



## LANDMARKS BOARD

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

City of Springfield

### INTEROFFICE MEMORANDUM

DATE: July 25, 2014

RE: Landmarks Board meeting

Please, find attached the agenda for the Landmarks Board meeting on **July 30, 2014**. A tour will be held on Wednesday afternoon at 4:30 p.m. We will meet in front of the Busch Municipal Building.

Daniel Neal  
Senior Planner

# Landmarks Board

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

July 30, 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. July 2, 2014 and July 16, 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. 300 E. Commercial: Rehabilitate the building exterior for mixed uses
    - 2. 334 E. Commercial: Rehabilitate the building exterior for mixed uses
  - B. Certified Local Government Review
  - C. Pre-Application Review
    - 1. 1701 S. Fort: Proposed subdivision and new construction
- V Communications**
- 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
  - B. Administrative approval of C of A's
- 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: July 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), Ann Bayliff, David Eslick, Len Eagleburger, Gary Bishop and Nancy Crandall; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard Administrative Assistant. Absent: Stegall, Brown, and Thomas.

### ROLL CALL:

APPROVAL OF MINUTES: The minutes of June 4, 2014 were approved unanimously.

UNFINISHED BUSINESS: None.

### NEW BUSINESS:

#### A. Certificates of Appropriateness:

1. 209 E. Commercial: Restore second story windows.

Ms. Bryant opened the public hearing.

Ms. Mary Collette stated they are restoring four brick window openings to original size and shape and replacing existing windows with custom built, wood, sash, arch top windows.

Ms. Bryant closed the public hearing.

Mr. Eslick motioned to **approve** the Certificate of Appropriateness for 209 E. Commercial. Mr. Eagleburger seconded the motion. The motion carried as follows: Ayes: Bryant, Eslick, Bayliff, Eagleburger, Bishop, and Crandall. Nays: None. Abstain: None. Absent: Stegall, Brown, and Thomas.

2. 300-308 W. Commercial: Replace existing rear balconies.

Ms. Bryant opened the public hearing.

Mr. John Oke-Thomas, 1972 E. Chestnut Expressway stated he is representing the owner. Mr. Thomas said they are removing the existing deteriorated balconies and replacing them with new metal balconies. They will replace the existing rear doors with new doors and re-roof the existing structure. The fire escape is rotten and they are looking for ways to restore it. They will be creating eleven (11) micro-apartment units on the second floor. The balcony will be free-standing.

Ms. Bryant asked about the weight of the balconies.

Mr. Oke-Thomas said rather than connect the balcony's back to the building from a structural standpoint, it will be free standing so the columns will support the weight so they don't have to rely upon the weight of the building itself.

Mr. Eslick asked about the egress inside of the courtyard area or fire escapes for the building.

Mr. Oke-Thomas stated the fire escapes for the building are going to be what you have now, which is in the form of a ladder. There is an issue of liability regarding the courtyard so the idea is to fence the courtyard with iron rod fencing to secure it so there is still the visual, but access is restricted.

There was a question on how large a micro-apartment is.

Mr. Oke-Thomas explained they will vary from three hundred-seventy-five (375) square feet to five hundred (500) square feet.

Ms. Bryant asked about the weight bearing aspect; it seems like small narrow posts compared to the narrow posts there now.

Mr. Neal clarified that Building Development Services will review these because this will be part of a commercial plan review so BDS will review for the load and building code requirements.

Ms. Bryant closed the public hearing.

Mr. Bishop motioned to approve the Certificate of Appropriateness for 300-308 W. Commercial. Mr. Eslick seconded the motion. The motion carried as follows: Ayes: Bryant, Eslick, Bayliff, Eagleburger, Bishop, and Crandall. Nays: None. Abstain: None. Absent: Stegall, Brown, and Thomas.

3. 1040 E. Walnut: Rehabilitate existing and construct a new structure.

4. 1046 E. Walnut: Rehabilitate existing and construct a new structure.

5. 1144 E. Walnut: Rehabilitate existing and construct a new structure.

Mr. Brandon Dickman, 3239 W. Erie, Springfield, and Dixie Deckard, 2006 E. Lee Street, Republic presented the rehabilitation of the existing structure. Ms. Deckard stated they would like to take this structure back to original. On this structure, everything that is there is salvageable or can be replaced or repaired with existing like materials such as the materials being passed around among the Board now. The windows are the biggest issue because of breakage or non-functioning and the size are not up to egress regulations. With a wood like window, they can either re-glaze and or repair to maintain that same look on the existing structure. Ms. Deckard noted on 1040 E. Walnut, there is nothing to remove from the back of the structure. Some pillars and spindles need to be replaced and concrete work on the sidewalks want to save those or use the brick from the building in the back that needs to be removed, to keep with the historical look. The soffits and gutters, anything that can be replaced with what's there, they want to use



the same like materials. They will remove the air-conditioning units from the windows and put in a central unit. The second part of this proposal is to put a newer, smaller structure in the back that will be a duplex. This home is currently five apartments and they will not do that. They will turn the existing structure into two (2) units, a main floor and an upstairs floor, not utilizing the attic space for safety purposes. In the rear of the property the lot is deep and a lot of the buildings on this street have extended their roof lines and made multiple apartments within one building. After talking with staff, they have suggested they go with a second structure that has its own roof line that's smaller in size which will be two (2) units. They want to make it livable and keep it within historical features on that property. Ms. Deckard stated that is the summary on this one.

Ms. Bryant asked if there were any questions from Board members that couldn't make the tour.

Mr. Eslick asked if there were drawings of the structure they are building in the back.

Ms. Deckard pointed out on the display a proposed site plan as far as elevation goes, it is almost ten (10) feet shorter and from the front lines of it when you are looking at the property on Walnut, the second structure will be in a little bit so it won't stick out further than the existing building.

Ms. Bryant asked about trim width and trim around the windows.

Ms. Deckard stated they have provided a sample and have an option of four, five, or six inch width. They are open to suggestions from the Board. It will look similar to the existing structure. Some are wider and some are narrower. The trim for the windows is similar and comes in different widths and will be similar to the sample pieces as far as width; it mirrors what currently exists now. The windows have to be a 3050 window for egress so in regards to the existing and the new, they are going to be substantially smaller than those very large ones, but the structure is also smaller. They will look perceptively correct for the size of the building.

Mr. Eslick asked if the windows in the back would be wood.

Ms. Deckard stated she is questioning what the Board would like to see there, since it is in the rear and out of the vision of the street, if there are options other than the wood.

Mr. Eslick stated it is a new structure which would enter into it, and it's smaller and will not be as prominent on the street. It would be nice to use wood because the front windows are wood.

Ms. Bryant commented she felt like they needed more information on scale of the exterior structure.

Mr. Dickman provided some examples from projects done in years past and explained what they had done.

Ms. Crandall asked if on the second structure if the window trims and everything is going to have the same look.

Mr. Dickman said it could be a wider trim that would mirror the neighborhood.

Mr. Eslick noted one concern of the Historic Walnut Street is that this is a new structure with apartments going in, adding he would hope that as we see these things being constructed in historic districts that they don't get too far removed from the historic feel with the modern materials.

Mr. Dickman stated that with the windows they are discussing this evening, they are thinking of rebuilding the existing and go with the storm window on the front of existing then scale the new construction windows to the size of the building so it's proportionate.

Mr. Eslick said he believes this is a good thing restoring the houses while the new structures behind the homes not overpowering the old structures in any way is a plus.

Ms. Bryant commented the Board is excited to see these properties that have been allowed to decay be restored.

Mr. Bishop stated he is the Walnut Street Representative on this Board and he is very interested and excited about this project, adding he is impressed with the time and effort that has been put into this and the materials that are being chosen and the concept that they are working stating that he wants to encourage them about that.

Mr. Dickman commented that one of their concerns is scalability; it is still zoned residential and you couldn't see other than the sign that that is not a house and that is one thing they pride themselves on for a previous property they have built.

Mr. Eslick said that as this happens in other areas of the City that build structures in historic neighborhoods that that infill will fit into that.

Ms. Crandall stated she thinks it is great, what they are doing, but she would like more detailed elevations as far as materials go; maybe not for this project, but in the future so that the Board can know what it's going to look like when it's done.

Ms. Crandall noted they have done a good job with matching materials.

Mr. Eslick asked if the Board needs to see drawings, material and those things for the new structure...

Mr. Dickman stated he has it tonight; Mr. Dickman pointed out a wood sash replacement window that could be used for the new structure. It does not say vinyl anywhere that would detract from that neighborhood. There is a product still on the market that allows for that compliance. Mr. Dickman discussed the columns and stated there are ways to recast the two that are broken on the structures to get that exact look. There is no reason why you would have to go back with metal or PVC for columns; they sell those products, but these would be the examples of the materials that would be put back on the original structure.

Ms. Bryant asked about window trim.

Mr. Dickman determined throughout four (4) or 4 ¼ would be consistent; for a minimum, four (4).

Ms. Bryant stated that as you look down the side of the proposed structures, it seems like there is a lot of siding and not a lot of window, asking about the rear of the house and what it looks like.

Mr. Dickman said it would have a covered porch on the back.

Ms. Deckard pointed out the alleyway on the right side, so you will get more of the front of the house in the rear in the house look from the alleyway, somewhere of a finished tapered product verses the rear shambled porches we see now. It would be clean and have a covered porch with the gabled roof on it and look nice.

Mr. Dickman discussed the ornate features they would like to put on the rear of the structures if the Board approved that.

Mr. Bryant asked if the two structures behind the houses will be identical to each other or look different.

Mr. Dickman said color choices would be different, asking the Board what they would suggest.

Ms. Bryant said they are two separate styled houses and the old section would have a different look.

Ms. Crandall said she is thinking two different colors instead of two separate residences.

Ms. Deckard stated she believes they have to be different colors and they need sunbursts or dental or have a few different features on them to separate the two which is easy to do cosmetically. Ms. Deckard added they can easily add windows on the sides of the structures in rooms to dress it up as well.

Mr. Dickman said personally he would like to gable the roof; that's where you can put the sunburst coming off the roof.

Ms. Deckard asked Ms. Bryant what her vision is that seems more important from the alleyway or the side vision from Walnut Street.

Ms. Bryant commented she would like to see beautiful homes or businesses or rental properties that are tastefully done and drive down the alley and not feel like obtrusive plain commercial structures are permeating the street.

Mr. Eslick suggested a band between the first and second floor.

Mr. Bishop asked if the roof pitch is the same between the two structures.

Mr. Dickman stated the new would be about a 5/6 which would be an average slope. The old has some peaks that are taller.

Mr. Bishop stated he would prefer them to have a steeper pitch in the new structures.

Mr. Eslick asked about landscaping in the rear.

Ms. Deckard stated she believes they want to do some of the bigger bushes instead of fence lines to separate the properties.

Mr. Neal commented on the separation of the buildings; they talked to Chris Straw in Building Development Services before coming over with their Certificate about connecting the structures or having a separation in the firewall.

Mr. Gary Blankenship, 900 and 916 E. Walnut Street, stated he is the current President of the Historic Walnut Street Association. Mr. Blankenship stated that he and the Walnut Street folks are happy about what they are looking at for the proposed structures on Walnut Street. This is a way to save those buildings where they can contribute for a lot many years in the future. The concern is the new structures on the back of these buildings for several reasons. One, it is a compromise from what we want in the neighborhood. This is a historic neighborhood of historic homes. This proposal changes that. This Board made that decision when another group came forward with a proposal of the same thing; restoring the house in the front and adding apartments behind the house. The Board almost unanimously rejected that proposal as not being good for the neighborhood and not being appropriate for an historic neighborhood at the time. But in effect we have gone from nine buildings to three buildings doing exactly the same thing again here. Are we taking away from the historic aspects of this neighborhood; are we taking away from why it's on the National Historic Register and why it's in the Springfield Historic Register to do this and to change the neighborhood, because it does change the neighborhood when you add new structures behind old structures that are visible. It is a compromise and is that compromise something we are willing to do; is it better than current, yes. These houses are an eyesore now and falling down, when they could be contributing to the neighborhood in many ways. Is this the best we can do? In most cases, students are going to be housed in these properties with multiple people in one room then it continues this becoming student housing on Walnut Street. The neighborhood when through this years ago when they pushed they pushed the sororities and fraternities off Walnut Street for that very reason and we went through City Council to set up barriers to where they could not be located on Walnut Street; they couldn't be off Elm Street. In effect, are we compromising here in bringing that back to the street, bringing student housing back to Historic Walnut Street? Once you start down that road, you can't change it. This Board doesn't like to say it doesn't set precedence, but in effect it can set precedence and it has and it has done so for several years. We could end up with what the Board disapproved happening two years ago, happening again if we open this door. The Historic Walnut Street Association would like to see single family homes or rental apartments in these homes restored on the lots as they are; not increasing the density, not adding extra buildings to the back.

Mr. Dickman commented on the concern of how much of the new structure you could see from the driveway. On the east and west, there would be some foliage that would remain higher so it would be difficult to see the structure. As far as density, we are going to take it back to two units in the house and two units in the rear structure so it would be one less than what is current. In another home, we will remove at third story they will get rid of in the attic and in the basement so that is six units that we will take back to four, so it would be less dense than what is currently supporting these houses. The current owners are overseas and there is a dangerous building on one of the homes.

Ms. Bayliff stated that Mr. Blankenship was trying to convey that once this ball gets to rolling, although the plans look great, it will change the neighborhood. It will change the concept from a residential to perhaps rental and student housing and is that something that has to be done.

Mr. Dickman stated it was his impression that there are a lot of businesses located in the area. There is a restaurant across the street and some other professional companies there; he is not certain how many of those homes are still single family. Because there have been so many over the years that have already been approved, but he would like to see this stay to scale. If you veto the mcmansion, it makes sense. Scalability is huge in any historic area. Mr. Dickman used Eureka Springs as an example on the density, but they are scale. You couldn't tell the difference. It makes a difference when you get larger structures that don't make sense.

Mr. Blankenship stated it was news to him that there are going to be less units; he assumed they were going to try and put as many apartments in there as they could. Going to only two units in the main house and two in the additional building is a real positive thing because we are not talking about adding a lot more movement on the street, a lot more cars in the alleyway so that's a positive.

Mr. Eslick stated that was a concern to him, the change to the mix of the district. The positive here is that there will just be two unit apartments. These two houses along the street here are in the worst shape and need to be restored; are there other owners who would want to do something similar. Mr. Eslick said he likes the concept and the attitude of Mr. Dickman that they are going to make something that can't be seen from the street and not doing the big apartment complex, but it is a concern. Since the Board allowed it with the Majors Development, it can't be said that this applicant cannot do this.

Ms. Bryant clarified with Mr. McDonald that the Board cannot dictate the density or the amount of people that live in structures. If we are looking at density, and that is a major concern, then how do we differentiate that this one apartment with three bedrooms is going to be any less peopled than the five apartments there currently.

Mr. McDonald commented that Mr. Blankenship's concept is that there is an historical dimension to the character and feel and flavor of the neighborhood, that if you start packing a lot of people in, that will change it. On the other hand, when you have such dilapidated property, it is blight on the neighborhood and if you have to make a bit of a compromise to get such a nice improvement; these compromises are pretty well hidden.

Ms. Bryant asked if the Board can dictate how many units are in these structures.

Mr. McDonald commented that what the Board does is look at what is historically appropriate in terms of exterior looks and architectural features. He is talking about holding on to the flavor of the district as a whole as opposed to holding on to the flavor of the property as historic and there is some correlation there. Technically, it is beyond your scope to get into that area.

Ms. Bayliff stated that in the Phelps Grove Neighborhood, there is a caveat that no more than three unrelated people...

Ms. Bryant stated that is City wide, depending on the zoning.

Mr. Neal stated that zoning is really a whole different matter than what the Board is dealing with tonight. This property and the majority of the properties in Walnut Street are zoned high density multi-family residential and so they allow for a higher density than in most districts in the city so if zoning was the issue here then it would be like looking at this as a neighborhood that is more appropriate as a single family or two family zoning district; the density we are dealing with here is a multi-family that can go as high as forty (40) dwelling units per acre. The Board needs to be focused more on the exterior of the structure and how it complements and blends with the neighborhood. There was discussion of the four-pack with Butler, Rosenbury and 1040 and 1046 Walnut were part of that and that was a pre-design review so there wasn't actually a vote that evening. There was concern and criticisms of it at that vote, but the applicant never came back to the Board for an official approval. One of the issues is can you fit off-street parking on the lot. Ultimately that will constrict the density you can have in the lot. What is being proposed tonight with having four units total that reduces the amount of parking so that is why they can fit it in per lot as opposed to the concept brought before the Board last year. The current zoning allows for duplexes and multi-family structures. By reducing the number of units the traffic division felt it would not have an impact on the alley that it was comparable to what's there. Your focus will be on the exterior and how that fits within the neighborhood.

Mr. Eslick stated Mr. Dickman is building a structure which is complementing the neighborhood and maybe the Board needs to look more closely in future at what is being built in the neighborhood and that it fits the neighborhood.

Mr. Bishop stated that he is not convinced that what is being proposed changes the character of the neighborhood at all. There is a separate two unit apartment building, think of it as a duplex if you wish, that has been there since the 1930's. It was used before the historic district was created, but the point is, that many of these structures because of the deep lots are very elongated and deep that probably the foot print of which would be larger than what is being proposed here. Single buildings that would be bigger than the sum total of both of these buildings that are being proposed and for that reason, if it came down to the question of continuing to see the existing structures deteriorate or add a separate building behind that we have some architectural control over, he would take the latter every time. Considering density is beyond the scope of what the Board is here to attempt to regulate and administer. Mr. Bishop asked if the project would go forward if they were not allowed to build the new structures.

Mr. Dickman said most likely it would be a no.

Mr. Bishop said either way, he is in favor of the concept that is being proposed.

Ms. Bryant asked Mr. Dickman if the plan is develop the properties and then sell them.

Mr. Dickman stated he is speaking as of today, they hold the majority of their properties. The west Walnut duplex property they have held since 2011 when they first developed it.

Mr. John Horner, 910 East Walnut Street, stated they are the longest living residents in the Walnut Street Historic District going back to his great, great grandparents. This district has changed a lot since then. Mr. Horner is encouraged by the proposals for the old houses and the restorations of the homes. His opposition is the same as Mr. Blankenship's. The previous discussion alluded to the Bryan Properties proposal; it was not rejected, but the consensus of this board was that it was not compatible. Mr. Horner referred to the minutes of the Landmarks Board meeting when the proposed project from Bryan Properties was presented, quoting from the comments of Board members. Mr. Horner said his issue is with the additional structures in the rear. Some of the Board's comments were that the proposed project would distract from the Historic District, the ambience of the Walnut Street Historic Street District would be diminished. Mr. Horner stated we are talking about density; this particular house may be four units less than what it is now, but floor space may be greater which means more possibility for more people, greater number of people per unit in this case. Mr. Horner asked if the floor space is increasing or decreasing with the addition of the additional structure.

Mr. Dickman commented that to his knowledge and once again it goes back to a zoning issue, it is three (3) unrelated people with a maximum of four (4) occupants. As far as floor space, the existing structures are around three thousand six-hundred (3600) square feet and the new structure would be twenty-six hundred (2600) square feet so that's one third (1/3) smaller than what you are seeing there.

Ms. Bryant noted that the question is that once you reduce the attic and take out the basement are you reducing or increasing the square footage.

Mr. Dickman stated that from the appraisal standpoint and real estate standpoint is that you cannot count basements or attics.

Mr. Horner said he is talking about the amount of rentable space can possibly accommodate as many or more people than it accommodates now. You are actually going to have more floor space right.

Mr. Dickman asked if he is asking about the number of bedrooms in there now. He hasn't counted all of them, but he would estimate eight (8), an astronomical amount, because when he said there are four (4) or five (5) apartments, they are not one apartment, it is not one person living there, there are three or four occupants. The other is vacant and they were still coming out, but they weren't supposed to be there.

Mr. Neal stated that in the multi-family district four unrelated persons per unit, is the max. The three occupants are any other district, but multi-family you can have four (4) unrelated people.

Mr. Horner stated you could have four (4) times four (4), for a total of sixteen people which could be the maximum. This is just the first structure there are two (2) more to discuss. The house at 1144 is a lot larger building. Another comment by the Board during that meeting was that it was overpowering for the neighborhood and the parking lot is a concern with a lack of shading and vegetation and slew of paved area is harsh on the landscape and definitely breaks up the neighborhood feel. This is the same concept except a little bit shorter and smaller. Another member said it would be detrimental to the long term benefit of the community as opposed to the benefit of it. You are using the historic structures as privacy fences

and hiding what is being constructed behind it. Mr. Horner said he would reiterate now what he said at that meeting because the same thing applies now as it did then. The new structures are not compatible with respect to the infill guidelines. Mr. Horner reviewed some of the infill guidelines. Mr. Horner stated that in this case that maybe some of the feeling is that they would be a little bit better than what was previously proposed to some extent. What is next? Bryan Properties will come in here or another developer and say this is the precedent. It takes away completely from that beautiful backyard. Mr. Horner asked if we really want to bring this to a student family housing project; do we want to keep the Historic District as it was originally intended. Mr. Horner stated he believes the Board needs to think critically about the future of the district. Mr. Horner asked the Board to consider the integrity of the district as a whole and not just this one new construction.

Ms. Bryant closed the public hearing.

Ms. Bryant asked the Board if they are prepared to vote on this or consider this in two weeks.

Mr. Neal stated he would need more guidance if there were any of the proposals that they wanted to amend or add to; if you are talking about the overall concept or plan, then there would need to be some detailed instructions on what they are looking for.

Ms. Bayliff stated there is a lot of information to consider and more technical information to see.

Mr. Bishop stated he is prepared to go forward with a vote, and he is also prepared, if it is not the consensus of the Board, to table the proposal for more information.

Mr. Eagleburger stated he agrees with Mr. Bishop.

Ms. Crandall stated she would feel more comfortable tabling the proposal for two (2) weeks.

Mr. Eslick asked Mr. Dickman if the delay would cause problems.

Mr. Dickman asked if this would be all the properties.

Ms. Bryant commented the assumption it would be all three (3) be tabled.

Mr. Dickman stated his concern relates to the dangerous building hearing he was at; they are not the current owners of those two particular properties. The next step is to tear it down.

Mr. McDonald asked Mr. Dickman if he had received an order from Mr. Straw yet.

Mr. Dickman stated the current property owner is in China and he doesn't care.

Mr. Neal stated Mr. Dickman is under contract for the property.

Mr. McDonald stated that what is typically done is after the hearing, he puts out an order that states the owner has so many days to abate the nuisance by doing certain things. Mr. McDonald stated he believes



Mr. Straw would be sensitive to the fact that this home is sitting in an historic district. From the time he issues the order, the property owner has thirty (30) days to appeal it to Circuit Court so that is the timing.

Mr. McDonald stated there is a notice of intent to demo that is sent out and BDS has to get bids so it will take some time.

Mr. Bishop asked Mr. McDonald and Mr. Neal if they could assure the Board that there is not going to be any demolition and this matter can be tabled and have time to reasonably consider the proposal.

Mr. Neal said yes.

Mr. McDonald stated certainly not in two weeks adding he will speak with Mr. Straw.

Ms. Bryant stated they could make note to the current owners that the Board is reviewing this; that a two (2) week delay, in as long as they have delayed to maintain the property, is not great in determining the best solution for these properties.

Ms. Deckard expressed concern because the properties are under contract for them to purchase in a timely fashion. Each day that ticks off the clock, they are under the gun. On the other side, the financing will not go through without an approved plan. The owner of 1144 has given them a very limited time to go through with purchase regardless of whether this is approved or not. His plan was to start work on the inside without improving the exterior yet till he got thorough committee, so it is the same thing with current owners on all three properties. They are going to go back with the five (5) units that are inside these places, slum-lording it to students. Ms. Deckard stated they are not pushing for an answer but move forward with a better product and better tenants.

Ms. Bryant asked when the minutes would be prepared for this meeting.

Mr. Neal stated staff would be hard pressed to have them in two weeks.

Ms. Bryant noted to Ms. Deckard that it is very important to relay to the owners that there is an extension necessary because the Board is considering the proposal very strongly and also considering the Walnut Street representatives perspective.

Ms. Deckard stated that if this is tabled, what is important for them to move forward would be to come back and not get tabled again or they will lose the option to purchase and financially as well.

Ms. Bryant stated what would help the Board would be very specific overall impressions of how this is going to look from the street and alley perspective.

Mr. Eslick commented they need to write down specific questions for the applicant to answer.

Mr. Neal reminded the Board that their prevue is limited; it is not the zoning they are considering or the density, but the exterior...

Ms. Deckard stated they have done a lot of homework with the City to finalize the proposal. In real estate timing of other people don't agree with what we see as issues.

Ms. Bayliff asked if this proposal goes forward, what will stop someone else from coming in with a proposal that is not conducive to the neighborhood.

Mr. McDonald stated that everyone that comes before the Landmarks Board has to persuade the Board on that individual case. Mr. Neal is correct that this is not a zoning Board and you are not looking at zoning issues. Mr. McDonald reviewed the zoning review criteria.

Mr. Neal reminded the Board that the owners of 1040 and 1046 came in to the Board a year ago with an economic hardship to demolish both the structures and right now there is a dangerous building order on the one.

Ms. Bayliff said this would be a compromise but the idea that someone else could come in and not have that type of proposal is not acceptable to her.

Mr. McDonald stated that the unique feature in this situation is there are nearly blighted properties here. That is not the case across the board on Walnut Street.

Mr. Dickman stated they are dealing with two potential dangerous building designations.

Ms. Decker stated it cosmetically looks ok and it's not boarded up on the exterior but it is shabby.

Mr. Eslick stated he feels these new structures are going to compliment the historic neighborhood and the Board has the responsibility to determine in future if another applicant comes forward with a similar proposal to say that is a good structure that fits the neighborhood and historic feel of the neighborhood or not and the Board does not want it.

Ms. Crandall stated that if the Board can in future have that option, she would be in favor of this proposal.

Ms. Bayliff stated that in view of that, she would be willing to go forward with this proposal.

Ms. Bryant thanked the audience members for all their input and close the public hearing and as a Board discuss tabling this because it appears the Board is split and everyone is willing to meet in two weeks.

Ms. Bayliff asked if that would interfere with the 1144 E. Walnut property acquisition.

Ms. Decker stated it will be tight; the owner is moving forward regardless of the approval tonight or not for cash in pocket.

Mr. Eslick asked if he could write a letter to the owner of the property asking for more time in the sale of the home to the applicant.

Mr. McDonald stated Mr. Eslick could write a letter.

Ms. Bryant noted that as there will not be minutes available so they may want to take notes to know what to bring in two weeks.

Ms. Bryant said they discussed the new structures the width for siding matches, triple lap was discussed. A four (4) inch trim around the window was discussed. The Board would like a good idea of where the windows on the structure; what the rear view would look like and what the green space, landscape, and parking would look like.

Ms. Crandall asked if Ms. Bryant was talking about the rear view, the north or south.

Mr. Eslick said the south.

Mr. Dickman expressed confusion on the size of the trim and the Board would set those parameters because he wants to be able to come back with an answer.

Ms. Bryant commented the Board wants to see what the new structures are going to look like because they want to be certain they are honoring the neighborhood.

Mr. Eslick clarified the elevations to the south with the porches and windows. What Mr. Dickman is asking is does the Board want him to have four (4) inch trim.

Mr. Dickman asked what the Board wants to see.

Ms. Bryant said a different architecture on one, giving it characteristic look that would be harmonious with the house, how it's going to look if she is standing in the alley. Right now there is no idea of how much landscape would be put in and if it's not in the C of A, it is the intention to do this, but in the process it might be easy to cut this.

Ms. Bayliff noted the sunburst.

Mr. Bishop said what would help would be to have a south elevation of the new structure because of the roof and some of the details they have discussed with the trim boards, the sunburst, the double windows; the Board needs to see the character of the development, how is it going to fit in architecturally with more of a visual impact than what has been presented.

Ms. Crandall stated she would like to see an east and west elevation with windows and the type of siding and the trim, because you can put the depth of the overhangs and the roof pitches.

Mr. Dickman asked for more clarification on what the Board wants because he has provided samples and pictures of what they will be doing.

Mr. Bishop clarified on the elevation drawings they need the detail for example in the south elevation.

Mr. Eslick asked what size the siding is on the original structure, the four (4) inch.

Mr. Dickman stated currently on 1040 and 1046 it is a triple lap. On 1144 it is the larger wood pine so they would go back with something in the middle as far as height, it would be a four (4) inch, an LP Smart siding.

Ms. Bryant stated they don't have to exactly match, the scale is important, and don't use baseboard looking trim as it won't be a good scale match.

Mr. Neal stated the Board has been looking at the concept here, but all the items will be reviewed to make sure if there is any more detail next time to those items that need to be amended or updated then the Board can add those or change them. Mr. Neal stated there are more items to discuss such as the chimneys; on the old structure they are replacing in kind but there are other items to be discussed in more detail.

There was discussion regarding the gutters

Ms. Decker said 1040 already has metal gutters all around it so they will repair what is not working properly. 1046 guttering is mostly non-functioning and rotting or falling off.

Mr. Dickman stated that on 1144 the gutters don't exist except for the rear of the property and then they are the regular metal. On 1046 they don't exist either; there was one gutter downspout on the rear that was causing all the rot.

Ms. Bryant continued reviewing the proposed items.

Mr. McDonald asked what is wood like material.

Mr. Dickman clarified it was wood, like kind material, so it is exactly to that spec. They discussed the type of materials for the guttering.

Mr. Eslick asked about the chimneys if they would be replaced.

Mr. Dickman stated currently they are not up to code. The chimney is falling over at 1144 E. Walnut. All the chimneys are located centrally in a wall on the inside so they can stay or they can go. The chimneys will have to be evaluated and they will come back with some pictures.

Mr. Neal asked if it is ok to remove the chimney altogether on any of these structures or have one modified.

Ms. Bryant stated they should provide more information.

Mr. Dickman noted they would use the brick from the rear building to repurpose it for the existing broken sidewalk in the front. It would not be a like kind sidewalk. It would be a repurpose of the brick.

Mr. Neal stated there is 1.5 per four persons on parking.

Mr. Eslick asked if putting in wood windows would work for the applicant.

Mr. Dickman said yes. Mr. Dickman stated they plan on keeping all the existing front doors that assuming that they don't get broken out in the next two weeks.

Ms. Bayliff motioned to **table** the Certificates of Appropriateness for 1040 E. Walnut Street for two weeks, to July 16, 2014. Mr. Eslick seconded the motion. The motion carried as follows: Ayes: Bryant, Eslick, Bayliff, Eagleburger, Bishop, and Crandall. Nays: None. Abstain: None. Absent: Stegall, Brown, and Thomas.

Mr. Bishop motioned to **table** the other applications at 1046 and 1144 E. Walnut Street for two weeks. Mr. Eagleburger seconded the motion. The motion carried as follows: Ayes: Bryant, Eslick, Bayliff, Eagleburger, Bishop, and Crandall. Nays: None. Abstain: None. Absent: Stegall, Brown, and Thomas.

#### Certified Local Government Review

1. National Historic Site: McDaniel Building, 316 Park Central West.

Mr. Eslick asked if they could review the McDaniel Building at the next meeting.

Mr. Neal stated the item could be tabled.

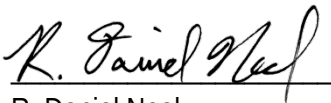
Mr. Eslick motioned to **table** the CLG review of the National Historic Site: McDaniel Building, 316 Park Central West. Mr. Bishop seconded the motion. Ayes: Bryant, Eslick, Bayliff, Eagleburger, Bishop, and Crandall. Nays: None. Abstain: None. Absent: Stegall, Brown, and Thomas.

#### COMMUNICATIONS:

#### REPORTS:

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

There being no further business, the meeting was adjourned at approximately 8:10 pm

  
R. Daniel Neal

## MINUTES OF THE LANDMARKS BOARD

DATE: July 16, 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: Monica Stegall, Vice-chair, Ann Bayliff, David Eslick, Len Eagleburger, David Brown, Gary Bishop and Nancy Crandall; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard Administrative Assistant. Absent: Bryant and Thomas.

ROLL CALL:

APPROVAL OF MINUTES: None.

Mr. Bishop noted point of order, asking that new business be moved to the top of the agenda.

NEW BUSINESS:

A. Certificates of Appropriateness:

1. 500 E. Walnut: Demolish historic carriage house.

Mr. Bill Hoey, 4728 S. Twinlake Avenue, Springfield, 65810 stated they are requesting a Certificate of Economic Hardship and wanting to take that structure down and probably put another structure back in its place.

Mr. Windsor Warren, 4205 South Avenue, Springfield, the structure is leaning north and is leaning to the east as well. The structure from inside shows the joist not hitting the wall at right angles, they don't have contact of the joist with the top link so it's questionable.

Ms. Stegall asked if they had ever considered repairing the structure and what it would entail.

Mr. Hoey stated it is not; there is water damage from a leaky roof, yard grade issues and the real problem is trying to stabilizing the pier. The pier stabilization is very expensive because there is such a large area of foundation that is weakened. There is the asbestos siding and the damage that occurs when they attempt to bring the structure back up into the place. The dollar amount to restore would exceed that of the modest new structure that they are considering building there.

Mr. Neal reviewed what an economic hardship is stating City Council adopted standards for an economic hardship with twenty standards of review by the Board that are listed in the Zoning Ordinance if there is any

question of value of the historic structure to the property. This applicant is not proposing a new structure currently, but to demolish the structure as it is structurally unsound.

Mr. Hoey stated that Mr. Warren attempted to address as many of those points he felt were relevant and assumed that were they to proceed with a new structure, they would have to come back to the Landmarks Board to review that.

Mr. Paul Wunderlich, 5669 S. Meadowlark Lane, Springfield, 65810 stated they would want to compliment the old Funeral Home.

Ms. Stegall asked Mr. Wunderlich how long he had owned the property.

Mr. Wunderlich said he purchased controlling interest in the property twenty years ago.

Ms. Stegall asked if there have been any repairs or maintenance on the structure.

Mr. Wunderlich commented he had worked on the roof, but did not have the funds to do what he needed to do.

During the discussion it was determined the building was never declared a dangerous building.

Ms. Stegall closed the public hearing.

Mr. Eslick motioned to **approve** the Certificate of Economic Hardship for the demolition of the historic Carriage House at 500 E. Walnut due to the economic hardship. Mr. Bishop **seconded** the motion. The motion **carried** as follows: Ayes: Eslick, Bayliff, Eagleburger, Bishop, Brown, and Crandall. Nays: Stegall. Abstain: None. Absent: Bryant and Thomas.

Mr. Eslick noted this is an historic property and when it is replaced to build it with a structure that looks like the historic Carriage House, if that is economically feasible.

Mr. McDonald stated that the motion to approve is to approve a Certificate of Appropriateness; the application does not meet the criteria for an Economic Hardship at this point.

Mr. Eslick **motioned to amend** the Certificate of Appropriateness for 500 E Walnut Street for the demolition of the Historic Carriage House. Mr. Bishop **seconded** the motion as amended. The motion **carried** as follows: Ayes: Eslick, Bayliff, Eagleburger, Bishop, Brown, and Crandall. Nays: Stegall. Abstain: None. Absent: Bryant and Thomas.

#### B. Certified Local Government Review:

##### 1. National Historic Site: McDaniel Building, 316 Park Central Square West

Ms. Stegall opened the public hearing. As there were no speakers to the issue, the public hearing was closed.

Mr. Neal commented there may not be speakers. The letter is a standard letter staff receives from the State when they are going through the nomination process so there will probably not be any speakers. Tonight if the Board has any comments or anything to add the nomination at this point, you would need to discuss that now, otherwise the Chair Person of the for this request for comments, the CLG Commission or Board Chair Representative needs to sign off on this.

Mr. Eslick asked if the Board needs to address each of the criteria.

Mr. Neal said they went through the criteria of the significance and then integrity and then the Board chose the review comment for the item.

Ms. Crandall motioned to **support** the nomination. Ms. Stegall **seconded** the motion. The motion carried as follows: Ayes: Stegall, Eslick, Bayliff, Eagleburger, Bishop, Brown, and Crandall. Nays: None. Abstain: None. Absent: Bryant and Thomas.

#### UNFINISHED BUSINESS:

##### A. Certificates of Appropriateness:

3. 1040 E. Walnut: Rehabilitate existing and construct a new structure.
4. 1046 E. Walnut: Rehabilitate existing and construct a new structure.
5. 1144 E. Walnut: Rehabilitate existing and construct a new structure.

Ms. Dixie Decker, 2006 E. Lee Street, Republic, MO. 65738 and Brandon Dickman, 3239 W. Erie, Springfield, 65807. Ms. Decker reviewed the list of items the Board asked them to address verifying the width of the new siding on the new structure adding it is the LP Smartside, a wood material, more durable and decided to go with a four (4) inch reveal, which is shown on the display to scale as well as the 3-D pictures to see how it will look realistically, rendering the elevation. Ms. Decker stated they were asked to verify the width of trim on the new structure around the windows and they went with a six (6) inch trim around those windows and it is to scale on the pictures as well. The Board had asked for more windows on the elevation plan and those have been added. A rear alley view was requested and side view from east and west and the display give the view from the alleyway so what appears to be the front of the house will actually sit in the rear so it will give a nice appearance from that area as well as the east and west so you can see how those will lay out as well from the driveway. They added in the green section on the site plan showing the landscaping. There will be plantings to mimic a fence line with a landscape verses using a fence of sorts. They will add to the green space. Ms. Decker noted Ms. Bryant had asked for a different look on each of the new structures and they gave each of them a new look or different look, either with some a cedar shake look or the fish scale or sunburst with some dormers and gables and so forth. There were asked to get the site plan to scale and show the open space which they have done. The roof pitch from the rear has been put in the site plan picture. They were also asked to verify the repair/removal of the chimneys and as of right now they would like to try and repair all the chimneys that are there from the exterior viewpoint.



Mr. Neal stated they would go through each of the reports and the proposed changes and make sure nobody has comments from the Board. Mr. Neal stated they could have the public speak at this point if they have any questions and then they can come back to the specific items.

Ms. Stegall asked for public input and comments. There were not speaker to address the issue.

Mr. Neal reviewed the proposed changes to 1040 E. Walnut noting all these items are on the existing structure. Mr. Neal stated the applicant has said they were going to bring it back so he will change that item on the Certificate of Appropriateness. Mr. Neal reviewed the other site work items.

Ms. Stegall stated she appreciated the care the applicant is taking with the existing structure because a lot of applications propose to use new products which can diminish the integrity of the existing structure.

Mr. Neal reviewed the new construction items proposed. Mr. Neal stated he would add the 4-inch reveal to the C of A, if approved. Mr. Neal noted that there is an issue with the fire lane asking Mr. Dickman for clarification.

Mr. Dickman stated that after sitting through pre-site application with Building Development Services (BDS), they noticed that the rear structure to get fire hoses back there needed some access off the street and that access they requested is twenty (20) feet wide and thirty (30) feet long; essentially it is to pull in a tire truck which would change the dynamic of the existing driveway that's ten (10) feet, referring to the display. However the Fire Chief was under the impression that if they were to add sprinklers to the structures, he would relax the requirement of one hundred-fifty (150) foot off the existing. They are only a few feet shy of it, but it is something to do with their hose and the length, but it is a requirement to the back corners. Mr. Dickman said that is where they would ask the Board for consideration on the new structure, not the existing as they would go back wood, but the vinyl windows on the new structures could help with the cost to sprinkle the building itself. The trade off would be vinyl in the rear and the fire lane would disappear.

Ms. Stegall and Ms. Bayliff and Mr. Bishop all agreed they would not be in favor of the vinyl.

Mr. Eslick clarified that the space between the houses would have to be widened asking if there is 30 feet between the houses.

Mr. Dickman said for safety issues...

Mr. Neal stated between the houses there isn't but the fire department will work with that; however the areas you could widen would be required.

Mr. Eslick asked about access from the back alley.

Mr. Dickman stated they are discussing 1040 E. Walnut, but at 1144 there is access; it is a twenty (20) foot opening and there is about a twenty-two foot opening on the rear because there is a Hardees's there which gets them back and the existing fire hydrant has to be within four hundred (400) foot and that's on the rear street. It has not been signed off on any means, but 1144 would be more flexible. On the other two, the alley in the rear is not twenty (20) foot.

Mr. Neal showed on the display the driveway as it is now.

Mr. Bishop stated the alley itself behind the other two homes the fire department is saying that the alley is not twenty feet wide therefore they can't get access from the rear because of the outriggers on their equipment, is that correct.

Mr. Dickman stated they can; Assistant Fire Chief Ben said they could drive a fire truck down there, it is wide enough, but to code it needs to be twenty (20) foot, so it is a City Code issue.

Ms. Decker stated the fire hydrant access isn't available close enough.

Ms. Crandall asked if they put the new driveway in, would that service both the houses.

Mr. Dickman said yes; he hasn't got an exact stripping size yet that's required, but there is a fire lane designator that in different municipalities is different sizes so there would be some kind of stripping on the front section.

Ms. Deckard noted on the narrow lot to the west that they are multi-family and the fire hydrant was closer to their property so they were not required to widen the front drive, so it's just in locations of the hydrants on this particular house.

Mr. Neal stated it was mentioned they would look at color alternatives for the fire stripping. Mr. Neal stated they will come in with that red stripping and it will be bold red that will say fire lane in it and that may not be something the Board wants in the district. These new fire regulations and fire codes are a year or less old.

Ms. Bayliff asked if that was the only color.

Mr. Straw stated right now that is the only color. It's not a bright red it's more of a burgundy red.

Ms. Stegall asked if the paving could be dealt with differently so that it was evident rather than the red.

Mr. Straw stated that would be up to the Fire Chief to make that determination.

Mr. Neal stated that Fire Chief Ben Basham said they would look at alternatives if the Board has any kind of suggestions.

Ms. Stegall asked if that could be put in the C of A to see alternatives to that.

Mr. Eslick stated that sounds like something that needs to be read into the Walnut Street Guidelines if that is something that is going to be required.

Ms. Stegall stated she would support different paving, like a mixture that allowed some greenery through it.

Mr. Dickman stated the issue with that is that would someone else know that it's a fire lane and not park there.

Ms. Decker stated there were no alternates that they could do as far as design style or material; it's a color choice. The Board can make a suggestion they can take back, but it's out of their hands. It is the Fire Chief, but he said he might make an exception if there were a certain color that still designated it as a fire lane, but as far as alternate materials that's not part of the code. It has to be a painted stripe.

Mr. Eslick asked as a representative of the Historic Walnut Street Association, is that something they need to talk to the Fire Chief about.

Mr. Neal said yes.

Mr. Eslick said if they can put in there that an alternative color would be appreciated.

Mr. Dickman stated Fire is already struggling with this because there are eleven (11) buildings on the rear on this street. Mr. Dickman asked Fire how they serviced them and it was mentioned they were existing and so they don't meet this criteria, but in that regard, everyone is in violation and if they change anything on the building at that point, Fire will ask them to widen so this is something the Board is going to continually see.

Ms. Stegall asked if the City could widen the alleyway to accommodate some of these so there is not stripping down Walnut Street.

Mr. Straw stated that would have to have further discussion with regard to the alley improvements. They made a developer to the east of there go in and do the necessary paving clear out to within one lot of National. There is the question of land acquisitions, structures too close to the alley and who will pay for what. A lot of discussion needs to be held in regard to that issue.

Mr. Neal stated the developer will have to cut into the concrete and widen those areas for the existing retaining wall.

Ms. Crandall asked that is less expensive than putting in sprinklers in the duplex.

Ms. Decker said that with the rehab structure and the new structures, if they have to do all wood material on everything the cost between the wood, the wood windows, and the sprinklers is unattainable in a budget for banking finance purposes so they can't accomplish all of it. They can do the fire lane and the wood windows or we can do the sprinklers and the vinyl windows on the new structures only.

Ms. Stegall asked if that would eliminate the fire lane.

Ms. Decker said yes. Those were the options they were given.

Mr. Dickman reviewed the costs associated with the wood windows and the vinyl windows verses the sprinkler system. There is a four to five times increase for the wood windows.

Ms. Crandall clarified the vinyl windows would be for the new addition only. If you have the vinyl windows, you would not need the fire lane because you could put a sprinkler system in.

Mr. Dickman said yes.

Mr. Neal stated the Fire Department is pushing for new construction to have sprinkler systems per the code.

Mr. Bishop stated that as the Walnut Street Representative on the Landmarks Board that if the choice is between cutting the retaining walls to widen and paint the drive way or vinyl windows, they can have the vinyl windows in the rear structure.

Ms. Stegall said she would agree because they would not be adjusting and changing the entire street character.

Mr. Neal stated this is a significant change from what the Board saw two weeks ago that was not discussed. Widening the driveway will have a significant change to the view from the street.

Ms. Bayliff asked if the vinyl windows go in on the new construction, if someone else within that area decides they need new windows, they have vinyl, why can't we.

Mr. Eslick stated this is a new building under construction, not an existing structure.

Ms. Bayliff commented that is changing the character of Walnut Street because they are losing so much because of the multiple changes to the historical area.

Mr. Dickman noted that they are adding vegetation to the front, adding multiple trees and a flower garden. Likewise they are adding a tree line down the back and they are not saplings stating they are fifteen (15) foot trees which will bring color to the neighborhood.

Ms. Stegall asked if they had considered just restoring the homes and not doing the additions in the rear.

Ms. Decker said yes, the purchase price is too high to purchase and rehab just the existing and even attempt to make a payment to cover all that in the end. It would be upside down in value, so the only way to get the cost down is to add the new structure because they can restore it the way it should be verses a patchwork. The house at 1046 is on the dangerous building list and could be demolished.

Mr. Neal stated the property is zoned high-density multi-family residential and it's been zoned multi-family as far back as the 1950's or earlier. The Board's prevue is looking at the exterior and whether the massing and materials fit within that. Duplexes are permitted within the RHD District and the amount of units they choose is going to be dictated by the amount of off-street parking that they can have, the open space and improvements like that. Since they are coming back with something that is equivalent to what exists, then right now it's showing it will not have an adverse effect on the adjacent alley and street. That is one reason why traffic was supportative of the proposal. They can go as high as forty (40) units per acre; it's just that you can't fit that on there because of the small lots. Butler, Rosenbury was going to have mass shared parking and right here the applicant is proposing to have the exact amount of parking per lot so they are not going to be combining it. They will each be on their own lot and in the end you have one single property owner owning historic structures and one new structure rather than a whole apartment complex.

Ms. Bayliff said that if the property is sold, it's going to be college students who come in and it will be trashed and that will diminish the area.

Mr. Dickman noted that is already happened. The house at 1144 E. Walnut is boarded up, all the windows are busted out. That didn't get there because there were great tenants, it was a horrible landlord.

Mr. Neal stated there are building codes and zoning ordinance requirements.

Mr. Straw stated anything they try and do to the outside will have to come back before the Board.

Mr. Eslick said one of the things that Mr. Dickman and the Walnut Street folks talked about last week is the compromise of saving the historic home and this was a concern because there would be more of these and there are. Mr. Eslick stated the Board has prevue over what those look like and the materials that are in them; the building materials have improved.

Mr. Neal continued with the proposed new structure items at 1040 E. Walnut and then moved on to 1046 E. Walnut.

Ms. Stegall wanted to point out that many people think a new structure should mimic the existing in character adding that she does not have that opinion. The Walnut Street Guidelines say it's not to mimic what's there, it's to respond to the proportions, the scale the character and the nice features. She feels it diminishes the character when a structure tries to mimic something from such a long time ago. We cannot build that way anymore. On page 73 of the submittal she feels it is important to pick up on the lines and proportions adding she appreciates the window change, but what is lacking is that sense of a porch and that floor to floor height difference proposed and compared to the existing structure. Ms. Stegall stated they are making the alley a new street front.

Ms. Decker stated that was not in the original proposal to have it quite like that in the rear; it was kind of requested at the last meeting that the alleyway be dressed up so it gave the appearance of the front of the home more so than looking at the back deck of the existing structures. Ms. Decker stated they are trying to stick with similar features like you are saying, but what Ms. Bryant was requesting last time is that when she is standing on the street that her view point is streamlined, but with the new products and durability but give it some flair which is what Ms. Bryant said so they mixed them up as far as how the façade looked and some bump ins and with dormers so they tried to stay similar but new and slightly different with the design.

Ms. Stegall asked about the garage in the rear that is proposed to be demolished asking if it was contributing.

Mr. Neal said no.

Mr. Straw stated they have already had an administrative hearing on the accessory structure and the orders were to remove it.

Ms. Deckard noted they would use the brick from the garage on the sidewalks.

Mr. Neal moved to 1144 E. Walnut stating it is pretty much identical in most aspects. Mr. Neal noted the applicant is keeping the existing chimneys. They are moving the structures a little closer to the alley to the north.

Ms. Deckard noted that each structure on this one gets its own parking for friends and family and they don't have to use the street.

Mr. Neal pulled up the updated elevation for viewing.

Ms. Crandall clarified that since they can get a fire truck down the alley they won't need a sprinkler system in the structure.

Mr. Dickman said as of right now they will not. On the rear alley they have met the demands of the 150 foot coming off the alleyway. Mr. Dickman stated that he would sprinkle that building as well assuming that all three new structures were contained with vinyl windows. The distance between the structures has changed, but the site plan lays all that out correctly.

Ms. Stegall asked if they would vote on these individually.

Mr. Neal said yes since they are each their own structure.

Mr. McDonald asked the applicant if they needed to have everything done as a package or if they turned down one, would they be able to move ahead.

Ms. Decker said to move forward with the financing package, it's packaged as a whole deal. They will still have their own legal descriptions but as far as the funding it's all seen as one package.

Mr. Bishop noted as a point of order, he suggested that unless one of the members of the Board would vote differently then he would make a motion to vote up or down on all of them together.

Ms. Crandall asked if the Board approved them, is it up to the builder's discretion whether they put fire sprinklers or the fire lane in.

Mr. Bishop noted the Board has been presented with the alternatives and they are going to vote on one of those alternatives when they vote up or down on all of them is his thought.

Mr. Neal stated the Board wants to vote with the renderings, site plans and elevations.

Mr. Eslick commented with vinyl windows and sprinklers stating they need to add that.

Ms. Stegall clarified vinyl windows only on 1040 and 1046 E. Walnut and wood windows still on 1144.

Ms. Decker stated they will sprinkle all three for safety.

Mr. Neal stated he can add that to each one of them.

Ms. Stegall noted to remove the fire lane.

Ms. Stegall closed the public hearing.

Ms. Bayliff motioned to approve the Certificates of Appropriateness for 1040 E. Walnut, 1046 E. Walnut and 1144 E. Walnut with the amendment that vinyl windows will go in the new structures and that sprinklers will be added throughout and the fire lane taken out of the package and the chimneys would be retained.

Mr. Eagleburger seconded the motion. The motion carried as follows: Ayes: Stegall, Eslick, Bayliff, Eagleburger, Bishop, Brown, and Crandall. Nays: None. Abstain: None. Absent: Bryant and Thomas.

Mr. Bishop stated he has made his feelings clear about the concept of this project; but he is motivated to vote as he did because he does not want to see any more structures lost. Mr. Bishop stated he does not want the sidewalk areas or the retaining walls altered. His concern, which is beyond the prevue of this Board and that's why it didn't affect his vote, is that the applicants proposal is beyond the scope of what they normally do, just the scale of the project. Mr. Bishop stated his concern is the applicant's ability to do this, to carry through and to make this project happen on this scale and with the quality that the Board wants and expects.

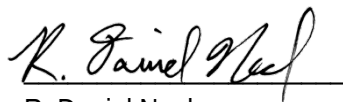
Mr. Eslick commented that he believes it will come about as it's been presented.

COMMUNICATIONS:

REPORTS:

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

There being no further business, the meeting was adjourned at approximately 7:00pm

A handwritten signature in cursive script, reading "R. Daniel Neal", written over a horizontal line.

R. Daniel Neal



## LANDMARKS BOARD

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

### STAFF REPORT

#### COMMERCIAL STREET HISTORIC DISTRICT

DATE: July 24, 2014

#### BACKGROUND:

LOCATION: 300 E. Commercial Street

APPLICANT: Northbridge, LLC

#### PROPOSAL:

1. Rehabilitate the exterior of historic structure as described in application's description of proposed work.

#### RECOMMENDATION:

The request be **approved**. The Board shall determine whether aluminum clad sashes are appropriate on the south storefront and windows for this building.

#### FINDINGS:

1. This structure is considered a contributing structure in the Commercial Street National Historic District and Commercial Street Local Historic District.
2. The applicant is rehabilitating the building exterior consistent with the Commercial Street Design Guidelines and Secretary of the Interior's Standards for Rehabilitation.
3. The Commercial Street Design Guidelines recommend that metal windows only



be used on new construction in the district.

4. The State Historic Preservation Office has indicated that they may allow aluminum sashes on windows and storefronts if dimensions and profiles are similar to originals.

PROJECT COORDINATOR:

Daniel Neal  
Senior Planner

ATTACHMENT A  
BACKGROUND REPORT  
300 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting to rehabilitate the building exterior as the first phase of a project to redevelop the subject property for mixed commercial and residential uses. Specifically, the mixed use encompasses development of 2 retail spaces at the north and center storefronts and 4 lofts (1 at the south storefront and 3 on the second floor). The project is being planned and implemented under state and federal historic rehabilitation tax credit programs.

HISTORY:

A similar proposal for aluminum clad windows above the storefront at 205 W. Commercial was submitted for review in 2007. The Landmarks Board denied the request and the applicant returned with a revised proposal for all wood windows which was approved.

STAFF COMMENTS:

1. The applicant's proposal for rehabilitation of the exterior of the building are thorough and all items except the aluminum sashes for the windows and south storefront follow the Commercial Street Design Guidelines and Secretary of Interior's Standards for Rehabilitation.
2. The Secretary of the Interior's Standards for Rehabilitation state the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. The Landmarks Board will need to determine whether replacement aluminum sashes in the windows and south storefront are appropriate for this building. The State Historic Preservation Office and staff believe that given the simplicity of the windows aluminum clad sashes can be used without negatively impacting the character of the building. The Commercial Street Design Guidelines recommend that metal windows only be used on new construction in the district.
3. The Secretary of the Interior's Standards for Rehabilitation state deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. The applicant is proposing to repair the exterior features such as windows where feasible.
4. The Secretary of Interior's Standards for Rehabilitation Guidelines shall be used for all methods of removal, replacement and repair.

5. Staff contacted the State Historic Preservation Office (SHPO) last week and they indicated that they may allow aluminum sashes on windows and storefronts if dimensions and profiles are similar to originals. SHPO has not formally reviewed this application, though.
6. This review does not include any review related to the adopted building code. If parts of this building are going to be used for residential purposes, the size of the windows must comply with the emergency exit requirements from a sleeping room.
7. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the COM-1 District, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B  
PERTINENT DESIGN GUIDELINES  
300 E. Commercial

**SECRETARY OF THE INTERIOR'S STANDARDS**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

**COMMERCIAL STREET DESIGN GUIDELINES**

**Storefronts:**

Maintain the storefront within its original opening. The storefront should not dominate the facade, but respect it.

Maintain the traditional recessed entry.

Maintain the traditional degree of glass in the storefront.

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

**Store rears:**

Rear entrances should respect neighboring buildings; coordinate door location, size, entryway layout, treatment, colors with adjacent neighbors.

**Secondary doors:**

Seek to use visually understated doors, fitted to the lines and massing of the facade. Lack of

adornment is to be encouraged.

**Doors:**

The front door should be compatible with the storefront.

A traditional wood door with a glass panel will reinforce original character.

Avoid over-decorating the door. Avoid fake historic doors.

**Windows:**

Where feasible, repair existing sashes and sills, paint and caulk to a state of renewal.

Where repair is not feasible, replace windows with wood elements matching existing profiles, mullion dimensions, and sash heights.

Metal windows may be used on new construction only.

**Building materials:**

If new and old materials must be brought together, try to link them.

Where linking is not possible, achieve a controlled appearance, at junction of materials.

**ORDINANCE REVIEW**

In addition, the *Springfield Zoning Ordinance* states:

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

ATTACHMENT C  
ARCHITECTURAL SIGNIFICANCE  
300 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

1. The Commercial Street Historical Site District Architectural Survey that was prepared for this building in 1979 stated the following:

This building is a two story wood frame and masonry load bearing structure. It has a basement with stone foundation walls.

The exterior is typical of most others in the area except the frieze detail is much more intricate. The front entrance is ceramic tile and the storefront windows are copper trimmed. Below the windows are ceramic tile. All windows on the second floor are wood framed.



## 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.

THEFORE, 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:

7/18/2016

Please type or print name(s) clearly:

W. Craig Hosmer

Northbridge, LLC

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

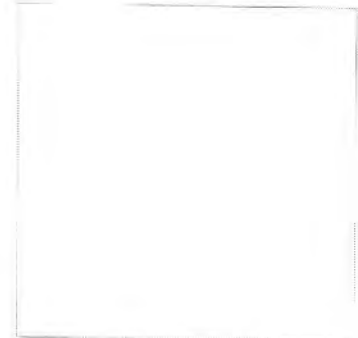
Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 300 East Commercial Street

**APPLICANT INFORMATION:**

2. Name of current property owner: Northbridge, LLC  
If corporation: Corporate Official: W. Craig Hosmer  
Mailing Address: 313 South Glenstone, Springfield, MO  
Zip Code: 65801 Telephone: 417-869-9999 Fax: 417-869-2099  
E-mail: Craig.Hosmer@hkrlawoffice.com

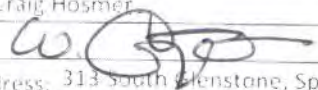


(Corporate Seal)

3. **AUTHORIZED REPRESENTATIVE:**

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

Name: W. Craig Hosmer

Signature: 

Mailing Address: 313 South Glenstone, Springfield, MO Zip Code: 65801 Fax:           
Telephone: 417-869-9999 E-mail: Craig.Hosmer@hkrlawoffice.com

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: 3/26/14 (Review Team)

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



## Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

- |                                                            |                                                        |                                                              |
|------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Addition (1,2, 3, 7)              | <input type="checkbox"/> Handicapped Ramp (1, 2, 3)    | <input type="checkbox"/> Sidewalk (1, 3)                     |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6)         | <input type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5)                  |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7)  | <input type="checkbox"/> Parking (1, 3)                | <input type="checkbox"/> Sign (1, 2, 3, 6)                   |
| <input type="checkbox"/> Demolition (1, 2, 3, 7)           | <input type="checkbox"/> Porch (1, 2, 3)               | <input checked="" type="checkbox"/> Window (2, 3, 4 or 5, 6) |
| <input checked="" type="checkbox"/> Door (2, 3, 4 or 5, 6) | <input type="checkbox"/> Retaining Wall (1, 2, 3)      | <input type="checkbox"/> Archeological Site (1, 3, 8)        |
| <input type="checkbox"/> Fence (1, 2, 3, 5)                | <input type="checkbox"/> Roof-New (3, 4 or 5, 7)       |                                                              |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6)       | <input checked="" type="checkbox"/> Re-roof (3, 4)     |                                                              |

- ☒ Other (specify): Re-point Masonry, Repair Metal Ornamentation, and Rehabilitate Storefronts

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

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

The purpose of the proposed work is to rehabilitate the building exterior as the first phase of a project to redevelop the subject property for mixed commercial and residential use. Specifically, the mixed use encompasses development of 2 retail spaces at the north and center storefronts and 4 lofts (1 at the south storefront and 3 at the second floor). The project is being planned and implemented under the state and federal historic rehabilitation tax credit programs.

The following provides a description of existing conditions and details proposed work (See Plan Drawing 300-A2). All work is consistent with the Secretary of the Interior Standards for Historic Rehabilitation and the Commercial Street Historic District Design Guidelines. Reference is also made to applicable National Park Service Preservation Briefs.

(Continued)

**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.

## **2. DESCRIPTION OF PROPOSED WORK: *(Continued)***

### **1. Re-point Masonry Exterior Walls and Foundation**

Existing exterior brick walls are in varying conditions of deterioration, with mortar joints compromised in large areas of the wall surfaces. At some point prior to 1980, the building was painted. However, the paint was subsequently removed. It is unknown if the paint was removed chemically or through an abrasive treatment. The masonry joints due not appear to have been re-pointed at that time. In addition, the original limestone foundation is in deteriorated condition (*See Photos 1-12*). The following is proposed to address these conditions:

- a. Re-point all exterior brick surfaces, including wall surfaces and corbelled cornices, pilasters, and column features. Mortar joint color and profile to match existing (flat joints, with slight recess). Specification is to use soft mortar mix, consistent with applicable Preservation Brief.
- b. Re-point limestone foundation, consistent with applicable Preservation Brief.

<http://www2.cr.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

### **2. Restore Metal Ornamentation**

The building retains largely intact, though in varying conditions of deterioration, all of its original roofline metal ornamentation at the primary north and west elevations. (*See Photos 5 and 13-17*). In addition, it retains an original, or early period, metal cornice above the south storefront on the primary west elevation. (*See Photo 32*). It appears that some metal ornamentation was originally located above the transoms of the north storefront. This has been removed; and the area has been resurfaced with plaster (*See Photos 25 and 28*). Further investigation is needed to propose work in this area. The following is proposed to address these conditions:

- a. Retain, restore, and paint all existing metal ornamentation at the north and west rooflines and above the south storefront on the west elevation. Any ornamentation too deteriorated to repair will be replaced in-kind.
- b. Paint the plastered areas above the transoms at the north storefront (primary north and west elevations), pending further investigation and Landmarks Board review.

### **3. Remediate First- and Second-Story Windows**

The building retains largely intact, but in various conditions of heavy to moderate deterioration, its original or early period single-pane, double hung wood sash windows at the first and second stories. Some sashes were replaced under a Certificate of Appropriateness approved on 2/13/09. Existing wood frames and trim are largely intact and in good condition. Original limestone sills are intact at the second-story windows on the primary north elevation. Windows on the primary west and rear south elevation have original cast iron sills. First-story windows at the rear south elevation have security grills (*See Photos 18-23*). The following is proposed to address these conditions:



- a. Retain, repair, and paint all extant wood window frames and trim. Any elements too deteriorated to repair will be replaced in-kind.
- b. Replace all extant window sashes with single-pane, double-hung aluminum clad window sashes to match existing profile. Specification is for Kolbe double-hung sash kits (*See Attachment 1*).
- c. Retain and paint original limestone and cast metal window sills.
- d. Remove security grills from first-story windows at rear south elevation.

<http://www2.cr.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

#### **4. Rehabilitate Storefronts**

The building has 3 storefronts: 1) the north storefront at the primary north and west elevations; 2) the center storefront at the primary west elevation; and 3) the south storefront at the primary west elevation. None of these storefront configurations are original to the property. They are all different from each other, reflecting different periods of reconstruction and are in varying conditions of construction quality and deterioration.

The north storefront has a glass and metal frame, resting on a concrete bulkhead faced with modern tile. It has a recessed center entrance with an original, though cracked, hexagonal tile floor. It has a single pane glass and metal door frame with transom light above. The transoms above the storefront are boarded, with later period wood frames in place. A metal awning is found at the west elevation side of the storefront (*See Photos 24-28*).

The center storefront has a later period glass and metal frame, resting on a concrete bulkhead. It has a recessed center entrance with concrete steps and metal handrails and with an original hexagonal tile floor. It has a single-pane wood door with transom light above. The transoms above the storefront are boarded (*See Photos 29-31*).

The south storefront consists of three openings, separated by brick pilasters. The left opening has a flush single entrance with concrete steps and with a 1/2 glass light and paneled wood door and single transom light above. The center and right opening have single-pane wood frame display windows, resting on wood bulkheads of varying construction. All three openings have 2-light double-hung wood sashes with wood frames above (*See Photos 32-33*).

Overall, the varying storefront conditions present stylistic inconsistency at the primary elevations. The following is proposed to address these conditions:

- a. Remove existing metal storefronts and boarded transoms and frames from north and center storefronts. Replace with new aluminum frame and glass storefronts and transoms. Original storefront openings with center recessed entrances to be retained. Specification is for Kawneer Trifab 451/451T Stick model frames with clear glass (*See Attachment 2*).
- b. Remove modern tile face from north storefront bulkhead and apply 3-coat plaster surface and paint to match surface of center storefront bulkhead.

- c. Remove existing tile floor from center recessed entrance of north storefront. Repair concrete floor base, as needed, and resurface with new hexagonal tile to match that at center storefront. Specification is for American Orlean white 2" hexagonal mosaic tile (*See Attachment 3*).
- d. Paint concrete bulkhead at center storefront.
- e. Remove metal awning at the west elevation side of the north storefront.
- f. Remove existing doors and transom lights at center recessed entrance of north and center storefronts. Replace with single-light wood doors and transoms with wood frames. Specification is for Kolbe Heritage Series wood doors (*See Exterior Door Elevations on Plan Drawing 300-A2 and Attachment 4*).
- g. Remove existing display windows, wood bulkheads, and double-hung sashes from south storefront. Rebuild display windows with wood frames and new wood bulkheads. Install-single-pane aluminum clad wood sashes. Repair wood frames above left entrance and display windows. Install new 4-light aluminum clad sashes. Specification is to match Kolbe windows used at second story.
- h. Remove existing door and transom light at left opening of south storefront. Repair wood frames. Install new solid wood door Specification is for Kolbe Heritage Series wood door (*See Exterior Door Elevations on Plan Drawing 300-A2 and Attachment 4*).

<http://www2.cr.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm#replacement>

## 5. Remediate Secondary-Story Entrance

The second-story entrance is located at the primary west elevation. It has a wood frame with a wood door with double-hung wood transom sashes and die-cut arch in-fill trim above. The wood frame, door, sashes, and trim are in deteriorated condition. A single concrete step rising to the entrance is cracked. (*See Photo 34*). The following is proposed to address these conditions:

- a. Retain, repair, and paint existing wood frame and trim detail. Replace in-kind, as necessary.
- b. Remove existing door and replace with new ½ light glass and wood door and transoms. Specification is for Kolbe Heritage Series wood door (*See Exterior Door Elevations on Plan Drawing 300-A2 and Attachment 4*).

## 6. Construct Code-Compliant Landing/Stairs

Concrete steps at the south storefront and second-story entrance on the west elevations are in deteriorated condition and, significantly, are not code-compliant. (*See Photos 32 and 34*). The following is proposed to address these conditions:

- a. Remove existing concrete steps. Replace with new concrete 4' landing with stairs running parallel across second-story and south storefront entrances. Install steel guardrail and handrails with square posts to match existing guardrail at basement entrance.

## **7. In-fill South Elevation Openings**

The first-story entrance door and right second-story window are in significant deteriorated condition. These openings are too tall to accommodate the interior plans for the rear south perimeter walls at these locations. In addition, the door opening at this alley location creates security concerns (*See Photos 34 and 4*). The following is proposed to address these conditions:

- a. Remove existing door at the entrance at the rear south elevation and the lower portion of the door frame. Retain existing cast metal door plate at current location. In-fill lower portion of opening with brick to match existing to create a shortened window opening. Brick in-fill to be recessed to retain dimensions of original opening. New window sill to be simple flat brick. (*See Planning Drawing 300-A2.4*)
- b. Repair/modify (or replace in-kind) and paint remaining door frame to create window opening. Install new single-pane, double-hung aluminum clad window sashes to match existing profile of other extant windows. Specification is for Kolbe double-hung sash kits (*See Attachment 1*).
- c. Remove existing sashes at the right second-story window at the rear south elevation and the lower portion of the window frame. Retain existing cast metal window sill at current location. In-fill lower portion of opening with brick to match existing to create a shortened window opening. Brick in-fill to be recessed to retain dimensions of original opening. New window sill to be simple flat brick. (*See Planning Drawing 300-A2.4*)
- d. Repair/modify (or replace in-kind) and paint remaining window frame and trim to create window opening. Install new single-pane, double-hung aluminum clad window sashes to match existing profile of other extant windows. Specification is for Kolbe double-hung sash kits (*See Attachment 1*).

## **8. Replace Flat Roof and Remediate Skylights**

The building currently has a modified flat roof system with an elastomeric coating. All seams are stripped-in with a polyester mat. The existing roof appears to be in serviceable condition and, with maintenance, may have an additional life of 3-5 years. Additional investigation is required to determine if there is another existing roof layer below. Existing original skylights have been covered. The following is proposed to address these conditions:

- a. Conduct additional investigation to determine sustainability of existing roof. If replacement is indicated, remove existing roof layer(s). Install new Versiweld TPO flat roof system over new insulation. Install new wood nailers at parapet walls for installation of new 24 gauge Kynar finish metal caps (*See Attachments 5 and 6*).
- b. Remove existing covers to expose original skylights. Install new Waso single pitch custom skylighting structures, or like product. (*See Attachment 7*).



### Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

The subject property is a contributing building of the Commercial Street Historic District (*NR listed 5/24/83, Building 47*). It is currently vacant and has been unused for an extended period of time. The long-term viability of the building is in question due to minimal maintenance and uncompleted previous rehabilitation efforts. The proposed work ensures the sustainability of the property, while re-developing it for viable modern use. At the same time, it enhances its contribution to the historic character of the district. Overall, the work retains the integrity of its historic design, materials and workmanship.

The proposed work will be submitted for review and approval by the State Historic Preservation Office and National Park Service under the state and federal historic rehabilitation tax credit programs. The following outlines additional considerations with specific work in review and approval of this Certificate of Appropriateness application.

- **Replacement Windows:** In response to a Technical Assistance request on 7/10/14, the National Park Service agreed to the recommended approach for remediating existing double hung windows. Specifically, repairing existing wood frames and trim (or replacing in-kind) and installing new aluminum clad wood sashes.
- **Storefronts:** Existing storefronts have varied later period configurations and are in various conditions of construction quality and deterioration. The proposed work provides design consistency across the storefronts, while re-establishing their original or early-period spatial openings and configurations. The proposed storefront rehabilitations are consistent with the applicable guidelines.

**COMMERCIAL STREET REMODELS**  
300 & 334 Commercial Street  
**NOT FOR CONSTRUCTION**

**HAND ARCHITECTURE**  
Joan Hand, Architect  
1000 10th St. N. #100  
Minneapolis, MN 55412  
Tel: 612.338.1100  
Fax: 612.338.1101  
www.handarchitecture.com

[illegible]

## **Product Literature**

**Attachment 1:** Kolbe Double-Hung Window Sash Kits

**Attachment 2:** Kawneer Trifab 451/451T aluminium storefront frame specifications

**Attachment 3:** American Orlean Unglazed Mosaics (white 2" hexagonal mosaic tile)

**Attachment 4:** Kolbe Heritage Series wood doors

**Attachment 5:** Versiweld TPO Roofing Systems specifications

**Attachment 6:** Kynar Pre-finished metal cap specifications

**Attachment 7:** Wasco Skylights Glazed Custom Skylighting Systems



## Attachment 1

# DOUBLE HUNG REPLACEMENT SASH KITS



**KOLBE**  
■ WINDOWS & DOORS ■

*See the Difference Quality Makes®*

# KOLBE

## PRODUCT FEATURES

### Double Hung Standard Features

#### TRADITIONAL SASH:

- 1-3/8" thick sash
- 9/16" LoE<sup>2</sup>-270 insulating glass filled with argon gas\*
- 3-3/8" jambliner depth

#### MAGNUM SASH:

- 1-3/4" thick sash
- 7/8" LoE<sup>2</sup>-270 insulating glass filled with argon gas\*
- 4-5/16" jambliner depth

#### TRADITIONAL & MAGNUM SASH:

- Constructed of unfinished pine
- Glazed to the interior with wood glazing beads
- All exterior wood parts are preservative-treated
- Exterior sash are latex primed on wood units
- Rigid PVC head parting stop with flexible fins
- Fully weatherstripped for a tight seal
- Clay-colored heavy duty sash lock and keeper
- Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Beige PVC jambliners with compression foam backing

### Hardware

Clay-colored cam locks and keepers are factory-applied to double hung units as standard. Sash lift handles are an option for units without finger grooves. All double hung hardware is available in Clay (standard), White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Matte Black and Rustic Umber.



sash lock in Clay  
(standard)



sash lift handle in White  
(optional)

### Double Hung Optional Features

#### GLASS:

- LoE<sup>2</sup>-240\*
- LoE<sup>3</sup>-366\*
- ThermaPlus LoE
- Patterned-, bronze- or gray-lite
- Tempered or laminated
- Other options standard to the industry

#### DIVIDED LITES:

- Grilles-in-the-airspace
- Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds
- Performance divided lites (PDL) with 5/8", 7/8", 1-1/8", 1-3/4" or 2-1/4" bars
- True divided lites (TDL) with 1/2" LoE<sup>2</sup> insulating glass for Traditional sash and 5/8" LoE<sup>2</sup> insulating glass for Magnum sash and 1-1/8" bars\*\*
- Single-pane TDL with 7/8" or 1-1/8" bars\*\*

#### EXTERIOR FINISHES:

- K-Kron II high performance exterior finish
- Prefinished, heavy gauge roll-formed aluminum cladding

#### OTHER OPTIONS: (custom options are also available)

- Other wood species including FSC certified wood
- Ovolo and square profile glazing beads and interior grille bars
- Interior prefinishing
- No finger grooves in top, bottom or both sash
- Sash lift handles in Clay, White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber and Matte Black
- Sash locks and keepers in White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber and Matte Black
- White jambliners
- Full screens with aluminum frames in exterior clad colors and fiberglass mesh (additional prep to existing frame is required)\*\*\*
- StormGuard combination storm/screen units (Traditional sash only; additional prep to existing frame is required)

#### NOTES:

\*All measurements are nominal.

\*\* Argon gas may not be included with units to be installed in or shipped through high altitude areas.

\*\*\* Not available with aluminum cladding on the sash.

\*\*\*\* BetterVue® fiberglass screen mesh will be used as standard. UltraVue® fiberglass screen mesh and aluminum mesh is also available.

LoE<sup>2</sup>, LoE<sup>2</sup>-240, LoE<sup>2</sup>-270, and LoE<sup>3</sup>-366 are trademarks of Cardinal IG.

# SASH KIT DETAILS

## Traditional



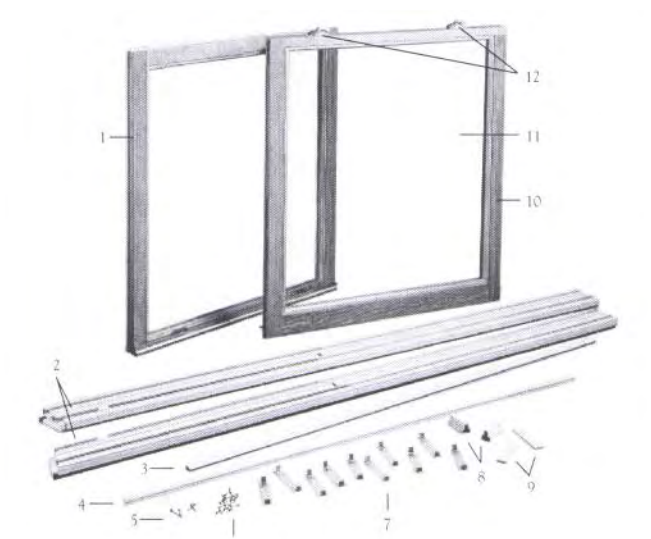
The diagram illustrates the components of a traditional replacement sash kit. It shows a top sash (1) and a bottom sash (10) with various parts labeled. The top sash includes a wood head parting stop (3) and a vinyl head parting stop (4). The bottom sash includes a vinyl sash stop (7) and a foam pad (8). The kit also includes PVC jambliners with compression-foam backing (2), ticks (5), jambliner clips (6), screws (9), and a heavy-duty sash lock and keeper (12). The glass is LoE<sup>2</sup> insulating glass filled with argon gas<sup>®</sup> (11).

**TRADITIONAL REPLACEMENT SASH KITS INCLUDE:**

- (1) Top sash
- (2) PVC jambliners with compression-foam backing
- (3) Wood head parting stop
- (4) Vinyl head parting stop
- (5) Ticks
- (6) Jambliner clips
- (7) Vinyl sash stops
- (8) Foam pads
- (9) Screws
- (10) Bottom sash
- (11) LoE<sup>2</sup> insulating glass filled with argon gas<sup>®</sup>
- (12) Heavy duty sash lock and keeper
- (13) Spring-loaded block-and-tackle mechanical balances (not pictured)

\* Units to be installed in or shipped through high altitude areas may not include argon gas.

## Magnum



The diagram illustrates the components of a Magnum replacement sash kit. It shows a top sash (1) and a bottom sash (10) with various parts labeled. The top sash includes a vinyl head parting stop (3) and a wood head parting stop (4). The bottom sash includes a vinyl sash stop (7) and a foam pad (8). The kit also includes PVC jambliners with compression-foam backing (2), ticks (5), jambliner clips (6), screws (9), and a heavy-duty sash lock and keeper (12). The glass is LoE<sup>2</sup> insulating glass filled with argon gas<sup>®</sup> (11).

**MAGNUM REPLACEMENT SASH KITS INCLUDE:**

- (1) Top sash
- (2) PVC jambliners with compression-foam backing
- (3) Vinyl head parting stop
- (4) Wood head parting stop
- (5) Screws
- (6) Ticks
- (7) Jambliner clips
- (8) Vinyl sash stops
- (9) Foam pads
- (10) Bottom sash
- (11) LoE<sup>2</sup> insulating glass filled with argon gas<sup>®</sup>
- (12) Heavy duty sash locks and keepers
- (13) Spring-loaded block-and-tackle mechanical balances (not pictured)

\* Units to be installed in or shipped through high altitude areas may not include argon gas.



# INSTALLING YOUR REPLACEMENT SASH

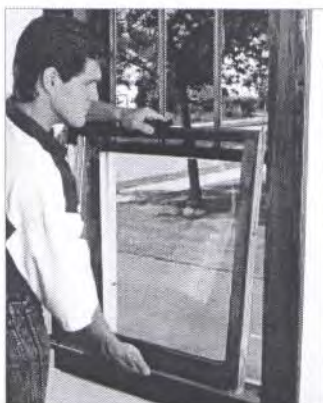
## STEP 1



Gently remove the sash stops using a pry bar or putty knife. If they are screwed on, use a screwdriver, then a pry bar or putty knife if necessary.

Save the sash stops, as they will be reapplied after the replacement sash have been installed.

## STEP 2



Lift the bottom sash out. If your windows have rope-and-pulley operation, cut the rope and remove the pulley and counter weights.

## STEP 3



Carefully remove the side parting stops. Loosen them with a pry bar or putty knife, then pull them out with a pliers and discard them.

Next, remove the upper sash, ropes, pulleys and counter weights.

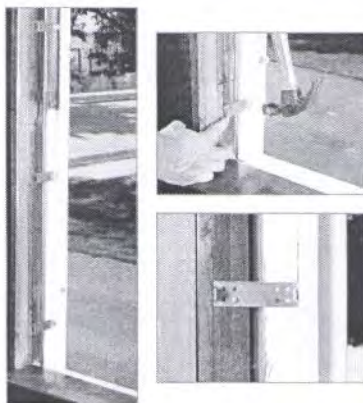
## STEP 4



Carefully remove the head parting stop. Loosen it with a pry bar or putty knife, then pull it out with a pliers and discard it.

NOTE: Insulate the counter weight cavity at this time.

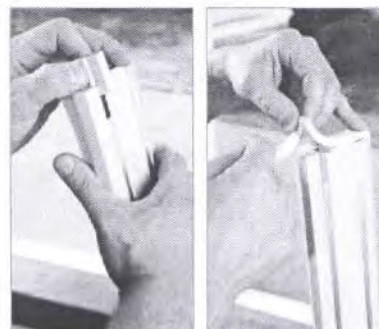
## STEP 5



The jambliner clips should be racked on using the proper spacing shown in the installation instructions provided with the kit.

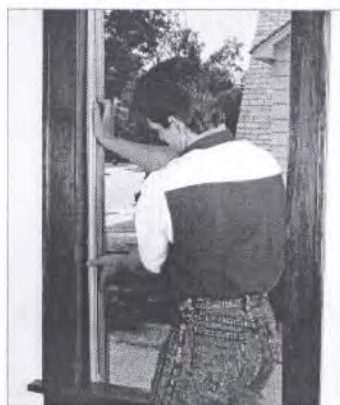
NOTE: The clips should be flush against the outside blind stop as shown.

## STEP 6



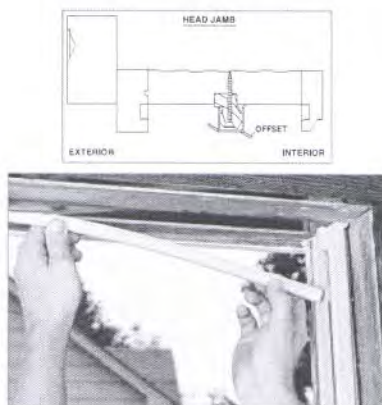
Slide the vinyl sash stops into the top inside track of each jambliner, then apply the self-sticking foam pads to each jambliner head.

## STEP 7



Snap the jambliners in place over the jambliner clips.

## STEP 8



Screw the wood head parting stop into the channel that held the old parting stop.  
NOTE: Make sure the offset is toward the interior, as illustrated. Now snap the vinyl parting stop over the wood parting stop.

## STEP 9



Install the sash, starting with the top one. Hold it at an angle as shown. Insert the clutch pivot above the clutch in the track farthest from you.

## STEP 10



Level the sash horizontally to a 90° angle, then tilt the sash up to the vertical position. Press the jambliner in while pushing the sash into the track farthest from you. Slide the sash down to engage the clutches, then up to the top.

## STEP 11



Repeat steps 9 and 10 for the bottom sash, but insert the clutch pivots and snap the sash into the track closest to you.

## STEP 12



Replace the original sash stops that were removed in step 4.

*That's all there is to it!*



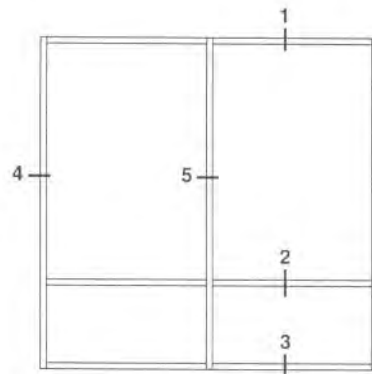
## Attachment 2

|                                   |       |
|-----------------------------------|-------|
| BASIC FRAMING DETAILS.....        | 12-13 |
| MISCELLANEOUS FRAMING.....        | 14-15 |
| CORNERS.....                      | 16    |
| CURVING & TRIM DETAILS .....      | 17    |
| ENTRANCE FRAMING .....            | 18    |
| ENTRANCE FRAMING (OPEN BACK)..... | 19    |
| GLASSvent.....                    | 20-21 |
| VENTS.....                        | 22    |
| LARGE MISSILE IMPACT .....        | 23-25 |

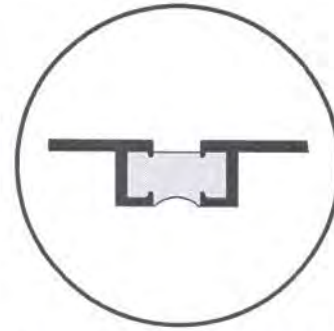
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
© Kawneer Company, Inc., 2012

SCALE 3" = 1'-0"



ELEVATION IS NUMBER KEYED TO DETAILS

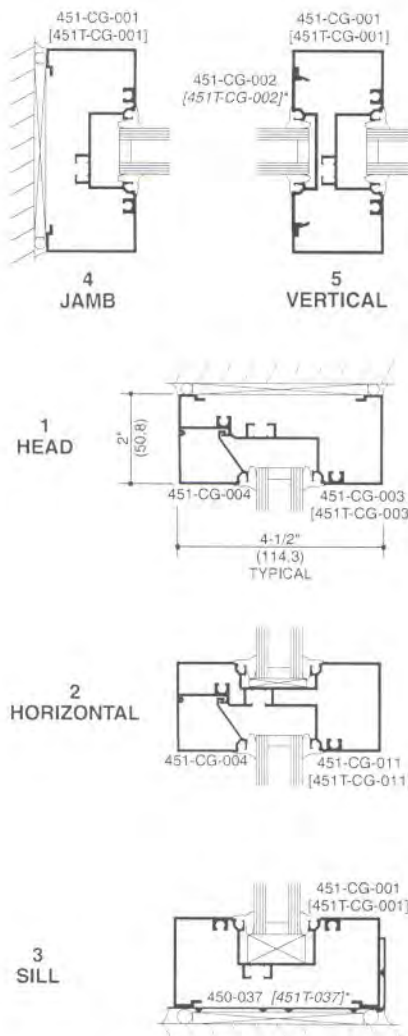


NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

\*Note: See Misc. Details for Thermal Pocket Filler and Thermal Flashing.

## SCREW SPLINE

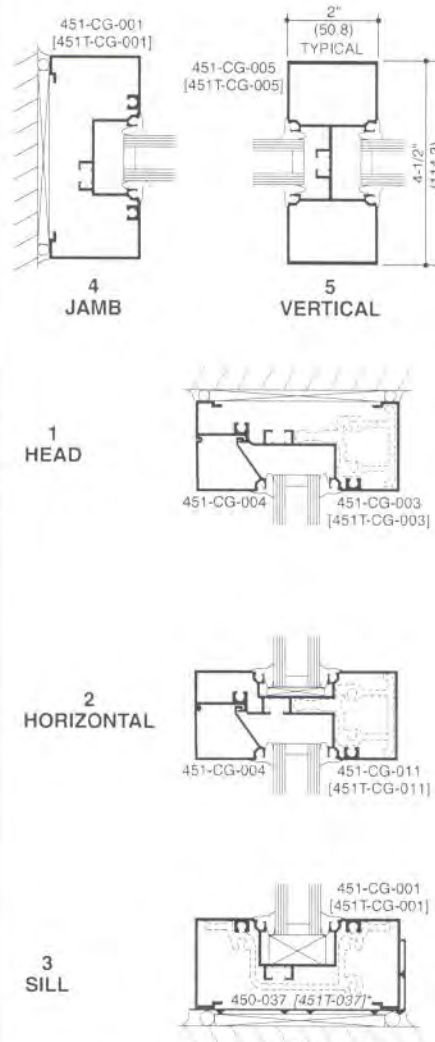
CAD Details (TF451) = TF\_VG\_451-SS-Center--CAD.zip  
(TF451T) = TF\_VG\_451T-SS-Center--CAD.zip



\*See Page 14 for Thermal Flashing and Optional High Performance Flashing

## SHEAR BLOCK

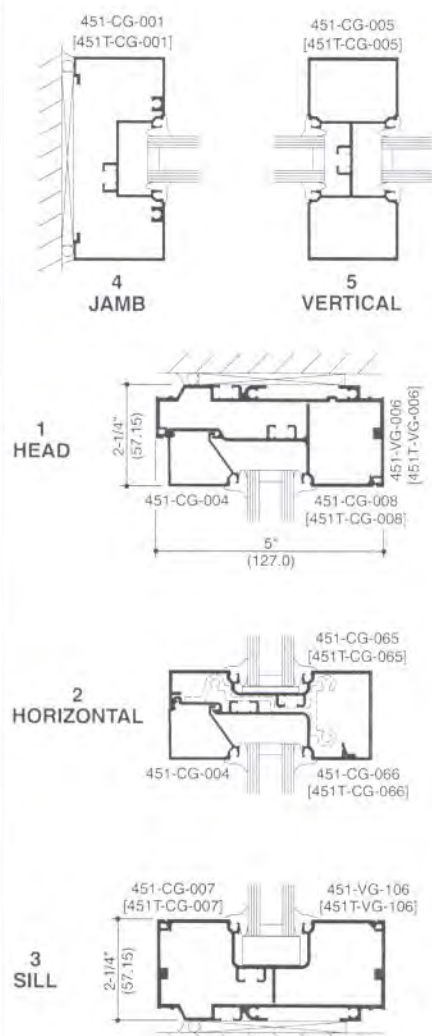
CAD Details (TF451) = TF\_VG\_451-SB-Center--CAD.zip  
(TF451T) = TF\_VG\_451T-SB-Center--CAD.zip



\*See Page 14 for Thermal Flashing and Optional High Performance Flashing

## STICK

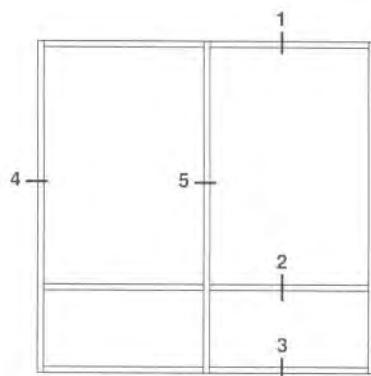
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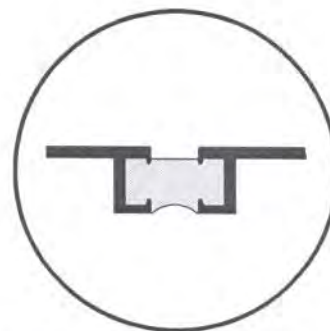
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SCALE 3" = 1'-0"



\*Note: See Misc. Details  
for Thermal Pocket Filler  
and Thermal Flashing.

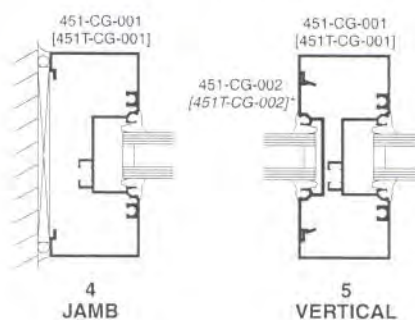
ELEVATION IS NUMBER KEYED TO DETAILS



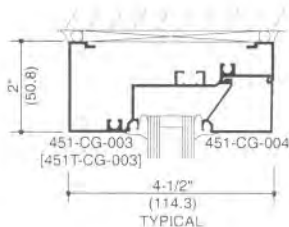
NUMBERS IN BRACKETS ARE  
THERMALLY BROKEN MEMBERS

## SCREW SPLINE

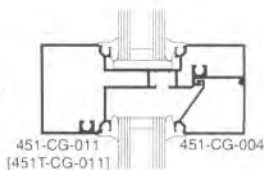
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(TF451T) = TF\_VG\_451T-SS-Center--CAD.zip



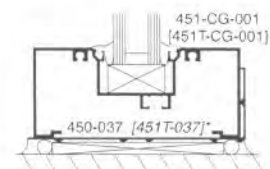
1 HEAD



2 HORIZONTAL



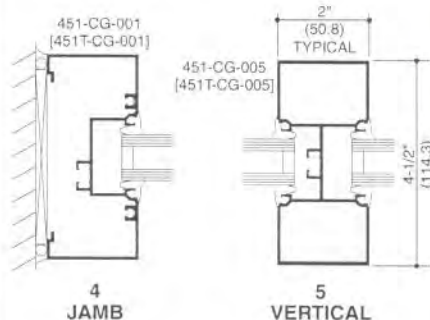
3 SILL



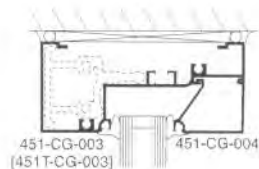
\*See Page 14 for Thermal Flashing and  
Optional High Performance Flashing

## SHEAR BLOCK

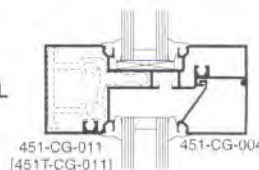
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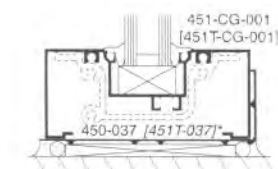
1 HEAD



2 HORIZONTAL



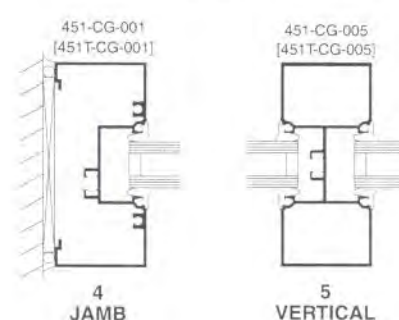
3 SILL



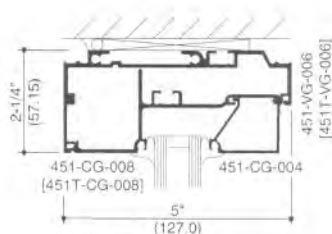
\*See Page 14 for Thermal Flashing and  
Optional High Performance Flashing

## STICK

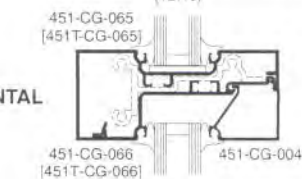
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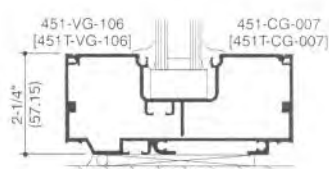
1 HEAD



2 HORIZONTAL



3 SILL





SCALE 3" = 1'-0"

## CAD Details - SCREW SPLINE

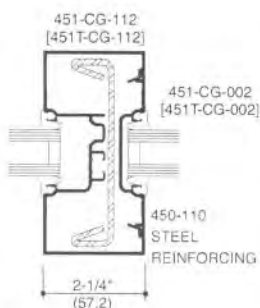
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 (TF451T) = TF\_VG\_451T-SS-Center--CAD.zip

## CAD Details - SHEAR BLOCK

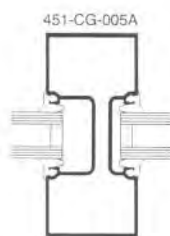
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 (TF451T) = TF\_VG\_451T-SB-Center--CAD.zip

## CAD Details - STICK

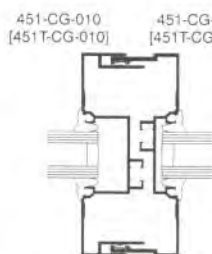
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 (TF451T) = TF\_VG\_451T-Stick-Center--CAD.zip



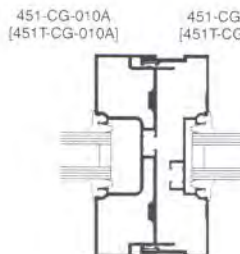
SPLIT MULLION  
W/ STEEL



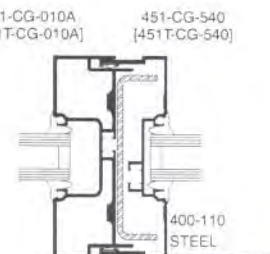
TUBULAR  
MULLION



EXPANSION  
MULLION



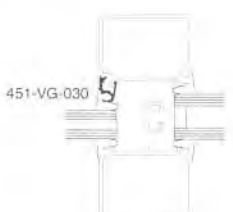
TUBULAR  
EXPANSION MULLION



TUBULAR  
EXPANSION MULLION  
WITH OPTIONAL STEEL



1/4" INFILL  
SNAP-IN ADAPTOR



5/8" INFILL  
SNAP-IN ADAPTOR



SNAP-IN  
FLAT FILLER



THERMAL  
FLAT FILLER



SNAP-IN  
FLAT POCKET  
FILLER



SNAP-IN  
DOOR STOP



SHALLOW POCKET

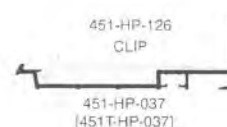


DEEP POCKET

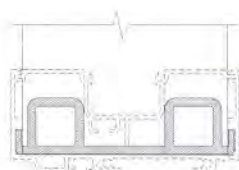
THERMAL POCKET FILLERS



THERMAL FLASHING



HIGH PERFORMANCE  
FLASHING



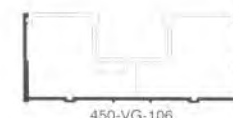
MULLION ANCHOR

## NOTE:

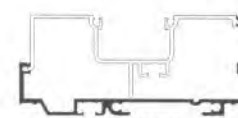
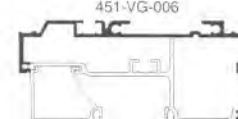
If the end reaction of the mullion (mullion spacing (ft.) times height (ft) times specified windload (psf), divided by two) is more than 500 LBS., the optional mullion anchor must be used. Consult Application Engineering.

## NOTE:

Mullion Anchor not used with Lightweight Receptor.



OPTIONAL LIGHTWEIGHT  
CAN RECEPTORS



OPTIONAL UNEQUAL LEG  
CAN RECEPTORS

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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**Attachment 3**



AMERICAN OLEAN  
FREEDOM OF EXPRESSION™

# unglazed mosaics

COLORBODY™ PORCELAIN TILE



PRE-CONSUMER  
RECYCLED MATERIALS



MADE IN  
THE U.S.A.



EXTERIOR  
PRODUCT





Photo features Salt & Pepper 2 x 1 mosaics.

## SIZES, SHADE VARIATION & PRICING

|                                                                                              |                                                                                  |                                                                               |                                                                                         |                                                                                      |                                                                                  |                                                                                            |                                                                                  |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|                                                                                              |                                                                                  |                                                                               |                                                                                         |                                                                                      |                                                                                  |                                                                                            |                                                                                  |
| <b>2 x 2 Mosaic Tile (Dot-mounted)</b><br>(1-15/16" x 1-15/16")<br>(1-15/16 cm x 1-15/16 cm) | <b>1 x 1 Mosaic Tile (Dot-mounted)</b><br>(15/16" x 15/16")<br>(2.4 cm x 2.4 cm) | <b>2 x 1 Mosaic (Dot-mounted)</b><br>(1-15/16" x 15/16")<br>(5.1 cm x 2.5 cm) | <b>2 x 1 Brickwork Mosaic (Dot-mounted)</b><br>(1-15/16" x 15/16")<br>(5.1 cm x 2.5 cm) | <b>2" Hexagon Mosaic (Dot-mounted)</b><br>(1-15/16" x 1-15/16")<br>(5.1 cm x 5.1 cm) | <b>2 x 4 Mosaic (Dot-mounted)</b><br>(1-15/16" x 3-15/16")<br>(5.1 cm x 10.5 cm) | <b>2 x 4 Brickwork Mosaic (Dot-mounted)</b><br>(1-15/16" x 3-15/16")<br>(5.1 cm x 10.5 cm) | <b>1" Hexagon Mosaic (Dot-mounted)</b><br>(15/16" x 15/16")<br>(2.5 cm x 2.5 cm) |

All Unglazed Mosaics are dot-mounted on 12" x 24" sheets. Master-set® back edge mounting system.

For pool installations, Unglazed Mosaics are available in ClearFace mount firm. Contact your sales representative for more information.

|  |                |  |                    |                                                                                                                                      |
|--|----------------|--|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|  | Low (V1) Solid |  | High (V3) Speckled | <b>Tile Thickness:</b> 1/4" (5/16" for 2 x 4 mosaic)<br><b>Recommended Grout Joint:</b> 1/8" Approximately<br><b>Pricing:</b> Medium |
|--|----------------|--|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|

## PERFORMANCE CHARACTERISTICS

|              | Dynamic C.O.F. Wet | Static C.O.F. Wet | Static C.O.F. Dry | Moisture Absorption | Breaking Strength | MOH's     | Chemical Resistance |
|--------------|--------------------|-------------------|-------------------|---------------------|-------------------|-----------|---------------------|
| Non-Abrasive | ≥ 0.42             | ≥ 0.60            | ≥ 0.70            | 0.01%-0.5%          | > 300 lbs.        | 7.0 - 8.0 | Resistant           |
| Abrasive     | > 0.42             | ≥ 0.70            | ≥ 0.80            | 0.01%-0.5%          | > 300 lbs.        | 7.0 - 8.0 | Resistant           |

Dynamic C.O.F. (Wet) value as measured by the DCOF AcuTest™ helps to assess a product's suitability for a commercial environment. For more information, visit our website at [www.americanolean.com/DCOF](http://www.americanolean.com/DCOF).

### Cleaning Procedures

- Remove loose dust and dirt with a damp cloth or sponge
- Use a neutral, non-abrasive cleaner suitable for porcelain tile
- Remove cleaning solution with a clean, damp sponge or mop

### Installation Methods Backing Materials

- Concrete
- Exterior grade plywood
- Cementitious backer board

### Setting

- Latex modified dry-set mortar
- Epoxy

### Grouting

- Sanded grout
- Sanded cement grout
- Epoxy grout

## APPLICATION

|                                    | INTERIOR    |                  |            | EXTERIOR    |            |
|------------------------------------|-------------|------------------|------------|-------------|------------|
|                                    | Residential | Light Commercial | Commercial | Residential | Commercial |
| Floors/Patios: Covered & Uncovered |             |                  |            |             |            |
| Walls/Backsplashes                 |             |                  |            |             |            |
| Countertops                        |             |                  |            |             |            |
| Pool Linings                       |             |                  |            |             |            |
| Pool Deckings                      |             |                  |            |             |            |

Suitable for exterior walls and floors in freezing and non-freezing climates when proper installation methods are followed.

Not for use on ramps.

## NOTES

Since there is shade variation in all fired ceramic products, the tile and trim supplied for your particular installation may not match these samples. Final selection should be made from actual tiles and trim and not from tile and trim samples or color reproductions. Manufacture in accordance with ANSI A137.1 standards.

Water, oil, grease etc. create slippery conditions. Floor applications with exposure to these conditions require extra caution in product selection.

Special care should be taken when grouting with dark pigmented colors. A grout release is recommended to prevent finely powdered pigments from lodging in the pores of the tile surface.

Strong random shading is a part of the natural beauty of this product. To achieve the maximum intended results, tile should be pulled from multiple cartons and placement decided upon prior to installation.

For additional information, refer to Factors to Consider at <http://americanolean.com/factors-to-consider.cfm>.



All or select items within this series may be Made in the USA, please visit <http://americanolean.com> for more information.

**AMERICAN OLEAN®**  
FREEDOM OF EXPRESSION™

[americanolean.com](http://americanolean.com)

888.AOT.TILE

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## Attachment 4

SITE SEARCH *Enter Keyword(s)*

60

LOCAL DEALERS *Enter U.S./Canadian Postal Code*

60

TABLE 1. Continued

© 2002 Blackwell Science Ltd

06097-171480

1 AUGUST 2005

[Home](#) » [Product Info](#) » [Doors](#) » [Entrance Doors](#) » [Heritage \(Wood Panel\)](#) » **Heritage Series Entrance Doors**

Choose Product Line:

All Product Lines

Choose Product

## Windows

## Doors

Sliding Patio  
DoorsSwinging Patio  
Doors

### Folding Doors

### Multi-Slide Doors

### Lift & Slide Doors

VistaLuxe  
Entrance Doors

### Entrance Doors

Ultra (Extruded Aluminum/Wood Panel)

Heritage (Wood Panel)

Heritage  
(Craftsman Wood  
Panel)

Classic (Rolled-Form Aluminum/Wood Panel)

### Fiberglass Panels

## Commercial Doors

Fiberglass

## Heritage Series Entrance Doors



## Heritage Series Entrance Doors

- Inswing or outswing operation
- Pine interior, other wood species available
- Wood exterior; extruded aluminum clad frame optional
- Interior & exterior unfinished for staining or primed for painting on the job site
- K-Kron II exterior finish optional; 30+ colors
- 10-year limited exterior finish warranty
- 1-3/4" thick door sash panel, 2-1/4" optional
- 4-5/8" top rail, 6" optional
- 4-5/8" wide stiles, 3" or 6" optional
- Durable, LVL locking stile
- 7-9/16" wide bottom rail, 12-5/8" optional
- Prehung in frame unless requested otherwise
- Available with high or impact performance upgrades



FSC-COC Certified Wood Available

Photos of this product

|                |                 |                 |                                                            |                                                 |                                               |
|----------------|-----------------|-----------------|------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------|
| <b>OPTIONS</b> | <b>EXTERIOR</b> | <b>INTERIOR</b> | <b>SIZES, 2D &amp; 3D DRAWINGS<br/>CLR OPGS, CSI SPECS</b> | <b>PERFORMANCE &amp; ENERGY<br/>DATA, GREEN</b> | <b>INSTALL, MAINTAIN<br/>&amp; WARRANTIES</b> |
|----------------|-----------------|-----------------|------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------|

Styles/Designs

- Glass
- Divided Lites
- Hardware
- Glazing Bead
- Sills
- Universal Design
- Screens

## Styles/Designs

### Panel Profile Options

Both raised and flat panel profiles are available for doors:

1. Interior wood raised panel
2. Interior wood flat panel

Custom panel profiles may be available upon request; ask your dealer.

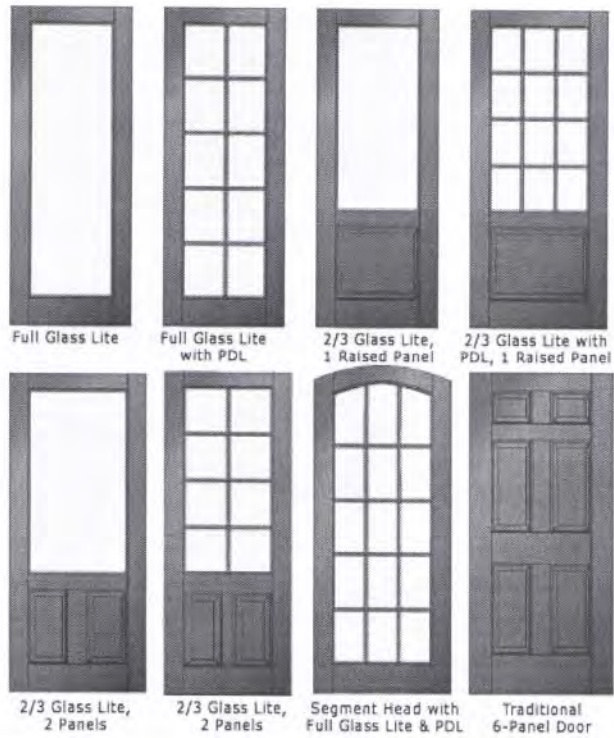
---

### Sash Designs

Inswing and outswing entrance doors are available with a variety of panel designs, including but not limited to:

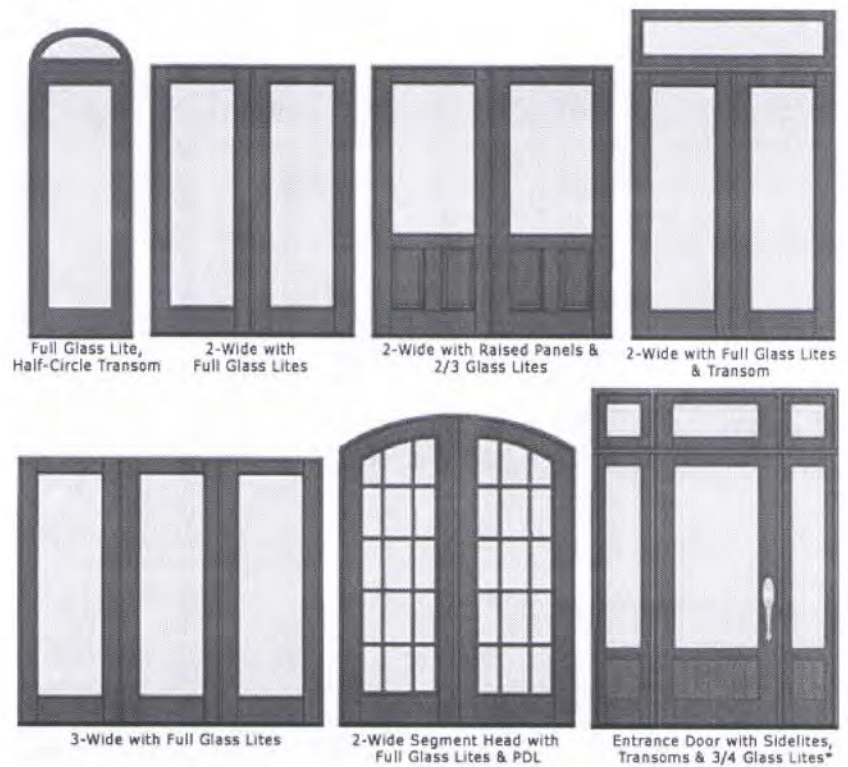
- Full lite of glass with or without divided lites
- 2/3 lite of glass with or without divided lites, and one raised panel
- 2/3 lite of glass with or without divided lites, and two raised panels
- Segment head door panel with a full lite of glass, with or without divided lites
- Traditional, 6-panel door





NOTE: The configurations and grille patterns shown above are just an overview of what's available. Talk to your Kolbe dealer for more information.

### Configurations



#### Entrance doors:

- One-, two- or three-wide as standard
- French style with double wide opening
- Mulled with transom, radius or geometric windows
- Mulled with sidelites or stationary panels

\*These are just a few of the many possible configurations. More examples are available in our [Photo Gallery](#). Custom configurations may incur additional charges and/or longer lead times.

V E R S I C O   R O O F I N G   S Y S T E M S

## Attachment 5



# VERSIWELD



## TPO ROOFING SYSTEMS



**VERSICO**  
ROOFING SYSTEMS

A SINGLE SOURCE FOR SINGLE-PLY ROOFING

**Versico**, PO Box 1289, Carlisle, PA 17013  
Tel: **800.992.7663** Fax: 717.960.4036 Web: **[www.versico.com](http://www.versico.com)**





# VERSIWELD

## VERSIWELD ROOFING SYSTEMS

The VersiWeld® Roofing Systems incorporate 45-mil, 60-mil, 72-mil or 80-mil (TPO) Thermoplastic Polyolefin membrane.

Versico's VersiWeld membrane is comprised of three layers - a TPO polymer base; a strong, polyester-reinforced fabric center (scrim) and a tough thermoplastic polyolefin compounded top ply. Because top ply is the most vital membrane component for long-term weathering characteristics, Versico manufactures its membranes with an industry leading "thicker" and "smoother" top ply over scrim. The smooth surface resists dirt pick-up and biological growth compared to other thermoplastic membranes.

## MEMBRANE BENEFITS



### OCTAGUARD XT

WEATHERING PACKAGE

Versico's VersiWeld membranes are enhanced with Versico's OctaGuard XT Weathering Package resulting in the most dependable, long-term performance characteristics in the industry.

VersiWeld TPO membranes carry the ENERGY STAR® rating having exceeded the stringent program guidelines based upon solar reflectance and heat emittance. Additionally, VersiWeld is listed as a CRRC (Cool Roof Rating Council) certified product meeting the Title 24 mandates for the state of California.

Versico's ENERGY STAR compliant VersiWeld membranes with their high reflectivity ratings help reduce the amount of energy required to maintain cool building environments. Less energy consumed results in less pollutants generated back into the atmosphere (lessening the Urban Heat Island Effect) and directly contributes to a cleaner, cooler environment.

## ENVIRONMENT

VersiWeld membranes are ideally suited when environmental issues are of concern because the membrane is produced without the use of any chlorinated ingredients or plasticizers. VersiWeld membranes are 100% recyclable.

## MEMBRANE FLEXIBILITY

Membrane formulation contains no plasticizers or chlorine so it will not dry out or become brittle with age. This sheeting easily accommodates the building's normal expansion and contraction.

## CHEMICAL RESISTANCE

VersiWeld membrane is highly chemical and contaminant resistant. Most liquids and chemicals normally exhausted onto the roof have no effect on the membrane.

## FIRE RESISTANCE

VersiWeld roofing meets UL 790 requirements for external fire Class A ratings and UL P assemblies for internal, hourly fire ratings. Consult the UL Building Material Directory for specific assemblies.

## WIND RESISTANCE

VersiWeld roofing has surpassed Factory Mutual's I-90 wind resistance classification, one of the most stringent standards in the industry, as listed in the FM Approval Guide.

## INSTALLATION

Heat-welded systems are easy to install since minimal labor and few components are required. VersiWeld membrane welds at fast speeds — 10- to 15-feet per minute at moderate temperature settings.

## VERSICO TOTAL SYSTEM WARRANTIES

5-year to 30-year No Dollar Limit Total System Warranty coverage is available.



# S I N G L E - P L Y R O O F I N G



## ACCESSORIES

The most critical and time consuming portion of VersiWeld roofing installation is made easier and faster with VersiWeld Certified Fabricated Accessories. VersiWeld accessories provide exceptional durability and weatherability with the added benefit of being heat weldable. VersiWeld TPO accessories greatly reduce job time, in turn, reducing labor time.

All VersiWeld TPO accessories carry the Certified Fabricated Accessory (CFA) seal of approval meaning they adhere to the most stringent quality tolerances required to be included in a Versico warranted roof system.



TPO PS RUSS



TPO T-Joint Covers



TPO Non-Reinforced Flashing



PS Coverstrip



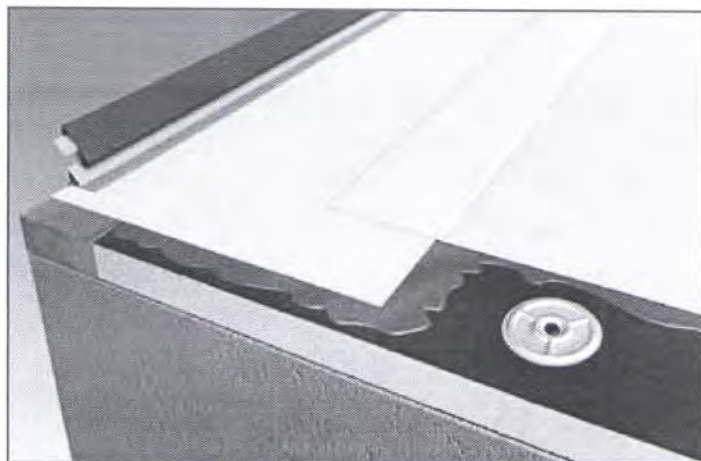
TPO Molded Sealant Pockets



TPO Split Pipe Seals

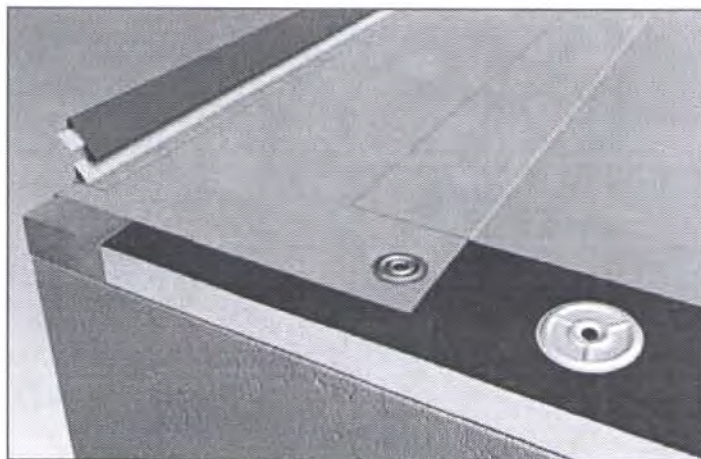
\* Please see VersiWeld accessories literature for a more complete listing of accessories.

## TPO ROOFING SYSTEMS



### VersiWeld Fully Adhered Roofing System

begins with insulation mechanically attached to the roof deck. The membrane and substrate are then coated with VersiWeld bonding adhesive. The membrane is rolled into place and seams are then hot air welded.



### VersiWeld Mechanically Attached Roofing System

starts with insulation fastened to the substrate. VersiWeld membrane is then fastened through the insulation with fasteners and plates. (Consult the Versico Fastener Sell Sheet) Adjoining membrane sheets are overlapped and joined together by hot air welding.





## VERSIWELD 45- & 60-MIL THICK REINFORCED TPO

### Basic Properties and Characteristics (Standard and HS)

| Physical Property                                                                                    | Test Method                      | Property of Unaged Sheet                                                                               | Property after ASTM D 573<br>Aging <sup>1</sup> 28 days @ 240°F                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Tolerance on Nominal Thickness, %                                                                    | ASTM D 751                       | ±10                                                                                                    |                                                                                                        |
| Thickness over scrim, in. (mm)                                                                       | ASTM D 6878                      |                                                                                                        |                                                                                                        |
| 45-mil                                                                                               | Optical Method                   | 0.018 (0.457) ±10%                                                                                     |                                                                                                        |
| 60-mil                                                                                               | (avg of 3 areas)                 | 0.024 (0.610) ±10%                                                                                     |                                                                                                        |
| Breaking strength, lbf (kN)                                                                          | ASTM D 751<br>Grab Method        | 225 (1.0) min. 45-mil<br>320 (1.4) typical 45-mil<br>250 (1.1) min. 60-mil<br>360 (1.6) typical 60-mil | 225 (1.0) min. 45-mil<br>320 (1.4) typical 45-mil<br>250 (1.1) min. 60-mil<br>360 (1.6) typical 60-mil |
| Elongation at break of fabric, %                                                                     | ASTM D 751                       | 25 typical                                                                                             | 25 typical                                                                                             |
| Tearing strength, lbf (N)<br>8 by 8 in. specimen                                                     | ASTM D 751<br>B Tongue Tear      | 55 (245) min.<br>130 (578) typical                                                                     | 55 (245) min.<br>130(578) typical                                                                      |
| Brittleness point, °F (°C)                                                                           | ASTM D 2137                      | -40 (-40) max.<br>-50 (-46) typical                                                                    |                                                                                                        |
| Linear Dimensional Change (shrinkage), %<br>After 6 hours at 158°F (70°C)                            | ASTM D 1204                      | +/- 1 max<br>-0.2 typical                                                                              |                                                                                                        |
| Ozone resistance, 100 pphm, 168 hours<br>(No cracks 7x)                                              | ASTM D 1149                      | No cracks                                                                                              | No cracks                                                                                              |
| Resistance to Water Absorption<br>After 166 hours immersion @ 158°F (70°C)<br>Change in mass, max, % | ASTM D 471<br>(top surface only) | 3.0 max.<br>2.0 typical                                                                                |                                                                                                        |
| Field seam strength, lbf/in. (kN/m)<br>Seam tested in peel                                           | ASTM D 1876                      | 25 (4.4 min.)<br>50 (8.8) typical 45-mil<br>60 (10.5) typical 60-mil                                   |                                                                                                        |
| Water vapor permeance, Perms                                                                         | ASTM E 96                        | 0.10 max<br>0.05 typical                                                                               |                                                                                                        |
| Puncture resistance, lbf (kN)<br>(see supplemental section for additional<br>puncture data)          | FTM 101 C<br>Method 2031         | 250 (1.1) min. 45-mil<br>325 (1.4) typical 45-mil<br>300 (1.3) min. 60-mil<br>350 (1.6) typical 60-mil |                                                                                                        |

<sup>1</sup> Aging conditions are 28 days at 240°F (116°C) equivalent to 400 days at 176°F (80°C) for breaking strength, elongation, tearing strength, ozone and puncture resistance.



## Radiative Properties for ENERGY STAR® Cool Roof Rating Council (CRRC) & LEED®

|                                             | Test Method                                      | White TPO | Tan TPO | Gray TPO |
|---------------------------------------------|--------------------------------------------------|-----------|---------|----------|
| Energy Star initial solar reflectance       | Solar Spectrum Reflectometer                     | 0.87      | 0.68    | n/a      |
| Energy Star solar reflectance after 3 years | Solar Spectrum Reflectometer<br>(after cleaning) | 0.83      | 0.64    | n/a      |
| CCRC initial solar reflectance              | ASTM C 1549                                      | 0.79      | 0.71    | 0.46     |
| CCRC solar reflectance after 3 years        | ASTM C 1549 (uncleaned)                          | 0.70      | pending | 0.43     |
| CCRC initial thermal emittance              | ASTM C 1371                                      | 0.90      | 0.86    | 0.90     |
| CCRC thermal emittance after 3 years        | ASTM C 1371 (uncleaned)                          | 0.86      | pending | 0.88     |
| LEED thermal emittance                      | ASTM E 408                                       | 0.95      | 0.95    | 0.95     |
| SRI (Solar Reflectance Index)               | ASTM E 1980                                      | 110       | 88      | 55       |

# Attachment 6

## TECHNICAL INFORMATION SHEET

2015MP  
5/13/2012

**Firestone**  
METAL PRODUCTS

**UNA-CLAD**

### Kynar 500®/Hylar 5000™ Pre-Finished Galvanized Steel Architectural Sheet & Coil

#### DESCRIPTION:

Firestone UNA-CLAD PVDF Coated Galvanized Steel Architectural Sheet & Coil is AISI-G90 extra smooth, minimum spangle, tension leveled, hot-dipped galvanized steel that is primed and coated on one side with UNA-CLAD full strength Hylar 5000™/Kynar 500® (contains a minimum of 70% Hylar/Kynar polyvinylidene fluoride (PVDF) resins) premium fluoropolymer coating system of 1.0 (±0.1) mil total dry film thickness. For additional protection a wash coat of 0.3 – 0.4 mil dry film thickness is applied to the reverse side. An optional strippable protection film is applied for protection during fabrication and installation. Firestone UNA-CLAD PVDF Coated Galvanized Steel Architectural Sheet & Coil is for general sheet metal use in building applications and can be utilized for fascia panels, soffits, gravel stops, copings, and roofing such as flat seam, standing seam, batten seam, and mansards.

#### METHOD OF APPLICATION:

1. Install in accordance with recognized sheet metal practices.
2. UNA-CLAD can be cut, formed, and fastened using conventional hand or power tools.
3. For best results cutting tool edges should be kept sharp, clean, properly dressed, and closely aligned.
4. Fabrication and erection can be accomplished with strippable plastic film in place. Film should be removed from areas of concealed or joined pieces.

#### STORAGE & PACKAGING:

1. Firestone metal sheet and coil should be stored in a well ventilated, dry place where no moisture can contact the sheet. Moisture (from rain, snow, condensation, etc.) trapped between layers of material may cause water stains or white rust, which can affect the service life of the material and will detract from its appearance.
2. If outdoor storage cannot be avoided, protect the sheet and coil with a ventilated canvas or waterproof paper cover. Do not use plastic, which can cause condensation. Keep the material off the ground in an inclined position with an insulator such as wood.
3. Maximum 2,000 lb of sheets per pallet.

#### PRECAUTIONS & LIMITATIONS:

1. Protective film may degrade or become brittle with exposure to direct sunlight.
2. The performance of this material in the field depends substantially on the integrity of the paint film and on the underlying coating of zinc being intact. Therefore, this UNA-CLAD product should not be used in areas of high abrasion or where it is subject to mechanical damage.
3. Product is pre-finished material; care must be exercised during fabrication and erection to avoid surface damage.
4. Attention should be paid to good house-keeping practices.
5. Tools must be clean and properly dressed.
6. Avoid dragging sheets over surfaces which may scratch or mar the finish.
7. For general sheet metal use in building applications.
8. Do not cut with power saws or abrasive blades.

## PRODUCT DATA

|                         |                                                                         |                                                         |
|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Color:</b>           | 31 Standard Colors; See current UNA-CLAD Color Chart                    |                                                         |
| <b>Finish:</b>          | Extra Smooth Matte – Low to Medium Gloss                                |                                                         |
| <b>Optional Finish:</b> | Extra Low Gloss*<br>High Gloss*<br>Stucco Embossed (Mechanical Finish)* |                                                         |
| <b>Wash Coat:</b>       | Polyester                                                               |                                                         |
| <b>Weight:</b>          |                                                                         |                                                         |
| <b>Gauge:</b>           | <b>lb/SF:</b>                                                           | <b>kg/SM</b>                                            |
| 26                      | 0.775                                                                   | 4.42                                                    |
| 24                      | 1.000                                                                   | 5.64                                                    |
| 22                      | 1.406                                                                   | 6.85                                                    |
| <b>Dimensions:</b>      |                                                                         |                                                         |
| <b>Gauge:</b>           | <b>Slit Coil:</b>                                                       | <b>Sheet:</b>                                           |
| 26                      | 4.0" - 48.0"*<br>(0.1 m - 1.2 m)                                        | 48" x 96", 120", & 144"*<br>(1.2 m x 2.4, 3.1, & 3.7 m) |
| 24                      | 4.0" - 48.0"*<br>(0.1 m - 1.2 m)                                        | 48" x 96", 120", & 144"*<br>(1.2 m x 2.4, 3.1, & 3.7 m) |
| 22                      | 4.0" - 48.0"*<br>(0.1 m - 1.2 m)                                        | 48" x 96", 120", & 144"*<br>(1.2 m x 2.4, 3.1, & 3.7 m) |

#### Physical Properties of Fluoropolymer Coating:

| <b>Property</b>        | <b>Test Method</b>                                                                               | <b>Typical</b>                                                                                         |
|------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Abrasion Resistance    | ASTM D 968, Method A                                                                             | Coefficient of sand abrasion 65±10 Liters                                                              |
| Accelerated Weathering | ASTM D 4587 Condition B or ASTM G 23 Method 1 or 2, type EH apparatus, Hours: 5000               | <b>Chalk:</b> Rating of 8 or better per ASTM D 4214<br><b>Color:</b> ≤2ΔE color change per ASTM D 2244 |
|                        | ASTM D 4587 Condition B or ASTM G 53, Method 1 or 2, type EH apparatus or ASTM G154, Hours: 5000 | <b>Chalk:</b> Rating of 8 or better per ASTM D 4214<br><b>Color:</b> ≤2ΔE color change per ASTM D 2244 |
|                        | ASTM D 4587 Condition B or ASTM G 23 Method 1 or 2, type EH apparatus or ASTM G151, Hours: 2000  | <b>Chalk:</b> Rating of 8 or better per ASTM D 4214<br><b>Color:</b> ≤2ΔE color change per ASTM D 2244 |

\*May not be available in all colors, gauges, or widths.  
Additional lead times may apply. Contact Firestone Metal Products for additional information.

S723-RFS-284MP



# TECHNICAL INFORMATION SHEET

2013MP  
5/18/2012

**Firestone**  
**METAL PRODUCTS**

**UNA-CLAD**

## Kynar 500®/Hylar 5000™ Pre-Finished Galvanized Steel Architectural Sheet & Coil

### PRODUCT DATA (cont.)

|                                    |                            |                                                                                                                                                                                                                                                            |
|------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accelerated Weathering (Cont.)     | ASTM D 3361<br>Hours: 1000 | Acceptable - No cracking, peeling, blistering, loss of adhesion of the protective coating, or corrosion of the base metal<br><u>Chalk:</u> Rating of 8 or better per ASTM D 4214, Method A (ASTM D 659)<br><u>Color:</u> <5ΔE Hunter Units per ASTM D 2244 |
| Adhesion                           | ASTM D 3359, Method B      | No loss of adhesion                                                                                                                                                                                                                                        |
| Chalk Resistance                   | ASTM D 659                 | No Chalk; Rating 9-10                                                                                                                                                                                                                                      |
| Chemical/Acid Pollution Resistance | ASTM D 1308, Procedure 7.2 | Pass; No color change                                                                                                                                                                                                                                      |
| Cyclic Salt Fog                    | ASTM D 5894<br>Hours: 3000 | <u>Scribe:</u> Rating of 8, 1/32" creepage from scribe per ASTM D 1654, procedure A<br><u>Field:</u> Rating of 10, no blistering per ASTM D 1654, Procedure B                                                                                              |
| Formability                        | ASTM D 522                 | No cracking, no loss of adhesion to the point of metal rupture                                                                                                                                                                                             |
| Specular Gloss                     | ASTM D 523                 | 25-35 at 60 degrees                                                                                                                                                                                                                                        |
| Hardness                           | ASTM D 3363                | HB to 2H                                                                                                                                                                                                                                                   |
| Humidity Resistance                | ASTM D 2247<br>Hours: 2000 | Rating of 10; No blistering                                                                                                                                                                                                                                |
|                                    | ASTM D 1735<br>Hours: 1000 | No blistering, no loss of adhesion                                                                                                                                                                                                                         |

This sheet is meant only to highlight Firestone's products and specifications. Information is subject to change without notice. Firestone takes responsibility for furnishing quality materials, which meet Firestone's published product specification. As neither Firestone itself nor its representatives practice architecture, Firestone offers no opinion on, and expressly disclaims any responsibility for the soundness of any structure on which its products may be applied. If questions arise as to the soundness of a structure, or its ability to support a planned installation properly, the Owner should obtain opinions of competent structural engineers before proceeding. Firestone accepts no liability for any structural failure or for resultant damages, and no Firestone Representative is authorized to vary this disclaimer.

### PRODUCT DATA (cont.)

|                       |                             |                                                                                                                               |
|-----------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Impact Resistance     | ASTM D 2794                 | Reverse & Direct Impact: No cracking & no loss of adhesion                                                                    |
| Salt Spray Resistance | ASTM B 117, Hours: 2000     | <u>Scribe:</u> Rating of 7, 1/16" creepage<br><u>Field:</u> Rating of 10                                                      |
| Tunnel Test           | ASTM E84                    | Class A Coating                                                                                                               |
| UV Exposure           | ASTM G 154<br>Hours: 2016   | <u>Chalk:</u> Rating of 8 or better per ASTM D 4214, Method A (ASTM D 659)<br><u>Color:</u> <5ΔE Hunter Units per ASTM D 2244 |
| Wet Adhesion          | Water Immersion Hours: 1500 | No loss of adhesion                                                                                                           |

### Physical Properties of Base Metal:

|                                   |                                                                                                                                                        |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Base Metal:                       | AISI G90 - Hot dipped galvanized steel sheet, commercial weight, meeting ASTM A653/A653M-10 CS Type B for Zinc coated (galvanized) steel sheets & coil |
| Minimum Yield:                    | 33 to 45 KSI (227 to 310 MPa)                                                                                                                          |
| Coefficient of Thermal Expansion: | 06.7 x 10 <sup>-6</sup> in/in/F° (13.9 m/m.K x 10 <sup>-6</sup> )                                                                                      |
| Modules of Elasticity:            | 29.0 x 10 <sup>6</sup> x KSI (200 GPa)                                                                                                                 |
| Specification:                    | ASTM E111-04                                                                                                                                           |

### Compliance:

Kynar 500/Hylar 5000 Paint Finish: AAMA 621-02

### Galvanized Steel Recycled Content:

7.3% Post-Industrial; 23.0% Post-Consumer

**Manufacturing Locations:** Anoka, MN  
College Park, GA  
Las Vegas, NV  
Warren, MI



### Firestone Metal Products

1001 Lund Blvd • Anoka, MN 55303  
800-428-7737 • 763-576-9595 • FAX 763-576-9596  
www.firestonemetal.com

S723-RFS-284MP



## Attachment 7

### ENLIGHTENED LIVING



[WWW.WASCOSKYLIGHTS.COM](http://WWW.WASCOSKYLIGHTS.COM)



GLAZED CUSTOM  
SKYLIGHTING STRUCTURES



## PINNACLE SKYLIGHTING SYSTEM

For spectacular large-scale custom structures spanning up to 40 feet

- Create spectacular custom skylights – pyramid, octagonal, single pitch, double pitch, hipped-end, lean-to, structural ridge
- Spanning up to 40 feet, at any pitch you desire between 15° and 60°.

With its fixed standard pitch and variable-pitch hinge design, the Pinnacle offers you the versatility of a custom configured structural skylight system with the reliability and cost savings of standardized engineering, construction, and installation

- **Quickest turnaround time** for custom built orders.
- **Fast on-site assembly and installation** – Components always assemble the same consistent way.

**Pinnacle 300:** 3" aluminum rafter tube depth, supports spans up to 14' wide. (in a double pitch configuration).

**Pinnacle 350:** 3.5" aluminum rafter tube depth, supports spans up to 18' wide.

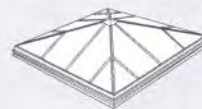
**Pinnacle 600:** 6" aluminum rafter tube depth, supports spans up to 30' wide (in a double pitch configuration).

**Pinnacle 900:** 9" aluminum rafter tube depth, supports spans up to 40' wide.

**Pinnacle Hurricane:** 3.5" or 6" aluminum rafter, tested to meet 80 psf design pressure, and small and large missile impact. Available with laminated or insulated glazing.



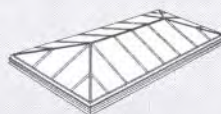
### PINNACLE CUSTOM CONFIGURATIONS



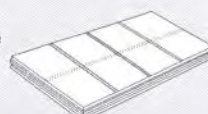
PYRAMID



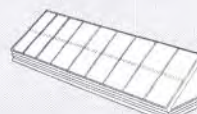
OCTAGONAL



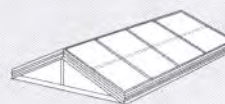
HIPPED END



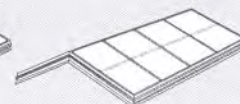
SINGLE PITCH



LEAN-TO



DOUBLE PITCH



STRUCTURAL RIDGE

Available in unlimited lengths and custom widths

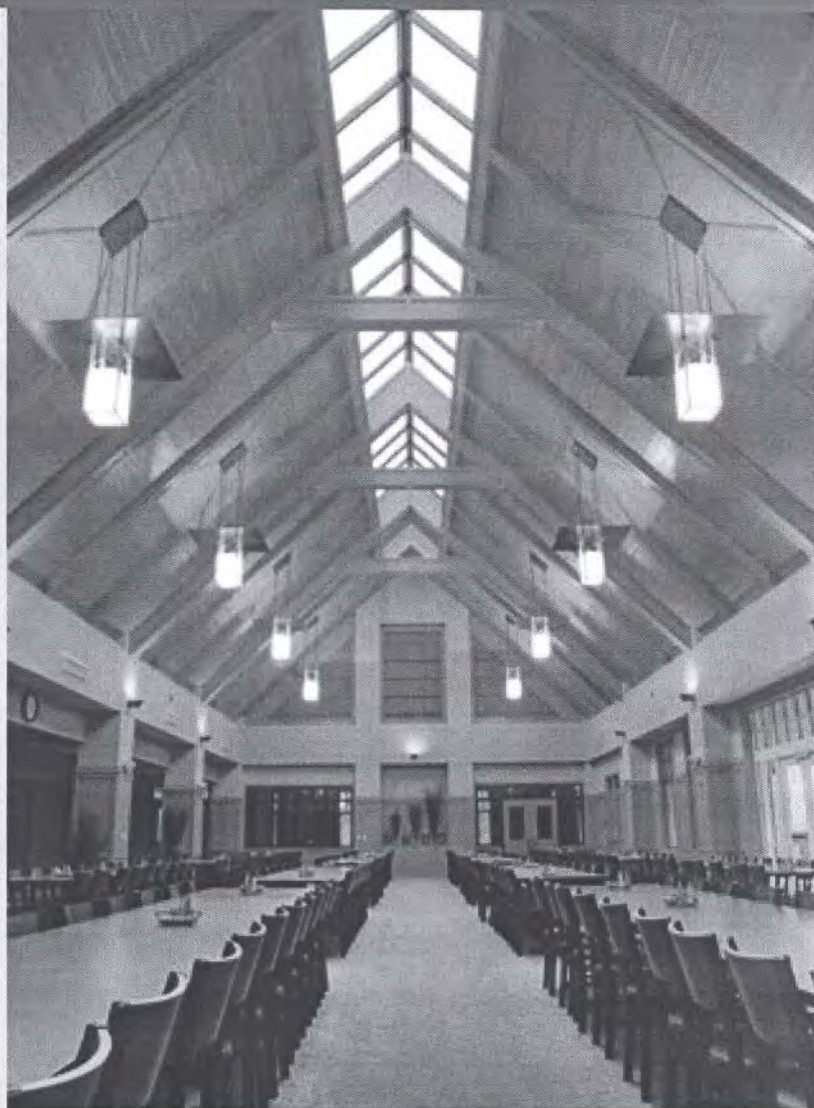


## CLASSIC SKYLIGHTING SYSTEM

**Our light-framed, economical Classic Skylights for both pitched and flat roof applications**

Wasco's light-framed Classic Skylighting System minimizes framing while maximizing daylighting. One of the industry's first light-framed systems capable of utilizing today's high performance glazings, the fully thermalized Wasco Classic structural system offers architects versatile options for dramatic, cost-effective designs.

- Versatile curb-mount design uses site-built curbs for both pitched and flat roof applications.
- Standard pitches available include 5:12, 7:12 and 12:12.
- Components are prefabricated for easy installation on site
- Concealed fasteners and narrow framing members for clean, aesthetically pleasing appearance
- Integral condensation gutters drain water to the exterior for full moisture control
- Iso-bar thermal break around perimeter sill minimizes condensation on aluminum components



### CLASSIC CUSTOM CONFIGURATIONS



#### **Pyramid / Octagonal**

Available in standard widths up to 8'0" and custom sizes



#### **Hipped-End / Double Pitch**

Available in standard widths up to 5'0" and custom sizes. Depending on specific structural requirements, hipped-end and double pitch models can be created in unlimited lengths.



# GLASS GLAZED CUSTOM SKYLIGHTING STRUCTURES

## GLAZING AND FINISH OPTIONS

### Glazing

Our metal framed custom skylighting structures are available with a virtually unlimited range of glazing options to optimize your daylighting design goals with regard to thermal performance, solar heat gain, lighting quality, impact resistance, structural requirements, aesthetics and comfort.

Our broad range of glazing choices includes, but is not limited to: single lite and double glazed insulated glass; clear, tinted and reflective glass; high performance low emissivity coatings; ceramic frit, patterned glass; and translucent light diffusing laminated glass.

Typical glazing is insulated glass comprised of a tempered outboard lite and an annealed or heat strengthened laminated safety glass inboard lite.

### Finishes

Wasco skylight structures as well as commercial unit skylights are available in a broad range of colors and finishes:

- Standard Mill Finish
- Clear, bronze and black anodized
- High performance Kynar architectural coatings
- Powder Coat painted finishes

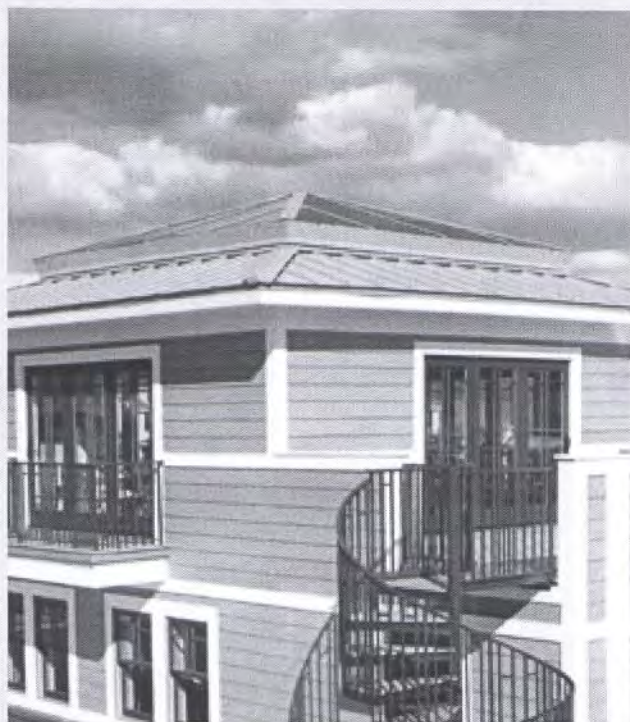
AVAILABLE IN DESIGNER COLORS AND EXTERIOR COPPER CLADDING



Black Bone White Colonial White Sandstone Colonial Grey



Quaker Bronze Aged Copper Interstate Green Hartford Green Brick Red



### Safety Considerations

Wasco skylights are designed to withstand normal elements of the weather. They are not designed to withstand human impact or falling objects. These skylights should not be walked upon under any circumstances. The owner or designer should restrict access only to authorized personnel who have been adequately cautioned as to the location of the skylights and informed of the warning above, or said owner should provide protective guard rails or screens around the skylights.



Wasco Products, Inc.  
85 Spencer Drive, Unit A  
PO Box 559  
Wells, ME 04090  
800-388-0293  
Fax: 207-216-4562  
cs@wascoproducts.com  
www.wascoskylights.com

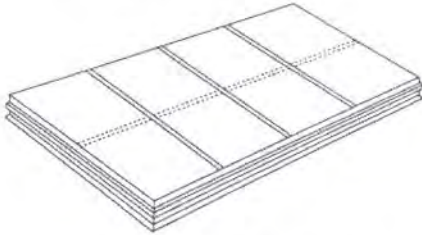
L003 (5-11)



Call 800-388-0293 for our binder

## CONFIGURATIONS

### Single Pitch Skylight [Photos \(/commercial/gallery/by-config?config\[1\]=47\)](#)



## CHOOSE YOUR FRAMING SYSTEM

### Natural Daylighting for Restoration or Replacement -- Pinnacle .... specs below [/more info \(/commercial/glass/pinnacle\)](#)

**For spectacular large-scale custom structures spanning up to 40 feet, and at any pitch you desire between 15° and 60°.**

With its variable-pitch hinge design, the Pinnacle offers you the versatility of a custom configured structural skylight system with the reliability and cost savings of standardized engineering, construction and installation. Quickest turnaround time for custom built orders. Fast on-site assembly and installation. These single pitch configurations meet the needs for skylight restoration, skylight replacement or any commercial project that requires high performance and high quality design.

[Pinnacle 300 \(/commercial/products/pinnacle300\)](#) : supports spans up to 14' wide, 3" aluminum rafter tube depth, (in a double pitch configuration).

[Pinnacle 350 \(/commercial/products/pinnacle350\)](#) : supports spans up to 18' wide, 3.5" aluminum rafter tube depth,

[Pinnacle 600 \(/commercial/products/pinnacle600\)](#) : supports spans up to 30' wide (in a double pitch configuration), 6" aluminum rafter tube depth,

[Pinnacle 900 \(/commercial/products/pinnacle900\)](#) : supports spans up to 40' wide, 9" aluminum rafter tube depth,

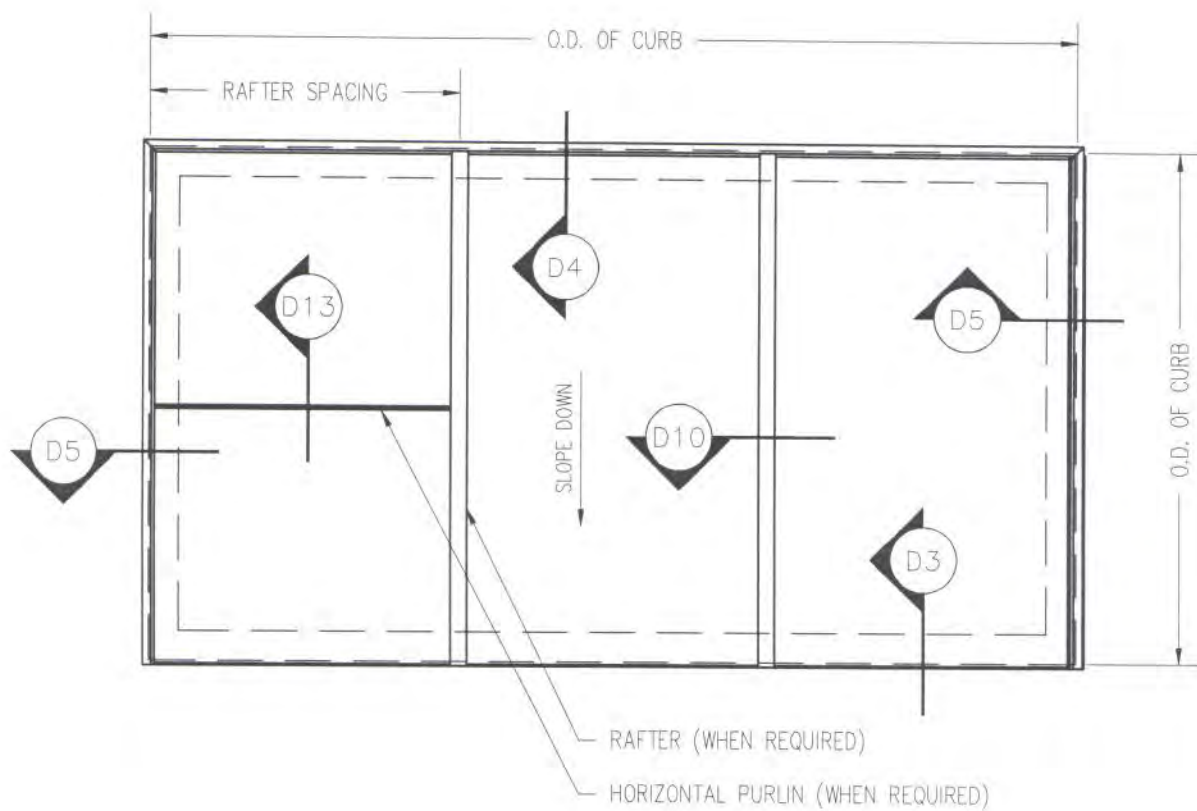
[Pinnacle ESFG \(/commercial/products/pinnacle-esfg\)](#)

[Pinnacle Hurricane Resistant \(/commercial/products/pinnacle-hurricane-resistant\)](#) : 3.5" or 6" aluminum rafter, tested to meet 80 psf design pressure, and small and large missile impact. Available with laminated or insulated glazing.



Hinge design with infinitely variable pitch angles between 15° and 60°





GENERAL NOTES:

- 1) 3:12 MINIMUM PITCH IS RECOMMENDED
- 2) RAFTER LOCATION BASED ON WASCO'S RECOMMENDATIONS AND AAMA GLAZING GUIDELINES  
(BASED ON SIZE OF UNIT, TYPE OF GLAZING, CUSTOMER'S REQUEST, ETC.)

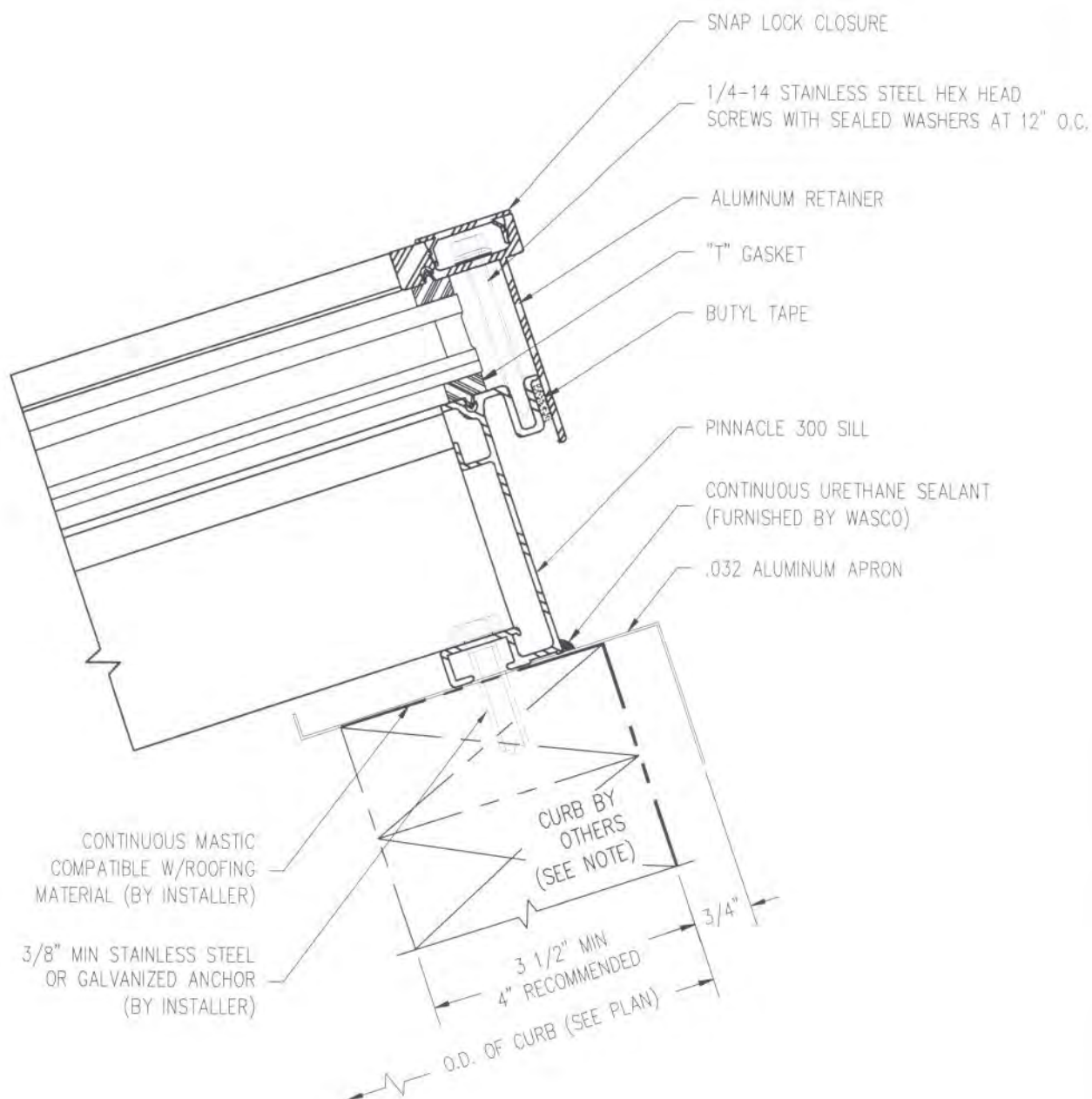


**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
(SP) SINGLE PITCH  
PLAN VIEW**

**PLN3**



S.S. FASTENERS WILL BE  
REQUIRED IF PENETRATING  
PRESSURE TREATED WOOD

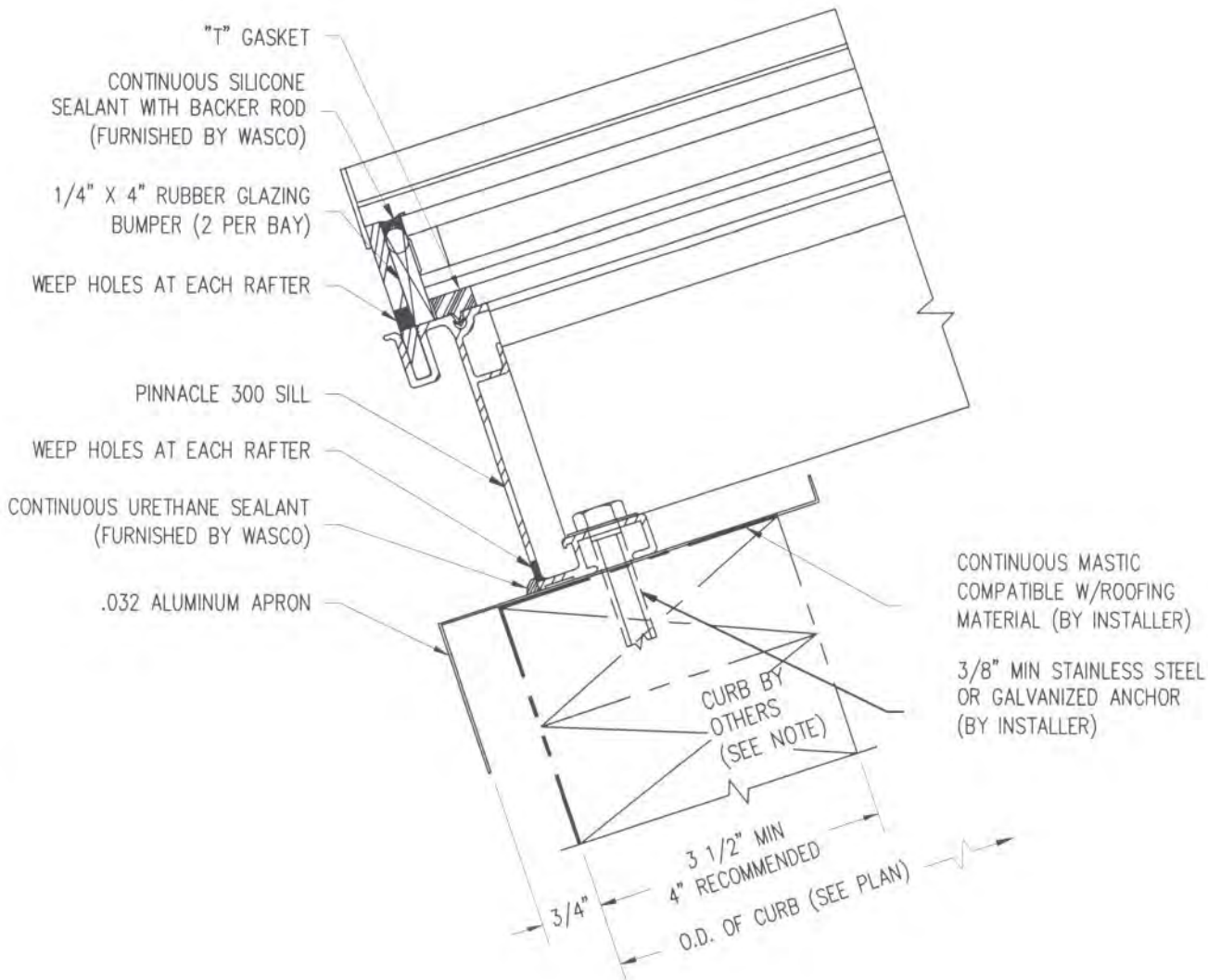


**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
HEAD DETAIL**

**D4**



S.S. FASTENERS WILL BE  
REQUIRED IF PENETRATING  
PRESSURE TREATED WOOD

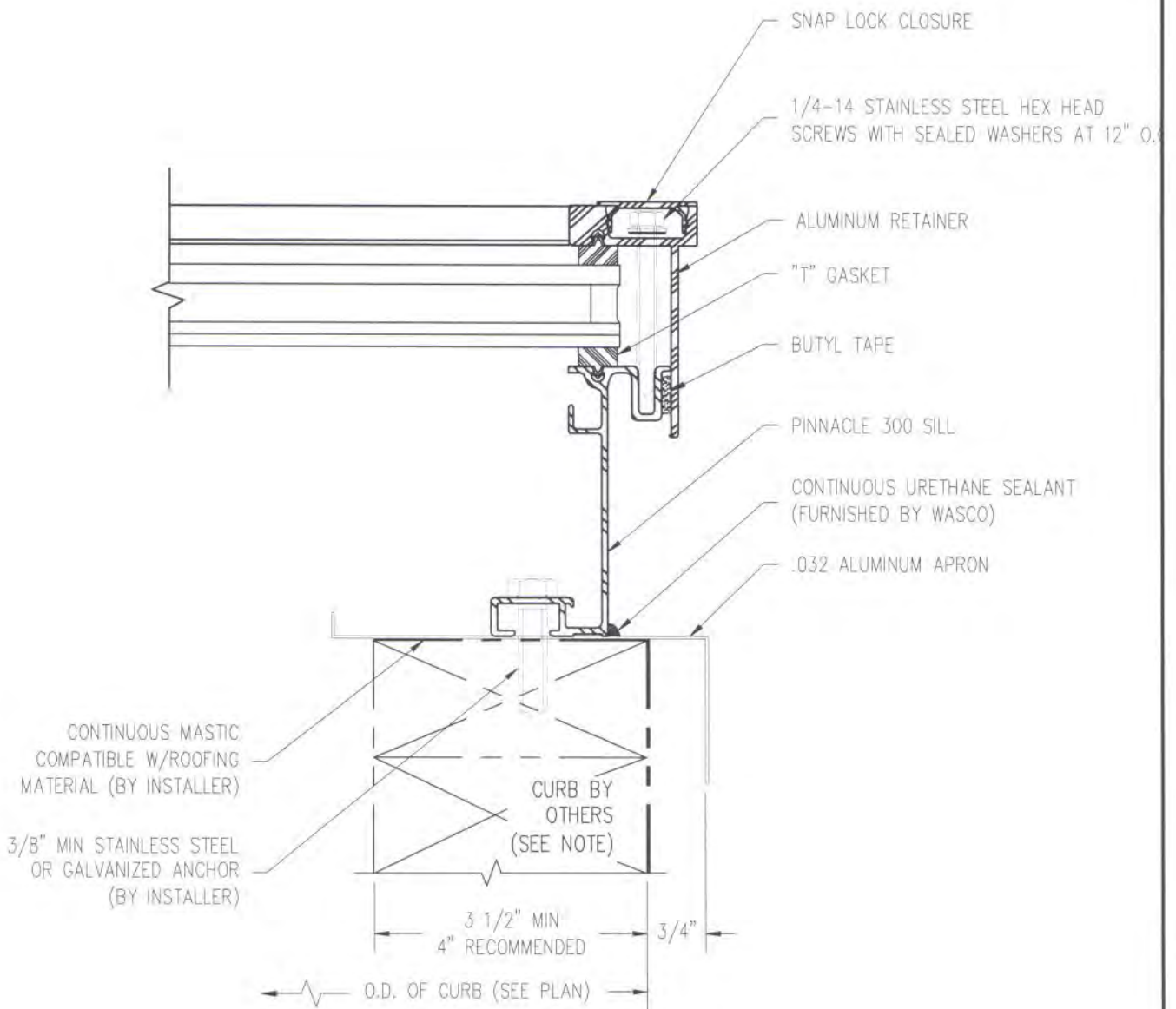


**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
SILL DETAIL**

**D3**



S.S. FASTENERS WILL BE  
REQUIRED IF PENETRATING  
PRESSURE TREATED WOOD



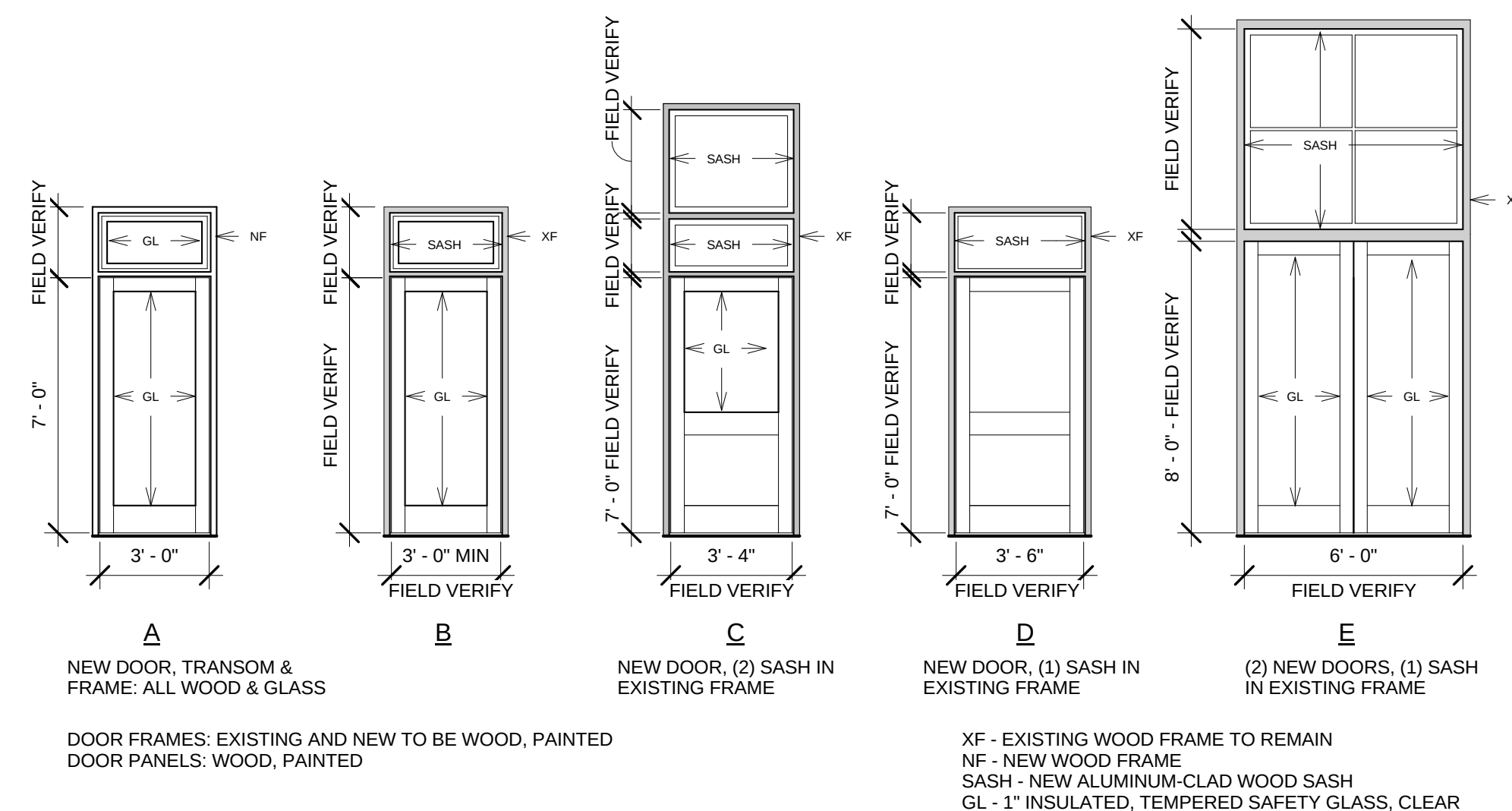
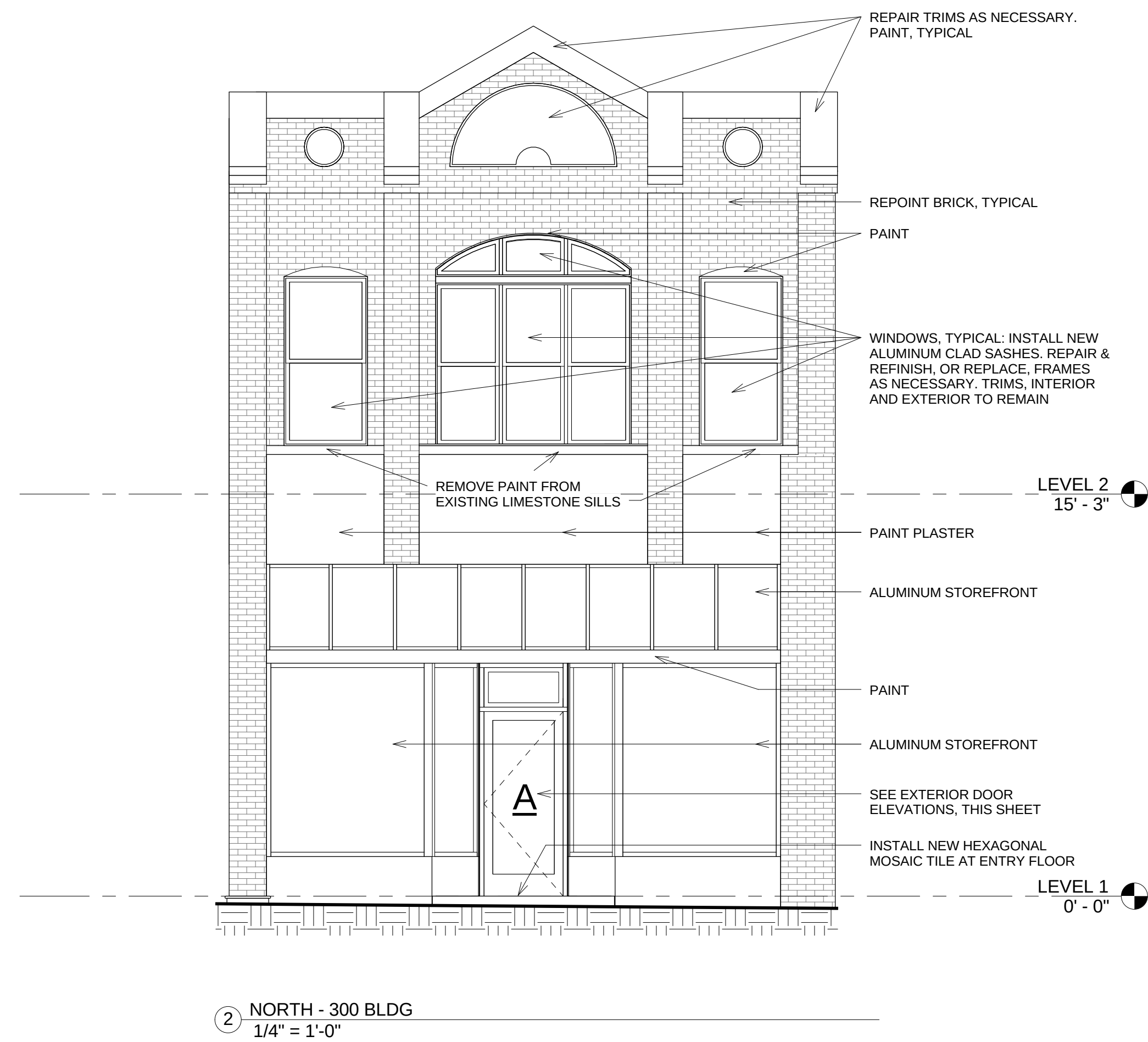
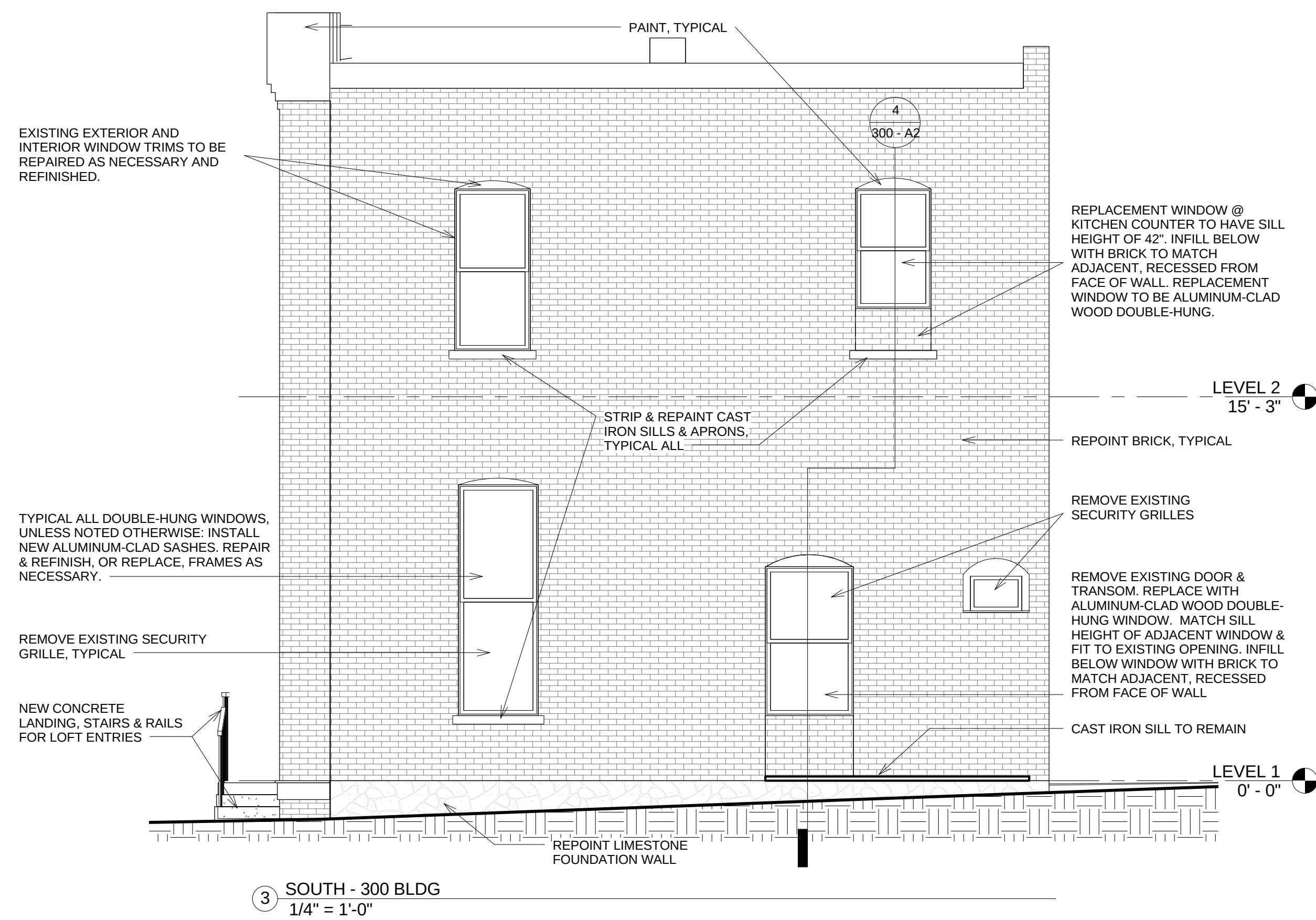
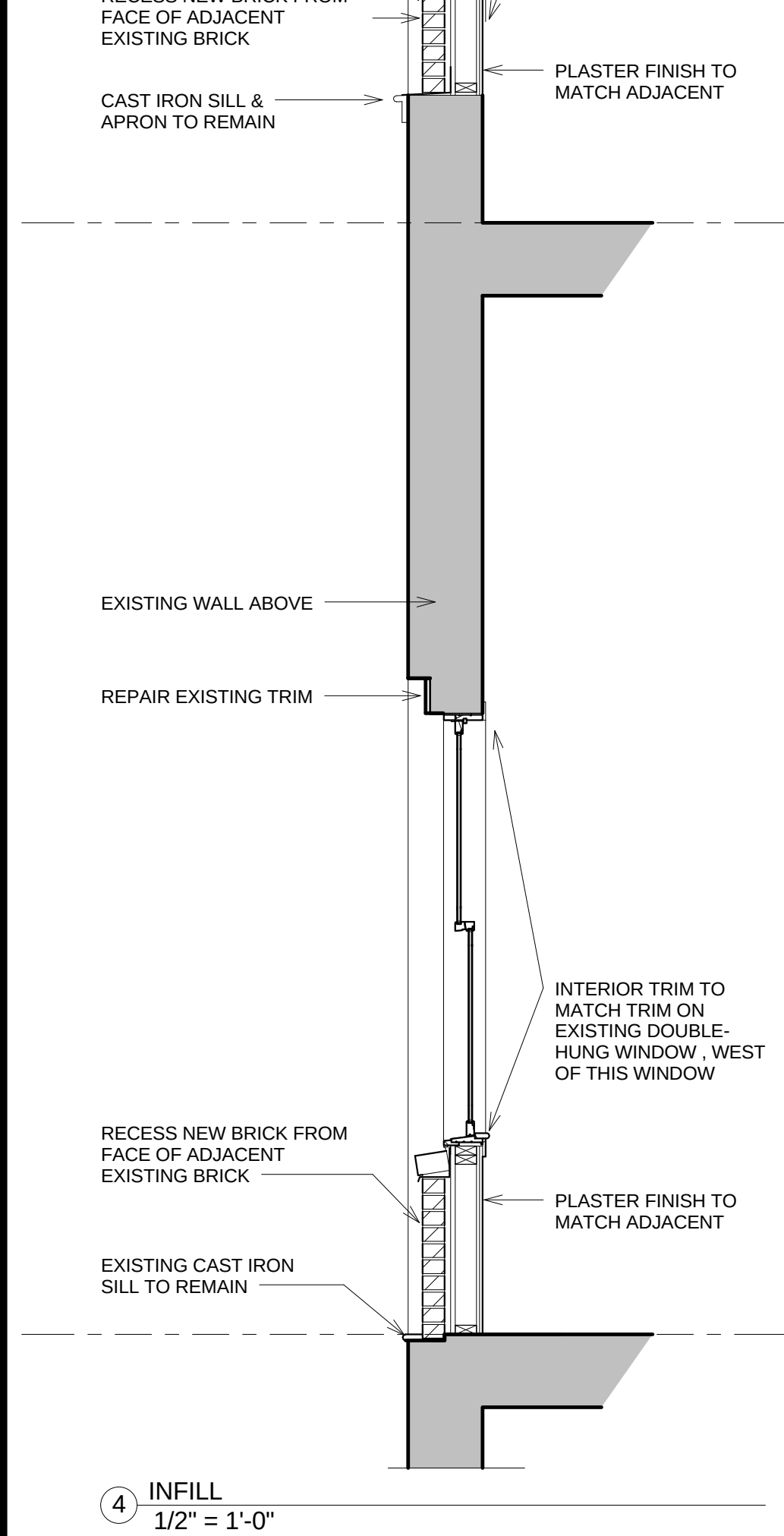
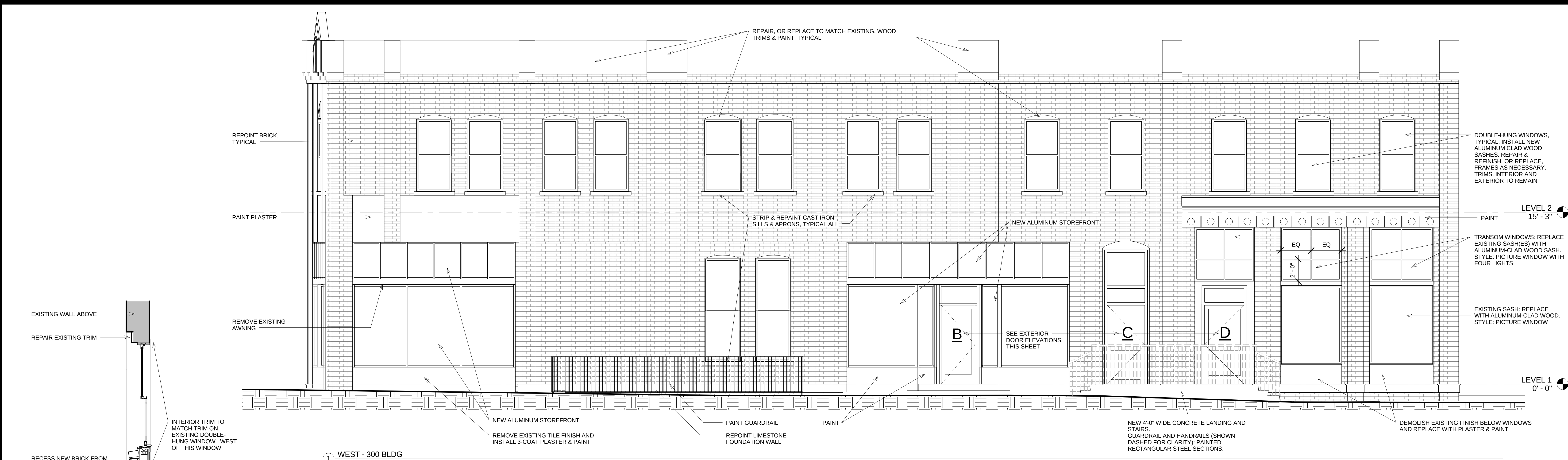
**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
JAMB DETAIL**

**D5**





5 EXTERIOR DOOR ELEVATIONS  
1/4" = 1'-0"

| Rev # | Date | By |
|-------|------|----|
|       |      |    |
|       |      |    |
|       |      |    |
|       |      |    |
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|       |      |    |
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|       |      |    |
|       |      |    |



CRAIG & JOE HOSMER, Northbridge LLC

# COMMERCIAL STREET REMODELS

300 & 334 Commercial Street

# NOT FOR CONSTRUCTION

|            |                |
|------------|----------------|
| Drawn By   | Author         |
| Checked By | Checker        |
| Date       | JULY 18, 2014  |
| Scale      | As indicated   |
| Job Number | Project Number |

300 COMMERCIAL  
BUILDING ELEVATIONS

300 - A2



**Photographs:**



**Photo 1:** Primary north elevation. View to southwest.



**Photo 2:** Primary north and west elevations.



**Photographs: (Cont.)**



**Photo 3:** Primary west elevation.



**Photo 4:** Rear south elevation.



**Photographs: (Cont.)**



**Photo 5:** Detail of second story of primary north elevation.



**Photo 6:** Detail of brickwork on pilaster at northwest corner.



**Photographs: (Cont.)**



**Photo 7:** Detail of brickwork on north end of second story of primary west elevation.



**Photo 8:** Detail of brickwork on north end of primary west elevation.



**Photographs: (Cont.)**



**Photo 9:** Detail of brickwork at south corner of primary west elevation.



**Photo 10:** Detail of brickwork at first story of rear south elevation.



**Photographs: (Cont.)**



**Photo 11:** Detail of limestone foundation at stairwell on primary west elevation.



**Photo 12:** Detail of limestone foundation at rear south elevation.

**Photographs: (Cont.)**



**Photo 13:** Detail of metal ornamentation at east roofline of primary north elevation.



**Photo 14:** Detail of metal ornamentation at center second story of primary north elevation.



**Photographs: (Cont.)**



**Photo 15:** Detail of metal ornamentation at north roofline of primary west elevation.



**Photo 16:** Detail of metal ornamentation at brick pilaster on primary west elevation.

**Photographs: (Cont.)**



**Photo 17:** Detail of metal ornamentation on pilaster on primary west elevation.



**Photo 18:** Detail of triple window at center of second story of primary north elevation.



**Photographs: (Cont.)**



**Photo 19:** Detail of single window at left of second story of primary north elevation.



**Photo 20:** Detail of paired windows above stairwell at primary west elevation.



**Photographs: (Cont.)**



**Photo 21:** Detail of typical window at primary west elevation.



**Photo 22:** Detail of windows at second story of primary north elevation.



**Photographs: (Cont.)**



**Photo 23:** Detail of window at left of first story of rear south elevation.



**Photo 24:** Detail of storefront at primary north elevation.



**Photographs: (Cont.)**



**Photo 25:** Detail of transom area above storefront at primary north elevation.



**Photo 26:** Detail of tiled floor of recessed entrance at storefront of primary north elevation..



**Photographs: (Cont.)**



**Photo 27:** Detail of storefront at north end of primary north elevation.



**Photo 28:** Detail of transom area above storefront at north end of primary west elevation.

**Photographs: (Cont.)**



**Photo 29:** Detail of center storefront at primary west elevation.



**Photo 30:** Detail of tiled floor or recessed entrance of center storefront at primary west elevation.



**Photographs: (Cont.)**



**Photo 31:** Detail of transom at recessed entrance of center storefront of primary west elevation.



**Photo 32:** Detail of storefront at south end of primary west elevation.



**Photographs: (Cont.)**



**Photo 33:** Detail of bulkhead of storefront at south end of primary west elevation.



**Photo 34:** Detail of entrance to second story at primary west elevation.

**Photographs: (Cont.)**



**Photo 35:** Detail of single door at rear south elevation.

**All Photographs:**

300 East Commercial Street  
Commercial Street Historic District  
Springfield, Greene County, Missouri  
Richard Lee Burton  
March 14, 2014



## LANDMARKS BOARD

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

### STAFF REPORT

#### COMMERCIAL STREET HISTORIC DISTRICT

DATE: July 24, 2014

#### BACKGROUND:

LOCATION: 334 E. Commercial Street

APPLICANT: Northbridge, LLC

#### PROPOSAL:

1. Rehabilitate the exterior of historic structure as described in application's description of proposed work.

#### RECOMMENDATION:

The request be **approved**. The Board must determine whether aluminum clad sashes are appropriate on the first and second story windows for this building.

#### FINDINGS:

1. This structure is considered a contributing structure in the Commercial Street National Historic District and Commercial Street Local Historic District.
2. The applicant is rehabilitating most of the building exterior consistent with the Commercial Street Design Guidelines and Secretary of the Interior's Standards for Rehabilitation.
3. The Commercial Street Design Guidelines recommend that metal windows only



be used on new construction in the district.

4. The State Historic Preservation Office has indicated that they may allow aluminum sashes on windows if dimensions and profiles are similar to originals.

PROJECT COORDINATOR:

Daniel Neal

Senior Planner

ATTACHMENT A  
BACKGROUND REPORT  
334 E. Commercial

APPLICANT'S PROPOSAL:

The applicant is requesting to rehabilitate the building exterior as the first phase of a project to redevelop the subject property for mixed commercial use. Specifically, the mixed use encompasses development of an open first-floor retail space and second-story offices. The project is being planned and implemented under state and federal historic rehabilitation tax credit programs.

HISTORY:

A similar proposal for aluminum clad windows above the storefront at 205 W. Commercial was submitted for review in 2007. The Landmarks Board denied the request and the applicant returned with a revised proposal for all wood windows which was approved.

STAFF COMMENTS:

1. The applicant's proposal for rehabilitation of the exterior of the building are thorough and all items except the aluminum sashes for the second story windows and south storefront follow the Commercial Street Design Guidelines and Secretary of Interior's Standards for Rehabilitation.
2. The Secretary of the Interior's Standards for Rehabilitation state the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. The Landmarks Board will need to determine whether replacement aluminum sashes in the first and second story windows are appropriate for this building. The State Historic Preservation Office and staff believe that given the simplicity of the windows aluminum clad sashes can be used without negatively impacting the character of the building. The Commercial Street Design Guidelines recommend that metal windows only be used on new construction in the district.
3. The Secretary of the Interior's Standards for Rehabilitation state deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. The applicant is proposing to repair the exterior features such as windows where feasible.
4. The Secretary of Interior's Standards for Rehabilitation Guidelines shall be used for all methods of removal, replacement and repair.

5. Staff contacted the State Historic Preservation Office (SHPO) last week and they indicated that they may allow aluminum sashes on windows and storefronts if dimensions and profiles are similar to originals. SHPO has not formally reviewed this application, though.
6. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the COM-1 District, Zoning Ordinance and Building Code shall apply.



ATTACHMENT B  
PERTINENT DESIGN GUIDELINES  
334 E. Commercial

**SECRETARY OF THE INTERIOR'S STANDARDS**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

**COMMERCIAL STREET DESIGN GUIDELINES**

**Storefronts:**

Maintain the storefront within its original opening. The storefront should not dominate the facade, but respect it.

Maintain the traditional recessed entry.

Maintain the traditional degree of glass in the storefront.

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

**Store rears:**

Rear entrances should respect neighboring buildings; coordinate door location, size, entryway layout, treatment, colors with adjacent neighbors.

**Secondary doors:**

Seek to use visually understated doors, fitted to the lines and massing of the facade. Lack of

adornment is to be encouraged.

**Doors:**

The front door should be compatible with the storefront.

A traditional wood door with a glass panel will reinforce original character.

Avoid over-decorating the door. Avoid fake historic doors.

**Windows:**

Where feasible, repair existing sashes and sills, paint and caulk to a state of renewal.

Where repair is not feasible, replace windows with wood elements matching existing profiles, mullion dimensions, and sash heights.

Metal windows may be used on new construction only.

**Building materials:**

If new and old materials must be brought together, try to link them.

Where linking is not possible, achieve a controlled appearance, at junction of materials.

**ORDINANCE REVIEW**

In addition, the *Springfield Zoning Ordinance* states:

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

ATTACHMENT C  
ARCHITECTURAL SIGNIFICANCE  
334 E. Commercial

ARCHITECTURAL SIGNIFICANCE:

1. The Commercial Street Historical Site District Architectural Survey that was prepared for this building stated the following:

There is a wood stair from the second floor to the street in back. The exterior has much in common with the others in the area except for the continuous stone lintel and sills on the front.

The National Register nomination identified this property with the following narrative:

Although the storefront of the two-story red brick facade of the Bakers' Union Hall has been modified, the transom panels are possibly original. At the second story, light-colored masonry belt courses and roof-line corbelling articulate the spandrels.





## 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/payment/PLNHermitInfo.aspx?ptype=8005>
2. Wait for a "pre-screen complete" email 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:

7/18/2016

Please type or print name(s) clearly:

W. Craig Hosmer

Northbridge, LLC

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

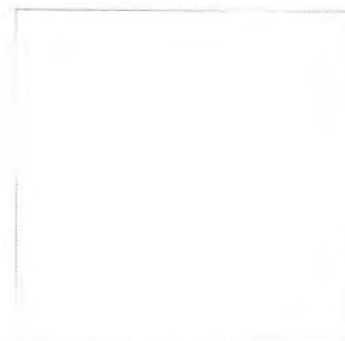
Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 334 East Commercial Street

**APPLICANT INFORMATION:**

2. Name of current property owner: Northbridge, LLC  
If corporation: Corporate Official: W. Craig Hosmer  
Mailing Address: 313 South Glenstone, Springfield, MO  
Zip Code: 65801 Telephone: 417-869-9999 Fax: 417-869-2099  
E-mail: Craig.Hosmer@hkrlawoffice.com

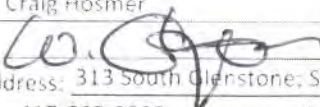


{Corporate Seal}

3. **AUTHORIZED REPRESENTATIVE:**

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

Name: W. Craig Hosmer

Signature: 

Mailing Address: 313 South Glenstone, Springfield, MO Zip Code: 65801 Fax:           
Telephone: 417-869-9999 E-mail: Craig.Hosmer@hkrlawoffice.com

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: 3/26/14 (Review Team)

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

## Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

- |                                                            |                                                        |                                                              |
|------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Addition (1,2, 3, 7)              | <input type="checkbox"/> Handicapped Ramp (1, 2, 3)    | <input type="checkbox"/> Sidewalk (1, 3)                     |
| <input type="checkbox"/> Awnings (2, 3, 4 or 5, 6)         | <input type="checkbox"/> New Construction (1, 2, 3, 7) | <input type="checkbox"/> Siding (3, 4 or 5)                  |
| <input type="checkbox"/> Building Relocation (1, 2, 3, 7)  | <input type="checkbox"/> Parking (1, 3)                | <input type="checkbox"/> Sign (1, 2, 3, 6)                   |
| <input type="checkbox"/> Demolition (1, 2, 3, 7)           | <input type="checkbox"/> Porch (1, 2, 3)               | <input checked="" type="checkbox"/> Window (2, 3, 4 or 5, 6) |
| <input checked="" type="checkbox"/> Door (2, 3, 4 or 5, 6) | <input type="checkbox"/> Retaining Wall (1, 2, 3)      | <input type="checkbox"/> Archeological Site (1, 3, 8)        |
| <input type="checkbox"/> Fence (1, 2, 3, 5)                | <input type="checkbox"/> Roof-New (3, 4 or 5, 7)       |                                                              |
| <input type="checkbox"/> Guttering (2, 3, 4 or 5, 6)       | <input checked="" type="checkbox"/> Re-roof (3, 4)     |                                                              |

- ☒ Other (specify): Re-point Masonry, Rehabilitate Storefronts, and Install Rear Exit Stairs

- 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)

The purpose of the proposed work is to rehabilitate the building exterior as the first phase of a project to redevelop the subject property for mixed commercial use. Specifically, the mixed use encompasses development of an open first-floor retail space second-story offices. The project is being planned and implemented under the state and federal historic rehabilitation tax credit programs.

The following provides a description of existing conditions and details proposed work (See Plan Drawing 3334-A2). All work is consistent with the Secretary of the Interior Standards for Historic Rehabilitation and the Commercial Street Historic District Design Guidelines. Reference is also made to applicable National Park Service Preservation Briefs.

(Continued)

**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.



## **2. DESCRIPTION OF PROPOSED WORK: (Continued)**

### **1. Re-point Exterior Masonry**

Existing masonry is in varying conditions of deterioration, with mortar joints compromised in large areas of the wall surfaces. A portion of the brick façade at the center of the primary north elevation roofline appears to be bowing. The primary north elevation retains its original second-story limestone window headers and sills (*See Photos 1-8*). The following is proposed to address these conditions:

- a. Re-point all exterior brick walls, brick storefront bulkhead, and limestone window headers and sills at primary north elevation. Mortar joint color and profile to match existing (flat joints, with slight recess). Specification is to use soft mortar mix, consistent with applicable Preservation Brief.
- b. Repair brick façade at the center of the primary north elevation roofline, removing and replacing brickwork as required.

<http://www2.cr.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

### **2. Remediate First- and Second-Story Windows**

The building retains largely intact, its early-period single-pane, double hung wood windows at the first and second stories. Existing wood frames and trim are largely intact and in good condition. However, window sashes are in varying conditions of deterioration. Original limestone sills are intact (*See Photos 9-13*). The following is proposed to address these conditions:

- a. Retain, repair, and paint all extant wood window frames and trim. Any elements too deteriorated to repair will be replaced in-kind.
- b. Replace all extant window sashes with single-pane, double-hung aluminum clad window sashes to match existing profile. Specification is for Kolbe double-hung sash kits (*See Attachment 1*).
- c. Retain original limestone sills.

<http://www2.cr.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

### **3. Rehabilitate Storefront**

The building has a reconstructed storefront (post-1980) with glass and metal frames, resting on wood sill plates and a brick bulkhead. It has wood-framed transoms above the storefront and below an exposed steel I-beam support. An original cast iron support column is located at the center of the storefront. A recessed first-story entrance, located at the left end of the storefront has a later-period tile floor and a modern full light glass and wood door with transom light. The second-story entrance at the right end of the storefront has a wood frame and a modern full light glass and wood door and transom light above. The storefront has a retractable canvas awning (*See Photos 14-19*). The following is proposed to address these conditions;

- a. Remove existing metal storefront and wood-framed transoms. Replace with new aluminum frame and glass storefront and transoms on existing brick bulkhead. Original storefront openings and existing configuration to be retained. Specification is for Kawneer Trifab 451/451T Stick model frames with clear glass (*See Attachment 2*).
- b. Remove existing tile floor from left recessed first-story entrance. Repair concrete floor base, as needed, and resurface with new hexagonal tile. Specification is for American Orlean white 2" hexagonal mosaic tile (*See Attachment 3*).
- c. Remove existing doors and transom lights at left recessed first-story and right second-story entrances of storefront. Repair and paint existing wood frames and trim (or replace in-kind). Install new full light glass and wood doors and transoms within wood frames. Specification is for Kolbe Heritage Series wood doors (*See Exterior Door Elevations on Plan Drawing 334-A2 and Attachment 4*).
- d. Paint existing exposed steel I-beam above storefront and original cast iron support column at center of storefront.
- e. Remove existing retractable canvas awning.

<http://www2.cr.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm#replacement>

#### **4. Remediate Rear Entrances**

The building has 2 double-door first-story entrances symmetrically placed at the rear south elevation. These entrances have wood frames and trim in reparable condition. They have modern full light and glass wood doors, with large 4-light square wood sashes above. The second-story entrance at the center of the rear south elevation has a wood frame and trim in deteriorated condition. It is boarded, but has a modern steel fire door (*See Photo 3*). The following is proposed to address these conditions:

- a. Retain, repair (or replace in-kind), and paint existing door frames and trim.
- b. Install new full light glass and wood doors and 4-light sashes within wood frames at first-story entrances to match existing configuration. Install new solid wood door with glass transom light within wood frame at second-story entrance. Specification is for Kolbe Heritage Series wood doors (*See Exterior Door Elevations on Plan Drawing 334-A2 and Attachment 4*).

#### **5. Rear Exit Stairs**

The building has at its rear south elevation a partially deconstructed wood staircase to the second story (*See Photo 3*). Building codes require a functioning rear exit from the second story. The following is proposed to address these conditions:

- a. Remove existing wood staircase platform.
- b. Install new exterior steel switch-back platform stairs to second-story, with steel guardrails and handrails (*See Exterior Door Elevations on Plan Drawing 334-A2*).

## 6. Replace Flat Roof and Remediate Skylights

The building currently has a modified flat roof system on top of an earlier gravel roof with wood decking. The existing top roof is compromised, with significant failure and water intrusion at the rear south parapet. The rear south elevation has an existing modern metal gutter and round metal downspouts. Existing original skylights have been covered. The following is proposed to address these conditions:

- a. Remove existing top roof layer. Remove loose gravel at front and center of roof. Remove entire gravel roof layer at rear south end of roof to repair existing damage to wood deck.
- b. Install new Versiweld TPO flat roof system over new insulation. Install new wood nailers at parapet walls for installation of new 24 gauge Kynar finish metal caps (*See Attachments 5 and 6*).
- c. Remove existing covers to expose original skylights. Install new Waso single and double pitch custom skylighting structures (as indicated), or like product. (*See Attachment 7*).



### Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

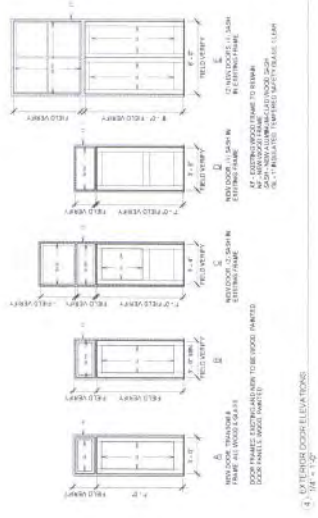
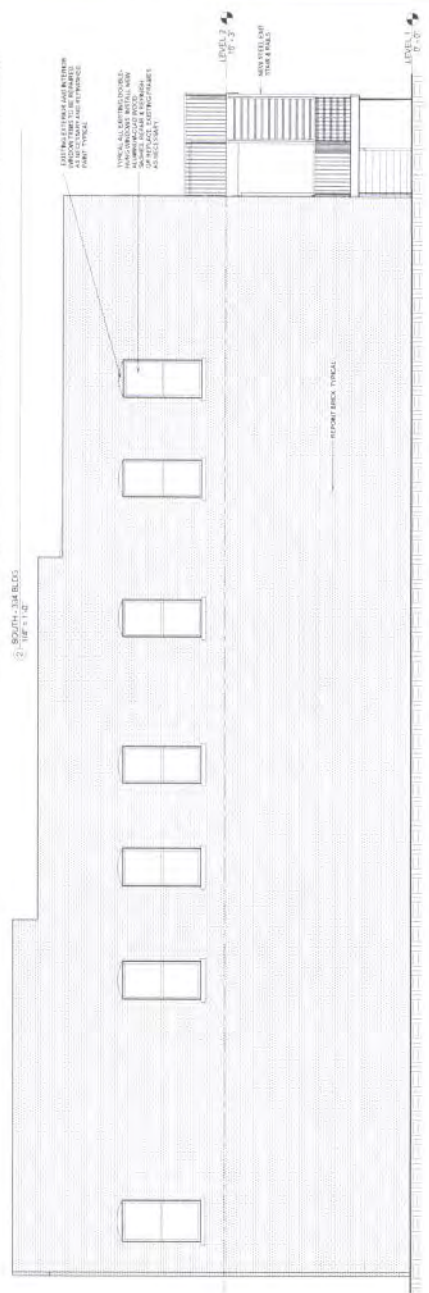
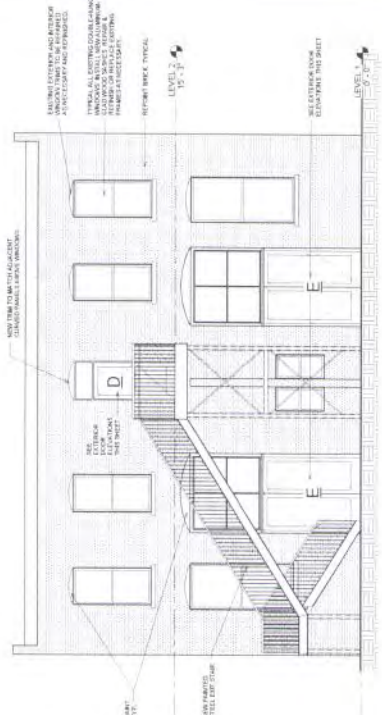
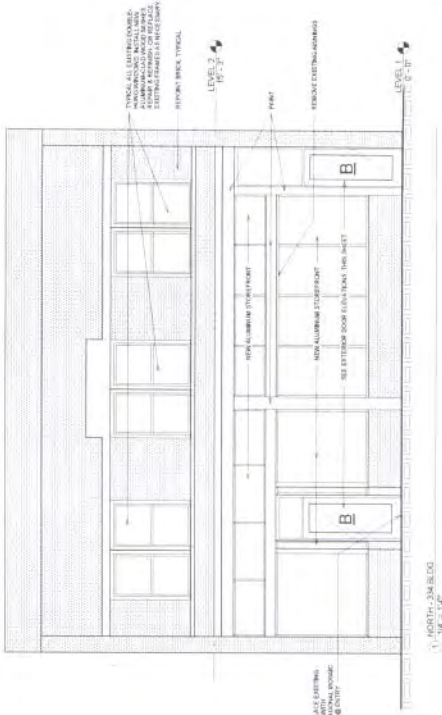
The subject property is a contributing building of the Commercial Street Historic District (*NR listed 5/24/83, Building 58*). It is currently vacant and has been unused for an extended period of time. The proposed work ensures the sustainability of the property, while re-developing it for viable modern use. At the same time, it enhances its contribution to the historic character of the district. Overall, the work retains the integrity of its historic design, materials and workmanship.

The proposed work will be submitted for review and approval by the State Historic Preservation Office and National Park Service under the state and federal historic rehabilitation tax credit programs. The following outlines additional considerations with specific work in review and approval of this Certificate of Appropriateness application.

- **Replacement Windows:** In response to a Technical Assistance request on 7/10/14, the National Park Service agreed to the recommended approach for remediating existing double hung windows. Specifically, repairing existing wood frames and trim (or replacing in-kind) and installing new aluminum clad wood sashes.
- **Storefronts:** The proposed work retains existing historic storefront features and spatial openings. The existing configuration is also retained, with modern features being generally replaced in-kind. The proposed storefront rehabilitations are consistent with the applicable guidelines.

**COMMERCIAL STREET REMODELS**  
300 & 334 Commercial Street  
*NOT FOR CONSTRUCTION*

JOAN HAND ARCHITECTURE  
 1000 14th Avenue, Suite 100  
 Boulder, CO 80502  
 Tel: 303.440.1400  
 Fax: 303.440.1401  
 www.joanhandarchitecture.com

[illegible]

4. EXTERIOR DOOR ELEVATIONS  
1/4" = 1'-0"

3. WEST - 35M BUILD  
3.4' x 1.4'

## **Product Literature**

**Attachment 1:** Kolbe Double-Hung Window Sash Kits

**Attachment 2:** Kawneer Trifab 451/451T aluminium storefront frame specifications

**Attachment 3:** American Orlean Unglazed Mosaics (white 2" hexagonal mosaic tile)

**Attachment 4:** Kolbe Heritage Series wood doors

**Attachment 5:** Versiweld TPO Roofing Systems specifications

**Attachment 6:** Kynar Pre-finished metal cap specifications

**Attachment 7:** Wasco Skylights Glazed Custom Skylighting Systems



## Attachment 1

# DOUBLE HUNG REPLACEMENT SASH KITS



**KOLBE**  
■ WINDOWS & DOORS ■

*See the Difference Quality Makes®*

# KOLBE

## PRODUCT FEATURES

### Double Hung Standard Features

#### TRADITIONAL SASH:

- 1-3/8" thick sash
- 9/16" LoE<sup>2</sup>-270 insulating glass filled with argon gas\*
- 3-3/8" jambliner depth

#### MAGNUM SASH:

- 1-3/4" thick sash
- 7/8" LoE<sup>2</sup>-270 insulating glass filled with argon gas\*
- 4-5/16" jambliner depth

#### TRADITIONAL & MAGNUM SASH:

- Constructed of unfinished pine
- Glazed to the interior with wood glazing beads
- All exterior wood parts are preservative-treated
- Exterior sash are latex primed on wood units
- Rigid PVC head parting stop with flexible fins
- Fully weatherstripped for a tight seal
- Clay-colored heavy duty sash lock and keeper
- Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Beige PVC jambliners with compression foam backing

### Hardware

Clay-colored cam locks and keepers are factory-applied to double hung units as standard. Sash lift handles are an option for units without finger grooves. All double hung hardware is available in Clay (standard), White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Matte Black and Rustic Umber.



sash lock in Clay  
(standard)



sash lift handle in White  
(optional)

### Double Hung Optional Features

#### GLASS:

- LoE<sup>2</sup>-240\*
- LoE<sup>3</sup>-366\*
- ThermoPlus LoE
- Patterned-, bronze- or gray-tint
- Tempered or laminated
- Other options standard to the industry

#### DIVIDED LITES:

- Grilles-in-the-airspace
- Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds
- Performance divided lites (PDL) with 5/8", 7/8", 1-1/8", 1-3/4" or 2-1/4" bars
- True divided lites (TDL) with 1/2" LoE<sup>2</sup> insulating glass for Traditional sash and 5/8" LoE<sup>2</sup> insulating glass for Magnum sash and 1-1/8" bars\*\*
- Single-pane TDL with 7/8" or 1-1/8" bars\*\*

#### EXTERIOR FINISHES:

- K-Kron II high performance exterior finish
- Prefinished, heavy gauge roll-formed aluminum cladding

#### OTHER OPTIONS: (custom options are also available)

- Other wood species including FSC certified wood
- Ovolo and square profile glazing beads and interior grille bars
- Interior prefinishing
- No finger grooves in top, bottom or both sash
- Sash lift handles in Clay, White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber and Matte Black
- Sash locks and keepers in White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber and Matte Black
- White jambliners
- Full screens with aluminum frames in exterior clad colors and fiberglass mesh (additional prep to existing frame is required)\*\*\*
- StormGuard combination storm/screen units (Traditional sash only; additional prep to existing frame is required)

#### NOTES:

All measurements are nominal.

\* Argon gas may not be included with units to be installed in or shipped through high altitude areas.

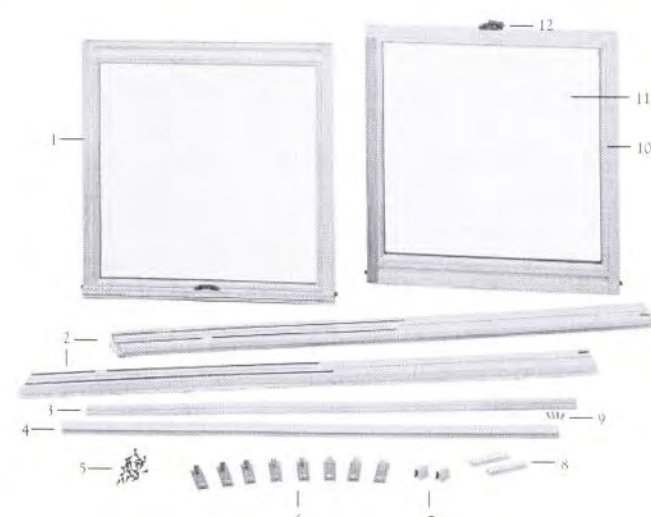
\*\* Not available with aluminum cladding on the sash.

\*\*\* BetterVue® fiberglass screen mesh will be used as standard. UltraVue® fiberglass screen mesh and aluminum mesh is also available.

LoE<sup>2</sup>, LoE<sup>2</sup>-240, LoE<sup>2</sup>-270, and LoE<sup>3</sup>-366 are trademarks of Cardinal IG.

# SASH KIT DETAILS

## Traditional



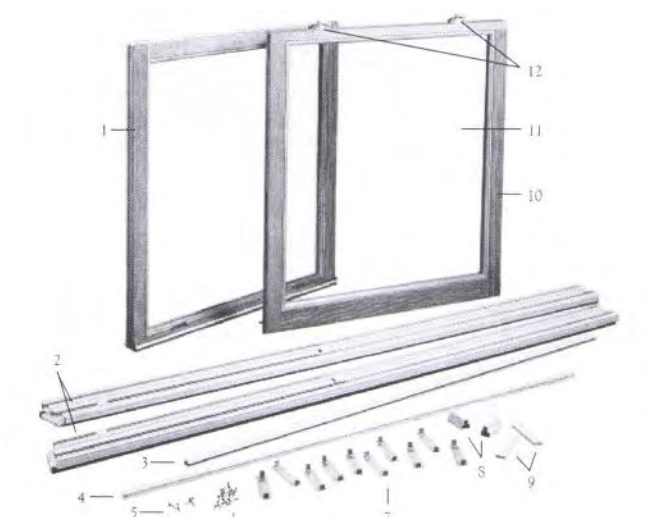
The diagram illustrates the components of a traditional replacement sash kit. It includes two sash units, one shown in a closed position and one in an open position. The components are numbered as follows: 1. Top sash, 2. PVC jambliners with compression-foam backing, 3. Wood head parting stop, 4. Vinyl head parting stop, 5. Tacks, 6. Jambliner clips, 7. Vinyl sash stops, 8. Foam pads, 9. Screws, 10. Bottom sash, 11. LoE<sup>2</sup> insulating glass filled with argon gas<sup>\*</sup>, and 12. Heavy duty sash lock and keeper. A small detail of a spring-loaded block-and-tackle mechanical balance is also shown, though it is noted as not being pictured.

**TRADITIONAL REPLACEMENT SASH KITS INCLUDE:**

- (1) Top sash
- (2) PVC jambliners with compression-foam backing
- (3) Wood head parting stop
- (4) Vinyl head parting stop
- (5) Tacks
- (6) Jambliner clips
- (7) Vinyl sash stops
- (8) Foam pads
- (9) Screws
- (10) Bottom sash
- (11) LoE<sup>2</sup> insulating glass filled with argon gas<sup>\*</sup>
- (12) Heavy duty sash lock and keeper
- (13) Spring-loaded block-and-tackle mechanical balances (not pictured)

\* Units to be installed in or shipped through high altitude areas may not include argon gas.

## Magnum



The diagram illustrates the components of a Magnum replacement sash kit. It includes two sash units, one shown in a closed position and one in an open position. The components are numbered as follows: 1. Top sash, 2. PVC jambliners with compression-foam backing, 3. Vinyl head parting stop, 4. Wood head parting stop, 5. Screws, 6. Tacks, 7. Jambliner clips, 8. Vinyl sash stops, 9. Foam pads, 10. Bottom sash, 11. LoE<sup>2</sup> insulating glass filled with argon gas<sup>\*</sup>, and 12. Heavy duty sash locks and keepers. A small detail of a spring-loaded block-and-tackle mechanical balance is also shown, though it is noted as not being pictured.

**MAGNUM REPLACEMENT SASH KITS INCLUDE:**

- (1) Top sash
- (2) PVC jambliners with compression-foam backing
- (3) Vinyl head parting stop
- (4) Wood head parting stop
- (5) Screws
- (6) Tacks
- (7) Jambliner clips
- (8) Vinyl sash stops
- (9) Foam pads
- (10) Bottom sash
- (11) LoE<sup>2</sup> insulating glass filled with argon gas<sup>\*</sup>
- (12) Heavy duty sash locks and keepers
- (13) Spring-loaded block-and-tackle mechanical balances (not pictured)

\* Units to be installed in or shipped through high altitude areas may not include argon gas.



# INSTALLING YOUR REPLACEMENT SASH

## STEP 1



Gently remove the sash stops using a pry bar or putty knife. If they are screwed on, use a screwdriver, then a pry bar or putty knife if necessary.

Save the sash stops, as they will be reapplied after the replacement sash have been installed.

## STEP 2



Lift the bottom sash out. If your windows have rope-and-pulley operation, cut the rope and remove the pulley and counter weights.

## STEP 3



Carefully remove the side parting stops. Loosen them with a pry bar or putty knife, then pull them out with a pliers and discard them.

Next, remove the upper sash, ropes, pulleys and counter weights.

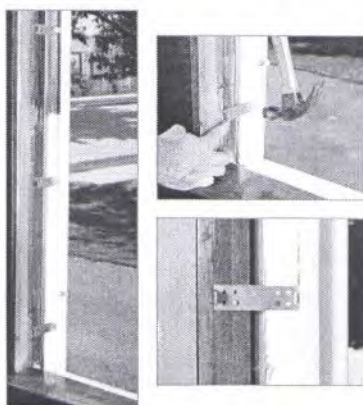
## STEP 4



Carefully remove the head parting stop. Loosen it with a pry bar or putty knife, then pull it out with a pliers and discard it.

NOTE: Insulate the counter weight cavity at this time.

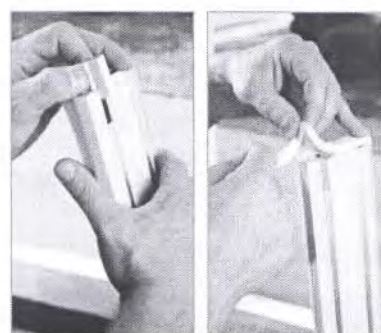
## STEP 5



The jambliner clips should be tacked on using the proper spacing shown in the installation instructions provided with the kit.

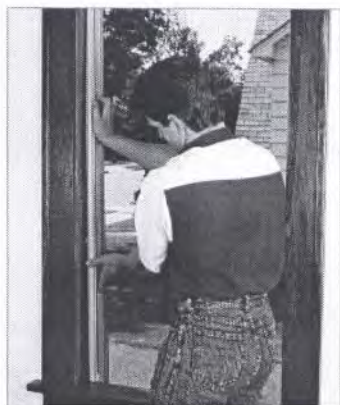
NOTE: The clips should be flush against the outside blind stop as shown.

## STEP 6



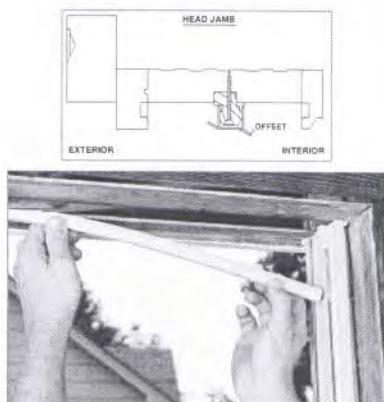
Slide the vinyl sash stops into the top inside track of each jambliner, then apply the self-sticking foam pads to each jambliner head.

## STEP 7



Snap the jambliners in place over the jambliner clips.

## STEP 8



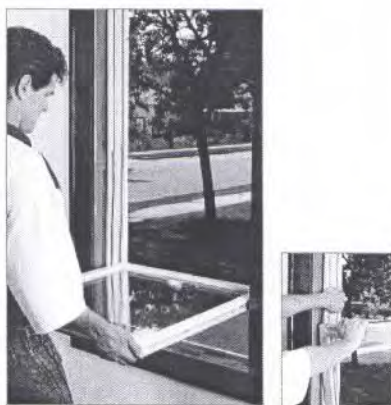
Screw the wood head parting stop into the channel that held the old parting stop.  
NOTE: Make sure the offset is toward the interior, as illustrated. Now snap the vinyl parting stop over the wood parting stop.

## STEP 9



Install the sash, starting with the top one. Hold it at an angle as shown. Insert the clutch pivot above the clutch in the track farthest from you.

## STEP 10



Level the sash horizontally to a 90° angle, then tilt the sash up to the vertical position. Press the jambliner in while pushing the sash into the track farthest from you. Slide the sash down to engage the clutches, then up to the top.

## STEP 11



Repeat steps 9 and 10 for the bottom sash, but insert the clutch pivots and snap the sash into the track closest to you.

## STEP 12



Replace the original sash stops that were removed in step 1.

*That's all there is to it!*



## Attachment 2

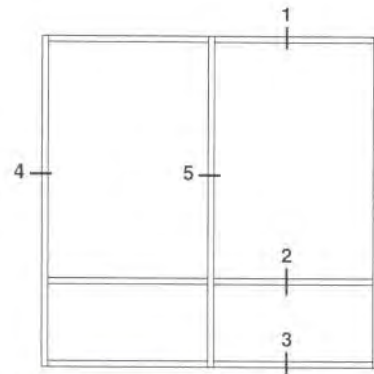
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| BASIC FRAMING DETAILS.....        | 12-13 |
| MISCELLANEOUS FRAMING.....        | 14-15 |
| CORNERS.....                      | 16    |
| CURVING & TRIM DETAILS .....      | 17    |
| ENTRANCE FRAMING .....            | 18    |
| ENTRANCE FRAMING (OPEN BACK)..... | 19    |
| GLASSvent.....                    | 20-21 |
| VENTS.....                        | 22    |
| LARGE MISSILE IMPACT .....        | 23-25 |

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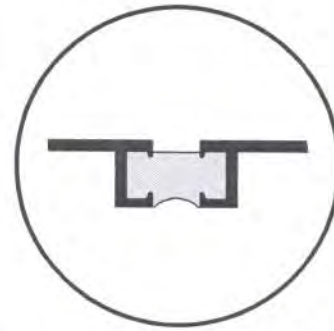
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SCALE 3" = 1'-0"



ELEVATION IS NUMBER KEYED TO DETAILS

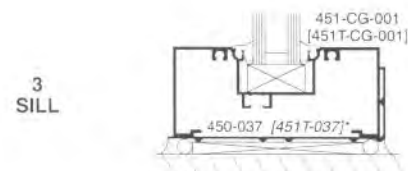
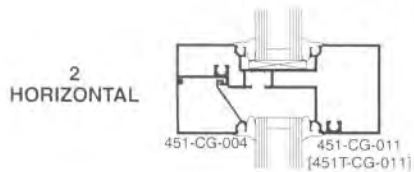
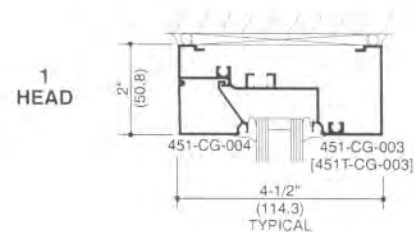
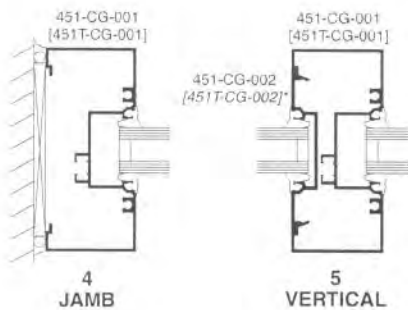


NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

\*Note: See Misc. Details  
for Thermal Pocket Filler  
and Thermal Flashing.

## SCREW SPLINE

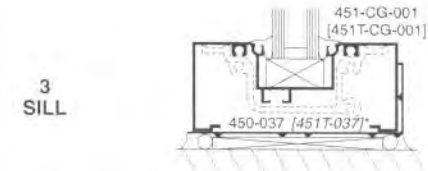
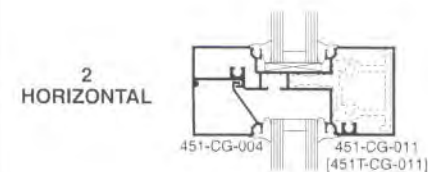
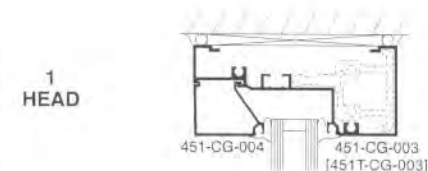
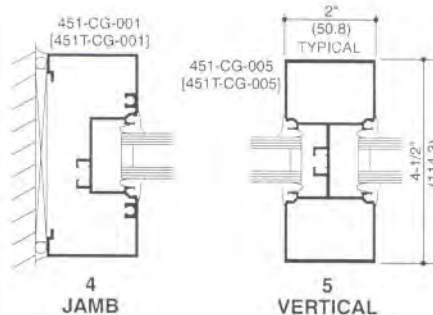
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\*See Page 14 for Thermal Flashing and  
Optional High Performance Flashing

## SHEAR BLOCK

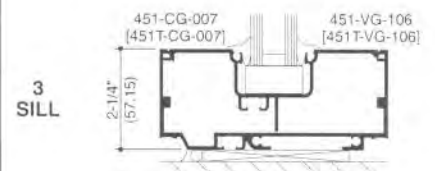
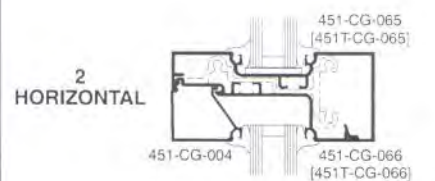
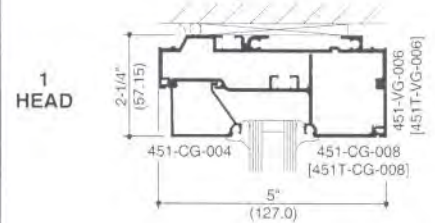
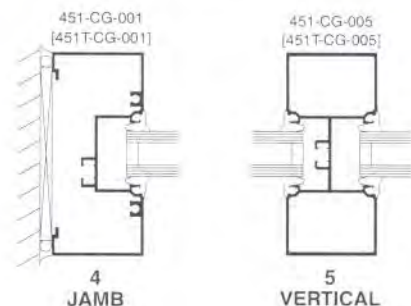
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\*See Page 14 for Thermal Flashing and  
Optional High Performance Flashing

## STICK

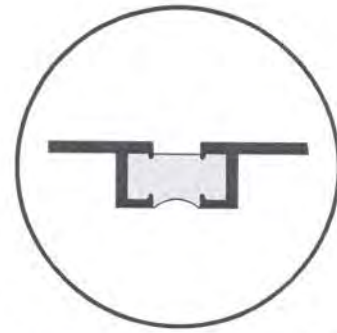
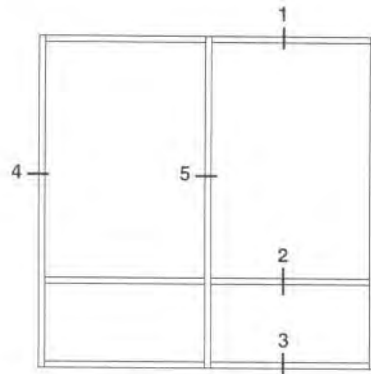
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SCALE 3" = 1'-0"



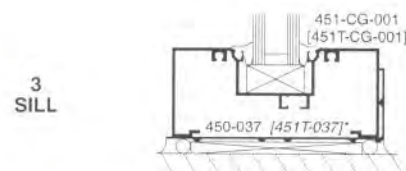
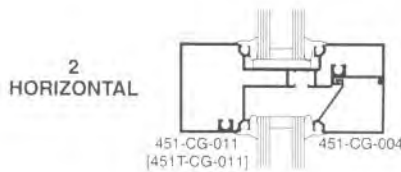
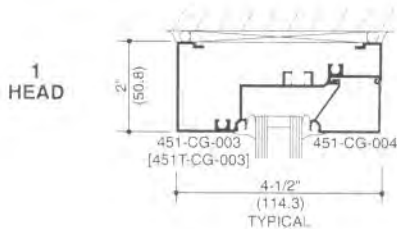
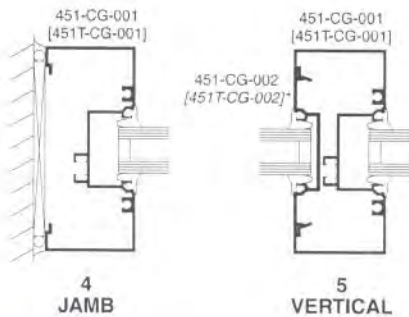
\*Note: See Misc. Details  
for Thermal Pocket Filler  
and Thermal Flashing.

ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE  
THERMALLY BROKEN MEMBERS

### SCREW SPLINE

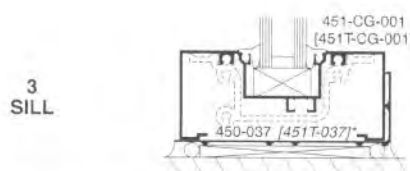
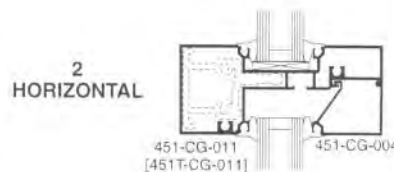
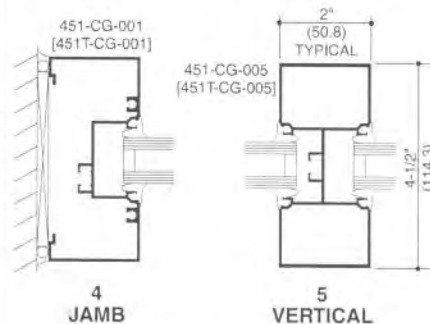
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\*See Page 14 for Thermal Flashing and  
Optional High Performance Flashing

### SHEAR BLOCK

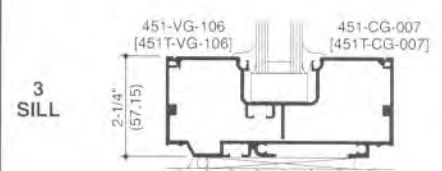
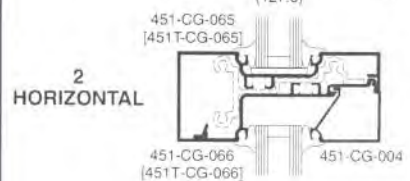
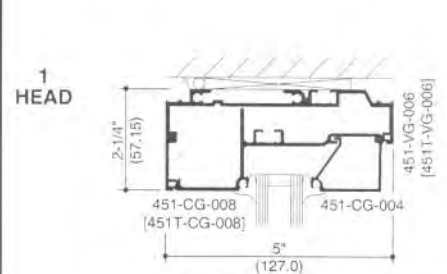
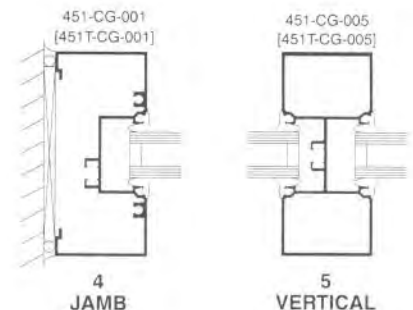
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\*See Page 14 for Thermal Flashing and  
Optional High Performance Flashing

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\*See Page 14 for Thermal Flashing and  
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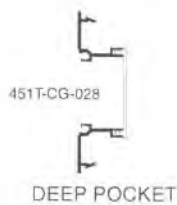
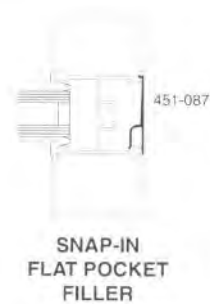
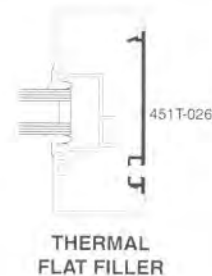
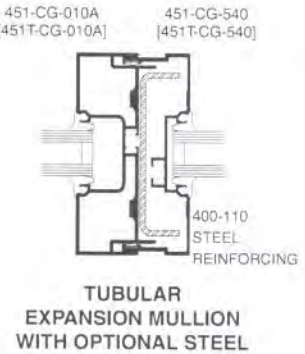
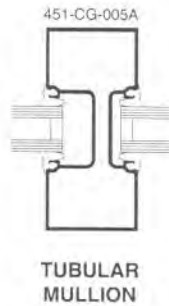
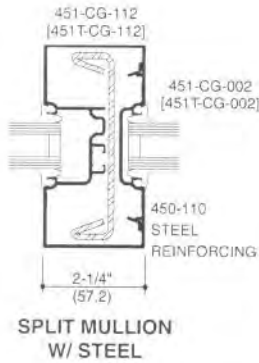
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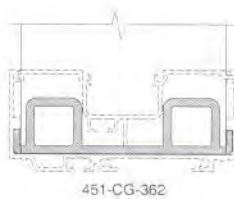
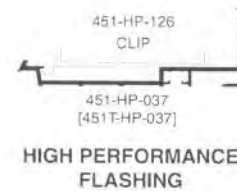
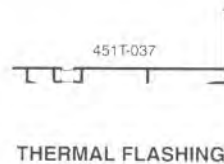
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## THERMAL POCKET FILLERS

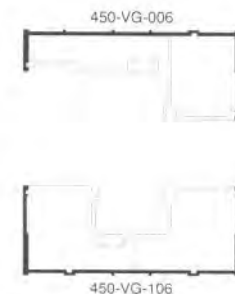


## NOTE:

If the end reaction of the mullion (mullion spacing (ft.) times height (ft) times specified windload (psf), divided by two) is more than 500 LBS., the optional mullion anchor must be used, Consult Application Engineering.

## NOTE:

Mullion Anchor not used with Lightweight Receptor.



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**Attachment 3**

AO

AMERICAN OCEAN  
FREEDOM OF EXPRESSION

# unglazed mosaics

COLORBODY™ PORCELAIN TILE



PRE-CONSUMER  
RECYCLED MATERIALS



MADE IN  
THE U.S.A.



EXTERIOR  
PRODUCT



# unglazed mosaics

Always a classic, American Olean's Unglazed ColorBody Porcelain Mosaics provide unlimited options for virtually any space. From sophisticated neutrals to saturated deep tones to crisp, contemporary brights, the palette delivers on today's color trends. The size and shape options complete the design story, while standard and custom pattern options offer true freedom of expression.

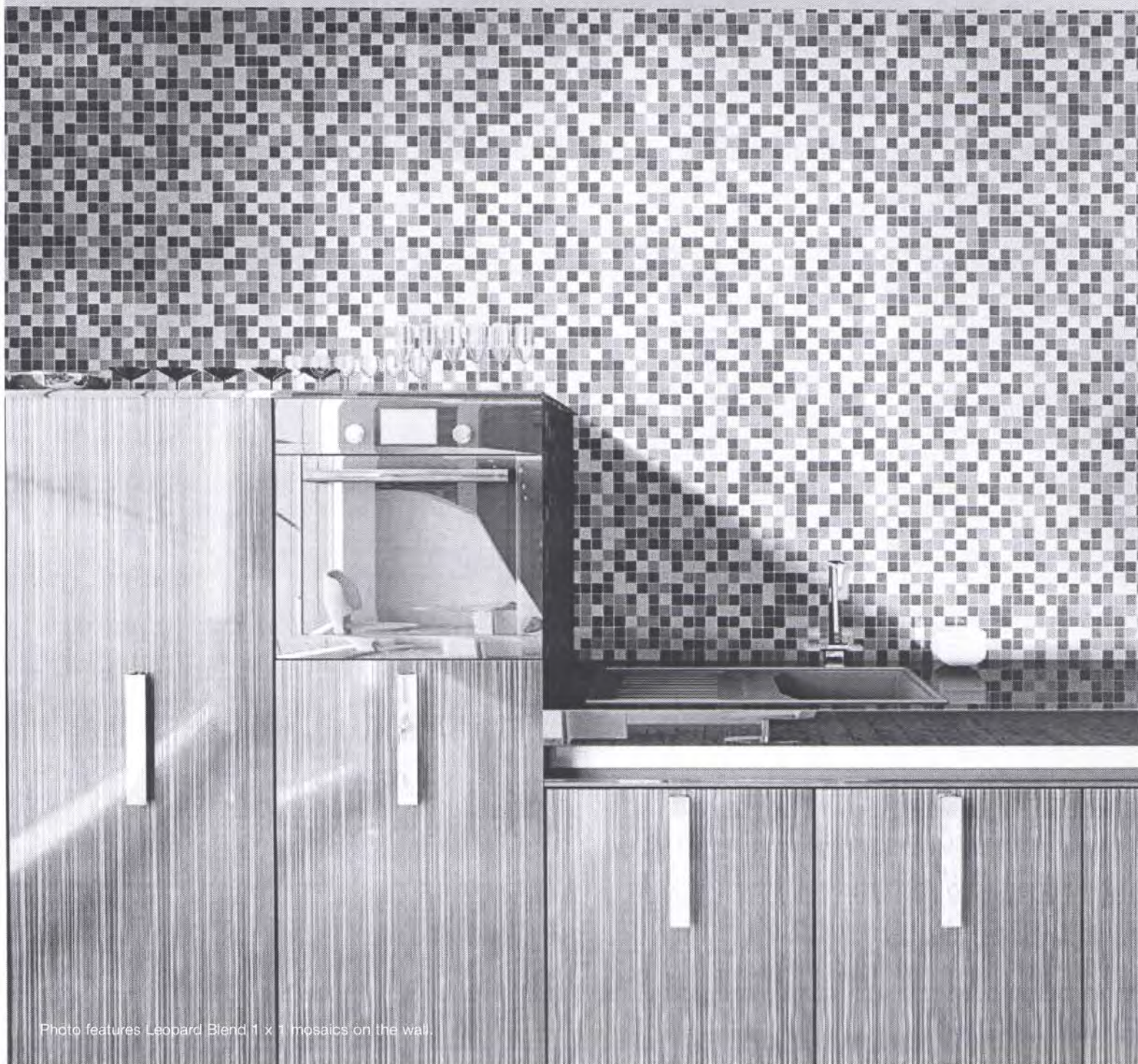


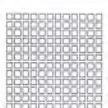
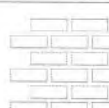
Photo features Leopard Blend 1 x 1 mosaics on the wall.





Photo features Salt & Pepper 2 x 1 mosaics.

## SIZES, SHADE VARIATION & PRICING

|                                                                                              |                                                                                   |                                                                                   |                                                                                         |                                                                                      |                                                                                    |                                                                                            |                                                                                     |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|              |  |  |        |     |  |         |  |
| <b>2 x 2 Mosaic Tile (Dot-mounted)</b><br>(1-15/16" x 1-15/16")<br>(1-15/16 cm x 1-15/16 cm) | <b>1 x 1 Mosaic Tile (Dot-mounted)</b><br>(15/16" x 15/16")<br>(2.4 cm x 2.4 cm)  | <b>2 x 1 Mosaic (Dot-mounted)</b><br>(1-15/16" x 15/16")<br>(5.1 cm x 2.5 cm)     | <b>2 x 1 Brickwork Mosaic (Dot-mounted)</b><br>(1-15/16" x 15/16")<br>(5.1 cm x 2.5 cm) | <b>2" Hexagon Mosaic (Dot-mounted)</b><br>(1-15/16" x 1-15/16")<br>(5.1 cm x 5.1 cm) | <b>2 x 4 Mosaic (Dot-mounted)</b><br>(1-15/16" X 3-15/16")<br>(5.1 cm x 10.5 cm)   | <b>2 x 4 Brickwork Mosaic (Dot-mounted)</b><br>(1-15/16" X 3-15/16")<br>(5.1 cm x 10.5 cm) | <b>1" Hexagon Mosaic (Dot-mounted)</b><br>(15/16" x 15/16")<br>(2.5 cm x 2.5 cm)    |

All Unglazed Mosaics are dot-mounted on 12" x 24" sheets. Master-set® back edge mounting system.  
For pool installations, Unglazed Mosaics are available in ClearFace mount film. Contact your sales representative for more information.

|                                                                                  |                      |    |                                                                                   |                          |
|----------------------------------------------------------------------------------|----------------------|----|-----------------------------------------------------------------------------------|--------------------------|
|  | Low<br>(V1)<br>Solid | to |  | High<br>(V3)<br>Speckled |
|----------------------------------------------------------------------------------|----------------------|----|-----------------------------------------------------------------------------------|--------------------------|

**Tile Thickness:** 1/4" (5/16" for 2 x 4 mosaic)  
**Recommended Grout Joint:** 1/8" Approximately  
**Pricing:** Medium

## PERFORMANCE CHARACTERISTICS

|              | Dynamic<br>C.O.F.<br>Wet | Static C.O.F.<br>Wet | Static C.O.F.<br>Dry | Moisture<br>Absorption | Breaking<br>Strength | MOH's     | Chemical<br>Resistance |
|--------------|--------------------------|----------------------|----------------------|------------------------|----------------------|-----------|------------------------|
| Non-Abrasive | ≥ 0.42                   | ≥ 0.60               | ≥ 0.70               | 0.01%-0.5%             | > 300 lbs.           | 7.0 - 8.0 | Resistant              |
| Abrasive     | > 0.42                   | ≥ 0.70               | ≥ 0.80               | 0.01%-0.5%             | > 300 lbs.           | 7.0 - 8.0 | Resistant              |

Dynamic C.O.F. (Wet) value as measured by the DCOF AcuTest® helps to assess a products suitability for a commercial environment. For more information, visit our website at [www.americanolean.com/DCOF](http://www.americanolean.com/DCOF).

### Cleaning Procedures

- Removes loose dust and dirt with a damp cloth or sponge
- Use a neutral, non-abrasive cleaner suitable for porcelain tile
- Remove cleaning solution with a clean, damp sponge or mop

### Installation Methods Backing Materials

- Concrete
- Exterior grade plywood
- Cementitious backer board

### Setting

- Latex modified dry-set mortar
- Epoxy

### Grouting

- Sanded grout
- Sanded cement grout
- Epoxy grout

## APPLICATION

|                                       | INTERIOR                                                                            |                                                                                       |                                                                                       | EXTERIOR                                                                              |                                                                                       |
|---------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|                                       | Residential                                                                         | Light Commercial                                                                      | Commercial                                                                            | Residential                                                                           | Commercial                                                                            |
| Floors/Patios:<br>Covered & Uncovered |  |  |  |  |  |
| Walls/<br>Backsplashes                |  |  |  |  |  |
| Countertops                           |  |  |  |  |  |
| Pool Linings                          |  |  |  |  |  |
| Pool Deckings                         |  |  |  |  |  |

Suitable for exterior walls and floors in freezing and non-freezing climates when proper installation methods are followed.

Not for use on ramps.

## NOTES

Since there is shade variation in all fired ceramic products, the tile and trim supplied for your particular installation may not match these samples. Final selection should be made from actual tiles and trim and not from tile and trim samples or color reproductions. Manufactured in accordance with ANSI A137.1 standards.

Water, oil, grease etc. create slippery conditions. Floor applications with exposure to these conditions require extra caution in product selection.

Special care should be taken when grouting with dark pigmented colors. A grout release is recommended to prevent finely powdered pigments from lodging in the pores of the tile surface.

Strong random shading is a part of the natural beauty of this product. To achieve the maximum intended results, tile should be pulled from multiple cartons and placement decided upon prior to installation.

For additional information, refer to Factors to Consider at <http://americanolean.com/factors-to-consider.cfm>.



CERTIFIED  
**PORCELAIN**  
TILE

All products items within this series are Made in the USA, please visit <http://americanolean.com> for more information.

**AO**  
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FREEDOM OF EXPRESSION

[americanolean.com](http://americanolean.com)

888.AOT.TILE

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# Attachment 4

Webinars Professionals!

SITE SEARCH Enter Keyword(s)

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LOCAL DEALERS Enter U.S./Canadian Postal Code

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COMPANIES YOU'RE INVITED TO VISIT (VOLUNTARY WEBSITE)

FOR A LIMITED PERIOD

WHAT'S NEW

COMPANIES

PRODUCT INFO

GALLERY

OUR COMPANY

ARCHITECT LIBRARY

CONTACT US

[Home](#) » [Product Info](#) » [Doors](#) » [Entrance Doors](#) » [Heritage \(Wood Panel\)](#) » [Heritage Series Entrance Doors](#)

Choose Product Line

All Product Lines

Choose Product

Windows

Doors

Sliding Patio Doors

Swinging Patio Doors

Folding Doors

Multi-Slide Doors

Lift & Slide Doors

VistaLuxe Entrance Doors

Entrance Doors

Ultra (Extruded Aluminum/Wood Panel)

Heritage (Wood Panel)  
Heritage (Craftsman Wood Panel)

Classic (Rolled-Form Aluminum/Wood Panel)

Fiberglass Panels

Commercial Doors

Fiberglass

## Heritage Series Entrance Doors



This french-style, double-wide opening is constructed of knotty alder species and finished with a custom stain.

## Heritage Series Entrance Doors

- Inswing or outswing operation
- Pine interior, other wood species available
- Wood exterior; extruded aluminum clad frame optional
- Interior & exterior unfinished for staining or primed for painting on the job site
- K-Kron II exterior finish optional; 30+ colors
- 10-year limited exterior finish warranty
- 1-3/4" thick door sash panel, 2-1/4" optional
- 4-5/8" top rail, 6" optional
- 4-5/8" wide stiles, 3" or 6" optional
- Durable, LVL locking stile
- 7-9/16" wide bottom rail, 12-5/8" optional
- Prehung in frame unless requested otherwise
- Available with high or impact performance upgrades



FSC-COC Certified Wood Available

[Photos of this product](#)

OPTIONS

EXTERIOR

INTERIOR

SIZES, 2D & 3D DRAWINGS  
CLR OPGS, CSI SPECS

PERFORMANCE & ENERGY  
DATA, GREEN

INSTALL, MAINTAIN  
& WARRANTIES

Styles/Designs

Glass

Divided Lites

Hardware

Glazing Bead

Sills

Universal Design

Screens

## Styles/Designs

### Panel Profile Options

Both raised and flat panel profiles are available for doors:

1. Interior wood raised panel
2. Interior wood flat panel

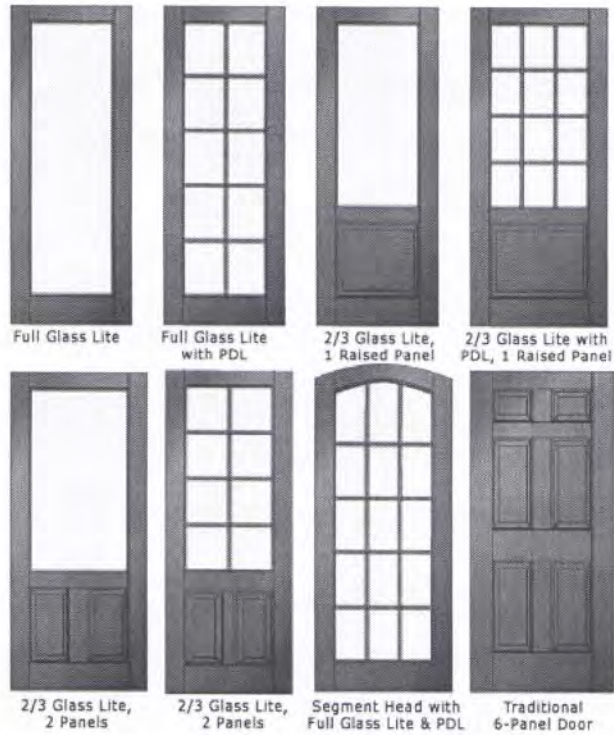
Custom panel profiles may be available upon request; ask your dealer.



### Sash Designs

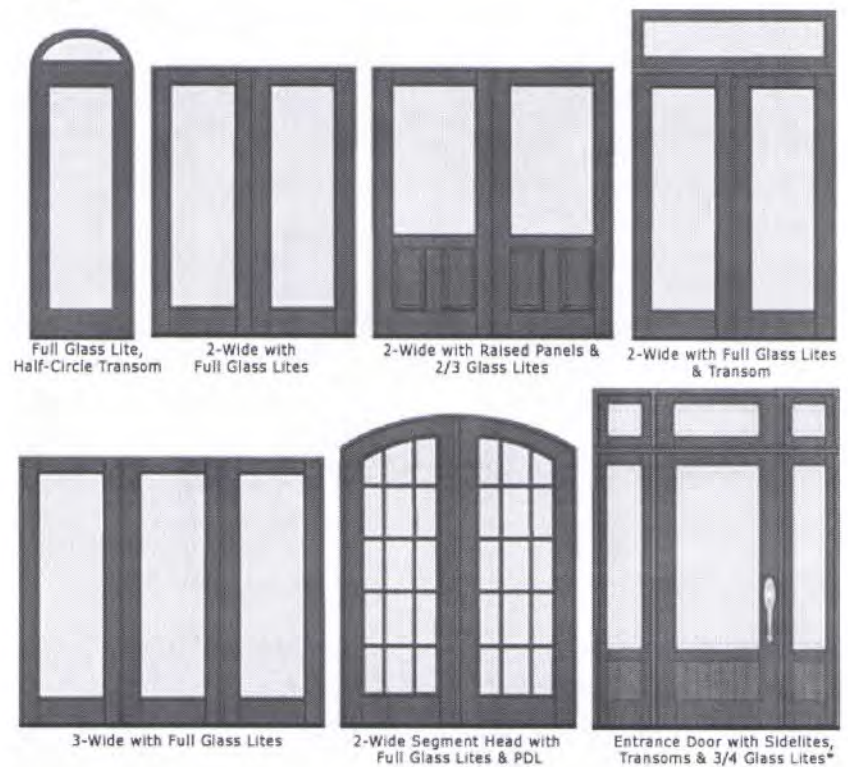
Inswing and outswing entrance doors are available with a variety of panel designs, including but not limited to:

- Full lite of glass with or without divided lites
- 2/3 lite of glass with or without divided lites, and one raised panel
- 2/3 lite of glass with or without divided lites, and two raised panels
- Segment head door panel with a full lite of glass, with or without divided lites
- Traditional, 6-panel door



NOTE: The configurations and grille patterns shown above are just an overview of what's available. Talk to your Kolbe dealer for more information.

### Configurations



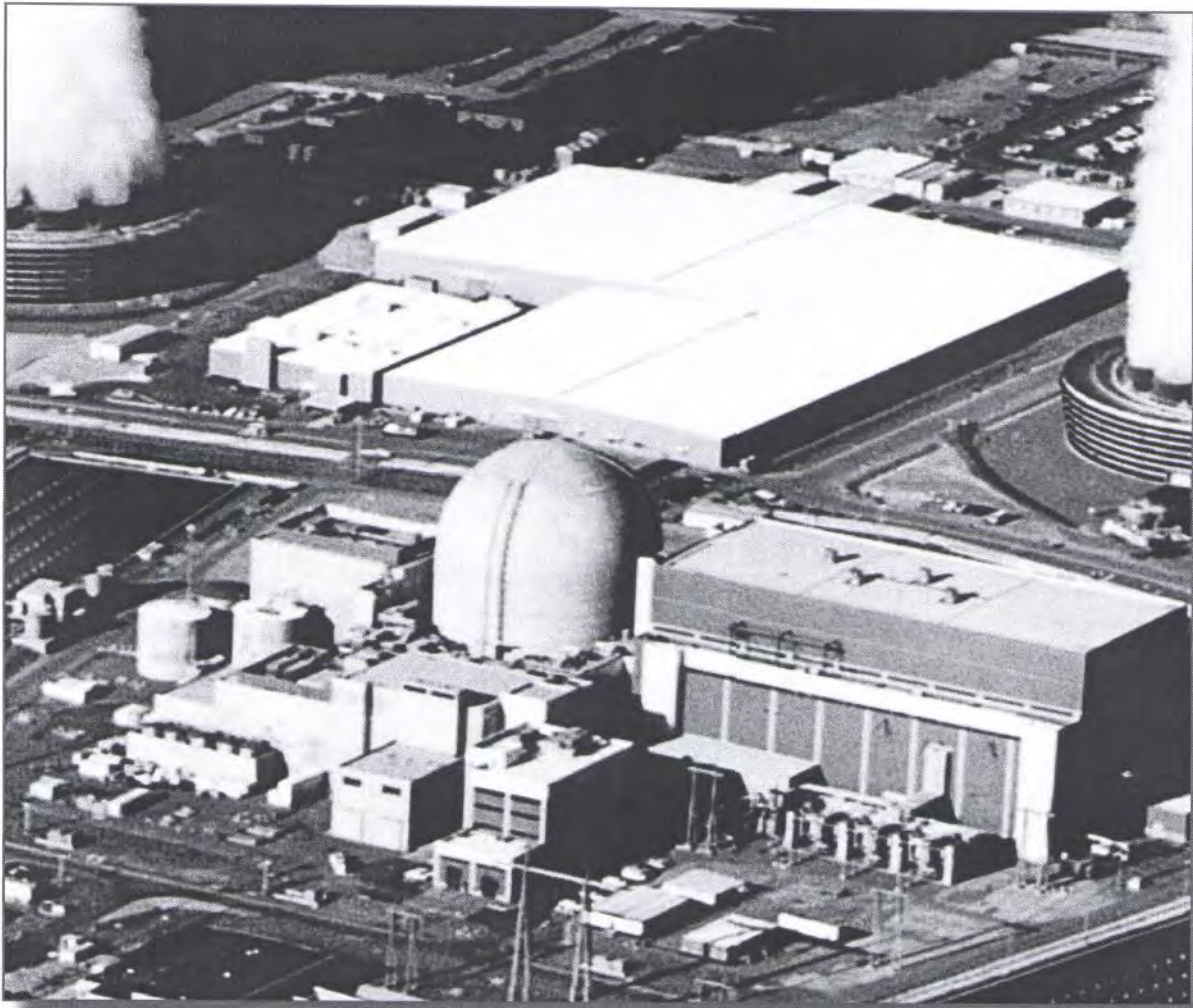
Entrance doors:

- One-, two- or three-wide as standard
- French style with double wide opening
- Mulled with transom, radius or geometric windows
- Mulled with sidelites or stationary panels

\*These are just a few of the many possible configurations. More examples are available in our [Photo Gallery](#). Custom configurations may incur additional charges and/or longer lead times.



Attachment 5



TPO ROOFING SYSTEMS



**VERSICO**  
ROOFING SYSTEMS

A SINGLE SOURCE FOR SINGLE-PLY ROOFING

**Versico**, PO Box 1289, Carlisle, PA 17013  
Tel: **800.992.7663** Fax: 717.960.4036 Web: [www.versico.com](http://www.versico.com)





# VERSIWELD

## VERSIWELD ROOFING SYSTEMS

The VersiWeld® Roofing Systems incorporate 45-mil, 60-mil, 72-mil or 80-mil (TPO) Thermoplastic Polyolefin membrane.

Versico's VersiWeld membrane is comprised of three layers – a TPO polymer base; a strong, polyester-reinforced fabric center (scrim) and a tough thermoplastic polyolefin compounded top ply. Because top ply is the most vital membrane component for long-term weathering characteristics, Versico manufactures its membranes with an industry leading "thicker" and "smoother" top ply over scrim. The smooth surface resists dirt pick-up and biological growth compared to other thermoplastic membranes.

## MEMBRANE BENEFITS



### OCTAGUARD XT WEATHERING PACKAGE

Versico's VersiWeld membranes are enhanced with Versico's OctaGuard XT Weathering Package resulting in the most dependable, long-term performance characteristics in the industry.

VersiWeld TPO membranes carry the ENERGY STAR® rating having exceeded the stringent program guidelines based upon solar reflectance and heat emittance. Additionally, VersiWeld is listed as a CRRC (Cool Roof Rating Council) certified product meeting the Title 24 mandates for the state of California.

Versico's ENERGY STAR compliant VersiWeld membranes with their high reflectivity ratings help reduce the amount of energy required to maintain cool building environments. Less energy consumed results in less pollutants generated back into the atmosphere (lessening the Urban Heat Island Effect) and directly contributes to a cleaner, cooler environment.

## ENVIRONMENT

VersiWeld membranes are ideally suited when environmental issues are of concern because the membrane is produced without the use of any chlorinated ingredients or plasticizers. VersiWeld membranes are 100% recyclable.

## MEMBRANE FLEXIBILITY

Membrane formulation contains no plasticizers or chlorine so it will not dry out or become brittle with age. This sheeting easily accommodates the building's normal expansion and contraction.

## CHEMICAL RESISTANCE

VersiWeld membrane is highly chemical and contaminant resistant. Most liquids and chemicals normally exhausted onto the roof have no effect on the membrane.

## FIRE RESISTANCE

VersiWeld roofing meets UL 790 requirements for external fire Class A ratings and UL P assemblies for internal, hourly fire ratings. Consult the UL Building Material Directory for specific assemblies.

## WIND RESISTANCE

VersiWeld roofing has surpassed Factory Mutual's I-90 wind resistance classification, one of the most stringent standards in the industry, as listed in the FM Approval Guide.

## INSTALLATION

Heat-welded systems are easy to install since minimal labor and few components are required. VersiWeld membrane welds at fast speeds — 10- to 15-feet per minute at moderate temperature settings.

## VERSICO TOTAL SYSTEM WARRANTIES

5-year to 30-year No Dollar Limit Total System Warranty coverage is available.



# S I N G L E - P L Y R O O F I N G



## ACCESSORIES

The most critical and time consuming portion of VersiWeld roofing installation is made easier and faster with VersiWeld Certified Fabricated Accessories. VersiWeld accessories provide exceptional durability and weatherability with the added benefit of being heat weldable. VersiWeld TPO accessories greatly reduce job time, in turn, reducing labor time.

All VersiWeld TPO accessories carry the Certified Fabricated Accessory (CFA) seal of approval meaning they adhere to the most stringent quality tolerances required to be included in a Versico warranted roof system.



TPO PS RUSS



TPO T-Joint Covers



TPO Non-Reinforced Flashing



PS Coverstrip



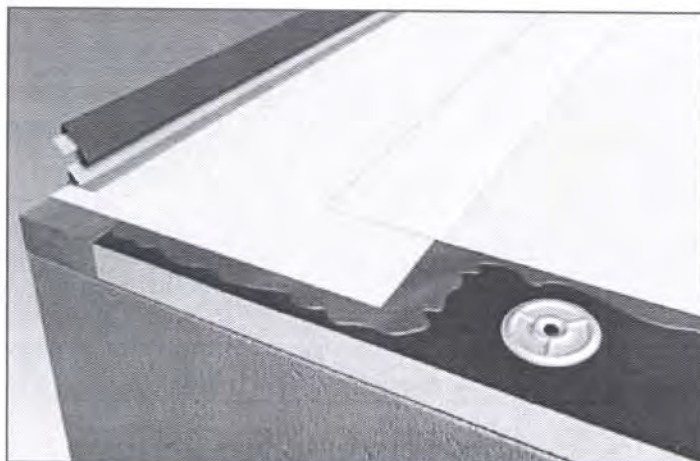
TPO Molded Sealant Pockets



TPO Split Pipe Seals

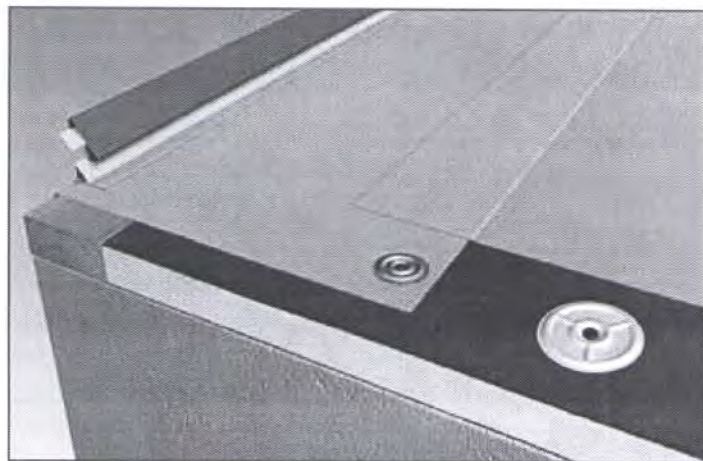
\* Please see VersiWeld accessories literature for a more complete listing of accessories.

## TPO ROOFING SYSTEMS



### VersiWeld Fully Adhered Roofing System

begins with insulation mechanically attached to the roof deck. The membrane and substrate are then coated with VersiWeld bonding adhesive. The membrane is rolled into place and seams are then hot air welded.



### VersiWeld Mechanically Attached Roofing System

starts with insulation fastened to the substrate. VersiWeld membrane is then fastened through the insulation with fasteners and plates. (Consult the Versico Fastener Sell Sheet) Adjoining membrane sheets are overlapped and joined together by hot air welding.





## VERSIWELD 45- & 60-MIL THICK REINFORCED TPO

### Basic Properties and Characteristics (Standard and HS)

| Physical Property                                                                                    | Test Method                      | Property of Unaged Sheet                                                                               | Property after ASTM D 573<br>Aging <sup>1</sup> 28 days @ 240°F                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Tolerance on Nominal Thickness, %                                                                    | ASTM D 751                       | ±10                                                                                                    |                                                                                                        |
| Thickness over scrim, in. (mm)                                                                       | ASTM D 6878                      |                                                                                                        |                                                                                                        |
| 45-mil                                                                                               | Optical Method                   | 0.018 (0.457) ±10%                                                                                     |                                                                                                        |
| 60-mil                                                                                               | (avg of 3 areas)                 | 0.024 (0.610) ±10%                                                                                     |                                                                                                        |
| Breaking strength, lbf (kN)                                                                          | ASTM D 751<br>Grab Method        | 225 (1.0) min. 45-mil<br>320 (1.4) typical 45-mil<br>250 (1.1) min. 60-mil<br>360 (1.6) typical 60-mil | 225 (1.0) min. 45-mil<br>320 (1.4) typical 45-mil<br>250 (1.1) min. 60-mil<br>360 (1.6) typical 60-mil |
| Elongation at break of fabric, %                                                                     | ASTM D 751                       | 25 typical                                                                                             | 25 typical                                                                                             |
| Tearing strength, lbf (N)<br>8 by 8 in. specimen                                                     | ASTM D 751<br>B Tongue Tear      | 55 (245) min.<br>130 (578) typical                                                                     | 55 (245) min.<br>130(578) typical                                                                      |
| Brittleness point, °F (°C)                                                                           | ASTM D 2137                      | -40 (-40) max.<br>-50 (-46) typical                                                                    |                                                                                                        |
| Linear Dimensional Change (shrinkage), %<br>After 6 hours at 158°F (70°C)                            | ASTM D 1204                      | +/- 1 max<br>-0.2 typical                                                                              |                                                                                                        |
| Ozone resistance, 100 pphm, 168 hours<br>(No cracks 7x)                                              | ASTM D 1149                      | No cracks                                                                                              | No cracks                                                                                              |
| Resistance to Water Absorption<br>After 166 hours immersion @ 158°F (70°C)<br>Change in mass, max, % | ASTM D 471<br>(top surface only) | 3.0 max.<br>2.0 typical                                                                                |                                                                                                        |
| Field seam strength, lbf/in. (kN/m)<br>Seam tested in peel                                           | ASTM D 1876                      | 25 (4.4 min.)<br>50 (8.8) typical 45-mil<br>60 (10.5) typical 60-mil                                   |                                                                                                        |
| Water vapor permeance, Perms                                                                         | ASTM E 96                        | 0.10 max<br>0.05 typical                                                                               |                                                                                                        |
| Puncture resistance, lbf (kN)<br>(see supplemental section for additional<br>puncture data)          | FTM 101 C<br>Method 2031         | 250 (1.1) min. 45-mil<br>325 (1.4) typical 45-mil<br>300 (1.3) min. 60-mil<br>350 (1.6) typical 60-mil |                                                                                                        |

<sup>1</sup> Aging conditions are 28 days at 240°F (116°C) equivalent to 400 days at 176°F (80°C) for breaking strength, elongation, tearing strength, ozone and puncture resistance.



## Radiative Properties for ENERGY STAR® Cool Roof Rating Council (CRRC) & LEED®

|                                             | Test Method                                      | White TPO | Tan TPO | Gray TPO |
|---------------------------------------------|--------------------------------------------------|-----------|---------|----------|
| Energy Star initial solar reflectance       | Solar Spectrum Reflectometer                     | 0.87      | 0.68    | n/a      |
| Energy Star solar reflectance after 3 years | Solar Spectrum Reflectometer<br>(after cleaning) | 0.83      | 0.64    | n/a      |
| CCRC initial solar reflectance              | ASTM C 1549                                      | 0.79      | 0.71    | 0.46     |
| CCRC solar reflectance after 3 years        | ASTM C 1549 (uncleaned)                          | 0.70      | pending | 0.43     |
| CCRC initial thermal emittance              | ASTM C 1371                                      | 0.90      | 0.86    | 0.90     |
| CCRC thermal emittance after 3 years        | ASTM C 1371 (uncleaned)                          | 0.86      | pending | 0.88     |
| LEED thermal emittance                      | ASTM E 408                                       | 0.95      | 0.95    | 0.95     |
| SRI (Solar Reflectance Index)               | ASTM E 1980                                      | 110       | 88      | 55       |



# Attachment 6

## TECHNICAL INFORMATION SHEET

2015MP  
5/18/2012

**Firestone**  
METAL PRODUCTS

**UNA-CLAD**

### Kynar 500®/Hylar 5000™ Pre-Finished Galvanized Steel Architectural Sheet & Coil

#### DESCRIPTION:

Firestone UNA-CLAD PVDF Coated Galvanized Steel Architectural Sheet & Coil is AISI-G90 extra smooth, minimum spangle, tension leveled, hot-dipped galvanized steel that is primed and coated on one side with UNA-CLAD full strength Hylar 5000™/Kynar 500® (contains a minimum of 70% Hylar/Kynar polyvinylidene fluoride (PVDF) resins) premium fluoropolymer coating system of 1.0 (±0.1) mil total dry film thickness. For additional protection a wash coat of 0.3 - 0.4 mil dry film thickness is applied to the reverse side. An optional strippable protection film is applied for protection during fabrication and installation. Firestone UNA-CLAD PVDF Coated Galvanized Steel Architectural Sheet & Coil is for general sheet metal use in building applications and can be utilized for fascia panels, soffits, gravel stops, copings, and roofing such as flat seam, standing seam, batten seam, and mansards.

#### METHOD OF APPLICATION:

1. Install in accordance with recognized sheet metal practices.
2. UNA-CLAD can be cut, formed, and fastened using conventional hand or power tools.
3. For best results cutting tool edges should be kept sharp, clean, properly dressed, and closely aligned.
4. Fabrication and erection can be accomplished with strippable plastic film in place. Film should be removed from areas of concealed or joined pieces.

#### STORAGE & PACKAGING:

1. Firestone metal sheet and coil should be stored in a well ventilated, dry place where no moisture can contact the sheet. Moisture (from rain, snow, condensation, etc.) trapped between layers of material may cause water stains or white rust, which can affect the service life of the material and will detract from its appearance.
2. If outdoor storage cannot be avoided, protect the sheet and coil with a ventilated canvas or waterproof paper cover. Do not use plastic, which can cause condensation. Keep the material off the ground in an inclined position with an insulator such as wood.
3. Maximum 2,000 lb of sheets per pallet.

#### PRECAUTIONS & LIMITATIONS:

1. Protective film may degrade or become brittle with exposure to direct sunlight.
2. The performance of this material in the field depends substantially on the integrity of the paint film and on the underlying coating of zinc being intact. Therefore, this UNA-CLAD product should not be used in areas of high abrasion or where it is subject to mechanical damage.
3. Product is pre-finished material; care must be exercised during fabrication and erection to avoid surface damage.
4. Attention should be paid to good house-keeping practices.
5. Tools must be clean and properly dressed.
6. Avoid dragging sheets over surfaces which may scratch or mar the finish.
7. For general sheet metal use in building applications.
8. Do not cut with power saws or abrasive blades.

## PRODUCT DATA

|                         |                                                                         |                                                         |
|-------------------------|-------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Color:</b>           | 31 Standard Colors; See current UNA-CLAD Color Chart                    |                                                         |
| <b>Finish:</b>          | Extra Smooth Matte - Low to Medium Gloss                                |                                                         |
| <b>Optional Finish:</b> | Extra Low Gloss*<br>High Gloss*<br>Stucco Embossed (Mechanical Finish)* |                                                         |
| <b>Wash Coat:</b>       | Polyester                                                               |                                                         |
| <b>Weight:</b>          |                                                                         |                                                         |
| <b>Gauge:</b>           | <b>lb/SF:</b>                                                           | <b>kg/SM</b>                                            |
| 26                      | 0.775                                                                   | 4.42                                                    |
| 24                      | 1.000                                                                   | 5.64                                                    |
| 22                      | 1.406                                                                   | 6.85                                                    |
| <b>Dimensions:</b>      |                                                                         |                                                         |
| <b>Gauge:</b>           | <b>Slit Coil:</b>                                                       | <b>Sheet:</b>                                           |
| 26                      | 4.0" - 48.0"*<br>(0.1 m - 1.2 m)                                        | 48" x 96", 120", & 144"*<br>(1.2 m x 2.4, 3.1, & 3.7 m) |
| 24                      | 4.0" - 48.0"*<br>(0.1 m - 1.2 m)                                        | 48" x 96", 120", & 144"*<br>(1.2 m x 2.4, 3.1, & 3.7 m) |
| 22                      | 4.0" - 48.0"*<br>(0.1 m - 1.2 m)                                        | 48" x 96", 120", & 144"*<br>(1.2 m x 2.4, 3.1, & 3.7 m) |

#### Physical Properties of Fluoropolymer Coating:

| <b>Property</b>        | <b>Test Method</b>                                                                               | <b>Typical</b>                                                                                         |
|------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Abrasion Resistance    | ASTM D 968, Method A                                                                             | Coefficient of sand abrasion 65±10 Liters                                                              |
| Accelerated Weathering | ASTM D 4587 Condition B or ASTM G 23 Method 1 or 2, type EH apparatus, Hours: 5000               | <b>Chalk:</b> Rating of 8 or better per ASTM D 4214<br><b>Color:</b> ≤2ΔE color change per ASTM D 2244 |
|                        | ASTM D 4587 Condition B or ASTM G 53, Method 1 or 2, type EH apparatus or ASTM G154, Hours: 5000 | <b>Chalk:</b> Rating of 8 or better per ASTM D 4214<br><b>Color:</b> ≤2ΔE color change per ASTM D 2244 |
|                        | ASTM D 4587 Condition B or ASTM G 23 Method 1 or 2, type EH apparatus or ASTM G151, Hours: 2000  | <b>Chalk:</b> Rating of 8 or better per ASTM D 4214<br><b>Color:</b> ≤2ΔE color change per ASTM D 2244 |

\*May not be available in all colors, gauges, or widths.  
Additional lead times may apply. Contact Firestone Metal Products for additional information.

S723-RFS-284MP

# TECHNICAL INFORMATION SHEET

2015MP  
5/18/2012

**Firestone**  
**METAL PRODUCTS**

**UNA-CLAD**

## Kynar 500®/Hylar 5000™ Pre-Finished Galvanized Steel Architectural Sheet & Coil

### PRODUCT DATA (cont.)

|                                    |                            |                                                                                                                                                                                                                                                            |
|------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accelerated Weathering (Cont.)     | ASTM D 3361<br>Hours: 1000 | Acceptable – No cracking, peeling, blistering, loss of adhesion of the protective coating, or corrosion of the base metal<br><u>Chalk:</u> Rating of 8 or better per ASTM D 4214, Method A (ASTM D 659)<br><u>Color:</u> <5ΔE Hunter Units per ASTM D 2244 |
| Adhesion                           | ASTM D 3359, Method B      | No loss of adhesion                                                                                                                                                                                                                                        |
| Chalk Resistance                   | ASTM D 659                 | No Chalk; Rating 9-10                                                                                                                                                                                                                                      |
| Chemical/Acid Pollution Resistance | ASTM D 1308, Procedure 7.2 | Pass; No color change                                                                                                                                                                                                                                      |
| Cyclic Salt Fog                    | ASTM D 5894<br>Hours: 3000 | <u>Scribe:</u> Rating of 8, 1/32" creepage from scribe per ASTM D 1654, procedure A<br><u>Field:</u> Rating of 10, no blistering per ASTM D 1654, Procedure B                                                                                              |
| Formability                        | ASTM D 522                 | No cracking, no loss of adhesion to the point of metal rupture                                                                                                                                                                                             |
| Specular Gloss                     | ASTM D 523                 | 25-35 at 60 degrees                                                                                                                                                                                                                                        |
| Hardness                           | ASTM D 3363                | HB to 2H                                                                                                                                                                                                                                                   |
| Humidity Resistance                | ASTM D 2247<br>Hours: 2000 | Rating of 10;<br>No blistering                                                                                                                                                                                                                             |
|                                    | ASTM D 1735<br>Hours: 1000 | No blistering, no loss of adhesion                                                                                                                                                                                                                         |

This sheet is meant only to highlight Firestone's products and specifications. Information is subject to change without notice. Firestone takes responsibility for furnishing quality materials, which meet Firestone's published product specification. As neither Firestone itself nor its representatives practice architecture, Firestone offers no opinion on, and expressly disclaims any responsibility for the soundness of any structure on which its products may be applied. If questions arise as to the soundness of a structure, or its ability to support a planned installation properly, the Owner should obtain opinions of competent structural engineers before proceeding. Firestone accepts no liability for any structural failure or for resultant damages, and no Firestone Representative is authorized to vary this disclaimer.

### PRODUCT DATA (cont.)

|                       |                                |                                                                                                                               |
|-----------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Impact Resistance     | ASTM D 2794                    | Reverse & Direct Impact: No cracking & no loss of adhesion                                                                    |
| Salt Spray Resistance | ASTM B 117,<br>Hours: 2000     | <u>Scribe:</u> Rating of 7, 1/16" creepage<br><u>Field:</u> Rating of 10                                                      |
| Tunnel Test           | ASTM E84                       | Class A Coating                                                                                                               |
| UV Exposure           | ASTM G 154<br>Hours: 2016      | <u>Chalk:</u> Rating of 8 or better per ASTM D 4214, Method A (ASTM D 659)<br><u>Color:</u> <5ΔE Hunter Units per ASTM D 2244 |
| Wet Adhesion          | Water Immersion<br>Hours: 1500 | No loss of adhesion                                                                                                           |

### Physical Properties of Base Metal:

|                                   |                                                                                                                                                        |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Base Metal:                       | AISI G90 – Hot dipped galvanized steel sheet, commercial weight, meeting ASTM A653/A653M-10 CS Type B for Zinc coated (galvanized) steel sheets & coil |
| Minimum Yield:                    | 33 to 45 KSI (227 to 310 MPa)                                                                                                                          |
| Coefficient of Thermal Expansion: | 06.7 x 10 <sup>-6</sup> in/in/F° (13.9 m/m.K x 10 <sup>-6</sup> )                                                                                      |
| Modules of Elasticity:            | 29.0 x 10 <sup>6</sup> x KSI (200 GPa)                                                                                                                 |
| Specification:                    | ASTM E111-04                                                                                                                                           |

### Compliance:

Kynar 500/Hylar 5000 Paint Finish: AAMA 621-02

### Galvanized Steel Recycled Content:

7.3% Post-Industrial; 23.0% Post-Consumer

**Manufacturing Locations:** Anoka, MN  
College Park, GA  
Las Vegas, NV  
Warren, MI



### Firestone Metal Products

1001 Lund Blvd • Anoka, MN 55303  
800-428-7737 • 763-576-9595 • FAX 763-576-9596  
www.firestonemetal.com

S723-RFS-284MP



## Attachment 7

# ENLIGHTENED LIVING



[WWW.WASCOSKYLIGHTS.COM](http://WWW.WASCOSKYLIGHTS.COM)

Since 1935  
**Wasco**<sup>®</sup>  
SKYLIGHTS

GLAZED CUSTOM  
SKYLIGHTING STRUCTURES



## PINNACLE SKYLIGHTING SYSTEM

**For spectacular large-scale custom structures spanning up to 40 feet**

- Create spectacular custom skylights – pyramid, octagonal, single pitch, double pitch, hipped-end, lean-to, structural ridge
- Spanning up to 40 feet, at any pitch you desire between 15° and 60°.

With its fixed standard pitch and variable-pitch hinge design, the Pinnacle offers you the versatility of a custom configured structural skylight system with the reliability and cost savings of standardized engineering, construction, and installation

- **Quickest turnaround time** for custom built orders.
- **Fast on-site assembly and installation** – Components always assemble the same consistent way.

**Pinnacle 300:** 3" aluminum rafter tube depth, supports spans up to 14' wide. (in a double pitch configuration).

**Pinnacle 350:** 3.5" aluminum rafter tube depth, supports spans up to 18' wide.

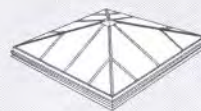
**Pinnacle 600:** 6" aluminum rafter tube depth, supports spans up to 30' wide (in a double pitch configuration).

**Pinnacle 900:** 9" aluminum rafter tube depth, supports spans up to 40' wide.

**Pinnacle Hurricane:** 3.5" or 6" aluminum rafter, tested to meet 80 psf design pressure, and small and large missile impact. Available with laminated or insulated glazing.



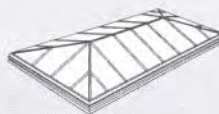
### PINNACLE CUSTOM CONFIGURATIONS



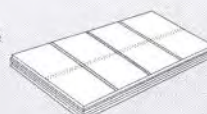
PYRAMID



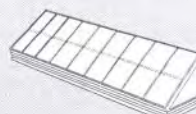
OCTAGONAL



HIPPED END



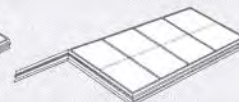
SINGLE PITCH



LEAN-TO



DOUBLE PITCH



STRUCTURAL RIDGE

Available in unlimited lengths and custom widths



## CLASSIC SKYLIGHTING SYSTEM

**Our light-framed, economical Classic Skylights for both pitched and flat roof applications**

Wasco's light-framed Classic Skylighting System minimizes framing while maximizing daylighting. One of the industry's first light-framed systems capable of utilizing today's high performance glazings, the fully thermalized Wasco Classic structural system offers architects versatile options for dramatic, cost-effective designs.

- Versatile curb-mount design uses site-built curbs for both pitched and flat roof applications.
- Standard pitches available include 5:12, 7:12 and 12:12.
- Components are prefabricated for easy installation on site
- Concealed fasteners and narrow framing members for clean, aesthetically pleasing appearance
- Integral condensation gutters drain water to the exterior for full moisture control
- Iso-bar thermal break around perimeter sill minimizes condensation on aluminum components



### CLASSIC CUSTOM CONFIGURATIONS



#### Pyramid / Octagonal

Available in standard widths up to 8'0" and custom sizes



#### Hipped-End / Double Pitch

Available in standard widths up to 5'0" and custom sizes. Depending on specific structural requirements, hipped-end and double pitch models can be created in unlimited lengths.



# GLASS GLAZED CUSTOM SKYLIGHTING STRUCTURES

## GLAZING AND FINISH OPTIONS

### Glazing

Our metal framed custom skylighting structures are available with a virtually unlimited range of glazing options to optimize your daylighting design goals with regard to thermal performance, solar heat gain, lighting quality, impact resistance, structural requirements, aesthetics and comfort.

Our broad range of glazing choices includes, but is not limited to: single lite and double glazed insulated glass; clear, tinted and reflective glass; high performance low emissivity coatings; ceramic frit, patterned glass; and translucent light diffusing laminated glass.

Typical glazing is insulated glass comprised of a tempered outboard lite and an annealed or heat strengthened laminated safety glass inboard lite.

### Finishes

Wasco skylight structures as well as commercial unit skylights are available in a broad range of colors and finishes:

- Standard Mill Finish
- Clear, bronze and black anodized
- High performance Kynar architectural coatings
- Powder Coat painted finishes

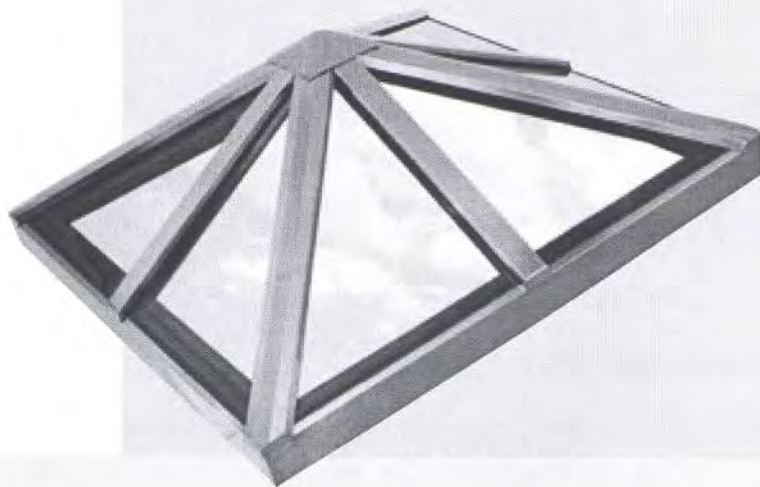
AVAILABLE IN DESIGNER COLORS AND EXTERIOR COPPER CLADDING



Black Bone White Colonial White Sandstone Colonial Grey



Quaker Bronze Aged Copper Interstate Green Hartford Green Brick Red



### Safety Considerations

Wasco skylights are designed to withstand normal elements of the weather. They are not designed to withstand human impact or falling objects. These skylights should not be walked upon under any circumstances. The owner or designer should restrict access only to authorized personnel who have been adequately cautioned as to the location of the skylights and informed of the warning above, or said owner should provide protective guard rails or screens around the skylights.



Wasco Products, Inc.  
85 Spencer Drive, Unit A  
PO Box 559  
Wells, ME 04090  
800-388-0293  
Fax: 207-216-4562  
cs@wascoproducts.com  
www.wascoskylights.com

L003 (5-17)



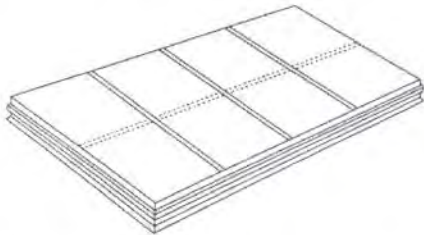
Call 800-388-0293 for our binder

WWW.WASCOSKYLIGHTS.COM 1-800-388-0293 FOR TECH SUPPORT & SALES



## CONFIGURATIONS

### Single Pitch Skylight [Photos \(/commercial/gallery/by-config?config\[\]=47\)](#)



## CHOOSE YOUR FRAMING SYSTEM

### Natural Daylighting for Restoration or Replacement -- Pinnacle .... specs below/[more info](#) ([/commercial/glass/pinnacle](#))

For spectacular large-scale custom structures spanning up to 40 feet, and at any pitch you desire between 15° and 60°.

With its variable-pitch hinge design, the Pinnacle offers you the versatility of a custom configured structural skylight system with the reliability and cost savings of standardized engineering, construction and installation. Quickest turnaround time for custom built orders. Fast on-site assembly and installation. These single pitch configurations meet the needs for skylight restoration, skylight replacement or any commercial project that requires high performance and high quality design.

[Pinnacle 300 \(/commercial/products/pinnacle300\)](#) : supports spans up to 14' wide. 3" aluminum rafter tube depth, (in a double pitch configuration).

[Pinnacle 350 \(/commercial/products/pinnacle350\)](#) : supports spans up to 18' wide. 3.5" aluminum rafter tube depth,

[Pinnacle 600 \(/commercial/products/pinnacle600\)](#) : supports spans up to 30' wide (in a double pitch configuration). 6" aluminum rafter tube depth,

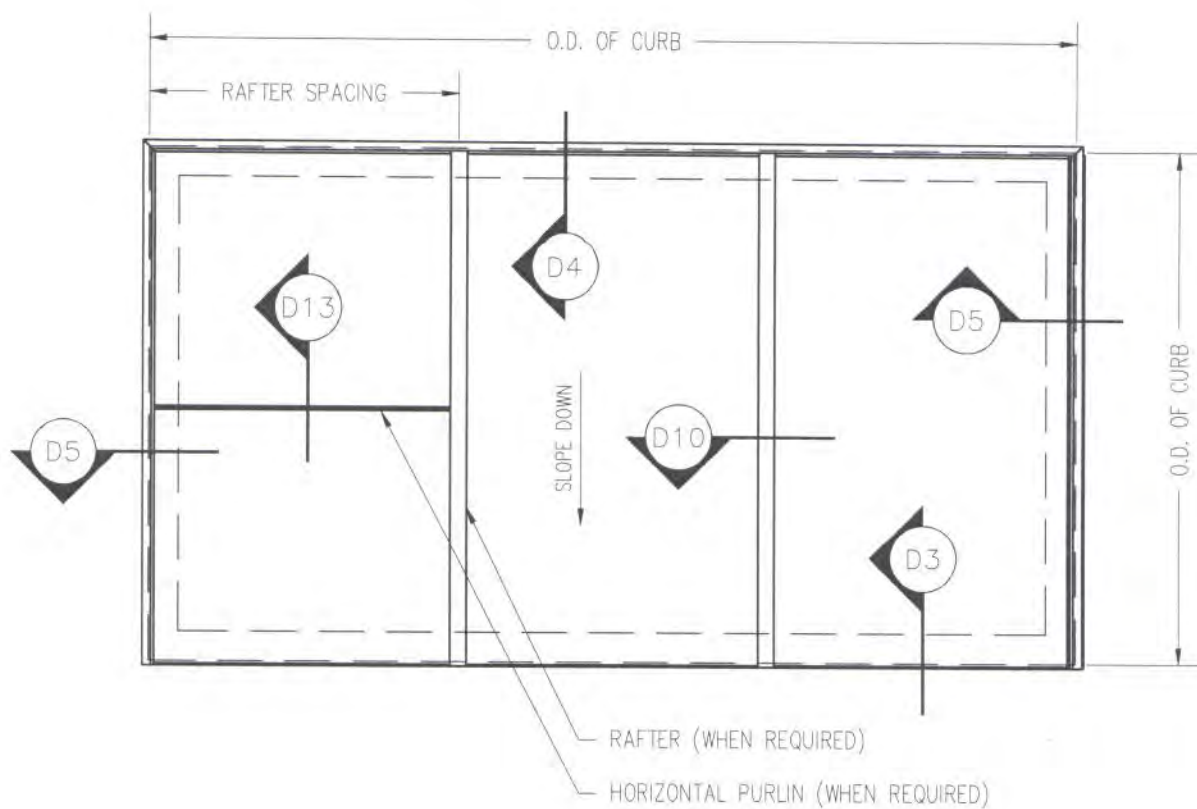
[Pinnacle 900 \(/commercial/products/pinnacle900\)](#) : supports spans up to 40' wide. 9" aluminum rafter tube depth,

[Pinnacle ESFG \(/commercial/products/pinnacle-esfg\)](#)

[Pinnacle Hurricane Resistant \(/commercial/products/pinnacle-hurricane-resistant\)](#) : 3.5" or 6" aluminum rafter, tested to meet 80 psf design pressure, and small and large missile impact. Available with laminated or insulated glazing.



Hinge design with infinitely variable pitch angles between 15° and 60°



GENERAL NOTES:

- 1) 3:12 MINIMUM PITCH IS RECOMMENDED
- 2) RAFTER LOCATION BASED ON WASCO'S RECOMMENDATIONS AND AAMA GLAZING GUIDELINES  
(BASED ON SIZE OF UNIT, TYPE OF GLAZING, CUSTOMER'S REQUEST, ETC.)

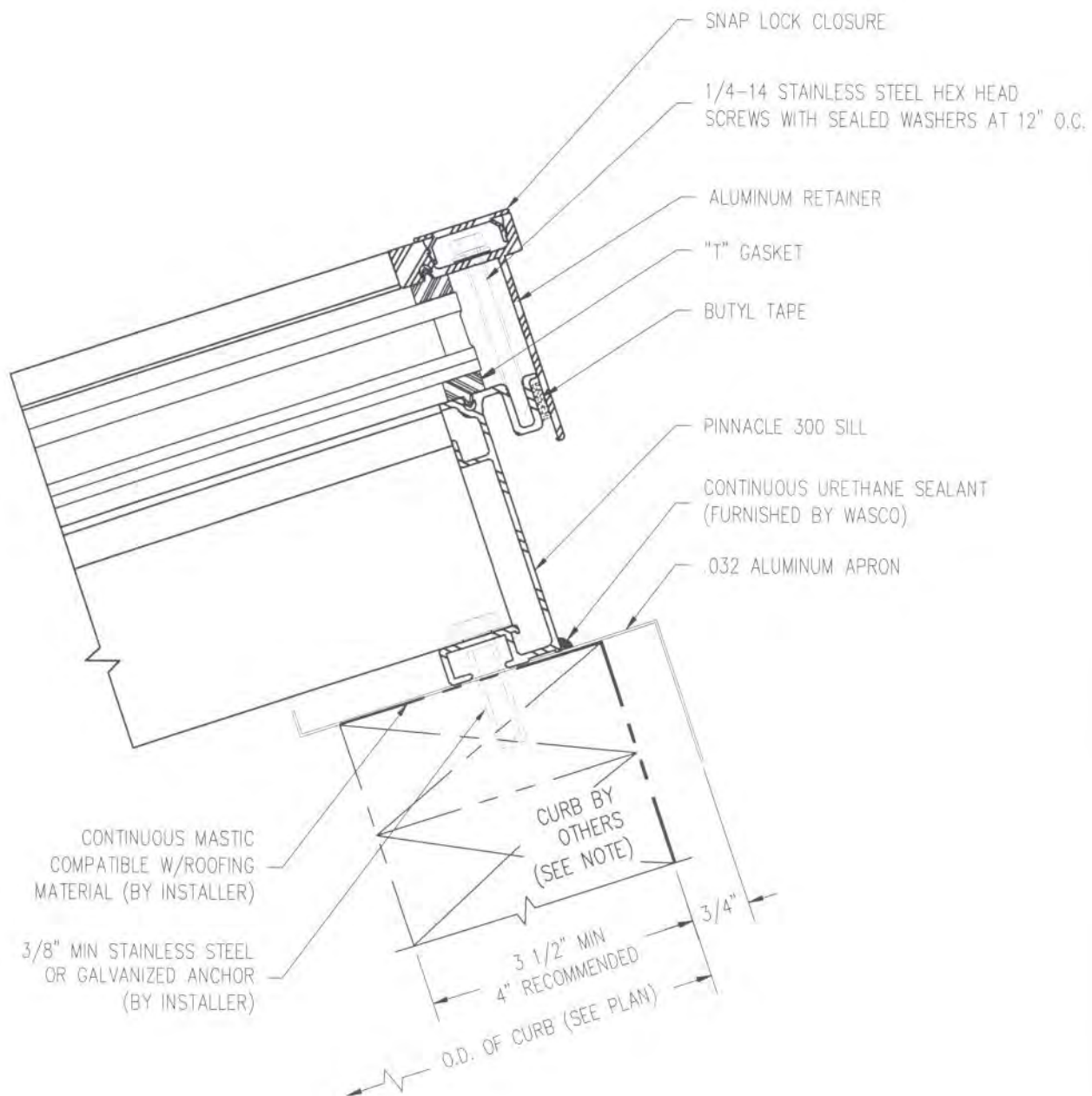


**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
(SP) SINGLE PITCH  
PLAN VIEW**

**PLN3**



S.S. FASTENERS WILL BE  
REQUIRED IF PENETRATING  
PRESSURE TREATED WOOD



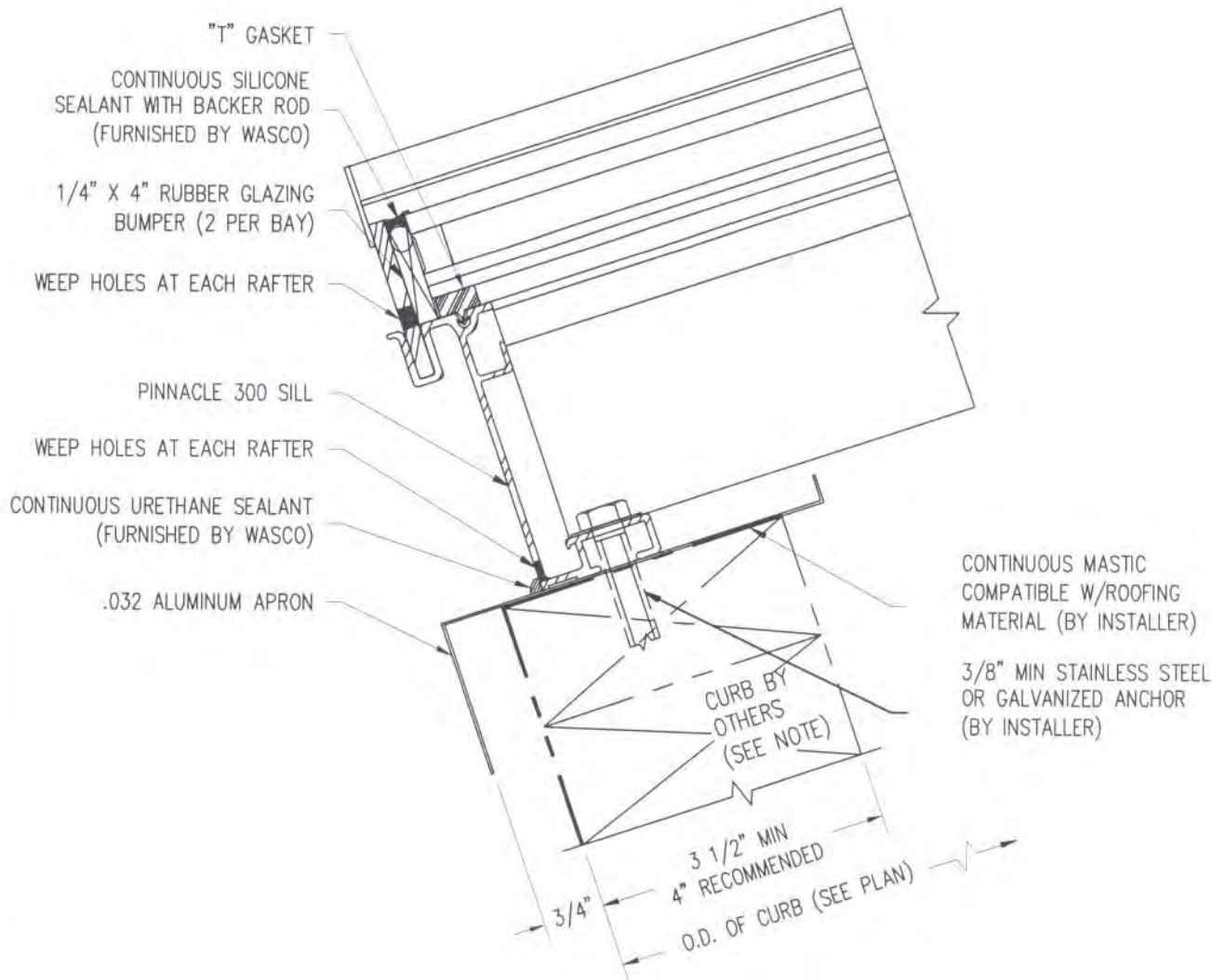
**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

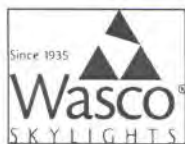
**PINNACLE 300  
HEAD DETAIL**

**D4**





S.S. FASTENERS WILL BE  
REQUIRED IF PENETRATING  
PRESSURE TREATED WOOD

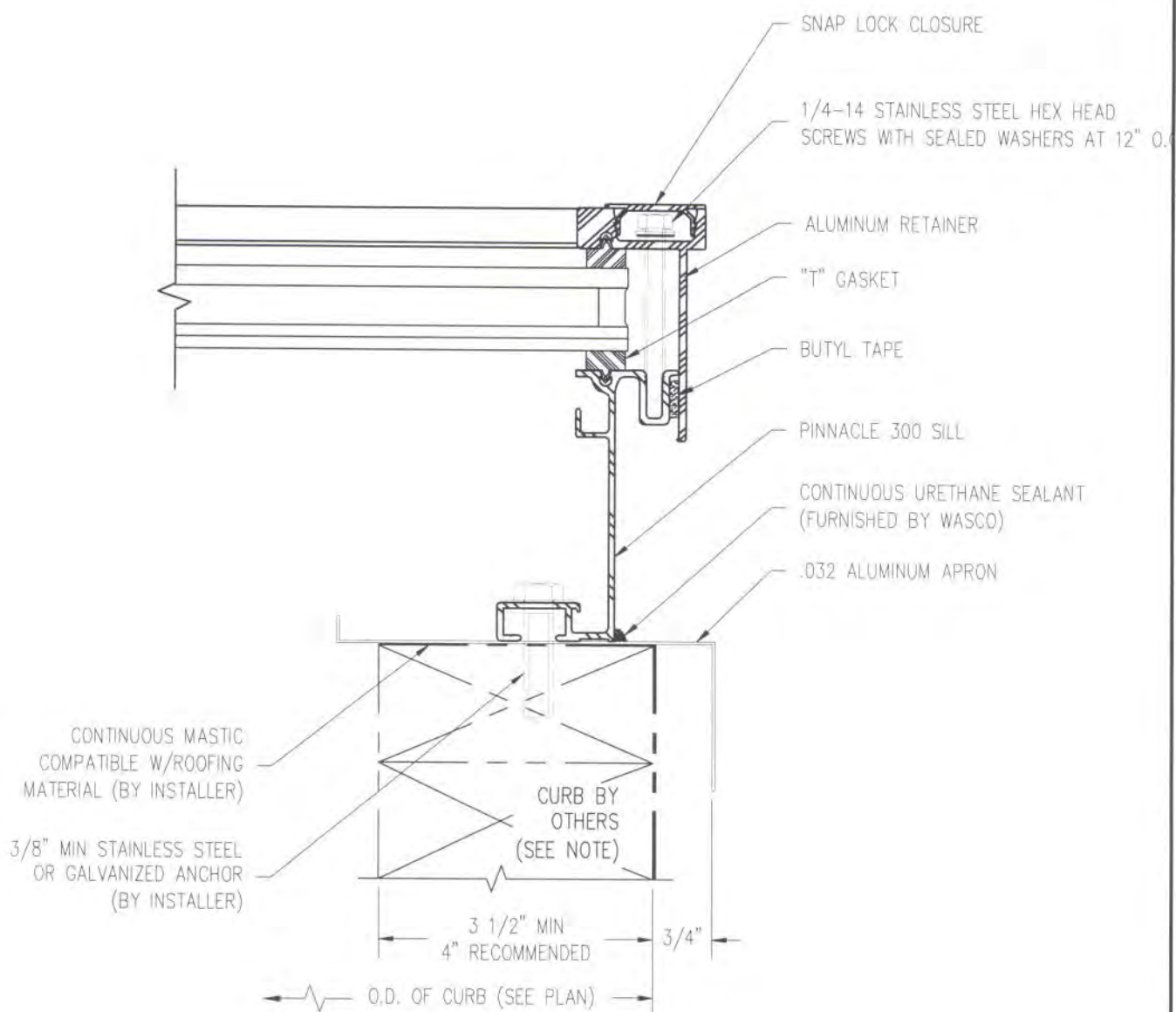


**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
SILL DETAIL**

**D3**



S.S. FASTENERS WILL BE  
REQUIRED IF PENETRATING  
PRESSURE TREATED WOOD



**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
JAMB DETAIL**

**D5**



Online Binder <http://commercial/binder/glass/pyramid>



Photo Gallery <http://gallery>



Video Gallery <http://video-gallery>



E-mail Page [mailto://forward?](mailto://forward?path=node/9)

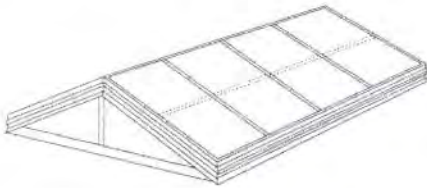


[path=node/9](#) Printer Friendly [http://javascript:window.print\(\)](http://javascript:window.print())

## CONFIGURATIONS

### Double Pitch Skylight

[Photos http://commercial/gallery/by-config/config/45](http://photos://commercial/gallery/by-config/config/45)



## CHOOSE YOUR FRAMING SYSTEM

### High Quality Roof Windows -- Classic ....

[specs http://commercial/products/classic](http://specs://commercial/products/classic) [/more-info http://more-info](http://more-info://commercial/glass/classic)

Our light-framed, economical Classic Skylights for both pitched and flat roof applications - spans up to 8' x 8' in pyramid, 5' by unlimited length in extended pyramids.

- Standard pitches available include 5:12, 7:12 and 12:12.
- Components are prefabricated for easy installation on site
- Concealed fasteners and narrow framing members for clean, aesthetically pleasing appearance
- Integral condensation gutters drain water to the exterior for full moisture control
- Iso-bar thermal break around perimeter sill minimizes condensation on aluminum components

### Pinnacle ....

[specs below/more-info http://commercial/glass/pinnacle](http://specs-below/more-info://commercial/glass/pinnacle)

For spectacular large-scale custom structures spanning up to 40 feet, and at any pitch you desire between 15° and 60°.

Discover a high quality sky window that provides natural roof light. With its variable-pitch hinge design, the Pinnacle offers you the versatility of a custom configured structural skylight system with the reliability and cost savings of standardized engineering, construction and installation. Quickest turnaround time for custom built orders. Fast on-site assembly and installation.

Choose a Pinnacle sky window in the following configurations:

[Pinnacle 300 http://commercial/products/pinnacle300](http://Pinnacle-300://commercial/products/pinnacle300): supports spans up to 14' wide. 3" aluminum rafter tube depth, (in a double pitch configuration).

[Pinnacle 350 http://commercial/products/pinnacle350](http://Pinnacle-350://commercial/products/pinnacle350): supports spans up to 18' wide. 3.5" aluminum rafter tube depth,

[Pinnacle 500 http://commercial/products/pinnacle500](http://Pinnacle-500://commercial/products/pinnacle500): supports spans up to 30' wide (in a double pitch configuration). 6" aluminum rafter tube depth,

[Pinnacle 900 http://commercial/products/pinnacle900](http://Pinnacle-900://commercial/products/pinnacle900): supports spans up to 40' wide. 9" aluminum rafter tube depth,

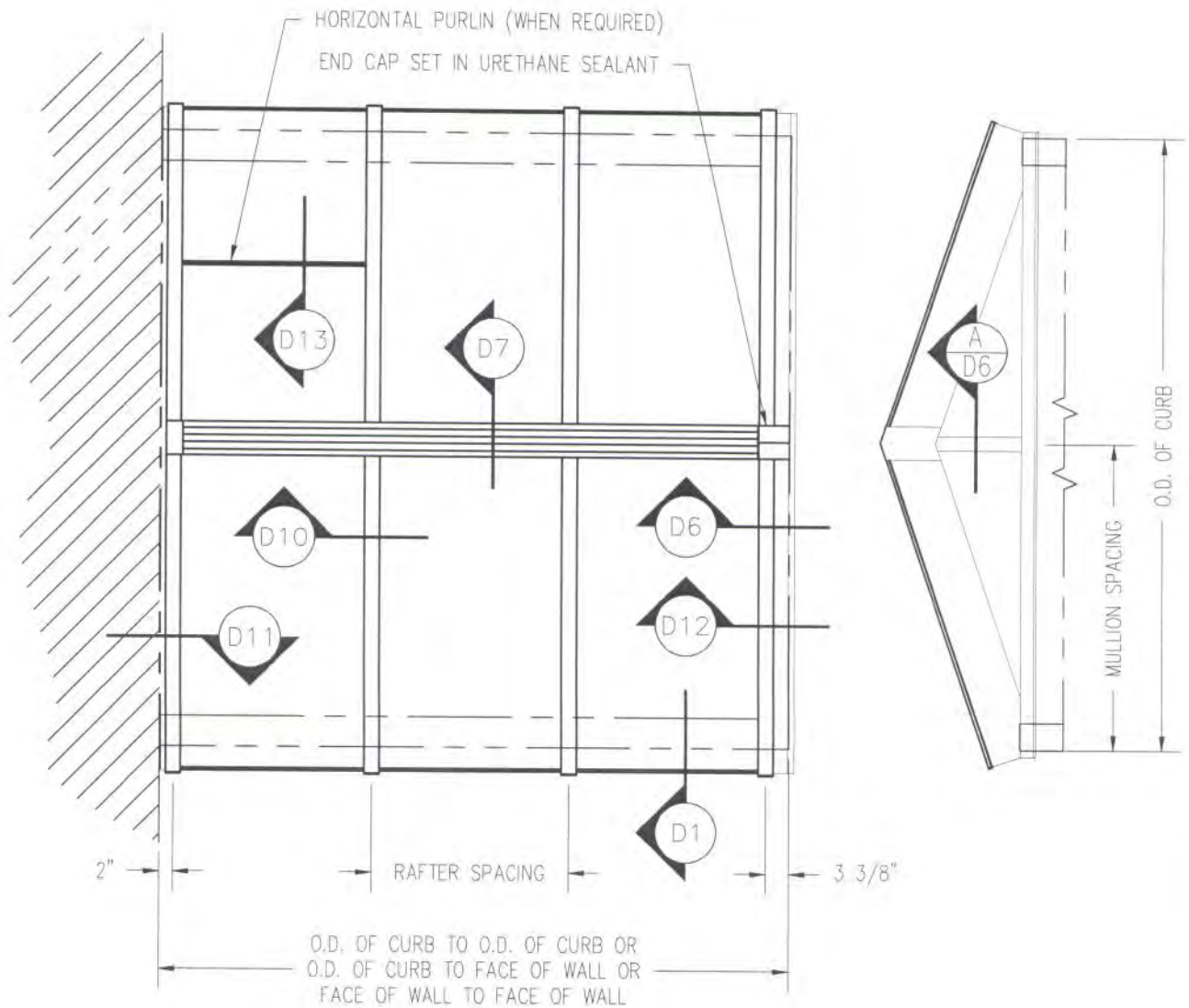
[Pinnacle FSFG http://commercial/products/pinnacle-fsfg](http://Pinnacle-FSFG://commercial/products/pinnacle-fsfg)

[Pinnacle Hurricane Resistant http://commercial/products/pinnacle-hurricane-resistant](http://Pinnacle-Hurricane-Resistant://commercial/products/pinnacle-hurricane-resistant): 3.5" or 6" aluminum rafter, tested to meet 80 psf design pressure, and small and large missile impact. Available with laminated or insulated glazing.



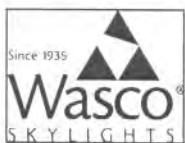
Hinge design with infinitely variable





GENERAL NOTES:

- 1) UNIT(S) ARE AVAILABLE IN WASCO'S STANDARD PITCHES ONLY  
(4:12, 6:12, 7:12, 12:12)
- 2) RAFTER LOCATION BASED ON WASCO'S RECOMMENDATIONS AND AAMA GLAZING GUIDELINES  
(BASED ON SIZE OF UNIT, TYPE OF GLAZING, CUSTOMER'S REQUEST, ETC.)
- 3) FOR NON-STANDARD PITCHES REFER TO THE PINNACLE 350 AND 600 SYSTEM



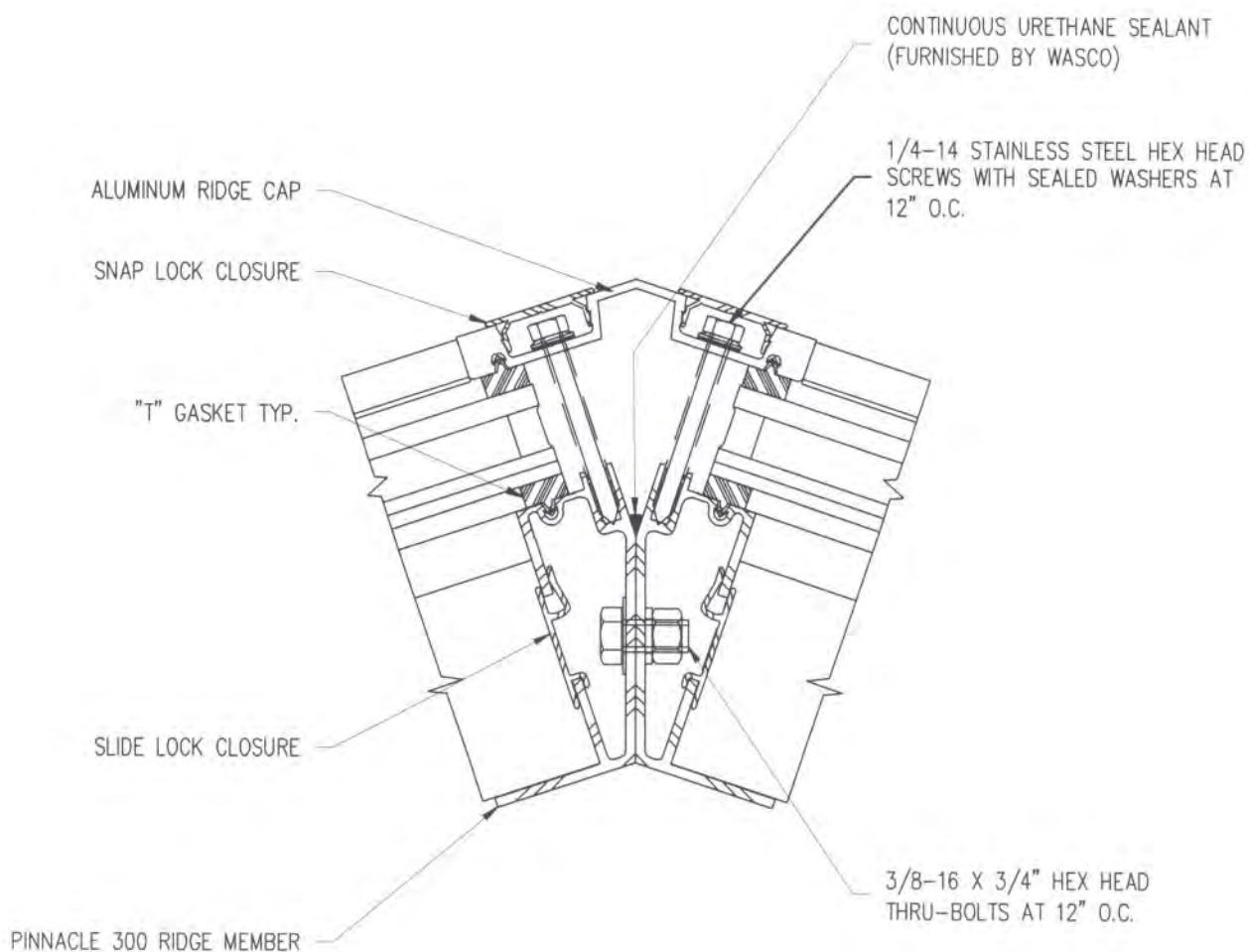
**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073

(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
(DP) DOUBLE PITCH  
PLAN VIEW**

**PLN6**

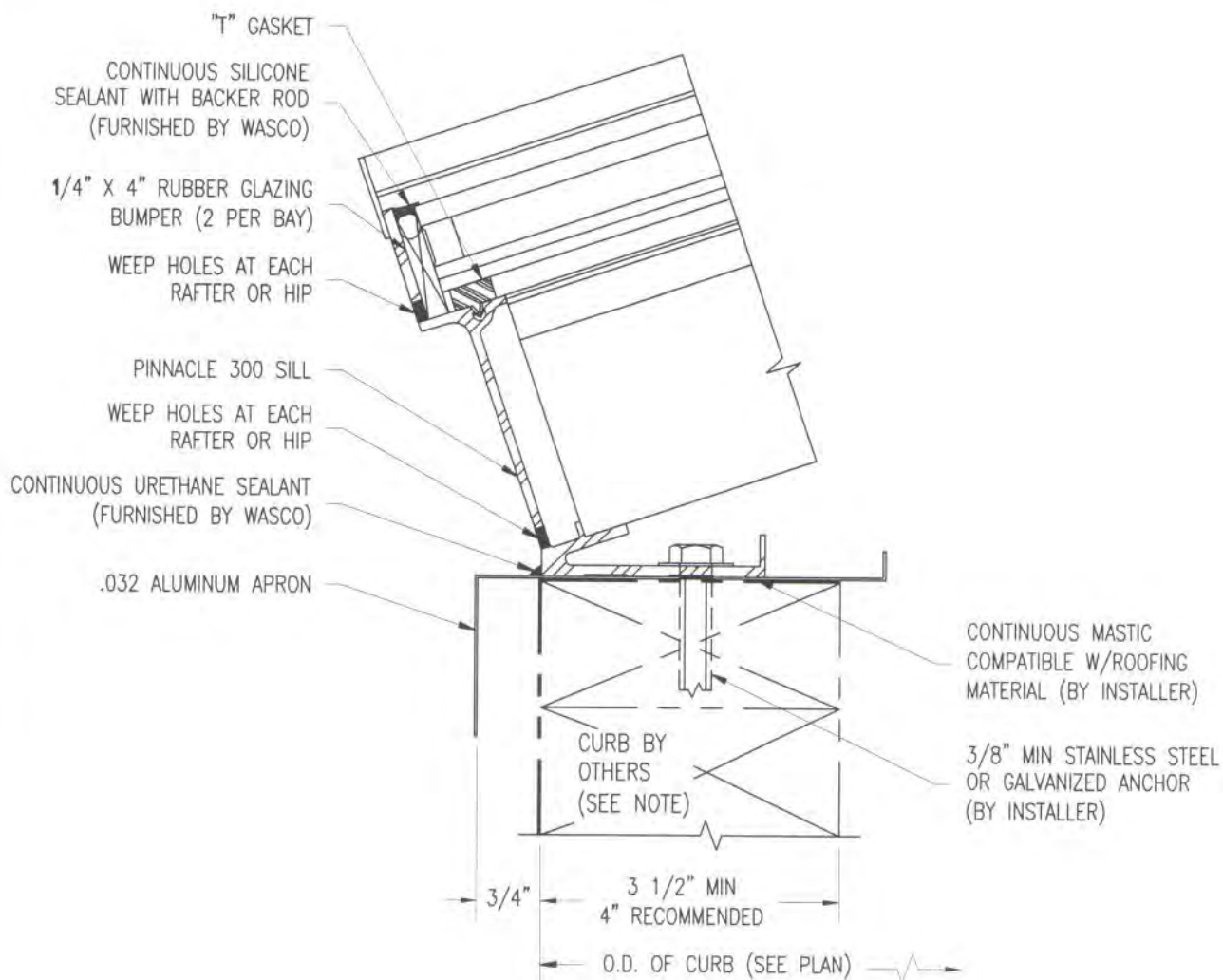


**WASCO PRODUCTS, INC.**

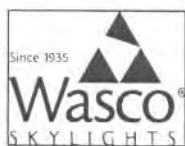
22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
RIDGE DETAIL**

**D7**



S.S. FASTENERS WILL BE  
 REQUIRED IF PENETRATING  
 PRESSURE TREATED WOOD



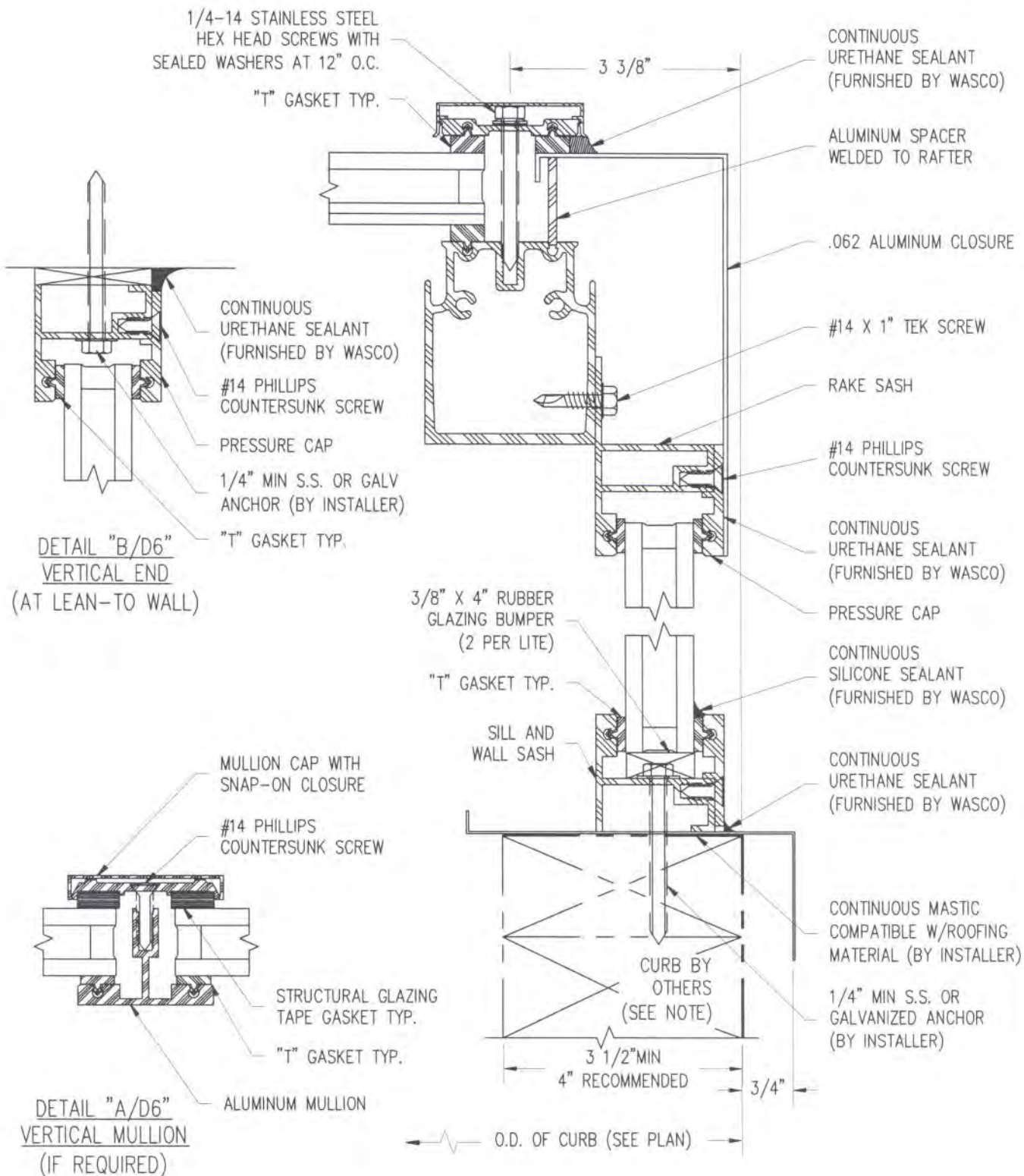
**WASCO PRODUCTS, INC.**

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 (207) 324-8060, FAX (207) 490-5271

**PINNACLE 300**  
**SILL DETAIL**

**D1**





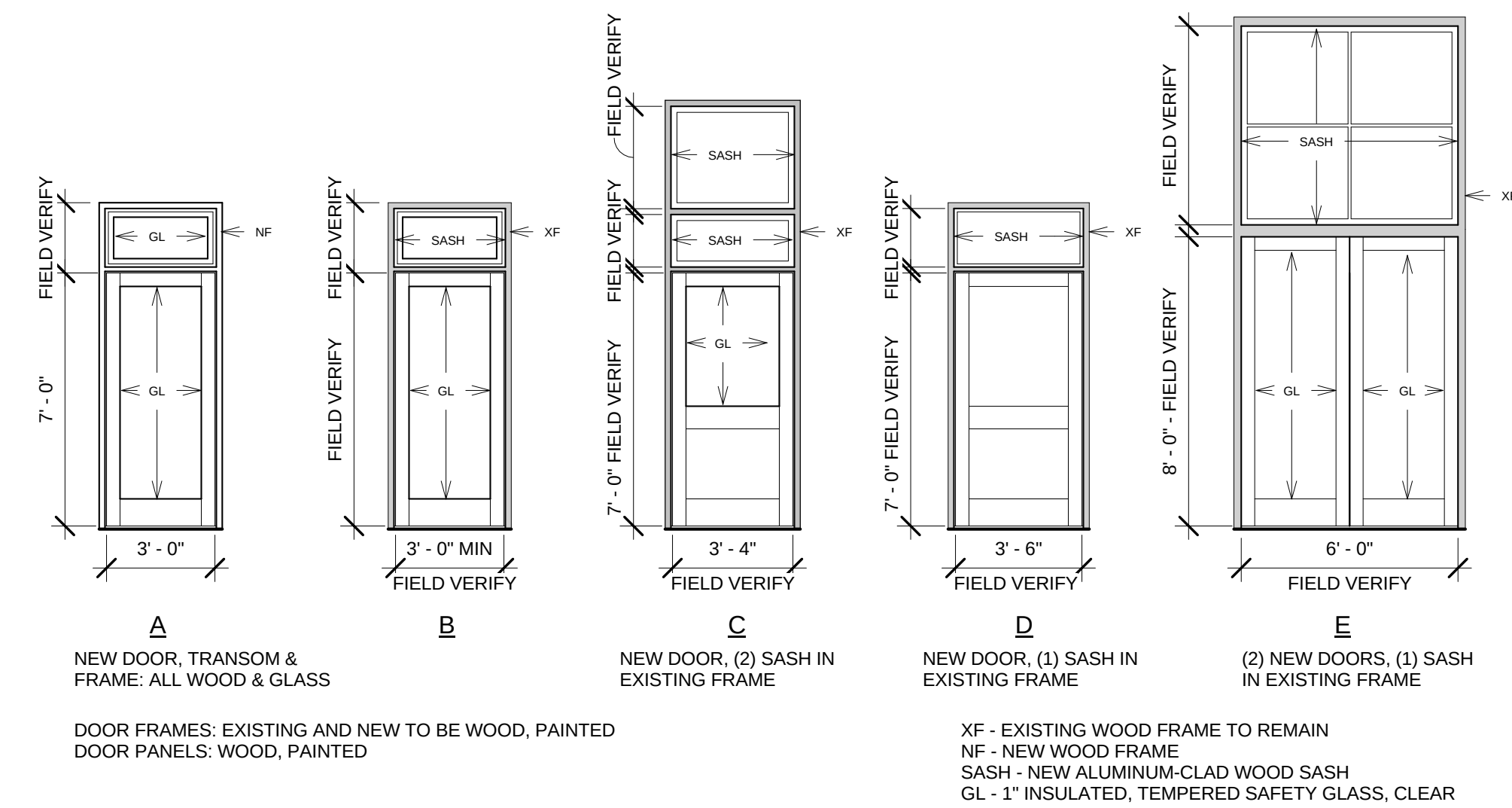
**WASCO PRODUCTS, INC.**

22 PIONEER AVENUE, SANFORD, MAINE 04073  
(207) 324-8060, FAX (207) 490-5271

**PINNACLE 300  
VERTICAL END DETAIL**

**D6**

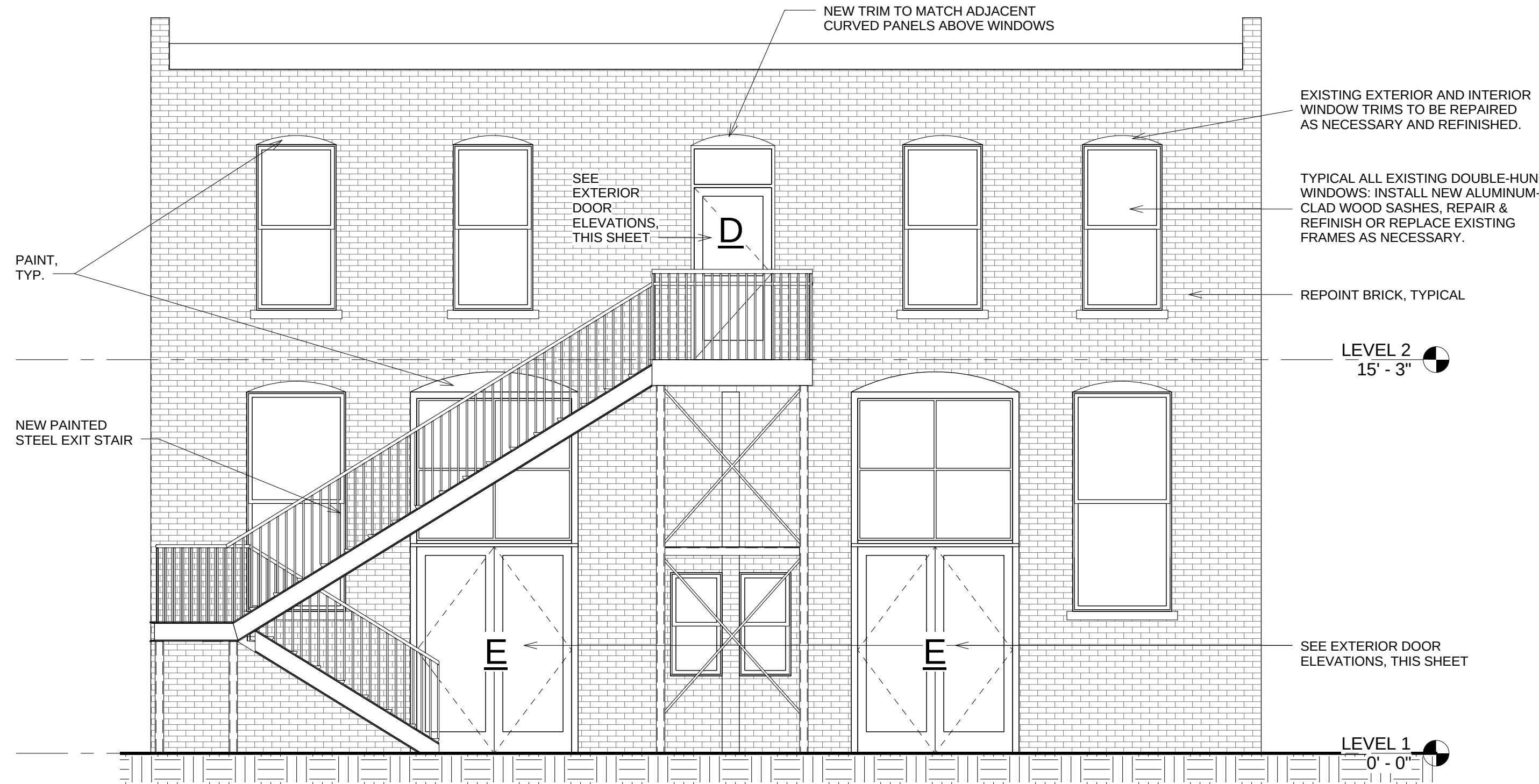




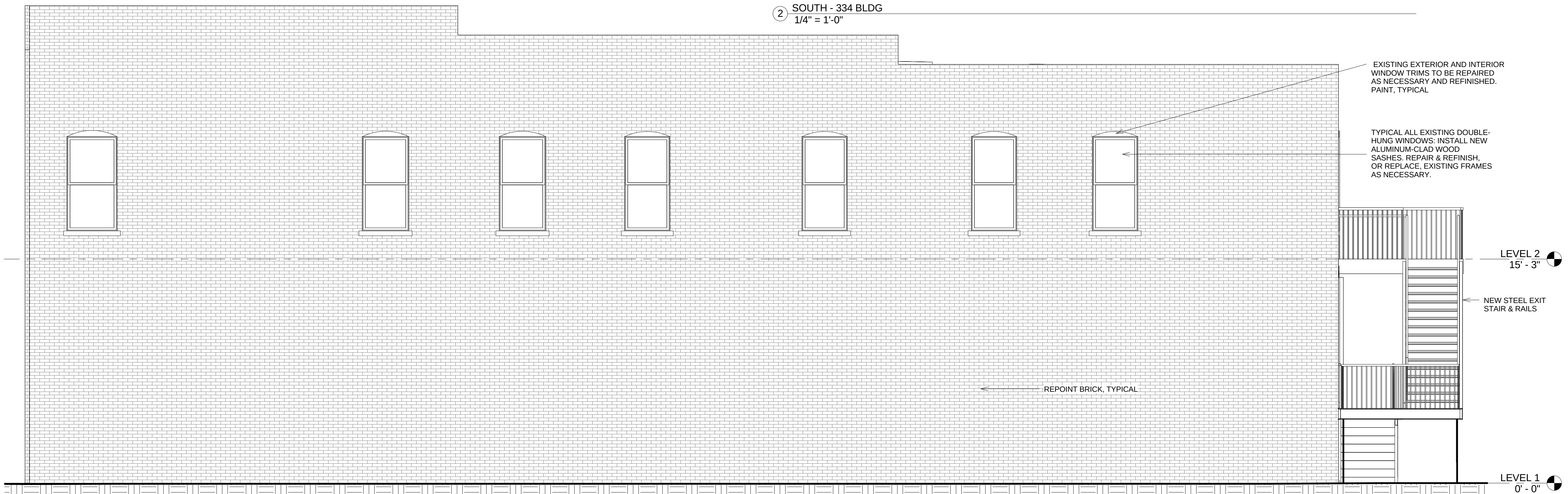
④ EXTERIOR DOOR ELEVATIONS  
1/4" = 1'-0"



① NORTH - 334 BLDG  
1/4" = 1'-0"



② SOUTH - 334 BLDG  
1/4" = 1'-0"



③ WEST - 334 BLDG  
1/4" = 1'-0"

| Rev # | Date | By |
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Joan Hand, Architect  
P.O. Box 103, Tumbler Bay, CA 94925  
joan@handarchitect.com  
www.handarchitect.com

CRAIG & JOE HOSMER, Northbridge LLC  
**COMMERCIAL STREET REMODELS**  
300 & 334 Commercial Street  
**NOT FOR CONSTRUCTION**

|            |                |
|------------|----------------|
| Drawn By   | Author         |
| Checked By | Checker        |
| Date       | JULY 18, 2014  |
| Scale      | 1/4" = 1'-0"   |
| Job Number | Project Number |

334 COMMERCIAL  
BUILDING ELEVATIONS

334 - A2



**Photographs:**



**Photo 1:** Primary north elevation.



**Photo 2:** Side west and rear south elevations.



**Photographs: (Cont.)**



**Photo 3:** Rear south elevation.



**Photo 4:** Detail of brickwork at second story of primary north elevation.

**Photographs: (Cont.)**



**Photo 5:** Detail of brickwork of storefront bulkhead at primary north elevation.



**Photo 6:** Detail of brickwork at second story of side west elevation.



**Photographs: (Cont.)**



**Photo 7:** Detail of brickwork at first story of rear south elevation.



**Photo 8:** Detail of brickwork at second story of rear south elevation.



**Photographs: (Cont.)**



**Photo 9:** Detail of paired double-hung windows at left of second story of primary north elevation.



**Photo 10:** Detail of paired double-hung windows at center of second story of primary north elevation.

**Photographs: (Cont.)**



**Photo 11:** Detail of paired double-hung windows at center first story of rear south elevation.



**Photo 12:** Detail of double-hung window at right of first story of rear south elevation.



**Photographs: (Cont.)**



**Photo 13:** Detail of double-hung windows at left of second story of rear south elevation.



**Photo 14:** Detail of storefront at primary north elevation.



**Photographs: (Cont.)**



**Photo 15:** Detail of brick bulkhead at recessed entrance of storefront at primary north elevation.



**Photo 16:** Detail of transom above left end of storefront at primary north elevation.

**Photographs: (Cont.)**



**Photo 17:** Detail of transoms and cast iron column at center of storefront at primary north elevation.



**Photo 18:** Detail of recessed entrance, with tile floor and modern wood door and transom, at storefront at primary north elevation.



**Photographs: (Cont.)**



**Photo 19:** Detail of modern wood door and transom at second story entrance at right end of primary north elevation.

**All Photographs:**

334 East Commercial Street  
Commercial Street Historic District  
Springfield, Greene County, Missouri  
Richard Lee Burton  
March 14, 2014



| PRINTS ISSUED | DATE |
|---------------|------|
|               |      |
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ISSUED FOR CONSTRUCTION  
DATE: \_\_\_\_\_

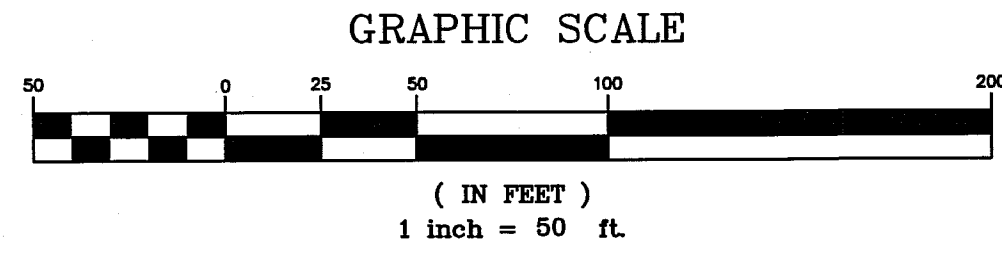
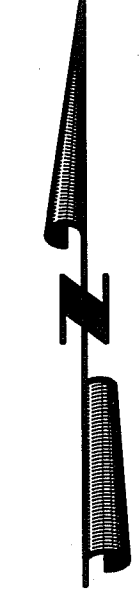
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**WILSON SURVEYING CO. INC.**  
Surveying / Engineering / Land Planning  
2012 S STEWART AVENUE 65804  
SPRINGFIELD, MO.  
TEL.: (417)522-7870 FAX: (417)522-7874  
EMAIL: RICK.WILSON@WILSONSURVEYING.COM

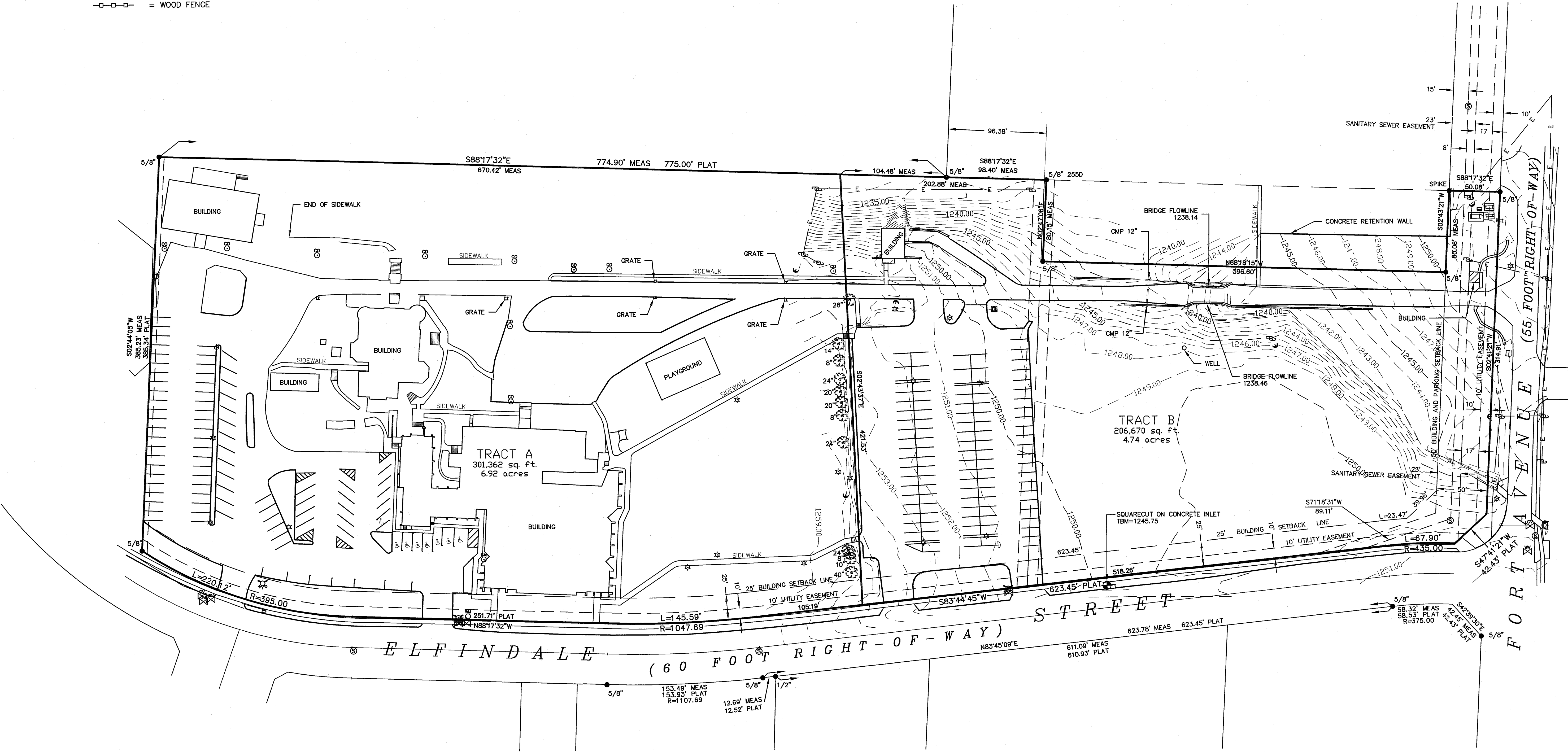
**PREPARED FOR**  
**VETTER HEALTH SERVICES**  
1701 S FORT AVENUE  
SPRINGFIELD, MISSOURI

|                           |
|---------------------------|
| DRAWN BY<br>MSB           |
| CREW CHIEF<br>GG8         |
| CHECKED<br>RW             |
| DATE<br>JUNE 16, 2014     |
| SCALE<br>1"=50'           |
| JOB NO.<br>14113          |
| DRAWING NO.<br>WD-104-XXX |
| SHEET<br>1 OF 1 SHEETS    |

ACCEPTED THE  
WEST LINE OF  
LOT 4 AS  
BEING  
N02°14'46"E AS  
PER FINAL PLAT



- LEGEND**
- = EXISTING IRON PIN EXCEPT AS NOTED
  - ⊕ = TELEPHONE RISER
  - ⊕ = POWER POLE
  - ⊕ = BENCHMARK
  - ⊕ = ANCHOR
  - ⊕ = LIGHT POLE
  - ⊕ = GAS METER
  - ⊕ = GAS VALVE
  - ⊕ = WATER METER
  - ⊕ = WATER VALVE
  - ⊕ = CLEANOUT
  - ⊕ = FIRE HYDRANT
  - ⊕ = SEWER MANHOLE
  - ⊕ = SEWER MANHOLE
  - ⊕ = DECIDUOUS TREE
  - ⊕ = WOOD FENCE



**RESOURCE MATERIALS USED  
FOR BOUNDARY DETERMINATION**

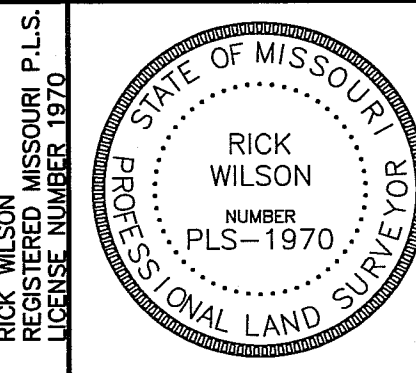
- ELFINDALE SUBDIVISION  
FINAL PLAT
- ELFINDALE FIRST ADDITION  
AMENDED PLAT OF LOTS 1, 3 & 6 OF ELFINDALE  
FINAL PLAT
- AMERICAN LAND TITLE ASSOCIATION  
TITLE COMMITMENT #14-334
- DEEDS AS SHOWN

**SOURCE OF DESCRIPTION**  
BOOK 1916 PAGE 2279

**PARENT DESCRIPTION**

ALL OF LOT 4 IN ELFINDALE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE WEST 396.75 FEET OF THE NORTH 80.01 FEET AND THE EAST 446.75 FEET.  
SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

**TOTAL AREA**  
11.66 ACRES  
508,032 SQ. FT.



THE PROPERTY SHOWN HEREON LIES IN  
A FLOOD ZONE X ACCORDING TO FLOOD  
INSURANCE MAP 29077C0341E,  
EFFECTIVE DECEMBER 17, 2010.