



LANDMARKS BOARD

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

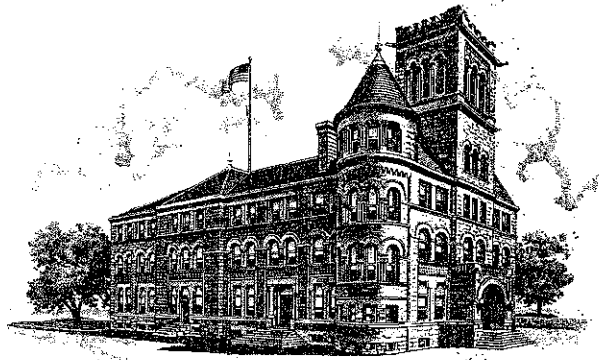
City of Springfield

INTEROFFICE MEMORANDUM

DATE: May 24, 2012
RE: Landmarks Board meeting

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

Daniel Neal
Senior Planner



CITY HALL

LANDMARKS BOARD

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P.O. BOX 8368
SPRINGFIELD, MISSOURI 65801
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May 30, 2012
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

I Roll Call

DAVID ESLICK
Historian Representative
Chair

II Minutes

April 4, 2012
April 18, 2012
May 16, 2012

CYNTHIA LIPSCOMB
*Architect and Walnut St.
Representative*
Vice-Chair

III Unfinished Business

LEN EAGLEBURGER
At Large Representative

- A. Certificate of Appropriateness
None
- B. Certified Local Government Review
None
- C. Local Historic Site De-listing
Oakhaven (currently Lost & Found Grief Center), 1006 N. Cedarbrook Ave.

DAVID MAGGARD
At Large Representative

LAUREL BRYANT
Real Estate Representative

IV New Business

ANN BAYLIFF
At Large Representative

TODD SMITH
At Large Representative

- A. Certificates of Appropriateness
 - 1. 320 E. Commercial – Replace existing vinyl windows with new custom wood windows.
 - 2. 305 E. Walnut (Masonic Temple) – Install a new storefront system on the west half.
 - 3. 945-947 E. Walnut – On the north elevation, add a new dormer window.
 - 4. 308 W. Commercial – Install a new storefront system.
 - 5. 312 W. Commercial – Install a new storefront system.
- B. Certified Local Government Review
None
- C. Pre-Application Review
None

V Communications

VI Reports

- A. Report on committees
 - 1. Application
 - 2. Demolition
 - 3. Historic sites and districts
 - 4. Communications
 - 5. Awards and recognition
 - 6. Design guidelines
- D. Administrative approval of C of A's
None

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

- 1. Discuss the Landmarks Board/MSU Historic Preservation Workshop.

VIII Adjournment

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

MINUTES OF THE LANDMARKS BOARD

DATE: April 4, 2012

TIME: 5:30 pm

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

APPROVAL OF MINUTES:

The minutes of February 8, 2012 and February 22, 2012 were approved unanimously.

New Business:

B. Certified Local Government Review

Mr. Eslick stated that he would like to offer support for the Nomination of the Route 66 Steak and Shake located at 1158 East St. Louis Street, which for the record, is the original Steak and Shake Building that was built in 1962. It is going to Jefferson City on 19th of May, 2012 for review.

The nomination criteria were reviewed, and the following was determined:

1. Criteria of Significance:

Criterion C. Property embodies the distinctive characteristics of a type, period or method of construction, or represents work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district).

2. Integrity:

- a. The property retains authentic historic character from its period of significance.

3. Review Comments: Commission/Board

- a. The commission/board recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.

Mr. Eslick motioned to **approve** the criteria for the Steak & Shake Historic Register Building Nomination. Ms. Bryant **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Lipscomb, Maggard, Bryant and Bayliff. Nays: None. Abstain: None. Absent: Eagleburger, Smith, Walker.

The Nomination Review Report Form will be forwarded to SHPO for review.

2. Fallin Brothers Building, 211-229 S. Market Avenue

Summary: The Fallin Brothers Building is located at 211-229 S. Market Street. The large two story brick front commercial building occupies most of the city block located two blocks west of the Springfield Public Square, build circa, 1919. It has brick walls, concrete foundation and a flat roof. The façade which faces east to Market St. is open store fronts and large garage doors on the ground floor, and a corbel brick cornice along the top of the wall. The front and sidewalls of the second floor are lined with single window openings; the openings are intact, although most sashes and frames are missing. The front and sidewalls have been painted white and the interior of the building is relatively unadorned with unfinished warehouse space on the second floor and commercial space on the ground floor. It is in fair condition and is the only building on the property. The building has seen no major changes to form or patters of fenestration. It is immediately recognizable to its period of significance, circa 1919 through 1955.

Mr. Maggard motioned to **table** the Fallin Brothers Building recommendation to the April 18, 2012 meeting. Ms. Bayliff **seconded** the motion. Motion **carried** as follows: Ayes: Eslick, Lipscomb, Maggard, Bryant and Bayliff. Nays: None. Abstain: None. Absent: Eagleburger, Smith, Walker.

Local Historic Site De-listing:

Oakhaven, 1006 N. Cedarbrook Avenue

Mr. Eslick stated that the applicant has elected to wait till the next meeting for review of the application.

Communications:

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

Mr. Eslick stated Paul Parker, a member of the Commercial Club, is here to address the Board regarding internally lit signs on the Commercial Street Historic District.

Mr. Paul Parker, 1539 North Washington, stated he is President of the Commercial Club of Springfield, the City's oldest civic organization and has been invested in the historic district for 20 years. The reason he came was to talk about the Board's approval of an internally sign at 338 E Commercial. In his 20 years being involved, this is the first time an internally lit external sign has ever been allowed in the district, adding they were stunned and surprised. Many people throughout the years have invested a lot of hard work, time, and money under the assumption that they were protecting the historic nature of our street by following what they thought were certain guidelines and evidently, we were inaccurate. The concern is the sign has already gone outside the barn, but they are wondering how that barn door can be closed now to avoid for example, Lindburg's, the oldest saloon, he would like to have more visibility on the street and what would happen if he approaches the Board with another request for an internally lit sign.

Donnie Rogers, 901 West Hovey, stated he is the Community Development Coordinator for the Urban Districts Alliance. He stated he was surprised at the approval of the sign at 338 E. Commercial and he would like to encourage the Board to maybe take an opportunity in future to review the design guidelines for the Historic Commercial Street District area and we know those were not clear to the Board review. He has seen the meeting minutes and is realized the guidelines were produced in the 80's and so it lacks a lot of clarification, so we would like to encourage the Board and see if it is something that can be reviewed in the future to tighten them up a little bit more and give more clarification. As a district, many people were very surprised that there was a backlit sign going up in a district that prides itself in the 1980's to 1920's architecture.

Ms. Mona Pieron, 219 East Commercial Street, commented that she is the Vice-President on the Board of the Commercial Club and she stated she was more than shocked at the sign, but angry. She commented she had two items she wished to discuss. She believes the guidelines need to be reviewed for clarification. There are several pieces of literature out there that as the area has grown and changed, the directions that have been planned for have gone somewhat differently. The second item is a forum of process so when something like this does happen; they came today to talk about it, but when she called to talk about it was basically told they would need to get an attorney, and take it to court. She said she called the State and was told the same thing. That is not something our organization can do.

Mr. Eslick commented that the Board is open to questions and comments and apologized for the answer she received. The State office had no prior information on the case other than if they had read the report of the minutes.

Ms. Pieron stated that she received a copy of the minutes from the meeting so she could see what had happened, and how it came to be and the fact that it had been discussed and not in a favorable manner in an earlier meeting, concerned her when it was passed. When she asked if there was a way to protest it, and was told the only person who could protest it was the person who brought the request before the Board.

Mr. Eslick stated that applications and Certificates of Appropriateness are brought to the Board two weeks for before the meeting and a meeting notice is advertised and at that time, people have an opportunity to agree or disagree.

Ms. Lipscomb commented that the guidelines are fairly ambiguous and they don't actually say they are not allowed but say they are acceptable as long as it's not overpowering to the façade of the building. Ms. Lipscomb asked attorney Duke McDonald if the Commercial Street group has a problem with the guidelines, can they propose a change to them or does that come from the Landmarks Board.

Mr. McDonald stated that one thing they could do was go to your district City Council member and state the guidelines say this and we would like more clarification. You could even propose amendments and get the Council member to sponsor some changes. When they were looking at the question whether the internally lit sign over powers either the building or the area, they did not feel that it did. The meeting was posted and the Board would welcome comments.

Mr. Neal stated that he has a list of interested citizen that are notified of meeting and he has added Mr. Rogers and will add Ms. Praun.

Mr. Eslick stated that they went to the site and determined as a Board that the sign did not overpower the building. The front of the building had lost its historical integrity due to previous modifications.

Ms. Lipscomb stated that she would encourage them to go to their Council member and talk with them and go through the guidelines as a Board and see which ones that you have issues with and the ones that are too ambiguous and see what you can get done because it would only help the Landmarks Board make decisions.

The Board discussed the posting of signs and that the meeting is posted on the City Clerk's website, as well as on the property, and what issues will be covered at the meeting.

2. De-Listing of the Woods-Evertz Stove Company National Register Historic District from the National Register of Historic Places.

Mr. Eslick stated one of the things the de-listing does, as they have already taken the building down, in 2009 there was an agreement signed that within three years it would be de-listed and there was monies given to pay for a workshop, \$3500, with the City of Springfield and SHPO for historic preservation. Their completion period will end July 23, 2012.

Mr. Neal commented that it cannot be de-listed till they meet all the conditions specified, so it will be on the district till the conditions are met. The work shop may be the last condition that they are waiting on completing. We will need to contact SHPO and Missouri State to get this started, and really, it is Missouri State that is driving this, so if they can get the workshop scheduled and planned then we can have it at a date that is more convenient.

The Board discussed the completion date of the agreement.

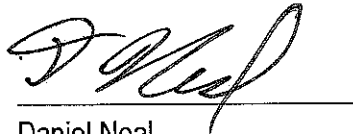
Mr. Neal said they will review the date of the agreement and get back with the Board. Missouri State is looking topics for the workshop and asked the Board members to think of specific topics for discussion and who the speakers might be and who the Board would like to invite to the workshop.

Mr. Eslick commented that an HVAC system will be put in the building and louvers placed on the back side of the building and a vent fan. From the angle and height of the building it will be obscure. He does not believe it will interfere with the integrity of the building. It is more of a maintenance issue and administratively it can be taken care of and Mr. Neal will take care of it. The 18th of April will be the last Landmarks Board meeting till the project is complete. The May 2nd meeting is cancelled

Mr. Eslick commented that Saturday, April 21st, at 10:30 at Strafford Softball complex, there is an unveiling of the Trail of Tears. The National Parks System and Greene County Historic Sites Board put up twenty-eight (28) signs where the Trail of Tears crossed the county roads. After the unveiling they will

travel the route on the county roads. On the 14th of April at 10:30 a.m. there will be a round table of Fire and Police to go with the "Ordinary Heroes" exhibit. There will be some veteran members of the Fire and Police who will attend.

There being no further business, the meeting was adjourned at 6:47 p.m.

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

Daniel Neal
Landmarks Board

MINUTES OF THE LANDMARKS BOARD

DATE: April 18, 2012

TIME: 5:30 pm

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

Mr. Neal informed the Board that he had received verbal notification that Mr. Walker would be vacating his position on the Board, and remarked that he would be searching for a new Commercial Street Representative and will work with the Clerk's office to fill the position.

APPROVAL OF MINUTES:

None.

UNFINISHED BUSINESS:

None.

UNFINISHED BUSINESS:

A. Certified Local Government Review

(Fallin Brothers Building, 211-229 S. Market Avenue)

Mr. Eslick reviewed the Nomination Review Report Form and determined the following:

Criteria of Significance

Criterion C. Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (a district).

All members of the Board in attendance agreed unanimously to Criterion C.

Category of Integrity:

1. The property retains authentic historic character from its period of significance.

All members of the Board in attendance agreed unanimously.

Review Comments:

1. The commission/board recommends that the property is significant, retains integrity and is eligible for listing in the National Register of Historic Places.

All members of the Board in attendance agreed unanimously.

The form will be sent to the State Historic Preservation Office for review.

NEW BUSINESS:

A. Certificates of Appropriateness

1. 214 E. Commercial Street

The applicant is proposing renovations to the storefront including the removal of existing blocked up window openings and infill with new window systems matching design of historical windows of the period; windows on the facades are in deteriorated states and are proposed to be replaced; new exterior covered stair allowing access to the upper two levels.

Mr. Eslick opened the public hearing.

Eric Albers, 2528 S. Fort, appeared representing the applicant. The proposals were reviewed one by one referring to staff report and exhibits and pictures of the proposed design. He referred to the existing tile which does not meet or blend in with the historical significance of the time; they would like to take a portion of the store front, demo it, and rehabilitate it to a similar style that fits the character of Commercial Street. There is some design that is similar what has been found in the original historical data, but there has been additional changes to the existing street as far as adding in the adjacent building also there is evidence from the artist rendering that it does not match entirely what was built, so we do not feel we are going to bring it back to the exact rendering since it is not indicative to what was actually constructed. The elevation has been provided to show the infill in its appearance in CAD and also followed up with images P-10 through P-12 which show the characteristics of what that would look like, based on other existing store fronts of its type on Commercial Street. They intend to install window systems, replace with wood indicative of the time period. The only thing they have changed is the large arch window in the center. As you can tell in the original artist rendering there was a balcony system shown there, we have found no evidence that the balcony ever existed with the current construction; not only on the interiors of the floor area but also in the way the pilasters are formed adjacent to that. If you look at the image we did find, it is showing some cast stone elements on each side that would represent a continuation of those down to the floor, but existing, we do not have that case. Actually, the brick is getting stepped- back into the building which indicates a header beam situation. Other than that, they are rehabilitating to a level that is in keeping with the historical characteristic of that area.

Ms. Lipscomb asked if the store front will be built out of wood, and all windows that are being replaced are wood and they match the profiles that you have submitted.

Mr. Albers said yes.

Ms. Bryant commented to Mr. Albers that she appreciated the thoroughness in the detail of the report because it answers a lot of questions that the Board normally has.

Ms. Lipscomb commented about the south side where they are bricking up the window; it might be nice if they could leave the head or the sill so it would be known there was a window there at one time.

Mr. Albers, referring to the header condition on the display stated they do not intend to take it out. They are looking at an option that would allow them to keep the door in its place, so they would like to reserve the right to essentially leave the existing window and door; replace the existing door in its current location which would get it more toward its original intent for historical value as well.

Mr. Neal suggested the Board make an amendment to the certificate to clarify that point.

Ms. Lipscomb motioned to add to the proposal number eleven (11), that on the south elevation, the new door will be in one of the window locations.

Mr. Eslick closed the public hearing.

The Board briefly discussed the balcony front in the artist rendering, adding that the artist renderings are not always accurate and the windows that are being proposed break in the middle like the rendering shows, and the Board feels it is a good solution. Ms. Lipscomb as well as Mr. Eslick thanked the representative for the clear and concise application, adding that it makes the Board's job easier.

Ms. Bryant motioned to **approve** the Certificate of Appropriateness for 214 E. Commercial Street as amended. Mr. Maggard **seconded** the motion. The motion **carried** as follows: **Ayes:** Eslick, Bryant, Lipscomb, Maggard and Eagleburger. **Nays:** None. **Abstain:** None. **Absent:** Walker, Bayliff, and Smith.

2. 320 East Commercial Street

The proposal is to replace three (3) second story wood windows with new vinyl clad replacement windows on the north elevation.

Mr. Eslick opened the public hearing.

Alicia Ross, 520 W. University Suite E, Springfield, MO, 65807.

Mr. Eslick asked Ms. Ross if she had copies of the Walnut Street Guidelines.

Ms. Ross commented she did not.

Mr. Eslick stated that the Secretary of Interior Standards forbid vinyl clad windows in replacement windows. Staff has recommended that the request be denied adding that the Board visited the site earlier and the windows that were put in were not the original configuration of the windows that are in there. Mr. Eslick referenced the photograph display that the windows are two over two windows with an arch at the top and they have been replaced with vinyl windows. Wood windows need to be replaced with wood windows and the configuration needs to be the same to keep the historic character of the building.

Ms. Lipscomb told Ms. Ross that the windows that have been installed are too short and even though they do match the windows across the alleyway that is not actually what was in that particular building, regardless of the vinyl or wood. They are also missing the center mullion which would make them two over two and in the application they are only asking for the north façade, but all three facades have the windows so all three facades need to be brought back to the standards.

Ms. Bryant commented that during the tour, they noticed a significant amount of cracking and from the pictures of the interior as to the reason why these were replaced with vinyl, it looked like there might be contributing causes and if they were to tuck point or make repairs to that, it might be suggested that it be done in a certain way so that they would not use damaging mortar, that would actually damage the brick.

Ms. Lipscomb said there is significant cracking and separation and looking at the photographs that were provided of the interiors, a lot of that probably came from the brick and not just the windows, so she suggested to Ms. Ross they take a look at that issue and need to follow the Secretary of Interior Standards. Get a mason that knows what he is doing with the mortar because you cannot put portland cement in there and fix that. The mortar would need to match and it needs to be the same hardness as the original mortar so that it does not deteriorate the wall and cause issues. A lot of the water is coming from that.

Ms. Ross asked about the brick as opposed to the windows.

Ms. Lipscomb commented that it might have been from the windows too if they were in bad disrepair adding you can change the windows but the brick is still an issue.

Ms. Ross commented that she works for the property management company that represents the property for the owner, so she is new to this. She asked for a copy of the Secretary of Interior's Standards.

Mr. Eslick commented that Commercial Street is a Historic District and the guidelines are there to make certain that the properties in those districts maintain the integrity of the original property.

Ms. Bryant said the problem with the white vinyl is that it sticks out because it is not a paintable product and no one else has them.

Ms. Ross stated they had a window company suggest they could remove the screens if the vinyl were something they could work with and possibly add trim work to the exterior of the vinyl to make it mimic the way it looked before.

Ms. Lipscomb said she could appreciate that, but there is not a way that can be done because the windows are shorter than what they were; the actual double hung part is about fourteen (14) to eighteen (18) inches too short, so even if you went back in and put something over the top of the window to make it look like its two over two, it's still too short. The vinyl windows are usually flat and the wood windows usually have sort of trim on them so the profiles would not be the same, and she added they may have looked at the building across the alleyway and decided they would match that, but that is not what was in this particular building.

Mr. Maggard asked what the process would be for the applicant if the Board does not approve the request.

Mr. McDonald commented if the Board does not approve this then the applicant will need to get the property management company to work with the owner to replace the windows and put in the two over two wood windows.

Ms. Lipscomb stated that it would be all three elevations, not just the north elevation as that is the only one that is mentioned in the application.

Mr. Neal stated that a service request is going through Building Development Services at this time to get this corrected. One of the processes in doing that is to bring this Certificate of Appropriateness to the Board.

Ms. Ross asked if there is a set time that this has to be completed and the approval through the owner and the repairs.

Mr. Neal said that Building Development Services will set that up and work out a timeline with them.

Sa'Dia Lewellen, 320 ½ E. Commercial and have the business below at 320 East Commercial and commented they occupy the whole building. She wanted to speak about the appropriateness of the sign that the Landmarks Board hung on their building and the windows and the comment that was made about them sticking out like a sore thumb, which she agrees with. However, there are three other buildings in the Historic District that do have vinyl clad siding windows that do not match the building style. She had pictures of the Fight Club, the entire front façade is vinyl clad windows. The entire second floor of Triad Graphics is also vinyl clad and the building next to them is, she believes, is vinyl clad windows. On the east end of the 500 block, there is building that is for sale that has vinyl clad windows on the corner of Washington. The point she is trying to make today is consistency. If their building needs to be changed, she feels like the

others do as well and would like to bring that to the Boards attention. There was a DB Sign that was hung on their building and in fact, it is not a dangerous building and it was hung on their balcony. It was on the rear of the building, but clients park in the rear parking lot and come in the back way. It was there before they realized it and one of their clients told them about the sign. They did take the sign down and move it to a less conspicuous place because clients were asking questions because there might be structural problems and they shouldn't be open because it was hazardous. Perhaps there is another sign that can be used, something along the lines of a Landmarks Violation, verses a dangerous building. We feel that could possibly have impacted business on the first floor and didn't feel that was appropriate or fair. There are other buildings that do deserve that designation and feels something could be changed, when it is a violation verses a dangerous building.

Ms. Lipscomb stated that she appreciated Ms. Lewellen comments but wanted to point out that the Landmarks Board did not place the DB Sign on the building, it was Building Development Services. As far as other buildings, the Landmarks Board does not seek out and police those, we only see what is submitted to the Board. In this case, this wasn't submitted to us and we would have told them to use wood windows.

Mr. McDonald commented that the sign comes from a certain ordinance in the City called the Dangerous, Blighted, and Nuisance Building Code.

Mr. Eslick asked if the homeowner or business owner is notified that the sign is going up.

Mr. Neal stated that the property owner is notified, and in this case the owner is in California. He has suggested that they discuss this with Chris Straw and discuss the name on the sign.

Mr. Eslick asked how a dangerous building gets on the Building Development Services notification.

Mr. Neal stated it is by complaint or service request basis and there was a service request involved with this particular property.

Mr. Eslick closed the public hearing.

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

3. 439-445 E Commercial.

The applicant is proposing changes to the previously approved Certificate of Appropriateness from November 2011. The applicant has changed the pattern of the transoms on the storefront and has matched the new wood windows with one over one lighting patterns. The applicant has also removed the awnings

and stairs that were on or overhanging onto City right-of-way or property. Doorways and windows have been moved accordingly.

Mr. Eslick opened the public hearing.

David Dameron, 3710 N. Temple Avenue, 65803 Architect of Record for the project remodel. He stated they have had discussions with Building Development Services with concern to some awnings that originally showed protruding over the property line and do not have at this time the approval from public works to give them an easement that would allow that. They also showed some landings on the east side of the facility with the same situation there. Research showed originally there was a loading dock on the east façade of the facility that we would still like to see implemented as a means of egress that's required to be compliant with Building regulation and egress issues. In light of that, the solution they are showing now, referring to the display, there are two existing door openings of which one is going to be converted on the left side so the point of egress is at existing grade and creating an alcove there so the door will swing outward for egress and still be inside the property line and be compliant. That is the first issue.

The second issue had to do with the south elevation and the windows that are the rectangular windows right under the Frisco Opera House signage. They were shown originally as four over four and the research shows it was actually one over one. They wanted to bring that to show it is compliant with the original intent and be appropriate historic character for the facility, and that is what they are asking approval on today.

Mr. Neal pointed out the transoms; the transoms have changed to match the one over one as well and on the rear of the They will have a skylight in place, to have some natural light brought in that way.

Mr. Eslick closed the public hearing.

Ms. Lipscomb motioned to **approve** the Certificate of Appropriateness for 439 and 445 E. Commercial Street as amended. Ms. Bryant **seconded** the motion. The motion **carried** as follows: **Ayes:** Eslick, Bryant, Lipscomb, Maggard and Eagleburger. **Nays:** None. **Abstain:** None. **Absent:** Walker, Bayliff, and Smith.

4. 1115 N. Jefferson Avenue

The applicant is proposing to construct a new porch enclosure and carport on the west (rear) elevation and repair existing front porch.

Mr. Eslick opened the public hearing.

Dorthella Cary, 149 Yellow Rose Dr., Rogersville, available for questions.

Ms. Bryant asked about the columns.

Ms. Cary stated that currently she has three different columns and three different sizes. The goal is to find one that matches the two original columns because originally there were three columns not five and with the roof repairs on the porch go back to the way it originally was.

Ms. Lipscomb asked if the two original round columns are salvageable

Ms. Cary said they are fine and she only need one and the one that is similar doesn't really look that different, and they could make it work, but she would like to have them all matching. The one in the back mimics the two in the front and it is maybe an inch smaller in diameter.

Ms. Lipscomb commented that Ms. Cary had mentioned she was going to remove the existing stone wall that is a little foundation wall on the north side of the basement steps that go down and end right at the basement door so there has been water issues. There wouldn't be visibility from the street.

Ms. Cary said the carport will be completely behind the house.

Ms. Lipscomb said that Ms. Cary stated that she wanted to replace the front window because it is in disrepair. It has the special small lights in the top of it and is looking to retain it and hang it somewhere. There is vinyl windows and vinyl siding on the house. We normally don't approve vinyl windows, and any sort of replacement window we like to see have the same light pattern. This is not part of the application so whenever you are ready to replace that window you will need to come back for another Certificate of Appropriateness and its helpful to have manufactures information or drawings or if you rebuild it out of wood showing what the profiles are and what the pattern will be would be beneficial.

Ms. Bryant motioned to **approve** the Certificate of Appropriateness for 1115 N. Jefferson Avenue. Mr. Eagleburger **seconded** the motion. The motion **carried** as follows: **Ayes:** Eslick, Bryant, Lipscomb, Maggard and Eagleburger. **Nays:** None. **Abstain:** None. **Absent:** Walker, Bayliff, and Smith.

REPORTS:

Administrative approval of Certificate of Appropriateness

1. 154 Park Central Square

Revise previously approved Certificate of Appropriateness to use Solarban XL70(2) clear glazing.

Mr. Neal asked if the Board see any issue with the windows.

Ms. Lipscomb said the glazing was already on that project on the south elevation, so they are adding it to the west. The windows upstairs will be rebuilt, but will not get this glazing. This is just for the store front. There are no issues.

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

Mr. Eslick and Mr. Maggard will be attending the CLG Forum on Saturday, April 21st.

Mr. Eslick mentioned that the Butterfield Stage sounding session last Tuesday evening was attended by twenty (20) people. One of the attendees had resolutions and letters from people from Tipton to Springfield. A letter was written by Ralph Rognstad and signed by Greg Burris endorsing the Butterfield Overland Stage National Historic Trail.

Mr. Eslick said the National Park system last Tuesday evening had a study session on marking the Overland State Route from Tipton, Missouri, with an overnight stay in Springfield and then traveling on to California, and making it a National Trail. This was the first session of the study and several were done before getting to Springfield. They are in the process of analyzing these studies and forwarding the input to Congress to make it a National Trail. It will not happen till 2015, and this is the first step in the process of making this a Historic Trail. The Greene County Historic Sites Board will endorse this and write a letter at their next meeting. Mr. Eslick would like the Landmarks Board to support the resolution of the letter.

Ms. Bryant motioned for the Landmarks Board to write a letter in support of the Butterfield Overland National Historic Trail. Ms. Lipscomb seconded the motion. The motion **carried** as follows: The motion **carried** as follows: **Ayes:** Eslick, Bryant, Lipscomb, Maggard and Eagleburger. **Nays:** None. **Abstain:** None. **Absent:** Walker, Bayliff, and Smith.

1. Discussion of the Missouri State University Memorandum of Agreement to mitigate the de-listing of the Woods-Evertz Stove Company National Register Historic District from the National Register of Historic Places.

Mr. Eslick said he spoke with David Vaughn at Missouri State University and they want to have a workshop for the Landmarks Board. They would like the Board to come up with topics and speakers and they don't have an idea of what a Historic Workshop would be. A tentative date needs to be set and he can get back with David Vaughn and Ken McClure with the date and come up with topics.

Mr. Neal commented the meeting can be held in the Council Chambers or the Barth Building. We are hosting and they are paying for it.

Mr. McDonald suggested using the Springfield Mill and Lumber because there is an auditorium and a theatre type screen which everyone would be able to see.

Mr. Neal will check the availability of the auditorium.

The Board discussed possible topics for the workshop and who could be invited to attend the workshop.

Mr. Bryant motioned for the Landmarks Board to host and set a date with Missouri State University for the Historic Workshop. Ms. Lipscomb seconded. The motion **carried** as follows: **Ayes:** Eslick, Bryant, Lipscomb, Maggard and Eagleburger. **Nays:** None. **Abstain:** None. **Absent:** Walker, Bayliff, and Smith.

Mr. Neal told the Board that the meeting for May 2nd, 2012 has been cancelled because of the replacement of the HVAC repairs being done. The next meeting will be on May 16, 2012.

The Board discussed whether to make an official comment regarding the new MSU dormitories on Walnut Street next to the Kentwood Arms. The Board decided to not make an official statement.

There being no further business, the meeting was adjourned at approximately 7:08 p.m.


Daniel Neal

MINUTES OF THE LANDMARKS BOARD

DATE: May 16, 2012

TIME: 5:30 pm

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

APPROVAL OF MINUTES:

None

New Business:

C. Local Historic Site De-listing

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

Ms. Gloria Roling, 1617 E. Meadowmere, and Mr. Cameron Collins, 4303 E. Latoka Court, explained that they were Board members of Lost and Found Grief Center and appeared on their behalf. Prior to the purchase, Alan Bates submitted a request to have the home designated as a Springfield Historic Site. We would request that the house be removed from the Springfield Historic Site Register. The reasons for the request are stated in the letter that was submitted, and so that you might understand where we are coming from we will review those points. There was research done and the site has not had any historic event effecting the development of the city, region, state, or nation. The home is located adjacent to an industrial park. The surrounding industrial type building have continued to develop until the current zoning was formally changed to GM, General Manufacturing, in March of 1995 to reflect the surrounding usage of the building. The Victorian farm house architectural style is a common design seen in various sites throughout the region with no distinctive architectural features. The architect, designer and contractor were not documented and are unknown. The details and materials are not considered as unique materials. For over 30 years, the single family home has been continually used for business office and meeting room space and not as a single family home for which the Historical designation was intended.

Mr. McDonald commented that what the Board will need to do, whatever the decision in this case might be, is to make a series of statements and make a clear record that allows us to have a basis for the statements. He will direct questions to the Landmarks Board and Ms. Roling and Mr. Collins which will take us through the Zoning Ordinance, Section 4-2402, and the criteria that is required to designate a historic site.

4-2402. Designation of a Historic Site, Historic Landmark, Interior Landmark, or Historic District.

A. Criteria for Selection of a Historic Site, Historic Landmark, Interior Landmark, or Historic District. The Landmarks Board shall recommend to the City Council that a site, structure, object, or district be designated if the proposed feature(s) meets one or more of the following criteria:

1. Has significant character, interest, or value as part of the city, region, state or nation's history; or is associated with the life of a personality significant to the past; or (G.O.5886, 8/9/10)

Mr. McDonald asked if there is still an original cornerstone of the house in the yard, and an original buggy chain attached to one of the oak trees.

Ms. Roling and Mr. Collins responded no they have not seen the cornerstone or the buggy chain.

Mr. McDonald said they characterized this as a beautifully restored antique house, has that changed.

Ms. Roling and Mr. Collins responded that the restoration done on the house, the interior was modernized and the addition that was built was a modern addition. The interior doors have been removed and new carpeting installed. The exterior from two directions still looks the same, but they put a wood deck on the back and a ranch style family room addition on the side of the building.

Mr. Eslick said the request for the Historical Sites Board was written in May, 1985, and that is where the text that we are reading came from.

Mr. McDonald asked if the original clapboard siding is still there or what the exterior covering for the home is.

Ms. Roling and Mr. Collins responded that the house has vinyl siding.

Mr. McDonald asked if the windows, thermopane windows in a characteristic period pattern, have changed since 1985.

Mr. Collins said they are the original wood thermopane windows from that era; that is part of the reason for looking at this because they have completely rotted out need to be replaced.

Ms. Lipscomb asked if the windows from 1985 have rotted out.

Ms. Roling said they don't know what Mr. Bates did, prior to 2005, when Lost and Found purchased the property.

Mr. Collins said they are wood thermopane, double hung windows that are rotting out now and were in that shape when the property was purchased in 2005. They have continued to deteriorate since then to the point where they have to be replaced.

Mr. McDonald said that they will go through the ordinance point by point to obtain the best record, so if the Board has any observations that it wants to make on that point or questions, this would be the time to do that.

Ms. Lipscomb said she finds it interesting that there is vinyl siding on the house now. That should have come before the Board before it put on.

Mr. Collins mentioned that the interior wood doors were taken out of the house and put into a storage shed on the property which was destroyed by a tornado that came through and are not available to be put back on.

Ms. Lipscomb stated that the letter said there was clapboard siding that matched the original, so essentially from 1985 till now something has happened and vinyl siding has been added and there is no record of.

Mr. Eslick commented that Mr. Bates should have come to the Landmarks Board with a request for vinyl siding and he would have been denied.

Mr. McDonald said that Ms. Roling and Mr. Collins assert that this property has no personality from history that is associated with it.

Ms. Roling said she has not been able to find any.

Ms. Bryant asked if there was a picture of the front of the home; to her it appears to be a folk Victorian, and they have changed the porch.

Ms. Roling said she does not consider the home Victorian. The lot is fairly good size, and the lot behind it is general manufacturing which is for sale or lease.

The Board has no knowledge of any historical character that is associated with the property.

Mr. Maggard asked about the timeline included with the packet; there is an historical outline about Oakhaven. Was that turned in by the City or was that part of the application.

Mr. Eslick stated that was probable something Hayward Barnett did, who was the Chairman of what was then the Historical Sites Board, not the Landmarks Board.

Mr. Neal stated that was submitted in 1985 and would have been part of the application that was submitted.

2. Is the site of a historic event with a significant effect upon the development, heritage or cultural characteristics of the city, region, state, or nation?

Ms. Roling and Mr. Collins said none that can be ascertained at this time.

The Board agreed there is no historic event.

3. Exemplifies the cultural, political, economic, social, or historic heritage of the community;

Mr. Collins said no.

The Board said no.

4. Portrays the environment in the era of history characterized by a distinctive architectural style.

Ms. Roling commented that since it has been altered, no.

The Board said no.

5. Embodies those distinguishing characteristics of an architectural type or engineering specimen.

Mr. Collins said he does not see the house as Victorian; it is a box farm house, and there is nothing exemplary to it on the inside or outside.

Ms. Lipscomb commented that at one time it probably did but it doesn't now.

Mr. Eslick commented that is the reason that historic sites are put under the protection of a Board, so that when changes are made, it retains its integrity. If this house had been brought before the Board and the integrity of the 1894 farmhouse been kept, then all these answers would have been yes instead of no.

Ms. Roling commented that it was a farm home, a single family home and now has become an office; it has lost its character.

The Board commented that the use does not change the historic significance.

The Board agrees that it is not an architectural type or an engineering specimen of any importance any longer.

6. Is the work of a designer or architect or contractor whose individual work has influenced the development of the city, region, state, or nation?

Ms. Roling said she could find no record of who constructed the house and answered no.

Ms. Bryant commented that it looks like a carpenter built structure.

The Board agreed with the speakers.

7. Contains elements of design, detail, materials, or craftsmanship which represent a style unique to the past.

Ms. Roling and Mr. Collins said no.

The Board commented that since it has been altered, no.

8. Is it a part of or related to a square, park or other distinctive area and thus should be developed and preserved.

Ms. Roling and Mr. Collins said no, not that they have been able to find in the area.

The Board said no.

9. Represents an established and familiar visual feature of the neighborhood, community, or skyline, owing to its unique location or singular physical characteristics.

Ms. Roling and Mr. Collins said no.

Ms. Bryant commented that it almost does stand out because of the industrial features around the home.

Ms. Lipscomb stated that it does stand out when you are on the block; it is not part of the skyline.

The Board agrees with the speakers' decision on this.

10. Is part of or related to a distinctive, geographical area which should be developed or preserved according to a plan based on cultural, historic or architectural motif?

Ms. Roling and Mr. Collins said no.

The Board agrees.

11. Has yielded, based upon physical evidence, or is likely to yield information important to history or prehistory.

Ms. Roling and Mr. Collins said no, not that they are aware of.

The Board agrees.

12. In addition, the Landmarks Board shall consider the site, structure, object, or district in light of its integrity of:

Location, design, setting, materials, workmanship, feeling, association, and its suitability for preservation and reuse.

Mr. McDonald asked for an overall impression of historic importance.

Mr. Collins said they have been unable to find any historic importance. The Bates family has no objections to the house being removed from the Historic Register.

Ms. Bryant commented that she searched the internet and found 1500 properties that have been de-listed, but most are due to catastrophic events. In thinking about this structure, it has been vinyl-sided but there is still siding underneath it. It may not have any historical marker, so to speak, but it is not a very common

event that we de-list something. She directed her question to Mr. Neal, asking for his thoughts, as this structure has been altered beyond what it was originally.

Ms. Lipscomb said she does not believe it has been altered much since it was listed in 1985 because she believes that most of the restoration was done when they came to get the property listed. It seems there hasn't been much done to it since then. We worked through the checklist and agrees now it doesn't seem that significant, but she feels there is a problem with just de-listing something because that is the convenient way to go, and believes that is what is happening here. This was an historic property when it was purchased.

Mr. Neal commented that he has not had experience with a de-listing. He talked with Mr. Joe Harpine who had served the Board previously and Mr. Harpine said he could not remember a time when a property was de-listed, other than removing a property from a list in a district that was going to be nominated. As for Staff opinion, if the Board sticks to the guidelines that have been presented by Mr. McDonald, and feel that those characteristics that were found in 1985 are not the case, Staff would support that. This is a recommendation from the Landmarks Board to the City Council as they have the final authority on the approval of a historic site. If the decision is made to deny the request, the appeal would go to City Council.

Mr. Maggard commented that if the Board votes to de-list the property, we are either saying they were wrong to begin with by putting it on the listing or that over the course of the last twenty-five years it is not as historically relevant as it was. It seems counter-intuitive that we are saying it is not an historical asset to the City especially when the opportunity to try and make those necessary repairs that are required, could fall under a Certificate of Appropriateness and a request for an economic hardship, where you might be able to get the needed repairs that way and still maintain it as an historic asset to the City. I have some misgivings about voting to de-list it before we have even began to look at ways to save it.

Mr. McDonald stated that if it stays within its designation as a historic site, then the applicant would have the opportunity to come back to get a Certificate of Appropriateness, so all they would have to do is wait sixty (60) days and do whatever they want anyway; or they can try for a Certificate of Economic Hardship. If the Board does repeal the Historic Site designation, City Council will look at it either way.

Ms. Bryant asked if there are any Public Funds available to them, through grants to make needed repairs and has that been attempted.

Mr. Neal replied that there are grants available, but they are very competitive and they do take some time to qualify and get approval.

Ms. Lipscomb stated that they have not seen what the applicant wants to do, and if they come back with a proposal, they might be able to approve what they want to do.

Ms. Roling stated that they don't know.

Mr. Collins said the first priority is the windows. They are rotting out, there is water inside the walls when it rains and that has to be addressed immediately. There is no time for grants and so they wanted to come

through the Board to do that. The organization is growing so quickly, they are not certain what they are going to do adding they will probably have to expand. We may find that it is better to sell it or take it out and build a new building. The main issue is the windows.

Mr. Eslick commented that the structure is vinyl-sided and if the applicant came back before the Board with a request for vinyl windows, would they be bound to the Secretary of Interior Standards.

Mr. Collins said the existing building is double hung; they are all wood and insulated. The new are solid pane windows on the side.

Mr. Smith said there is nothing historic, no attempt at historical accuracy there.

Mr. Collins said it is probable going to be a priority to do all the windows. They thought it would be better for the organization to get it de-listed because of the uncertainty of what they are going to do. They have already moved the offices out of the house because they are growing so fast. They did that to open up the area for counseling sessions. They want to make certain there are no structural problems from having the windows leak and they are in bad shape. Having the property for sale behind them and not knowing what's going to happen there, it keeps pushing the general manufacturing towards the house, and that is another reason they don't know what they are going to do, because they don't know what is going to happen in their backyard.

Mr. Collins stated they are not looking to change anything except for the windows so there is no more deterioration; they would prefer vinyl clad because of the maintenance issue and that is a big problem. Large repairs they can get donations but small repairs are hard to find and so that comes right out of the budget.

Mr. Smith commented that to him, it appears to him that what happen is that an architect came and stood before a group of people like the Board, and said, trust me I did historical replications and that not true. The windows on the addition are not historically correct, and in addition to that they put vinyl siding on it without doing due diligence to come before the Landmarks Board to request that. A hundred years from now, when we are talking about the history of Springfield, the activities of Lost and Found are going to be the most important things that happen in that building, in its history, and I don't want to stand in their way and have them be forced to spend their assets on following guidelines that prior predecessors didn't hold the former owner to.

Ms. Lipscomb commented that they are not holding them to any precedent right now; there is not really much to hold them to because there is not much there. What we are forced to do is having to make a decision on something that appears that the only change is they put vinyl siding over something that was listed the way that it is right now. We are forced to say either they were wrong in 1985 or that we know better now.

Mr. McDonald said that if they apply for a Certificate of Appropriateness and the Board says no, after sixty days they can do whatever they want, on a site, not a district.

Ms. Bryant said that if she looks at what their mandate is, if this is de-listed, there would be nothing to stop this structure from going away if it did not work for the group.

Mr. Collins said that technically the structure could go away without Board approval, but that is not what they want to do. There is so many unknowns, so many variables out there; they thought the easiest thing would be to have it de-listed.

Ms. Lipscomb stated that the Board would gladly work with the group.

Mr. Neal read from the ordinance, for the record and make to certain that we are accurate, that upon approval of approval of a Certificate of Appropriateness and/or a Certificate of Economic Hardship or upon expiration of sixty (60) days from the date of the application for the building or demolition permits; so typically what happens is if you apply for your building permit Building Development Services will say that you need to have Landmarks Board approval, then it will come to our department.

Mr. Eslick commented that it is the charge of the Landmarks Board to de-list a structure if it has been altered to the point that it is not original.

Ms. Lipscomb said that she personally does not believe that vinyl siding alters a building so much that it loses its integrity. You can pick out the original house especially from the street, from Cedarbrook; the vinyl siding is unfortunate but it doesn't totally change the look of the house.

Ms. Eslick stated one of his concerns is the questions that Mr. McDonald asked as to the importance of the property or the character of anyone who lived there or the architect, which was really not answered when it was listed.

Ms. Lipscomb said that is her concern about de-listing it because maybe there is something we do not know, because what she is seeing in here is that they answered the questions truthfully and honestly and maybe we are not seeing it. Another concern is if the land around them continues to sell off and they decide they need more space and they can't do it at this property, they might sell it, and if it is de-listed the person who buys it could do whatever they want. If it is still listed as a historical site, someone who is interested in a historical site and in preserving it might be interested in buying it and preserve it and do it correctly.

Ms. Lipscomb motioned to **approve** the de-listing of Oakhaven Property at 1006 N. Cedarbrook Avenue. Mr. Maggard **seconded** the motion. The motion **failed** as follows: Ayes: Smith and Eagleburger. Nays: Eslick, Bryant, Lipscomb, and Maggard. Abstain: None. Absent: Ann Bayliff.

Mr. McDonald stated there is no quorum and the case is tabled till the next meeting, May 30, 2012.

Report on Committees:

Mr. Maggard attended the CLG Forum Conference and stated as a new member of the Board, he enjoyed the conference very much. John Sandor gave an interesting talk going into the nuts and bolts of restoration work, even the details of calking windows, and how the process has changed over time to make certain you

are not doing more damage than good. There was a movie about recycling in relation to historic preservation as a cost effective way as opposed to demolishing and building new and the impact that can have.

Mr. Eslick commented the video is available and it was suggested that it be purchased and shared between Ozark and Springfield and possibly use it in the workshop adding he invited them to come to the workshop. He talked with Sander asking if he would be interested in attending the workshop and he said it was not something they would do for a small group. He is looking to contact Dr. Bonnie Stepenoff to see if she would be interested in being the key-note speaker for the workshop.

The Board selected two tentative dates for the workshop; the 6th of September and the 13th of September. At the next meeting, they will discuss topics for the workshop.

Mr. Eslick asked the Board members to have some topics of interest ready, who they might like to invite. And possibly invite Aurora or Joplin, or some of the other CLG's that might want to take part.

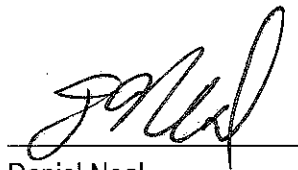
Mr. Neal stated he could make up a mailing list of the districts.

Mr. Smith commented that he would be interested in the story behind the destruction of the Train Depot.

Mr. Neal commented that there are five (5) new cases for the next Landmarks meeting.

Mr. Eslick commented that he received an e-mail from Ron Walker stating that he is resigning his position on the Board.

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

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

Daniel Neal
Landmarks Board



Lost & Found

grief center

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Nannette Thomas
Program & Resource
Coordinator

May 9, 2012

Landmarks Board

Zoning & Subdivision Services

P.O. Box 8368

Springfield, MO 65801

RE: Oakhaven, the George and Florence Laker Residence

Dear Board Members:

The property located at 1006 N. Cedarbrook, Springfield, MO was purchased by the Lost and Found Grief Center on April 17, 2005 from Alan Bates. Prior to the purchase, Alan Bates submitted a request to the Landmarks Board to have the 1800's home designated as a Springfield Historic Site. As noted in the original time line, Alan restored and remodeled the residence from a single family home in 1982 into a business office. Upon complete of said renovations, Alan was granted the request to have the Oakhaven property designated as a Springfield Historic Site.

The Lost and Found Grief Center is requesting that the Oakhaven home located at 1006 N. Cedarbrook, Springfield, MO be removed from the Springfield Historic Sites due to the following reasons listed below:

- The Victorian farm house was built in 1894 and changed ownership three times prior to the George and Florence Lakers purchase in 1930. After researching, there has been no evidence that the Lakers were significant to the city, region, state or nation's history.
- The site has not had any historic event effecting the development of the city, region, state, or nation. As stated in the original request letter, the home was located adjacent to an industrial park. The surrounding industrial type buildings has continued to develop until the current zoning was formally changed to GM (General Manufacturing) on March 7, 1995 to reflect the surrounding usage of the buildings. (Please refer to attached photo)
- The Victorian farm house architectural style is a common design seen in various sites throughout the region with no distinctive architectural features.
- The architect, designer and contractor were not documented and are unknown.



Lost & Found

grief center

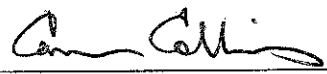
- The details and materials were used in several regional two-story farm homes and not considered as unique materials. During the 1982 renovations carpet was installed over the wood floors and a building addition was constructed on the southeast side of the house. These two actions do not reflect the original 1800's design.
- The neighborhood consists of metal buildings located directly across Pythian Street and on the adjacent back lot, as seen in the attached photos. The location has no unique characteristics of historical significance. As noted in Alan Bates' letter in 1982, he stated that the industrial park was established on the adjacent property and that trend has remained prevalent justifying the industrial zoning change. There are no other Historical properties in the outlining areas to support preservation efforts.

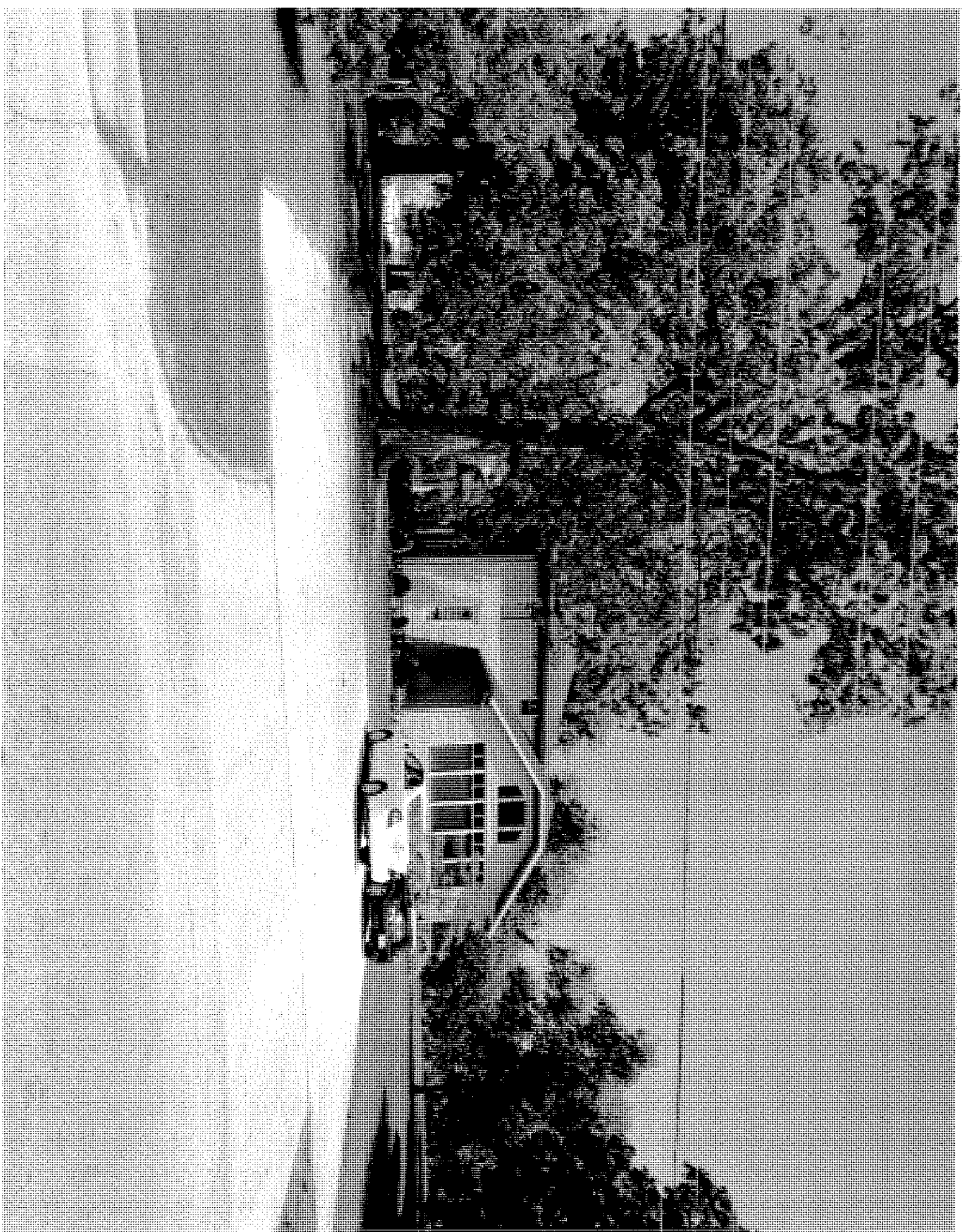
For over 30 years, the single family home has been continually used for business office and meeting room space, certainly, not as a single family home for which the Historical designation was intended.

As representatives of the current Lost and Found Grief Center Board of Directors, we are requesting that this property located at 1006 North Cedarbrook, Springfield, Missouri be removed from the Springfield Historical Registrar.

Regards,


Gloria Roling, Board Member
Lost and Found Grief Center


Cameron Collins, Board Member
Lost and Found Grief Center







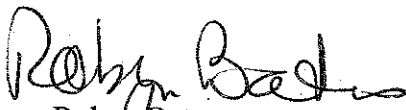
April 16, 2012

To Whom It May Concern:

Please let this letter serve as notice that the family of Alan Bates, former owner of the property now occupied by Lost & Found Grief Center, has no objections to the house being removed from the historic registry. I am Alan's widow and have contacted his children, and none of us have any objections to removing the historic designation.

We are aware of a number of problems with the house that need to be addressed and that will result in great expense for this local charity if they have to meet the specifications of the historic preservation of the house. We are pleased to have the house used for the work of Lost and Found Grief Center and are not in favor of maintaining regulations that will make the upkeep of the house a financial hardship for the charity.

Sincerely,



Robyn Bates

OAKHAVEN
THE
GEORGE AND FLORENCE LAKER RESIDENCE

This 1894 victorian farm house is respectfully submitted for your consideration to be added to the list of fine Springfield Historic Sites.

Set amidst huge majestic pine and oak trees, it is affectionately known as "Oakhaven" on the original cornerstone still in evidence in the yard. An original buggy chain is still attached to one of the large oaks, rusting away and slowly, but surely, being enveloped by the mighty tree.

This site with its beautifully restored antique house on it, is in stark contrast to the industrial park which is starting to surround, but not encroach upon it.

The house, as mentioned above, was built in 1894 with a new porch built in place of the original during the great depression. It sits upon a stacked stone foundation and still wears its original clapboard siding proudly.

The restoration was a loving one. Matching clapboards were used on the new addition. The original double hung windows were removed and replaced with custom built thermopane windows in a characteristic period pattern. This window design was carried through on the new addition as well as was the paint scheme. This achieves a very harmonious blend of old and new.

Inside the restoration continued with the same love and care given to the outside of the house. No walls of the original structure were disturbed. New gyp board walls and ceilings were installed through-out, taking special care not to disturb the original trim and firework. The original panel doors were retained including the black porcelain knobs. New lighting was installed and the building was brought up to current building codes. New carpet was installed downstairs. The original pine plank flooring was retained upstairs.

All in all, this sturdy home has been renovated and restored by the finest craftsman and with the best materials money can buy, insuring this old farm house will be around for a long time to come.

In closing, it is requested that, if in fact, this house is given the honor of historic status in this fine city, it shall be known as Oakhaven, (The original name given this residence). The George and Florence Laker residence (In honor of the fine couple that resided here over 1/2 of a century.



Lost Hill Farm-Go west on FR 100 and turn right (north) on FR 159. Follow FR 159 to FR 84. Continue west on FR 84 to FR 151. Turn left (south) on FR 151 to Lost Hill Farm (Park) at 4705 North Farm Road 151 (North Grant Avenue). This farm was established in 1843 and has significant geological features including caves, springs and natural arches and has a history of human habitation dating back to 6090 B.C. On the farm, there is a family cemetery with an undetermined number of unmarked graves. Lost Hill Farm is now part of the Springfield-Greene County Park System. There is an Ozark Greenways trail by the river on this farm.



David Murray Homestead-This land was part of the David Murray Missouri Century Farm (1867). The house for the David Murray Homestead can be seen on the hill on the right about midway between the two bridges and at 4897 North Farm Road 141. This property was settled by David Murray in 1867 and the Italianate Vernacular style home was built in 1870 and is in unusually good condition with very little deterioration of integrity. David Murray's descendants still live in this home.

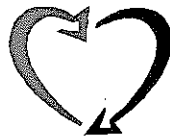


Chandler Homestead-Continue east on FR 66 which will curve south and you will find yourself on FR 197. Continue south. You will cross the tail-end of Fellows Lake. Turn right onto FR 74. This is a dead end road at the end of which is the Chandler Missouri Century Farm, est. 1845, and Chandler Homestead, circa 1871. This house is one of the few remaining double-pen, mirror (two front doors) designs left in Greene County and is a 2-1/1-story frame house with two side porches and a wraparound covered porch, and maintains its 1880s appearance. Originally known as Walnut Lawn Farm, it is the home of Vera K. Price Chandler. Much—almost 180 acres -- of the original farm was inundated by Fellows Lake. The red barn west of the house was moved to its present location to save it from the lake waters. Chandler Spring is now a part of Fellows Lake.



Spring Dale Farm-The Battle of Wilson's Creek on August 10, 1861, was one of Missouri's bloodiest, ending in an important Confederate victory. Union General Nathaniel Lyon was killed leading his outnumbered troops against the combined forces of the Confederates and General Sterling Price's Missouri State Guard, both under the command of General Ben McCullough.

Spring Dale Farm, a Missouri Century Farm established in 1889 by the McElhaney family, is at 4655 South State Highway ZZ, just before the turn-off to the Battlefield.



Lost & Found

grief center

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Assistant Director

Ashlee Marsh
Marketing & Events
Coordinator

March 13, 2012

Landmarks Board

Busch Municipal Building, Second Floor
840 Boonville Ave.
Springfield, MO 65802

Landmarks Board:

On behalf of the Lost & Found Grief Center Board of Directors, I would like to request that the property at 1006 N. Cedarbrook Avenue, formerly known as Oakhaven, be removed from the current designation as a local historic site. The property was purchased by Lost & Found Grief Center from Alan Bates in 2005 and has housed our support groups and offices since that time.

Recent inspections of the property revealed decaying areas around windows on the north side of the property, as well as electrical issues and structural problems with the rock foundation which need to be addressed. Due to the current requirement to keep the historic look, the cost of such repairs is prohibitive for a local non-profit. If the building is removed from the historic designation, necessary repairs can be done in a cost-effective manner, allowing us to continue the upkeep of the building at a reasonable cost or discuss other options as deemed necessary.

Since the building stands alone, away from any historic districts and is zoned as Heavy Manufacturing, this request seems reasonable and would provide a great benefit to the property. As a courtesy to the Bates family, we have discussed this proposal with them. They expressed support for the idea, which would allow us to make the necessary repairs to keep the building in good operating order.

Please feel free to contact me if there is additional information that is need to process this request. 417-865-9998 or kscott@lostandfoundozarks.com

Sincerely,

Dr. Karen S. Scott
Executive Director

FILED

MAY 13 1985

Donald Ed. Kelley
CITY CLERK

Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P. Hrngs. _____
Pgs. 7
Filed: 5-8-85

Sponsored by: Cantrell

COUNCIL BILL NO. 85- 223

RESOLUTION NO. 7192

A RESOLUTION

FINDING AND DECLARING Oakhaven, the George and Florence Laker residence at 1006 North Cedarbrook to be an historic site within the City of Springfield, Missouri.

WHEREAS, the Historical Site Board of the City of Springfield has listed the property on the local register pursuant to Section 2-48(c) of the Code by finding the following described property to be an historic site; and

WHEREAS, the City Council of the City of Springfield deems it desirable that such premise be preserved for its historical value for the citizens of Springfield by designating the site under Section 2-49 of the Code.

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

That the City Council hereby finds and declares that Oakhaven, the George and Florence Laker residence at 1006 North Cedarbrook is an historic site of particular value and importance to the heritage of the people and the citizens of Springfield and has been placed on the local register by the Historical Site Board; therefore, the City Council hereby designates said property as an historic site for purposes of Section 2-49(a) of the City Code.

Passed at Meeting: MAY 13 1985

Mayor George S. Luyke

Attest: Donald Ed. Kelley City Clerk

Approved as to Form: John M. [Signature] City Attorney

Approved for Council Action: [Signature] City Manager

Fiscal Note Required
Yes _____ No _____

EXPLANATION OF COUNCIL BILL NO. _____

ORIGINATING DEPARTMENT: City Clerk

PURPOSE: Designation of 1006 North Cedarbrook as a Springfield
Historic Site.

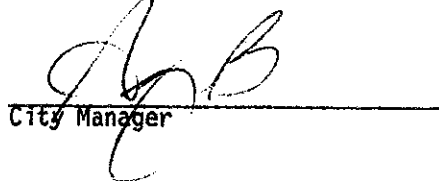
REMARKS:

The Historical Site Board has voted to request City Council to declare 1006 North Cedarbrook - Oakhaven, the George and Florence Laker Residence - an historical site. The nomination was prepared by the current owner, C. Warren Bates, Jr. and is attached for your consideration. Mr. Bates was informed of the Historical Site Board's decision and of the date of the City Council meeting at which the nomination would be considered.

Submitted by:


Chairman, Historical Site Board

Approved by:


City Manager

OAKHAVEN

THE GEORGE AND FLORENCE LAKER RESIDENCE

Historical Outline

- 11-5-1852 Land is homesteaded by Marcus Boyd and wife from land originally earmarked "Reserved for Schools".
- 2-11-1893 After several land transactions, property passes from T.B. and B.A. Holland to America J. Emmerton.
- 12-23-1891 Mortgaged land by America J. and E.Y. Emmerton secures a loan of \$2,000.00 from A.B. Lovian and The Home Building and Loan Association of Springfield, Missouri, to construct a new residence. (Payments of \$10.00/month are noted. For reasons not evident to research this loan is paid in full by 1-17-1894).
- 7-20-1910 E.Y. Emmerton is deceased and his widow America Jane sells the house to Mary E. Lyon (and husband A.W.) for \$6,000.00.
- 5-17-1930 Mary E. Lyon now a widow sells the house to George D. and Florence W. Laker for \$9,600.00.
- 1932-34 (Estimated) The original porch on the house is raised and the porch which now compliments the house is constructed.
- 6-7-1950 The Lakers pay off their mortgage.
- 8-11-1976 By now George Laker has passed away.

- 1-1982 Florence Laker is deceased and the house passes to her daughter Margery (Laker) Bates, the wife of the renown Springfield Architect, C. Warren Bates, Jr.
- 8-1982 Plans are made to restore and remodel the residence into the architects office.
- 11-1982 Construction is finished and the newly restored and remodeled office is now open for business.
- 12-15-1984 The Springfield Chapter of the American Institute of Architects presents the coveted "AIA Design Award for Excellence in Architectural Design" to C. Warren Bates, Jr. & Associates, Architects for the renovation and restoration of the George and Florence Laker residence at the annual Christmas Dinner at Riverside Inn in Ozark, Missouri.
- 5-1985 The Laker residence/ Warren Bates Architectural Office featured in the May issue of "Springfield" magazine.
- 4

OAKHAVEN
THE
GEORGE AND FLORENCE LAKER RESIDENCE

This 1894 victorian farm house is respectfully submitted for your consideration to be added to the list of fine Springfield Historic Sites.

Set amidst huge majestic pine and oak trees, it is affectionately known as "Oakhaven" on the original cornerstone still in evidence in the yard. An original buggy chain is still attached to one of the large oaks, rusting away and slowly, but surely, being enveloped by the mighty tree.

This site with its beautifully restored antique house on it, is in stark contrast to the industrial park which is starting to surround, but not encroach upon it.

The house, as mentioned above, was built in 1894 with a new porch built in place of the original during the great depression. It sits upon a stacked stone foundation and still wears its original clapboard siding proudly.

The restoration was a loving one. Matching clapboards were used on the new addition. The original double hung windows were removed and replaced with custom built thermopane windows in a characteristic period pattern. This window design was carried through on the new addition as well as was the paint scheme. This achieves a very harmonious blend of old and new.

Inside the restoration continued with the same love and care given to the outside of the house. No walls of the original structure were disturbed. New gyp board walls and ceilings were installed through-out, taking special care not to disturb the original trim and fretwork. The original panel doors were retained including the black porcelain knobs. New lighting was installed and the building was brought up to current building codes. New carpet was installed downstairs. The original pine plank flooring was retained upstairs.

All in all, this sturdy home has been renovated and restored by the finest craftsman and with the best materials money can buy, insuring this old farm house will be around for a long time to come.

In closing, it is requested that, if in fact, this house is given the honor of historic status in this fine city, it shall be known as Oakhaven, (The original name given this residence). The George and Florence Laker residence (In honor of the fine couple that resided here over 1/2 of a century.

CARL V. BATES, JR.

ARCHITECT

1000 BROADWAY, NEW YORK 10004

OAKHAVEN

THE GEORGE AND FLORENCE LAKER RESIDENCE

Legal Description

Beginning at a point Four Hundred (400) feet South of the Northwest Corner of the South Half of the Southeast Quarter of the Northwest Quarter of Section Sixteen (16), Township Twenty-nine (29), Range Twenty-one (21), in Greene County, Missouri; thence South Two Hundred Sixty (260) feet, more or less, to the South line of said Northwest Quarter; thence East Three Hundred Thirty Five and Seven One Hundredths (335.07) feet, thence North Two Hundred Sixty (260) feet, more or less, to a point Three Hundred Thirty-five and Seven One Hundredths (335.07) feet East of the point of beginning; thence West to the point of the beginning.





LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: May 24, 2012

BACKGROUND:

LOCATION: 320 E. Commercial Street

APPLICANT: Stephen Lister

PROPOSAL:

1. On the north, west and south elevations, replace six (6) second story vinyl replacement windows with new custom wood windows.

RECOMMENDATION:

Staff recommends **approval**.

FINDINGS:

1. The building at 214 E. Commercial Street is a contributing structure in the National Historic District.
2. The existing vinyl clad replacement windows were installed without an approved Certificate of Appropriateness.
3. The existing vinyl clad replacement windows are inconsistent with the Commercial Street Design Guidelines and Secretary of Interiors Standards for Rehabilitation because they do not match the material, profiles, mullion

dimensions or sash heights. The new custom wood windows match the original wood windows that were removed earlier in the year.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
320 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to replace the existing vinyl windows on the second floor with new custom wood windows.

STAFF COMMENTS:

1. The Commercial Street Guidelines state "Where repair is not feasible, replace windows with wood elements matching existing profiles, mullion dimensions and sash heights. The proposed custom wood windows are consistent with these guidelines. The vinyl clad replacement windows have already been installed without a Certificate of Appropriateness and do not meet these guidelines.
2. The applicant recently submitted a Certificate of Appropriateness application for vinyl clad replacement windows. That application was denied by the Landmarks Board who cited that the material and elements of the vinyl replacement windows did not follow the Secretary of Interior Standards for Rehabilitation and Commercial Street Design Guidelines.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
320 E. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

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

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
320 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

The architectural survey that was completed on this structure states the following about the architectural elements of the building:

This building is a two-story, wood frame and masonry load bearing structure. Both floors have been remodeled and are occupied. The first floor has wood flooring over wood joists and it has plaster/lath ceiling and walls. The second floor connects with 326 East Commercial and is accessible from that building.

The exterior is similar in detail to the east adjoining building.



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

Application for Certificate of Appropriateness City of Springfield, Missouri

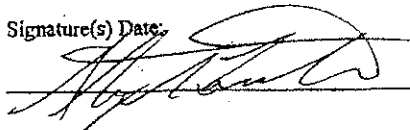
The applicant seeks to show the following.

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 a approval of this application does not constitute approval for tax certification under the Tax Reform Act of 1986 or amendments thereto.

Signature(s) Date:



5/9/2012

Please type or print name(s) clearly:

STEPHEN LISTER

GENERAL PARTNER, COMMERCIAL ST. PARTNERS I, L.P.

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:

320 1/2 E. Commercial Street, Springfield Mo 65803

2. APPLICANT:

Name(s): Stephen Lister

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 2015 Maine Ave Zip Code: 90806
Long Beach, California

Telephone number: 310-252-2776 Fax number: _____

e-mail: Stephen.lister@mattel.com

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

Name: Alicia Ross with Signature: Alicia Ross
At Home Real Estate Services

Address: 520 W. University Ste E. Telephone: (417) 832-0885 Fax: (417) 831-2275
Springfield mo 65807

e-mail: Alicia.athomehere@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: _____

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

- ☐ Addition (1, 2, 3, 7)
- ☐ Awnings (2, 3, 4 or 5, 6)
- ☐ Building Relocation (1, 2, 3, 7)
- ☐ Demolition (1, 2, 3, 7)
- ☐ Door (2, 3, 4 or 5, 6)
- ☐ Fence (1, 2, 3, 5)
- ☐ Guttering (2, 3, 4 or 5, 6)

- ☐ Handicapped Ramp (1, 2, 3)
- ☐ New Construction (1, 2, 3, 7)
- ☐ Parking (1, 3)
- ☐ Porch (1, 2, 3)
- ☐ Retaining Wall (1, 2, 3)
- ☐ Roof-New (3, 4 or 5, 7)
- ☐ Re-roof (3, 4)

- ☐ Sidewalk (1, 3)
- ☐ Siding (3, 4 or 5)
- ☐ Sign (1, 2, 3, 6)
- ☒ Window (2, 3, 4 or 5, 6)
- ☐ Archeological Site (1, 3, 8)

☐ Other (Specify) _____

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

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

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

Please See Attached
Exhibit A & Exhibit B

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 A

Proposed Work:

Replace new vinyl windows with wood windows to bring property back to historic state.

In order to restore the property to its original historic state we are requesting to remove the Vinyl windows in place now and replace them with wooden windows. The wooden windows would be a mimic of the windows that were originally installed when the building was developed with the idea to closely replicate the original state. They will be single hung all wood inside and outside. They also will be two pane insulated on top and bottom with a vertical grid and center sash.

Exhibit B

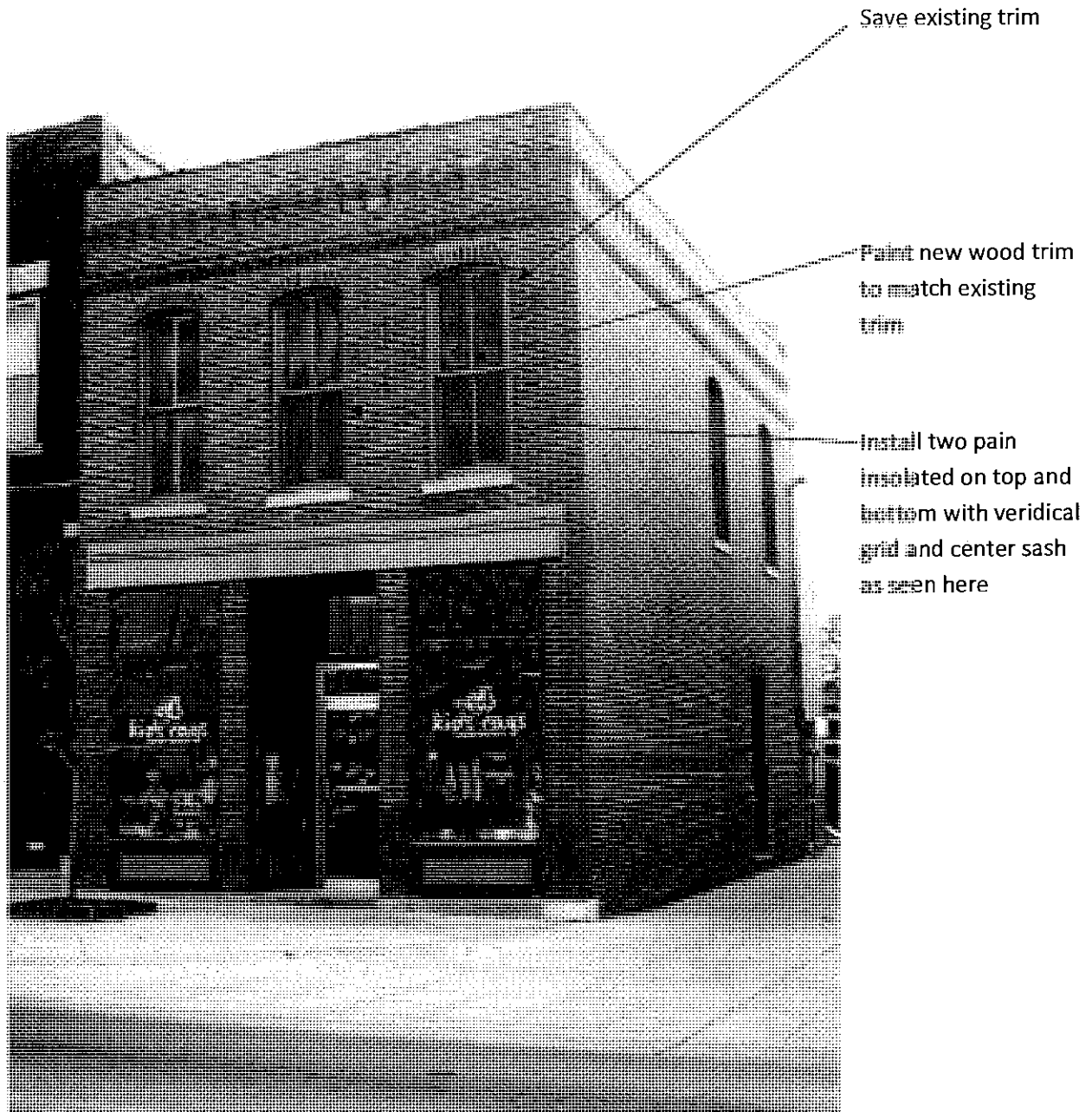


Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

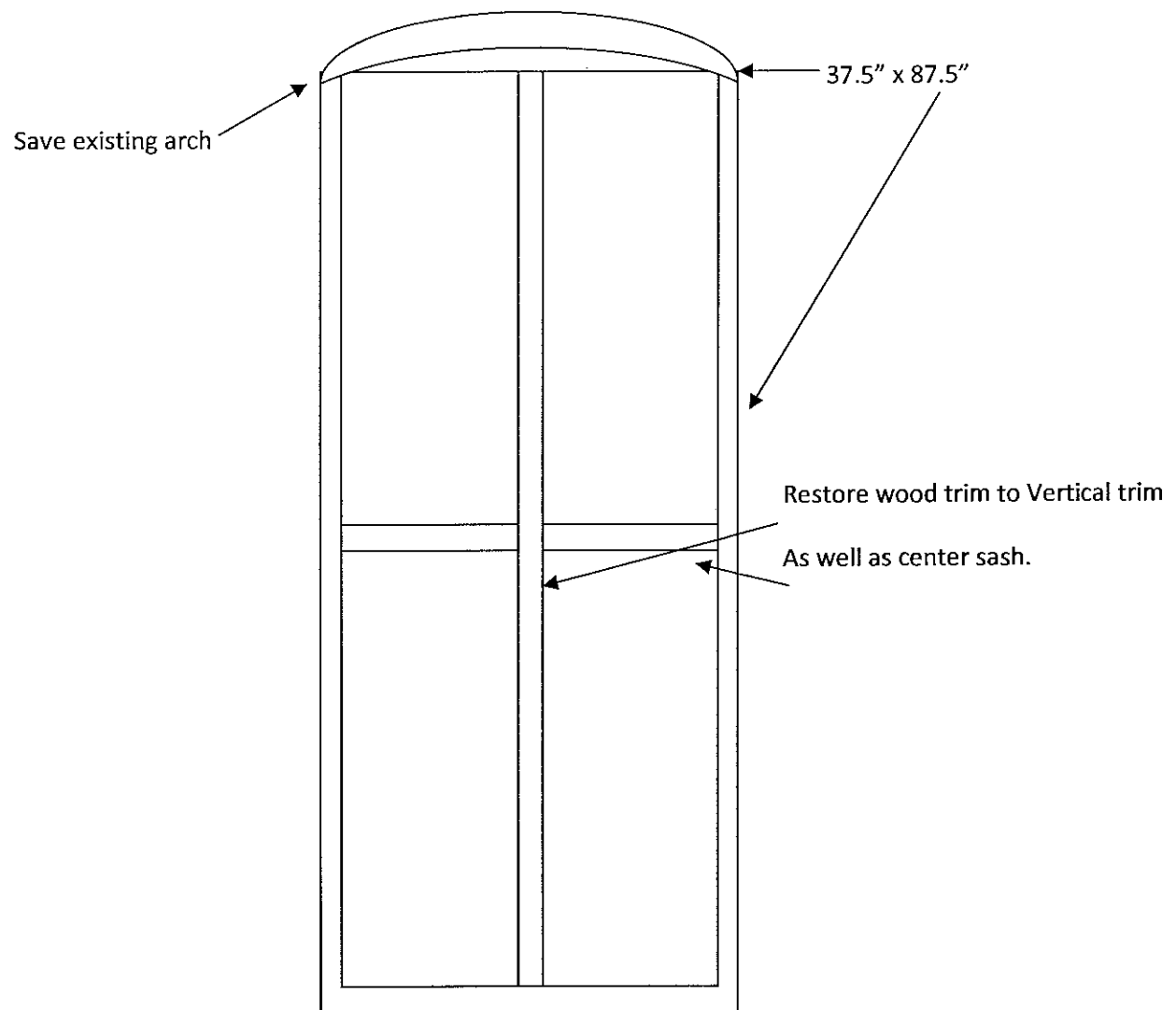
Please use this form only. Form may be photocopied. Please type or print.

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.)

Exhibit C

Why proposed work should be done:

We would like the proposed work to be completed to restore the historic nature of the property and also to match the historic significance of the commercial street buildings.





LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: May 24, 2012

BACKGROUND:

LOCATION: 305 E. Walnut

HISTORIC DESIGNATION: Historic site – Masonic Temple

APPLICANT: Scott Tillman

PROPOSAL:

1. Install a new storefront system on the western half of the historic structure. The new storefront system includes new doorways.

RECOMMENDATION:

The Landmarks Board must determine whether the historic character of the structure will be retained and preserved with the proposed rehabilitation to the storefront.

FINDINGS:

1. The current storefront system is made of metal and the proposed replacement material is in-kind to the original; however, pictorial evidence only shows one doorway on the western half.
2. The State Historic Preservation Office (SHPO) has reviewed and approved the proposed renovations.

3. From the pictorial evidence provided, the historic structures storefront has been significantly altered over the years.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
305 E. Walnut

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to construct a new storefront system to the western half of the historic structure.

STAFF COMMENTS:

1. After review of the proposed renovations, the current storefront system is made of metal and the proposed replacement material is in-kind to the original. The arrangement of the storefront will be significantly altered; however, the storefront has been significantly altered in the past as shown by pictorial evidence (attached). The same number of doorways are proposed as were used in the past; however, the doorways are arranged in different locations.
2. The State Historic Preservation Office (SHPO) has reviewed and approved the proposed renovations
3. Preservation Brief #11, regarding rehabilitation of storefronts on historic buildings, shall guide any decisions made on this Certificate of Appropriateness.
4. Staff recommends the Secretary of Interior's Standards for Rehabilitation Guidelines for all methods used during this project. Any attachments shall be made to the mortar joints and not into the brick.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
305 E. Walnut

ZONING ORDINANCE:

No mandatory design guidelines have been established for local historic sites; however, the Secretary of Interior's Standards for Rehabilitation are reviewed. The Board has the authority to approve or disapprove the application before it, but a building permit may be issued for the requested improvement 60 days after the application even if the Board denies this Certificate of Appropriateness application.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

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

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

Guidelines for Rehabilitating Existing Historic Storefronts

1. **Become familiar with the style** of your building and the role of the storefront in the overall design. Don't "early up" a front. Avoid stock "lumberyard colonial" detailing such as coach lanterns, mansard overhangings, wood shakes, nonoperable shutters and small paned windows except where they existed historically.
2. **Preserve the storefront's character** even though there is a new use on the interior. If less exposed window area is desirable, consider the use of interior blinds and insulating curtains rather than altering the existing historic fabric.

3. **Avoid use of materials that were unavailable** when the storefront was constructed; this includes vinyl and aluminum siding, anodized aluminum, mirrored or tinted glass, artificial stone, and brick veneer.

4. **Choose paint colors based on the buildings historical appearance.** In general do not coat surfaces that have never been painted. For 19th century storefronts, contrasting colors may be appropriate, but avoid too many different colors on a single facade.

Rehabilitating Metal Storefronts

Rehabilitating metal storefronts can be a complex and time-consuming task. Before steps are taken to analyze or treat deteriorated storefronts, it is necessary to know which metal is involved, because each has unique properties and distinct preservation treatments. Storefronts were fabricated using a variety of metals, including cast iron, bronze, copper, tin, galvanized sheet iron, cast zinc, and stainless steel. Determining metallic composition can be a difficult process especially if components are encrusted with paint. Original architect's specifications (sometimes available from permit offices, town halls, or records of the original owner) can be important clues in this regard and should be checked if at all possible.

Iron--a magnetic, gray-white malleable metal, readily susceptible to oxidation. Cast iron, most commonly found in storefronts, is shaped by molds and can withstand great compressive loads. Rolled sheet iron, sometimes galvanized with zinc, also was used in store-front construction. Stainless steel began to appear in storefronts after 1930.

Zinc--a medium-hard, bluish-white metal, widely used as a protective coating for iron and steel. It is softer than iron and is nonmagnetic.

Copper--a nonmagnetic, corrosion-resistant, malleable metal, initially reddish-brown but when exposed to the atmosphere turns brown to black to green.

Bronze and brass--nonmagnetic, abrasive-resistant alloys combining copper with varying amounts of zinc, lead, or tin. These copper alloys, more commonly found in office buildings or large department stores, range in color from lemon yellow to golden brown to green depending on their composition and are well suited for casting.

Aluminum--a lightweight, nonmagnetic metal commonly found on storefronts dating from the 1920s and 30s. Its brightness and resistance to corrosion has made it a popular storefront material in the 20th century.

Repair and Replacement of Metal

Simply because single components of a storefront need repair or replacement should not be justification for replacing an entire storefront. Deteriorated metal architectural elements can be repaired by a variety of means, although the nature of the repair will depend on the extent of the deterioration, the type of metal and its location, and the overall cost of such repairs. Patches can be used to mend, cover or fill a deteriorated area. Such patches should be a close match to the original material to prevent galvanic corrosion. Splicing--replacement of a small section with new material--should be undertaken on structural members only when temporary bracing has been constructed to carry the load. Reinforcing--

or bracing the damaged element with additional new metal material--can relieve fatigue or overloading in some situations.

If metal components have deteriorated to a point where they have actually failed (or are missing), replacement is the only reasonable course of action. If the components are significant to the overall design of the storefront, they should be carefully removed and substituted with components that match the original in material, size and detailing.

Before going to the expense of reproducing the original, it may be useful to check salvage yards for compatible components. Missing parts of cast iron storefronts can be replaced by new cast iron members that are reproductions of the original. New wooden patterns, however, usually need to be made if the members are large. This procedure tends to be expensive (it is usually impossible to use existing iron components as patterns to cast large elements because cast iron shrinks 1/5 inch per foot as it cools). In some situations, less expensive substitute materials such as aluminum, wood, plastics, and fiberglass, painted to match the metal, can be used without compromising the architectural character of the resource.

Cleaning and Painting

Cast iron storefronts are usually encrusted with layers of paint which need to be removed to restore crispness to the details. Where paint buildup and rust are not severe problems, handscraping and wire-brushing are viable cleaning methods. While it is necessary to remove all rust before repainting, it is not necessary to remove all paint. For situations involving extensive paint buildup and corrosion, mechanical methods such as low-pressure gentle dry grit blasting (80-100 psi) can be effective and economical, providing a good surface for paint. Masonry and wood surfaces adjacent to the cleaning area, however, should be protected to avoid inadvertent damage from the blasting. It will be necessary to recaulk and putty the heads of screws and bolts after grit blasting to prevent moisture from entering the joints. Cleaned areas should be painted immediately after cleaning with a rust-inhibiting primer to prevent new corrosion. Before any cleaning is undertaken, local codes should be checked to ensure compliance with environmental safety requirements.

Storefronts utilizing softer metals (lead, tin), sheet metals (sheet copper), and plated metals (tin and terneplate) should not be cleaned mechanically (grit blasting) because their plating or finish can be easily abraded and damaged. It is usually preferable to clean these softer metals with a chemical (acid pickling or phosphate dipping) method. Once the surface of the metal has been cleaned of all corrosion, grease, and dirt, a rustinhibiting primer coat should be applied. Finish coats especially formulated for metals, consisting of lacquers, varnishes, enamels or special coatings, can be applied once the primer has dried. Primer and finish coats should be selected for chemical compatibility with the particular metal in question.

Bronze storefronts, common to large commercial office buildings and major department stores of the 20th century, can be cleaned by a variety of methods; since all cleaning removes some surface metal and patina, it should be undertaken only with good reason (such as the need to remove encrusted salts, bird droppings or dirt). Excessive cleaning can remove the texture and finish of the metal. Since this patina can protect the bronze from further corrosion, it should be retained if possible. If it is desirable to remove the patina to restore the original surface of the bronze, several cleaning methods can be used: chemical compounds including rottenstone and oil, whiting and ammonia, or precipitated chalk and

ammonia, can be rubbed onto bronze surfaces with a soft, clean cloth with little or no damage. A number of commercial cleaning companies successfully use a combination of 5% oxalic acid solution together with finely ground India pumice powder. Fine glass-bead blasting (or peening) and crushed walnut shell blasting also can be acceptable mechanical methods if carried out in controlled circumstances under low (80-100 psi) pressure. Care should be taken to protect any adjacent wood or masonry from the blasting.

The proper cleaning of metal storefronts should not be considered a "do-it-yourself" project. The nature and condition of the material should be assessed by a competent professional, and the work accomplished by a company specializing in such work.

Designing Replacement Storefronts

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

Guidelines for Designing Replacement Storefronts

1. **Scale:** Respect the scale and proportion of the existing building in the new storefront design.
2. **Materials:** Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
3. **Cornice:** Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
4. **Frame:** Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
5. **Entrances:** Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
6. **Windows:** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.

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

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

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
305 E. Walnut

ARCHITECTURAL SIGNIFICANCE:

From the Springfield Historic Register nomination in 1986:

The brick four story structure has a flat parapet with stone coping. The projecting cornice below the parapet is made of pressed metal. Broad pilasters separate the façade into three primary bays. Window openings have their original one over one light sash with stone lintels and sills. Between the third and fourth story there is a centered panel of brick red terra cotta with the words: Masonic Temple. The lodge entrance has a brightly colored hexagonal tile floor before a recessed entrance. The first floor store fronts have had minor alterations.



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:



3/14/12

Please type or print name(s) clearly:

~~WALTER A. TILLMAN~~

SCOTT TILLMAN

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:

305 E. Walnut

2. APPLICANT:

Name(s): Vandivort Center, LLC; Scott Tillman

If corporation: Corporate official: _____

(corporate seal)

Mailing address: P.O. Box 550; Strafford, MO Zip Code: 65757

Telephone number: 417.894.2425 Fax number: 417.736.9161

e-mail: TillmanRedevelop@aol.com

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

Name: Jennifer Wilson

Signature: _____

Address: 205 Park Central East, Suite 407

Telephone: 417.425.0737 Fax: 417.873.2255

e-mail: jwilson@nformarc.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: 5.14.2012

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

☐ Other (Specify) _____

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

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

During the 1980's the building facade was modified. Those modifications were not consistent with the original building design. The modifications proposed are the first phase toward restoring the original building design. These proposed modifications have been approved by the State Historic Preservation Office. See attached letter.

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.)

This project is the first phase towards restoring the original building design. This project has already been approved by the State Historic Preservation Office. See the attached letter.

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

Jeremiah W. (Jay) Nixon, Governor • Sara Parker Pauley, Director

www.dnr.mo.gov

April 26, 2012

Mr. Andrew Furedy
City of Springfield
P.O. Box 8368
Springfield, MO 65801

Re: **SHPO Project Number: 012-GR-12** – Rehabilitation of 305 E. Walnut, Springfield, Greene County, Missouri (HUD)

Dear Mr. Furedy:

Thank you for submitting information about the above-referenced project for our review pursuant to Section 106 of the National Historic Preservation Act (P.L. 89-665, as amended) and the Advisory Council on Historic Preservation's regulation 36 CFR Part 800, which require identification and evaluation of cultural resources.

Based on the information provided, we concur that the property located at 305 E. Walnut in Springfield, Missouri is listed in the National Register of Historic Places as a contributing building in the Walnut Street Commercial Historic District. In addition, we agree that the proposed project will have **no adverse effect on historic properties on the condition that the storefront window transoms are glazed and not wood.**

Please be advised that, if the project area is increased, cultural materials are encountered during construction or adjacent areas that may contain significant cultural resources may be adversely impacted, appropriate information must be provided to this office for further review and comment.

If you have any questions please write Missouri Department of Natural Resources, State Historic Preservation Office, Attn: Review and Compliance, P.O. Box 176, Jefferson City, Missouri 65102, or call Rebecca Rost at (573) 751-7958. Please be sure to include the **SHPO Project Number (012-GR-12)** on all future correspondence relating to this project. If the information is provided via telephone call, please follow up in writing for our files.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE



Mark A. Miles
Director and Deputy
State Historic Preservation Officer

MAM:rr

C: Paul Mohr, HUD



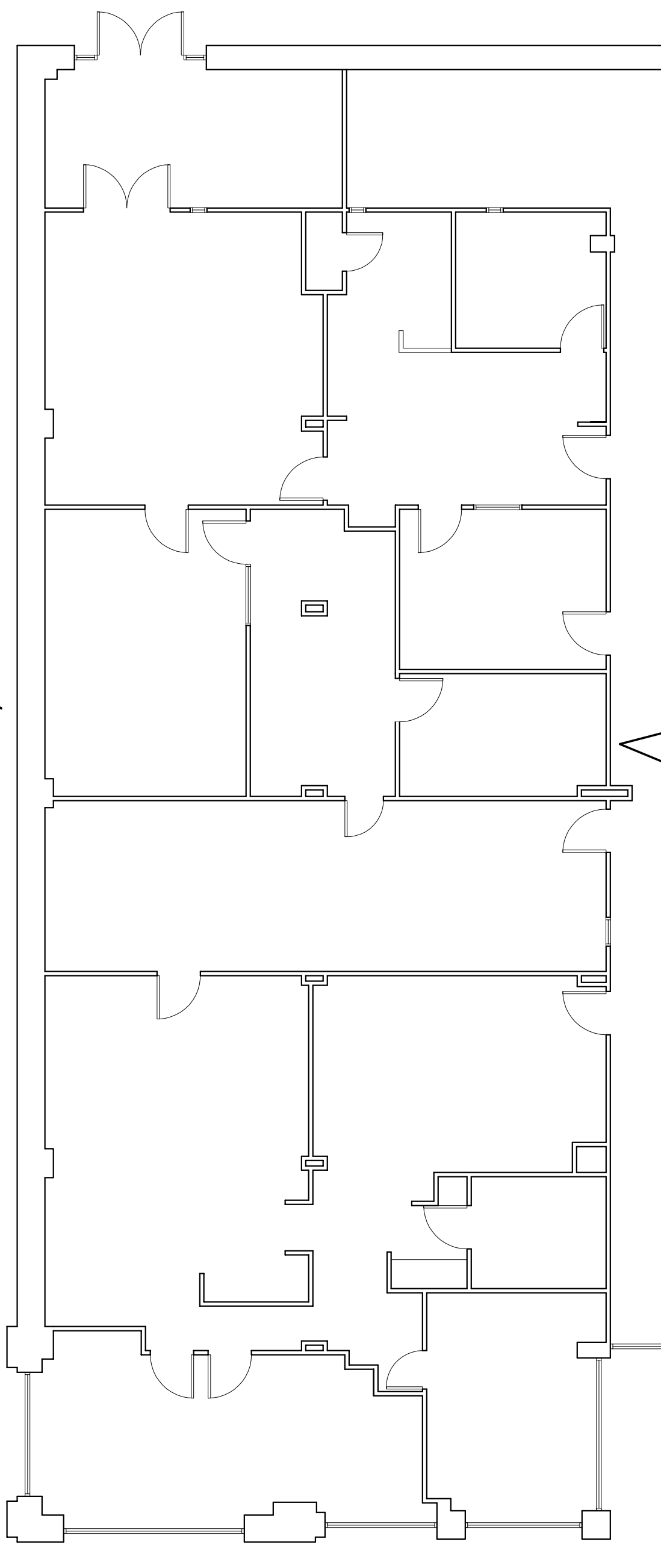
NOT TO SCALE

EL-01

Existing Elevation
Vandivort Center

April 16, 2012

Robberson Alley



Walnut Street

No Construction @ East Side of Building



$\frac{1}{8}'' = 1'-0''$

FP-01

Existing Floor Plan
Vandivort Center

April 16, 2012



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205 Park Central East
Suite 407
Springfield, MO 65806

(417) 873.2255

www.nformarc.com



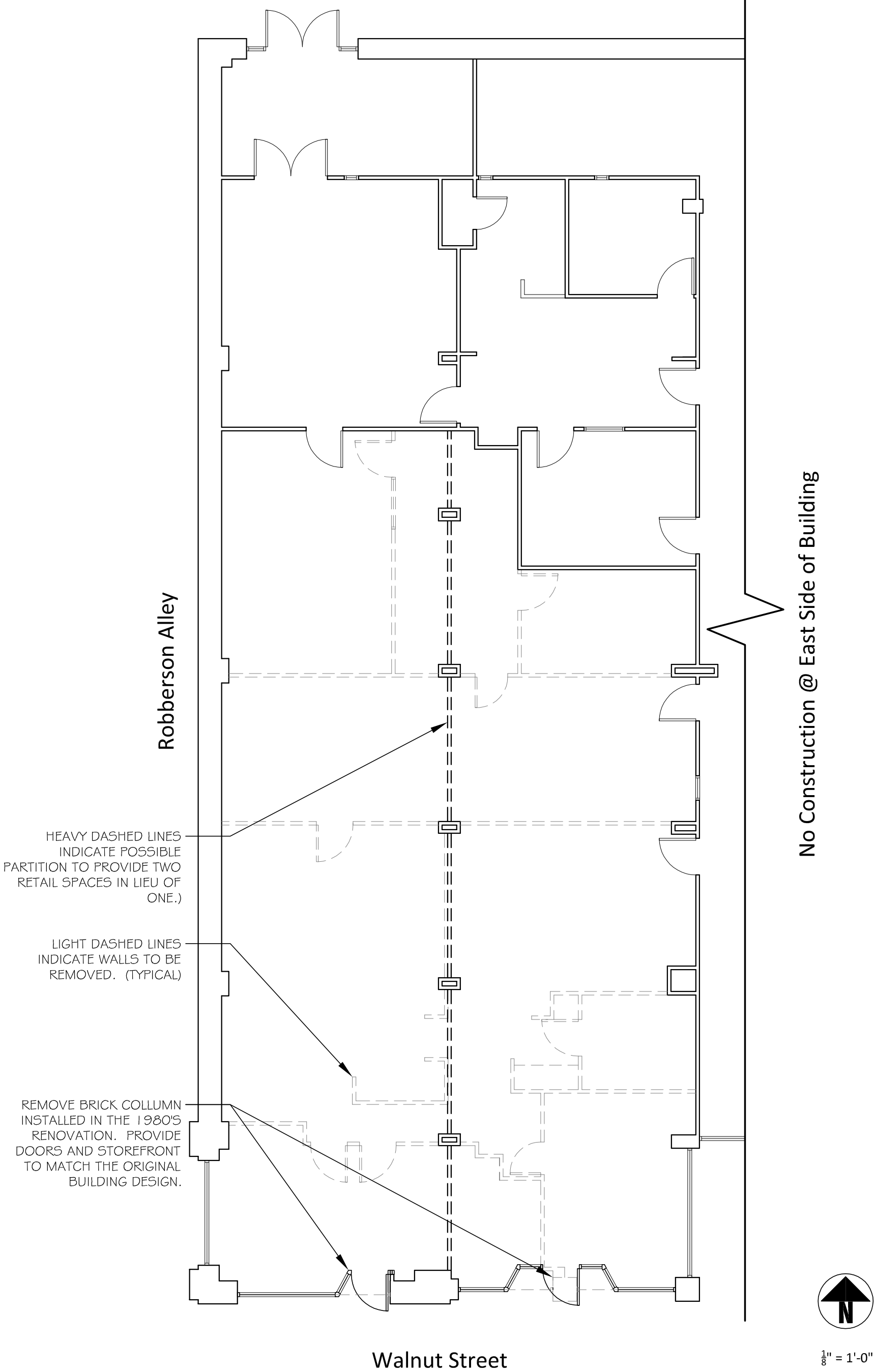
NOT TO SCALE

Proposed Elevation

Vandivort Center

EL-02

April 16, 2012



FP-02

Proposed Floor Plan
Vandivort Center

April 16, 2012



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205 Park Central East
Suite 407
Springfield, MO 65806

(417) 873.2255

www.nformarc.com



Series 403

2" x 4 1/2" Thermal Storefront Framing



CONFIGURATIONS

Shear Block • Screw Spline

This economical flush glaze system is available in both shear block and screw spline fabrication methods. Series 403 Storefront can accommodate all standard 1 3/4" Entrances as well as WV410 vents. This series is thermally broken, enhancing energy savings potential. Vertical mullions will accept steel reinforcement to enhance structural performance.

Features

Thermally broken frames

Screw spline construction

Shear block construction

The optional Roto-Vent™ ventilator

2-way corner mullions (90° & 135°)

3-way corner mullions (T-mullions)

0°-15° and 15°-30° variable mullions

Accommodates up to 1 1/16" glazing

Uniform glazing gasket is used for exterior and interior

Various height intermediate horizontals and sills

Accessory line of perimeter anchors, pocket fillers, door adaptors, etc.

Anodized or painted finishes available

Benefits

Enhanced thermal performance

Allows assembly of sections prior to installation

Decreases installation time

Ability to erect on the job site

Allows fresh air into the room, yet maintains security

Design flexibility

Multifaceted elevations

Custom applications

Expands design and energy savings options

Allows optimized use of gasket

Simplifies ordering and installation

Ability to maintain desired sight line

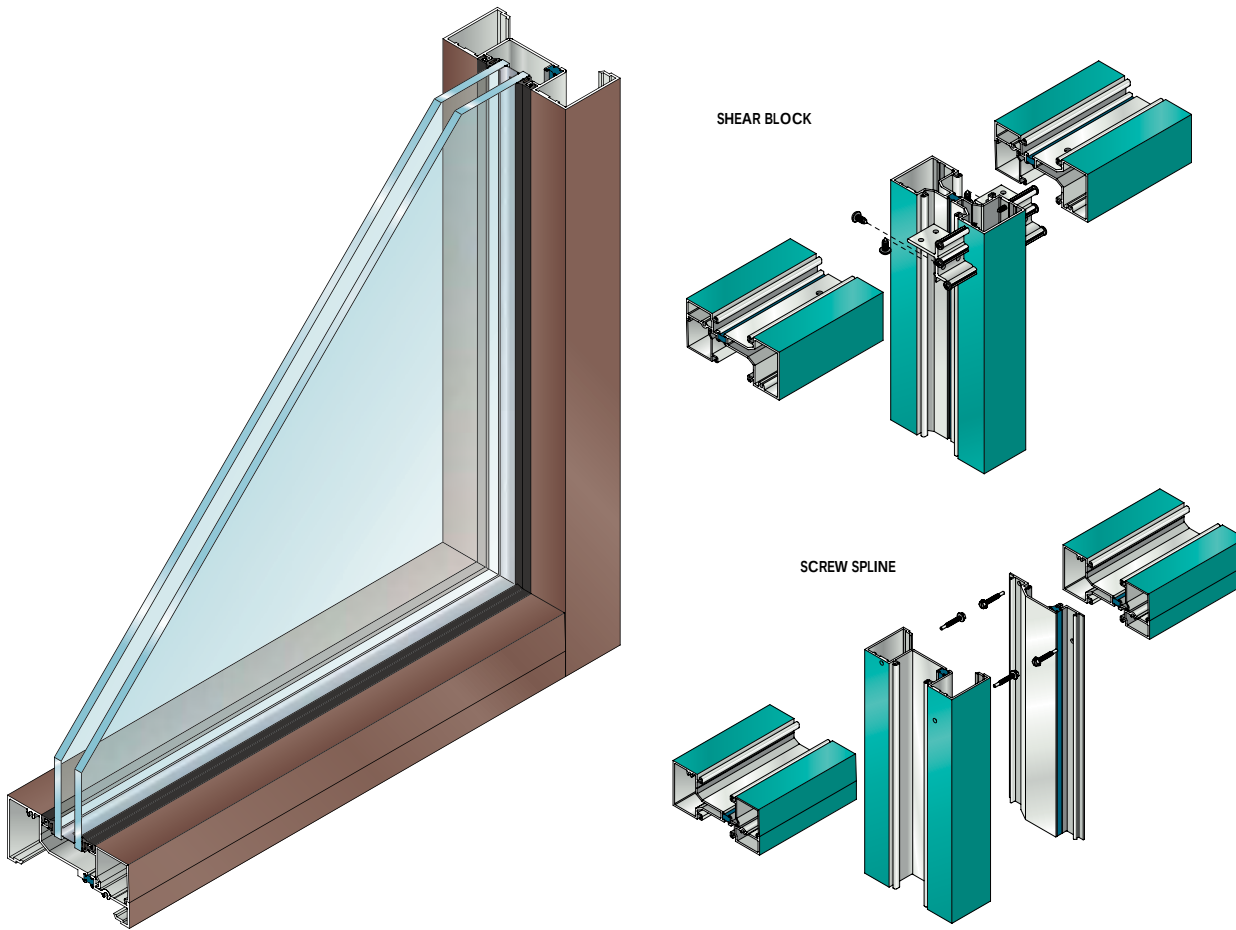
Increased product versatility

Multiple options to answer economic and aesthetic concerns



Series 403

2" x 4 1/2" Thermal Storefront Framing



PERFORMANCE DATA

SYSTEM 403 STOREFRONT SCREW SPLINE FRAMING

AIR INFILTRATION.....	<.06 CFM/SF @ 6.24 PSF
WATER.....	NO LEAKAGE @ 12.0 PSF
STRUCTURAL.....	visit MyEFCO at www.efcocorp.com
CRF-FRAME (1503-98).....	57 ^E
CRF-GLASS (1503-98).....	70 ^E

SYSTEM 403 STOREFRONT SHEAR BLOCK FRAMING

AIR INFILTRATION.....	<.06 CFM/SF @ 6.24 PSF
WATER.....	NO LEAKAGE @ 12.0 PSF
STRUCTURAL.....	visit MyEFCO at www.efcocorp.com
CRF-FRAME (1503-98).....	57 ^{A, E}
CRF-GLASS (1503-98).....	70 ^{A, E}

A =	Estimated values and/or designations
B =	Non-standard size or configuration
C =	Dual glazed
D =	1" Insulated - 1/4" clear, 1/2" air, 1/4" clear
E =	1" Insulated - 1/4" clear (Low Emissivity), 1/2" air, 1/4" clear
F =	1" Insulated - 1/4" clear (Low Emissivity), 1/2" argon, 1/4" clear
G =	1" Insulated - 1/4" clear, 1/2" air, 1/4" clear (Low Emissivity)

403 THERMAL U-FACTORS*		
CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE	
	FIXED** 78 3/4" X 78 3/4"	FIXED 120" X 120"
0.46	0.55	0.52
0.34	0.46	0.41
0.30	0.42	0.38
0.24	0.38	0.33
0.20	0.34	0.29

* Based on NFRC 100
**NFRC Gateway size

GLAZING

SYSTEM 403 CAN BE INSIDE OR OUTSIDE GLAZED WITH EXTRUDED ALUMINUM, SNAP-IN GLAZING BEAD. GLASS IS "DRY GLAZED" WITH TOP LOAD GASKET. GLAZINGS OF 3/16" TO 1-1/16" INFILL PANELS ARE ACCOMMODATED. SEE GLAZING CHART BELOW FOR EXACT SIZE.

SYSTEM 403 GLAZING CHART	POLYCARBONATE			GLASS OR PANEL												
	3/16"	1/4"	5/16"	3/16"	1/4"	1/4"	5/16"	7/16"	1/2"	9/16"	5/8"	3/4"	7/8"	15/16"	1"	1-1/16"
MONOLITHIC GLASS	C	C	C	C	C	C	C									
INSULATED GLASS												C		C	A	C

*Obscure glass thickness
**Laminated glass thickness

A - Available glazing option
C - Adaptor and/or gasket required
Blank - N/A



Series 403

2" x 4 1/2" Thermal Storefront Framing

Frame Construction

The frames have a depth of 4 1/2", and the nominal material wall thickness is .080". Members are extruded 6063-T6 aluminum alloy. Corner construction employs screw spline or shear block method. See Illustration 1 & 2.

Door Frames

System 403 offers integral System 402 entrance frames as a part of the entrance framing system. Members are nominally .080" in thickness.

Weather Stripping

All entrance frames are weather-stripped with bulb gasket.

Thermal Barrier

All frames and vents are thermally broken using the latest technology in two part, high density polyurethane.

Glazing

Series 403 can be inside or outside glazed with extruded aluminum, snap-in glazing bead. Glass is "dry glazed" with top load gasket. Glazings of 3/16" to 1 1/16" infill panels are accommodated. See Glazing Chart for exact size.

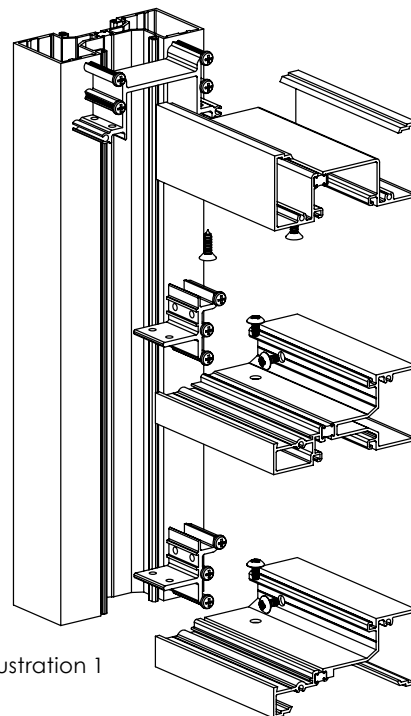


Illustration 1

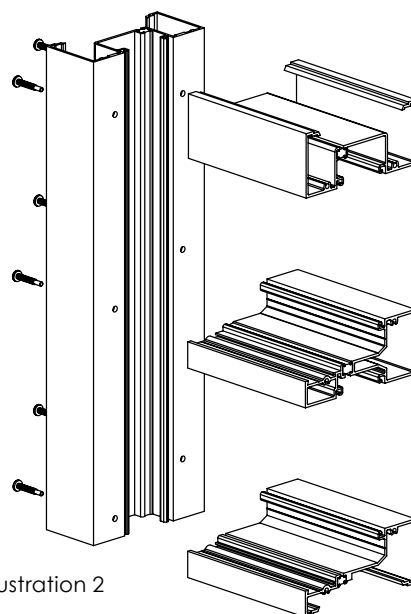
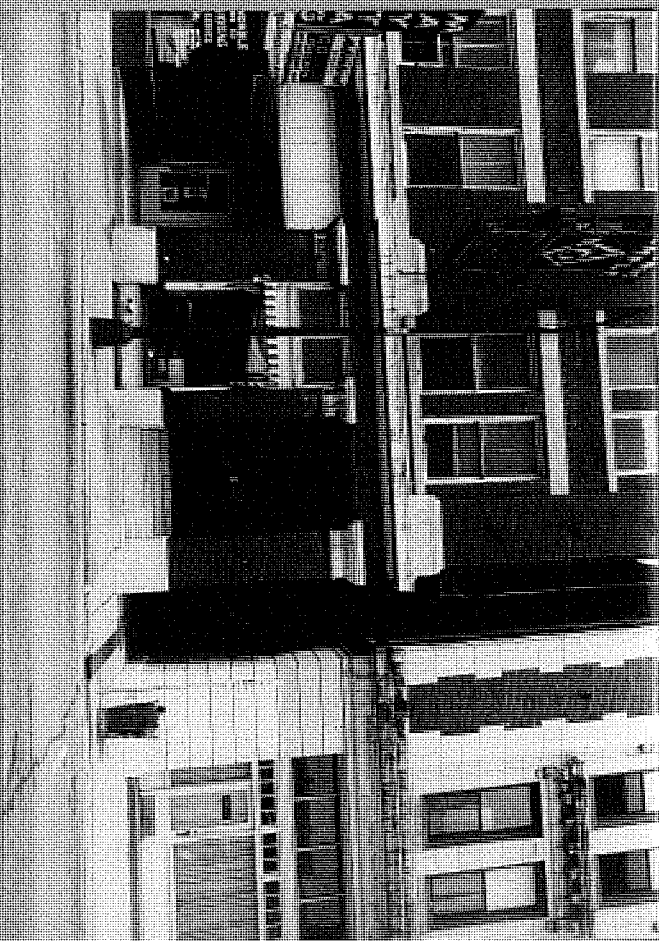
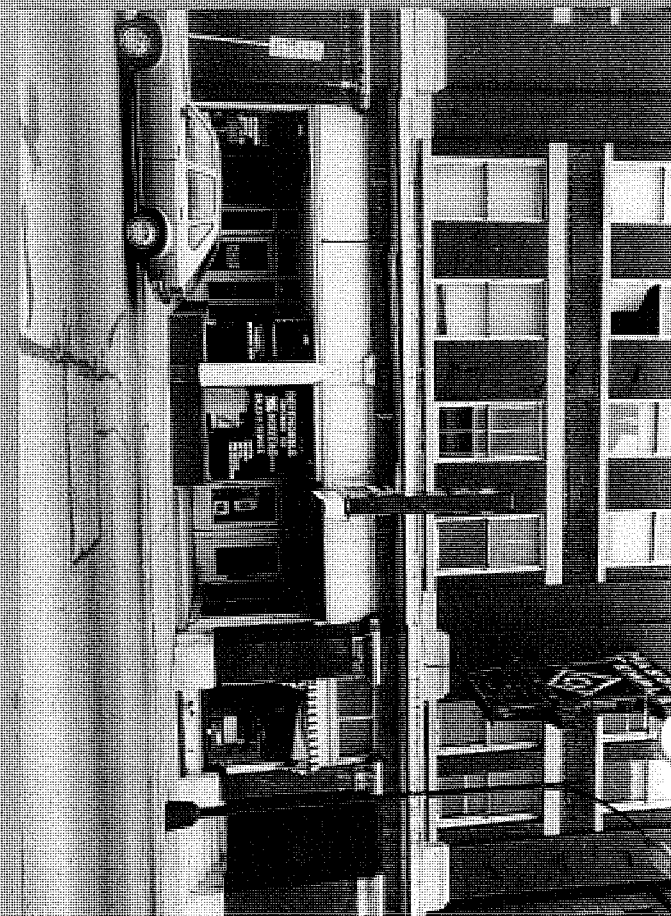
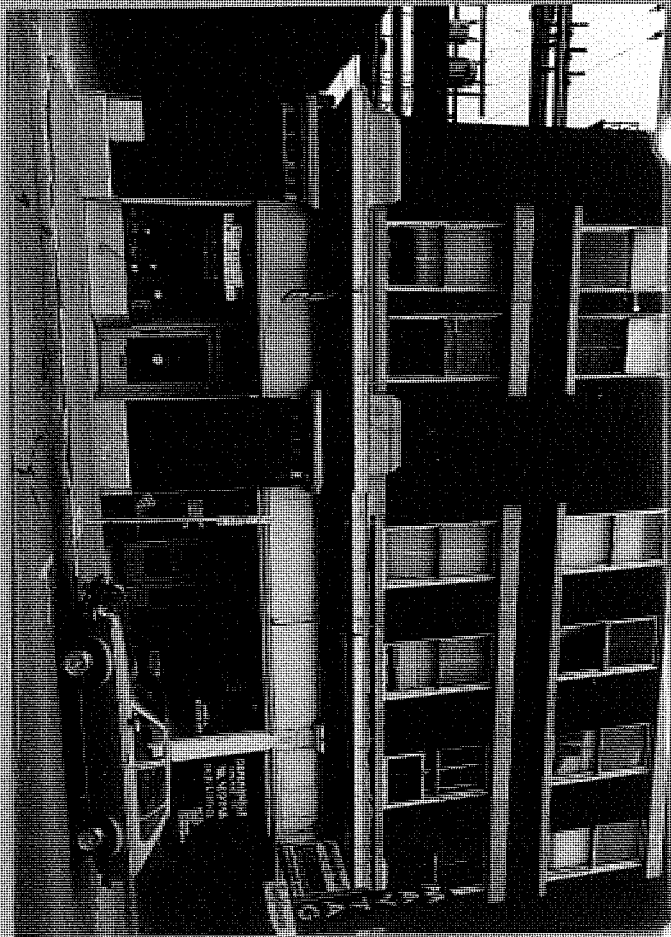


Illustration 2







LANDMARKS BOARD

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

STAFF REPORT

WALNUT STREET URBAN CONSERVATION DISTRICT – WEST

DATE: May 24, 2012

PROPOSAL:

1. On the north elevation, add a new dormer with three windows to the recently approved bell-cast roof.

BACKGROUND:

LOCATION: 945-947 E. Walnut Street

APPLICANT: Paul Reichert

RECOMMENDATION:

Staff recommends **approval** with the additional information for the wood windows. More details (i.e. product literature) may be necessary prior to the certificate of appropriateness and permits being issued.

FINDINGS:

1. The house at 945-947 E. Walnut St. is a contributing structure in the Walnut Street National Historic District and Walnut Street- West Urban Conservation District.
2. The proposed dormer is consistent with the Walnut Street Design Guidelines and Secretary of Interior Standards for Rehabilitation. There is a clear distinction between the historic structure and the new dormer because of the additional window.

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
945-947 E. Walnut Street

APPLICANT'S PROPOSAL:

The applicant is proposing to add a new dormer with three windows to the recently approved bell-cast roof from the north hip roof of the original structure to the north wall of the 1940's addition and the proposed stairway (see attached north elevation from February 22nd meeting). The applicant was approved for a new addition and multiple other renovations at the Landmarks Board meeting on February 22, 2012.

PAST ACTIONS:

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

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

In February of 2012, the Landmarks Board approved the construction of a new three story enclosed stairway addition, reconstruction of the 1940's addition foundation, removal and replacement of the existing rear stairway and driveway and the construction of a new parking area. The applicant was approved for a new addition in 2004 as well as other items, but most items were never acted upon.

STAFF COMMENTS:

1. The proposed dormer follows the Walnut Street Design Guidelines by being placed on the rear elevation, not overpowering the historic structure and not creating any false historic appearances. While the proposed dormer will have three windows, rather than two as used on the other three elevations, staff believes this differentiates the new roof addition and dormer from the historic structure.
2. As approved with the previous Certificate of Appropriateness, staff recommends the new dormer windows are wood, one over one with sash and trim of new wood windows matching existing.

3. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Walnut Street UCD, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
945-947 E. Walnut Street

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

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

PERTINENT WALNUT STREET DESIGN GUIDELINES

NEW ADDITIONS:

The Applicant Should Consider:

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

The Applicant Should Avoid:

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

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

WINDOWS:

The Applicant Should Consider:

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

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

The Applicant Should Avoid:

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

ROOFS:

The Applicant Should Consider:

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

The Applicant Should Avoid:

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

ORDINANCE REVIEW

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

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
945-947 E. Walnut Street

ARCHITECTURAL SIGNIFICANCE:

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

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



Office Use Only

Date Filed: _____

Received By: _____

Review:

☐ Administrative

☐ Landmarks Board

Application for Certificate of Appropriateness

City of Springfield, Missouri

The applicant seeks to show the following.

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

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

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

Signature(s) Date:

Paul F. Reichert

5-14-12

Please type or print name(s) clearly:

Paul F. Reichert

Exhibit A.

Request for Certificate of Appropriateness

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

For instructions, see pages 5-8.

1. PROPERTY ADDRESS:

945/947 E. Walnut

2. APPLICANT:

Name(s): Paul F. Reichert

If corporation: Corporate official: _____

Mailing address: P.O. Box 50483 Zip Code: 65805
Telephone number: 417 869-7054 Fax number: 417 869-7058
e-mail: preichert@usipp.net

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

Name: _____ Signature: _____

Address: _____ Telephone: _____ Fax: _____

e-mail: _____

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

Date of discussion: 5/5/12

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

☐ Other (Specify) _____

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

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

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

The addition of a dormer window at the north elevation. This is a modification to the work approved by the Landmarks Board's March 5, 2012 decision.

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

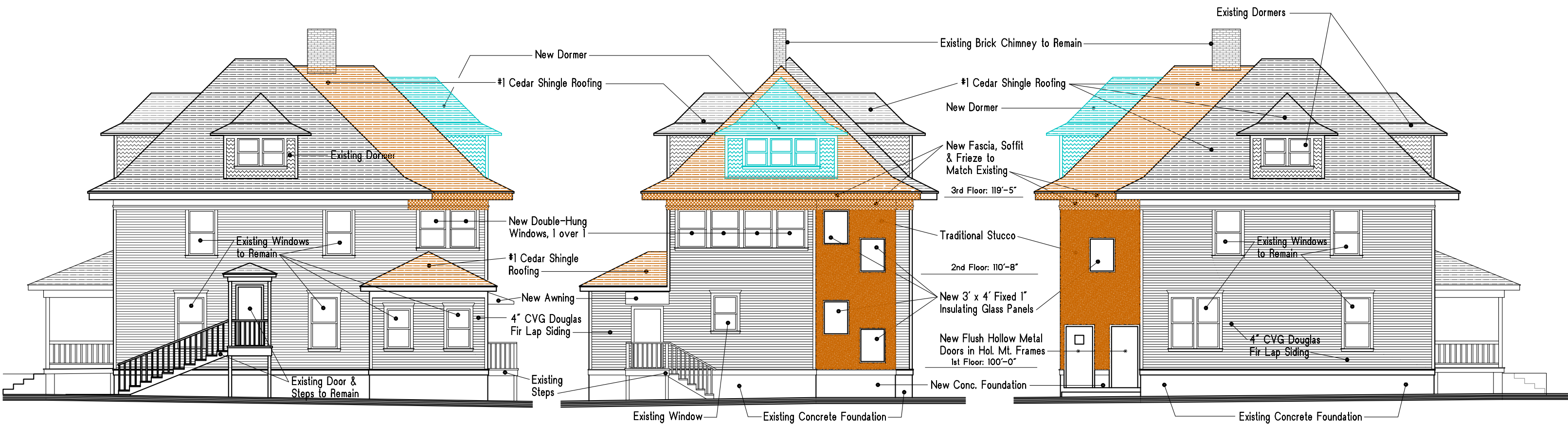
Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

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

1. The proposed dormer will not be visible from Walnut Street.
2. The proposed dormer will be wider and taller than the three existing dormers. The proposed dormer will have three windows. The existing dormers have two windows.
3. With the addition of the north dormer views in all four directions will be provided, enhancing safety and security for the tenant.
4. The proposed dormer will make the third floor loft space more marketable, with views in all four directions.



EAST ELEVATION

947 E. Walnut

May 3, 2012

3/32" = 1'-0"

NORTH ELEVATION

947 E. Walnut

May 3, 2012

3/32" = 1'-0"

WEST ELEVATION

947 E. Walnut

May 3, 2012

3/32" = 1'-0"



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: May 24, 2012

BACKGROUND:

LOCATION: 308 W. Commercial Street

APPLICANT: John Oke-Thomas

PROPOSAL:

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

RECOMMENDATION:

The request be **denied** unless pictorial evidence can be shown to support the new mullions that will be introduced to the storefront.

FINDINGS:

1. The request is inconsistent with the Secretary of Interior Standards for Rehabilitation and Commercial Street Design Guidelines.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
308 W. Commercial

APPLICANT'S PROPOSAL:

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

STAFF COMMENTS:

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

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
308 W. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

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

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

Rehabilitating Wooden Storefronts

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

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

Repair and Replacement of Wood

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

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

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

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

Repainting of Wood

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

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

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

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

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

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

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

Designing Replacement Storefronts

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

Guidelines for Designing Replacement Storefronts

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

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

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

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

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

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
308 W. Commercial

ARCHITECTURAL SIGNIFICANCE:

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

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

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

Constructed between 1896 and 1902.



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:

JOHN OKE-THOMAS. 5/15/2012

Please type or print name(s) clearly:

JOHN OKE-THOMAS.

Exhibit A.

Request for Certificate of Appropriateness

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

For instructions, see pages 5-8.

1. PROPERTY ADDRESS:

308 WEST COMMERCIAL STREET.

2. APPLICANT:

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

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

(corporate seal)

Mailing address: 1972 EAST CHESTNUT EXPWAY Zip Code: 65802

Telephone number: 417.863.6262 Fax number: 417.863.9222

e-mail: MAIL@OKE-THOMAS.COM

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

Name: JOHN OKE-THOMAS Signature: [Signature]

Address: 1972 EAST CHESTNUT EXPWAY Telephone: 863.6262 Fax: 863.9222

e-mail: JOHN@OKE-THOMAS.COM

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

Date of discussion: _____

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

☐ Other (Specify) _____

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

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

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

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

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

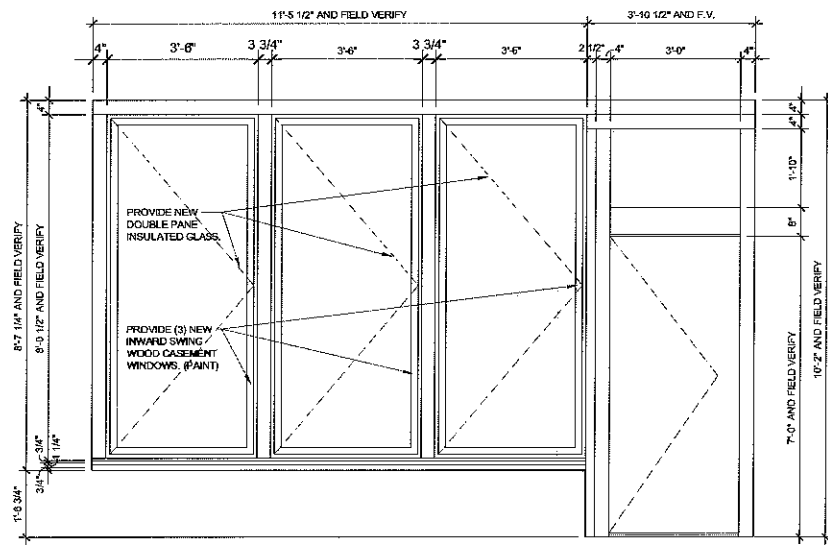
Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

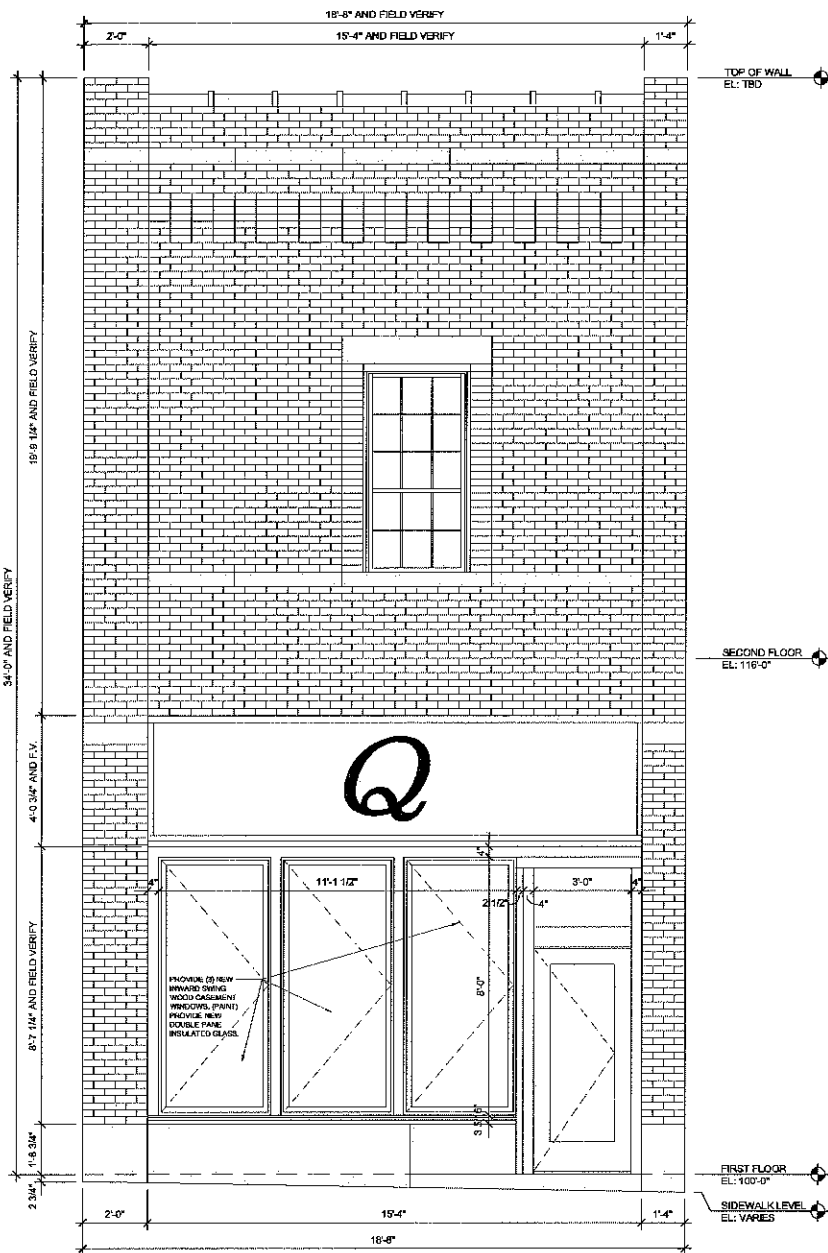
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When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

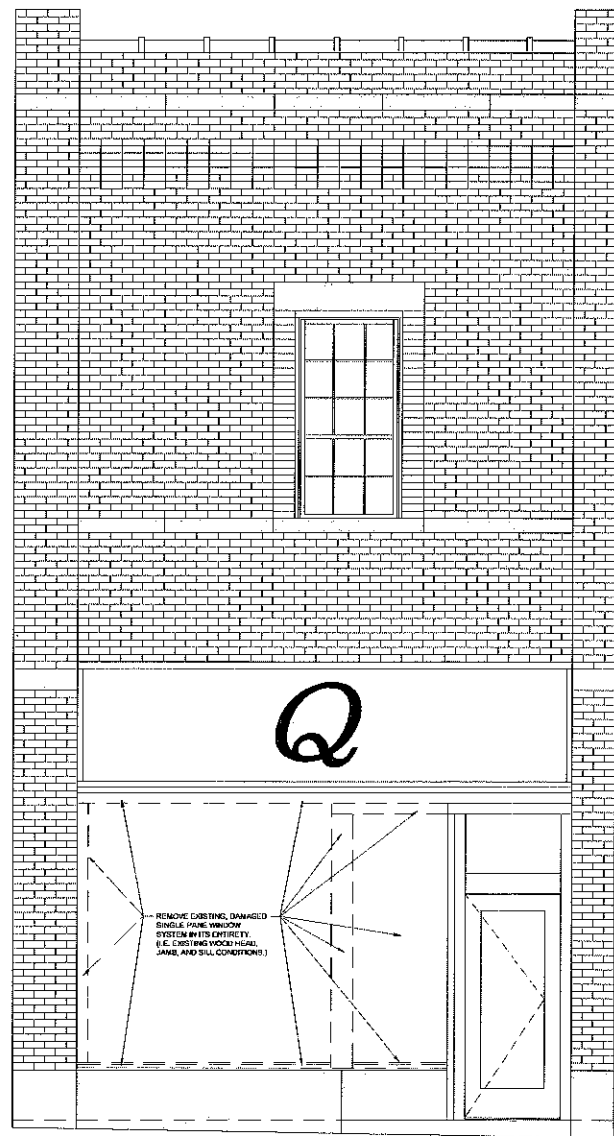
SEE ATTACHED DRAWINGS & PHOTOS.



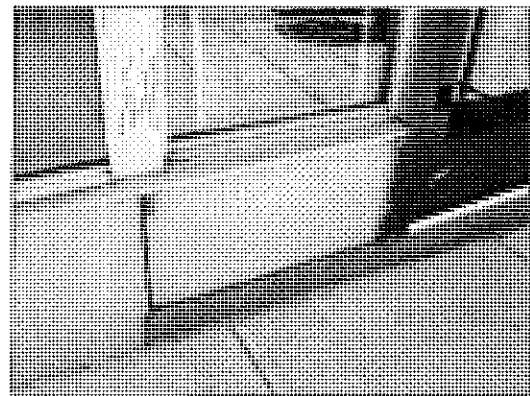
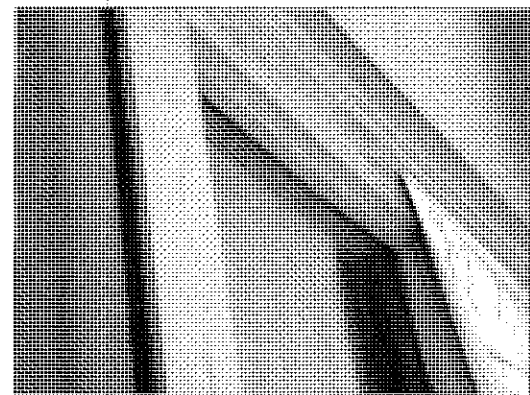
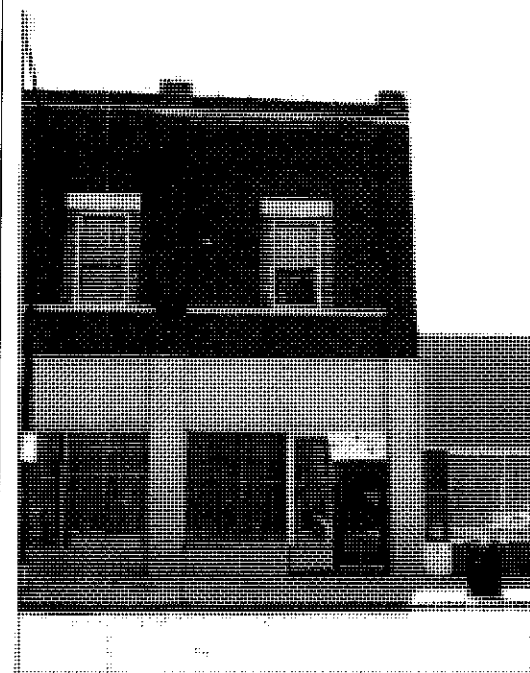
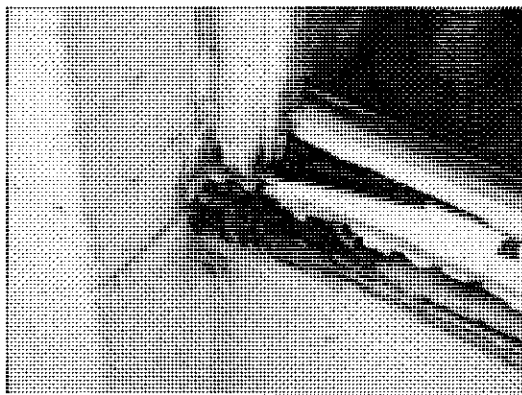
3 CASEMENT WINDOW (x3) ENLARGED ELEVATION
1/2"=1'-0"



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



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



JOHN ONE-THOMAS - ARCHITECT
MO 6302
ONE-THOMAS + ASSOCIATES, INC.

REVISIONS	
FINAL SET	5/11/2012

ONE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE (417) 863-6362
FAX (417) 863-4222

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

DATE
MAY 11, 2012

COMM. NO.
2012-123

SHEET NO.
A1

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

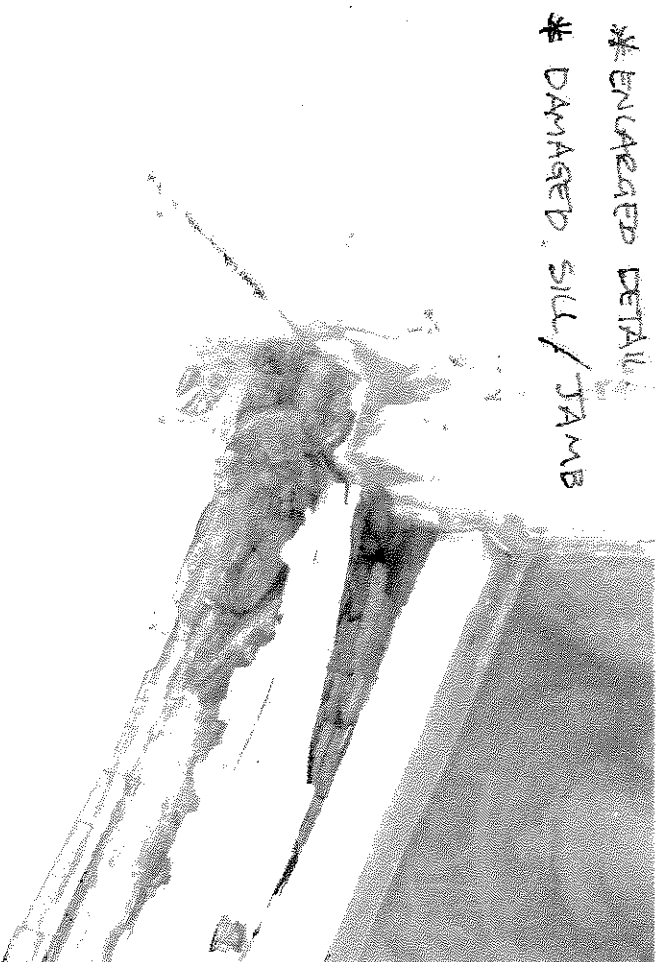
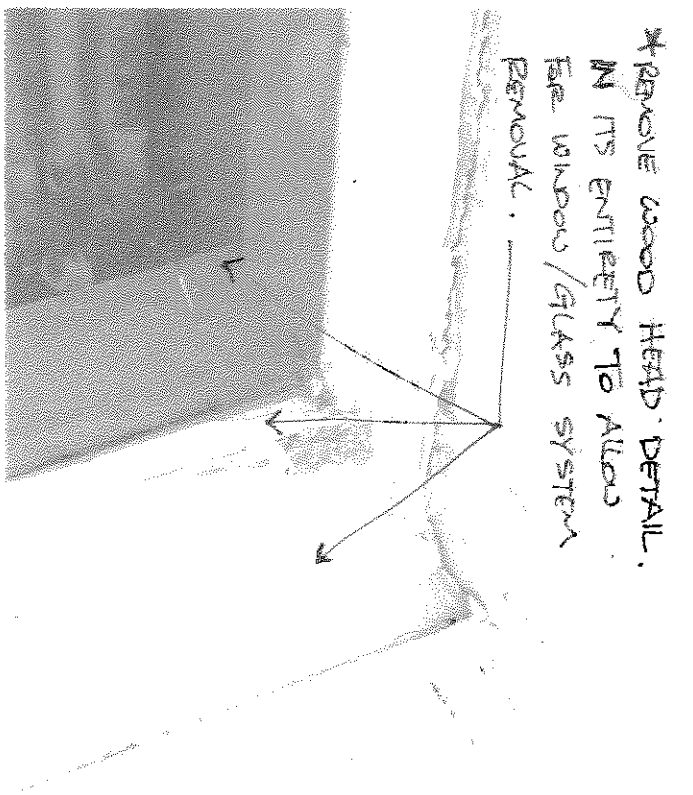
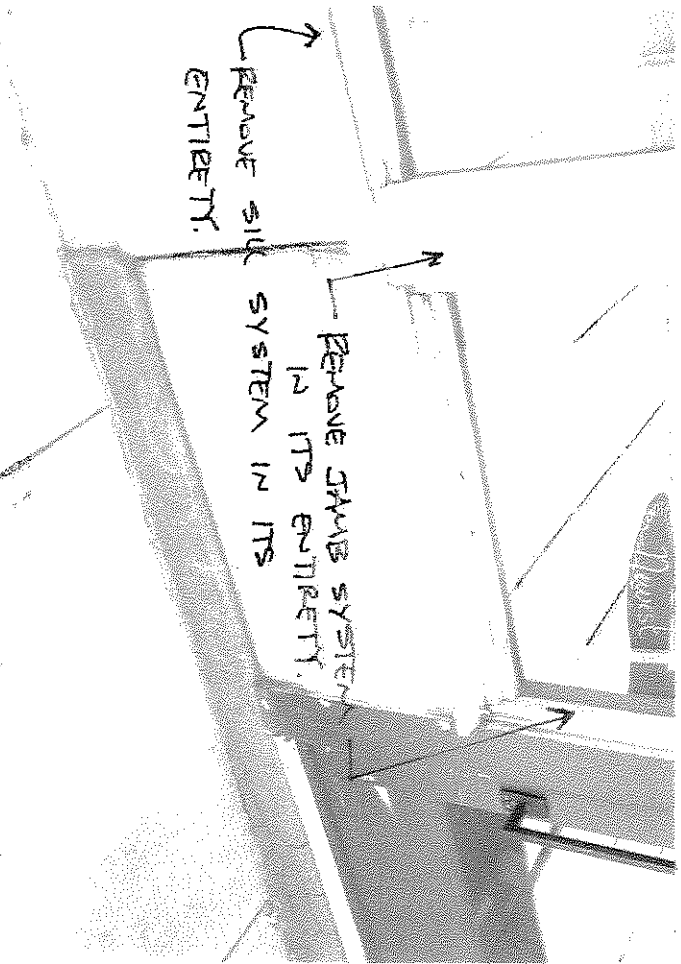
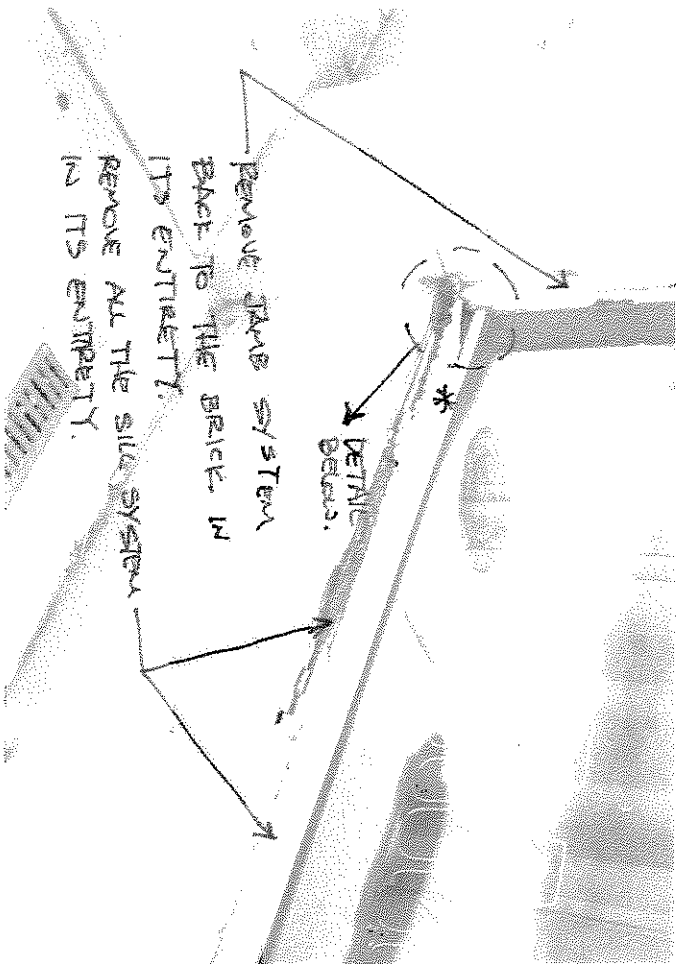
GENOTECA - WINE BAR - 308 WEST COMMERCIAL STREET.



REMOVE (3) WOOD FRAMING EXISTING WOOD CASEMENT WINDOWS. (PAINT) REMOVE EXISTING, DAMAGED SWALE PAVE WINDOW SYSTEM IN ITS ENTIRETY.

308 COMMERCIAL STREET.
PROJECT SITE.







LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: May 24, 2012

BACKGROUND:

LOCATION: 312 W. Commercial Street

APPLICANT: Travis Tindall

PROPOSAL:

1. Install a new storefront system to the structure.

RECOMMENDATION:

The request be **denied**.

FINDINGS:

1. The request is inconsistent with the Secretary of Interior's Standards for Rehabilitation and Commercial Street Design Guidelines.
2. While the structure is not listed as a contributing in the historic district, the structure is at least (50) years old and could be reconsidered since the districts nomination in the 1980's.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
312 W. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to replace the single pane aluminum storefront with an insulated glass in anodized aluminum storefront. The green metal panel and portions of the gray composite panel would be replaced with horizontal cedar wood paneling. The balance of the gray composite panel would be repaired. New surface mounted signage would be provided.

STAFF COMMENTS:

1. The Secretary of Interior's Standards for Rehabilitation guidelines state, "The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided." Staff believes both the Secretary of Interior's Standards for Rehabilitation and Commercial Street Design Guidelines do not support the proposed transformation to a cedar wood paneling. The replacement of the aluminum framing and glass does not look to have any issues as long as the original size and lighting patterns are retained.
2. While the structure is not listed as a contributing in the historic district, the structure is at least (50) years old and could be reconsidered since the districts nomination in the 1980's. Staff believes the structure can be rehabilitated to a form and character that would allow the structure to contribute to the historic district.
3. The proposed wall sign and decoration will need to be reviewed by Building Development Services prior to a permit being issued. Any features that overhang into the right-of-way or sidewalk will require a license agreement with the City.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
312 W. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

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

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

Designing Replacement Storefronts

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

Guidelines for Designing Replacement Storefronts

1. **Scale:** Respect the scale and proportion of the existing building in the new storefront design.

2. **Materials:** Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
3. **Cornice:** Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
4. **Frame:** Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
5. **Entrances:** Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
6. **Windows:** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
7. **Secondary Design Elements:** Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

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

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
312 W. Commercial

ARCHITECTURAL SIGNIFICANCE:

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

This building is a single-story masonry load-bearing and wood-frame structure. It has a concrete floor and plaster ceiling. In an apparent remodeling, wood paneling was applied to the interior walls. The exterior of the building has a modern metal fascia and aluminum/glass storefront.

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

Constructed between 1910 and 1951, 310-12 West Commercial reiterates the design of the adjacent building to the west, deviating, though, in the use of Carrera glass and corrugated metal as wall cladding.



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:

Travis Tindall 4/28/12

Please type or print name(s) clearly:

Travis Tindall, Member

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:

312 W. Commercial

2. APPLICANT:

Name(s): Travis Tindall

If corporation: Corporate official: _____

(corporate seal)

Mailing address: 312 W. Commercial Zip Code: 65803

Telephone number: 417.873.2255 Fax number: None

e-mail: ttindall@nformarc.com

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

Name: Travis Tindall Signature: _____

Address: 312 W. Commercial Telephone: 873.2255 Fax: None

e-mail: ttindall@nformarc.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: April 27, 2012

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

Exhibit B.

Description of Proposed Work & Supporting Information

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

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

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

Other (Specify) _____

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

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

The current building facade consists of H & R Block green metal panel, composite gray panels and single pane glass in aluminum storefront. See the attached photograph.

Our proposal is to maintain the facade proportions so they are consistent with the other buildings on Commercial Street. However, since the existing building is not historic, it is not our intent to fabricate history. The single pane aluminum storefront would be replaced with insulated glass in anodized aluminum storefront. The green metal panel and portions of the gray composite panel would be replaced with horizontal cedar wood paneling. The balance of the gray composite panel would be repaired. New surface mounted signage would be provided. See the attached rendering.

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

Exhibit C.

WHY PROPOSED WORK SHOULD BE APPROVED

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

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

The existing building is not historic. The facade consists of H & R Block green metal panels, gray composite panels and aluminum storefront. The proposed design maintains the proportions of the facades on Commercial Street, but does not attempt to fabricate history.

INSTRUCTIONS for filing an application for a Certificate of Appropriateness

Explanation of the Process

A Certificate of Appropriateness ensures that proposed work on the exterior of certain historic-designated properties conforms to the requirements established by that historic designation. A building permit cannot be issued for the proposed work until a Certificate of Appropriateness has been approved. Prior to submitting an application, you should discuss your project with Building Development Services to ensure you are not proposing something that violates the International Building Code. Even though you might receive a Certificate of Appropriateness from the Zoning & Subdivision Services staff or the Landmarks Board, the project must also comply with the International Building Code to receive a building permit.

For staff or the Landmarks Board to approve a Certificate of Appropriateness the following must be considered:

- A. That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation;
- B. That the proposed work will be done in conformance with any design guidelines or standards that the Landmarks Board has established and adopted;
- C. For new construction, whether the building or structure will be harmonious with or incongruous to the old and historic aspects of the surroundings;
- D. For demolitions:
 - S the impact the proposed removal would have on the integrity and continuity of the Historic Landmark or Historic District of which it is part; and
 - S the nature of the structure as a representative type; and
 - S the condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure; and
 - S The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; and
 - S The post-demolition plans for the site and the relation of those plans to the surrounding area.
- A. For archeological sites, the effect of the proposed project on the site and what actions are being undertaken to record and/or preserve the site.

Completion of the Application

The application must be completed in full and signed by the property owner (unless a power of attorney is provided to staff) for the application to be considered complete. Exhibits A, B and C (if applicable) will be included with the staff analysis that will be sent to the Landmarks Board if the request cannot be approved administratively.

Exhibit A

This exhibit provides basic information about the property and the applicant. If the applicant designates a representative and does not intend to attend the Landmarks Board meeting, it is important that the representative be able to commit to changes that may be suggested by the Board, otherwise the application may have to be table pending the applicant's response.

Exhibit B

It is important that Exhibit B be thoroughly completed because it provides essential background information that is used in staff's analysis of the request and the Landmarks Board's basis for approval. The process will proceed much quicker if staff and the Landmarks Board have a clear understanding of the proposed work. If you think additional information may be helpful in approving a certificate, you may include that information. If staff or the Landmarks Board determine additional information is necessary, they will request it. This may result in a two week delay if the Landmarks Board must table the request to receive the additional information.

In order for Exhibit B to be considered complete, the supporting information listed after each work item must also be included with the application. If the specific work is not listed, staff can assist in determining what supplemental data needs to be provided with the application. All supplemental documents must be submitted on a page size no greater than 11 inches by 17 inches.

Site Plans: A site plan is an outline or bird's eye view of a lot showing all structures, including fences and patios. It shows property lines, adjoining streets and alleys, building dimensions, locations of driveways and parking areas, the number of feet structures are set back from property lines, a north arrow, and the scale of the drawing if it is done to scale. Where site plans are required, submit one for the existing condition and one for the proposed condition. For minor work, such as a new sidewalk, only one site plan showing both the existing and new conditions is sufficient. If the proposed work is attached to an existing building rather than freestanding (i.e., a new sign on the front of a building that fronts directly on the street), a site plan may not be necessary. An aerial photograph can be substituted for a drawn site plan provided there is a scale and it is adequately labeled.

Elevations: An elevation is a drawing showing the view of a single side of a building, giving the location of all doors, windows, awnings, sign channel, roof pitch, etc. and the scale of the drawing if it is drawn to scale. Show all sides affected by the proposed work. Where elevations are required, submit one for the existing condition and one for the proposed condition. Photographs may be substituted for elevation drawings provided all details can be seen (not obscured by plantings or other structures).

Photographs: Photographs showing the existing condition of the area of proposed work are required for all applications. For example, if awnings are proposed for installation over windows and doors, photographs must be submitted for each side of the structure where awnings will be installed. The photographs should generally be in color and can be from a film or digital camera printed at a suitable size to distinguish relevant details. For most applications, digitally manipulated photographs can also be submitted instead of elevation drawings to show how the proposed work will look when completed.

Sample of materials to be used: It is often helpful for the staff and Board to see an actual sample of the materials proposed to be used, i.e., shingles, siding, bricks. If a sample cannot be obtained, literature describing the product can usually be substituted.

Product literature: Product literature comes from the manufacturer and usually can be obtained from the distributor or your contractor. It provides a description of the materials proposed to be used and helps in determining the suitability of that material for the proposed application. A sample of the material to be used can usually be substituted for product literature.

Drawings: A drawing is an illustration of the proposed work, such as a sign or a window detail.

State Historic Preservation Officer Comments: For archeological sites, you must submit comments and recommendations of the State Historic Preservation Officer concerning the effect of the proposed project on the site and what action(s) should be undertaken to record and/or preserve the site.

Try to describe the proposed work as simply as possible, but be sure to describe all the work to be done. When replacing a material be sure to identify the existing and proposed material, for example, when re-roofing specify composition, wood, slate, tile, asphalt or steel.

Exhibit C

Exhibit C is the applicant's primary opportunity to demonstrate why the Certificate of Appropriateness, for major alterations to historic structure or site, should be approved by the Landmarks Board. While Exhibit C may be included with any application, it is only required for the work indicated under Item 1, Exhibit B.

Suggested items of discussion for Why the Proposed Work Should Be Approved (Exhibit B) include.

- A. Explain how the proposed project conforms with the Secretary of Interior's Standards for Rehabilitation, including the following:
 - S Whether the property will 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.
 - S How the historic character of a property will be retained and preserved. (The removal of historic materials or alteration of features and spaces that characterize a property is discouraged.)
 - S How the property will be maintained as a physical record of its time, place, and use. (Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, are discouraged.)
 - S How changes that have occurred over time and acquired historic significance in their own right will be retained and preserved.
 - S How distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - S Plans to repair rather than replace deteriorated historic features. (Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.)
 - S How the surface cleaning of structures, if appropriate, shall be undertaken. (The gentlest means possible should be used. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used.)
 - S How significant archaeological resources affected by a project will be protected and preserved. What mitigation measures shall be undertaken if such resources must be disturbed.
 - S How new additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. (The new work should be differentiated from the old but be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.)
 - S How new additions and adjacent or related new construction will be undertaken so that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.
- A. Explain how the project conforms to local design guidelines or standards adopted by the Landmarks Board. Local design guidelines generally take precedence over the Secretary of Interior's Standards for Rehabilitation. Local design guidelines have been adopted for the Commercial Street and Walnut Street Districts and the Mid-Town Neighborhood (historic sites only), and copies are available from the Zoning & Subdivision Services office.

- B. For new construction, discuss the extent to which the building or structure will be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent 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 is 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 overall setting.
- C. For demolitions, discuss.
- S The impact the proposed removal will have on the integrity and continuity of the Historic Landmark or Historic District of which it is part.
 - S The nature of the resource as a representative type or style of architecture, socio-economic development, historical association or other element of the original designation criteria applicable to such structure or site.
 - S The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
 - S The ability of the subject structure or site to produce a reasonable economic return on investment to its owner.
 - S The post-demolition plans for the site and the relation of those plans to the surrounding area.
- A. For archeological resources, discuss the effect of the proposed project on the site and what action(s) will be undertaken to record and/or preserve the site.

Deadlines for filing an Application

The Zoning & Subdivision Services office accepts applications daily. If the application can be approved administratively, processing of the application will begin immediately. The Landmarks Board holds regularly scheduled meetings each month (contact the Zoning & Subdivision Services office for a current processing schedule). This application must be in the Zoning & Subdivision Services office no later than the application deadline date listed on the processing schedule (Generally 15 days prior to the meeting where the application will be considered). This application must be complete, or it will be returned to the applicant and will **not** be placed on the agenda.

For Additional Information Contact:

Zoning & Subdivision Services
Planning and Development Department
840 Boonville, P.O. Box 8368, Springfield, MO 65801
(417) 864-1611 Fax (417) 864-1882



A 3D architectural rendering of a modern building facade. The main section features horizontal light-colored wood slats. Above the entrance, a dark, cantilevered horizontal beam is mounted. The company name 'nFORM ARCHITECTURE' is displayed in a light-colored, sans-serif font. The entrance area includes a glass door and windows with dark frames and horizontal slat details. To the left, a brick wall and a white wall with a grid pattern are visible. To the right, a dark purple wall is shown. The ground is a flat, grey surface.

nFORM
ARCHITECTURE



H&R BLOCK

Q ENOTECA

THEY'LL BEAT
ANY PRICE
402-880-6471

