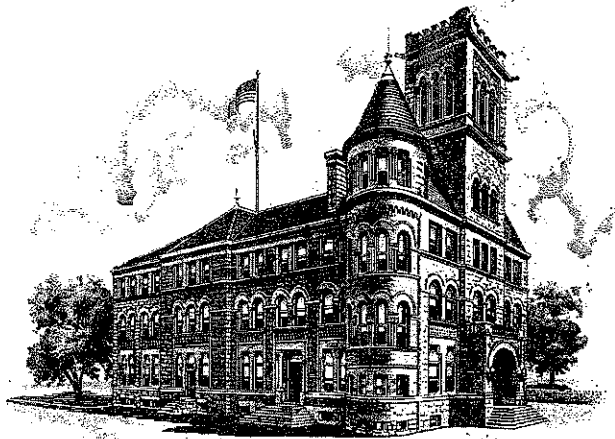




CITY HALL

LANDMARKS BOARD

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

City of Springfield

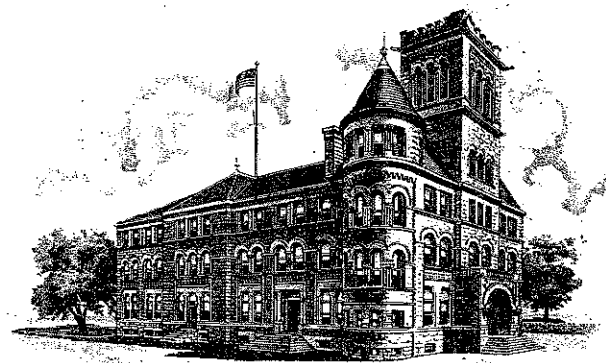
INTEROFFICE MEMORANDUM

DATE: June 7, 2012

RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **June 13, 2012**. No tour is being offered.

Daniel Neal
Senior Planner



CITY HALL

LANDMARKS BOARD

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

June 13, 2012
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

- | | | |
|--|------|--|
| | I | Roll Call |
| DAVID ESLICK
<i>Historian Representative</i>
Chair | II | Minutes
May 30, 2012 |
| CYNTHIA LIPSCOMB
<i>Architect and Walnut St. Representative</i>
Vice-Chair | III | Unfinished Business |
| LEN EAGLEBURGER
<i>At Large Representative</i> | | A. Certificate of Appropriateness
None |
| DAVID MAGGARD
<i>At Large Representative</i> | | B. Certified Local Government Review
1. 308 W. Commercial – Install a new storefront system. |
| LAUREL BRYANT
<i>Real Estate Representative</i> | | C. Local Historic Site De-listing
Oakhaven (currently Lost & Found Grief Center), 1006 N. Cedarbrook Ave. |
| ANN BAYLIFF
<i>At Large Representative</i> | IV | New Business |
| TODD SMITH
<i>At Large Representative</i> | | A. Certificates of Appropriateness
None |
| | | B. Certified Local Government Review
None |
| | | C. Pre-Application Review
None |
| | V | Communications |
| | VI | Reports |
| | | A. Report on committees |
| | | 1. Application |
| | | 2. Demolition |
| | | 3. Historic sites and districts |
| | | 4. Communications |
| | | 5. Awards and recognition |
| | | 6. Design guidelines |
| | | D. Administrative approval of C of A's
None |
| | VII | Any other matters that fall under the jurisdiction of the Board |
| | | 1. Discuss the Landmarks Board/MSU Historic Preservation Workshop. |
| | VIII | Adjournment |

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

MINUTES OF THE LANDMARKS BOARD

DATE: May 30, 2012

TIME: 5:30 pm

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

APPROVAL OF MINUTES:

The minutes of April 4, April 18, and May 16, 2012 were approved unanimously.

UNFINISHED BUSINESS:

C. Local Historic Site De-listing:

Oakhaven (Currently Lost & Found Grief Center)
1006 N. Cedarbrook Avenue

Mr. McDonald asked the board if any of their previous decisions on this matter had changed or else there was no reason in discussing and voting, again. Mr. Smith said that his vote had not changed.

Mr. Smith **motioned to table** Oakhaven Site De-Listing. Ms. Lipscomb **seconded** the motion. Motion **carried** as follows: Ayes: Eslick, Lipscomb, Bryant, Eagleburger, Bayliff, and Smith. Nays: None. Abstain: None. Absent: Maggard.

New Business:

C. Certificates of Appropriateness

1. 320 E. Commercial – replace vinyl windows with new custom wood windows.

Ms. Alicia Ross with At Home Real Estate Services, 520 W. University, Suite E, Springfield, 65807, representing the owner, asking what the time frame for completion of the windows would be.

Mr. Neal stated that if the Board approves the Certificate, then a Certificate of Appropriateness will be prepared and forwarded to Building Development Services. Once the work was completed then the Dangerous Building process that is going on now would end once the windows were installed, inspected

and matched the Certificate of Appropriateness. A building permit will be required to install the windows, which will be seen as progress towards ending the violation.

Mr. Eslick closed the public hearing.

Ms. Bayliff motioned to **approve** the Certificate of Appropriateness for 320 E. Commercial Street. Ms. Lipscomb **seconded** the motion. Motion **carried** as follows: Ayes: Eslick, Lipscomb, Bryant, Eagleburger, Bayliff, and Smith. Nays: None. Abstain: None. Absent: Maggard.

2. 305 East Walnut – install a new storefront system on the western half of the historic structure. The new store front system included new doorways.

Ms. Jennifer Wilson, 2135 East Broadmoore, Springfield, 65804.

Mr. Neal stated he made an error in the description of the report, saying they were adding a new doorway and that is incorrect. They are replacing doors with doors that were there previously in the 1980's, adding he had missed that as part of the historical evidence that was provided. Mr. Neal reviewed the display showing the separate entryways stating SHPO has reviewed and approved the proposed renovations.

Mr. Eslick commented that since this is an historic building, the Board appreciates that the applicant is going back to the early façade.

Ms. Wilson commented that their intent is to go back to the original design of the building.

Mr. Smith asked if the material will be aluminum.

Ms. Wilson said yes.

Mr. Eslick closed the public hearing.

Ms. Lipscomb motioned to **approve** the Certificate of Appropriateness for 305 East Walnut Street with Mr. Neal's corrections. Mr. Eagleburger **seconded** the motion. Motion **carried** as follows: Ayes: Eslick, Lipscomb, Bryant, Eagleburger, Bayliff, and Smith. Nays: None. Abstain: None. Absent: Maggard.

945 – 947 East Walnut Street – on the north elevation add a new dormer with three windows to the recently approved bell-cast roof.

Paul Reichert, 1146 South Pickwick, Springfield, 65804, commented that proposed dormer will have three (3) windows as opposed to two (2) and they will be wooden sash, one-over-one. On the other three

dormers, there is a decorative shingle on the horizontal side, and they are not going to do that on the north elevation new dormer. It will be straight, shingled sided like a shingled sided cottage.

Mr. Eslick closed the public hearing.

Mr. Eagleburger motioned to **approve** the Certificate of Appropriateness for 945 – 947 East Walnut Street. Ms. Lipscomb **seconded** the motion. Motion **carried** as follows Ayes: Eslick, Lipscomb, Eagleburger, Bayliff, and Smith. Nays: None. Abstain: None. Absent: Maggard.

3. 308 W. Commercial Street – install a new storefront system to the historic structure.

Mr. Eslick reviewed the proposal and the recommendation that the request be denied unless pictorial evidence can be shown to support the new mullions that will be introduced to the storefront. The request is inconsistent with the Secretary of Interior Standards for Rehabilitation and Commercial Street Design Guidelines.

Mr. John Oke-Thomas, Oke-Thomas Investments, Inc., 1972 E Chestnut Expressway, Springfield, 65802. He commented that after speaking with Mr. Neal, part of the reason the City wants to reject this is because they are adding an additional mullion. The reason they are doing it, from a structural standpoint is, the problems they have the storefront is so wide and the both the top and bottom plate of the window is sinking down. What it will require is they change it out or go back and change the whole base in order to make the base wider, so it will accommodate the size of the glass. The size of the glass pane is so wide at the point and believes the City also recognizes this. The question is, is this the best approach to take or is this just a bandaid? He believes at this point, based on meeting all the Department of Interior requirements, if they have to do what the City wants them to do, then they will have to remove the whole glass pane and remove the bottom of the sill itself and he does not believe that is the intent of the Department of Interior. The sill has nothing to do with the pane itself. What they are suggesting is to reduce the size of the glass, which will in effect create a situation where the whole load of the glass is going to sit on the sill, which will create an additional problem if they try to do that. They want to see if they can divide the glass in half, and by doing that, they are basically adding one more mullion to what is already there. They want to add one more mullion; one, it makes it consistent and two, it helps to reduce the load of the glass that is sitting on the sill. They will still use the same wood that is the original, keep with the same context of the original, but it seems to them at this point that based on the intricacies that is going to be required, they can come back two (2) years from now and deal with the same thing again, because the glass itself and the load of the glass is the problem.

Mr. Smith said he noticed they want to go back with insulated glass, because they are doubling up the amount of glass.

Mr. Oke-Thomas commented that it doesn't have to be. Right now the load is transferred to the sill of the window; the load is transferred straight to the bottom sill. If you put a horizontal sill in it, which is a little

thicker, it will absorb the load. If they do exactly what is there now then they are back to square one. Mr. Oke-Thomas said he would not want to see the integrity of Commercial Street being denigrated, but at the same time there is a period where you have to look and ask if this really works, based on what you have.

Mr. Eslick commented that the load of the window is so many pounds per square inch, regardless of where you are on that window. If that window sill had been prepared correctly when it was put in, it would not have rotted. The reason it was denied is because you are adding something that was not there.

Ms. Lipscomb said her concern is they are going to be operable casement windows in a storefront situation where storefronts are normally fixed panes of glass.

Mr. Oke-Thomas said that has already been discussed with the City. As far as they are concerned that is not the issue because they can always take that out. The opening is not really necessary from the owner's point of view; he was looking for a way to get additional natural lighting.

Ms. Lipscomb commented that she is confused, because the sill is rotted so it will need to be replaced anyway. You are still going to have as much glass as you had before. You are only losing maybe five (5) inches of width on the glass.

Mr. Oke-Thomas said let's try and not look at it from that standpoint, let's look at it in terms of how you spread the load. Instead of spreading the load straight down, now you are spreading the load on the sill of the casement window, so it is not transferring the load from one end of the window to the other.

Ms. Lipscomb said the sill of the casement window is transferring straight to the wall just like the normal sill would in a fixed piece of glass.

Mr. Oke-Thomas described it as having a load on either end of the window.

Mr. Eslick asked why you would do that, your window is setting level if you've done your work right.

Mr. Oke-Thomas commented that he understood what Mr. Eslick was saying, but there is quite a difference from what I am saying and what you are saying. We are saying you have a window setting up (describing a vertical direction); the load of the window, if you have the glass sitting on the sill, the sill is transferring the length of the window. What we are trying to do is bulk up the sill so that the load can be transferred to either end of the opening. Once you do that the load transfers laterally rather than transferring down. There is nothing but a two-by that is holding the glass. Let's make the sill a little bit thicker so it can transfer the load horizontally.

Mr. Smith asked if there was a way to get in underneath this and support all along the width on the knee wall on the inside.

Mr. Oke-Thomas said yes, there is a way to do that, but it is still going to affect what is outside because if we take out what's on the inside, for example, let's assume we put a two-by-eight there in order to hold that in place. What is outside is already rotted as well, so we are going to have to change that. Rather than touching that what we are trying to do is create a load that transfers to either side of the opening so that you don't necessarily have to get into the whole sill.

Mr. Smith said that is why you are looking at a pre-built window.

Mr. Oke-Thomas commented a pre-built unit that already transfers that whole load.

Mr. Smith stated that explains why they want casement windows. You are taking all of the structural questions away from the existing rotted stuff and carrying that cast in a frame that is already built, adding that now he understands.

Ms. Lipscomb said she understands what they are trying to do but the sill is rotted and it needs to be replaced no matter what, and from the photograph it looks like it is rotted halfway across, it has completely failed.

Mr. Oke-Thomas commented that is correct. The window casing is now going to have a brand new sill all the way through so the whole sill is going to be gone anyway, so rather than replacing it with another sill lets replace it will a sill that will transfer the load from one end to the other. That way you don't have to mess with the bottom plate.

Ms. Lipscomb asked Todd Smith if there was not a way to do that with a normal storefront system instead of casement windows.

Mr. Smith said yes, it can be done with fixed glass.

Ms. Lipscomb asked if it is impossible to get a piece of glass that is almost eight (8) feet wide by eight (8) feet tall.

Mr. Smith commented that on the tour, they looked at the existing piece of glass, if you went back and just replaced the glass that is there, what are the dimensions from the wall to the existing mullion.

Mr. Oke-Thomas stated it is about seven (7) feet wide.

Ms. Lipscomb said the new window being proposed is actually wider that what the existing is, because the casements are each measuring 3.6 feet so the casements without any frame are going to be seven (7) feet wide. You are showing a four (4) inch frame on the east side.

Mr. Oke-Thomas asked to look at the existing window, and it already has a mullion in it. The free glass is about seven (7) feet, and we are not counting the mullion. They are not counting from the mullion to the west, that is not included in the dimension so what you have is a free glass that is seven (7) foot wide and eight (8) feet tall and all we want to do is rest on the sill that is already rotted.

Ms. Lipscomb commented the rotten sill will need to be replaced.

Mr. Oke-Thomas said that if they go that direction they are going to go with the same thickness of the sill that is already there right. Based on what the Board is saying, that's the only way it can be done in order to keep to the original intent of the glass itself.

Ms. Lipscomb said to keep the profile the same.

Mr. Oke-Thomas said if they keep the profile the same then nothing really changes; that is the point. Then the whole load is still on that new sill.

Mr. Eslick stated he needs some clarification, because the weight of the glass is spread out evenly on that seven (7) foot. There is not a heavy side and a light side; that is why he is concerned in justifying two pieces of glass instead of one.

Ms. Lipscomb said the weight of the glass is not going to rot the sill.

Mr. Oke-Thomas said the point he is making is that what they are trying to do is let the glass rest on the sill. The load of the glass is absorbed by the sill, and then the sill transfers the load, rather than transferring it straight down, it is transferring the load to the end of the frame on either side so that whatever is at the bottom is basically free standing. It is non-load bearing, technically.

Mr. Eslick commented that it is load bearing now.

Mr. Oke-Thomas said that is part of the reason why it is rotting out, it is load bearing, but it cannot absorb the load that the glass is transferring to it. When you look at the header on the top (referring to the display), that tells you that the glass frame is falling down.

Mr. Eslick stated that's because the bottom is rotted. Regardless of that, the reason that the staff denied the application is because it changes the profile of the window.

Mr. Oke-Thomas asked if they could go back to the staff and see if they can work out something that makes sense to the staff and to us as well. He added that if staff was going to deny the application, they should have let them know so that they could plead their case, but he was not aware of the denial till this afternoon.

Mr. Eslick commented that there is not a problem with tabling this.

Mr. Oke-Thomas said he would rather do that and at least they can come to a compromise because as far as he is concerned, the structural issue is a strong issue that needs to be dealt with, and added he is not sure he is conveying that to the Board and wants everyone to understand the reason they are doing this. Ms. Lipscomb said they understand what he is saying, but you can do that with a storefront system as well, instead of going in with the two (2) casement windows.

Mr. Oke-Thomas said they are not opposed to that.

Ms. Lipscomb commented that is the better way to go because you will keep the same rhythm of the glass and the glass pattern for the rest of the storefronts that are in the building.

Mr. Oke-Thomas said the owner will be coming back to the Board in the next building because they are having the same problem on the next building as well.

Mr. Neal said one of the concerns was the additional mullion; the Commercial Street Guidelines don't talk about casement windows and that is the decision the Board would have to make into introducing a casement window rather than a single pane of glass.

Mr. Eslick will check the archives to see if there is a photograph of the building as it was back in the early 1900's and to work from.

Mr. Oke-Thomas said that they would like to have notice of denial prior to the meeting so they can come up with another plan.

Mr. Eslick closed the public hearing.

Mr. Smith **motioned to table** the Certificate of Appropriateness for 308 W. Commercial Street. Ms. Bayliff **seconded** the motion. Motion **carried** as follows Ayes: Eslick, Lipscomb, Eagleburger, Bayliff, and Smith. Nays: None. Abstain: None. Absent: Maggard.

Mr. Neal stated that item five (5) on the Agenda under new Certificates of Appropriateness, has been requested to be removed by the applicant.

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

1. Discussion of the Landmarks Board/MSU Historic Preservation Workshop.

Mr. Eslick stated he had a conversation with David Vaughn about the meeting facility at the Springfield Mill.

Mr. Neal said that Mr. Vaughn had contacted him saying it would be easier, if they were going to provide addition services, such as the catering, to have the workshop at MSU. Mr. Vaughn will look at the facility here to determine how they could provide services at the Mill.

Mr. Eslick commented that one of the advantages of having the meeting here at the Old Springfield Mill is the availability of parking as the meeting will be in September and school will be in session and the meeting is on a Thursday evening. He believes parking will be an issue at MSU.

The Board presented suggestions for workshops on the following topics:

- Certificate's of Appropriateness (how to fill out the certificate)
- Video of Green Buildings and Historic Buildings
- Building Regulations (City Presenter)
- Design Guidelines

Mr. Eslick commented that he will be contacting Ms. Stephanoff regarding a presentation for a Design Guidelines workshop and contact David Vaughn about the meeting place and the concern with parking.

The Board discussed how long the workshop should last; deciding an hour and half, starting at 6:30 p.m. and concluding at 8:00 p.m.

There being no further business, the meeting adjourned at 6:20 p.m.

A handwritten signature in dark ink, appearing to read 'Daniel Neal', is written over a horizontal line.

Daniel Neal



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: June 7, 2012

BACKGROUND:

LOCATION: 308 W. Commercial Street

APPLICANT: John Oke-Thomas

PROPOSAL:

1. Install a new storefront system on the historic structure.

RECOMMENDATION:

Staff recommends **denial** unless pictorial evidence can be shown to support the new mullion that will be added to the storefront.

FINDINGS:

1. The request is inconsistent with the Secretary of Interior Standards for Rehabilitation and Commercial Street Design Guidelines.
2. The applicant/design professional has discussed with Planning and BDS and claims that the existing storefront glass is not properly supported by the underlying sill and wall. One option is to replace the glass with casement windows that are supported by the surrounding walls. The other option is to replace the storefront wall and sill which may subsequently require interior modifications or demolitions.

PROJECT COORDINATOR:
Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
308 W. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to replace the existing storefront window with new wood frame casement operable window panels.

STAFF COMMENTS:

1. The Commercial Street Design guidelines state, "Proposed design changes to the storefronts, especially the first floors, should evolve out of careful examination of the elements of the building, and research into the original treatment of its exterior. Many of the buildings have been photographed, and if not, building of similar period and character can provide a model." The Secretary of Interior's Standards for Rehabilitation guidelines state, "the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided." Staff believes both the Secretary of Interior's Standards for Rehabilitation and Commercial Street Design Guidelines do not support the proposed casement windows with the horizontal mullions unless pictorial evidence can show that these elements were a part of the historic structures past. Staff supports the replacement of the deteriorating wood frame to a wood in-kind to the original.
2. Staff requires the Secretary of Interior's Standards for Rehabilitation Guidelines for all methods used (both removal and replacement) during this project.
3. Staff approved a Certificate of Appropriateness administratively for the existing storefront door in 2008.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
308 W. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

2. The historic character of a property will be retained and preserved. The removal of historic material or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
9. New addition, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.

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

Rehabilitating Wooden Storefronts

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

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

Repair and Replacement of Wood

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

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

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

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

Repainting of Wood

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

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

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

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

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

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

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

Designing Replacement Storefronts

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

Guidelines for Designing Replacement Storefronts

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

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

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

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

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

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
308 W. Commercial

ARCHITECTURAL SIGNIFICANCE:

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

This building is a two story, wood frame and masonry load bearing structure.... The second floor is accessible from the street.... The exterior is typical of the buildings on the street except the frieze at roof and above the front entrance is made from iron. The front entrance has a ceramic tile floor...

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

Constructed between 1896 and 1902.



<i>Office Use Only</i>	
Date Filed:	_____
Received By:	_____
Review:	
☐ Administrative	
☐ Landmarks Board	

Application for Certificate of Appropriateness

City of Springfield, Missouri

The applicant seeks to show the following.

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

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

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

Signature(s) Date:

JOHN OKE-THOMAS. 5/15/2012

Please type or print name(s) clearly:

JOHN OKE-THOMAS.

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:

308 WEST COMMERCIAL STREET.

2. APPLICANT:

Name(s): OKE-THOMAS INVESTMENTS, INC.

If corporation: Corporate official: JOHN OKE-THOMAS, PRESIDENT

(corporate seal)

Mailing address: 1972 EAST CHESTNUT EXPWAY Zip Code: 65802

Telephone number: 417.863.6262 Fax number: 417.863.9222

e-mail: MAIL@OKE-THOMAS.COM

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

Name: JOHN OKE-THOMAS Signature: [Signature]

Address: 1972 EAST CHESTNUT EXPWAY Telephone: 863.6262 Fax: 863 9222

e-mail: JOHN@OKE-THOMAS.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 furnish 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.)

REPLACE ROTTED STOREFRONT WINDOW WITH SAME
WOOD FRAME MATERIAL. NEW STOREFRONT SHALL
BE CASEMENT OPERABLE WINDOW PANELS.

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

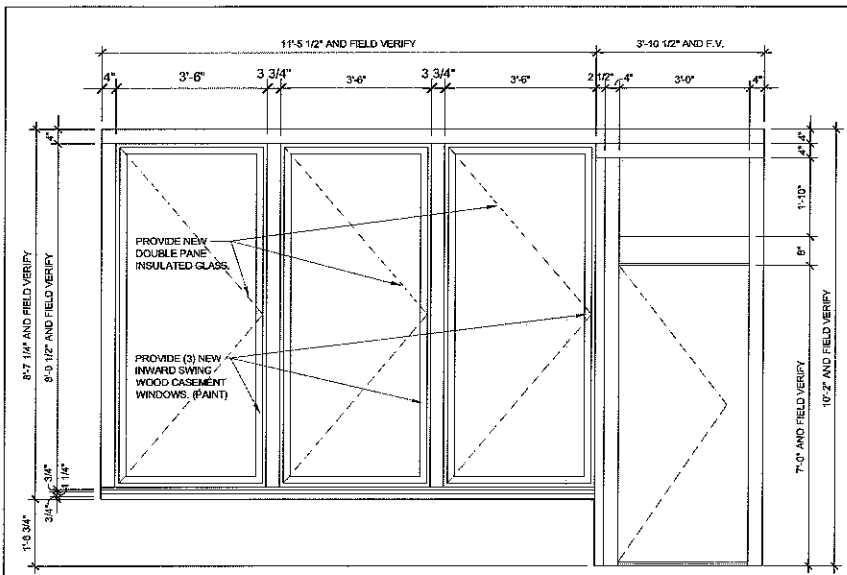
Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

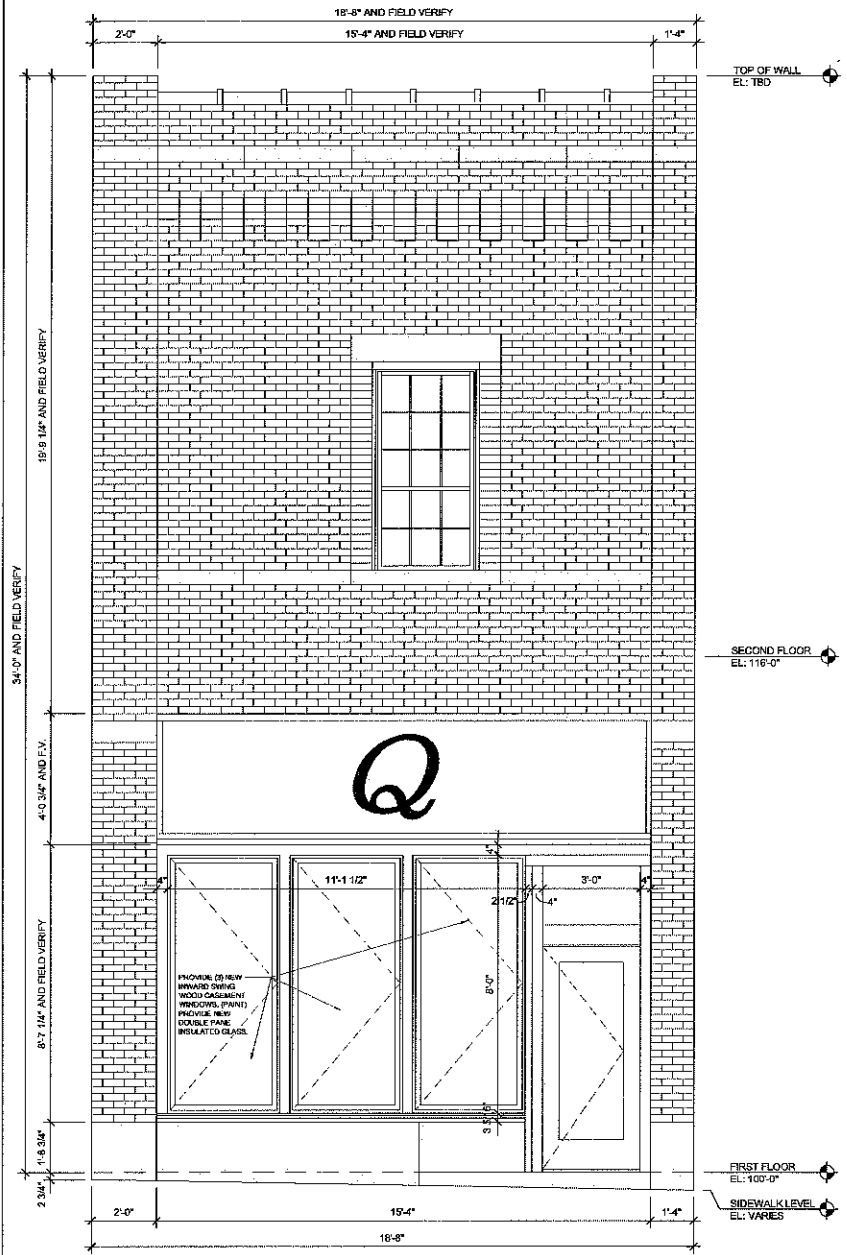
Please use this form only. Form may be photocopied. Please type or print.

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

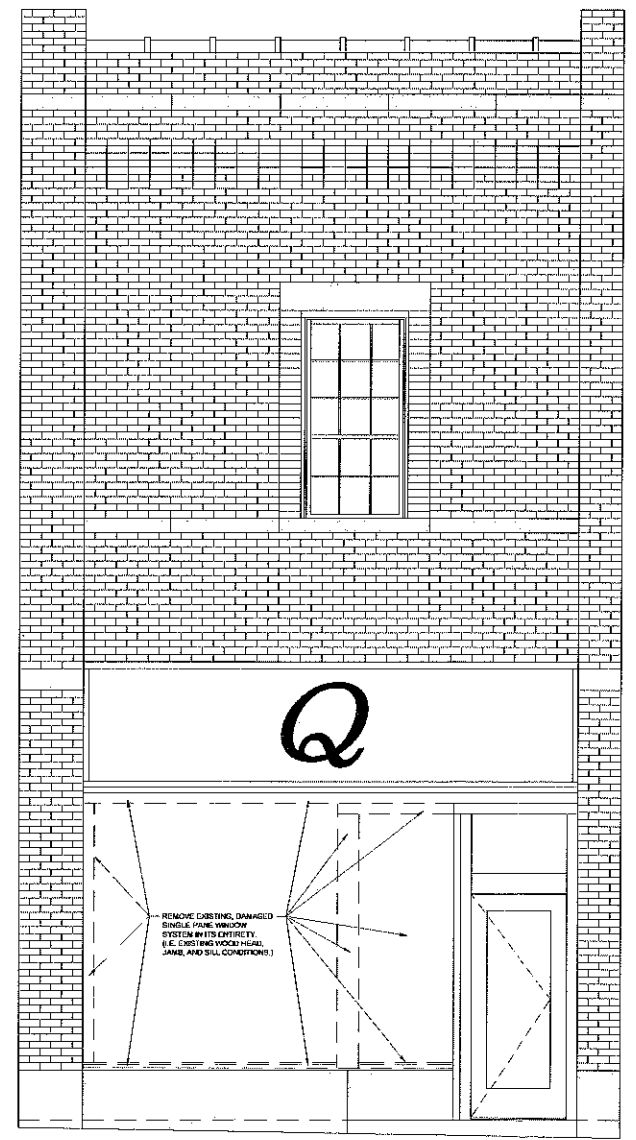
SEE ATTACHED DRAWINGS & PHOTOS.



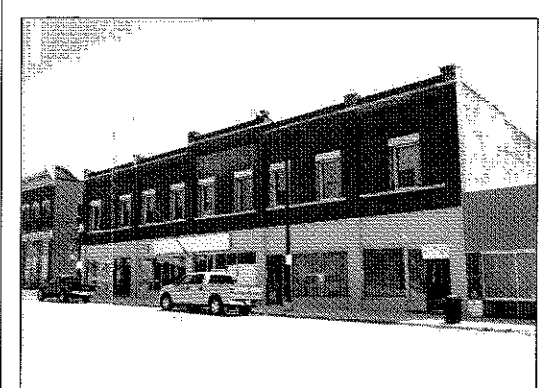
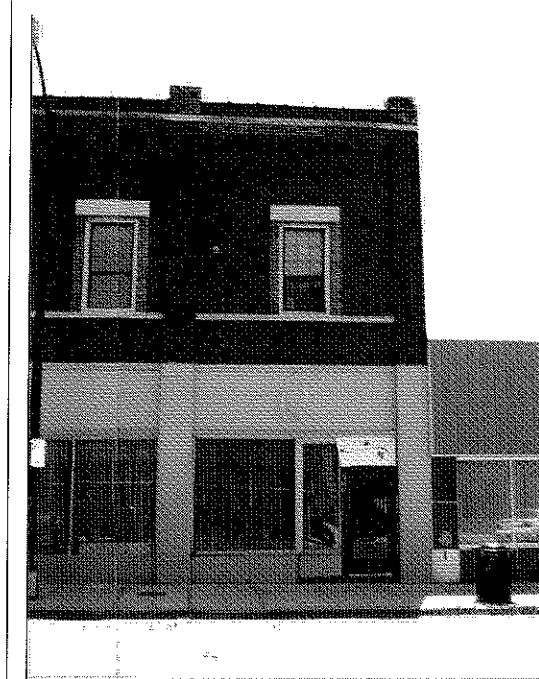
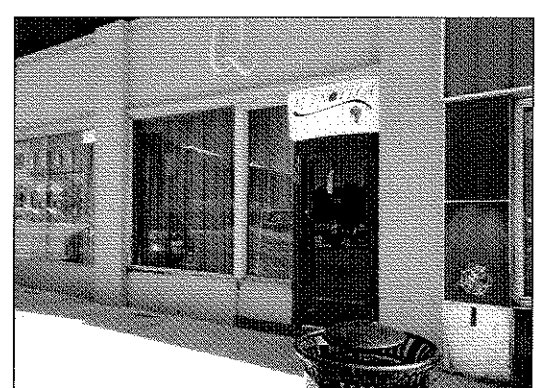
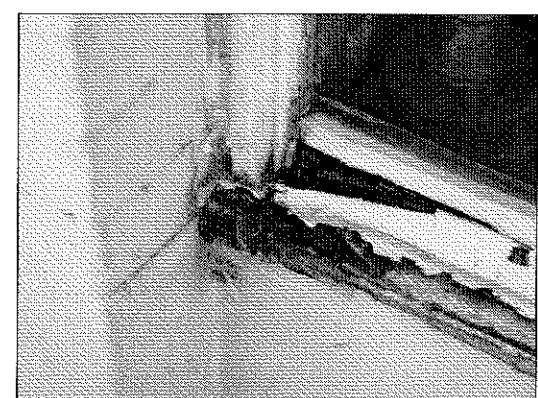
3 CASEMENT WINDOW (x3) ENLARGED ELEVATION
1/2"=1'-0"



2 NORTH ELEVATION - PROPOSED DESIGN
3/8"=1'-0"



1 NORTH ELEVATION - DEMOLITION PARAMETERS
3/8"=1'-0"



JOHN ONE-THOMAS - ARCHITECT
MO # 46727
ONE-THOMAS + ASSOCIATES, INC.

REVISIONS	
FINAL SET	5/11/2012

ONE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE (417) 863-6882
FAX (417) 863-4222

**WINDOW REMODEL
FOR
QENOTECA WINE BAR**
308 WEST COMMERCIAL STREET
SPRINGFIELD, MO 65803

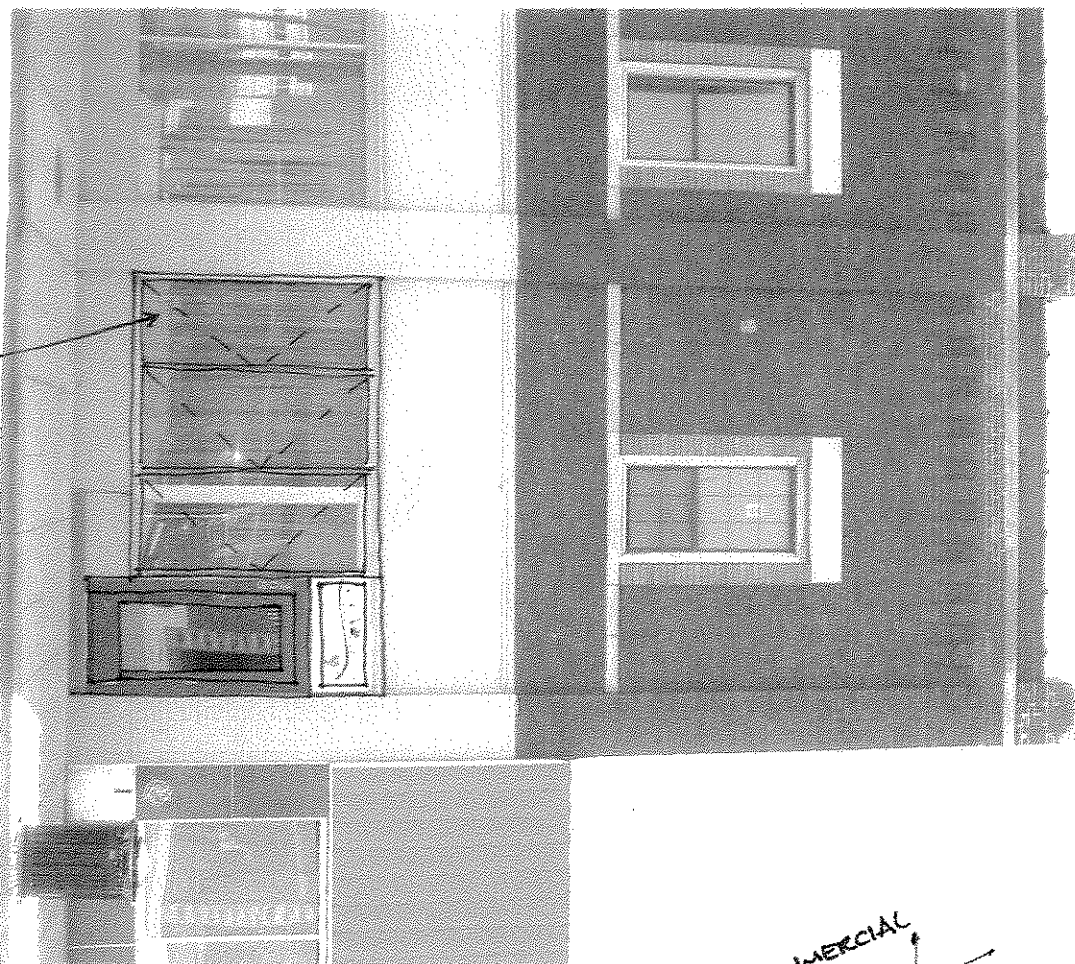
DATE
MAY 11, 2012

COMM. NO.
2012-123

SHEET NO.
A1

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

GENOTECA - WINE BAR - 308 WEST COMMERCIAL STREET.



Provide (3) new insulating wood
casement windows. (PAINT)
REMOVE EXISTING, DAMAGED SINGLE
PAVE WINDOW SYSTEM IN ITS
ENTIRETY.

308 COMMERCIAL
STREET.
PROJECT SITE.



