



LANDMARKS BOARD

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

City of Springfield

INTEROFFICE MEMORANDUM

DATE: May 30, 2014

RE: Landmarks Board Meeting

Please find attached the agenda for the Landmarks Board meeting on **June 4, 2014**. No tour is being offered.

A handwritten signature in cursive script that reads "Daniel Neal". The signature is written in dark ink and is positioned above the printed name and title.

Daniel Neal
Senior Planner

Landmarks Board

City of Springfield - Historic City Hall - Council Chambers
830 Boonville Avenue

June 4, 2014

5:30 p.m.



Laurel Bryant
Real Estate Representative
Chair

Monica Stegall
Commercial Street
Representative
Vice-Chair

David Eslick
Historian Representative

Ann Bayliff
At-Large Representative

Len Eagleburger
At-Large Representative

Gary Bishop
Walnut Street Representative

David Brown
Mid-Town Representative

Joel Thomas
Architect Representative

Nancy Crandall
At-Large Representative

- I Roll Call**
- II Minutes**
 - A. April 2, 2014**
- III Unfinished Business**
 - A. Certificate of Appropriateness**
 - B. Certified Local Government Review**
 - C. Pre-Application Review**
- IV New Business**
 - A. Certificates of Appropriateness**
 - 1. 1414 N. Benton Avenue: Construct a new back porch and deck addition**
 - B. Certified Local Government Review**
 - C. Pre-Application Review**
- V Communications**
 - 2014 Missouri CLG Forum – Jefferson City**
- VI Reports**
 - A. Report on committees**
 - 1. Application**
 - 2. Demolition**
 - 3. Historic Sites and Districts**
 - a. Mid-Century Modern – Potential Historic Structures**
 - b. Ozarks Rock Structures Survey**
 - 4. Communications**
 - 5. Awards and Recognition**
 - 6. Design Guidelines**
 - a. Commercial Street Design Guidelines**
 - B. Administrative approval of C of A's**
 - 1. 1619 E. Walnut: Install a new generator in the rear yard**
 - 2. 1648 E. Walnut: Replace an existing storage shed with two new sheds**
 - 3. 1420 E. Walnut: Replace existing fence in-kind to original in rear yard**
- 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: April 2, 2014

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: Laurel Bryant (Chair), Monica Stegall (Vice-chair), Ann Bayliff, David Eslick, Len Eagleburger, Joel Thomas, Gary Bishop and Nancy Crandall; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard Administrative Assistant. Absent: David Brown.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of February 19, 2014 were approved unanimously.

UNFINISHED BUSINESS:

NEW BUSINESS:

COMMUNICATIONS:

Ms. Bryant asked if any members of the Board were planning on attending the 2014 Missouri CLG Forum in Jefferson City on April 11, 2014.

Mr. Eslick commented he may attend.

Mr. Neal noted that the City of Springfield would sponsor and pay for the forum if anyone can attend.

Ms. Bryant reviewed the Forum agenda with Board members and discussed the Missouri Main Street Connections information regarding a revitalization conference to be held July 29th through 31st in St. Louis.

Mr. Neal commented they do have funding for education if anyone is interested in that program rather than going to the Forum in Jefferson City. There is also the Historic Preservation Conference as well. Mr. Neal said if any of those conferences interests members, they can contact him.

Ms. Bayliff asked if there were enough funds available to put them up in a hotel for an evening.

Mr. Neal said yes.

Reports:

Ms. Stegall stated she does not have much to report this evening. She has had some discussions with Mr. Neal and Mr. McDonald about gathering information and getting started. There hasn't been any finalization of applications at this point.

Ms. Bryant asked if there was some question about whether to do a site or a landmark.

Ms. Stegall said it would be either site or landmark; it would depend on the structure.

Mr. Neal defined the difference between a site and a landmark. A local historic site designation allows for a sixty (60) day delay on any type of exterior changes or improvements to structure. An applicant would present to the Landmark's Board and have sixty (60) days to determine if they want to follow what the Board approved. It is not a binding review. The only district that has a binding architectural review is Walnut Street West District. The landmark designation is actually a zoning overlay district and it does have binding architectural review however, there is only a demolition delay with a landmark designation. It is a one hundred-eighty (180) day delay, a six month delay; it still does not prevent an owner from actually demolishing the structure. So there is a difference in delay, binding architectural review with the landmarks designations and it's like a zoning case that would have to go through Planning and Zoning Commission and City Council for review and approval while the historic site designation takes Landmarks Board recommendation and City Council's approval. It is a little quicker to do the site, but it doesn't have as much teeth to it.

Ms. Bryant asked in getting a landmark verses a site designation do you get owner approval.

Mr. Neal stated it doesn't require the owner to sign off on that; on the local historic site designation I believe you can have either the owner or somebody designate for the local historic site but City Council has to ultimately approve it then typically it's something the property owner would have to agree to. The rezoning as far as the Landmarks Board designation has more to it so the Landmarks Board could initiate that as, but there is more that would need to be done in order to get that applicant together without the owner's approval.

Mr. Eslick commented he feels the site would be easier to get designated than a national register landmark. Mr. Eslick said the properties that are on MSU and Drury's Campuses, it is their buildings and they will do what they want with them, asking if there is a problem if we go to them ask about one of their structures and they say we can make that a local site.

Mr. McDonald stated that Drury is a private institution and MSU is a State owned property, a political subdivision. I doubt that we have any say over what MSU does. It's probably a different case with Drury because they are just another property owner. We would probably have to get MSU to agree to everything we do.

Mr. Eslick stated that the Kentwood and Sun Villa Towers will be remodeling soon and if we do decide on a university site, we could communicate with the University letting them know what we would like to do. The rest of the properties that are owned privately or by a company, we can visit with them as well, make an application and let them know what we want to do. Mr. Eslick commented the majority of the structures are Richard Stahl properties and he would hope to see in the nomination form something that recognizes it as a Richard Stahl building. Mr. Eslick noted Jennifer Wilson, Richard Stahl's granddaughter will help with the process.

Ms. Bryant commented that she would think Drury would be excited about that since they have the school of architecture.

Ms. Stegall stated she knows specific people at the Drury that are excited about it, but not certain if the University itself would be. She believes the university structures are going to be a challenge. Ms. Stegall commented that maybe she should start with one that is not a university property; Trinity Lutheran Church.

Ms. Bryant stated she would contact Richard Crabtree who is a member of Trinity Lutheran Church.

Mr. Neal stated if we go with a historic site designation then that would mean the Board would review the application for that designation and then it would go forward to City Council and be quicker and to the point. The rezoning to make something a landmark would be for a significant site that we may be worried about being altered in the near future as opposed to something we are sure that will stay as is.

Ms. Stegall noted that the information from St. Louis is a useful resource to see how other cities are handling this issue and that is how she will develop a document with the architectural significance and features and characteristics, the location, property owner and imagery of a site and then begin to evaluate so this document will turn into more visuals and descriptions of the properties. Ms. Stegall said with Trinity she has several images from the past; gathering that and putting it together, writing a description and then going to the owner at that point.

Mr. McDonald asked in relation to Trinity Lutheran Church if Ms. Stegall had in mind a historic site designation or a landmark designation.

Ms. Stegall stated that she is a little confused because she thought you could have a local site or landmark, but Trinity would be more of a landmark.

Mr. McDonald stated that if Ms. Stegall feels it should be a landmark assert it as such and we will see where it goes. Don't take that path of least resistance if you believe in what you are doing as a landmark; we will see what happens.

Mr. Thomas clarified the only difference between local site and local landmark is just the delay in demolition or construction.

Mr. Neal stated it is an actual zoning overlay to do the landmark. We are able to bring all the exterior changes for a historic site to the Board in every case.

Mr. Thomas asked when they want to change something for a historic landmark if they present to City Council.

Mr. Neal stated the review for both of those come to the Landmarks Board and Council. The landmark designation or overlay district has to be approved by Council as like a rezoning case.

Ms. Bryant asked if it goes through Landmarks, Planning and Zoning and then Council.

Mr. Neal said it would go through Landmarks to recommend to Planning and Zoning Commission and then on to City Council. There is a way to do a designation without the owner's approval, but it does take City Council or another body to initiate the rezoning.

Ms. Bryant stated that regardless of site or landmark we do also have an awesome knowledge thanks to Deb Shields who is a historic preservation consultant. Ms. Shields did an extensive Ozarks Rock Masonry survey in Springfield and we received a grant for this in 2005 we also have knowledge of these structures and could perhaps piggy back on her research and further protect some of the rock masonry structures.

Mr. Eslick stated that Ms. Shield unveiled this before the Landmarks Board meeting and several of the property owners were in the audience and they liked seeing the property and what she had to say in her study, but because it was their home they weren't real excited about having it designated as a historic site. People think that they cannot do anything to the structure if it becomes a historic site. We could look at this list and look at the properties that are most vulnerable to rezoning and demolition.

Mr. Neal stated that he included in the packet a core study group of fifty (50) properties that were very significant examples of Ozark Rock Masonry, and then the supplemental study group that was done and it was sixty-nine (69) properties and they identified two hundred forty-four (244) additional properties that are out there. The core study of fifty (50) properties may be the target group to identify which ones would be to follow up with. This survey could lay the ground work for someone to go for a national nomination or a local nomination.

Ms. Bryant asked about municipal structures.

Mr. Neal stated they could ask if they wished to be on the register.

Mr. Eslick noted a recent article in the paper about the Park Board being proud of their rock structures considering them a significant part of the parks system, adding that he personally doesn't feel they will do anything to them because they belong to the community they are in.

Ms. Bryant stated that Ms. Shields noted that as far as eligibility that some of them could be small districts.

Mr. McDonald stated that he is not certain if the City designates a site or a landmark by ordinance, but in the situation of its own properties will probably the Landmarks Board would do a resolution saying we recommend that you, the City Council, resolve to say that we are going to treat our own buildings as historic sites or historic landmarks and we are not going to destroy them. The only issue would be that there is a ruling that says that one City Council cannot bind the activities and actions of a later Council, because each elected body gets to decide what happens in the City, the resolution would be there and it would hopefully be some influence on future City Councils.

Mr. Neal noted that he could discuss it with someone at the parks department, adding that if the Board would like to look through the mid-century modern and Ozark rock structures and pick a couple and start having conversations with the property owners to start with and see if they would be open to having that designation on their property.

The Board discussed Historic Preservation month.

Mr. Eslick described what he had planned, adding the plans are not yet fully developed; he would like to do a workshop on the 29th of May and a walking tour of downtown Springfield or Walnut Street or elect to do a bus tour. Mr. Eslick noted he hopes to have it finalized in the next week.

Ms. Bryant commented to newest members of the Landmarks Board that when people approach them and ask questions; what's appropriate, can I do this; to refer them to Mr. Neal.

Mr. Neal clarified Ms. Bryant's comments as members of the Board do not want to give an opinion when they do not have all the facts of an issue.

Mr. Eslick commented on the Timmons Temple issue stating he is attempting to get in the structure to see if it is structurally sound and the possibility of moving the structure. Mr. Eslick commented that as members of the Board and as historic preservationist the need to be more aware of issues such as this with the potential demolition of the church. Mr. Eslick suggested that as a Board, a letter be written showing support of the effort in preserving the building.

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

There being no further business, the meeting was adjourned at approximately 6:40 pm.

A handwritten signature in black ink, reading "R. Daniel Neal". The signature is written in a cursive style with a horizontal line underneath the name.

R. Daniel Neal



LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: May 30, 2014

PROPOSAL:

1. On the east side or rear of the 1996 addition, add a new back porch and deck area

BACKGROUND:

LOCATION: 1414 N. Benton Ave.

HISTORIC DESIGNATION: Historic Site – Stoughton/Truman House

APPLICANT: Chandler Carlson

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS:

1. The house at 1414 N. Benton Avenue is a contributing structure in the Mid-Town National Historic District. It is also a local historic site that was nominated by City Council on August 13, 1979.
2. The proposed porch addition will not be easily viewable from Benton Avenue which is considered the primary view.
3. The Mid-Town Design Guidelines state that the building materials and decorative elements of new additions should be compatible with the historic structure.

STAFF CONTACT:

Daniel Neal

Senior Planner

864-1036

ATTACHMENT A
BACKGROUND REPORT
1414 N. Benton Ave.

APPLICANT'S PROPOSAL:

The applicant is proposing to add a new one story addition, 32' x 20', to the back of the residence at 1414 N. Benton Avenue. The addition will consist of a screened-in porch with a flat roof/deck and railing (see attached certificate for more information). The proposed addition will be made to another addition that was approved by the Landmarks Board and constructed in 1996.

STAFF COMMENTS:

1. The Mid-Town Design Guidelines state that new additions should be located at rear or side of the structure and out of view of the street. The proposed location of the addition is at the rear of the structure and will not be viewable from Benton Avenue, but will be viewable along Lynn Street which is considered a side yard and a secondary view. Staff believes the proposed addition will not overpower the historic structure and since it is being added to a later addition will not adversely affect the integrity of the historic site.
2. The Mid-Town Design Guidelines state that new additions should use a design contemporary in spirit but should be sympathetic to the historic structure. Staff believes that the proposed design and materials complement the historic structure while not duplicating its appearance. The historic roofline is not altered and false historic appearances are avoided. The proposed new addition could be removed in the future and the architectural integrity of the historic building would be retained.
3. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Mid-Town UCD, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
1414 N. Benton Ave.

ZONING ORDINANCE:

No specific design guidelines have been established by ordinance for historic sites. The Board has the authority to approve or disapprove the proposed application. A building permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the building permit.

SECRETARY OF INTERIOR'S STANDARDS:

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.
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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction 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.

MID-TOWN 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.

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
1414 N. Benton Ave.

ARCHITECTURAL SIGNIFICANCE:

1. The structure was placed on the Springfield Historic Register on August 13, 1979, as a local historic site.
2. The structure was listed as a contributing structure in the Mid-Town National Historic District on July 13, 1989.



Application for Certificate of Appropriateness

****E-PLANS INSTRUCTIONS****

****PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION****

1. Pre-apply online at:
<https://www.springfieldmo.gov/payments/PLNPermitInfo.aspx?ptype=8005>
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed:

Received By:

Review:

☐ Administrative

☐ Landmarks Board

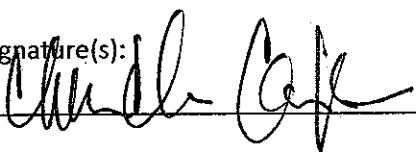
The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior 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.

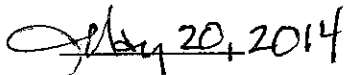
THEREFORE, applicant requests that the Certificate of Appropriateness be approved for the property as proposed in this submittal.

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:



Please type or print name(s) clearly:

Chandler Carlson

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: 1414 N. Benton Ave

APPLICANT INFORMATION:

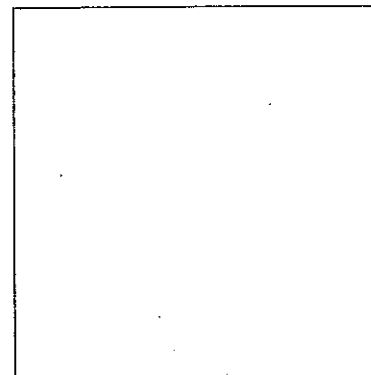
2. Name of current property owner: Chandler Carlson

If corporation: Corporate Official: _____

Mailing Address: 1414 N. Benton Ave

Zip Code: 65802 Telephone: 417-860-2600 Fax: 417-447-6145

E-mail: chandler@swbell.net



(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

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

X Name: Marie Wood

Signature: Marie A Wood

Mailing Address: 205 W. WALNUT, SUITE 200 Zip Code: 65806 Fax: 417-447-6145

Telephone: 417-447-6303 E-mail: mwood@midamproperties.com
x 117

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1055.)

Date of discussion: Dorrell Duquette, MAY 6th ± MAY 13th

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.

Chandler Carlson

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 – Drawings
- 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)

One story addition, 32' x 20', to back of residence at 1414 N. Benton Avenue. Screened-in porch with flat roof/deck and railing. Footing will be 3 feet of concrete and steel underground plus 4 feet of block, approximately 45" of block (cut stone) above ground. Back filled crawl space will be Visqueen and rock with sump pump. Flat roof will be redwood over membrane with a 30" high (or to code) wood railing and approximately 9 8x8" posts, 36" high. Cast concrete steps from existing sidewalk to porch. Materials will be concrete, cinder block, cut stone, wood and screen. Access to screen porch from house will be from existing back door, access from outside will be from new screen door lined up with existing sidewalk. Access to deck/flat roof will be from house, existing 2nd story door.

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.

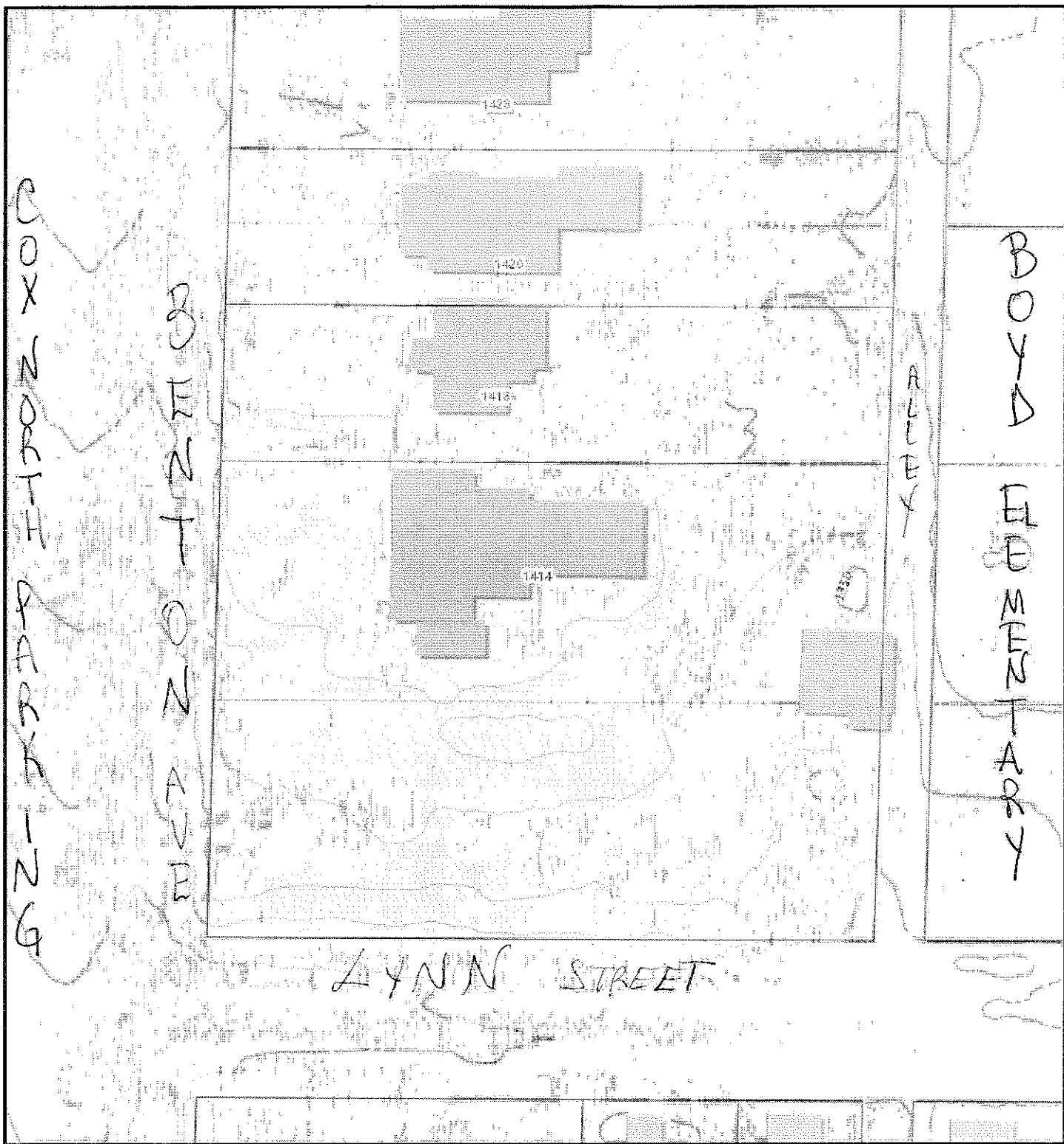
When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

RESIDENCE: The house we've lived in for the past 25 years at 1414 N. Benton is a 2 story buttered brick American Foursquare with a 45" high cut stone foundation. The roof is hipped with dormers, there is an attached portico and a 10' deep covered wrap-around porch. The original house, excluding attic, cellar and outdoor porch area is approximately 1,280 square feet. Sometime in the 1990's, we added a 565 square foot addition to the house with design approval from the Landmarks Board.

PROPOSED ADDITION: We would like to add a large screened-in porch to the back of our house with a flat roof/deck. (Deck would be accessible from an existing 2nd story door.) We hope to utilize this space three seasons out of four. Also during the winter months, the covered porch will bring us 20 feet closer to our detached garage which will be a tremendous convenience. The porch will take up space on the far north side of our property which is heavily shaded and underutilized. It will also serve to block our view of air conditioning condensers, utility boxes and a number of pipes and wires running vertically on the north side of the house.

CONFORMANCE AND APPROPRIATENESS: The original structure of the house will not be involved in any way in this project; the screened porch instead will attach to the one previous addition. However, we plan to have the porch complement the house in its entirety. We will have a 45" cut stone foundation (no lattice), and the material used for the porch and the railing around the flat roof will be wood (no fiberglass or plastic). The wood will be painted white as is the trim in the front of the house. The new screened-porch door will line up with both the existing back door and with the existing sidewalk leading to the alley. The steps will be cast concrete.

HOW THIS WOULD IMPACT OUR SURROUNDING NEIGHBORS: Our house is situated in Midtown on the NE corner of Benton and Lynn. Immediately in back of us is a gravel alley and a fenced playground belonging to Boyd Elementary School. Boyd Elementary is a 3 story building. When we purchased this house approximately 25 years ago, it included an empty lot to the south of us which runs along Lynn Street; this is our side yard. We now have a number of mature trees and landscaping in this area which tends to block or buffer a direct view from the street. In the front, across Benton Avenue, is a large parking lot belonging to Cox North and, of course, the Cox North complex. North of us is a 2 story house which we own. It has a detached garage which shields the back porch of that house from our view. (The house beyond that has been empty and neglected for the past ten years which is why we are hesitant to try to sell the house next door.) We would leave 8 1/2 feet from our addition to the north property line and approximately 50 yards to the east or back property line.



City of Springfield, Missouri

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My Title



Printed: Apr 24, 2014

PROPERTY LINE

8 1/2'



EXISTING
ONE CAR
GARAGE

64' 4"

BACK DOOR

EXISTING
STRUCTURE

FRONT

20'

YARD

LYNN STREET

92'

APPROX.
50 yards

PROPERTY LINE

ALLEY

3 story

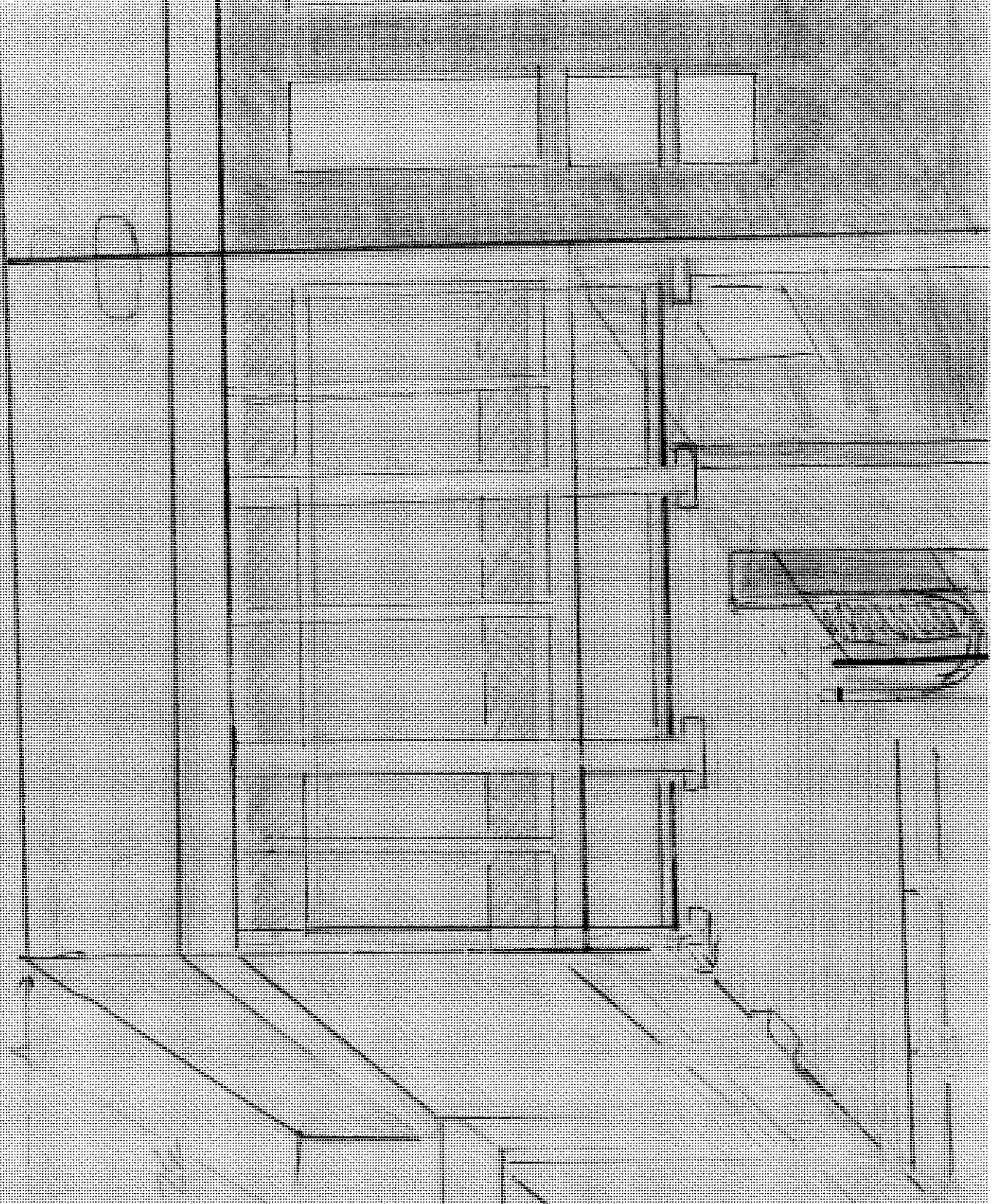
BOX D

ELIZABETH ST

4. 10/10/10 10.10.10

10.10.10

10.10.10



EXISTING ROOF

EXISTING STRUCTURE

12' x 14' - 20' 00"

from existing structure

N

30'

20' 00"

20' 00"

NO. 6

NO. 50

steps

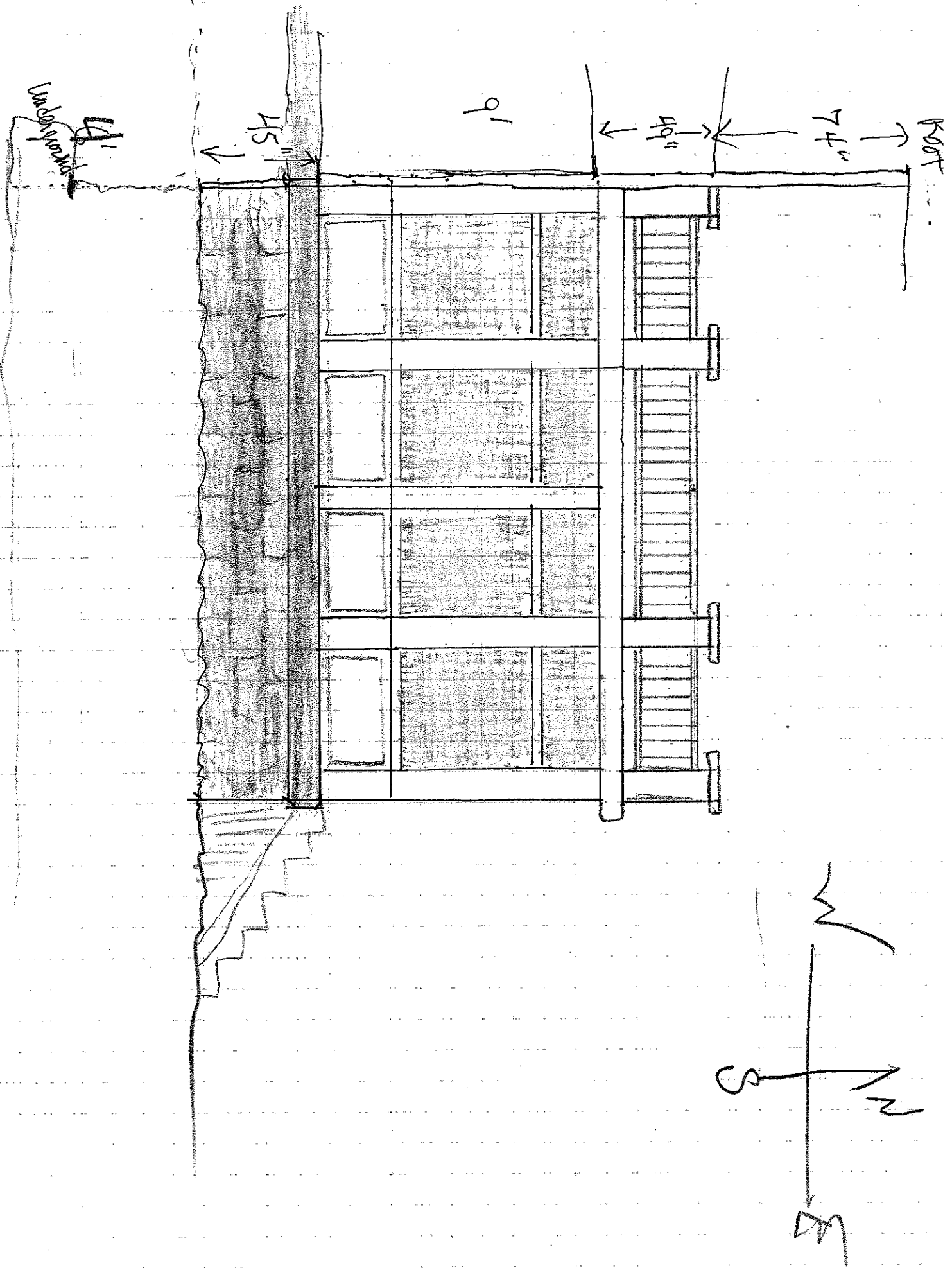
EXISTING SIDEWALK

32'

8 1/2'

20'

N



**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1619 E. Walnut Street

On April 2, 2014, the Landmarks Board staff found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

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).

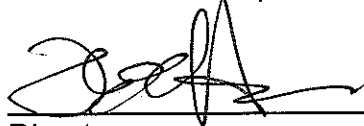
That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, the staff approved the following work item(s):

1. The placement of a new generator as described in the attached product literature in the rear yard as shown on the attached site plan.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.



for
Director
Planning and Development

4-2-2014

Date



Application for Certificate of Appropriateness

****E-PLANS INSTRUCTIONS****

****PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION****

1. Pre-apply online at:
<https://www.springfieldmo.gov/payments/PLNPermitInfo.aspx?ptype=8005>
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed:

Received By:

Review:

- ☐ Administrative
☐ Landmarks Board

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior 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):

Ralph W. Sheets

Date:

April 2nd 2014

Please type or print name(s) clearly:

Ralph W. Sheets

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: 1619 E. Walnut Springfield, MO 65807

APPLICANT INFORMATION:

2. Name of current property owner: Ralph W. Sheets

If corporation: Corporate Official: _____

Mailing Address: 1619 E. Walnut Springfield, MO

Zip Code: 65807 Telephone: 417-522-9799 Fax: _____

E-mail: _____

3. **AUTHORIZED REPRESENTATIVE:**

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

Name: Thomas Sheets

Signature: _____

Mailing Address: 1530 N. Washington Springfield, MO Zip Code: 65803 Fax: _____

Telephone: 417-522-9799 E-mail: ts-no-wire@hotmail.com

(Corporate Seal)

4. **BUILDING DEVELOPMENT SERVICES DISCUSSION:** *(Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1055.)*

Date of discussion: April 1st 2014

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): Emergency standby home generator

1 – Site Plans
2 – Elevations
3 – Photographs
4 – Sample of materials to be used

5 – Product literature
6 – Drawings
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)

Have natural gas generator professionally installed, in accordance with municipal code.
Generator will be placed on existing concrete utility pad, next to AC unit behind the house.
Generator cut sheet attached.
Lot diagram with generator placement attached.

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

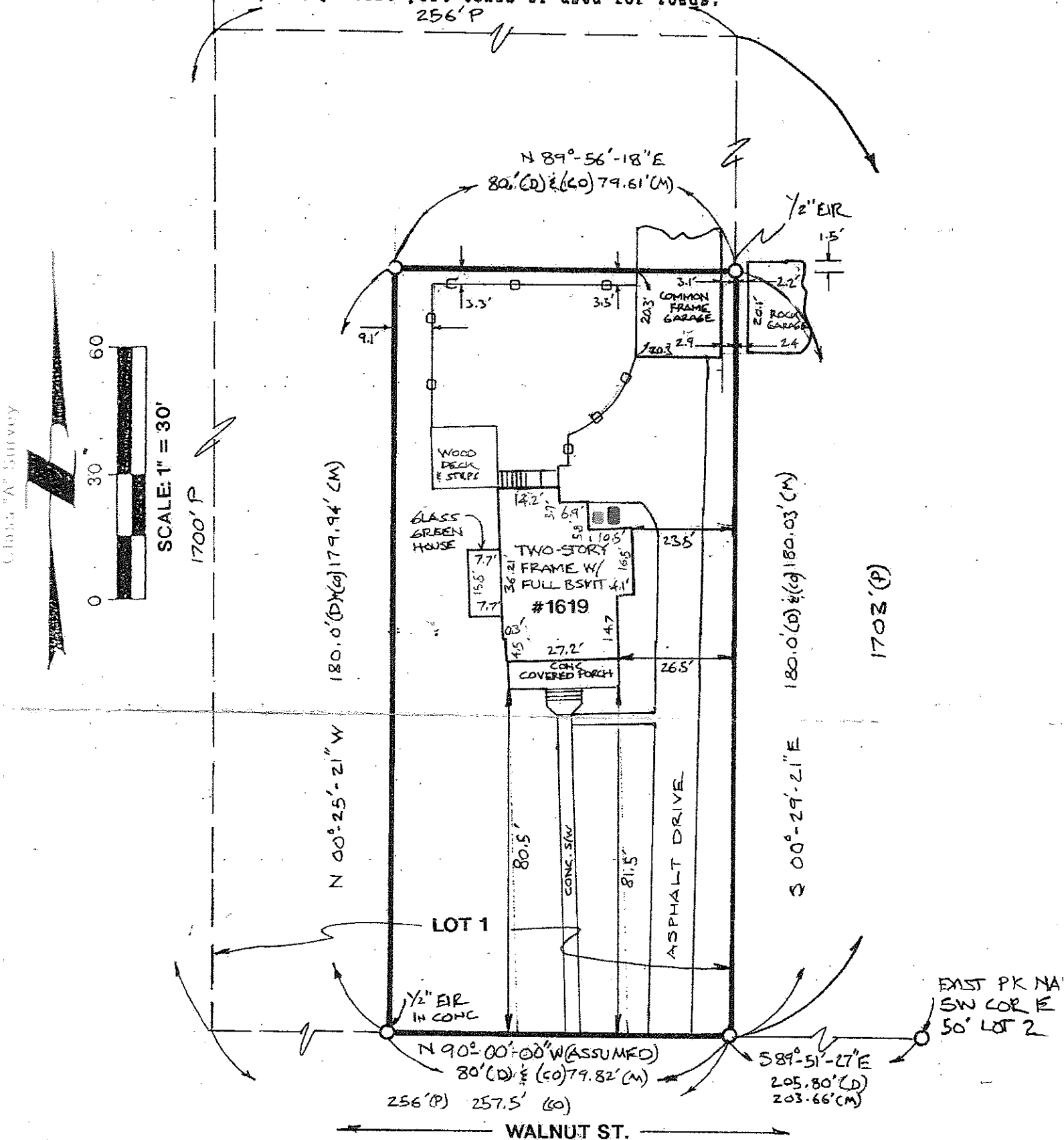
Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

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

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

To provide safety and security for an elderly resident, in the event of prolonged power outage.
Eliminate the need to relocate during dangerous weather conditions.
Provide heat/cooling during extreme temperature conditions.
Prevent damage to water pipes in freezing weather.
Allow for preservation of food.

All of the South 180 feet of the Following: All beginning on the North side of Walnut Street, at a point 177.5 feet East of the Southwest corner of Lot One (1), BIGBEE'S SUB-DIVISION; thence North 308 feet to Cairo Street; thence East 80 feet; thence South 308 feet, to North Line of Walnut Street; thence West 80 feet to the beginning, in the City of SPRINGFIELD, GREENE County, Missouri, except that part taken or used for roads.



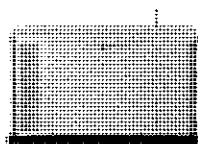


Generator Systems

Enter Keyword or Model N

[Choosing a Generator \(/choosing-a-generator\)](#)[Standby Generators \(/standby-generators\)](#)[Where to Buy \(/where-to-buy\)](#)[FAQs \(/faqs\)](#)[Service & Support \(/support\)](#)[News \(/news-room\)](#)[Home \(/\)](#)[Standby Generators \(/standby-generators\)](#)[Compare Standby Generators](#)[FIND A DEALER \(/WHERE-TO-BUY/DEALER-LOCATOR\)](#)[RETURN TO PREVIOUS PAGE \(HTTP://WWW.GEGENERATORS.COM/STANDBY-GENERATORS/RESIDENTIAL-GENERATORS/20KW-HOME-GENERATOR-SYSTEM\)](http://www.gegenerators.com/standby-generators/residential-generators/20kw-home-generator-system)

Compare Standby Generators

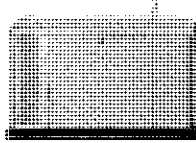


MODEL

HOME STANDBY
20KW¹ HOME GENERATOR SYSTEM
REMOVED

ADD ANOTHER MODEL

Watts (LP)	20000
Watts (NG)	18000
Engine Brand	Briggs & Stratton
Engine Series	Vanguard
CC	993
Number of Cylinders	2
Operation	Fully Automatic
Volts	120/240
Amps (240V): (LP)	83.3
Amps (240V): (NG)	75
Alternator Type	Brushed
Fuel Consumption (Cubic Feet per Hour @ Half Load***)	83 (Liquid Propane), 187 (Natural Gas)
Fuel Consumption (Cubic Feet per Hour @ Full Load***)	135 ft(3)/hr, 3.75 gal/hr (Liquid Propane), 260 ft(3)/hr (Natural Gas)
Weekly Exerciser	Yes
Battery/Battery Charger	Battery Sold Separately, Battery Charger Included
Overcrank Protection	Yes
Hour Meter	Yes
Diagnostic Alerts with Remote System Status	Low Oil Shutdown, Engine Does Not Start, Low Frequency, Engine Overspeed, Low Voltage, Low Battery Voltage, Oil Temp High, and Transfer Switch Fault
Length	48
Width	34
Height	31



MODEL	HOME STANDBY 20KW* HOME GENERATOR SYSTEM REMOVE	ADD ANOTHER MODEL
Weight (lbs)	500	
Warranty ²	5 Year Limited Parts and Labor	

Sign Up to Receive Email Promotions

Sign up to receive product news, tips, and special promotions!

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<http://plus.google.com/117333387609680470421?prsrc=3>

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Specifications

Generator Specifications

17k Watt

Rated Maximum Load Current* (at 25°C/77°F, LP)*:

at 240 Volts.....	70.8 Amps
Rated AC Voltage.....	120/240 Volts
Phase.....	Single phase
Rated Frequency.....	60 Hertz
Generator Breaker.....	80 Amp
Normal Operating Range..	-25°F (-28.8°C) to 104°F (40°C)
Output Sound Level	69.1 dBA at 23 ft. (7 m) at normal load
Shipping Weight.....	565 lb (256 kg)

* Natural gas rating will depend on specific fuel but typical derates are between 10 to 20% off the LP gas rating.

20k Watt

Rated Maximum Load Current* (at 25°C/77°F, LP)*:

at 240 Volts.....	83.3 Amps
Rated AC Voltage.....	120/240 Volts
Phase.....	Single phase
Rated Frequency.....	60 Hertz
Generator Breaker.....	100 Amp
Normal Operating Range..	-25°F (-28.8°C) to 104°F (40°C)
Output Sound Level	69.1 dBA at 23 ft. (7 m) at normal load
Shipping Weight.....	580 lb (263 kg)

* Natural gas rating will depend on specific fuel but typical derates are between 10 to 20% off the LP gas rating.
* Normal load = 5kW (1/4 load)

Engine Specifications

Displacement.....	60.60 ci. (993 cc)
Bore.....	3.405 in. (86.5 mm)
Stroke.....	3.366 in. (85.5 mm)
Spark Plug Gap.....	0.020 in. (0.51 mm)
Spark Plug Torque.....	180 lb-in. (20 Nm)
Armature Air Gap.....	0.005 - 0.008 in. (0.13 - 0.20 mm)
Intake Valve Clearance.....	0.004 - 0.006 in. (0.10 - 0.15 mm)
Exhaust Valve Clearance.....	0.004 - 0.006 in. (0.10 - 0.15 mm)
Oil Type.....	5W30 Synthetic
Oil Capacity (with filter).....	78 - 80 oz. (2.3 - 2.4 L)
Engine End Cover Bolt.....	220 lb-in (25 Nm)

Displacement.....	60.60 ci. (993 cc)
Bore.....	3.405 in. (86.5 mm)
Stroke.....	3.366 in. (85.5 mm)
Spark Plug Gap.....	0.020 in. (0.51 mm)
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Exhaust Valve Clearance.....	0.004 - 0.006 in. (0.10 - 0.15 mm)
Oil Type.....	5W30 Synthetic
Oil Capacity (with filter).....	78 - 80 oz. (2.3 - 2.4 L)
Engine End Cover Bolt.....	220 lb-in (25 Nm)

Common Service Parts

Air Filter	692519
Oil — Synthetic	100028
Oil Filter	842921
Resistor Spark Plug	491055
Long Life Platinum Spark Plug	5066
Maintenance Kit	6036

Air Filter, Oval	692519
Oil — Synthetic	100028
Oil Filter	842921
Resistor Spark Plug	491055
Long Life Platinum Spark Plug	5066
Maintenance Kit	6036

This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) to CSA (Canadian Standards Association) standard C22.2 No. 100-4 (motors and generators).

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1648 E. Walnut Street

On May 5, 2014, the Landmarks Board staff found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

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).

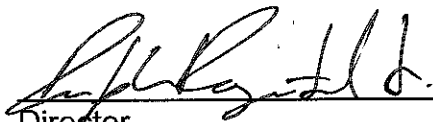
That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, staff approved the following work item(s):

1. Demolish existing metal shed and replace with two new (10 x 10) storage sheds as shown on attached site plan and product literature.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.

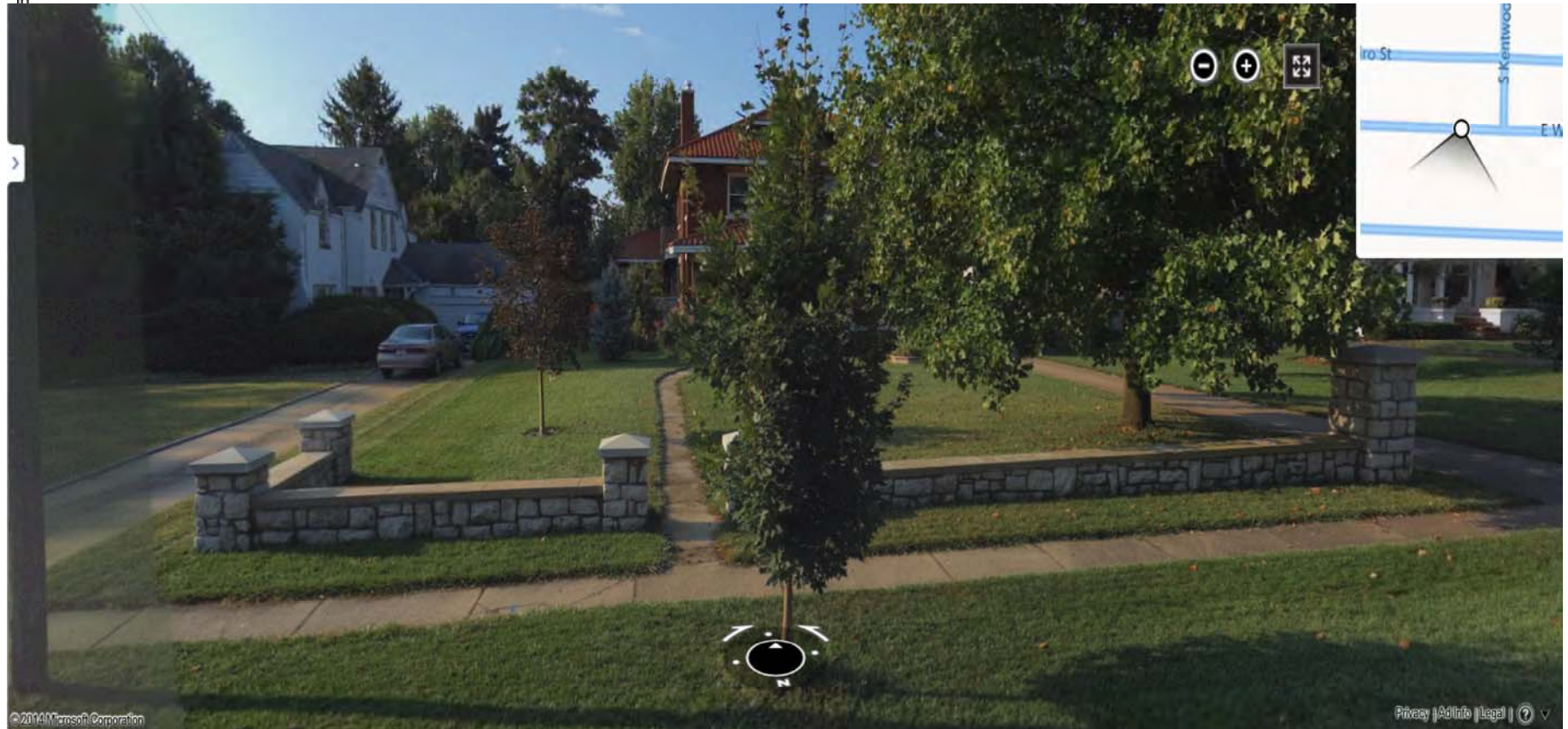


Director
Planning and Development

5-6-14

Date

Print
this
page
in





Application for Certificate of Appropriateness

E-PLANS INSTRUCTIONS **PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION** 1. Pre-apply online at: https://www.springfieldmo.gov/payments/PLNPermitInfo.aspx?ptype=8005 2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process. 3. Complete this application and upload a digital (pdf) copy through e-plans.
--

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

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior 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:

04/22/2012

Please type or print name(s) clearly:

NICHOLAS E. WARD

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: 1648 E. WALNUT

APPLICANT INFORMATION:

2. Name of current property owner: TIM WAND

If corporation: Corporate Official: _____

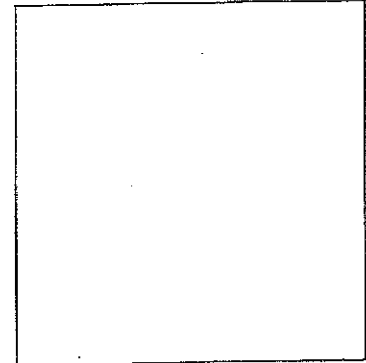
Mailing Address: 1648 E WALNUT

Zip Code: 65802 Telephone: 417-987-4576 Fax: _____

E-mail: _____

3. AUTHORIZED REPRESENTATIVE:

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



(Corporate Seal)

Name: _____

Signature: _____

Mailing Address: _____ Zip Code: _____ Fax: _____

Telephone: _____ E-mail: _____

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1055.)

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) | ☐ 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): STORAGE SHED

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

- 5 – Product literature
6 – Drawings
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)

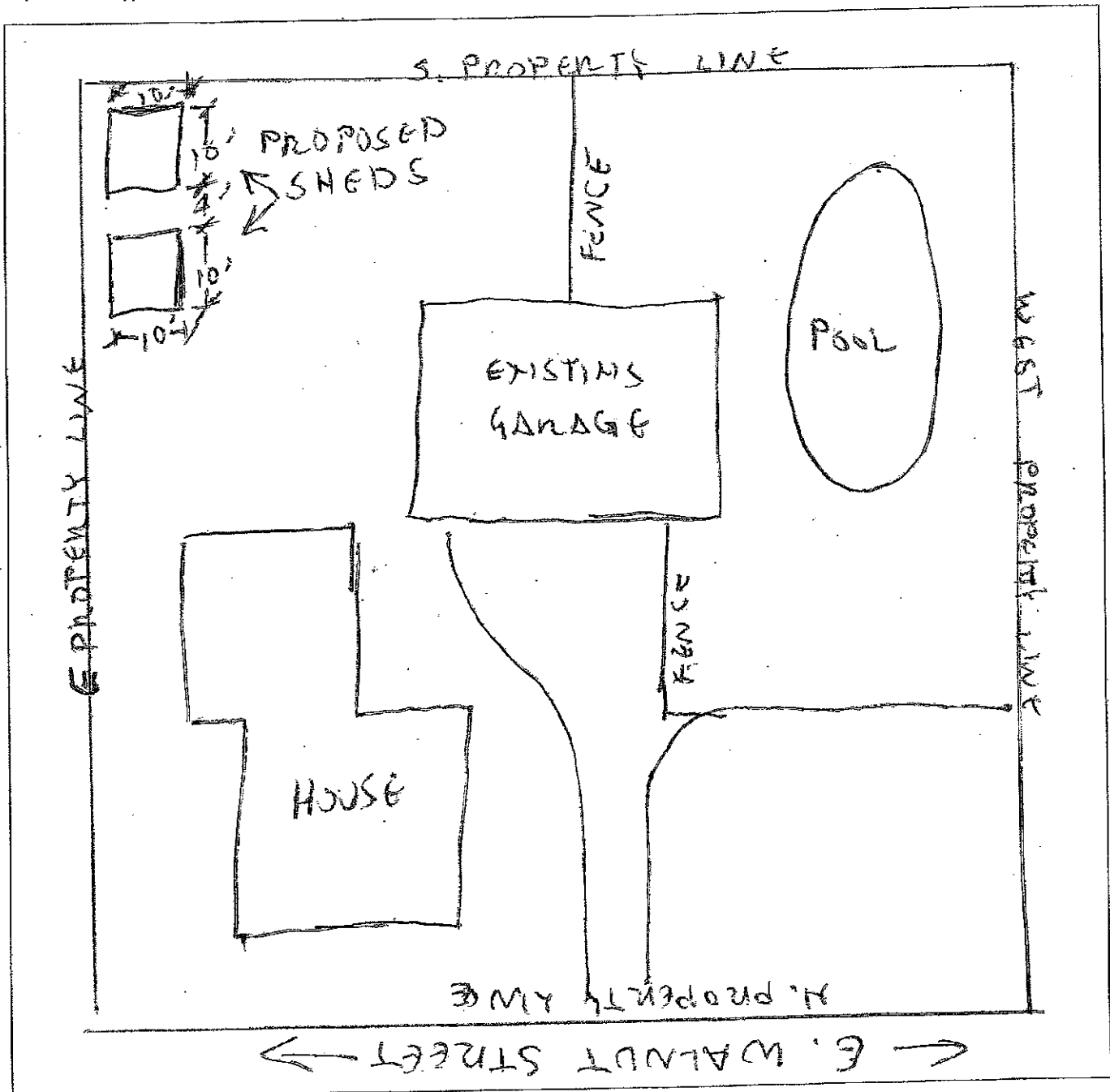
2 STORAGE SHEDS MEASURING
10'X10'X8' TALL TO REPLACE AN
EXISTING 8'X8'X8' TALL METAL SHED
AT THE BACK S.E. CORNER.

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.)



1.5

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1420 E. Walnut Street

On May 9, 2014, the Landmarks Board staff found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

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).

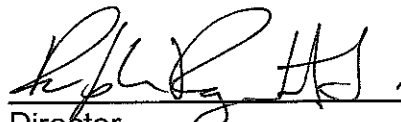
That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, staff approved the following work item(s):

1. Remove existing damaged wood fence and chain link gate and replace with a new solid wood fence and chain link gate as shown on attached site plan and described on attached information.
2. Replace existing asphalt shingles with new asphalt shingles as shown on attached product literature and described on attached information.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.



Director
Planning and Development

5-9-14

Date



Application for Certificate of Appropriateness

E-PLANS INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

1. Pre-apply online at:
<https://www.springfieldmo.gov/payments/PLNPermitInfo.aspx?ptype=8005>
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed:

Received By:

Review:

- ☐ Administrative
☐ Landmarks Board

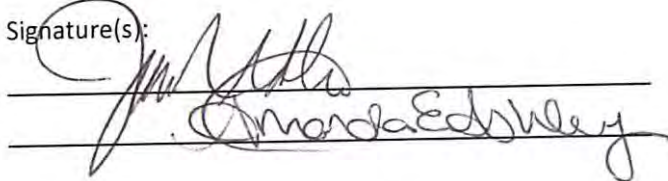
The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior 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:

5/1/14

5/2/14

Please type or print name(s) clearly:

JAMES R. ASHLEY

AMANDA E. ASHLEY

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: 1420 E WALNUT

APPLICANT INFORMATION:

2. Name of current property owner: JAMES R ASHLEY & AMANDA E ASHLEY

If corporation: Corporate Official: _____

Mailing Address: 1935 PRAIRIE LANE, SPFD MO

Zip Code: 65804 Telephone: 417-459-0700 Fax: 417-865-0682

E-mail: JASHLEY@BKD.COM

3. AUTHORIZED REPRESENTATIVE:

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

Name: _____

Signature: _____

Mailing Address: _____ Zip Code: _____ Fax: _____

Telephone: _____ E-mail: _____

(Corporate Seal)

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1055.)

Date of discussion: email Kinarty
from Chris Straw on 5-6-19

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) | |

see next page

☐ Other (specify): _____

1 – Site Plans
2 – Elevations
3 – Photographs
4 – Sample of materials to be used

5 – Product literature
6 – Drawings
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. FENCE: REPLACE EXISTING 6FT CEDAR PRIVACY FENCE ON EAST AND SOUTH SIDE OF PROPERTY WITH 6FT CEDAR PRIVACY FENCE ON EAST AND SOUTH SIDE OF PROPERTY-BID ENCLOSED WITH APPLICATION. TWO 8" GATES (CHAIN LINK) TO REPLACE EXISTING GATES (ALSO CHAIN LINK). THERE WILL BE NO EXPANSION OF SIZE OF GATE NOR OVERALL ENTRYWAY GATE WOULD ENCLOSE.

2. ROOF: TEAR OFF EXISTING ASPHALT SHINGLE ROOF AND REPLACE WITH NEW ASPHALT SHINGLE ROOF-BID ENCLOSED WITH APPLICATION.

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.)

2. ROOF: (ITEM 7): WHY PROPOSED WORK SHOULD BE APPROVED:

The roof shingles system is suffering from material defects and is fully beyond its useful life. As entire shingle system requires repair, this is not not recommended. As such, we propose to replace roof shingles in similar fashion and material of existing roof shingles. The primary purpose is to mitigate the risks of leaks or other problems associated with material defects. Current use of property (residential rental dwelling) will not change. We do not anticipate this replacement will change the overall character of the property. This is not an addition nor an alternation, this is merely a replacement of roof shingles.

1420 E Walnut Site Plan

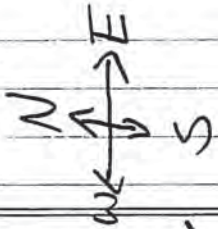
Date

Prepared By

Work
Paper No.

Reviewed By

Before/Current



Rail Road

110' Cedar Fence (6ft)
to be replaced

125' Cedar Fence (6ft)
to be replaced

Chain link gates 2 x 8'

Alley from Fremont St.

HOUSE

Current Chain link Fence to remain unaltered

1420 E Walnut Site Plan

Date

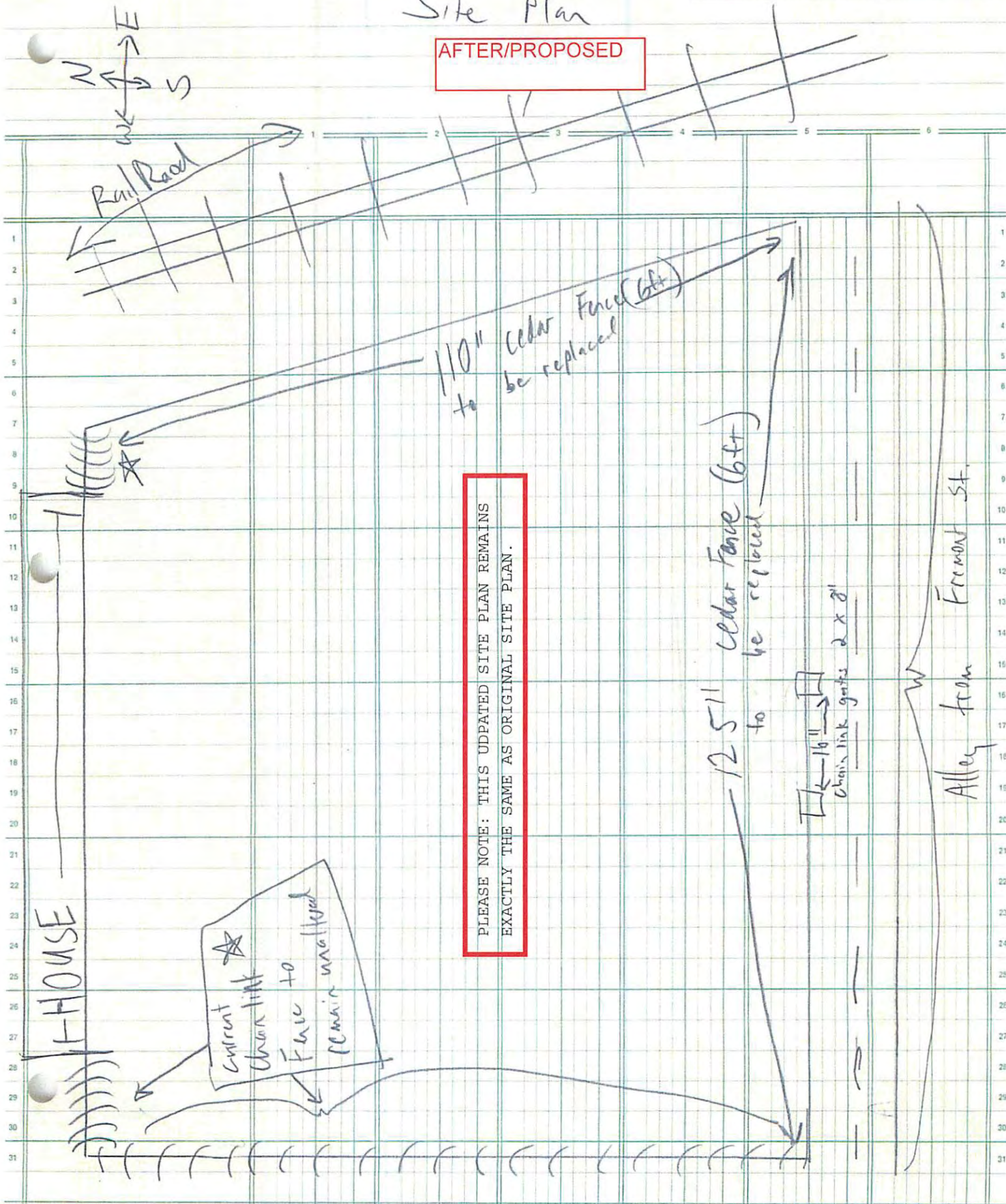
Prepared By

Work

Paper No.

Reviewed By

AFTER/PROPOSED



PLEASE NOTE: THIS UPDATED SITE PLAN REMAINS
EXACTLY THE SAME AS ORIGINAL SITE PLAN.

Note: the application indicates a picture of elevation is appropriate. This is west side of house. This stretch of chain link is remaining.



Note: this is east side of house. Just like west side, this stretch of chain link is to remain.



fence photo



roof photo





product literature
fence

OZARK FENCE

PROTECTING YOUR PIECE OF THE OZARKS SINCE 1954

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Contact Us

Ozark Fence & Supply
Co.

11716 W. College Street
Springfield, MO 65806

417-862-7803

[Contact Us](#)

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Residential

Whether your need is for a whole fence installation or just finishing an existing fence, Ozark Fence offers a wide variety of value added products which can be customized to your individual needs.

Ozark Fence offers the following product lines for your consideration. For additional information on our product lines [contact us](#).

Eastern Red Cedar

Ozark Fence Company's Eastern Red Cedar fencing is economical, environmentally safe, and is guaranteed to last for 10 years. Eastern Red Cedar fence boards are harvested from Southern Missouri in the Ozarks and Northern Arkansas. Wood that is native to the Missouri climate will greatly outlast products harvested in other areas such as Canada, California and overseas. Eastern Red Cedar fence boards are composed of primarily all heartwood, as opposed to sapwood. The heartwood of Eastern Red Cedar is much harder than sapwood and, thus, less likely to weather in color. In addition, the natural oil in the heartwood minimizes mold, decay and insect infestation. The picket that contains heartwood is far stronger than a builder grade wood or any other treated wood picket.



product literature roof

TruDefinition®
DURATION® SHINGLES
with SureNail® Technology



Colonial Slate™

TruDefinition® **DURATION®** SHINGLES

with SureNail® Technology

Bold contrast. Deep dimension. TruDefinition®

TruDefinition® Duration® Shingles are specially formulated to provide greater contrast and dimension to any roof.

Through the use of multiple granule colors and shadowing, *TruDefinition Duration* Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes *TruDefinition Duration* Shingles like no other.

TruDefinition Duration Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty*†‡ (for as long as you own your home), 130-MPH Wind Resistance Limited Warranty* and an Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.



The SureNail® Difference—
A technological breakthrough
in roofing. The innovative

features of Owens Corning™ *TruDefinition Duration* Shingles with patented *SureNail* Technology offer the following:

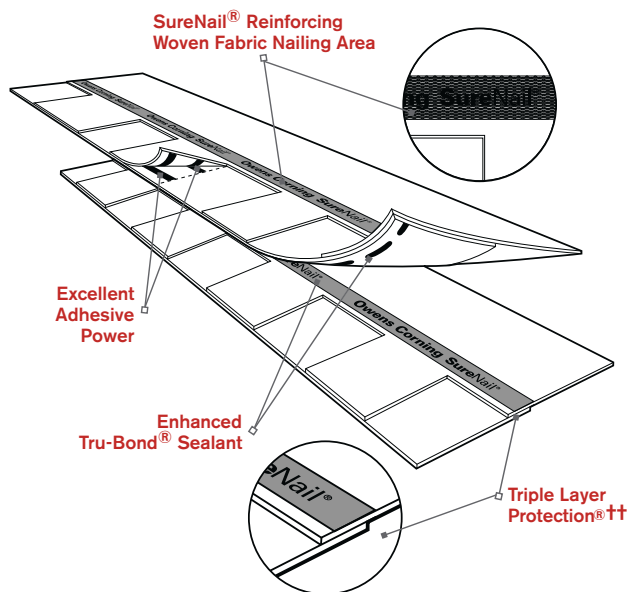
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection® A unique “triple layer” of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Superior Adhesion. Our enhanced Tru-Bond®‡ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. 33% fewer nails are required for maximum warranty protection,¹ which can mean fewer deck penetrations.





Amber†



Desert Tan†



Brownwood†



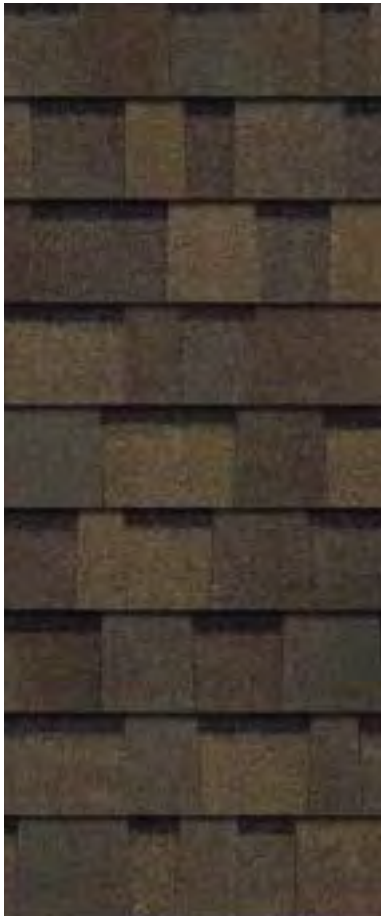
Quarry Gray†



Sierra Gray†



Shasta White†



Teak[†]



Driftwood[†]



Onyx Black[†]



Colonial Slate[†]



Harbor Blue[†]



Chateau Green[†]

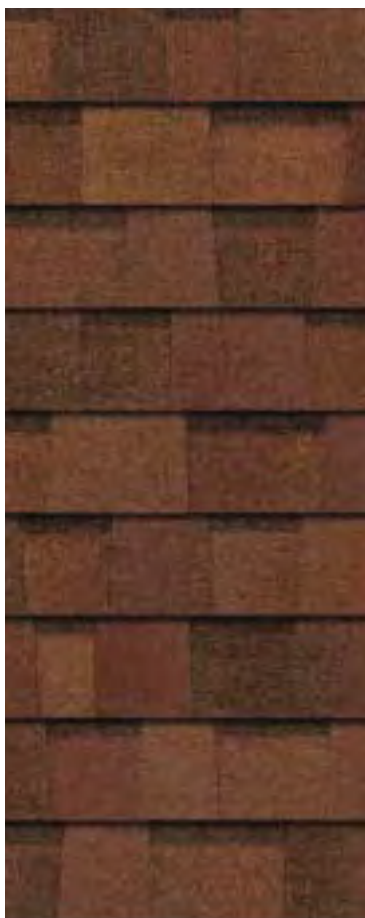
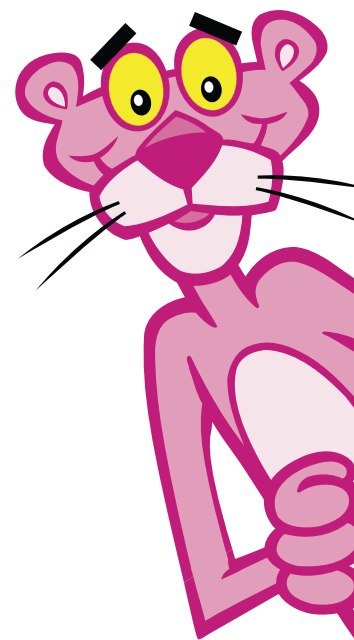




Estate Gray[†]

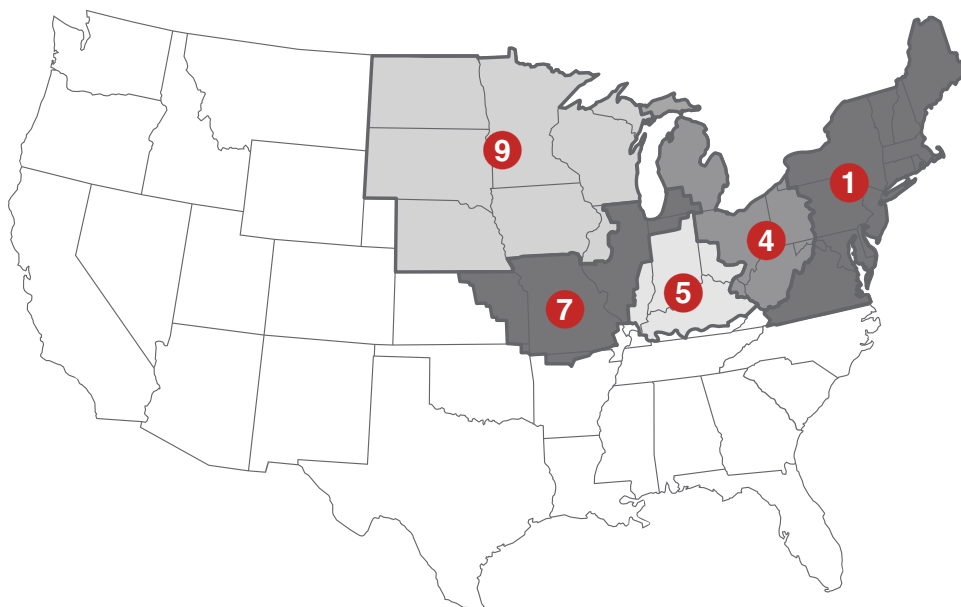


Slatestone Gray[†]
Not available in Service Areas 4, 5, 7, 9.



Terra Cotta[†]

COLOR AVAILABILITY MAP



ENERGY STAR® IS FOR ROOFS TOO



Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities.

Owens Corning™ ENERGY STAR® rated shingles can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*

Limited Lifetime†† (for as long as you own your home)

Wind Resistance Limited Warranty*

130 MPH

Algae Resistance Limited Warranty*

10 Years

Tru PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition® Duration® Shingles Product Specifications

Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM E 108, Class A Fire	ASTM D 3462
ASTM D 3161, Class F Wind	ASTM D 228
ASTM D 7158, Class H Wind	UL 790, Class A
ASTM D 3018, Type 1	CSA 123.5 ²

* See actual warranty for complete details, limitations and requirements.

** 2013 Roofing Homeowner Brand Awareness Study by Owens Corning Roofing and Asphalt, LLC.

† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

†† This illustration depicts *Triple Layer Protection* and the amount of *Triple Layer Protection* may vary on a shingle-to-shingle basis.

‡ *Tru-Bond* is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing & Asphalt, LLC.

‡‡ 40-Year Limited Warranty on commercial projects.

¹ Where allowed by code.

² Applicable in Canada only.

Owens Corning™ Roofing Preferred Contractors are independent contractors and are neither affiliates nor agents of Owens Corning Roofing & Asphalt, LLC, or its affiliated companies. *SureNail* Technology U.S. Patent 7,836,654 and other patents pending.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.



HOME SWEET HOME

Your home is your sanctuary. It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task—especially if your roof is already damaged or leaking. Since a roof plays such an important role in protecting you and your family from the elements, you realize that you can't let the damage get out of hand.

Don't worry, we know that a roof replacement project is a big, important decision. You can feel confident about choosing our roofing products—Owens Corning has been a recognized leader in the building industry for over 75 years. In fact, we're America's #1 roofing brand.** Not only can we help you choose the right shingle and roofing system components, we can also help you select the right contractor for the job. An Owens Corning™ Preferred Contractor.

Together we can make this a positive experience—an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

Safe. Protected. Home.



WANT TO TURN UP THE COLOR ON YOUR ROOF?

Update it with our TruDefinition® Duration® Designer Colors Collection Shingles. They offer the same exceptional performance—in seven unique colors you won't find elsewhere.

To see how they can transform the look of your home, just ask your contractor or visit www.roofing.owenscorning.com.



Aged Copper†

Merlot†

Pacific Wave†

Sand Dune†

Sedona Canyon†

Storm Cloud†

Summer Harvest†

Want to know more about Owens Corning™ products or find an Owens Corning™ Preferred Contractor in your area? It's easy to reach us:
1-800-GET-PINK® | www.roofing.owenscorning.com



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

1-800-GET-PINK®
www.roofing.owenscorning.com

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(Brookville, Kearny, Medina, Minneapolis, Summit)



Ozark Fence & Supply, Inc.

Phone: 862-7803

Fax: 862-0130

www.OzarkFenceandSupply.com

1716 College
Springfield, MO 65806

Fence bid

Date: 4-24-2014

The undersigned **Ozark Fence & Supply, Inc.**, hereinafter called the Contractor, offers to make the following improvements on the property located at

1420 E Walnut (Street Address) Springfield (City)

Mo. (State), owned by Jim Ashby, hereinafter called Owner:

214' - 6' solid pine wood fence COST 41256.00

1 - 16' DD gate chain link ☐ DEPOSIT RECEIVED

BALANCE: _____

Top Rail ☐ 1 3/8 ☐ 1 5/8
Line Post ☐ 1 5/8 ☐ 2
End Post ☐ 2 1/2 ☐ 3
Corner Post ☐ 2 1/2 ☐ 3
Walk Gate Post ☐ 2 1/2 ☐ 3
Drive Gate Posts ☐ 2 1/2 ☐ 3 ☐ 4
Gate Frames ☐ 1 3/8 ☐ 1 5/8

Total Height _____

Post Spaced 10' or less

Style Fence Chain Link

Gauge ☐ 9 ☐ 11 ☐ 11 1/2

NOTES:

Cross Street: _____

TERMS: 1/2 down, balance at completion. Unpaid balances incur interest at an 18% annual rate from date of completion. Failure to pay will result in a lien being placed on property.

We accept cash, check, MasterCard, & Visa.

This written agreement is the only and entire contract covering the subject matter hereof above read, understood and agreed to as read.

Property Lines, Private Utilities (including irrigation), and Permits are Purchaser's Responsibility.

This contract is not valid unless approved
by the office of Ozark Fence Company.

CONTRACT APPROVED ☐

CONTRACT REFUSED ☐

By _____

Accepted by Owner:

Date

roof bid

Page No.

1 of 1

Pages

Rozell Siding & Windows Inc.
2146 Mac's Court
Springfield, MO 65804
417-886-9452 Fax 417-881-2496
1-800-749-9452

**PROPOSAL AND
ACCEPTANCE**

6203

PROPOSAL SUBMITTED TO <i>JAMES ASHLEY</i>		PHONE <i>417-459-0200</i>	DATE <i>5-1-14</i>
STREET <i>1935 S. PRAIRIE</i>		JOB NAME <i>J. ASHLEY</i>	
CITY, STATE AND ZIP CODE <i>SPRINGFIELD, MO.</i>		JOB LOCATION <i>1420 E. WALNUT ST. SPRINGFIELD, MO</i>	
ARCHITECT <i>J.</i>	DATE OF PLANS	<i>65802</i>	JOB PHONE

We hereby submit specifications and estimates for

TEAR OFF ALL OLD ROOF.

INSTALL THE FOLLOWING:

TRU DEFINITION DURATION SHINGLES
15# FEET

BOX VENTS

DRIP EDGE

PIPE JACKS

EXTRA \$2.00 SQFT. FOR ANY DECKING THAT MAY NEED TO BE REPLACED

CLEAN UP ALL JOB DEBRIS & HAUL OFF

WARRANTY AND LIEIN WAIVER AT TIME OF PAYMENT

\$5900.00

- 300.00

\$5600.00

We Propose hereby to furnish material and labor complete in accordance with above specifications for the sum of

FIVE THOUSAND SIX HUNDRED dollars \$ *5600.00*

Payment to be made as follows

CITELE UPON COMPLETION

5% UP CHARGE CREDIT CARD

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard procedures. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. The undersigned agrees to pay all legal expenses incurred in enforcing payment.

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within *30* days

Acceptance of Proposal The above prices, specifications
and conditions are satisfactory and are hereby accepted. You are authorized
to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature