board then they will do so, adding that since Monica brought up the point of trying to replicate too much, she is on the fence about that, but she does question if that is the right thing to do.

Ms. Daugherty asked to go through the list of what they need to be doing next, and confirm this will be tabled for two weeks, is that correct.

Mr. Eslick said yes.

Ms. Daugherty stated she will bring in samples of siding and product data of both shiplap and lap; show window size, slope of roofs, door materials with sizes; show side porch trim and dimensions; the railing would be steel fabrication so it would not be a product they would purchase, it would be something they would detail and have built.

Mr. Eslick asked for a drawing of the size.

Ms. Daugherty asked if the recommendation is to make it more like the wood profile, to be clear.

Mr. Eslick asked that both drawings be submitted for review and at that point a decision could be made for the drawings.

Mr. Horner commented again on the siding and the precedent it would set and it's making something cheaper. Hardie board siding is cheaper and something like real cedar, a finger jointed cedar although finger jointed cedar is not near as expensive as solid beveled cedar siding and at the cost of cost savings we are sacrificing a lot. The railing is put there for cost savings as well and when you come in and build something in the Historic District remember this is for hundreds of years. You may build it for durability, but most houses are built to lessen the maintenance; we all maintain our homes. We paint and repair. It is a constant in maintaining our homes. It is not cheap to build a historic replication.

Ms. Bryant motioned to **table** Certificate of Appropriateness for 1014 E. Walnut for two weeks. Ms. Stegall **seconded** the motion. The motion **carried** as follows: Ayes: Brown, Stegall, Bryant, Eslick, Bayliff, and Eagleburger. Nays: None. Abstain: None. Absent: Maggard and Smith.

### **Pre-Application Review**

1. 101 E. Commercial: Add a new veranda to the east elevation of the building.

Mr. Steve Deckard, 1539 N. Piney, Marshfield, commented he is the architect for the project. They are asking to add a veranda to the east side of this property. It will not be attached to the building. It will be a self support structure with four posts. Mr. Deckard stated he is available for questions.

Mr. Eslick stated he feels it will be a good project.

Ms. Stegall stated she believes it will be a great addition to the firehouse.

Mr. Neal asked the applicant if he would be prepared for the next meeting in two week.

Mr. Deckard stated that is possible.

Communications:

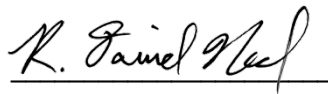
Mr. Eslick stated he had reported to the Greene County Historic Sites Board on Monday they had talked about the signs for the Trail of Tears. Preservation Springfield has offered to help pay for the signs.

Mr. Neal stated the Webinar for Historic Tax Credits is not accepting anymore applications.

Ms. Bryant suggested Mr. Neal talk to Leann Camey regarding Land Grants and the monies she might have available in future with Community Foundation of the Ozarks.

Mr. Neal mentioned they are working with the Springfield Public Schools for a Change of Use and Acquisition proposals to Planning and Zoning on August 8, 2013, if the Board is interested. The meeting for August 7, 2013 will be cancelled.

There being no further business, the meeting was adjourned at approximately 7:00 p.m.



Daniel Neal

**PLANNING AND DEVELOPMENT DEPARTMENT  
DEVELOPMENT REVIEW OFFICE  
MEMORANDUM**

DATE: July 18, 2013

TO: Landmarks Board

FROM: Daniel Neal  
Senior Planner 

SUBJECT: Certificate of Appropriateness for 1014 E. Walnut Street

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Staff met with the applicant and their design professionals to discuss the design guidelines as they apply to new construction in the Walnut Street-West Urban Conservation District.

The Walnut Street Design Guidelines recommend that while new structures should be compatible with other structures in the district, they should not imitate historic building styles. It further states that the structure should be a “true product of the present”, not a false product of the past.” These standards are in the design guidelines and should be followed to provide a consistent review process for all certificates. Staff believes that using a wood rail will too closely mimic the existing historic structures in the district and materials should reflect common use at the time of construction.

Staff is also concerned that using wider railing elements, regardless of the material, on the front porch and secondary entries will cause the railing to dominate the front elevation. The current building code requires new railings to be at least forty-eight (48) inches tall which is much taller than existing historic structures in the district. This may cause the front porch to detract from the continuity of the streetscape if the railing is a dominant element.

Staff recommends that the railings be approved as originally submitted because they follow the current design guidelines and Secretary of Interior Standards.



CITY HALL

## LANDMARKS BOARD

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

### STAFF REPORT

#### WALNUT STREET URBAN CONSERVATION DISTRICT – WEST

DATE: July 3, 2013

#### PROPOSAL:

1. Demolish existing four (4) unit apartment building.
2. Construct a new eight (8) unit apartment building.

#### BACKGROUND:

LOCATION: 1014 E. Walnut Street

APPLICANT: Bryan Prop II, LLC c/o Bryan Magers

#### RECOMMENDATION:

Staff recommends **approval**.

#### FINDINGS:

1. The existing apartment building is considered a non-contributing structure in the Walnut Street National Historic District and Walnut Street-West Urban Conservation District.
2. The applicant has addressed concerns that were discussed at the Pre-Application meeting on May 29<sup>th</sup>.

#### STAFF CONTACT:

Daniel Neal  
Senior Planner  
864-1036

ATTACHMENT A  
BACKGROUND REPORT  
1014 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is proposing to demolish an existing non-contributing four (4) unit apartment building and replacing it with a new eight (8) unit apartment building with a design that is compatible with the Walnut Street Historic District (see attached Page 4 of Certificate of Appropriateness for more details).

STAFF COMMENTS:

1. The applicant has made significant modifications to the proposed structure since the Pre-Application/Design Review on May 29<sup>th</sup>. They have eliminated the concept of two separate apartment structures and have modified the front porch and hidden the stairwell as the board had recommended. While the size and massing of the structure will increase over the existing structure, the view from Walnut Street will be more consistent and compatible. The removal of the driveway and restoration of the open space will also enhance the view from the Walnut Street. Staff has reviewed the site plan, pictures and elevation (attached) and is supportive of the certificate as proposed.
2. All proposed work is required to apply for a building permit to be issued by Building Development Services.

ATTACHMENT B  
DESIGN STANDARDS & GUIDELINES  
1014 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.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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.

## 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.

## PORCHES:

### The Applicant Should Consider:

1. Retaining all historic elements.

2. Repairing the historic features of the porch or, if not feasible
3. Replacing the features in like material and style.

The Applicant Should Avoid:

1. Removing any element.
2. Replacing an element with over or undersized replacements.
3. Replacing wooden posts with wrought iron
4. Adding new front porches or vestibules.
5. Changing location of steps.
6. Enclosing existing front porches.

**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  
1014 E. Walnut Street

ARCHITECTURAL SIGNIFICANCE:

1. The National Register nomination described 1014 East Walnut Street as a non-contributing structure in the district and does not identify any architectural significance to the structure.



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

xw Bryan Magers

6-26-2013

Please type or print name(s) clearly:

Bryan Magers

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:**

1014 E Walnut St

**2. APPLICANT:**

Name(s): Development, LLC by Bryan Properties

If corporation: Corporate official: \_\_\_\_\_

(corporate seal)

Mailing address: 2254 S Campbell Ave Springfield MO Zip Code: 65807

Telephone number: 417-864-6303 Fax number: \_\_\_\_\_

e-mail: Sheri@Bryan-Properties.net

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

Name: Laura Daugherty, Butler Rosenbury and Partners, Inc.

Signature: \_\_\_\_\_

Address: 319 N Main St Ste 200

Telephone: 417-865-6100

Fax: 417-862-6102

e-mail: ldaugherty@brpae.com

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

Date of discussion: 4/23/13

**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.)*

- |                                                           |                                                                   |                                                       |
|-----------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Addition (1, 2, 3, 7)            | <input type="checkbox"/> Handicapped Ramp (1, 2, 3)               | <input type="checkbox"/> Sidewalk (1, 3)              |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6)        | <input checked="" type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5)           |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7) | <input type="checkbox"/> Parking (1, 3)                           | <input type="checkbox"/> Sign (1, 2, 3, 6)            |
| <input type="checkbox"/> Demolition (1, 2, 3, 7)          | <input type="checkbox"/> Porch (1, 2, 3)                          | <input type="checkbox"/> Window (2, 3, 4 or 5, 6)     |
| <input type="checkbox"/> Door (2, 3, 4 or 5, 6)           | <input type="checkbox"/> Retaining Wall (1, 2, 3)                 | <input type="checkbox"/> Archeological Site (1, 3, 8) |
| <input type="checkbox"/> Fence (1, 2, 3, 5)               | <input type="checkbox"/> Roof-New (3, 4 or 5, 7)                  |                                                       |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6)      | <input type="checkbox"/> 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.)*

Remove non-contributing building at 1014 and replace with new structure. See attached design preliminary package for additional information.

**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 project removes a non-contributing four unit apartment building and replaces it with an eight unit apartment building with a design that is compatible with the Walnut Street Historic District.

The proposed project is more compatible by the use of similar massing and setback on Walnut Street. The existing driveway between 1014 and 1024 will be eliminated, providing more opportunity for on-street parking and green space on site. The existing drive between 1014 and 1012 will be relocated to within an existing driveway easement, replacing the existing driveway which has expanded well beyond the easement over time. This will result in more green space and increased landscaping at the west property line.

The exterior design of the proposed building is based on the catalog builder styles evident on Walnut Street. As a contemporary infill, the design is intended to contribute to the historic district but not be a landmark within it. The character items of the catalog builder style are represented in an elegant, yet simplified, modern aesthetic through similar craft and proportions. The massing of the elevation facing Walnut Street includes a full width front porch with gabled entry, and a gabled second story roof offset from the entry gable, indicative of this style. The trim details are similar to catalog builder style; for example, a decorative frieze detail at the roof-to-soffit transition with quarter-round trim and a 1x10 trim.

Proposed exterior materials proposed include 6" exposure lap siding with shake shingle accents, 5/4 trim, aluminum clad 1/1 wood windows, brick veneer foundation walls, metal railings, and asphalt shingles. These materials represent a balance of the historic themes found in the district, and fulfill the need for durability and permanence.

The proposed design improves the district's viability by providing multiple accessible housing units (per the Fair Housing Act) that are not currently found at this property.

The proposed project contributes to the established narrative of the Walnut Street Historic District. It is subtly differentiated from the historic structures and is compatible through similar massing, scale, and character. It does not skew excessive attention to itself and enhances the historic character of the property and its neighborhood.



## SITE PLAN

# 1014 EAST WALNUT

SPRINGFIELD MISSOURI

7/14/13



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Engineering  
Interior Design  
Landscape Architecture

319 N. Main Ave., Suite 200  
Springfield, Missouri 65806  
Phone: 417.865.6100  
www.brpa.com



EXISTING 1014 E WALNUT



SITE AERIAL PLAN

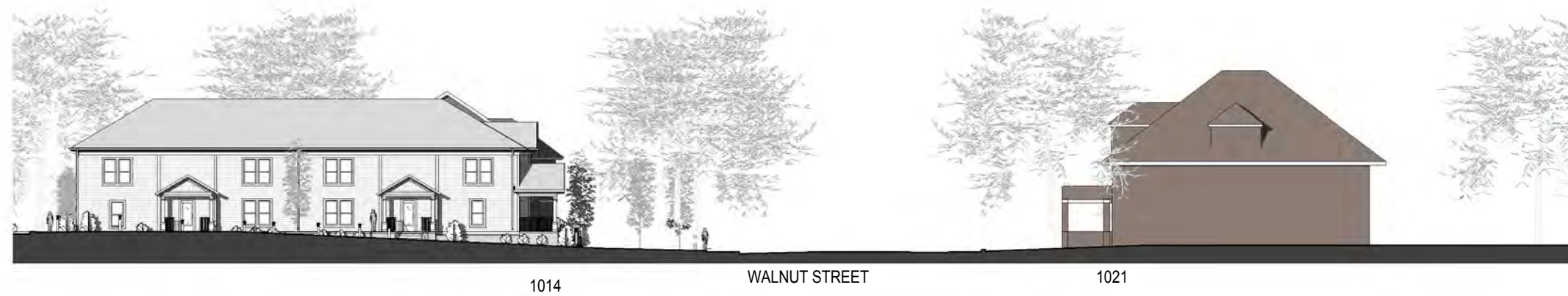
SITE CONTEXT

# 1014 EAST WALNUT

SPRINGFIELD MISSOURI



NORTH SITE ELEVATION



EAST SITE ELEVATION

## SITE ELEVATIONS

# 1014 EAST WALNUT

SPRINGFIELD MISSOURI

7/14/13



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NORTH ELEVATION

1014



WEST ELEVATION



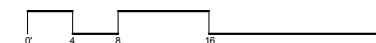
EAST ELEVATION

## BUILDING ELEVATIONS

# 1014 EAST WALNUT

SPRINGFIELD MISSOURI

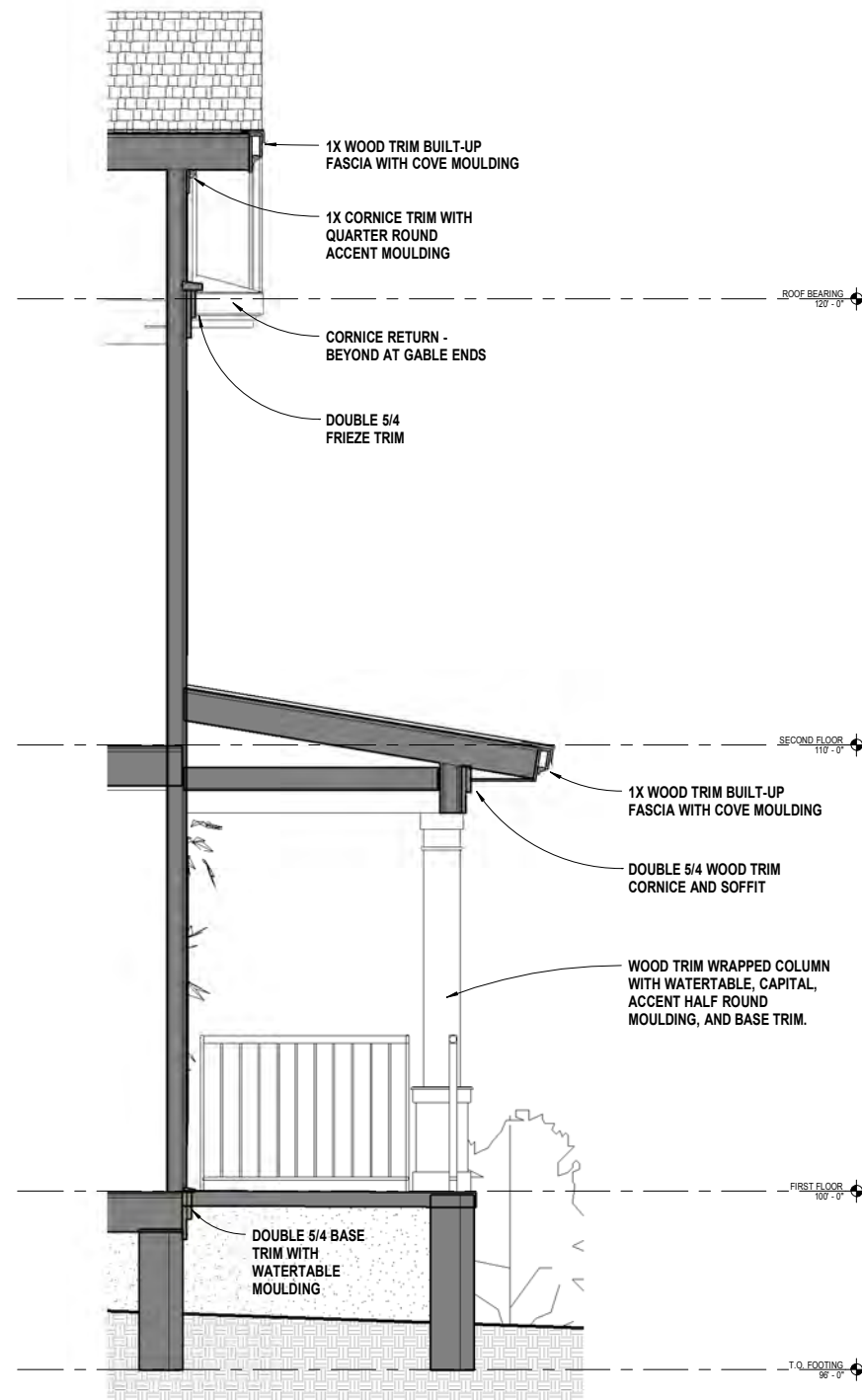
7/14/13



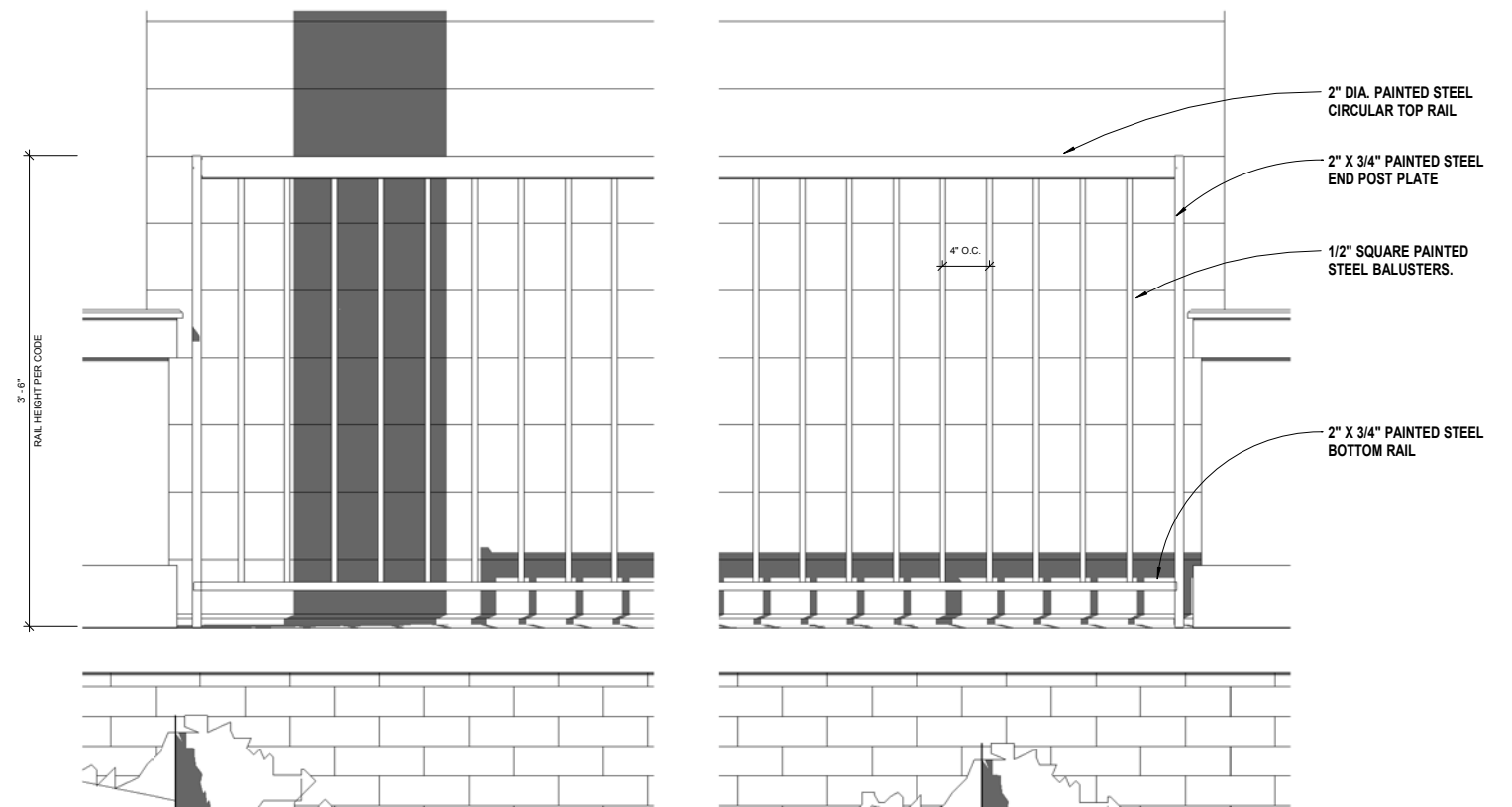
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NORTH-SOUTH SECTION AT FRONT WALL/PORCH



ENLARGED VIEW OF RAILING

# BUILDING DETAILS

# 1014 EAST WALNUT

## SPRINGFIELD MISSOURI

7/14/13



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 Engineering Springfield, Missouri 65806  
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 Landscape Architecture www.brpa.com



EXTERIOR VIEW OF NORTHEAST  
**1014 EAST WALNUT**  
SPRINGFIELD MISSOURI

7/14/13



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EXTERIOR VIEW OF NORTHWEST  
**1014 EAST WALNUT**  
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7/14/13



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EXTERIOR VIEW OF NORTHEAST

# 1014 EAST WALNUT

SPRINGFIELD MISSOURI

7/14/13



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VIEW BETWEEN EXISTING AND NEW BUILDINGS

**1014 EAST WALNUT**

SPRINGFIELD MISSOURI

7/14/13



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Springfield, Missouri 65806  
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EXISTING 1014 E WALNUT



PROPOSED 1014 E WALNUT

# IMPROVEMENT COMPARISON

# 1014 EAST WALNUT

SPRINGFIELD MISSOURI

7/14/13



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|                        |                             |
|------------------------|-----------------------------|
| Architecture           | 319 N. Main Ave., Suite 200 |
| Engineering            | Springfield, Missouri 65806 |
| Interior Design        | Phone: 417.865.6100         |
| Landscape Architecture | www.brpa.com                |



## LANDMARKS BOARD

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

### STAFF REPORT

#### COMMERCIAL STREET HISTORIC DISTRICT

DATE: July 18, 2013

#### BACKGROUND:

LOCATION: 101 E. Commercial Street (aka 201 E. Commercial in registry)

APPLICANT: Collette Parker Restoration

#### PROPOSAL:

1. On the east elevation, construct a new self-supporting veranda/porch

#### RECOMMENDATION:

Staff recommends **approval** of this request.

#### FINDINGS:

1. Fire Station #2 (201 E. Commercial) is considered a contributing structure in the Commercial Street National Historic District.
2. The proposed veranda will be self-supporting and thus will not be attached to the existing historic structure. This proposal is consistent with the Commercial Street Design Guidelines.

#### PROJECT COORDINATOR:

Daniel Neal  
Senior Planner

ATTACHMENT A  
BACKGROUND REPORT  
101 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is proposing to construct a new self-supporting veranda/porch adjacent to the existing east wall of the Historic Firehouse #2.

STAFF COMMENTS:

1. The applicant is proposing that the veranda would utilize the use of the W-shaped I-beams painted black and set on cast iron columns for compatibility with the existing structure. Since the self-supporting veranda will not be attached, then staff considers this a removable feature. The applicant's proposal does not appear to overpower the historic elements or character of the structure with the proposed veranda/porch.
2. The Commercial Street Design Guidelines recommends that new additions shall respect the existing scale, massing and arrangements. Staff believes that this proposal is consistent with these recommendations.
3. The Secretary of Interior's Standards for Rehabilitation Guidelines shall be used for all methods of removal, replacement and repair.

ATTACHMENT B  
PERTINENT DESIGN GUIDELINES  
101 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.
4. 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  
101 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

The National Register nomination narrative stated the following:

Built as an in-fill building in 1904 in 52 days. The two story brick Renaissance Revival building served northern Springfield as Fire Station No. 2 until 1979. The facade is symmetrically fenestrated. In its original design, surface texture was provided by a repeated banding of protruding bonded brick. In 1968, prominent arched bays with bonded brick detailing were removed to accommodate more convenient and functional door mechanisms. In 1973, stucco was applied to the facade. The upper portion of the primary elevation was restored to its original design in 1997. The second story has five double hung windows separated by bonded brick cross forms with round polished limestone central elements engraved to designate Fire Station No. 2. The windows have jack arch lintels at the top and have plain recessed wood casings and limestone sills. The window headers are embellished with bonded brick, recalling "false" keystone treatments on the original arched bays. They are connected by the bands of brick corbeling. The facade is capped with a bonded brick cornice. Although still altered from its original design, the street level portion of the primary elevation has been made more consistent with the upper portion, and the building contributes to the streetscape of the district.



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:

Mary Collette  
Paul Parker

8-29-2013

5/29/2013

Please type or print name(s) clearly:

MARY COLLETTE  
PAUL PARKER

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:

101 EAST COMMERCIAL STREET

### 2. APPLICANT:

Name(s): COLLETTE PARKER RESTORATION

If corporation: Corporate official: \_\_\_\_\_

(corporate seal)

Mailing address: 1539 N. WASHINGTON Zip Code: 65803

Telephone number: 417-839-0119 Fax number: 417-864-7015

e-mail: HISTORICFIREHOUSE@GMAIL.COM

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

Name: STEVE DECKARD Signature: Steve Deckard

Address: P.O. BOX 694 MARSHFIELD Telephone: 889-3797 Fax: 889-3865

e-mail: KEYSTONEARCHITECTS@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: 3-21-13

**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.)

- |                                                           |                                                                   |                                                       |
|-----------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Addition (1, 2, 3, 7)            | <input type="checkbox"/> Handicapped Ramp (1, 2, 3)               | <input type="checkbox"/> Sidewalk (1, 3)              |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6)        | <input checked="" type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5)           |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7) | <input type="checkbox"/> Parking (1, 3)                           | <input type="checkbox"/> Sign (1, 2, 3, 6)            |
| <input type="checkbox"/> Demolition (1, 2, 3, 7)          | <input type="checkbox"/> Porch (1, 2, 3)                          | <input type="checkbox"/> Window (2, 3, 4 or 5, 6)     |
| <input type="checkbox"/> Door (2, 3, 4 or 5, 6)           | <input type="checkbox"/> Retaining Wall (1, 2, 3)                 | <input type="checkbox"/> Archeological Site (1, 3, 8) |
| <input type="checkbox"/> Fence (1, 2, 3, 5)               | <input type="checkbox"/> Roof-New (3, 4 or 5, 7)                  |                                                       |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6)      | <input type="checkbox"/> 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.)

CONSTRUCT A NEW SELF-SUPPORTING VERANDA/PORCH  
ADJACENT TO THE EXISTING EAST WALL OF THE  
HISTORIC FIREHOUSE #2.

**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.)

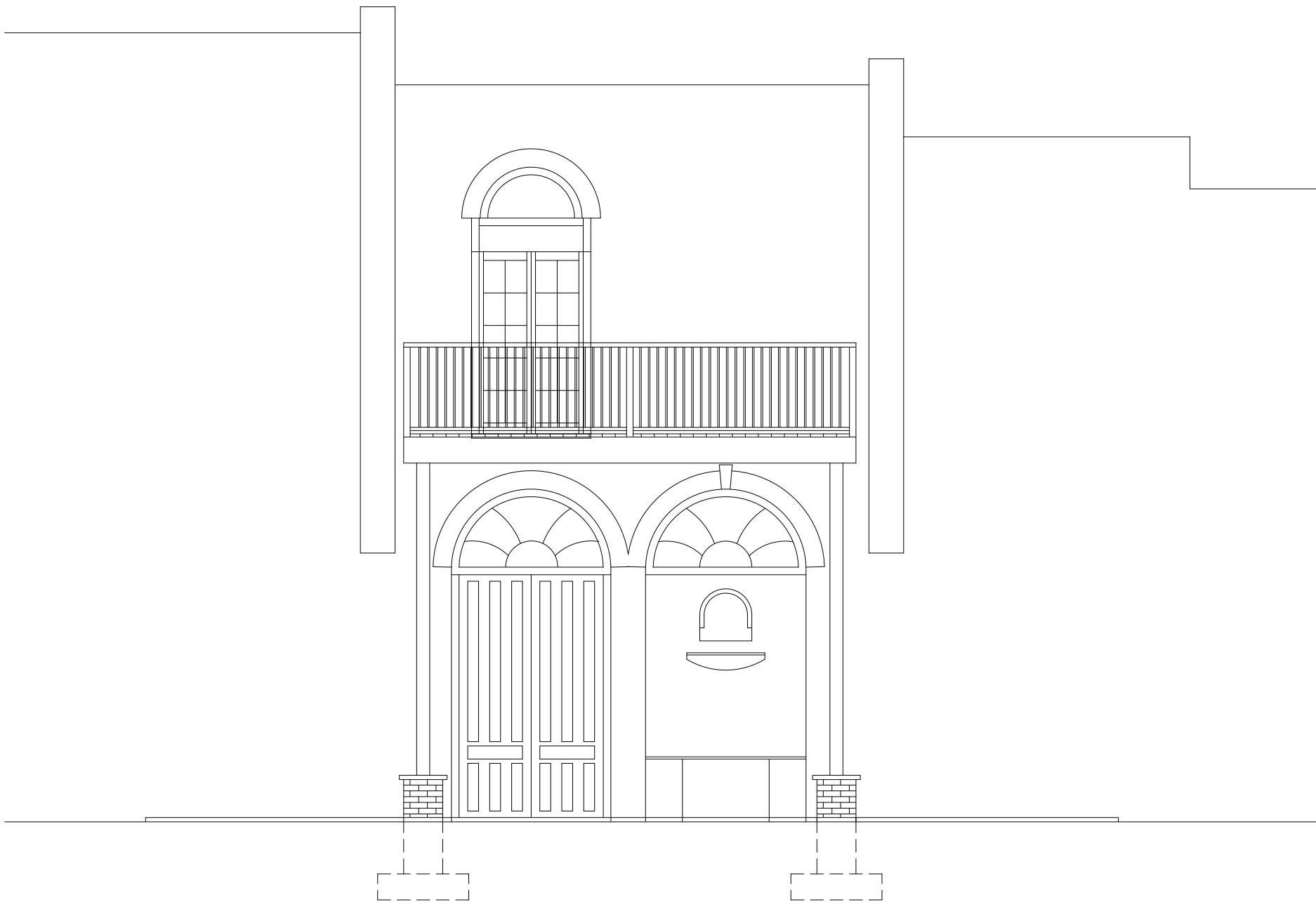
THE PROPOSED STRUCTURE IS INTENDED TO HELP PROTECT THE EXISTING WOOD DOORS AND PROVIDE SOME PROTECTION FROM THE ELEMENTS.

THIS NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE NEW CONSTRUCTION WOULD UTILIZE THE USE OF W-SHAPE I-BEAMS PAINTED BLACK SET ON CAST IRON COLUMNS TO BE COMPATIBLE WITH THE EXISTING STRUCTURE.

THE NEW CONSTRUCTION WOULD NOT BE ATTACHED TO THE EXISTING STRUCTURE SO THAT IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY WILL BE UNIMPAIRED.

THE NEW CONSTRUCTION WILL NOT AFFECT THE HISTORIC CHARACTER OF THE PROPERTY OR THE HISTORIC PURPOSE OF THE STRUCTURE.

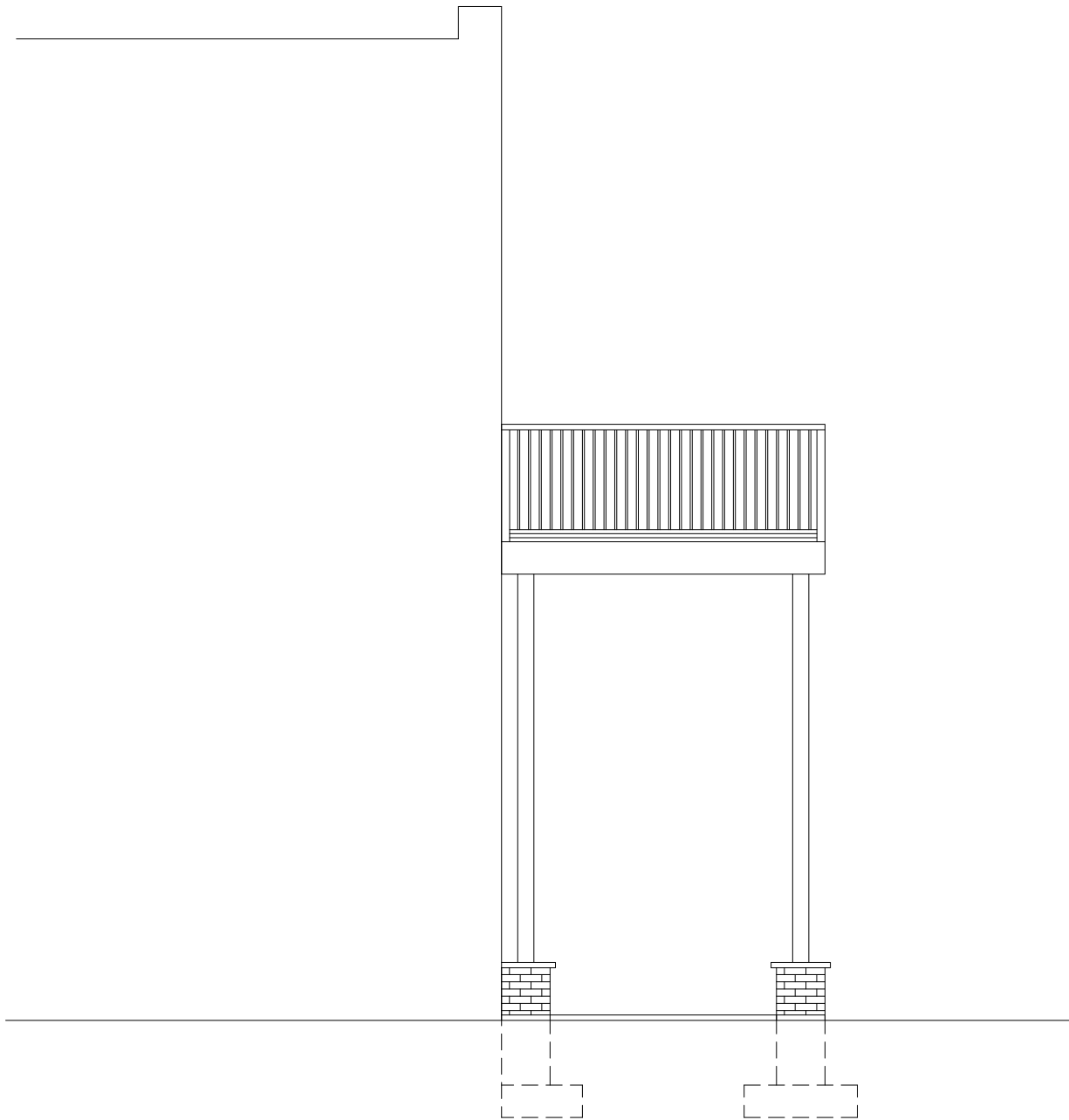




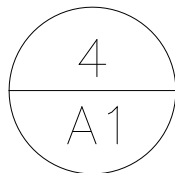
# EAST ELEVATION

3  
A1

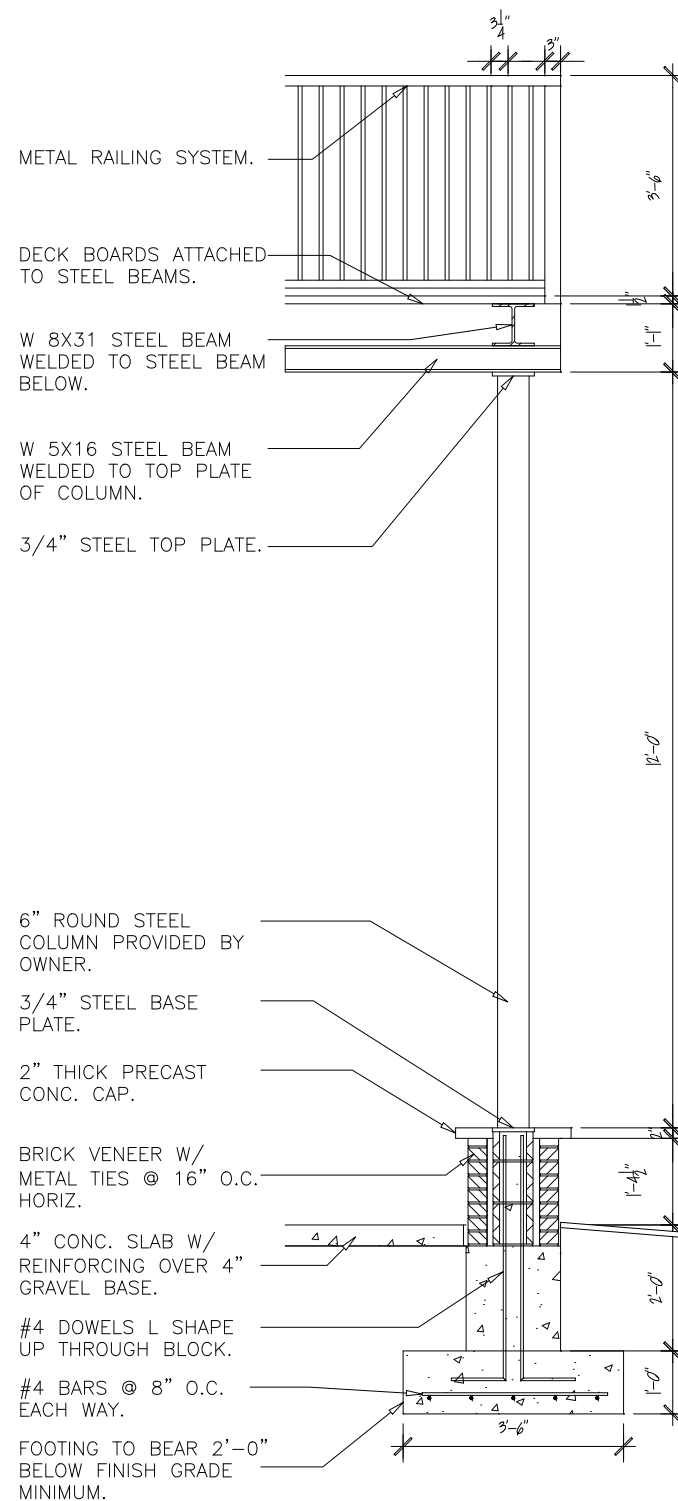
1/8" = 1'-0"



SOUTH ELEVATION



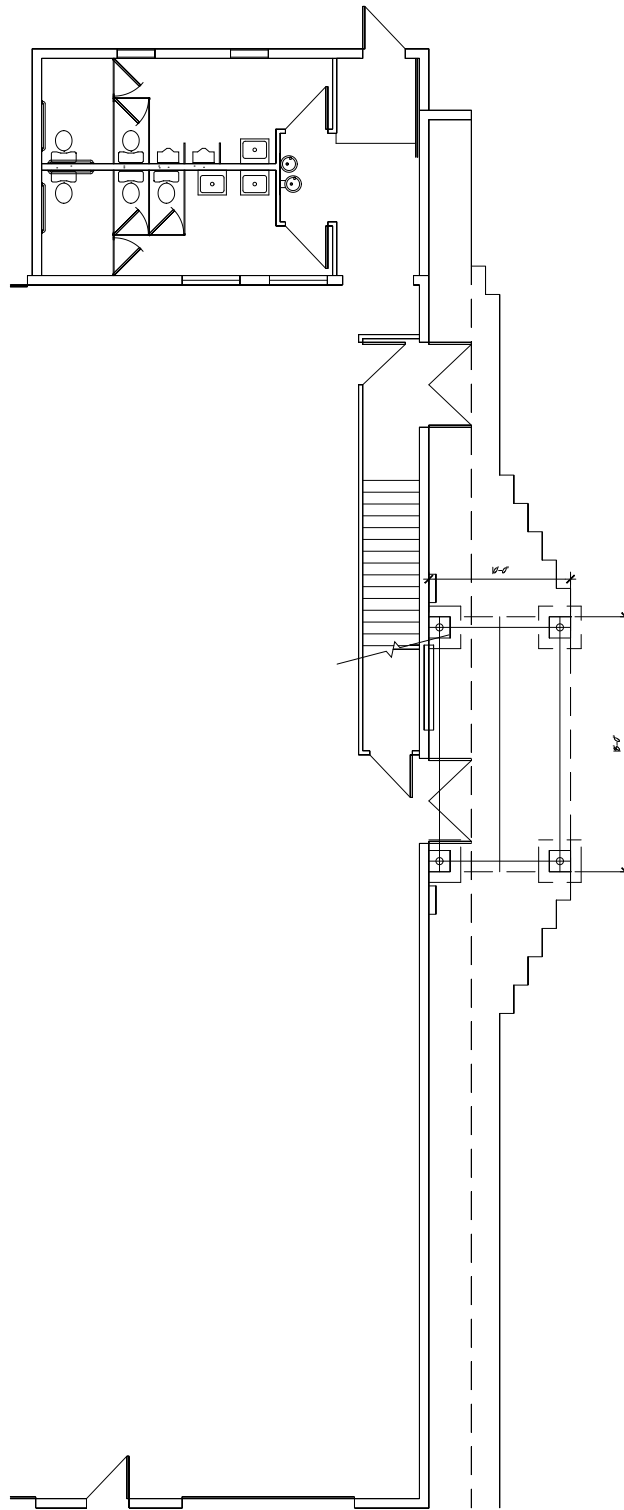
1/8" = 1'-0"



## BALCONY SECTION

5  
A1

1/2" = 1'-0"



1  
A1  
PARTIAL FIRST FLOOR PLAN  
1/8" = 1'-0"