



LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: November 1, 2012

RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **November 7, 2012**.
No tour is being offered.

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

Daniel Neal
Senior Planner



LANDMARKS BOARD

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

November 7, 2012
5:30 P.M.
Council Chambers
City Hall (830 Boonville)

I Roll Call

DAVID ESLICK
Historian Representative
Chair

II Minutes October 17, 2012

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

III Unfinished Business

- A. Certificate of Appropriateness
None
- B. Certified Local Government Review
None
- C. Pre-Application Review
None

LEN EAGLEBURGER
At Large Representative

DAVID MAGGARD
At Large Representative

LAUREL BRYANT
Real Estate Representative

IV New Business

- A. Certificates of Appropriateness
 - 1. 338 E. Commercial: Reconstruct the storefront and replace signage
- B. Certified Local Government Review
None
- C. Pre-Application Review
1040 & 1046 E. Walnut Street: Construct a new apartment building and parking

ANN BAYLIFF
At Large Representative

TODD SMITH
At Large Representative

MONICA STEGALL
Commercial St. Representative

V Communications

VI Reports

- A. Report on committees
 - 1. Application
 - 2. Demolition
 - 3. Historic sites and districts
 - 4. Communications
 - 5. Awards and recognition
 - 6. Design guidelines
- D. Administrative approval of C of A's
 - 1. 633 W. Walnut: Repair and replace siding, gutters and columns in-kind to original

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

VIII Adjournment

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

MINUTES OF THE LANDMARKS BOARD

DATE: October 17, 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), Laurel Bryant, Ann Bayliff, Len Eagleburger, David Maggard, and Monica Stegall; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Chris Straw, Director Building Development Services and Sandy Goddard, Administrative Assistant. ABSENT: Cynthia Lipscomb and Todd Smith.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of August 22, 2012 and September 5, 2012, were approved unanimously.

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. Certificate of Appropriateness:

206 E. Commercial Street: Replace rear door and brick-in rear windows.

Mr. Dan Johnson, 5082 S Elizabeth Avenue, commented that he brick in three (3) windows on back of the building. Inside there is going to be a walk-in-cooler in that corner and the windows are in disrepair and will be bricked up, tuck-point and paint the entire back of the building the same color as the loft up above. They propose to take the glass single entry door and make it a steel door, two (2), 2x6 doors.

Mr. Eslick is concerned about the integrity of the back wall by going to the double door.

Mr. Neal commented staff looks at the reuse of the property, what kind of use is going in the building.

Mr. Johnson stated a commercial bakery is going in at the site.

Mr. Eslick commented a double door is easier to get into for a business. Each case is different. It is exciting to see businesses come in and take over the old buildings to revitalize Commercial Street.

Ms. Bryant asked if on the mortar with the brick if the applicant would be using a lime base rather than the regular Portland cement not to damage and repainting it.

Mr. Johnson said yes and matching the color with the loft.

Ms. Bryant said they don't mind about the color as much as the preservation.

Mr. Eslick asked Mr. Johnson if he has a Preservation Architect working with him.

Mr. Johnson said that Jeff Wells is the Architect for the project.

Ms. Bryant said for her the change to the double doors is not significant because what's on there now is aluminum.

Ms. Stegall said she does not see a problem with adding the double doors.

Mr. Eslick closed the public hearing.

Ms. Bryant motioned to **approve** Certificate of Appropriateness for 206 E Commercial. Ms. Bayliff **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Eagle burger, Maggard, Bayliff, and Stegall. Nays: None. Abstain: None. Absent: Lipscomb and Smith.

COMMUNICATIONS:

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

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

Mr. Eslick told Mr. Neal that they needed to finalize bills and get them processed and get reimbursed from the Greener Building which is in the envelope. Mr. Eslick has talked with David Vaughn about MSU writing the check for the Honorarium and Mr. Vaughn said he would get the information.

Mr. Neal stated he is working with a staff member to get the invoice from the Print Shop.

The History Museum is having a "Haunted History Tour" on Friday and Saturday.

Mr. Eslick asked Mr. Neal to check on the Certificate of Appropriateness on the Barth's Building for the second floor and the certificate was for the windows on the ground floor.

There being no further business, the meeting was adjourned at 5:47 p.m.

Daniel Neal



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: October 31, 2012

BACKGROUND:

LOCATION: 338 E. Commercial Street

APPLICANT: Dan Johnson

PROPOSAL:

1. Replace the internally lit florescent sign on the north elevation with a new flat panel, painted sign.
2. Reuse the existing sign board on the east elevation for painted signage.
3. Reconstruct the existing storefront on the north and east elevations to match the recommended storefronts in the Commercial Street Design Guidelines with transoms and larger windows.

RECOMMENDATION:

Staff recommends **approval** with clarification that all replacement materials to be used are wood.

FINDINGS:

1. The proposed changes meet the Secretary of Interiors Standards and follow the Commercial Street Design Guidelines.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
338 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting a Certificate of Appropriateness to install a new sign, reuse an existing sign board, and reconstruct the storefront as recommended by the Commercial Street Design Guidelines (see attached exhibits).

STAFF COMMENTS:

1. The applicant is proposing to modify the existing storefront to add transoms and larger windows. While the elevations or narrative do not indicate the materials to be used, it seems that painted wood framing, trim and panels will be used.
2. The Commercial Street Design Guidelines state that the content of signs shall be limited to the business name. National Park Service Guidelines recommend the fittings should penetrate mortar joints, rather than brick. Staff believes that the proposed painted sign boards meet the signage guidelines of the NPS and historic district.

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

New Signs and Historic Buildings

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

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs--their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

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

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

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
338 E. Commercial

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

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

ORDINANCE REVIEW

In addition, the Zoning Ordinance states:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
338 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

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

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

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

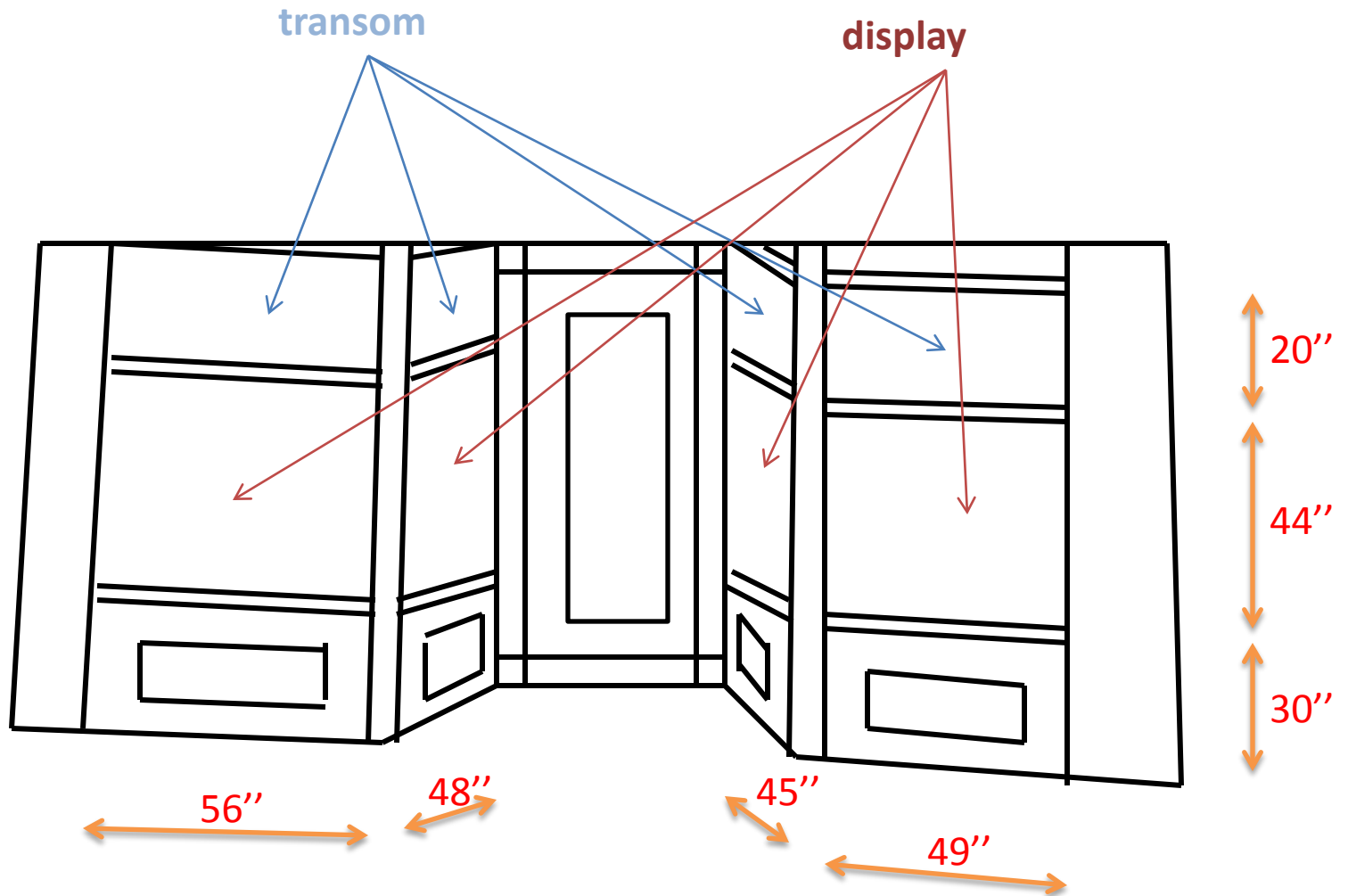
The two-story brick building at this address retains original first- and second-story window detailing, viz., brick hoods capping segmental arched windows and a section of cornice at the Jefferson elevation, though it lacks the original pedimented cornice on Commercial and the original storefront.



**Commercial street front
Before**



**Commercial street front
After**



**Commercial street front
Dimensions**



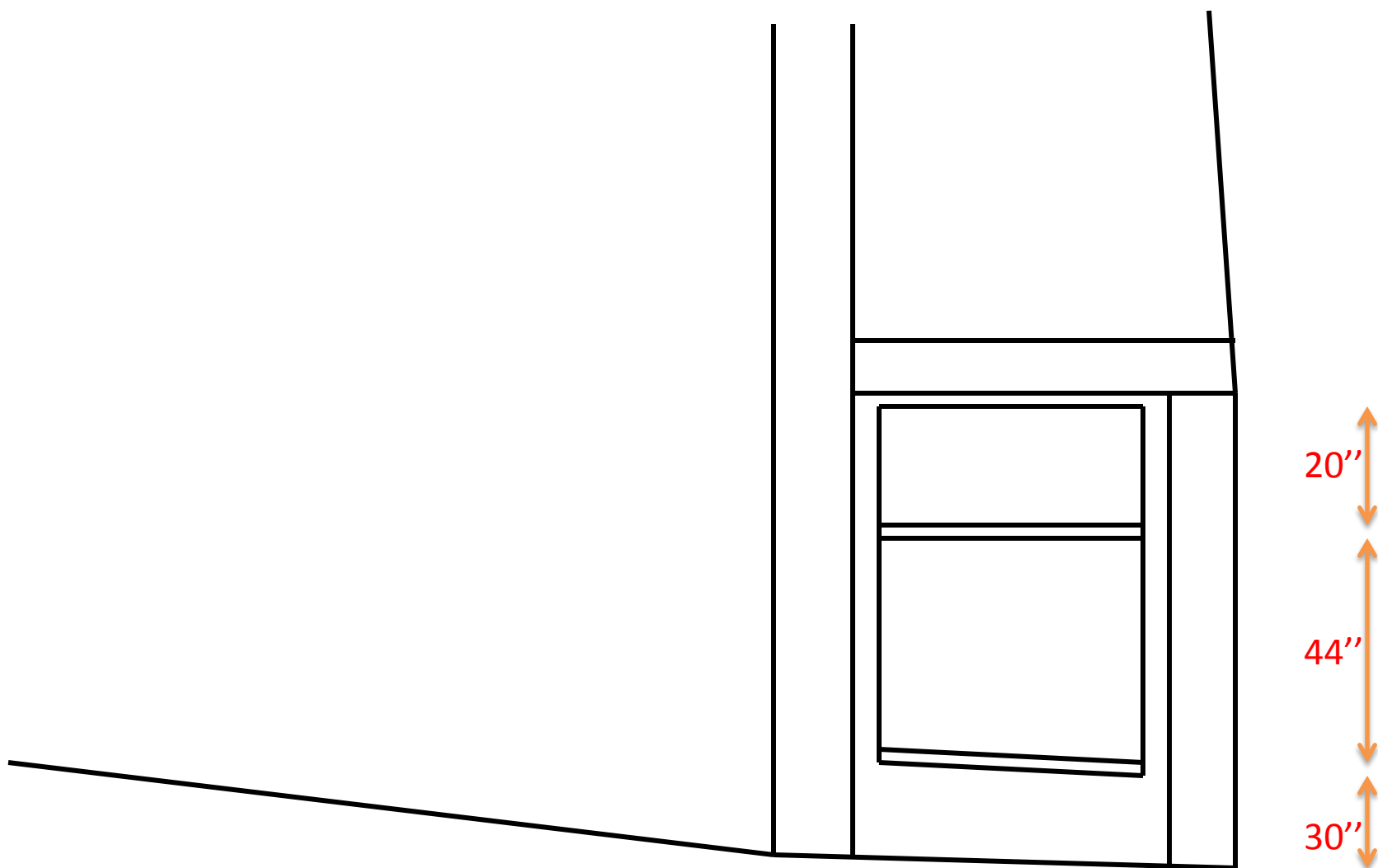
Sign



**Jefferson street
Before**



Jefferson street
After



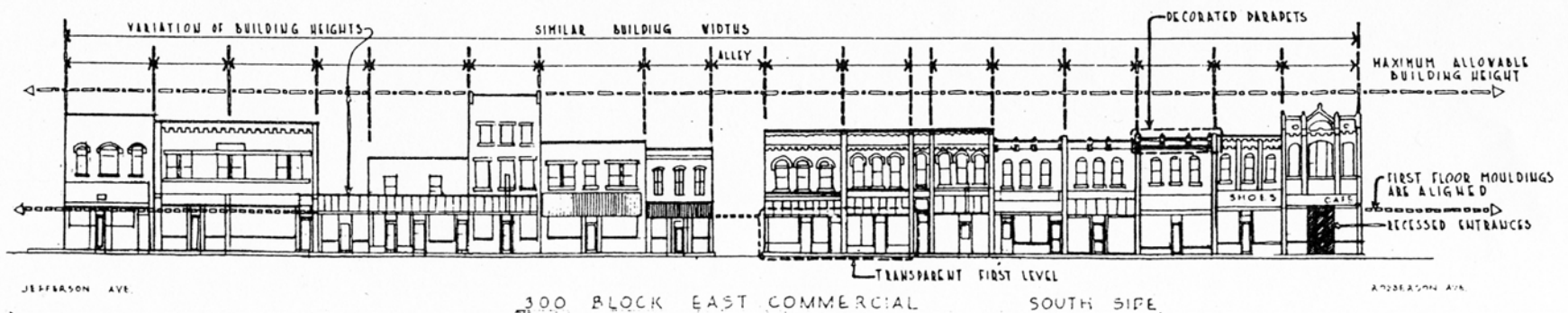
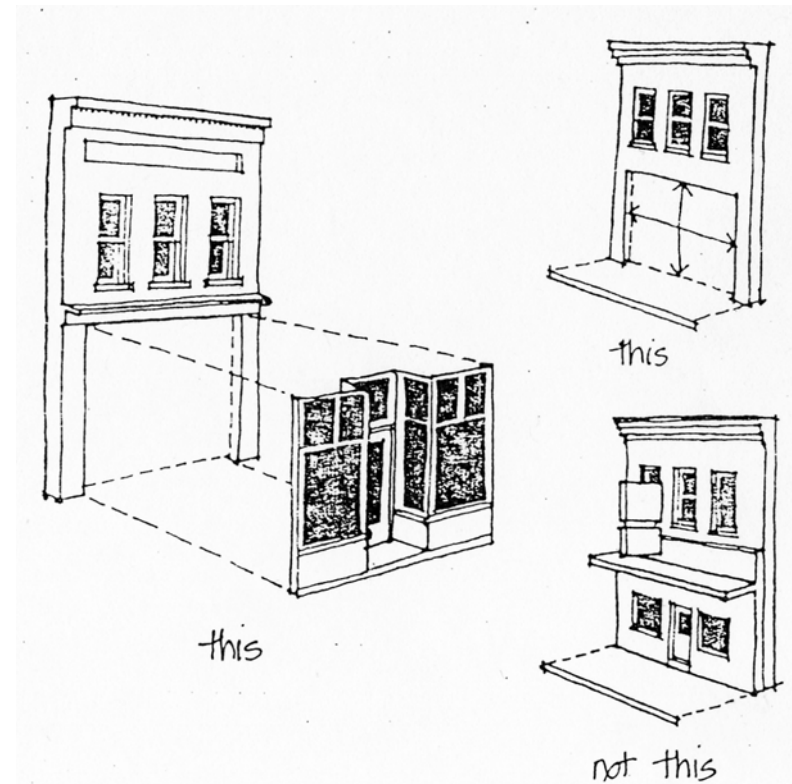
Jefferson street
Dimensions

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, buildings of similar period and character can provide a model. Consult Historic District Review Board for available materials.

GUIDELINE: Maintain the storefront within its original opening.

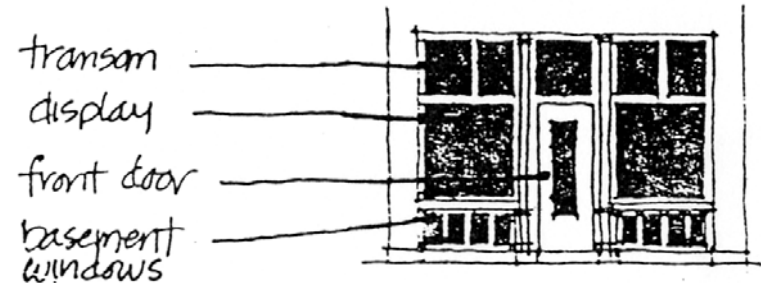
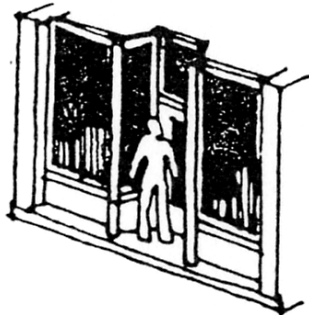
Subguideline:

The storefront should not dominate the facade, but respect it.



GUIDELINE: Maintain the traditional recessed entry.

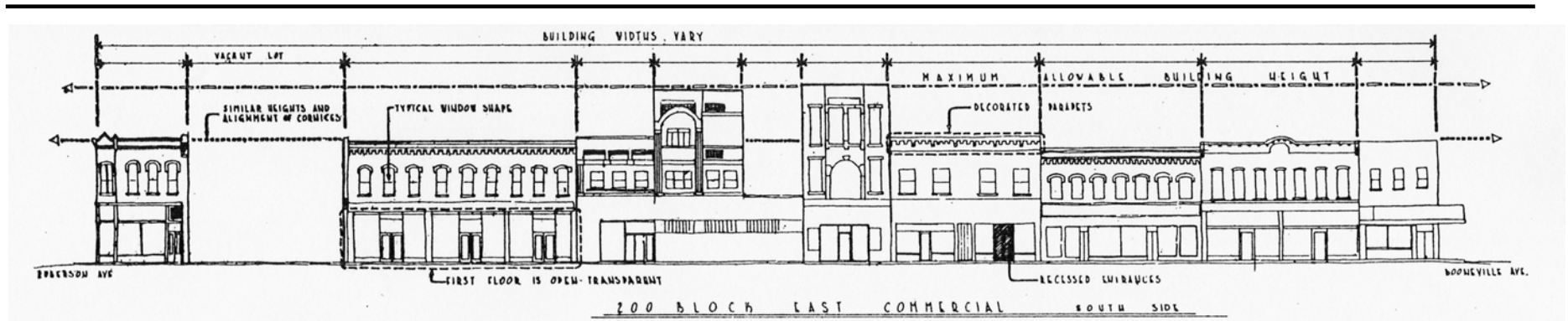
This keeps the display windows close to the pedestrian, and it draws attention in an inviting way to the entrance itself.



GUIDELINE: Maintain the traditional degree of glass in the storefront.

Reducing the need for artificial light, the open feeling created by the glass wall sells the products displayed within. This arrangement encourages face-to-face contact and reinforces the “small town” atmosphere of the commercial district.

*Snap-in Colonial Windows are not permitted.



Storefront displays primarily relied on their simplicity and lack of clutter to attract the pedestrian's eye to the goods offered. With the increase in auto bound passersby, a shift occurred to attracting attention by loud colors, signage, mixture of materials. The proliferation and competition of these images diminishes the original character of the storefronts.

GUIDELINE: Minimize the amount of and type of decoration on the facade.

Let the building lines, storefront windows displays, and merchandise speak for themselves.



Parapets and Cornices

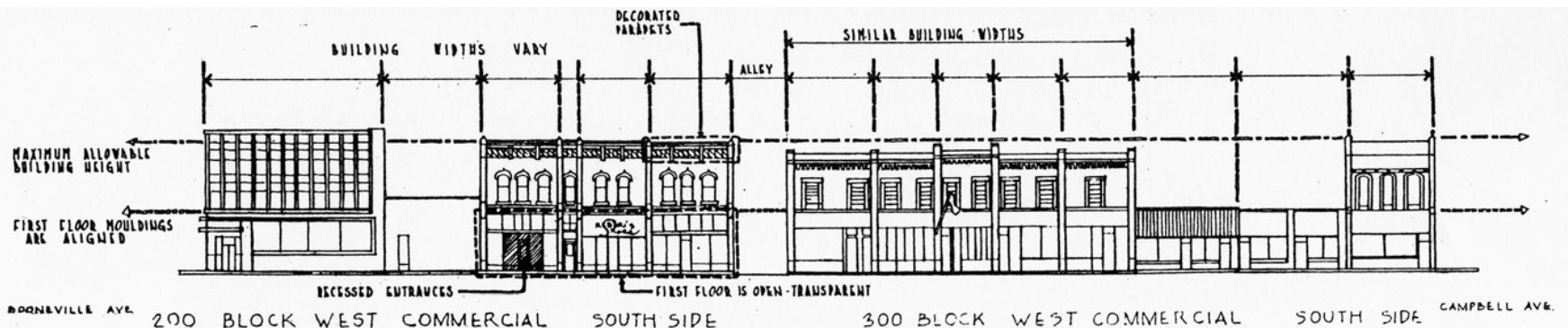
Found throughout the District, brick parapets and metal cornices add distinction to Commercial Street buildings.

They also aid in creating pattern within facades and within the block.

GUIDELINE: Where feasible, restore brick parapets where mortar is deteriorated or brick is out of alignment. Secure all caps and flashing.

GUIDELINE: Where restoration is not feasible, reconstruct to match original details and materials.

GUIDELINE: Repair metal cornices where feasible using long-lasting material and corresponding to existing detailing. Vent and drain properly.





www.batesarchitects.com
phone 417.865.2065
facsimile 417.865.8313
433 west walnut,
springfield missouri 65806

October 29, 2012

To: Chris Straw
City of Springfield Building Development Services
840 Boonville Ave
Springfield, MO 65802

From: Jarod Michel
Bates & Associates Architects
433 W Walnut Street
Springfield, MO 65804

Re: Demolition of Existing Buildings located at 1040 & 1046 E Walnut zoning verification

Chris Straw,

The historic existing properties located at 1040 and 1046 East Walnut Street in Springfield, MO currently provide eight residential units. The Walnut Street-West Urban Conservation District and Springfield Zoning ordinance require twelve parking spaces for the existing eight units. These spaces are provided and existing. The Owner would like to renovate the existing structures and build an additional structure in a manner that will maintain their historic significance and improve the site to increase the profitability of these properties.

The renovation of 1040 East Walnut would include the renovation of the interior and exterior to continue as a four unit multi-family residential unit. In addition the Owner would like to construct a new nine unit residential building in the rear yard to balance the renovation and increased maintenance cost.

The renovation of 1046 East Walnut will include a renovation of the exterior to a historically accurate condition while the interior will be remodeled into a restaurant. The development considers both properties to be a function of each other and is viewed as one project by the Owner. The cumulative development of the property will require twenty-nine parking spaces under the requirements of the Walnut-West U.C.D. The UCD requires 9 parking spaces for the restaurant, 6 parking spaces for the exiting multi-family unit and 14 spaces for the new building. The site allows for twenty- four spaces to be provided. The Owner requests the City allow the required parking spaces to be reduced by five spaces in order to develop a project that both maintains the historic significance of the contributing historic structures while balancing the economic factors involved within this historically sensitive project.

The goal of this development is to provide a hospitality establishment that will both invigorate the Historic Walnut Street neighborhood while generating increased revenue. The increased revenue generated by the redevelopment of these properties will benefit the Walnut Street-West U.C.D. while creating a means to initiate further improvements along the Walnut Street corridor.

Thank you,

A handwritten signature in black ink, appearing to read 'Jarod Michel'.

Jarod Michel
Vice President
Bates & Associates Architects

ZONING

CITY OF SPRINGFIELD, MO, ZONING ORDINANCE DEC. 12, 2011
WALNUT STREET-WEST URBAN CONSERVATION DISTRICT
OFF-STREET PARKING SECT. 4D
MULTI FAMILY RESIDENTIAL
RESTAURANT

CODE

2012 IBC INTERNATIONAL BUILDING CODE
2012 IEBC INTERNATIONAL EXISTING BUILDING CODE
2012 IMC MECHANICAL
2012 NEC ELECTRICAL
2012 IPC PLUMBING
2012 IFC FIRE PROTECTION

PROPOSAL

1040 EAST WALNUT ST.

EXISTING STRUCTURE RENOVATION (RESIDENTIAL-MULTIFAMILY)
FIRST FLOOR (2000 SQ. FT.(2 UNITS))
SECOND FLOOR FLOOR (2000 SQ. FT.(2 UNITS))
TOTAL: 4,000 SQUARE FEET

1046 EAST WALNUT ST.

EXISTING STRUCTURE RENOVATION (RESTAURANT)
FIRST FLOOR (1,500 SQ. FT.)
SECOND FLOOR (1,500 SQ. FT.(OFC./SUPPORT))
TOTAL: 3,000 SQUARE FEET

1040 EAST WALNUT ST.

NEW CONSTRUCTION (RESIDENTIAL-MULTIFAMILY)
FIRST FLOOR (3,000 SQ. FT.(3 UNITS))
SECOND FLOOR (3,000 SQ. FT.(3 UNITS))
THIRD FLOOR (3,000 SQ. FT.(3 UNITS))
TOTAL: 9,000 SQUARE FEET

PARKING

GENERAL REQUIREMENTS

RESIDENTIAL UNITS: 15 PARKING SPACES PER UNIT
RESTAURANT/NON RESIDENTIAL 1 PARKING SPACE PER 25 SEATS OR 1 PARKING SPACE PER EVERY 350 SQFT. GROSS

REQUIRED PARKING

1046 EAST WALNUT ST.

EXISTING STRUCTURE RENOVATION

RESTAURANT ----- 3,000 SF./350SF. - 9 PARKING SPACES

1040 EAST WALNUT ST.

EXISTING STRUCTURE RENOVATION

4 RESIDENTIAL UNITS----- (4,000SF.) - 6 PARKING SPACES

1040 EAST WALNUT ST.

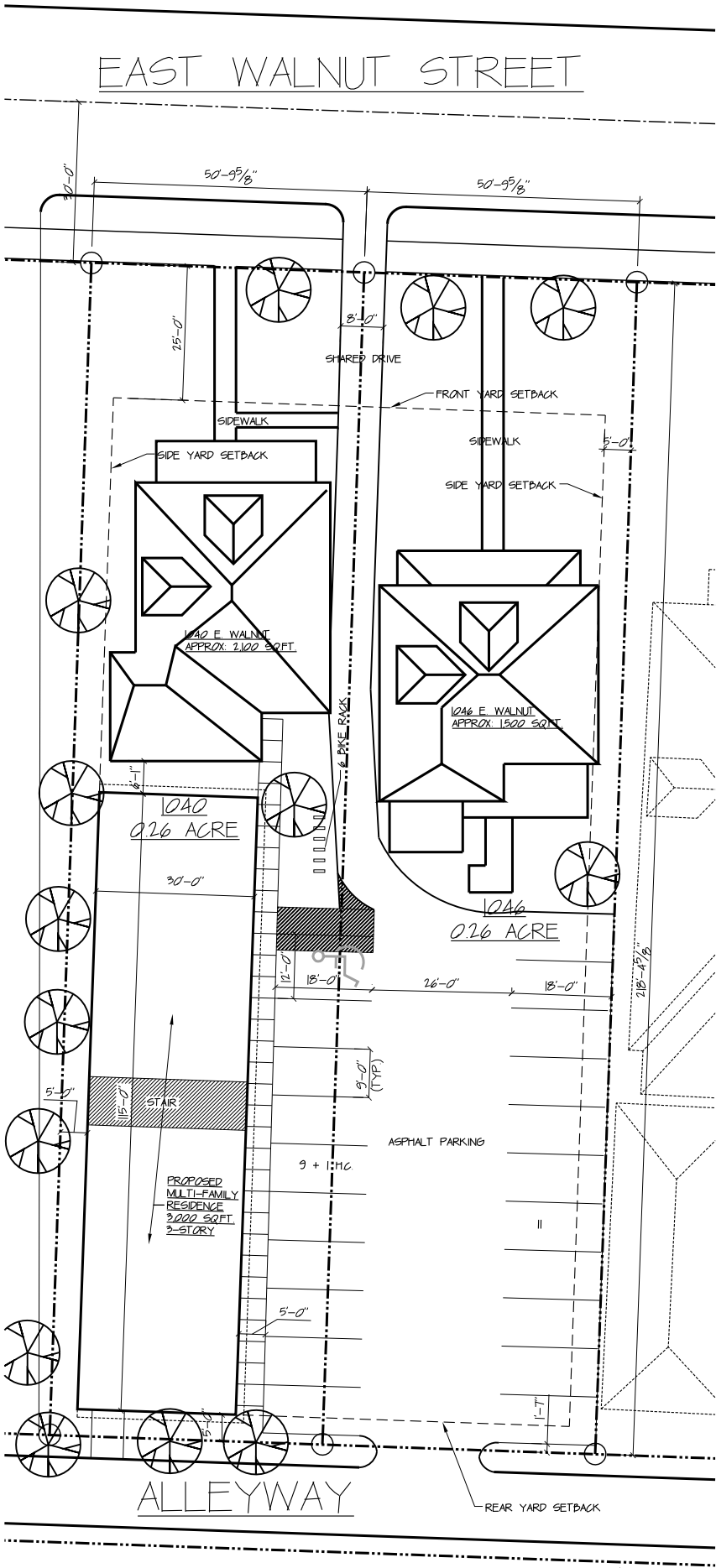
NEW CONSTRUCTION (RESIDENTIAL-MULTIFAMILY)

9 RESIDENTIAL UNITS---- (9,000 SF.(TOTAL)) - 135 PARKING SPACES

TOTAL(REQUIRED): 235 PARKING SPACES

PROPOSED PARKING

9 + 1 HANDICAP
11
3 (6) BICYCLE PARKING REDUCTION ALLOWANCE 10%(5-1502)
24 TOTAL PARKING SPACES PROPOSED



PROPOSAL ONE

SCALE: 1/32

APARTMENT STUDY

FOR

1040 E WALNUT
1046 E WALNUT

SPRINGFIELD, MISSOURI 65804

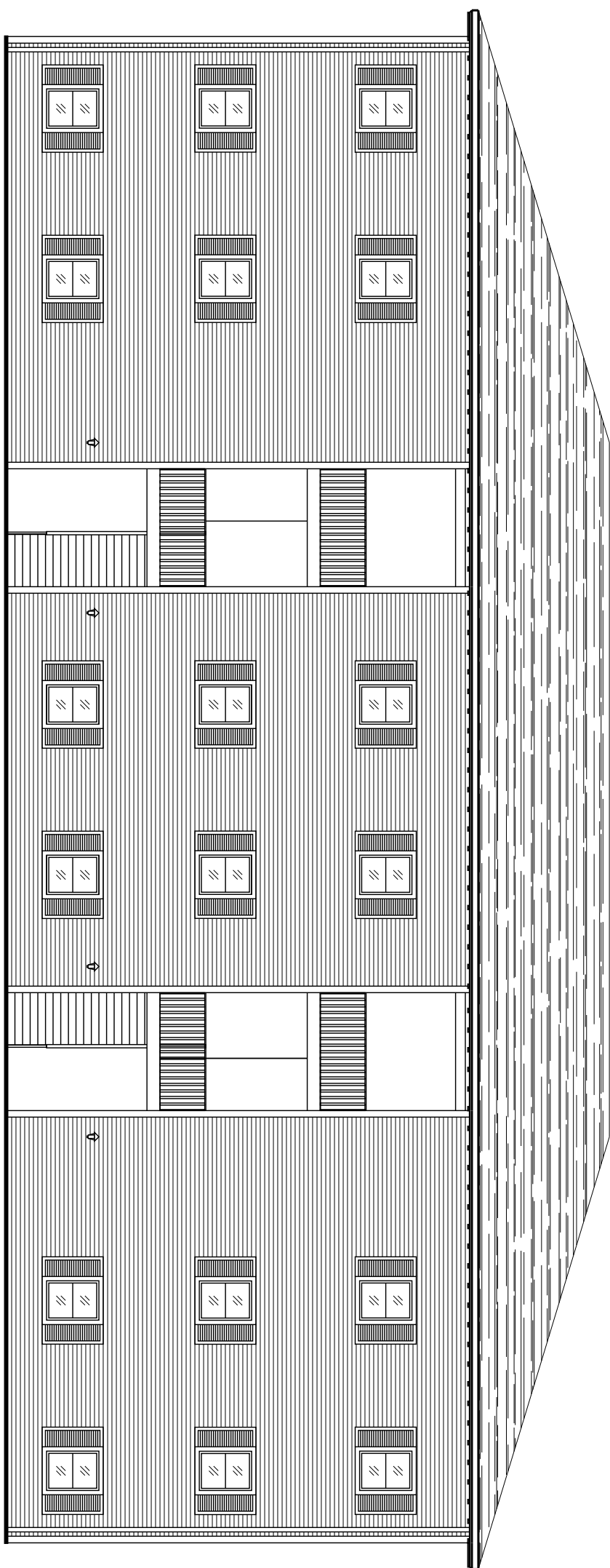
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433 west walnut,
springfield missouri 65806

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Drawings and Specifications are prepared by or under the direct supervision of the architect, and shall remain the property of the architect. They are not to be used for any other project or purpose without the written consent of the architect. The architect is not responsible for construction methods, materials, or equipment, or for safety precautions and programs in connection with the project.

bates & associates
architects

NOT FOR
CONSTRUCTION

REVISIONS



ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

APARTMENT STUDY

FOR

1040 E WALNUT
1046 E WALNUT

SPRINGFIELD, MISSOURI 65804

www.batesarchitects.com
phone no. 417.865.2065
facsimile 417.865.8313
433 west walnut,
springfield missouri 65806

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

bates & associates
architects

NOT FOR
CONSTRUCTION

[illegible]

NEUROLOGY

RELEASE DATE:
10-25-2012

ON 05

0000

STEEL NO.

N

SHEET DESCRIPTION
ELEVATION



Address **1075 East Walnut Street**

Address is approximate





Address **1027 East Walnut Street**

Address is approximate





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:



10/1/12

10/1/12

Please type or print name(s) clearly:

Aaron Van Gorp

Jason Nill

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:

633 W. Walnut St. 65806

2. APPLICANT:

Name(s): Vandelay Properties, LLC

If corporation: Corporate official: _____

Mailing address: PO BOX 9594 (corporate seal)
Zip Code: 65801-9594
Telephone number: 417-459-4491 Fax number: 877-749-7475
e-mail: aaron@prodigypixel.com

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

Name: Aaron Van Gorp Signature: _____
Address: PO BOX 9594 Telephone: 417-459-4491 Fax: 877-749-7475
e-mail: aaron@prodigypixel.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: 9/28/2012

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) Replace guttering and downspouts. Replace 3 front deck columns.

- 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.)*

1. Remove vinyl siding on east side of building and install matching cedar clapboard siding.
2. Replace guttering and downspouts to match a new paint job.
3. Replace 3 front deck columns with tuscan style columns.

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.)

Currently the building looks in disrepair because of the rotting wood pillars and exterior window trim, as well as paint chipping off of the exterior wood siding.

We would like to perform the proposed work to make the exterior of our building more attractive and inviting. We're going to be repairing and painting the wood siding and window trim and would like to perform the following to match rest of the property.

1. Remove vinyl siding and replace with wood clapboard - The east side of the building has vinyl siding on it. We would like to remove the vinyl and add wood (cedar) clapboard siding instead, so it will match the rest of the building.
2. Replace guttering and downspouts - We would like to replace the guttering, downspouts to match a new paint job.
3. Replace front porch columns - The columns on the porch are rotted. We would like to replace the columns with new tuscan columns.

