



## LANDMARKS BOARD

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

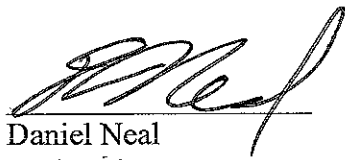
City of Springfield

### INTEROFFICE MEMORANDUM

DATE: April 25, 2013

RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **May 1, 2013**. No tour is being offered.



Daniel Neal  
Senior Planner



CITY HALL

# LANDMARKS BOARD

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P.O. BOX 8368  
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417-864-1031

May 1, 2013  
5:30 P.M.  
Council Chambers  
City Hall (830 Boonville)

- |                                                                  |      |                                                                                                                                                                         |
|------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                  | I    | Roll Call                                                                                                                                                               |
| DAVID ESLICK<br><i>Historian Representative</i><br>Chair         | II   | Minutes<br>April 3, 2013                                                                                                                                                |
| LAUREL BRYANT<br><i>Real Estate Representative</i><br>Vice-Chair | III  | Unfinished Business                                                                                                                                                     |
| LEN EAGLEBURGER<br><i>At Large Representative</i>                |      | A. Certificate of Appropriateness<br>None                                                                                                                               |
| DAVID MAGGARD<br><i>At Large Representative</i>                  |      | B. Certified Local Government Review<br>None                                                                                                                            |
|                                                                  |      | C. Pre-Application Review<br>None                                                                                                                                       |
| ANN BAYLIFF<br><i>At Large Representative</i>                    | IV   | New Business                                                                                                                                                            |
| TODD SMITH<br><i>At Large Representative</i>                     |      | A. Certificates of Appropriateness<br>1. 820 E. Walnut: Construct a new semi-permanent addition onto the outbuilding                                                    |
| DAVID BROWN<br><i>Mid-Town Representative</i>                    |      | B. Certified Local Government Review<br>None                                                                                                                            |
| MONICA STEGALL<br><i>Commercial St. Representative</i>           |      | C. Pre-Application Review<br>None                                                                                                                                       |
|                                                                  | V    | Communications                                                                                                                                                          |
|                                                                  | VI   | Reports                                                                                                                                                                 |
|                                                                  |      | A. Report on committees<br>1. Application<br>2. Demolition<br>3. Historic sites and districts<br>4. Communications<br>5. Awards and recognition<br>6. Design guidelines |
|                                                                  |      | B. Administrative approval of C of A's                                                                                                                                  |
|                                                                  | VII  | Any other matters that fall under the jurisdiction of the Board<br>1. Signage in the Walnut Street-East UCD                                                             |
|                                                                  | 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:** April 3, 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), Ann Bayliff, Len Eagleburger, David Maggard, Monica Stegall, Todd Smith, and David Brown; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard Administrative Assistant. ABSENT: Laurel Bryant

### **ROLL CALL:**

**APPROVAL OF MINUTES:** February 6, 2013 and March 6, 2013 (training) were approved unanimously.

### **NEW BUSINESS:**

#### **A. Certificate of Appropriateness**

1. 1666 E. Walnut: Construct a new addition on the southeast side of the structure

Mr. Josh Elsenraat, 1666 East Walnut said he is asking for approval of an addition on the southeast side; a master bath adjoining to the bedroom on the rear of the home. Mr. Elsenraat showed the brick sample of the product he was planning to use in the project to members. It is similar, but not an exact rendition of what is on the home.

Mr. Eslick noted Mr. Smith's arrival for the record.

Ms. Stegall voiced her concern that the new addition was not recessed from the original structure; there is not a distinction between the old and new structure.

Mr. Elsenraat stated he is working with BK&D Architects. He pointed out the back of the house and the corner addition. They do not have an inset currently going down the east side. There is a slight off-set from the back.

Mr. Eslick explained that the new addition needs to be different from the old structure.

Mr. Elsenraat said that the brick alone was a distinguishing factor and someone will look at it and know it is an addition whether it is inset or not.

Mr. Stegall stated she believes it would be a lot cleaner and help define that this is a new addition and helps the house stay special.

Ms. Stegall asked about the interior brick.

Mr. Elsenraat said maintaining the interior brick, between the architect and builder, is not an option.

Several board members expressed their appreciation that Mr. Elsenraat is following the neighborhood guidelines.

Mr. Eslick closed the public hearing.

Ms. Stegall motioned to **approve** the Certificate of Appropriateness for 1666 E. Walnut. Ms. Bayliff **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Eagleburger, Maggard, Bayliff, Stegall, Smith, and Brown. Nays: None. Abstain: None. Absent: Laurel Bryant.

### **Communications:**

#### **Administrative approval of C of A's**

1. **1513 East Walnut:** Replace the flooring, floor joists, posts and railings on the porch.
2. **1448 East Walnut:** Re-roof the structure.

Mr. Eslick acknowledged the notification.

#### **Any other matters that fall under the jurisdiction of the Board:**

1. Signage in the Walnut Street-East UCD

Mr. Neal stated he put the topic on the agenda because the Board had asked him to talk to Public Works about the cost to put signage in the historic area and the requirements they would have. Mr. Neal stated they are starting to implement neighborhood signs as part of some of the registered associations such as Rountree, Bradford and Phelps Grove. They are circular signs, not real big, but fit within what they have on the street; for approximately \$100.00 dollars per sign, they would work with the Board for the signs they feel are needed at certain intersections. As long as they fit within the same guidelines the neighborhoods associations are working under there shouldn't be an issue. They do not want to attach them to the signal poles as previously done. There isn't a district sign for the East UCD and would put up the signs if the Board came up with some designs.

Mr. Eslick stated he has visited with several of the residents about the neighborhood watch for historic preservation and will visit with them and pitch the idea of a sign. He believes they might be interested in helping pay for the signs for the recognition of their neighborhood.

Mr. Neal stated he believes they have enough funds in the budget to cover the signs and not deal with donations for signage. It might be easier if the Board wants to work on this immediately, if they can come up with some thumbnails of types of signage they would like to see.

Ms. Stegall said she would help put the graphics together for a file with suggested signage and or logo's and size.

## 2. Route 66 Wayfinding Sign

Mr. Gordon Elliott, 900 East Portland, owner of the Rail Haven Motel is interested in putting up a replica of a sign that was at that location more than sixty (60) years ago, reviewing the history and location of the sign. There are limited legal signs currently there so they could not legally put up a sign without some special authority, as he believes that it will take City Council to allow a special ordinance for the sign. It will not have any advertising for the Rail Haven but will designate the birth place of Route 66. Mr. Elliott said he would provide the finance and maintenance for the signage, adding he needs the Landmarks Board approval and recommendation to City Council. He believes that area of town needs to revive their historic buildings and be proud of the history that is there. Mr. Elliott discussed the history of the motel adding they are refurbishing the "Elvis" room.

Mr. Eslick asked Mr. McDonald about the sign ordinance relative to Mr. Elliott's request.

Mr. McDonald said it could be that this will sit in City right-of-way and a way finding sign which is helpful and may not require special ordinance as was suggested. If it does, it is not difficult to write up a special ordinance to that effect and if that is what City Council determines, to make a special exception to its normal rules, they can certainly do that. Mr. McDonald asked who owned the sign and the property where the sign will sit and where it would sit.

Mr. Elliott stated he owns the property and the sign has been gone since the fifties. A replica of the sign has been made; it would not be the original, but it would look the same, actually a little better. He described the current sign and where the new sign would sit. He also said there would be a site triangle issue.

Mr. Eslick asked Mr. McDonald if the sign is put on City right-of-way, which would make it a way finding sign, would Mr. Elliott be responsible for maintenance.

Mr. McDonald said it would be the City, asking if anyone has visited with Chris Straw or Vicki Hilton, who know the sign ordinance requirements quite well.

Mr. Elliott said he had spoken with Rick Garner with Building Development Services.

Mr. Neal said Mr. Garner said there were some exemptions in there for landmark markers, but it did not cover what Mr. Elliott is proposing.

Mr. Eslick commented that Mr. Elliott's property is at the sidewalk.

Mr. Elliott said he believes that is right.

Mr. Neal stated that is probably correct as because he is not certain they would allow that fence that is there.

Mr. Eslick commented that BDS needs to be involved and find out where the sign can be placed, what ordinance changes needs to be made and work with those changes and take those to City Council.

Mr. Maggard stated that if they can figure out what they want to do and what change would need to be made then the Board can draft a recommendation specific to that and present it to City Council, adding he would support that. If the Board tries to support it before without knowing what it is that needs to be changed in the ordinance, it will not have an impact.

Mr. Neal stated that with some collaboration with BDS and Traffic Engineering they can determine the design and location of the sign; he will set up a meeting and call Mr. Elliott and work to present this at the May 1<sup>st</sup> meeting.

### 3. Other Items

Ms. Stegall stated she had sent an e-mail about meeting with Commercial Club on May 7<sup>th</sup>, 2013 at 6:00 p.m.; it is the first Tuesday of every month. They will plan on attending the June 4<sup>th</sup> meeting as Mr. Eslick will be out of town in May.

Mr. Neal asked Ms. Stegall to send an e-mail to confirm the date and make certain that date will work with Commercial Club.

Mr. Neal discussed attendance at the CLG Forum on the 21<sup>st</sup> of April asking if anyone is interested in attending.

Mr. Eslick stated that the workshop with MSU did not comply with SHPO criteria. Mr. Eslick stated they would do a workshop on a Landmarks meeting night and invite contractors and people they invited to the previous meeting. There are specific things SHPO requires be covered. Missouri Preservation which is a separate group from SHPO, is required to have a presentation.

Ms. Bayliff requested a copy of the Commercial Street/Walnut Street notification letter.

Mr. Eslick provided a design guideline to the Board for compatible infill design for review showing what the state of Oregon has done stating that the Board may want to incorporate this into the City Ordinance in future.

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

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

Daniel Neal



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### STAFF REPORT

#### HISTORIC SITE

DATE: April 25, 2013

#### PROPOSAL:

1. Construct a new semi-permanent addition.

#### BACKGROUND:

LOCATION: 820 E. Walnut Street

HISTORIC DESIGNATION: Historic site – Grey Gables

APPLICANT: James Martin

#### RECOMMENDATION:

Staff recommends **approval** of this request. The board needs to determine whether the structure and materials used are compatible with the Grey Gables and surrounding historic district.

#### FINDINGS:

1. Grey Gables is a local historic site that was nominated by City Council on September 28, 1987.
2. The property was rezoned to a Planned Development (PD 142) in 1992 and the PD was amended in 1995 to allow an addition. The Planned Development 142 Amended gives the board binding authority on any exterior improvements to the historic site

3. The applicant's proposed addition meets the Secretary of Interior's Standards and National Parks Service (NPS) Preservation Brief #14 guidelines.

PROJECT COORDINATOR:

Daniel Neal  
Senior Planner  
864-1036

ATTACHMENT A  
BACKGROUND REPORT  
Historic Site  
820 E. Walnut

APPLICANT'S PROPOSAL:

The applicant is proposing a semi-permanent addition to the existing Gilardi's Ristorante (see applicant's attached proposal and photo's for more details).

APPEARANCE OF THE HISTORIC SITE WITH THE PROPOSED CHANGES:

The existing appearance of the historic structure will not be significantly altered by the proposed rehabilitation.

STAFF COMMENTS:

1. The attached National Parks Service Preservation Brief #14 (Page 14) states that a new addition should be simple and unobtrusive in design, and should be distinguished from the historic building. It also states that the construction materials and colors of the new addition should be harmonious with the historic building materials. Since the applicant is proposing to use wood, concrete and stone materials, staff believes that these guidelines have been met by this proposal.
2. Preservation Brief #14 also states that a new addition should not be highly visible from the public right-of-way and that the new addition should be smaller than the historic building. Staff believes that these guidelines have also been met.
3. The property was rezoned to a Planned Development (PD 142) in 1992 and later amended in 1995 to include an addition. The applicant is proposing to place this semi-permanent addition within the same footprint as the PD requires.
4. The applicant's design professional has met with Building Development Services prior to the submittal of the Certificate of Appropriateness to verify general compliance with the Zoning Ordinance and building codes.
5. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

ATTACHMENT B  
PERTINENT DESIGN GUIDELINES  
Historic Site  
820 E. Walnut

ZONING ORDINANCE

The Board has the authority to approve or disapprove the proposed application. The Planned Development 142 Amended gives the board binding authority on any exterior improvements to the historic site.

SECRETARY OF THE INTERIOR'S STANDARDS:

The following standards would apply to the proposed application:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ATTACHMENT C  
ARCHITECTURAL SIGNIFICANCE  
Historic Site  
820 E. Walnut

1. The brief description of the local nomination for the Grey Gables outbuilding states:

At the rear of the property is a gabled roofed frame outbuilding with board and batten walls with shed roof wings and multi-bay garage openings. Probably built circa 1930.

# 14 PRESERVATION BRIEFS

## New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks



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



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

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

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

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

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

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



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



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

## Guidance on New Additions

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

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

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

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

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

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

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



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

## *Preserve Significant Historic Materials, Features and Form*

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

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

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



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

## *Compatible but Differentiated Design*

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

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

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

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

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

### *Preserve Historic Character*

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



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



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

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

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

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

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

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



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



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



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



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

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

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



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

## Design Guidance for Compatible New Additions to Historic Buildings

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

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



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

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



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



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

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



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

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

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

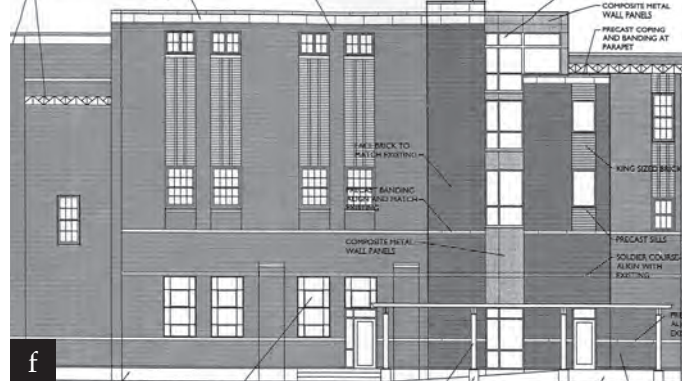
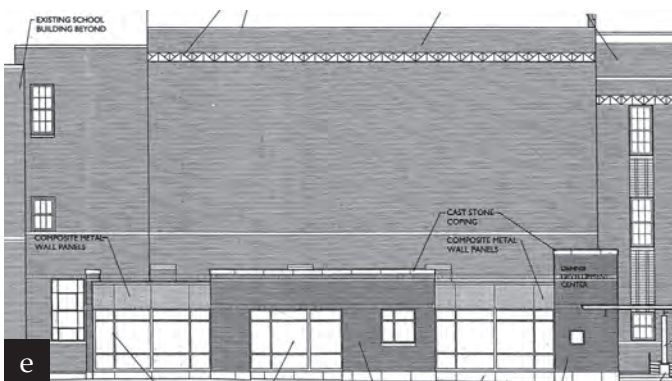
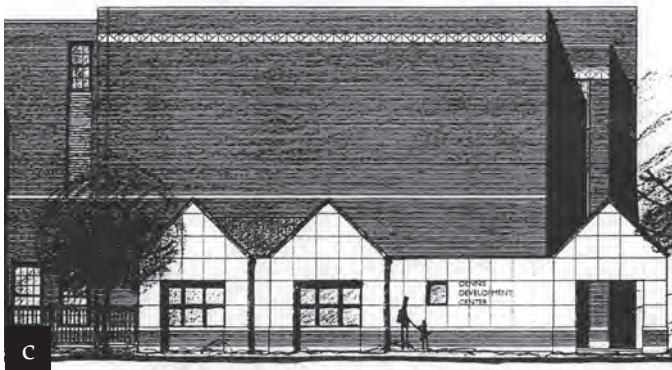


Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with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

## Incompatible New Additions to Historic Buildings

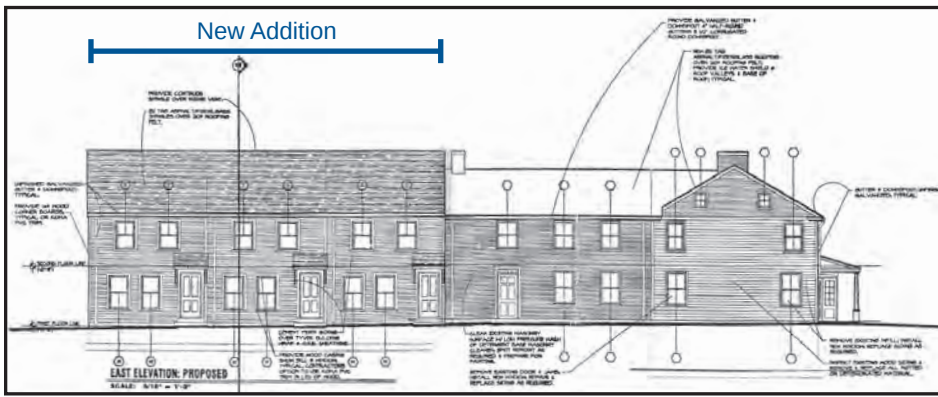


Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..



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



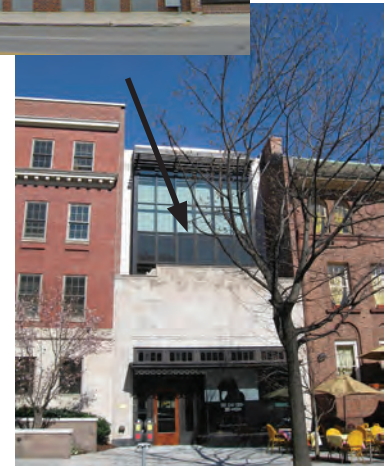
Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.



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



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



## *New Additions in Densely-Built Environments*

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

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



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



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



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

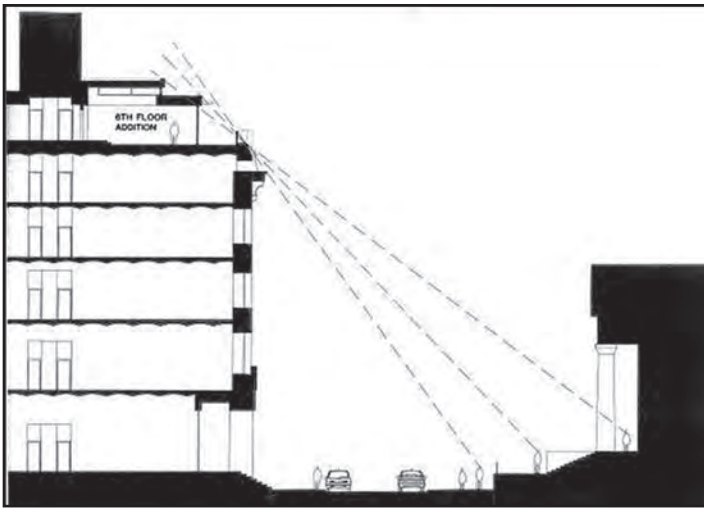
## Rooftop Additions

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

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

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

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



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



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

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





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

## Designing a New Exterior Addition to a Historic Building

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

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

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

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



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



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

## Summary

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

## Additional Reading

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Day, Steven, AIA. "Modernism Meets History: New Additions to Historic Structures." *Preservation Seattle* [Historic Seattle's online monthly preservation magazine.] May 2003. [www.historicseattle.org/preservationseattle/publicpolicy/defaultmay2.htm](http://www.historicseattle.org/preservationseattle/publicpolicy/defaultmay2.htm).

*Incentives! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties*. "Avoiding Incompatible Treatments: New Additions & Rooftop Additions." Technical Preservation Services Branch, National Park Service. Online at [www.nps.gov/history/hps/tps/](http://www.nps.gov/history/hps/tps/).

*Interpreting the Standards Bulletins (ITS)*. Technical Preservation Services Branch, National Park Service. Online at [www.nps.gov/history/hps/tps/](http://www.nps.gov/history/hps/tps/).

*New Additions to Historic Buildings*. Technical Preservation Services Branch, National Park Service. Online at [www.nps.gov/history/hps/tps/](http://www.nps.gov/history/hps/tps/).

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*The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, rev. 1990.

*The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*. (Authors: W. Brown Morton, III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl. Project Directors: Anne E. Grimmer and Kay D. Weeks.) Washington, D.C.: U.S. Department of

the Interior, National Park Service, Preservation Assistance Division, 1992. Online at [www.nps.gov/history/hps/tps/](http://www.nps.gov/history/hps/tps/).

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Semes, Steven W. *The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*. (In association with The Institute of Classical Architecture and Classical America.) New York, NY: W.W. Norton & Company, 2009.



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



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

## Acknowledgements

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

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

## Technical Preservation Services

National Park Service  
U.S. Department of the Interior



[Home](#) > [The Standards](#) > [Applying Rehabilitation Standards](#) > [Successful Rehabilitations](#) > Additions

## Planning Successful Rehabilitation Projects

### Additions

#### New Additions to Historic Buildings

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

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

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

#### Placement or location of the new addition on the site

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

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

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

#### Size, scale, and massing of the new addition

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

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

### **Differentiating the new addition from the historic building**

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

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

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

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

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

### **New additions in densely-built environments**

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

### **New additions in historic districts**

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



Pub. Imp. \_\_\_\_\_  
Govt. Grnt. \_\_\_\_\_  
Emer. \_\_\_\_\_  
P. Hrngs. 8-21-95  
Pgs. 25  
Filed: 8-15-95

Sponsored by: Crooke

First reading: 8-21-95

Second reading: 9-5-95

COUNCIL BILL NO. 95 - 278

GENERAL ORDINANCE NO. 4548

#### AN ORDINANCE

AMENDING Planned Development District No. 142, 0.5 acres located at 820 E. Walnut Street, by repealing the Rules and Regulations previously adopted and adopting a new set of Rules and Regulations in lieu thereof, marked Exhibit 1, and repealing General Ordinance No. 4274 in its entirety, passed by City Council on April 20, 1992.

WHEREAS, application has been filed to amend Planned Development District No. 142 by repealing the Rules and Regulations previously adopted and adopting a new set of Rules and Regulations in lieu thereof; and

WHEREAS, following proper notice, a public hearing was held before the Planning and Zoning Commission and the said Commission has made its recommendation; and

WHEREAS, proper notice was given of a public hearing before the City Council and said hearing was held in accordance with law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

Section 1 - That Chapter 36, Article I - Zoning, of the Springfield City Code, Section 80.030, Zoning Maps, is hereby amended by adopting the attached regulations marked as Exhibit 1, incorporated herein by reference, which shall govern and control the use and development of land in Planned Development District No. 142.

Section 2 - That General Ordinance No. 4274 is hereby repealed in its entirety.

Section 3 - This ordinance shall be in full force and effect from and after passage.

Passed at meeting: 9-5-95

151 Leland L. Gannaway  
Mayor

Attest: 151 Brenda Cuteni, City Clerk

Approved as to form: [Signature], City Attorney

Approved for Council action: [Signature], City Manager

## EXHIBIT 1

### Requirements and Standards Applicable to Planned Development District No. 142

DEFINITIONS: For purposes of this ordinance, the following definitions shall apply:

Density: The number of dwelling units per unit of land normally expressed as dwelling units per acre. Gross density includes all the land within the boundaries of the particular area including land that may eventually be devoted to streets, public lands, and common area. Net density excludes streets, public lands, and common area and its calculation shall generally be based on a tract(s) of record satisfying the requirements of Chapter 36, Article II, Subdivision Regulations, Code of the City of Springfield.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Dwelling, Multifamily: Attached dwellings, involving no horizontal subdivision of land, shall be treated as multifamily dwellings.

Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including parking or loading spaces for motor vehicles. The gross floor area shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies or mall areas, whether closed or enclosed and shall also include all outdoor areas devoted to retail sales, storage or other activities incidental to the building.

Floor Area Ratio (Far): The gross floor area of all buildings on a lot divided by the lot area.

$$\text{FAR} = \frac{\text{Gross Floor Area}}{\text{Total Site Area}}$$

Impervious Surface Ration (ISR): The proportion of the site covered by impervious surfaces, i.e., surfaces which do not absorb rainwater including buildings, roads, sidewalks, patios, parking areas and any other paved area.

$$\text{ISR} = \frac{\text{Area covered by impervious surfaces}}{\text{Total site area}}$$

USES PERMITTED: The following uses shall be permitted in the existing historic structures including the historic outbuildings:

1. Administrative and Professional Offices. Offices of firms or organizations providing professional, management or administrative services. Typical uses include abstract services, advertising agencies, data processing services, travel agencies, law offices, architectural and engineering offices, and general business and administrative, corporate offices and artist and photographic studios.
2. Finance, Insurance, and Real Estate Services: Establishments primarily engaged in the provision of financial, insurance, real estate, security brokerage, and other similar activities. Drive-thru facilities are not permitted. Typical uses include banks, insurance agencies, real estate firms, securities brokerage establishments, savings and loan institutions and other similar uses.
3. Community Service Facilities: Such as community centers, museums and libraries.
4. Retail Uses: For purposes of this ordinance, the following uses shall be classified as retail:
  - a. General Retail Sales: Establishments involved in the on-site retail sales of goods and merchandise for personal or household use. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage. Typical uses include department stores, apparel stores, antique shops, bicycle shops, bookstores, cosmetic shops, candy stores, confectionery stores, costume rental, dry goods stores, drugstores, florist or flower shops, hobby shops, jewelry stores, stationery stores, toy shops, variety stores, wallpaper stores, and other similar retail sales.
  - b. Convenience Sales and Personal Services: Establishments primarily engaged in the provision of frequently needed goods and services. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage. Typical uses include barber shops, beauty shops, bakeries, delicatessens, and other similar uses. Convenience stores are prohibited.
  - c. Eating and Drinking Establishments: Establishments or places of business primarily engaged in the sale of prepared foods and/or beverages for on-premise consumption. Curb service and drive-thru facilities are prohibited. Typical uses include restaurants, coffee shops, bars, and taverns.

- d. Specialty Retail: Small scale retail establishments engaging in the sale of specialty and personal items. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage. Typical uses include bookstores, card shops, jewelry shops, gift stores, clothing shops, flower shops, tobacco shops, arts and craft shops, art shops, and photographic shops.

5. Residential Uses:

- a. Multifamily dwellings.

6. Museums: Not-for-profit facilities for the display and viewing of artifacts and memorabilia. Other activities which may be allowed if they are clearly incidental to the primary use may include lecture rooms, laboratories, libraries, sales of items related to the primary use, and other activities normally considered as incidental.

INTENSITY OF DEVELOPMENT: Development shall adhere to the following:

1. The maximum square footage for nonresidential land uses shall be four thousand seven hundred and seventy-two (4,772) square feet of gross leasable area to be located only on the first floor of the house and all of the carriage house.
2. A maximum of nine (9) dwelling units shall be permitted.

BULK, AREA AND HEIGHT REQUIREMENTS: Development shall adhere to the following:

1. All structures, drives, parking, open space, and pedestrian facilities shall be situated in substantial conformance with Exhibit A.
2. The impervious surface ratio shall not exceed .80.
3. Current setbacks and other zoning requirements shall apply to all new construction.

CONSERVATION OF HISTORIC SIGNIFICANCE: Due to the fact that this site is a local historic site and is near the Walnut Street Urban Conservation District, the following requirements shall be adhered to:

## Certificate of Appropriateness

### 1. Certificate of Appropriateness -- When Required

A person shall be required to secure a Certificate of Appropriateness in the following instances before the commencement of exterior work upon any new or existing structure, or outside work on any site or parcel in the Walnut Street Urban Conservation District except for ordinary maintenance and repair.

- a. Any construction, alteration or removal affecting the, exterior of structure that requires a building or demolition permit from the City of Springfield including but not limited to the construction of new buildings.
- b. A material change to the exterior appearance of existing structures including but not limited to additions, reconstruction, or alterations, which affects a significant exterior architectural feature of a structure as specified in the Urban Conservation District Design Guidelines or Historic Survey conducted in the Walnut Street Urban Conservation District, copies of which are on file with the Director of Planning and Development for the City.
- c. Any action resulting in the application of paint to a previously unpainted brick or masonry exterior surface or the application of stucco or siding.
- d. The construction or enlargement of a driveway or parking area or erection of fencing.
- e. Work by the City of Springfield or any of its agencies or departments which would require a Certificate of Appropriateness if undertaken by a private citizen and any Public Improvement Project which, in the opinion of the Director of Planning and Development, would affect the Walnut Street Urban Conservation District.

2. Administrative Review: A person who is required to obtain a Certificate of Appropriateness shall submit an application to the Director of Building Regulations, hereinafter referred to as Director. Persons in the district are encouraged to contact the Director in order to determine if a certificate is required. If the application is for work that will have no effect on exterior architectural details or is one of any number of items that the Historic District Review Board (hereinafter called the Board) has designated for action, then the Director may review the application and issue or deny a Certificate of Appropriateness. Such certificate shall be in addition to all other permits required by the City. If the

request is within the Director's jurisdiction and is denied by the Director, the applicant may appeal such decision to the Historic District Review Board. Permits required by the City involving items requiring a Certificate of Appropriateness shall not be issued by the City until the City has issued said Certificate, has issued a Certificate of Economic Hardship or in the event of demolition being refused, the requisite time period has expired. If the Director determines that the application is for action not designated for administrative review, then the Director shall submit the application to the Board. The Director may require, as a condition of processing the application, that the applicant submit information as determined by the Director. The Director shall also have the authority to refer any building or demolition permit application for structures on a lot contiguous to the Walnut Street Urban Conservation District to the Board for the sole purpose of review and comment when, in his opinion, the proposed improvements would have a significant adverse impact on the Urban Conservation District.

3. Board Review and Action on Certificates of Appropriateness: The Board shall meet within fifteen (15) working days of notification that the Director has received an application for a certificate, and approve, approve subject to specific conditions, or disapprove the certificate based on the guidelines set forth in this ordinance.

If the certificate is denied, no permit for the work shall be issued and the applicant shall not proceed with the work. The Board shall state the reasons for denial in writing to the applicant and shall also make suggestions in regard to appropriate changes.

4. Review Criteria: The Board, in considering whether or not to issue a Certificate of Appropriateness, shall be guided by the general purpose of this ordinance and the following:

- a. The Secretary of Interior's Standards for Historic Preservation Projects, a copy of which is attached hereto and incorporated herein by reference as Exhibit A.
- b. The Design Guidelines for West Area Walnut Street Urban Conservation District which are on file with the Director of Planning and Development.
- c. For new construction, the Board shall also consider the extent to which the building or structure would be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent of this ordinance to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural

interest in specific detail. Harmony or incompatibility shall be evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the setting thereof.

d. For demolition, the Board also consider:

- (1) The visual and spatial relationship of the structure to its surroundings and to the rest of the West Walnut Street Urban Conservation District.
- (2) The degree to which the proposed removal of the historical resource would serve to destroy the integrity and continuity of the district.
- (3) The nature of the structure as a representative type of style of architecture, socioeconomic development, historical association or other element as mentioned in the Walnut Street Historic Survey, the Walnut Street Historic District National Register nomination and/or the Walnut Street Preservation Plan.
- (4) The condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
- (5) The alternatives available to the demolition applicant including:
  - (i) donation of the subject structure or site to a public or benevolent agency;
  - (ii) donation of a part of the value of the subject structure or site to a public or benevolent agency including the conveyance of development rights and facade easements;
  - (iii) the possibility of sale of the structure or site, or any part thereof, to a prospective purchaser capable of preserving such structure or site; and
  - (iv) the potential of such structure or site for renovation and its potential for continuing use.
- (6) The Board shall balance the interest of the public in preserving the structure, site or portion thereof and the interest of the owner in its utilization. (G.O. 38653)

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

5. Work Required to Conform with Certificate of Appropriateness: Work performed pursuant to the issuance of a Certificate shall conform to the requirements of such Certificate, if any. The Director shall inspect, from time to time, any work performed pursuant to a Certificate to assure such compliance. In the event that such work is not in compliance, the Director shall issue a stop work order. A Certificate shall become void unless construction is commenced within six (6) months of date of issue. All City licenses shall be issued on the date of issue. All City licenses shall be issued on the condition that the person owning or occupying the premises will comply with conditions, if any, in the Certificate.
6. Applicant's Action if Application is Denied: In the event that a Certificate is denied, the applicant may:
  - a. Produce new evidence supporting his proposal and resubmit the application within ten (10) working days of denial by the Board.
  - b. Wait six (6) months and resubmit the application.
  - c. Apply for a Certificate of Economic Hardship.
  - d. If the request is for a demolition permit, the applicant may also wait 180 days, at which time said demolition permit shall be issued unless the City Council has extended the time for demolition. Any person who has been denied a demolition permit while the moratorium for the Walnut Street Area was in effect, shall be given credit with respect to the delay experienced during said moratorium. The Board may request that the demolition be delayed for an additional 120 days by action of the City Council. The City Council may, after receipt of such request, hold a public hearing and delay the demolition for an additional 120 days.

#### Certificate of Economic Hardship

#### Application Procedure

Application for a Certificate of Economic Hardship shall be made on a form prepared by the Board and submitted to the Director. The Board shall meet within ten (10) working days of notification that the Director has received a completed application for a Certificate of Economic Hardship.

1. Review Criteria: The Board will review the application at a public hearing and may solicit expert testimony or require that the applicant for a Certificate of Economic Hardship make submissions concerning any or all of the following information before it makes a determination on the application:
  - a. Estimate of the cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Historic District Review Board for changes necessary for the issuance of a Certificate of Appropriateness.
  - b. A report from a licensed engineer or architect with experience in rehabilitations as to the structural soundness of any structures on the property and their suitability for rehabilitation.
  - c. Estimated market value of the property in its current condition, after completion of the proposed construction, alteration, demolition or removal, after any changes recommended by the Board, and in the case of a proposed demolition, after renovation of the existing property for continued use.
  - d. In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
  - e. If the property is income-producing, the annual gross income from the property for the previous two years, itemized operation and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
  - f. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
  - g. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
  - h. Assessed value of the property according to the two most recent assessments.

- i. Real estate taxes for the previous two years.
  - j. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
  - k. Any other information considered necessary by the Board to a determination as to whether the property does yield or may yield a reasonable return to the owners.
2. Board Review and Action: A Certificate of Economic Hardship shall be issued when the structure or part thereof has degenerated beyond feasible limits for rehabilitation or a rehabilitation is impracticable and there is an economic hardship.

If approved, the Director of the Department of Building Regulations will be instructed to issue a building or demolition permit, as requested, for the proposed work. If denied, the applicant shall have the right to appeal the decision to the Board of Adjustment. The Board of Adjustment shall conduct a full and impartial hearing on the matter before rendering a decision. The same standards shall be applied by the Board of Adjustment as established herein. The Board of Adjustment may affirm, reverse, or modify the decision of the Board in whole or in part.

#### Enforcement and Penalty

Provisions pertaining to administration of enforcement and penalties as set forth in Chapter 36, Article I and XI, Sections 36-1170.04 to 36-1170.10 shall apply to the West Walnut Street Urban Conservation District.

PUBLIC FACILITIES: Development shall adhere to the following:

1. All required public and private improvements shall be at the expense of the applicant or subsequent owner(s). Assurances satisfactory to the Director of Public Works, such as executed contracts, escrows, guarantees or letters of credit, guaranteeing that all required public improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City prior to building permits being issued to the applicant or subsequent owners. Storm water drainage management improvements, however, must be constructed prior to the issuance of any building permit. The applicant or subsequent owners shall file with the Director of Public Works a schedule for completion of public improvements and shall

provide assurances that improvements will be constructed within the time schedule. No certificate of occupancy shall be issued for any structure within this District unless the required public improvements are completed prior to occupancy of the structures or unless the Director of Public Works has determined that such public improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, i.e., strikes, weather, etc., have delayed the completion of the improvements in which case the Director of Building Regulations may permit occupancy under conditions satisfactory to the Director of Public Works that the required public improvements will be completed as required by this ordinance within a reasonable time. Public improvements, as used in this paragraph, shall include private as well as public improvements required by the planned development ordinance. Such improvements shall include:

- a. All streets, drives, parking areas, and pedestrian circulation facilities;
- b. Sanitary sewer facilities;
- c. Storm water management and drainage improvements;

ACCESS TO PUBLIC THOROUGHFARES: Development shall adhere to the following:

1. Access to the adjoining public thoroughfares shall be situated in substantial conformance with Exhibit A.
2. A joint access agreement shall be obtained with the adjacent east property owner to maintain the existing vehicular circulation pattern as illustrated on Exhibit A.

OFF-STREET PARKING: Development shall adhere to the following:

1. There shall be a minimum of sixteen (16) off-street parking spaces provided within this development situated in substantial conformance with Exhibit A.

SIGNS: Development shall adhere to the following:

1. Either one (1) or two (2) double-faced detached signs shall be permitted and each historic structure shall be permitted one wall sign.
2. If one (1) detached sign is used, the maximum square footage shall not exceed fifty (50) square feet per face. If two (2) detached signs are used, one (1) shall be used for the main structure and one (1) shall be used for the outbuildings and

the square footage of the signs shall not exceed twenty-five (25) square feet per face.

3. Wall signs shall not exceed a maximum of sixteen (16) square feet and they shall fit within the existing features of the facade and shall be designed to reinforce the overall composition of the facade.
4. Detached signs shall not exceed a maximum height of ten (10) feet.
5. Detached signs shall only refer to a business, person, activity, goods, products, or service located on the premises where the sign is installed and maintained. Wall signs shall be limited to the business name. Temporary signs shall not be permitted.
6. Adequate sight triangle at driveway entrances shall be maintained. Specifically, no sign shall be located within the public right-of-way not closer than five feet from the edge of the property line. In addition, the sign shall not be located inside the sight triangle prescribe by Chapter 36, Section 1, Zoning Regulations, Section 80.1940 (h). Wall signs shall be attached in a manner and in a location which does not obscure significant architectural features of the structure.

PERIMETER TREATMENT: Development shall adhere to the following:

1. Existing pervious surfaces and green areas shall be maintained with a living ground cover.
2. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided.

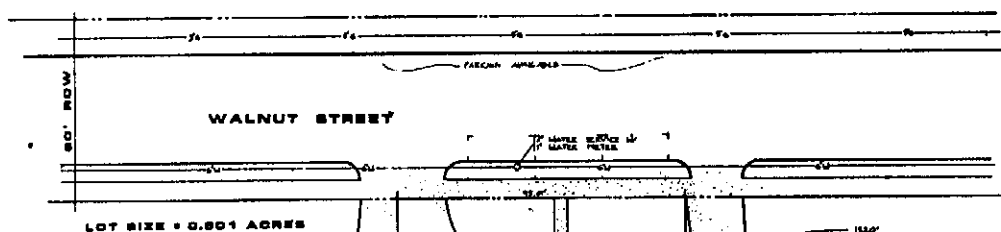
FINAL DEVELOPMENT PLAN. A final development plan, showing conformance with the requirements of this exhibit, shall be submitted to the Department of Community Development and approved in the manner described below prior to the issuance of any building permits and prior to the commencement of any improvements permitted or required by this exhibit.

1. The Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan(s) provided such plan substantially conforms to the provisions of the ordinance.

The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications

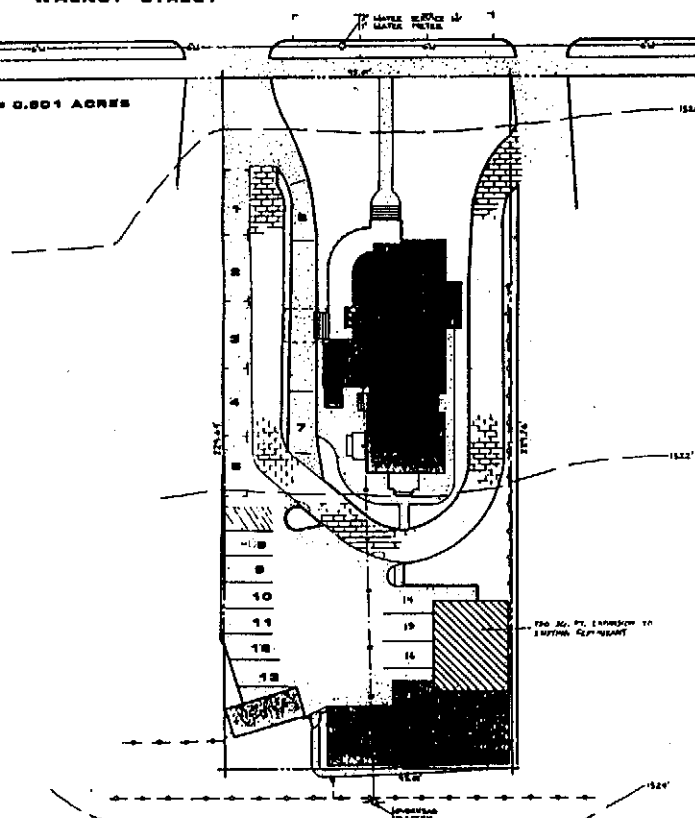
to the site plan. Such authority shall not, however, be construed to permit:

- a. Any uses within the district other than those specifically prescribed by the ordinance.
- b. Any increase in the intensity of use permitted within the district.
- c. Any deviation from the height and setback standards prescribed by the ordinance.
- d. Any reduction in the required parking prescribed by the ordinance.

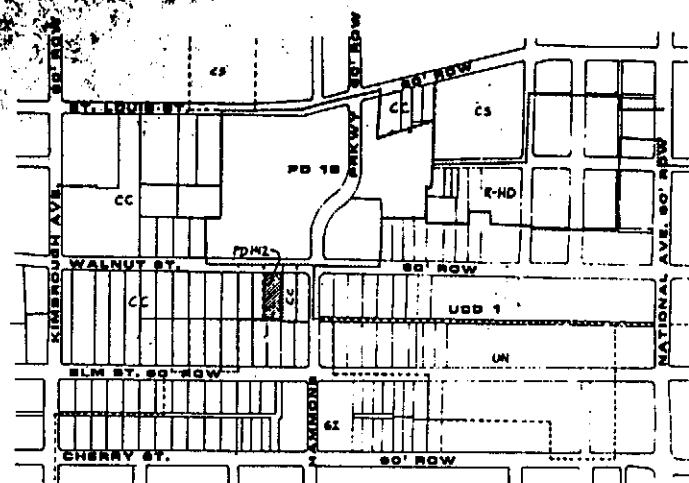


**WALNUT STREET**

**LOT SIZE = 0.001 ACRES**



## PLANNED DEVELOPMENT SKETCH PLAN



LOCATION MAP

1" x 300' - 0"



## **PLANNED DEVELOPMENT**

**SKETCH PLAN FOR  
JAMES L. MAC,**

220 N. WALNUT  
SPRINGFIELD, MISSOURI

100

352

APR 2-3-95

11.

Page 1 of 1

**ESTERLY  
SCHNEIDER  
& ASSOCIATES**

|                                  |          |           |
|----------------------------------|----------|-----------|
| 118 Park Central East, Suite 310 | Solothna | 2008-2214 |
|----------------------------------|----------|-----------|



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:

James Martin

April 17 2013

Please type or print name(s) clearly:

James Martin

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:

820 E Walnut Springfield MO 65806

### 2. APPLICANT:

Name(s): James Martin

If corporation: Corporate official: James Martin

(corporate seal)

Mailing address: 820A E Walnut Spg fld MO Zip Code: 65806

Telephone number: 417-862-6400 Fax number: \_\_\_\_\_

e-mail: MartinServiceConsultants@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: James Martin Signature: James Martin

Address: 820 E Walnut Spg fld MO 65806 Telephone: 417-221-2639 Fax: \_\_\_\_\_

e-mail: MartinServiceConsultants@gmail.com

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

Date of discussion: 3/26/13

**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 checked="" 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 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.)

*See Attached*

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

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*

## Proposal for a patio at 820 East Walnut

This proposal is being introduced for approval by James Martin. James has been a twenty year veteran of the restaurant and hospitality business. The businesses that he has been involved in were/are the best in the area and range from The Gallery Bistro, Gilardi's, Bijan's, Agrario, Kai, Metropolitan Grill, Nonna's, and most recently Nicola's. The idea and the work that has been put into owning a restaurant began over ten years. While working at Nicola's James was approached by Nicola to purchase the entire property and ten months later the labyrinth known as an SBA 7a loan was completed.

The patio that will be built at 820 East Walnut will be situated on the northeast side of Gilardi's Ristorante and behind The Grey Gables House. It will occupy two parking spaces and be approximately 20 feet by 22 feet and seat approximately 20-25 people. The parking spaces will be replaced by adding two to the side of the patio.

The design will be consistent with the Queen Anne architecture of the Grey Gables house that faces Walnut Street. The design has been created with a strong focus on a historic feel with modern design elements. It will not however, mimic the historic architecture of Walnut Street, due to the addition of modern designs and material usage. The structure will serve as a middle point for the two existing buildings and will be built as a semi-permanent structure, which could be removed if a future

owner chose to. The new structure will not be a detriment to the historical fabric of Walnut Street. The patio will in fact add to the historical fabric of our community through its design and usage. The building will also be shorter than either buildings and will not stand out as seen from Walnut Street or M.S.U.

The materials used will be utilized with a focus on sustainable and recycled material as much as possible. The water that comes off the building will be set in a rain catchment system that will water our surrounding gardens and be designed to fit with the look and feel of the property and surrounding buildings.

If there are any suggestions to how we can change or modify this design we are open to any suggestions.

## Exhibit C

This proposal is being presented to the Landmark Committee for approval regarding adding a patio to the northeast corner of Gilardi's Ristorante at 820 East Walnut. The structure has been designed to be completely removable and to be in accord with the "look and feel" of Walnut Street. While the building will not mimic The Grey Gables that faces Walnut, it will have design elements that will minimally incorporate the Queen Anne style of architecture with modern design elements. The project is being designed to not destroy the historic fabric of my street but will instead add to the appeal of the street/community and our business.

Included in this request are pictures as well as design renderings that give an accurate representation of the project. The city has granted approval through Building Development Services for the project, which was "grandfathered" with the purchase. The building will be separated from the existing restaurant, which will require no changes to the Grey Gables house nor to Gilardi's.

The materials used, from wood to stone, will be locally sourced to display our pride in our region and to have continuity in our property. The wood will come from a mill in Rogersville and the stone will come from Ozark slate stone.

The concern of the Landmark Committee regarding how it fits into the surrounding committee is of utmost concern to our business as well. Any suggestions as to how we can modify or adapt our design will be greatly appreciated.





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