



LANDMARKS BOARD

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

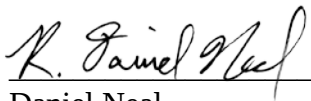
City of Springfield

INTEROFFICE MEMORANDUM

DATE: March 12, 2015

RE: Landmarks Board Meeting

Please, find attached the agenda for the Landmarks Board meeting on **March 18, 2015**.
No tour is being offered.


Daniel Neal
Senior Planner

Landmarks Board

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

March 18, 2015

5:30 p.m.



Laurel Bryant
Real Estate Representative
Chair

David Eslick
Historian Representative

Len Eagleburger
At-Large Representative

Gary Bishop
Walnut Street Representative
Vice-Chair

Joel Thomas
Architect Representative

Nancy Crandall
At-Large Representative
Vice-Chair

Paden Chambers
Commercial Street Representative

Kent Brown
Mid-Town Representative

Justin Stanek
At-Large Representative

I Roll Call

II Minutes

A. February 4, 2015

III Unfinished Business

A. Certificate of Appropriateness

B. Certified Local Government Review

1. Timmons Temple National Nomination

C. Pre-Application Review

IV New Business

A. Certificates of Appropriateness

1. 300 E. Commercial: Full window replacement

2. 334 E. Commercial: Full window replacement

3. 305 E. Walnut: Projecting vertical sign and marquee sign

B. Certified Local Government Review

C. Pre-Application Review

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: February 4, 2015

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), Gary Bishop (Vice-chair), Nancy Crandall (Vice-chair), Len Eagleburger; David Brown, and Paden Chambers; Daniel Neal, Senior Planner; Duke McDonald, Assistant City Attorney; Sandy Goddard, Administrative Assistant. Absent: David Eslick and Joel Thomas.

Ms. Bryant welcomed the newest member of the Landmarks Board, Paden Chambers.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of January 7, 2015 were approved unanimously.

UNFINISHED BUSINESS:

A. Certificate of Appropriateness

1. 1104 E. Walnut: Install a new detached sign

Ms. Bryant opened the public hearing.

Ms. Rose Hinton, 1104 E. Walnut, commented they are putting a small sign in the front yard.

Ms. Crandall asked if this is a one resident house.

Ms. Hinton said yes.

Ms. Bryant asked about the material of the sign.

Ms. Hinton said she believes it is wood.

Mr. Bishop noted the sign does not have interior lighting asking if they plan to light the sign.

Ms. Hinton stated she does not believe so.

Ms. Bryant closed the public hearing.

Mr. Brown motioned to approve Certificate of Appropriateness for 1104 E. Walnut Street. Mr. Bishop seconded the motion. The motion carried as follows: Ayes: Bryant, Eagleburger, Bishop, Crandall, Brown, and Chambers. Nays: None. Abstain: None. Absent: Eslick and Thomas.

B. Certified Local Government Review

1. Timmons Temple National Nomination

Mr. Neal stated this was placed on the agenda as unfinished business, and Mr. Burton asked if he needed to come to discuss why it is being held or tables until they have their amendments prepared and ready for SHPO; the discussed this at the last meeting. Mr. Neal stated he told Mr. Burton he did not need to come to this evenings meeting to explain that again. This will remain on unfinished business and at this point there is nothing new that has been submitted to the State Historic Preservation Office.

Communications

Mr. Neal commented he received an e-mail from the new property owner of 420 W. Commercial; *this is* a case where the store front had been replaced with an aluminum look and they did not come before the Board. Mr. Neal commented the Board allowed them to keep the store front but they would have to paint the aluminum and replace the glass to where it was a full front glass rather than having the horizontal bars that were across it. This is the "Fight Club" property which has gone out of business and the actual property owner is looking at renovating that into a bar and grill. Mr. Neal stated he received a question about the tinting of the inside window and wanted the Board's recommendation.

Ms. Bryant asked Mr. Neal how he feels that meets the standards.

Mr. Neal stated he believes they have allowed some tinted store front windows in the past.

Ms. Crandall asked if the Board could see a sample of the tint.

Mr. Neal stated he would get the specs on the tint from the applicant and send those to the Board adding that it requires an engineer to take a look at the windows because of the size of the glass panes they are going to have to replace. It's a bigger undertaking than originally thought when they approved the changes and can understand why that was never done.

Mr. Neal mentioned the Missouri Certified Local Government Forum in Jefferson City has been set for April 17, 2015 and suggested that any members interested in attending review their calendar and let him know if anyone is interested in attending.

Ms. Bryant commented she has enjoyed attending the CLG Forum for the last several years; it gives a great perspective on what other communities are doing in Missouri and the perspective that there are very few historic districts in a city our size comparatively. Ms. Bryant encouraged everyone that can participate to attend the Forum.

Mr. Neal reviewed the Landmarks budget funds available through the end of December noting there are funds available to fund attendance at the Forum. Mr. Neal remarked there are a couple of months before registration.

Ms. Bryant commented that she would like Mr. Chambers to get with Ms. Crandall and herself and start working on the nomination for the Mid-Century Modern Structure.

Ms. Crandall asked Mr. Neal about doing something with the rock survey; if we could do something with the survey to get it out to the public. Ms. Crandall suggested a power point presentation that could be shared with the libraries or with the Historical Society and is not certain what the copyright laws might be concerning the survey.

Mr. Neal commented that the Rock Structures Survey was part of a grant that the city received and paid for part of it and other was State and Federal Funding so he is not aware of any copyright laws attached to something that was publically funded.

Ms. Crandall asked Mr. Neal if the pictures were on CD's.

Mr. Neal stated the State Historical Preservation Office was trying to get everything they have online and the Ozark Rock Structures would be one of those items.

Mr. McDonald commented on Mr. Neal presenting on the Rock Structures that were gathered some time ago, but does not remember any survey questions and does not know the origin of the questions asking Mr. Neal if they are from a federal source.

Mr. Neal pointed out the survey was funded by a shared partnerships between Federal and local funding for the survey of all the rock structures in Springfield. This is a survey like you would survey all the buildings in an area.

Ms. Crandall noted they were on a form and she does not know where the form came from because the lady who did the survey was from Columbia, hired by the City to do the survey.

Mr. McDonald asked if they were questions to rock structure owners.

Ms. Crandall stated the pictures were taken from the street and gave the address and when it was built and general information on the exterior, there is nothing on the interior.

Mr. Bishop stated it is more like an inventory of structures that are built of rock and then a little bio for each of those.

Mr. McDonald stated that if the City helped fund the survey, then we are entitled to it.

Mr. Neal clarified the question is if we can display it somewhere on the website or on another website if there would copyright issues.

Mr. McDonald stated he would not see any copyright issues on that if we paid for it, but we could consult with Federal and State Authorities to see if they have any objections, but he does not see an issue with publishing those photographs.

Mr. Neal stated he would contact the state.

Ms. Bryant stated a great time to show the presentation would be when Timmons Temple opens to the public and possibly coordinating with the Save Timmons Temple group. Ms. Bryant noted that May is "Preservation Month", and giving an award for Saving Timmons Temple Fund.

Mr. Neal suggested they wait for Mr. Eslick to be present to discuss the issue.

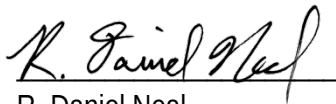
Administrative approval of C of A.

1. 1014 E. Walnut: Renew a previously approved C of A.

Mr. Neal stated the Certificate of Approval has expired, explaining the applicant was proposing to put in a new multi-family structure, but they did not get the required permits within the six (6) month expiration period. They are proposing the same application as approved in 2013.

The Landmarks Board did not object to the renewal.

There being no further business, the meeting was adjourned at approximately 6:35 pm.

A handwritten signature in black ink, appearing to read "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: February 27, 2015

BACKGROUND:

LOCATION: 300 E. Commercial Street

APPLICANT: Northbridge, LLC

PROPOSAL:

1. Remediate first- and second-story windows as described in the attached narrative and shown on attached drawings.
2. Remediate the southern storefront transom windows as described in the attached narrative and shown on attached drawings.

RECOMMENDATION:

The request be **approved**.

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.

PROJECT COORDINATOR:

Daniel Neal

Senior Planner

ATTACHMENT A
BACKGROUND REPORT
300 E. Commercial

APPLICANT'S PROPOSAL:

The subject property is located at 300 East Commercial Street at the intersection of Commercial Street and Robberson Avenue in the Commercial Street Historic District in Springfield, Greene County, Missouri (*See Figure 1*). On July 24, 2014, the Springfield Landmarks Board approved a Certificate of Appropriateness application comprehending a proposed scope of work for the historic rehabilitation of the building. Included in the submitted application was the proposed repair of extent wood window frames and the replacement of extant wood window sashes at all first and second story elevations with clad window sashes matching the existing profile of the original material. The project is being planned and implemented under state and federal historic rehabilitation tax credit programs. Consistent with the initial approved Certificate of Appropriateness application the original limestone and cast metal window sills and die-cut wood arch in-fill detailing will be retained and painted.

STAFF COMMENTS:

1. During its discussion and consideration of the proposed work, the Landmarks Board expressed its concern with the use of the proposed clad window sashes, based on previous consideration within the Commercial Street Historic District. In response to Board concern, the project consultant withdrew this line item (Number 3) from the application with a commitment to submit a separate approach to addressing rehabilitation of the extant window materials, pending future review and approval by , the State Historic Preservation Office and National Park Service. Subsequently, these reviewing agencies approved on January 23, 2015¹ the property owner's Federal Historic Rehabilitation Tax Credit Part 2 application (NPS Project Number 31612) proposing the retention and repair of extant wood window frames and use of clad wood window sashes in the exterior elevations as consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties. However, future site investigation indicates that the existing wood frames are significantly deteriorated and cannot be adequately retained. The purpose of the proposed scope of work is to recommend an alternative to the remediation of extant window conditions within the aesthetic of original materials and design.
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.
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.

4. 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.

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.

300 East Commercial Street (c. 1885)

Commercial Street Historic District
Springfield, Greene County, Missouri



Springfield Landmarks Board **Certificate of Appropriateness Application**

Prepared For
Northbridge, LLC



WAHOO CONSULTING SOLUTIONS
326 North Boonville, #301
Springfield, Missouri 65806
417-380-4218 rlbuva@yahoo.com



Application for Certificate of Appropriateness

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

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

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed:

Received By:

Review:

☐ Administrative

☐ Landmarks Board

The applicant seeks to show the following:

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

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

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

Signature(s):

Date:

2/12/2015

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:

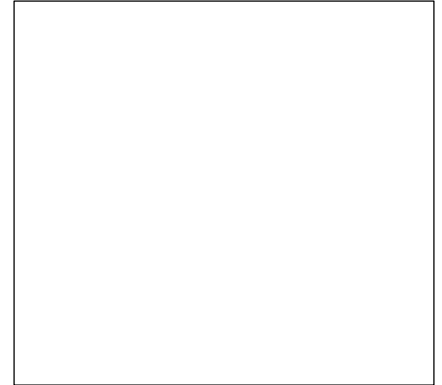
2. Name of current property owner: Northbridge, LLC

If corporation: Corporate Official: W. Craig Hosmer, President

Mailing Address: 313 South Glenstone Avenue

Zip Code: 65802 Telephone: (417) 869-9999 Fax: _____

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: Richard Lee Burton

Signature: _____

Mailing Address: 326 N Boonville, #301; Springfield, MO Zip Code: 65804 Fax: _____

Telephone: 417-380-4218 E-mail: rlbuva@yahoo.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: 2/12/2015

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

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

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

- ☒ Other (specify): Proposed work for full window replacement as amendment to previously submitted Certificate of Appropriateness Application.

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)

BUILDING OVERVIEW

The subject property is located at 300 east commercial street at the intersection of Commercial Street and Robberson Avenue in the Commercial Street Historic District in Springfield, Greene County, Missouri (See Figure 1). On July 24, 2014, the Springfield Landmarks Board approved a Certificate of Appropriateness Application comprehending a proposed scope of work for the historic rehabilitation of the building. Included in the submitted application was the proposed repair of extent wood window frames and the replacement of extant wood window sashes at all first and second story elevations with clad window sashes matching the existing profile of the original material.

(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.

1. DESCRIPTION OF PROPOSED WORK: *(Continued)*

During its discussion and consideration of the proposed work, the Landmarks Board expressed its concern with the use of the proposed clad window sashes, based on previous consideration within the Commercial Street Historic District. In response to Board concern, the project consultant withdrew this line item (Number 3) from the application. With a commitment to submit a separate approach to addressing rehabilitation of the extant window materials, pending future review and approval by the State Historic Preservation Office and National Park Service. Subsequently, these reviewing agencies approved on January 23, 2015 the property owner's Federal Historic Rehabilitation Tax Credit Part 2 application (NPS Project Number 31612) proposing the retention and repair of extant wood window frames and use of clad wood window sashes in the exterior elevations as consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties. However, future site investigation indicates that the existing wood frames are significantly deteriorated and cannot be adequately retained. The purpose of the proposed scope of work is to recommend an alternative to the remediation of extant window conditions within the aesthetic of original materials and design.

2. Remediate First- and Second-Story Windows.

Further investigation of original materials in the extant first- and second-story window openings at the primary north, side west, and rear south elevations of the historic building indicates that the extant wood window frames and sashes can not be retained. *(See Photos 1-100)* Therefore, a full replacement is necessary with a custom-made wood window frame and wood double-hung single-light window sashes. Specifically, a Jenn-Weld Custom Wood Epic Window frame and sash unit has been specified. These custom window products will retain the existing historic profile, including Brick Mould, Standard Sill Nosing, Lifetime Wood Quarantee, and insulated clear tempered glass *(See accompanying drawings A-L1 through AL-4)*.

Consistent with the initial approved Certificate of Appropriateness Application the original limestone and cast metal window sills and die-cut wood arch in-fill detailing will be retained and painted.

2. Southern Storefront Transom Windows.

As proposed, remediation of the transom windows above the southern storefront at the side west elevation. provided for the installation of Clad transom Frames. Based on its review of the submitted Federal HRTC Part 2 application, the National Park Service has requested that the extant wood window frames and textured glass be retained. The property owner has agreed to this plan amendment.

Figure 1: Site Map. Location of subject property at the intersection of Commercial Street and Robberson Avenue in the Commerical Street Historic District in Springfield, Greene County, Missouri.



PHOTOGRAPHS

The same is true for all photographs:

March 14, 2014

Richard Lee Burton

Photo Log:

Photo 1: Primary North Elevation. View to south with extant double-hung wood windows at second story.

Photo 2: Upper story, Primary North Elevation. View to south with symmetrical window placement.

Photo 3: Upper story, Primary North Elevation. View to south with eastern window bay.

Photo 4: Upper story, Primary North Elevation. View to south with central tripled window bay.

Photo 5: Upper story, Primary North Elevation. View to south with western window bay.

Photo 6: Side west elevation. View to east with upper story symmetrical window placement.

Photo 7: Side west elevation. View to east with detail of upper story northern double-window bay.

Photo 8: Side west elevation. View to east with detail of lower story northern double-window bay.

Photo 9: Rear south elevation, view to north and lower and upper window bays.

Photo 10: Rear south elevation, view to north and detail of first-story western window bay.

PHOTOGRAPHS *(Continued)*



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



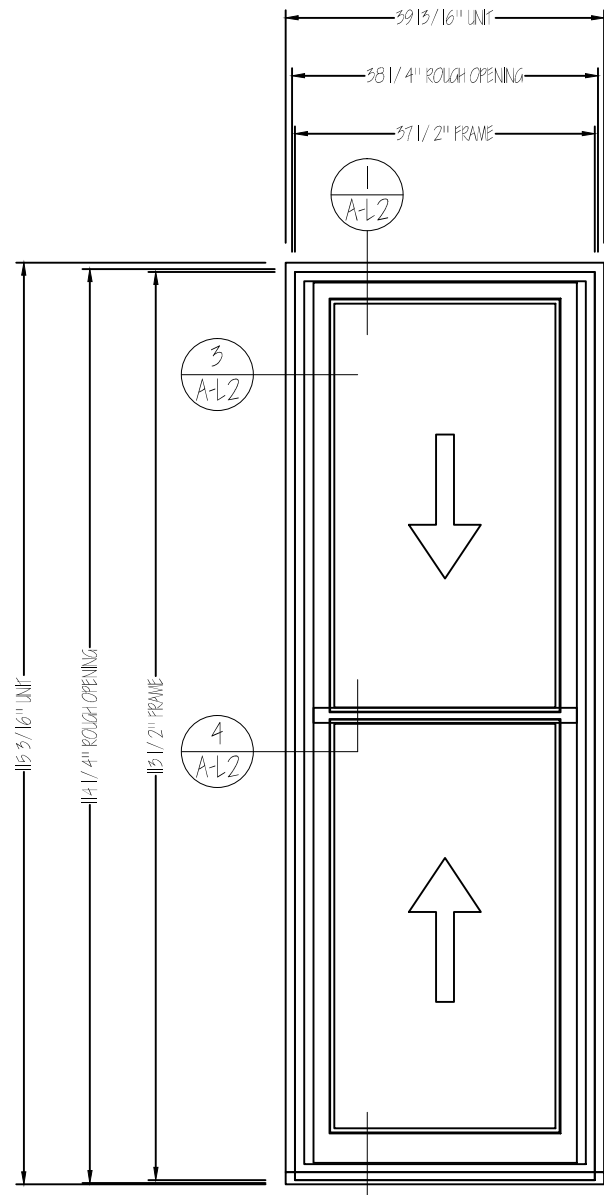
Photo 8



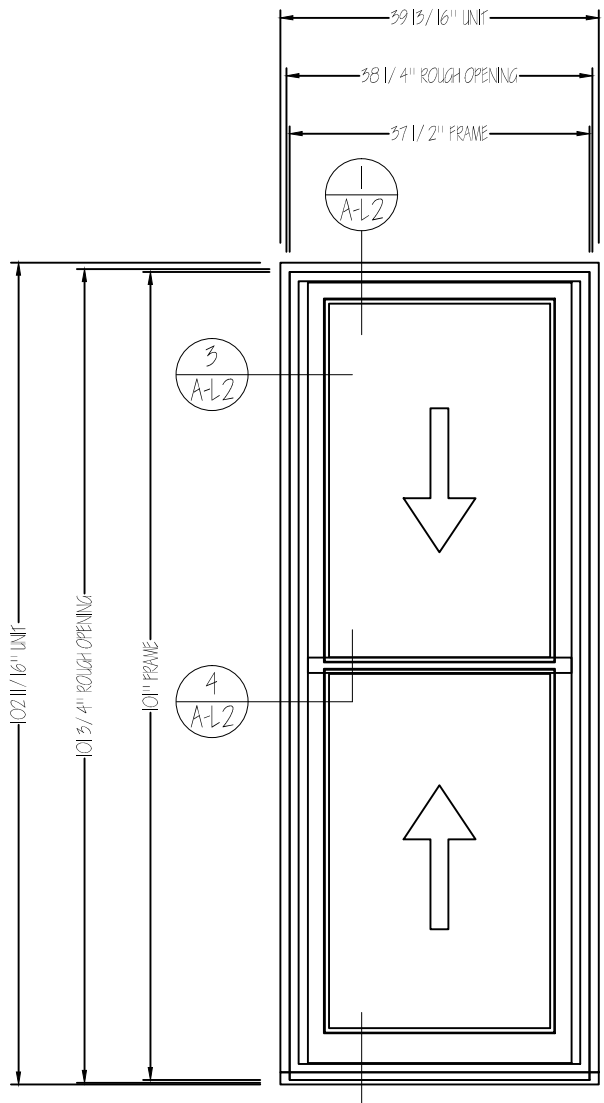
Photo 9



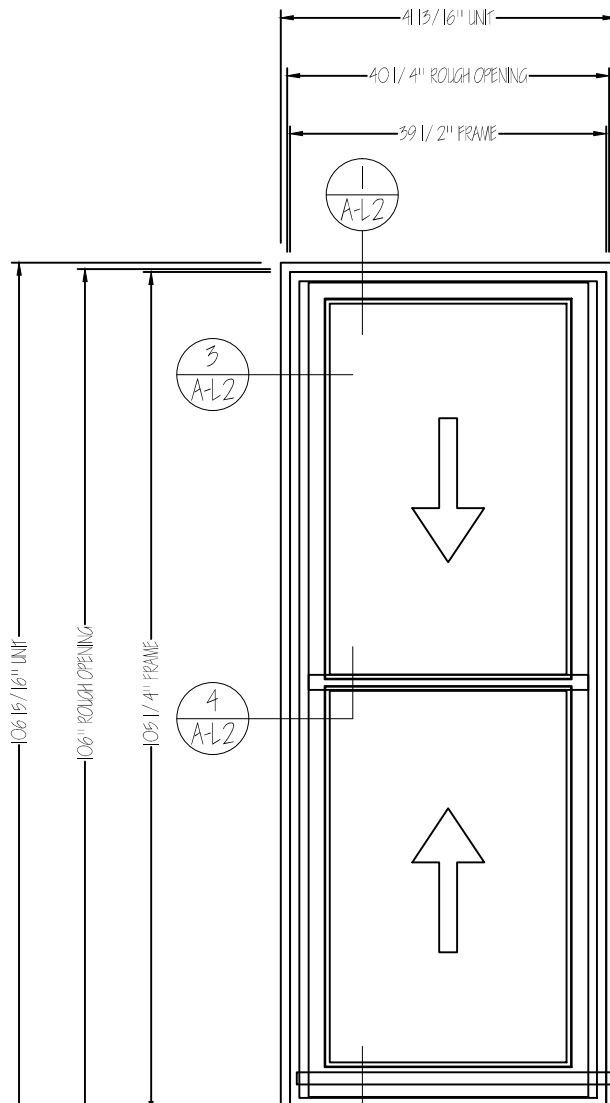
Photo 10



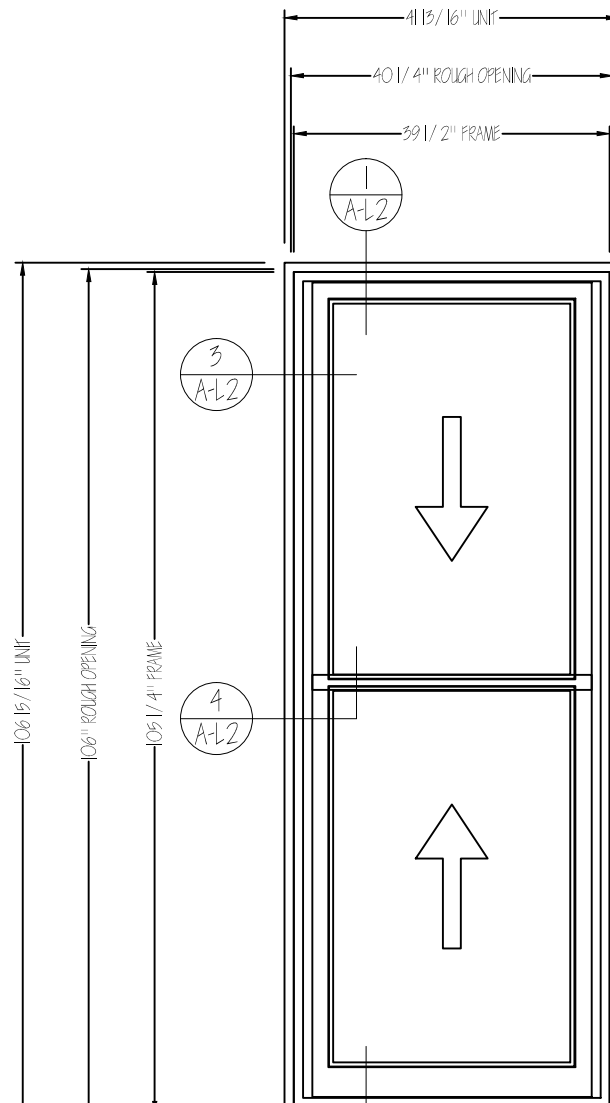
WEST ELEVATION - 1ST FLOOR (300)
SOUTH ELEVATION - 1ST FLOOR (300)
SOUTH ELEVATION - 2ND FLOOR (300)



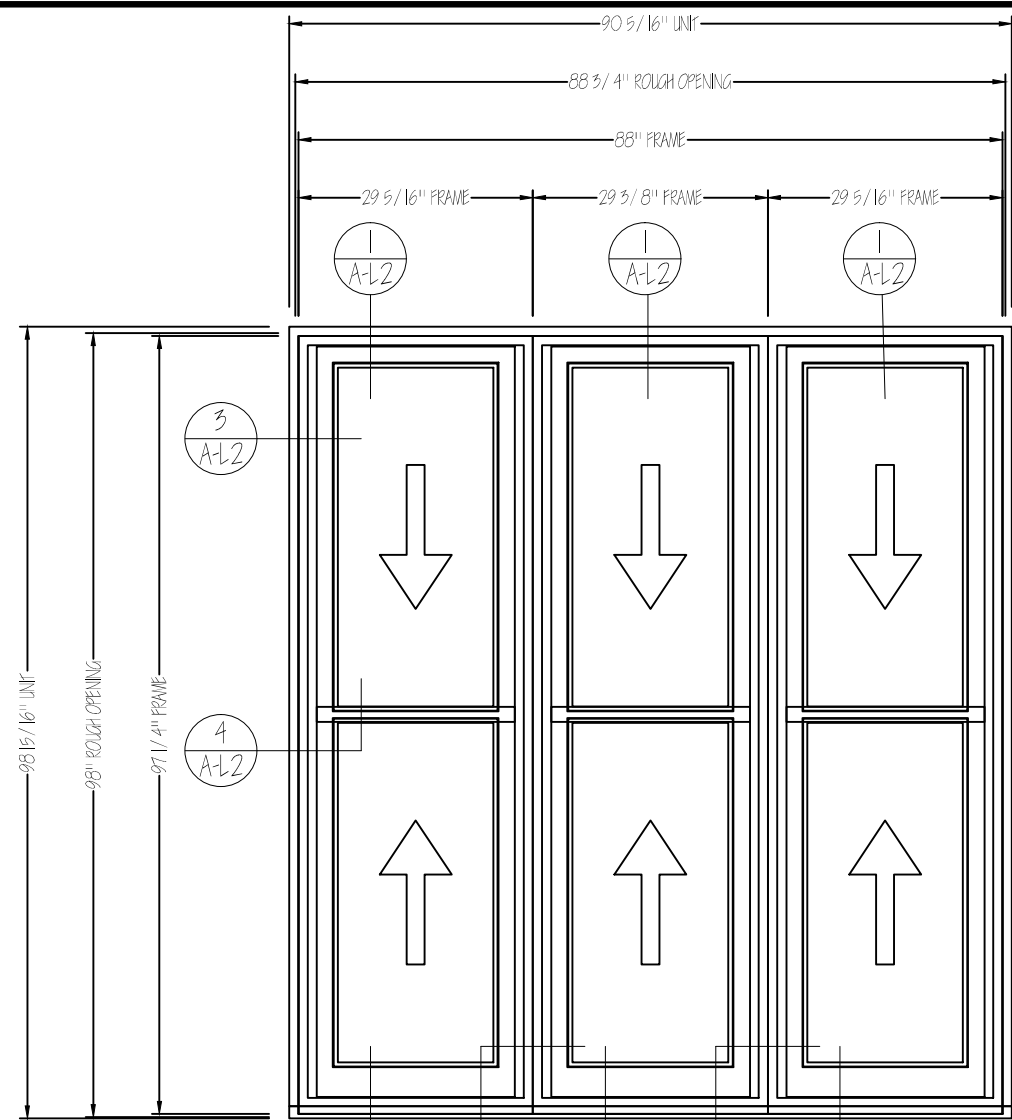
SOUTH ELEVATION - 2ND FLOOR (300)(1)
SOUTH ELEVATION - 2ND FLOOR (300)



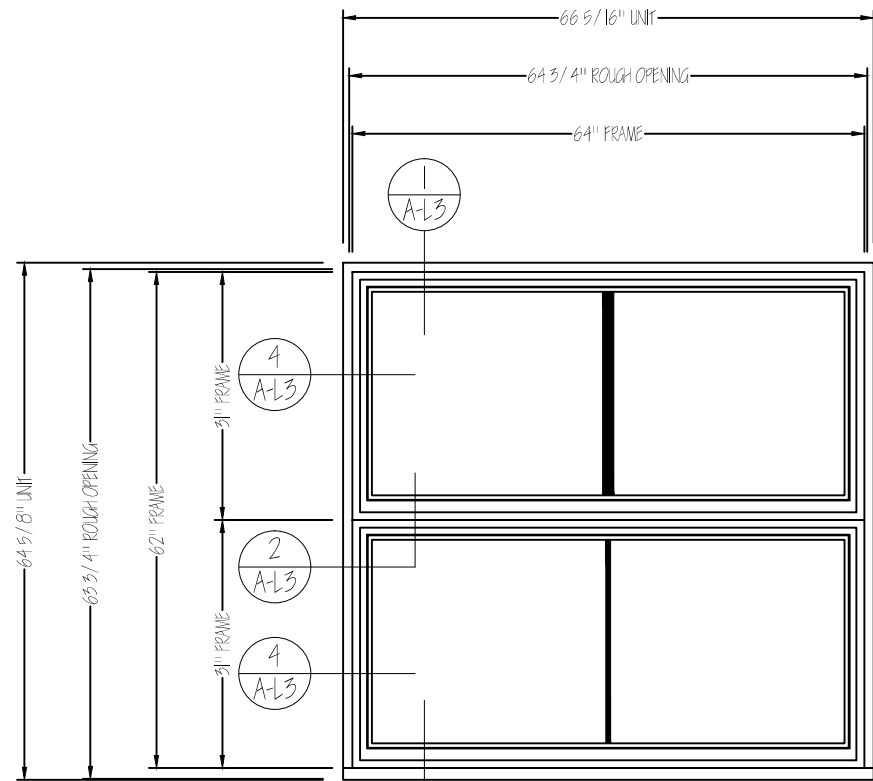
WEST ELEVATION - 2ND FLOOR (300)



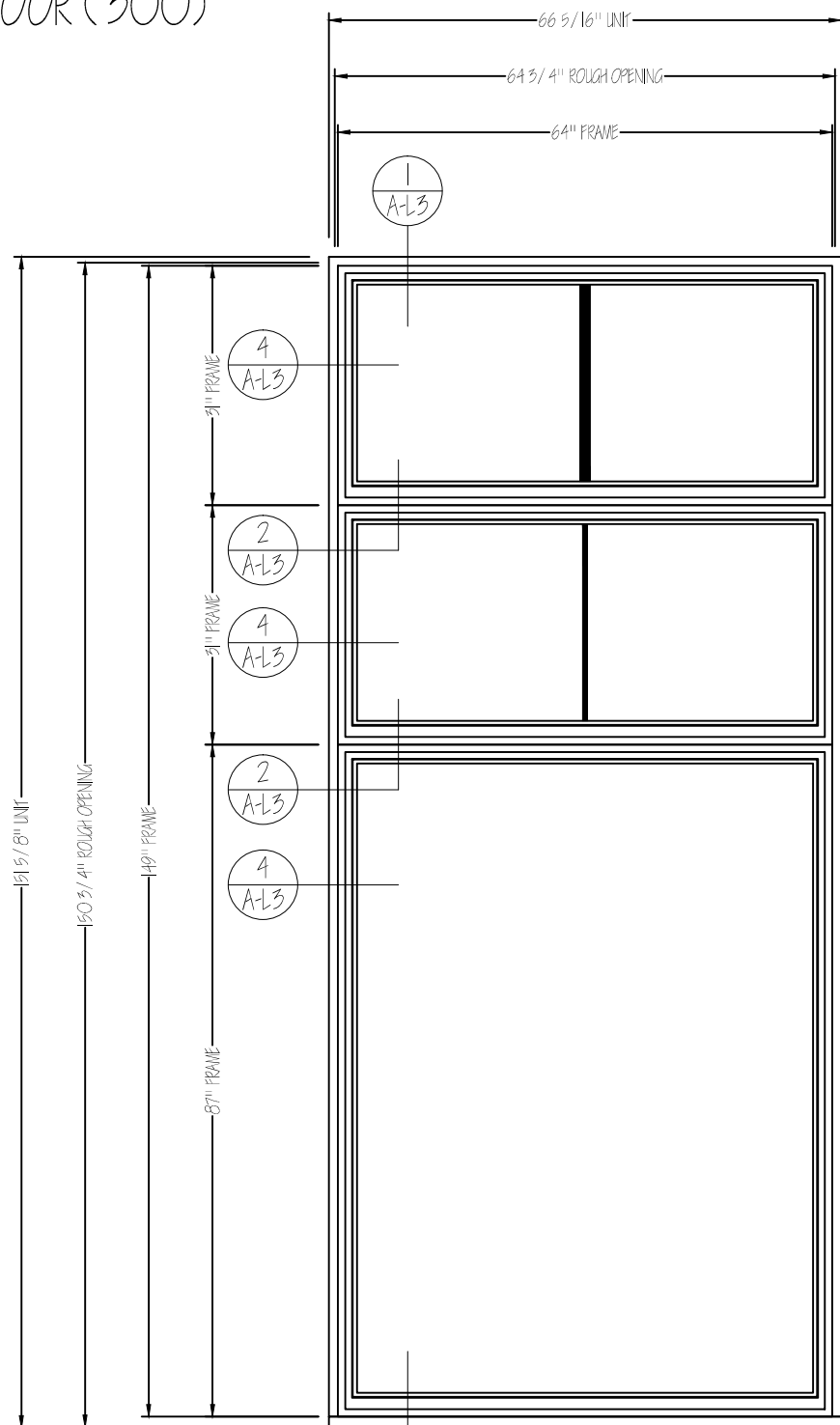
NORT ELEVATION - 2ND FLOOR (300)



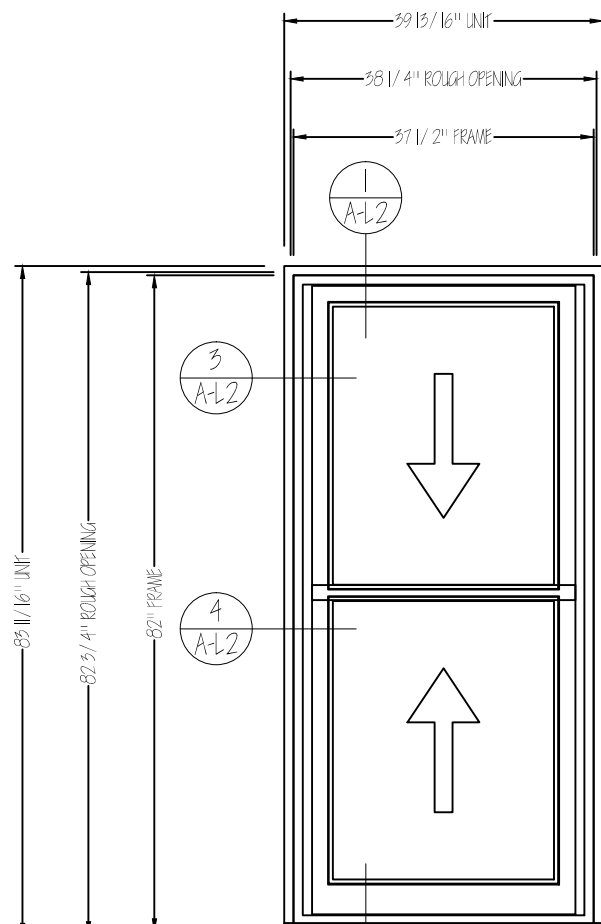
NORT ELEVATION - 2ND FLOOR (300) - MULL



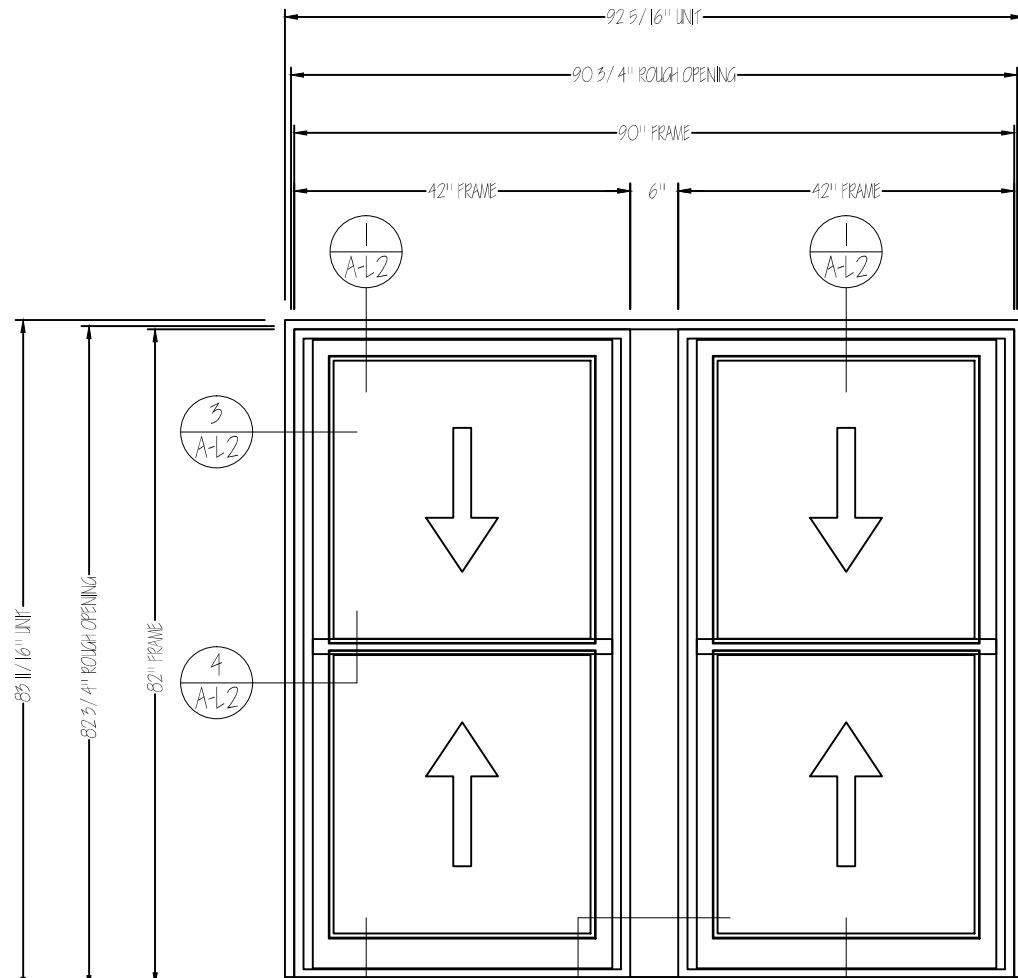
WEST ELEVATION - 1ST FLOOR (1)



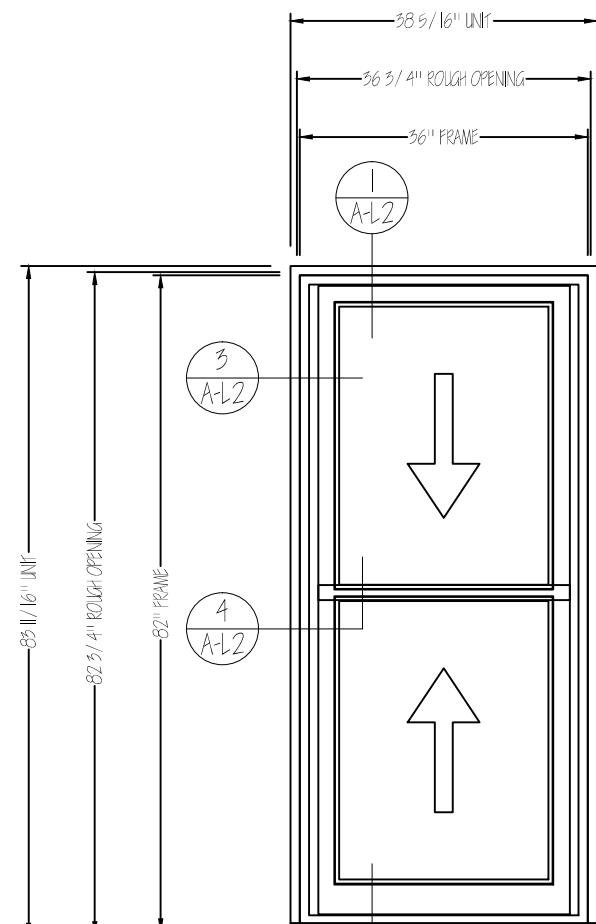
WEST ELEVATION - 1ST FLOOR
*JOBSITE ASSEMBLY REQUIRED *



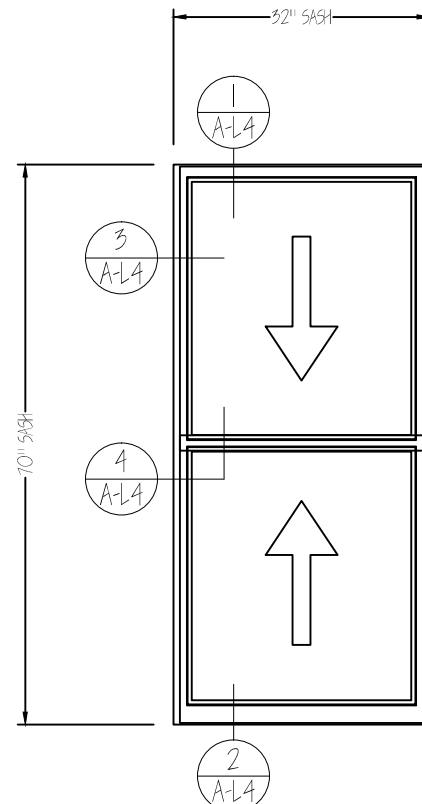
WEST ELEVATION - 2ND FLOOR (304)



NORTH ELEVATION - 2ND FLOOR (304)



SOUTH ELEVATION - 2ND FLOOR (304)



304 INTERIOR SASH PACKS

ELEV.#	PRODUCT I.D.#	FRAME SIZE	ROUGH OPNG	EXTERIOR	INTERIOR	GLASS	HDWR	SCREEN	JAMB	HANDING	OTHER	PG	QTY
WEST ELEVATION - 1ST FLOOR (300)	EPIC WOOD DOUBLE HUNG	57 1/2 X 113 1/2	58 1/4 X 114 1/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	2
SOUTH ELEVATION - 1ST FLOOR (300)	EPIC WOOD DOUBLE HUNG	57 1/2 X 113 1/2	58 1/4 X 114 1/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	1
SOUTH ELEVATION - 2ND FLOOR (300)(1)	EPIC WOOD DOUBLE HUNG	57 1/2 X 101	58 1/4 X 101 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	1
WEST ELEVATION - 2ND FLOOR (300)	EPIC WOOD DOUBLE HUNG	59 1/2 X 105 1/4	40 1/4 X 106	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	13
SOUTH ELEVATION - 2ND FLOOR (300)	EPIC WOOD DOUBLE HUNG	57 1/2 X 101	58 1/4 X 101 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	2
NORTH ELEVATION - 2ND FLOOR (300)	EPIC WOOD DOUBLE HUNG	59 1/2 X 105 1/4	40 1/4 X 106	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	2
NORTH ELEVATION - 2ND FLOOR (300) -MULL	EPIC WOOD DOUBLE HUNG	29 5/16 X 97 1/4	88 5/4 X 98	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2 - 5/4 - 5/4	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	N/A	1 MULL
	EPIC WOOD DOUBLE HUNG	29 5/8 X 97 1/4		PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE		X			
	EPIC WOOD DOUBLE HUNG	29 5/16 X 97 1/4		PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE		X			
WEST ELEVATION - 1ST FLOOR (1)	WOOD CASEMENT	64 X 31	64 3/4 X 63 3/4	PINE PRIMED	PINE NATURAL	GLUE CHIP TEMPERED I.G. W/ ARGON	NONE	NONE	5 1/2 - 5/4 - 5/4	STATIONARY	CUSTOM BRICKMOLD JCD-396, SUBSILL, 1 3/8" BEAD SCL, 5/8" BEAD SCL	N/A	1 MULL
	WOOD CASEMENT	64 X 31		PINE PRIMED	PINE NATURAL	GLUE CHIP TEMPERED I.G. W/ ARGON	NONE	NONE		STATIONARY			
WEST ELEVATION - 1ST FLOOR	WOOD CASEMENT	64 X 31	64 3/4 X 150 3/4	PINE PRIMED	PINE NATURAL	GLUE CHIP TEMPERED I.G. W/ ARGON	NONE	NONE	5 1/2 - 5/4 - 5/4	STATIONARY	CUSTOM BRICKMOLD JCD-396, SUBSILL, 1 3/8" BEAD SCL, 5/8" BEAD SCL	N/A	2 MULLS
	WOOD CASEMENT	64 X 31		PINE PRIMED	PINE NATURAL	GLUE CHIP TEMPERED I.G. W/ ARGON	NONE	NONE		STATIONARY			
WEST ELEVATION - 2ND FLOOR (304)	EPIC WOOD DOUBLE HUNG	57 1/2 X 82	58 1/4 X 82 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	6
NORTH ELEVATION - 2ND FLOOR (304)	EPIC WOOD DOUBLE HUNG	42 X 82	90 3/4 X 82 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	N/A	3 MULLS
	EPIC WOOD DOUBLE HUNG	42 X 82		PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE		X			
SOUTH ELEVATION - 2ND FLOOR (304)	EPIC WOOD DOUBLE HUNG	36 X 82	36 3/4 X 82 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BELLIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	4
304 - INTERIOR SASH PACKS	CMDR2832	SASH OPENING = 32 X 70		PINE NATURAL	PINE NATURAL	OBSCURED TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	NONE	NONE	X	14 DEGREE, CAM LOCK	N/A	7

JELD-WEN®

WINDOWS & DOORS®

Door & Window Division - Bend

62845 BOYD ACRES ROAD
BEND, OREGON 97701
(541)382-4411 (800)547-6880

DRAWING TITLE:

SPRINGFIELD LOFTS

DYKE LUMBER

NOTES:

* DOORS AND WINDOWS TO BE INSTALLED PER LATEST ASTM E2112 STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.

① JELD-WEN MAKES NO REPRESENTATIONS REGARDING THE PERFORMANCE OF FIELD ASSEMBLED MULL UNITS. ADDITIONAL SUPPORT MAY BE REQUIRED AND IS THE RESPONSIBILITY OF THE PURCHASER. FIELD ASSEMBLED UNITS DO NOT HAVE INDEPENDENTLY CERTIFIED RATINGS FOR AIR, WATER, OR STRUCTURAL PERFORMANCE.

As you know, JELD-WEN publishes recommended installation methods for its products, those instructions do not prohibit the use of an alternative installation method. The ultimate decision on the installation of JELD-WEN windows and doors is up to the installer, the use of an alternative installation method does not negate the Limited Warranty that accompanied the JELD-WEN product.

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It is the Purchasers responsibility to verify that all items specified on the order are correct.

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SYM.	DATE	REVISION	BY

DRAWING CONTENTS:

ELEVATIONS
CUSTOM EPIC WOOD DOUBLE HUNG
AND EPIC CASEMENT WOOD WINDOWS

DATE: 01/29/2015	APPROV. BY:
SCALE: (UNLESS NOTED) 1/2" = 1'	DRAWING NUMBER A-L1

DRAWING TITLE:

SPRINGFIELD LOTS

DYKE LUMBER

NOTES:

- * SEE DWG A-L1 FOR ELEVATIONS
- * DOORS AND WINDOWS TO BE INSTALLED PER LATEST ASTM E2112 STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.

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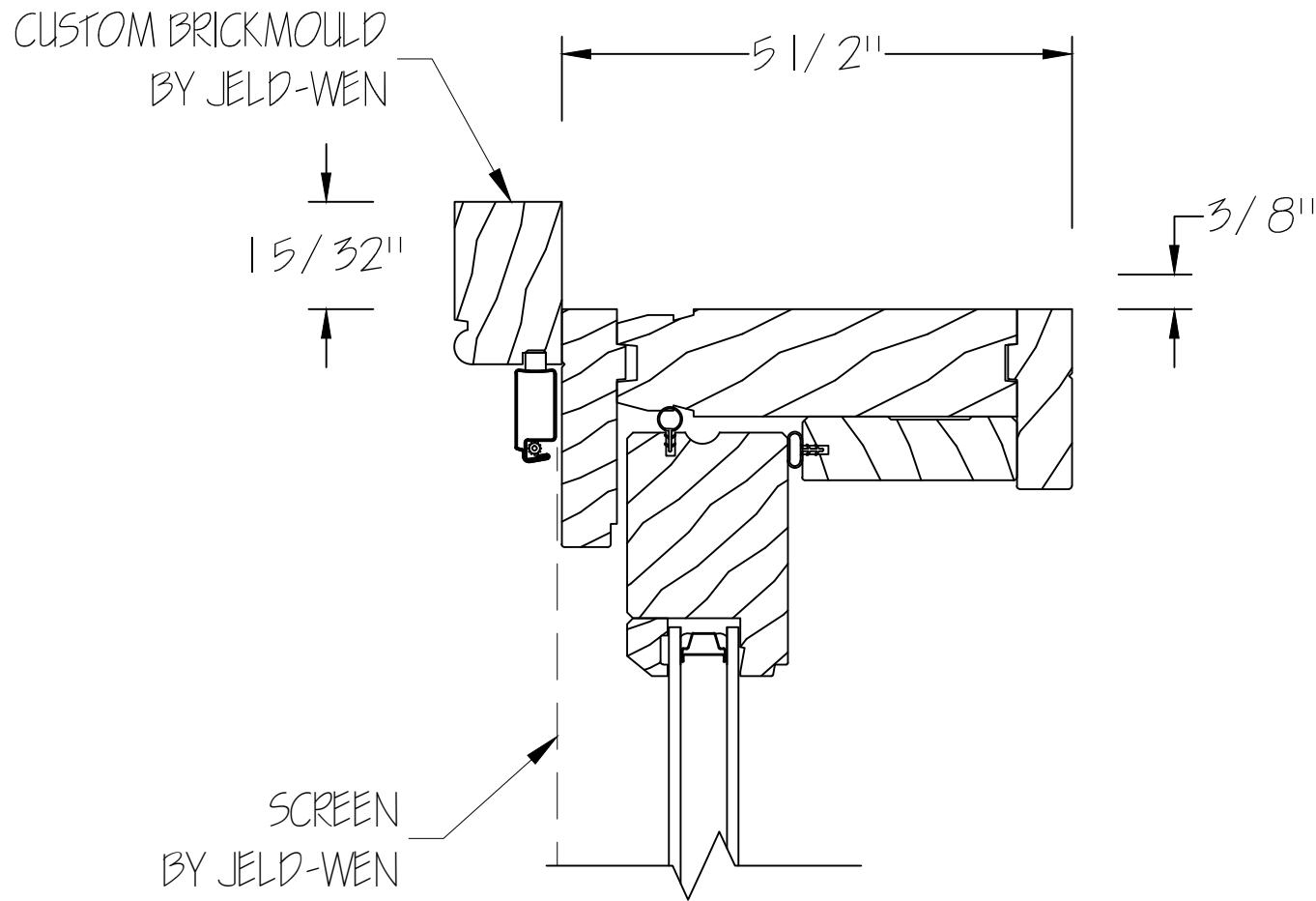
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SYM.	DATE	REVISION	BY

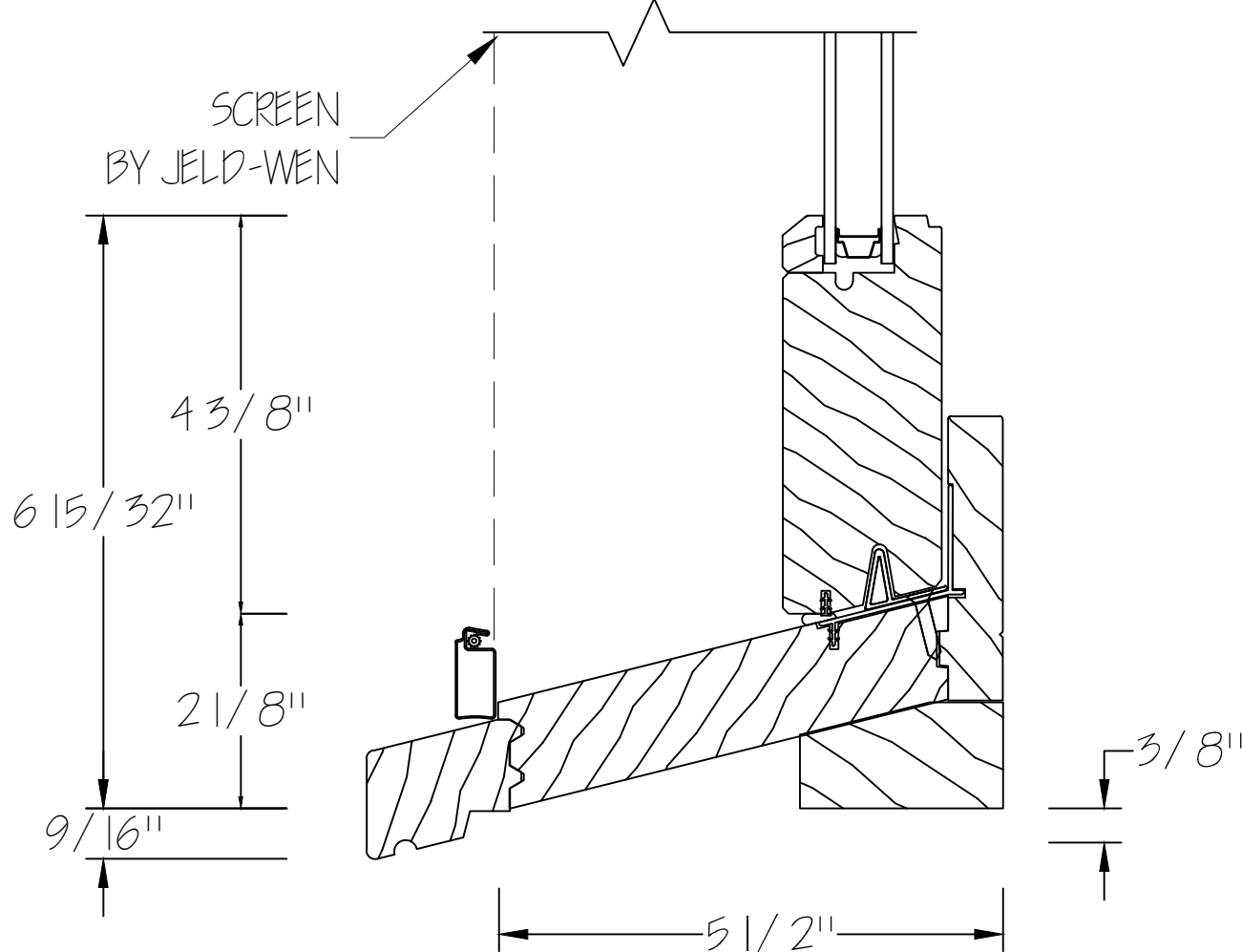
DRAWING CONTENTS:
PRODUCT SECTIONS
CUSTOM EPIC WOOD DOUBLE HUNG
WINDOWS

DATE: 01/29/2015	APPRV. BY:
SCALE: (UNLESS NOTED) 6" = 1'	DRAWING NUMBER A-L2
DRWN. BY MVL	



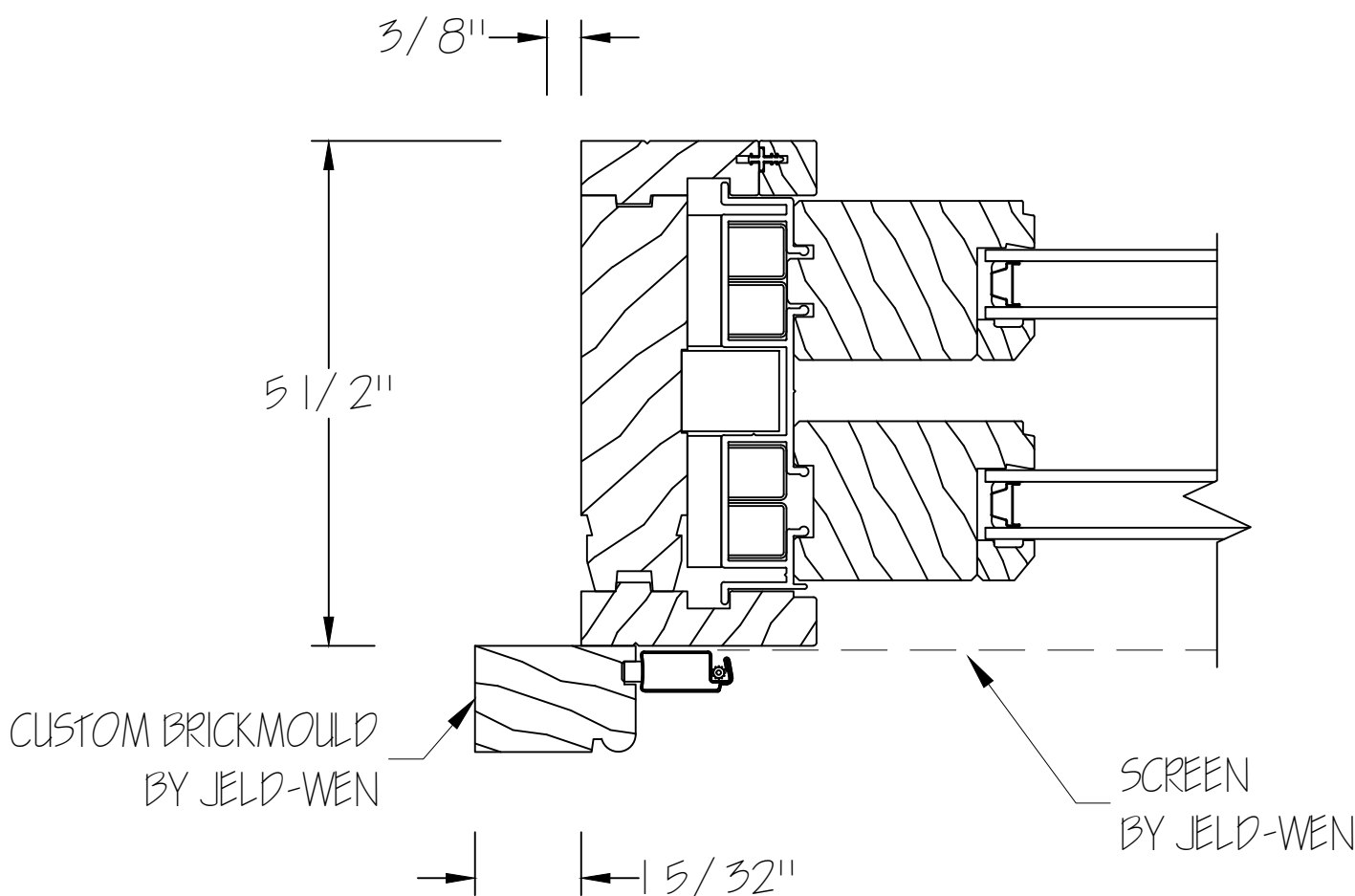
1
A-L2

WOOD EPIC DOUBLE HUNG HEAD
W/ CUSTOM BRICKMOULD (JDC-396)



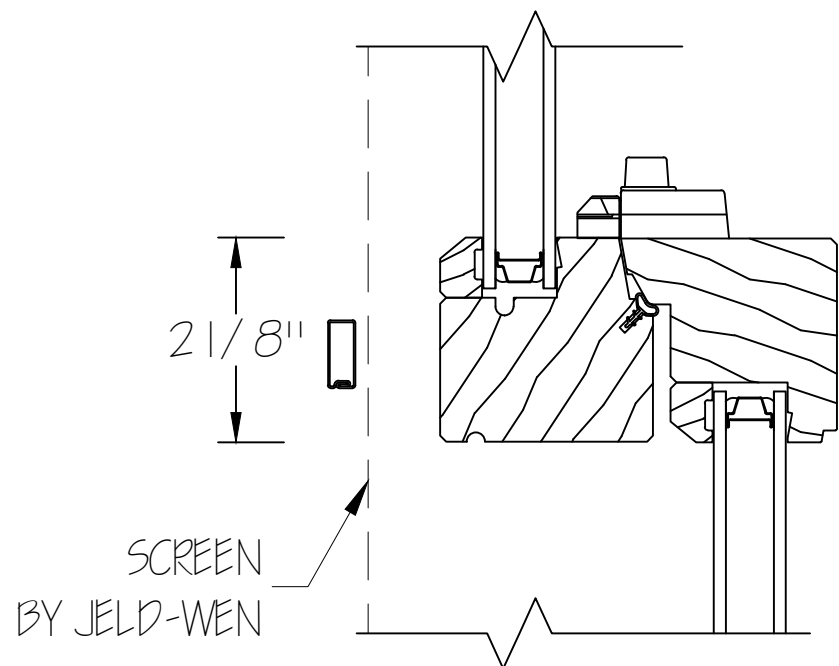
2
A-L2

WOOD EPIC DOUBLE HUNG SILL
W/ SILL NOSE



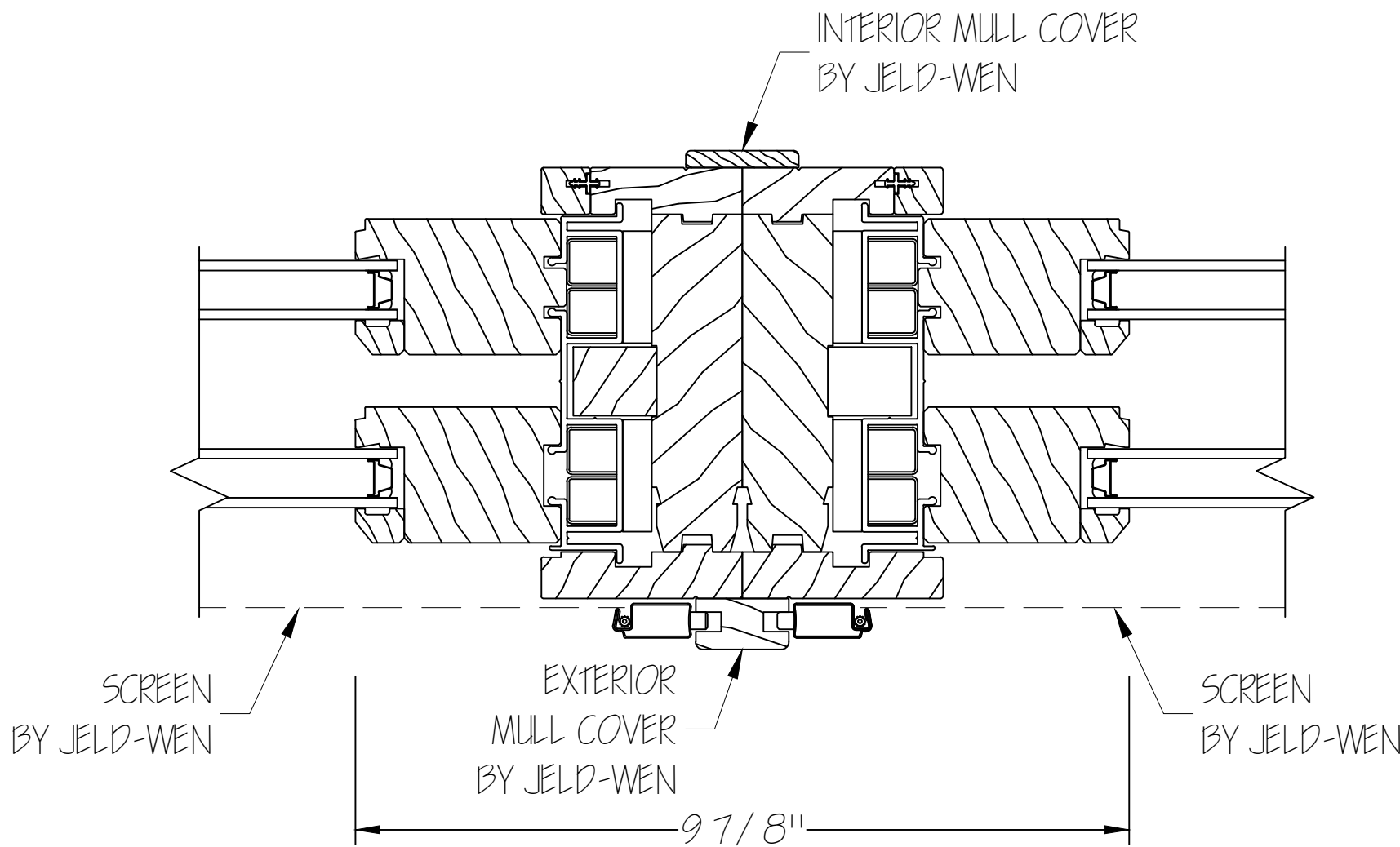
3
A-L2

WOOD EPIC DOUBLE HUNG JAMB
W/ CUSTOM BRICKMOULD (JDC-396)



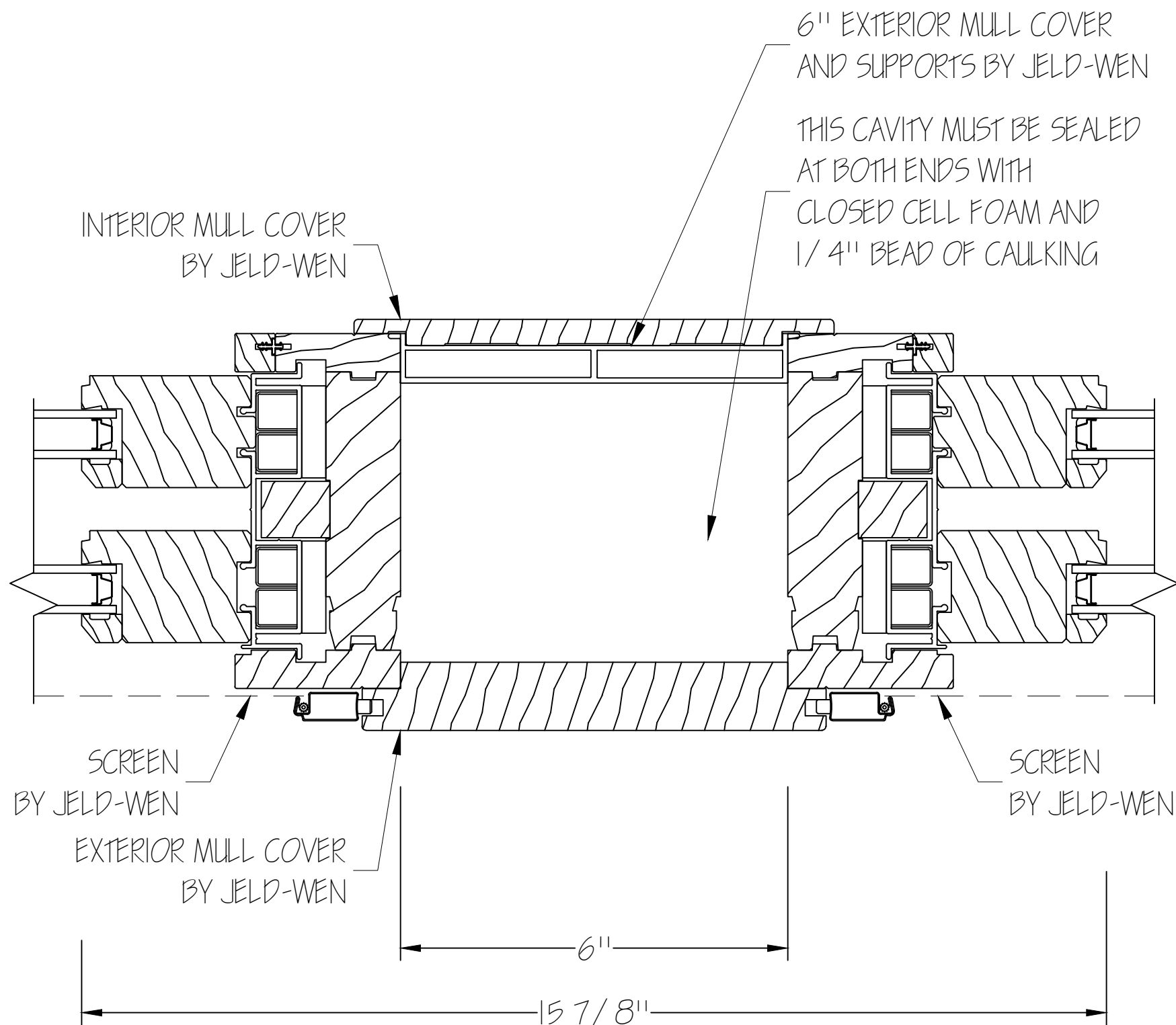
4
A-L2

WOOD EPIC DOUBLE HUNG CHECK RAIL



5
A-L2

WOOD EPIC DOUBLE HUNG VERTICAL MULL



6
A-L2

WOOD EPIC DOUBLE HUNG VERTICAL 6" SPREAD MULL

DRAWING TITLE:

SPRINGFIELD LOTS

DYKE LUMBER

NOTES:

- * SEE DWG A-L1 FOR ELEVATIONS
- * DOORS AND WINDOWS TO BE INSTALLED PER LATEST ASTM E2112 STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.

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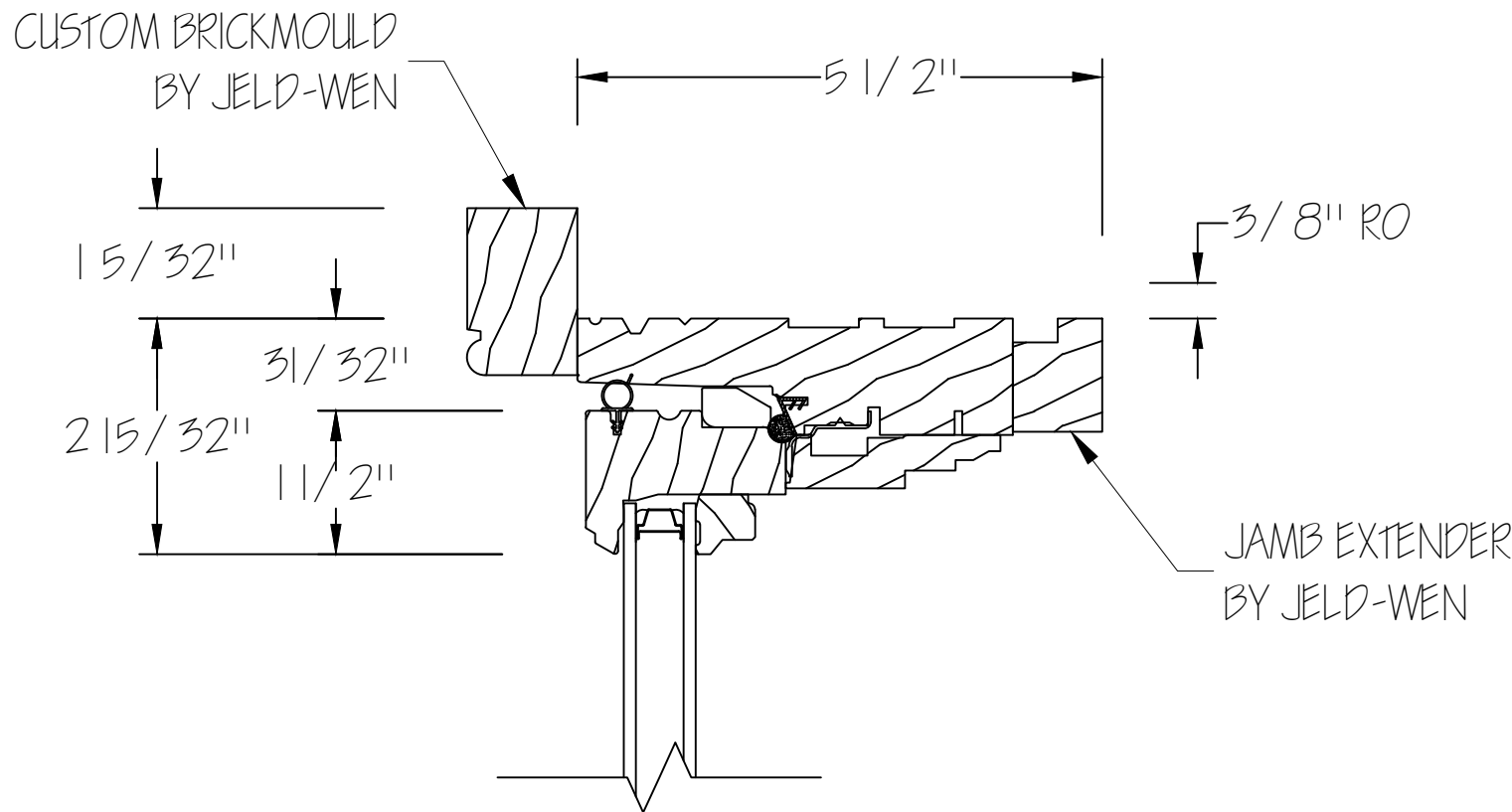
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SYM.	DATE	REVISION	BY

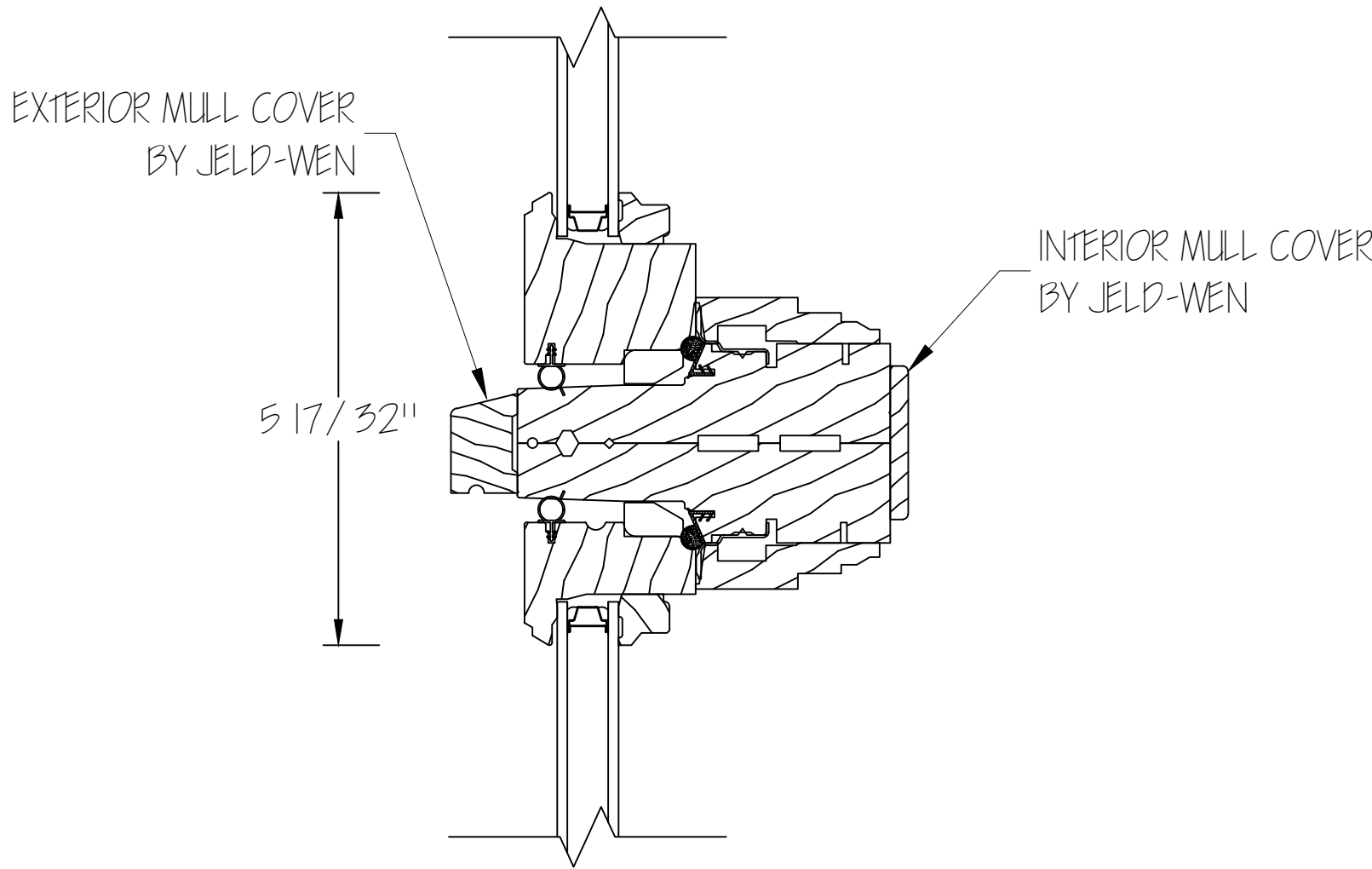
DRAWING CONTENTS:
PRODUCT SECTIONS
CUSTOM WOOD CASEMENT WINDOWS

DATE: 01/29/2015	APPRV. BY:
SCALE: (UNLESS NOTED) 6" = 1'	DRAWING NUMBER A-L3
DRAWN. BY MVL	



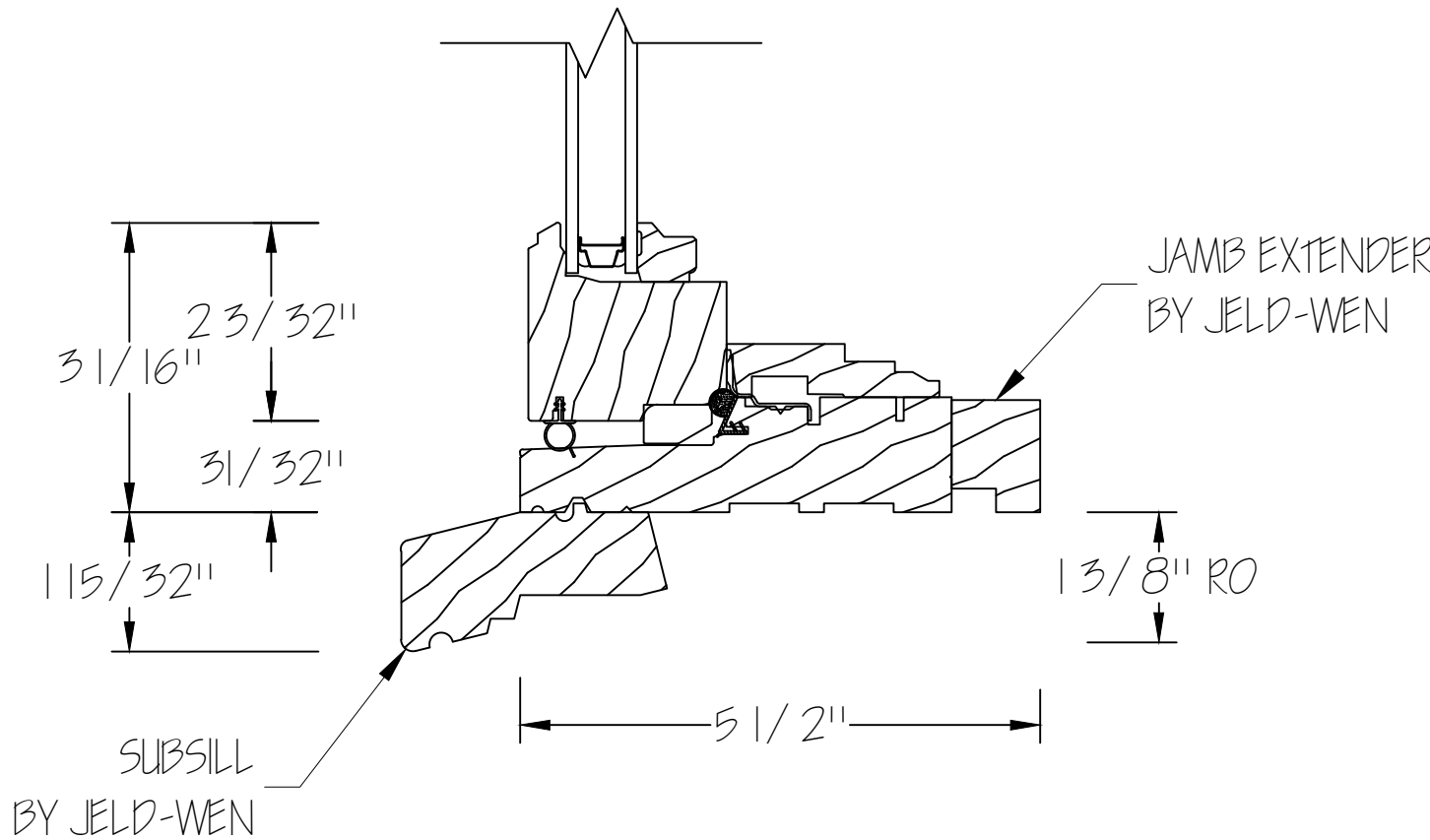
1
A-L3

WOOD STATIONARY CASEMENT HEAD
W/ CUSTOM BRICKMOULD (JDC-396)



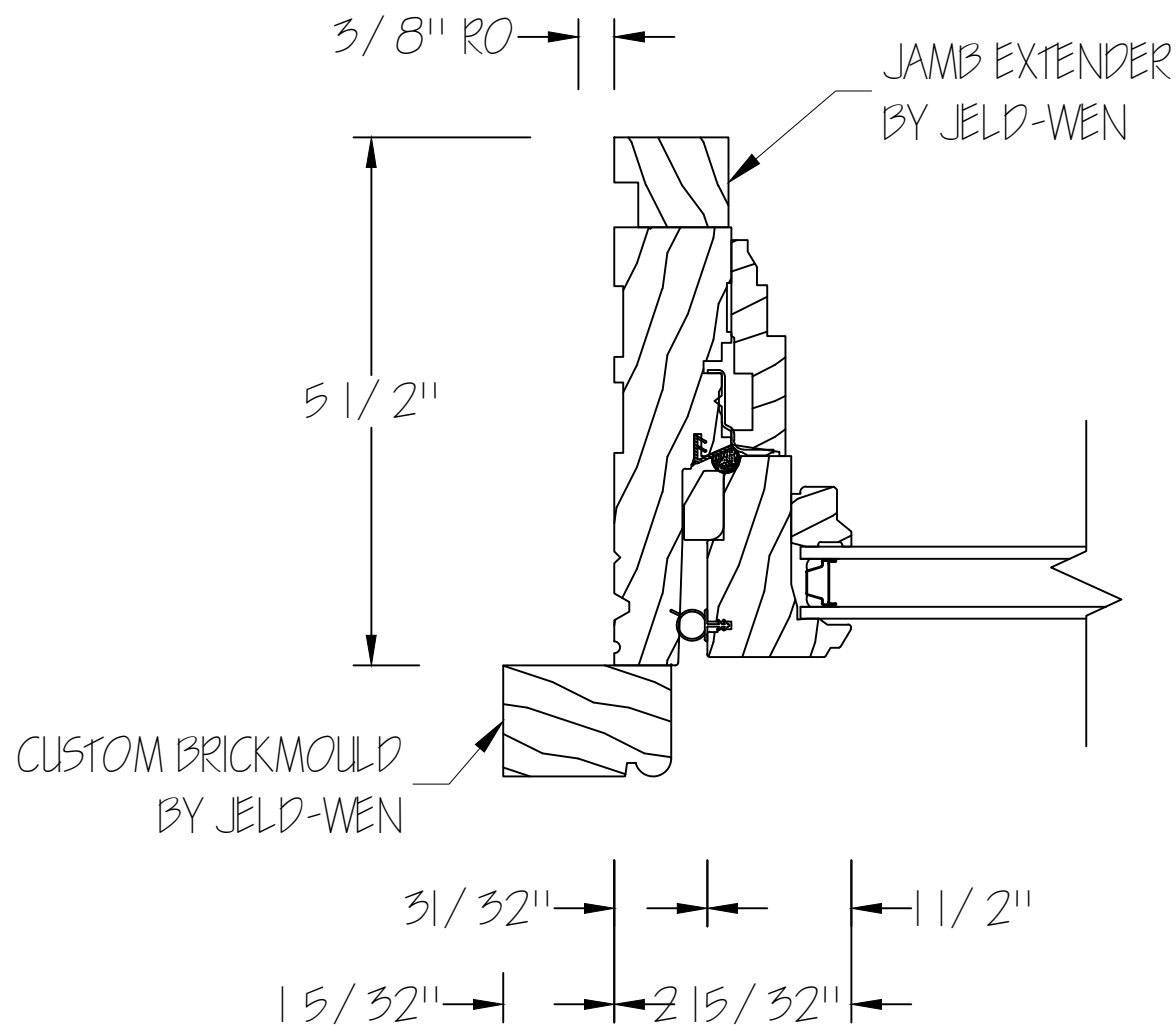
2
A-L3

WOOD STATIONARY CASEMENT / STATIONARY CASEMENT
VERTICAL MULL



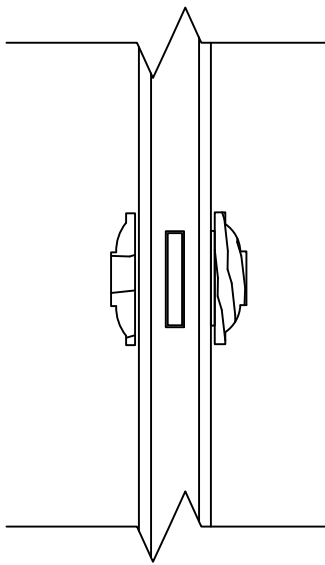
3
A-L3

WOOD STATIONARY CASEMENT SILL
W/ SUBSILL



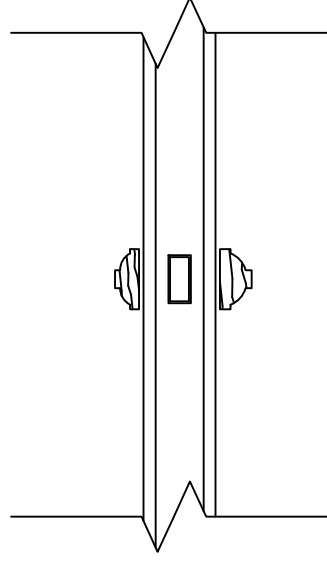
4
A-L3

WOOD STATIONARY CASEMENT JAMB
W/ CUSTOM BRICKMOULD (JDC-396)



5
A-L3

1 3/8" WOOD BEAD SGL



6
A-L3

5/8" WOOD BEAD SGL

DRAWING TITLE:

SPRINGFIELD LOTS

DYKE LUMBER

NOTES:

- * SEE DWG A-L1 FOR ELEVATIONS
- * DOORS AND WINDOWS TO BE INSTALLED PER LATEST ASTM E2112 STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.

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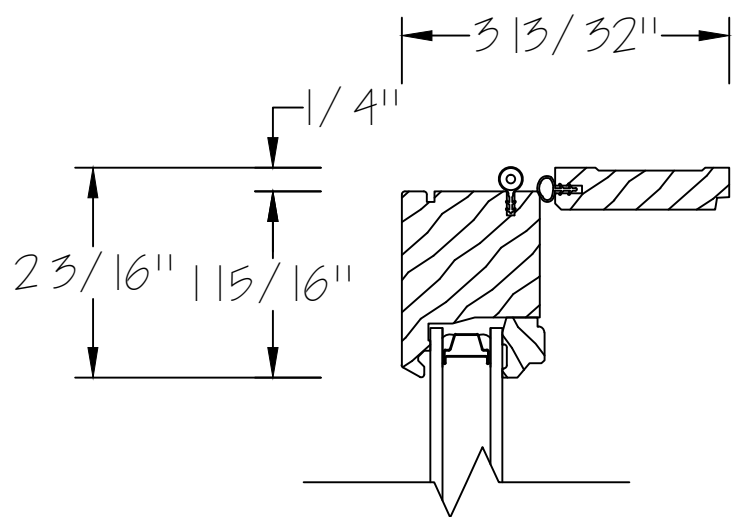
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SYM.	DATE	REVISION	BY

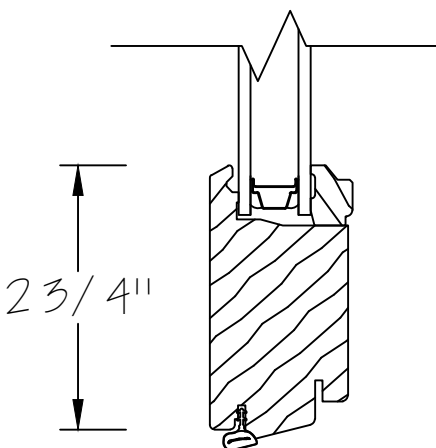
DRAWING CONTENTS:
PRODUCT SECTIONS
CUSTOM WOOD DOUBLE HUNG
SASH REPLACEMENT KIT

DATE: 01/29/2015	APPRV. BY:
SCALE: (UNLESS NOTED) 6" = 1'	DRAWING NUMBER A-L4
DRWN. BY MVL	



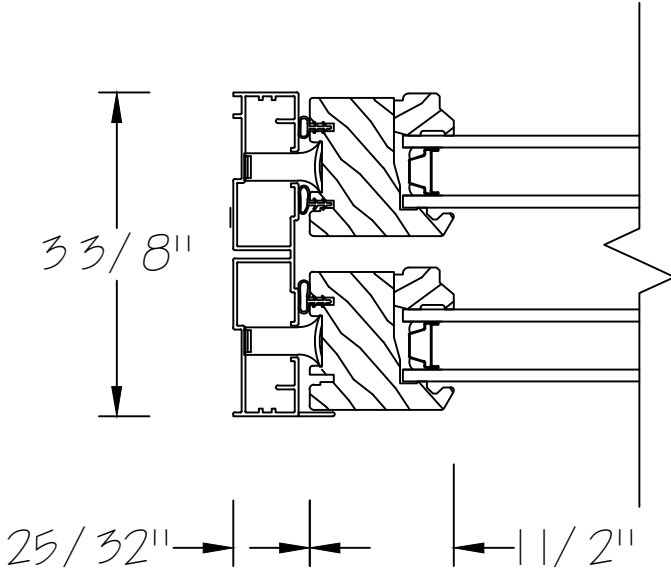
1
A-L4

WOOD DOUBLE HUNG SASH REPLACEMENT TOP RAIL



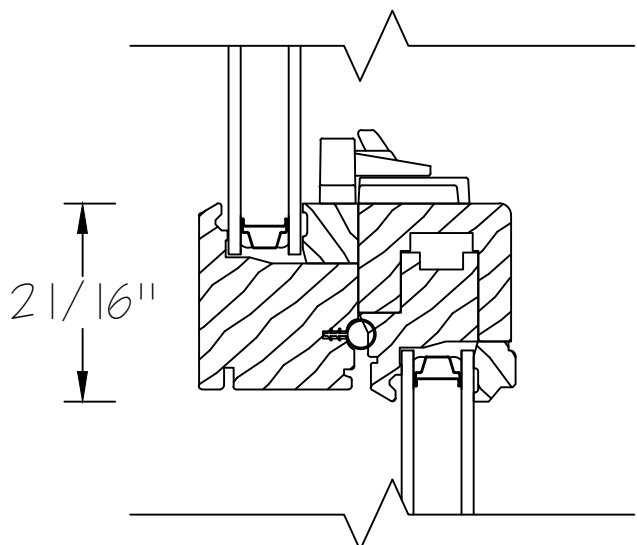
2
A-L4

WOOD DOUBLE HUNG SASH REPLACEMENT BOTTOM RAIL



3
A-L4

WOOD DOUBLE HUNG SASH REPLACEMENT JAMB



4
A-L4

WOOD DOUBLE HUNG SASH REPLACEMENT
CHECK RAIL

5
A-L4

NOT USED

6
A-L4

NOT USED



LANDMARKS BOARD

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

STAFF REPORT

COMMERCIAL STREET HISTORIC DISTRICT

DATE: February 27, 2015

BACKGROUND:

LOCATION: 334 E. Commercial Street

APPLICANT: Northbridge, LLC

PROPOSAL:

1. Remediate first- and second-story windows as described in the attached narrative and shown on attached drawings.

RECOMMENDATION:

The request be **approved**.

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.

PROJECT COORDINATOR:

Daniel Neal

Senior Planner

ATTACHMENT A
BACKGROUND REPORT
334 E. Commercial

APPLICANT'S PROPOSAL:

The subject property is located at 300 East Commercial Street at the intersection of Commercial Street and Robberson Avenue in the Commercial Street Historic District in Springfield, Greene County, Missouri (*See Figure 1*). On July 24, 2014, the Springfield Landmarks Board approved a Certificate of Appropriateness Application comprehending a proposed scope of work for the historic rehabilitation of the building. Included in the submitted application was the proposed repair of extant wood window frames and the replacement of extant wood window sashes at all first and second story elevations with clad window sashes matching the existing profile of the original material. Consistent with the initial approved Certificate of Appropriateness application the original limestone sills and wood arch in-fill detailing will be retained and painted

STAFF COMMENTS:

1. During its discussion and consideration of the proposed work, the Landmarks Board expressed its concern with the use of the proposed clad window sashes, based on previous consideration within the Commercial Street Historic District. In response to Board concern, the project consultant withdrew this line item (Number 3) from the application with a commitment to submit a separate approach to addressing rehabilitation of the extant window materials, pending future review and approval by the State Historic Preservation Office and National Park Service. Subsequently, these reviewing agencies approved on January 23, 2015 the property owner's Federal Historic Rehabilitation Tax Credit Part 2 application (NPS Project Number 31612) proposing the retention and repair of extant wood window frames and use of clad wood window sashes in the exterior elevations as consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties. However, future site investigation indicates that the existing wood frames are significantly deteriorated and cannot be adequately retained. The purpose of the proposed scope of work is to recommend an alternative to the remediation of extant window conditions within the aesthetic of original materials and design.
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.
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.

4. The Secretary of Interior's Standards for Rehabilitation Guidelines shall be used for all methods of removal, replacement and repair.
5. 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

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.

Thomas Murray Building (c. 1908)

334 East Commercial Street
Commercial Street Historic District
Springfield, Greene County, Missouri



Springfield Landmarks Board **Certificate of Appropriateness Application**

Prepared For
Northbridge, LLC



WAHOO CONSULTING SOLUTIONS
326 North Boonville, #301
Springfield, Missouri 65806
417-380-4218 rlbuva@yahoo.com



Application for Certificate of Appropriateness

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

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

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed:

Received By:

Review:

☐ Administrative

☐ Landmarks Board

The applicant seeks to show the following:

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

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

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

Signature(s):

Date:

2/12/2015

Please type or print name(s) clearly:

W. Craig Hosmer

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:

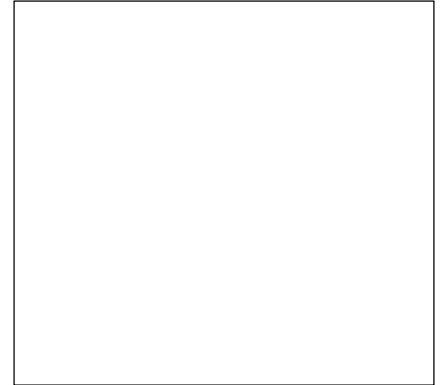
2. Name of current property owner: Northbridge, LLC

If corporation: Corporate Official: W. Craig Hosmer, President

Mailing Address: 313 South Glenstone Avenue

Zip Code: 65802 Telephone: (417) 869-9999 Fax: _____

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: Richard Lee Burton

Signature: _____

Mailing Address: 326 N Boonville, #301; Springfield, MO Zip Code: 65804 Fax: _____

Telephone: 417-380-4218 E-mail: rlbuva@yahoo.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: 2/12/2015

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

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

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

- ☒ Other (specify): Other (specify): Proposed work for full window replacement as amendment to previously submitted Certificate of Appropriateness Application.

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)*

BUILDING OVERVIEW

The subject property is located at 300 east commercial street at the intersection of Commercial Street and Robberson Avenue in the Commercial Street Historic District in Springfield, Greene County, Missouri *(See Figure 1)*. On July 24, 2014, the Springfield Landmarks Board approved a Certificate of Appropriateness Application comprehending a proposed scope of work for the historic rehabilitation of the building. Included in the submitted application was the proposed repair of extent wood window frames and the replacement of extant wood window sashes at all first and second story elevations with clad window sashes matching the existing profile of the original material.

(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.

DESCRIPTION OF PROPOSED WORK: (Continued)

During its discussion and consideration of the proposed work, the Landmarks Board expressed its concern with the use of the proposed clad window sashes, based on previous consideration within the Commercial Street Historic District. In response to Board concern, the project consultant withdrew this line item (Number 3) from the application. With a commitment to submit a separate approach to addressing rehabilitation of the extant window materials, pending future review and approval by the State Historic Preservation Office and National Park Service. Subsequently, these reviewing agencies approved on January 23, 2015 the property owner's Federal Historic Rehabilitation Tax Credit Part 2 application (NPS Project Number 31612) proposing the retention and repair of extant wood window frames and use of clad wood window sashes in the exterior elevations as consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties. However, future site investigation indicates that the existing wood frames are significantly deteriorated and cannot be adequately retained. The purpose of the proposed scope of work is to recommend an alternative to the remediation of extant window conditions within the aesthetic of original materials and design.

1. Remediate First- and Second-Story Windows.

Further investigation of original materials in the extant first- and second-story window openings at the primary north, side west, and rear south elevations of the historic building indicates that the extant wood window frames and sashes can not be retained. *(See Photos 1-100)* Therefore, a full replacement is necessary with a custom-made wood window frame and wood double-hung single-light window sashes. Specifically, a Jenn-Weld Custom Wood Epic Window frame and sash unit has been specified. These custom window products will retain the existing historic profile, including Brick Mould, Standard Sill Nosing, Lifetime Wood Quarantee, and insulated clear tempered glass *(See accompanying drawings A-L1 through AL-4)*.

Consistent with the initial approved Certificate of Appropriateness Application the original limestone sills and wood arch in-fill detailing will be retained and painted.

Figure 1: Site Map. Location of 334 East Commercial Street on southern tier of Commercial Street in Commercial Street Historic District in ; Springfield, Greene County, Missouri.



PHOTOGRAPHS

The same is true for all photographs:

March 14, 2014

Richard Lee Burton

Photo Log:

Photo 1: Primary North Elevation. View to southwest with extant double-hung wood windows at second story.

Photo 2: Upper story, Primary North Elevation. View to south with eastern window bay.

Photo 3: Upper story, Side West Elevation. View to East with symmetrical second-story window placement.

Photo 4: Upper story, Rear South Elevation. View to North with symmetrically-placed western window bays.

Photo 5: Rear South Elevation. View to North.

Photo 6: Rear South Elevation. View to North. Upper story Detail of Eastern paired window bays.

PHOTOGRAPHS *(Continued)*



Photo 1



Photo 2



Photo 3



P

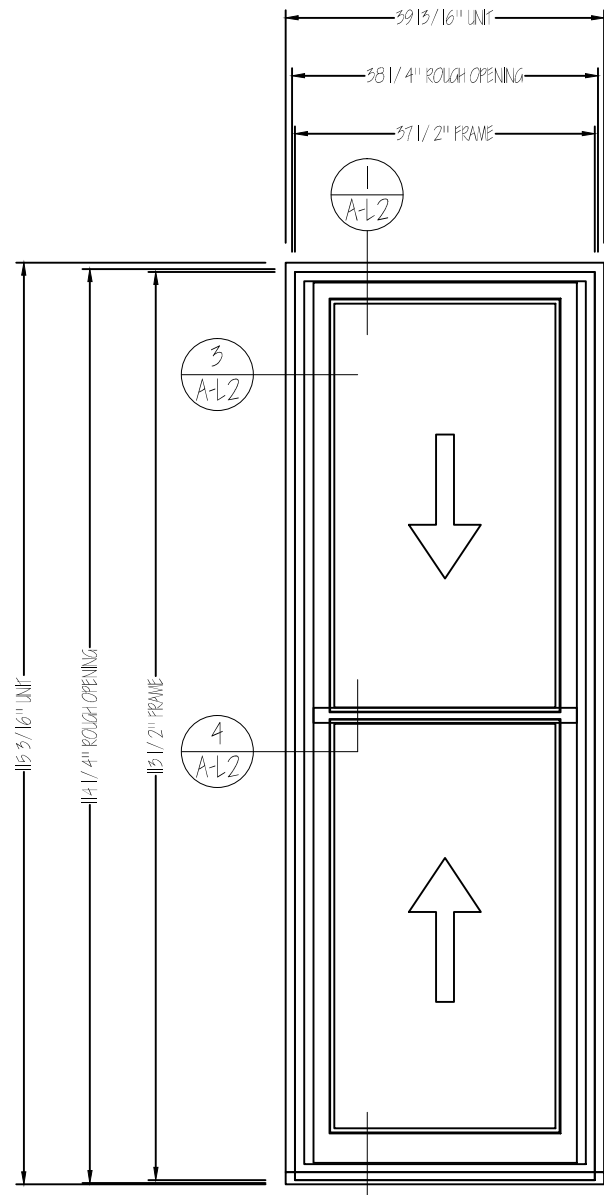
Photo 4



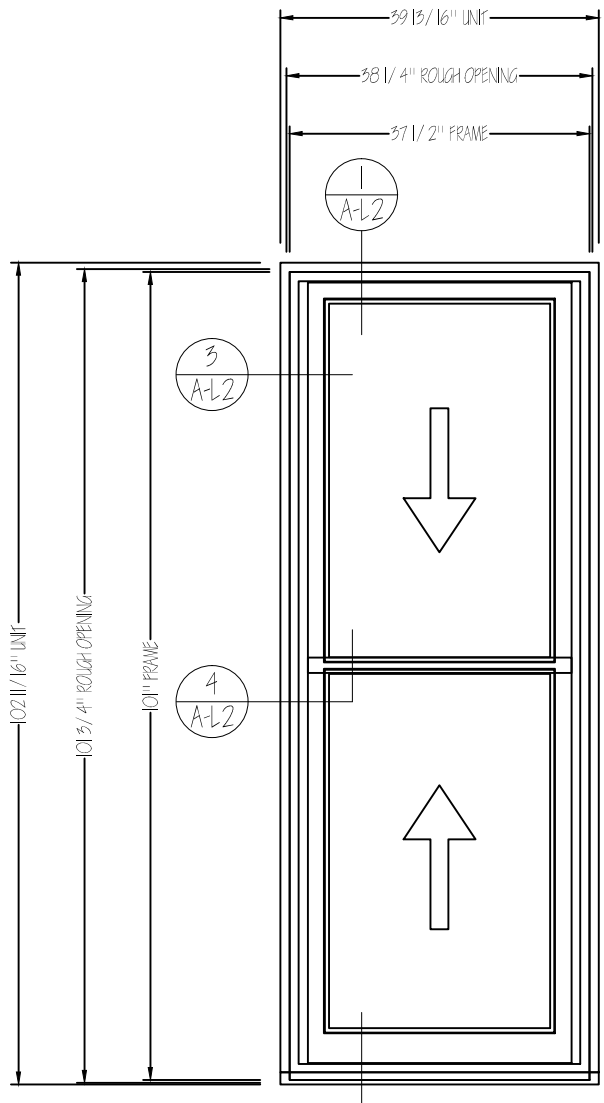
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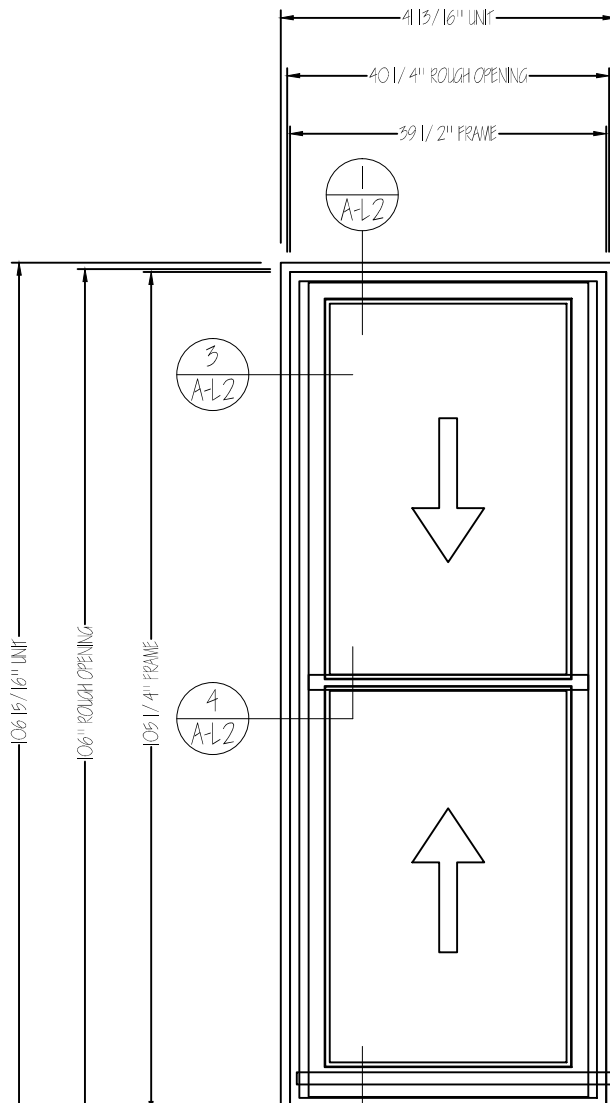
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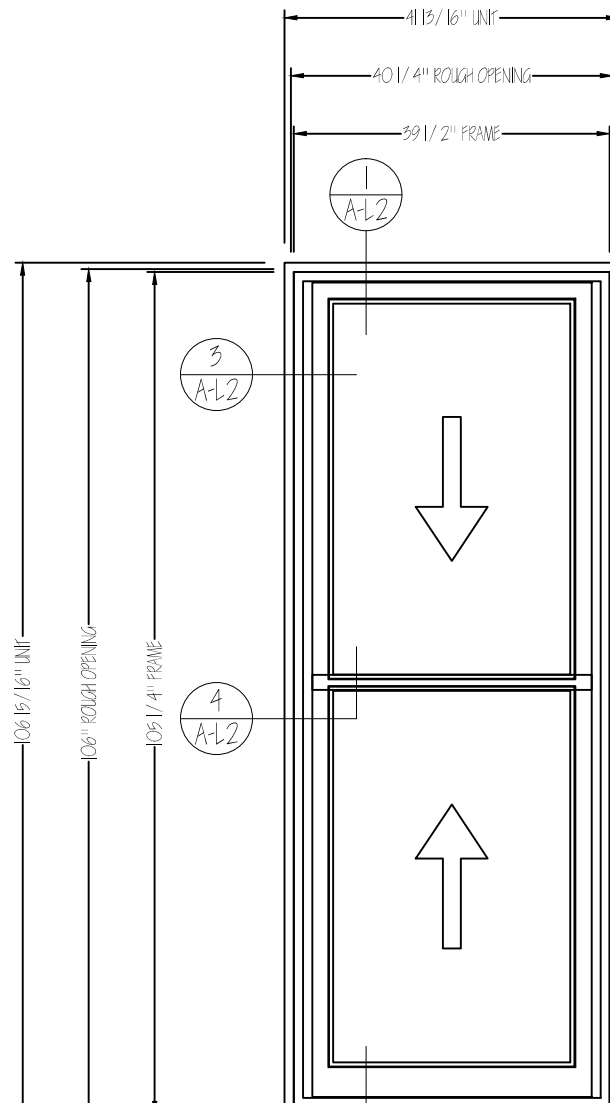
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SOUTH ELEVATION - 1ST FLOOR (300)
SOUTH ELEVATION - 2ND FLOOR (300)



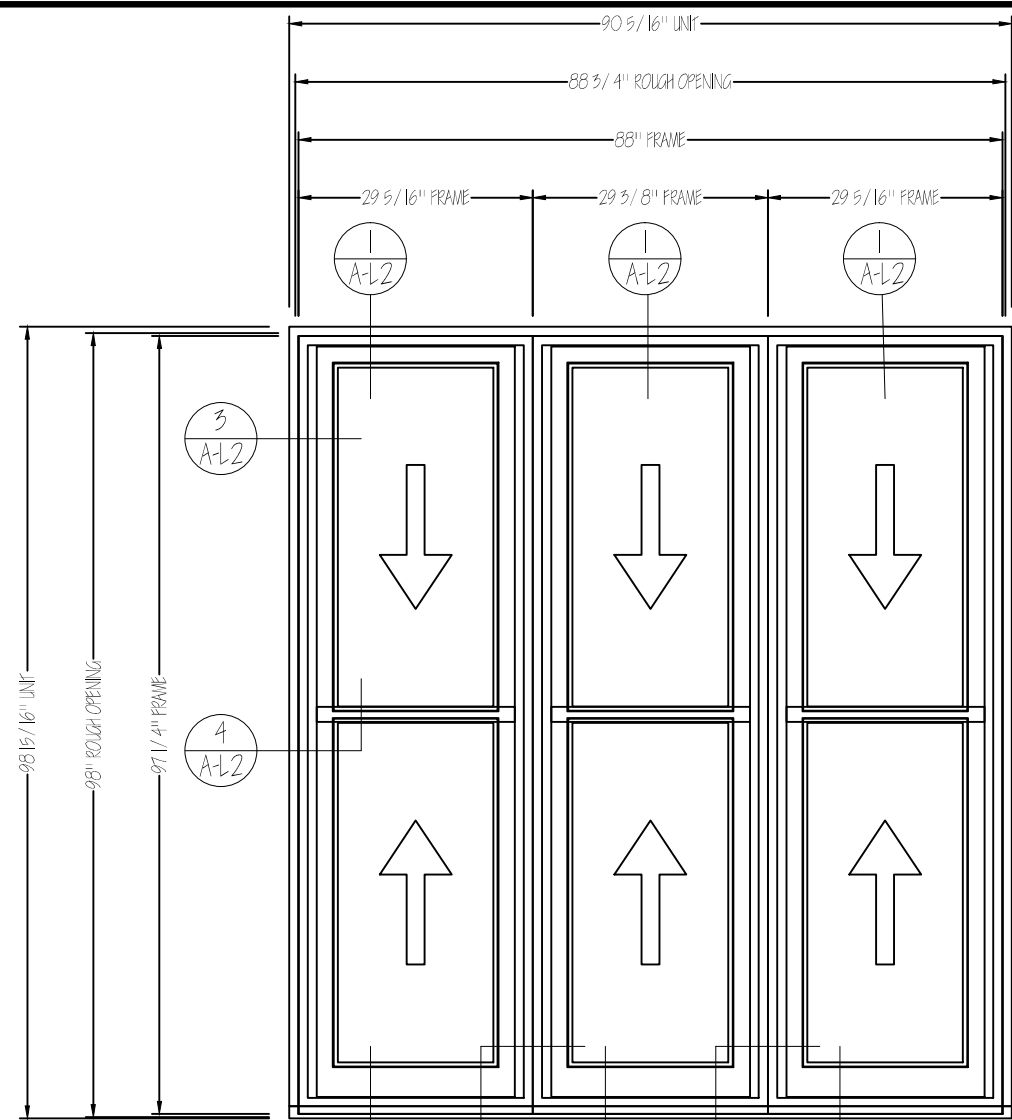
SOUTH ELEVATION - 2ND FLOOR (300)(1)
SOUTH ELEVATION - 2ND FLOOR (300)



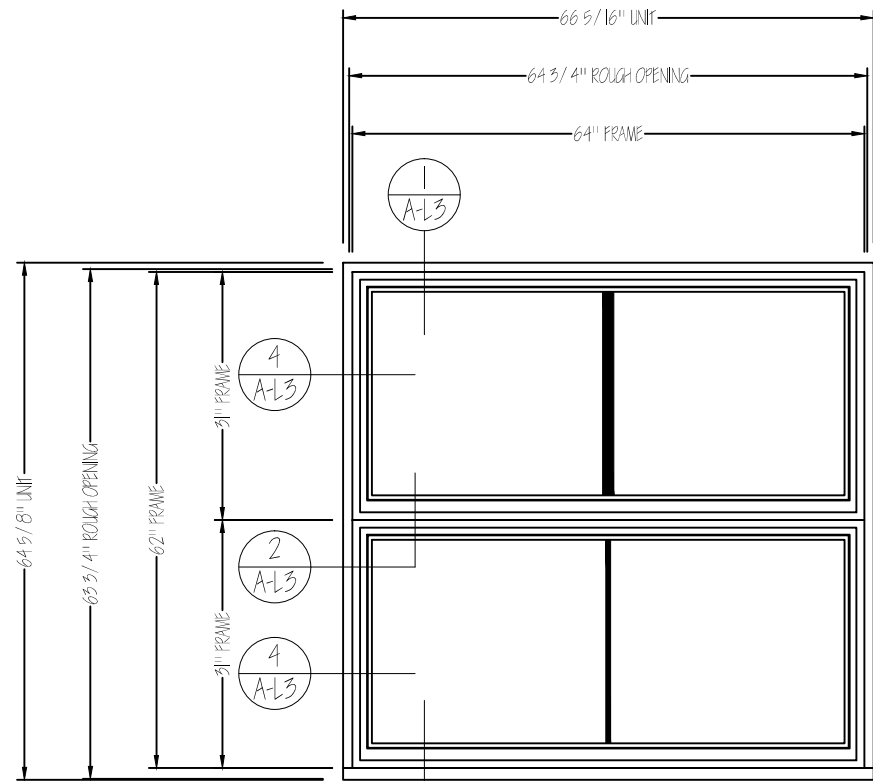
WEST ELEVATION - 2ND FLOOR (300)



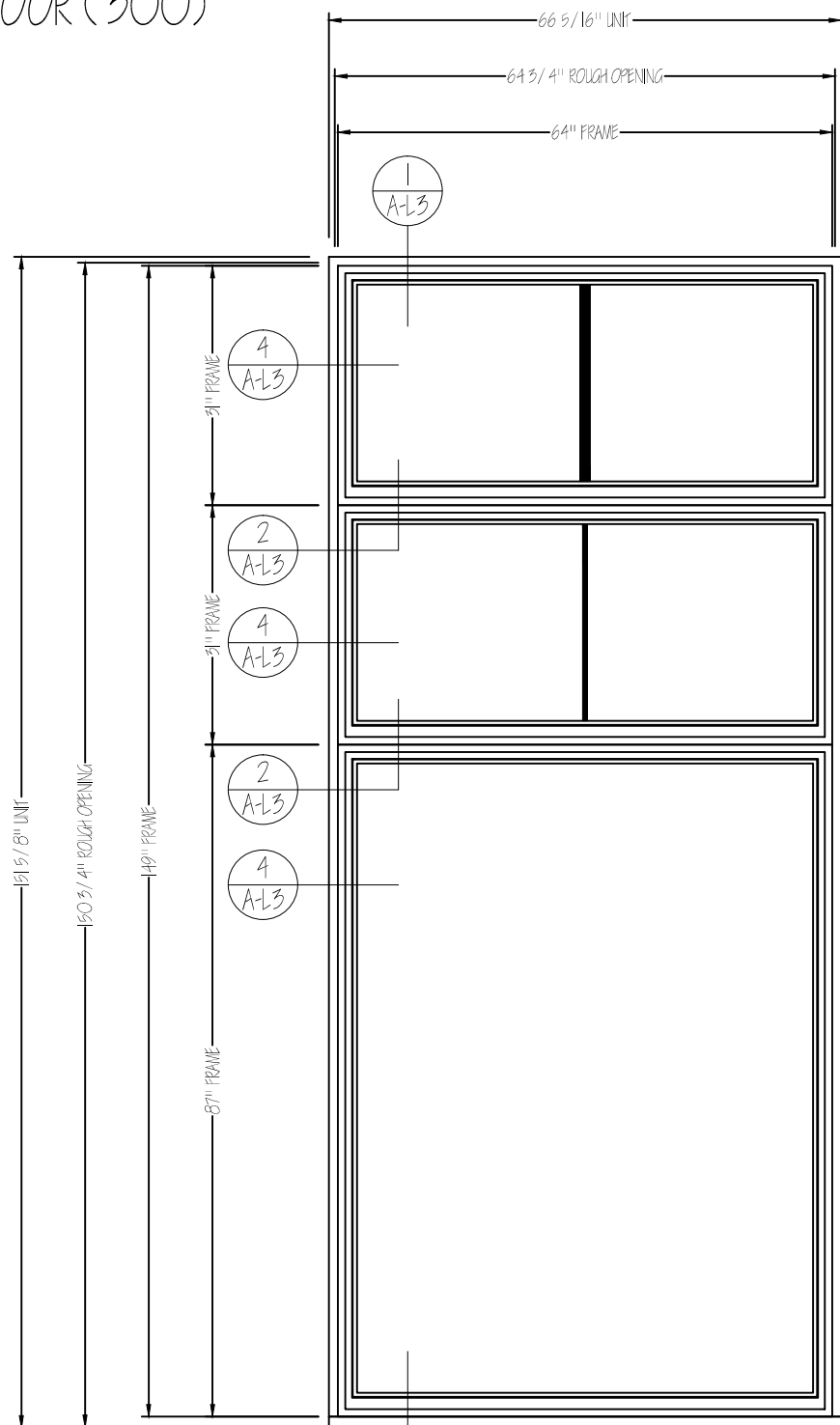
NORT ELEVATION - 2ND FLOOR (300)



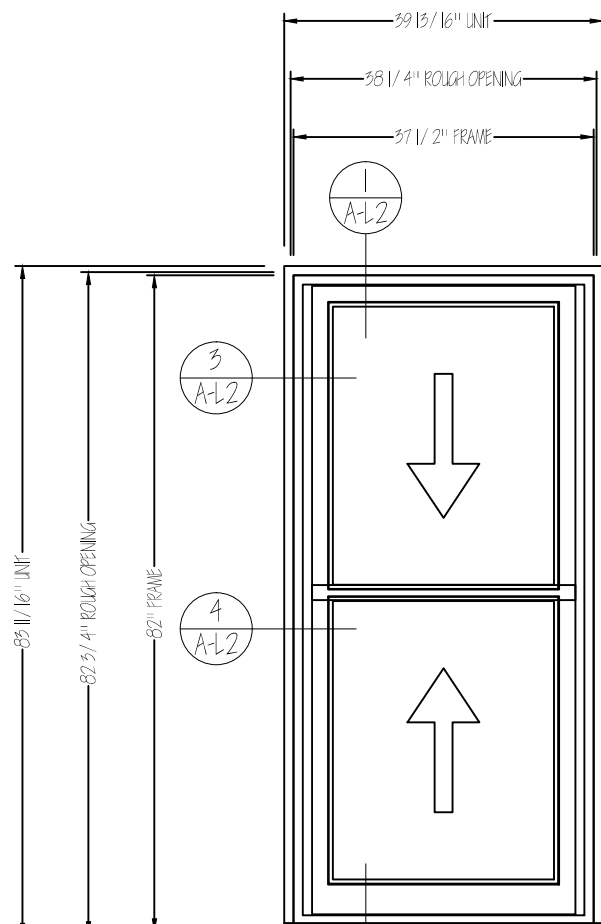
NORT ELEVATION - 2ND FLOOR (300) - MULL



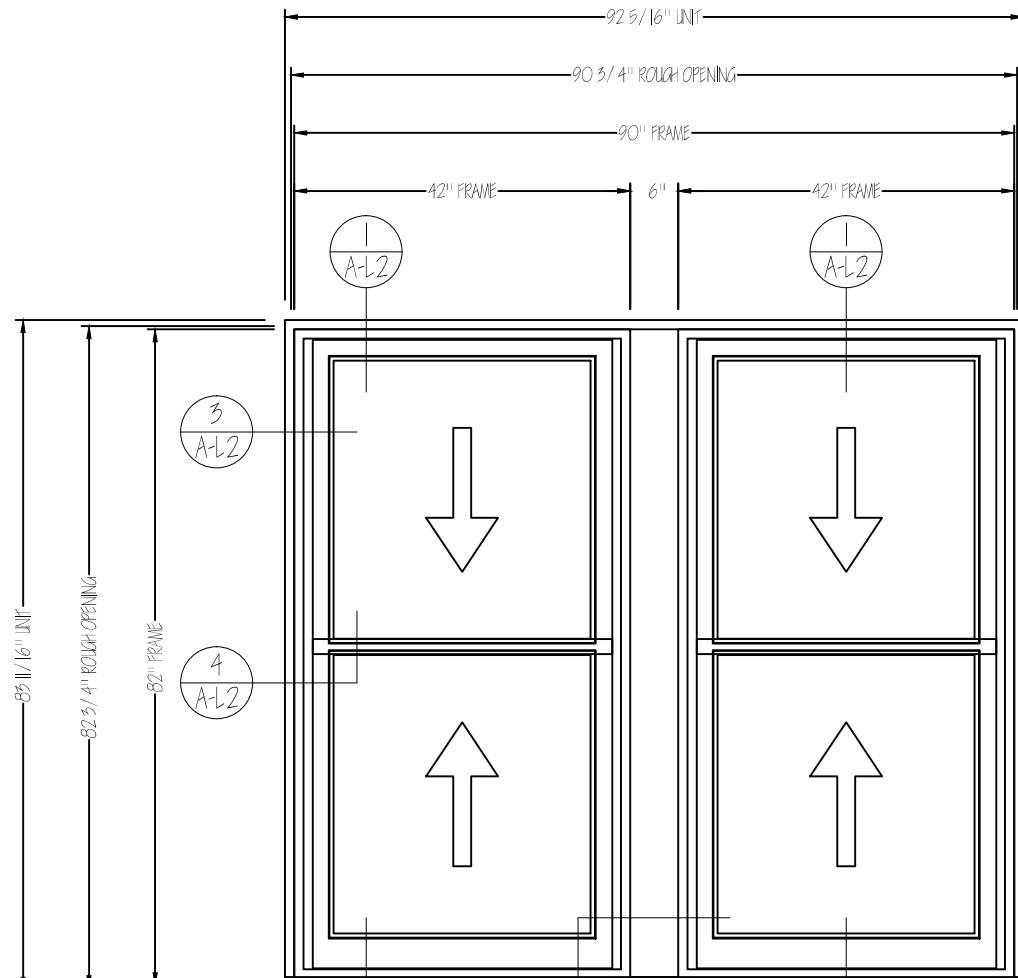
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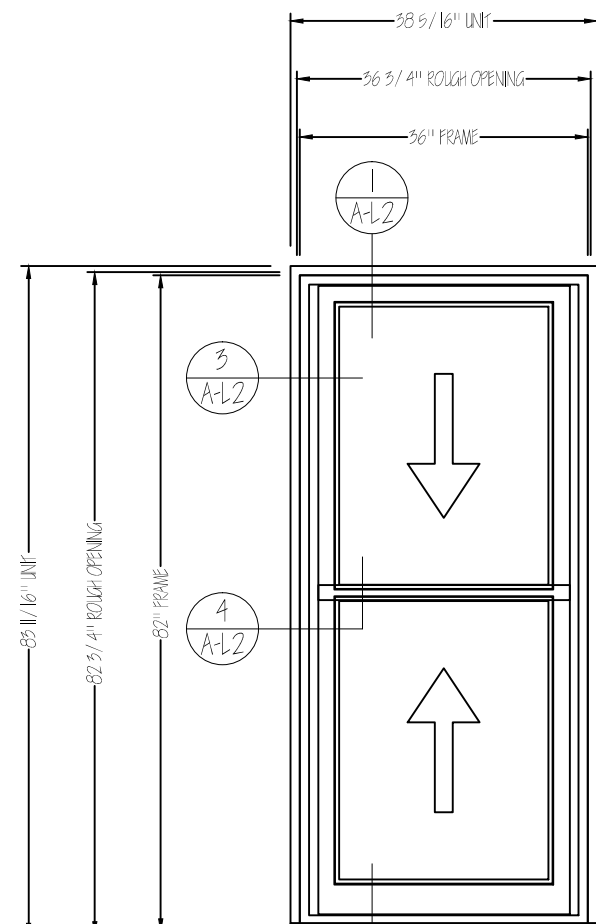
WEST ELEVATION - 1ST FLOOR
JOBSITE ASSEMBLY REQUIRED ①



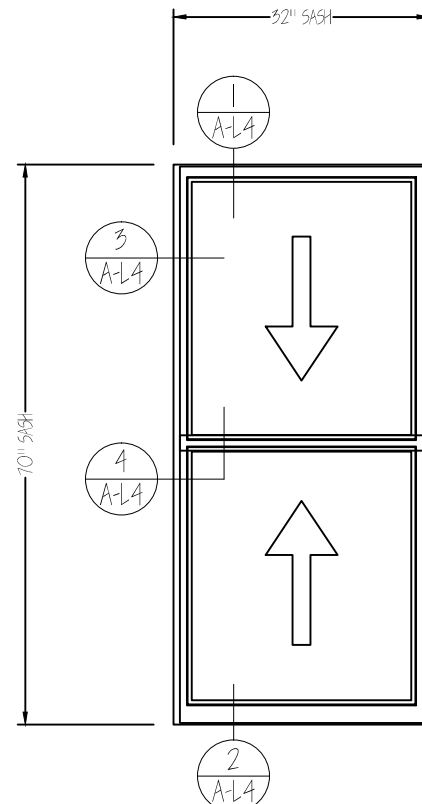
WEST ELEVATION - 2ND FLOOR (304)



NORTH ELEVATION - 2ND FLOOR (304)



SOUTH ELEVATION - 2ND FLOOR (304)



304 INTERIOR SASH PACKS

ELEV.#	PRODUCT I.D.#	FRAME SIZE	ROUGH OPNG	EXTERIOR	INTERIOR	GLASS	HDWR	SCREEN	JAMB	HANDING	OTHER	PG	QTY
WEST ELEVATION - 1ST FLOOR (300)	EPIC WOOD DOUBLE HUNG	57 1/2 X 113 1/2	58 1/4 X 114 1/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	2
SOUTH ELEVATION - 1ST FLOOR (300)	EPIC WOOD DOUBLE HUNG	57 1/2 X 113 1/2	58 1/4 X 114 1/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	1
SOUTH ELEVATION - 2ND FLOOR (300)(1)	EPIC WOOD DOUBLE HUNG	57 1/2 X 101	58 1/4 X 101 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	1
WEST ELEVATION - 2ND FLOOR (300)	EPIC WOOD DOUBLE HUNG	59 1/2 X 105 1/4	40 1/4 X 106	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	13
SOUTH ELEVATION - 2ND FLOOR (300)	EPIC WOOD DOUBLE HUNG	57 1/2 X 101	58 1/4 X 101 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	2
NORTH ELEVATION - 2ND FLOOR (300)	EPIC WOOD DOUBLE HUNG	59 1/2 X 105 1/4	40 1/4 X 106	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	2
NORTH ELEVATION - 2ND FLOOR (300) -MULL	EPIC WOOD DOUBLE HUNG	29 5/16 X 97 1/4	88 5/4 X 98	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2 - 5/4 - 5/4	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	N/A	1 MULL
	EPIC WOOD DOUBLE HUNG	29 5/8 X 97 1/4		PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE		X			
	EPIC WOOD DOUBLE HUNG	29 5/16 X 97 1/4		PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE		X			
WEST ELEVATION - 1ST FLOOR (1)	WOOD CASEMENT	64 X 31	64 3/4 X 63 3/4	PINE PRIMED	PINE NATURAL	GLUE CHIP TEMPERED I.G. W/ ARGON	NONE	NONE	5 1/2 - 5/4 - 5/4	STATIONARY	CUSTOM BRICKMOLD JCD-396, SUBSILL, 1 3/8" BEAD SCL, 5/8" BEAD SCL	N/A	1 MULL
	WOOD CASEMENT	64 X 31		PINE PRIMED	PINE NATURAL	GLUE CHIP TEMPERED I.G. W/ ARGON	NONE	NONE		STATIONARY			
WEST ELEVATION - 1ST FLOOR	WOOD CASEMENT	64 X 31	64 3/4 X 150 3/4	PINE PRIMED	PINE NATURAL	GLUE CHIP TEMPERED I.G. W/ ARGON	NONE	NONE	5 1/2 - 5/4 - 5/4	STATIONARY	CUSTOM BRICKMOLD JCD-396, SUBSILL, 1 3/8" BEAD SCL, 5/8" BEAD SCL	N/A	2 MULLS
	WOOD CASEMENT	64 X 31		PINE PRIMED	PINE NATURAL	GLUE CHIP TEMPERED I.G. W/ ARGON	NONE	NONE		STATIONARY			
WEST ELEVATION - 2ND FLOOR (304)	EPIC WOOD DOUBLE HUNG	57 1/2 X 82	58 1/4 X 82 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	6
NORTH ELEVATION - 2ND FLOOR (304)	EPIC WOOD DOUBLE HUNG	42 X 82	90 3/4 X 82 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	N/A	3 MULLS
	EPIC WOOD DOUBLE HUNG	42 X 82		PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE		X			
SOUTH ELEVATION - 2ND FLOOR (304)	EPIC WOOD DOUBLE HUNG	36 X 82	36 3/4 X 82 3/4	PINE PRIMED	PINE NATURAL	CLEAR TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	BRELIANT WHITE	5 1/2	X	CUSTOM BRICKMOLD JCD-396, SILL NOSE, WINDOW OPENING CONTROL DEVICE, CAM LOCK	45	4
304 - INTERIOR SASH PACKS	CMDR2832	SASH OPENING = 32 X 70		PINE NATURAL	PINE NATURAL	OBSCURED TEMPERED I.G. W/ ARGON	CHESTNUT BRONZE	NONE	NONE	X	14 DEGREE, CAM LOCK	N/A	7

JELD-WEN®

WINDOWS & DOORS®

Door & Window Division - Bend

62845 BOYD ACRES ROAD
BEND, OREGON 97701
(541)382-4411 (800)547-6880

DRAWING TITLE:

SPRINGFIELD LOFTS

DYKE LUMBER

NOTES:

* DOORS AND WINDOWS TO BE INSTALLED PER LATEST ASTM E2112 STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.

① JELD-WEN MAKES NO REPRESENTATIONS REGARDING THE PERFORMANCE OF FIELD ASSEMBLED MULL UNITS. ADDITIONAL SUPPORT MAY BE REQUIRED AND IS THE RESPONSIBILITY OF THE PURCHASER. FIELD ASSEMBLED UNITS DO NOT HAVE INDEPENDENTLY CERTIFIED RATINGS FOR AIR, WATER, OR STRUCTURAL PERFORMANCE.

As you know, JELD-WEN publishes recommended installation methods for its products, those instructions do not prohibit the use of an alternative installation method. The ultimate decision on the installation of JELD-WEN windows and doors is up to the installer, the use of an alternative installation method does not negate the Limited Warranty that accompanied the JELD-WEN product.

JELD-WEN requires an Architect approved, complete set of project Shop drawings be returned to the Architectural Services Group prior to JELD-WEN accepting a purchase order for this project. Product is manufactured as specified by the customer with Quick Quote. Approved modifications or unique applications must also be noted on Quick Quote, and/or Change Order.

It is the Purchasers responsibility to verify that all items specified on the order are correct.

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SYM.	DATE	REVISION	BY

DRAWING CONTENTS:	
ELEVATIONS CUSTOM EPIC WOOD DOUBLE HUNG AND EPIC CASEMENT WOOD WINDOWS	
DATE: 01/29/2015	APPROV. BY:
SCALE: (UNLESS NOTED) 1/2" = 1'	DRAWING NUMBER A-L1
DRAWN BY: MVL	

NOTES:
* SEE DWG A-L1 FOR ELEVATIONS
* DOORS AND WINDOWS TO BE INSTALLED PER LATEST
ASTM E2112 STANDARD PRACTICE FOR INSTALLATION OF
EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.

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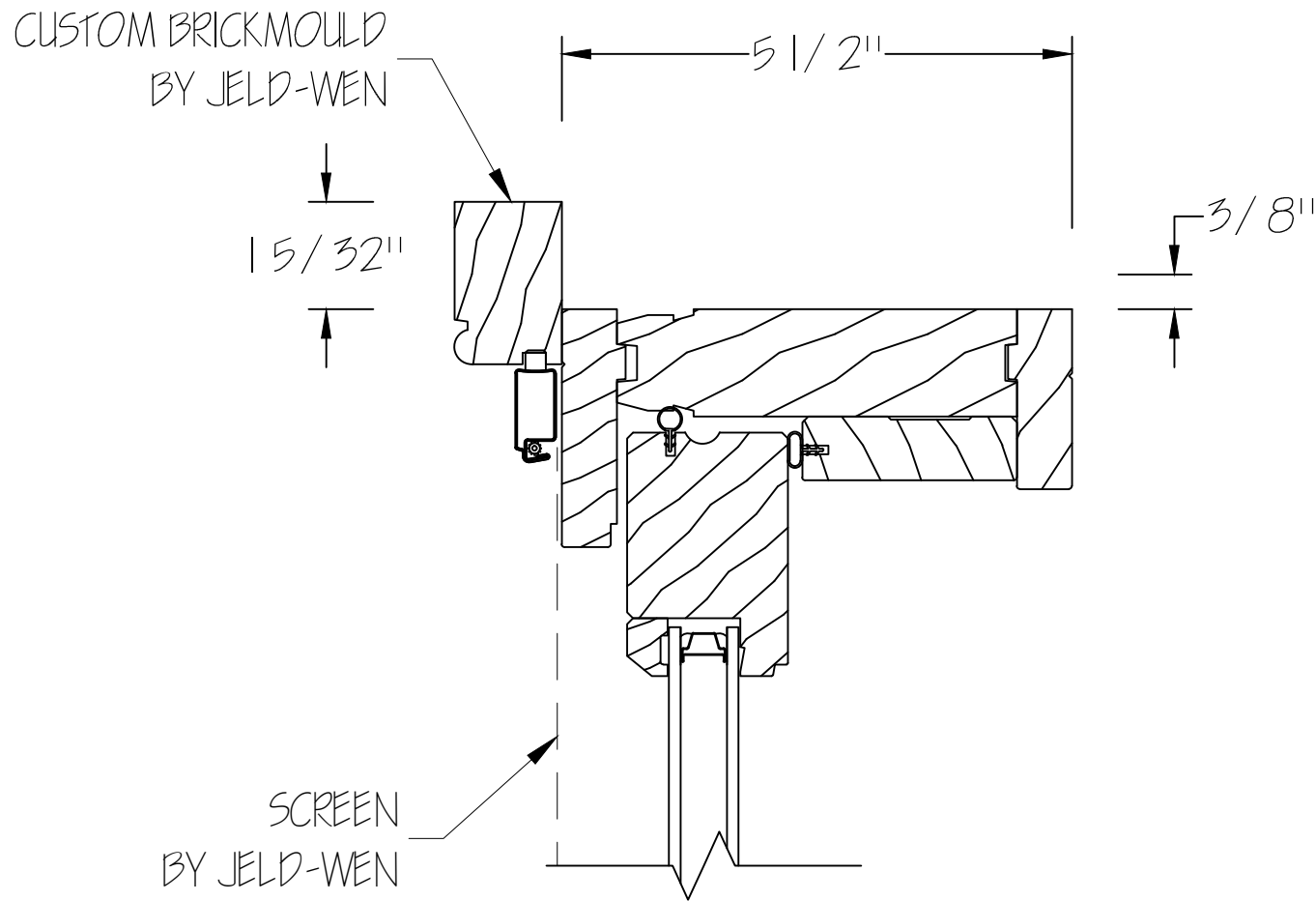
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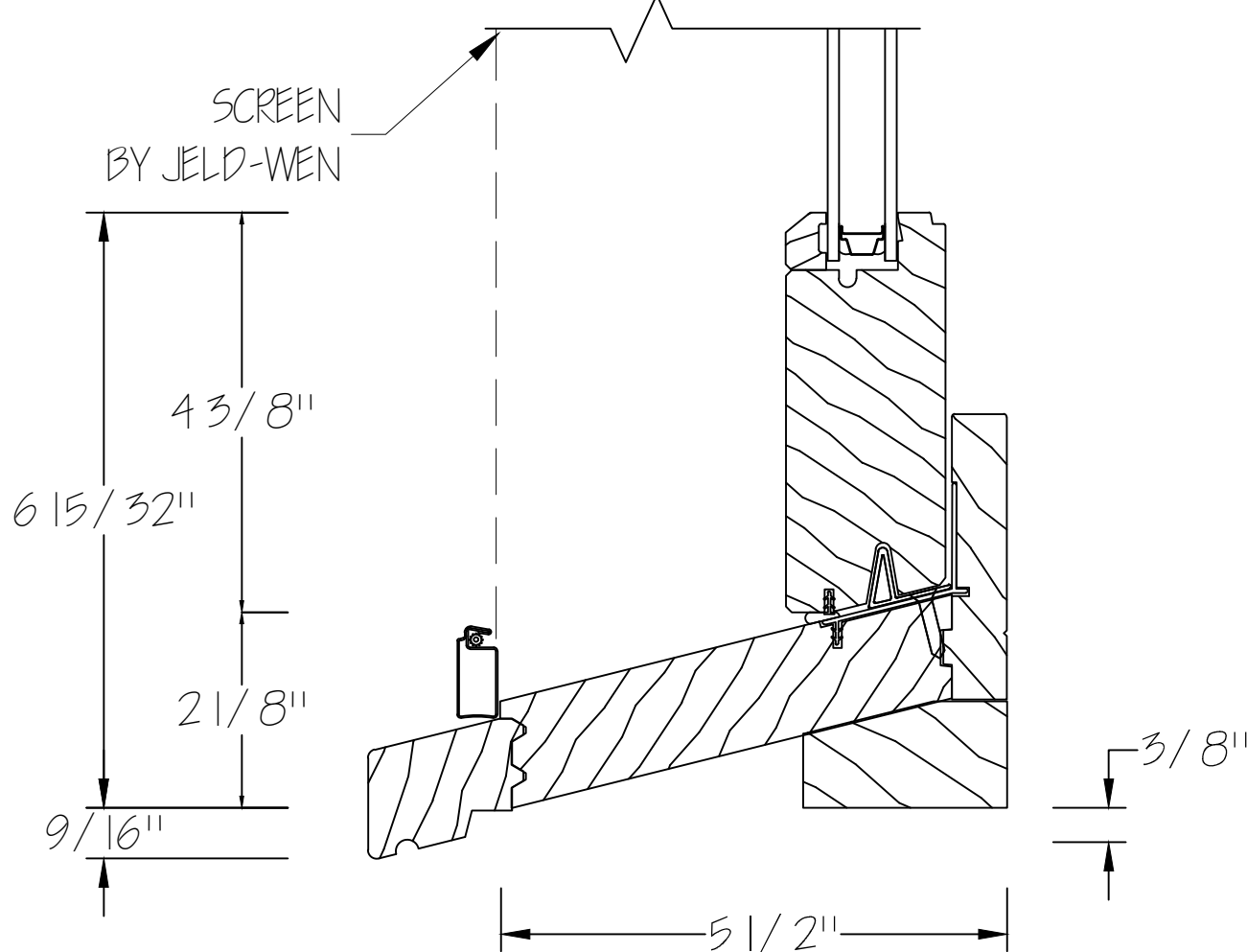
SYM.	DATE	REVISION	BY

DRAWING CONTENTS: PRODUCT SECTIONS CUSTOM EPIC WOOD DOUBLE HUNG WINDOWS	
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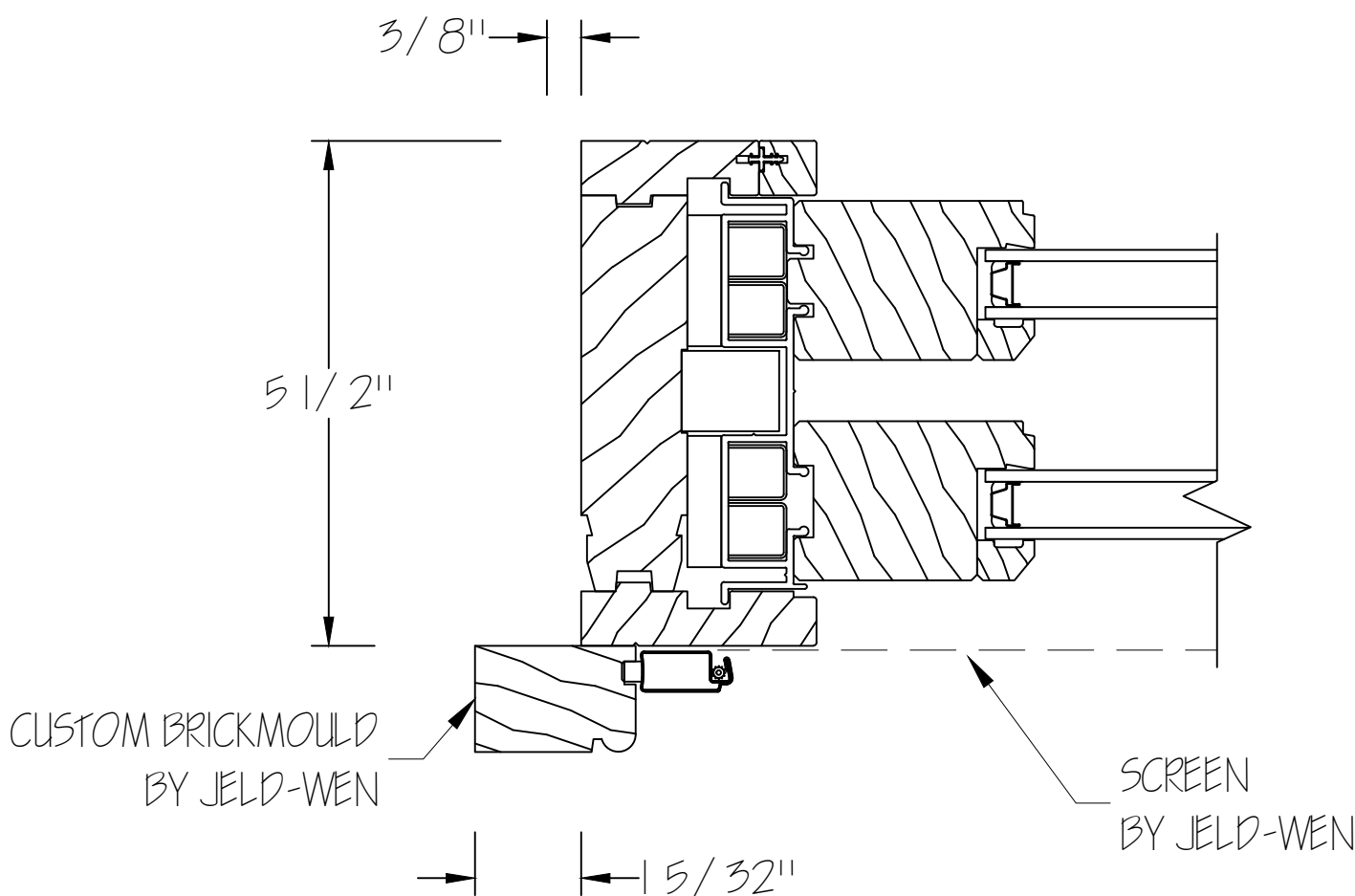
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SCALE: (UNLESS NOTED) 6" = 1'	DRAWING NUMBER A-L2
DRWN. BY MVL	



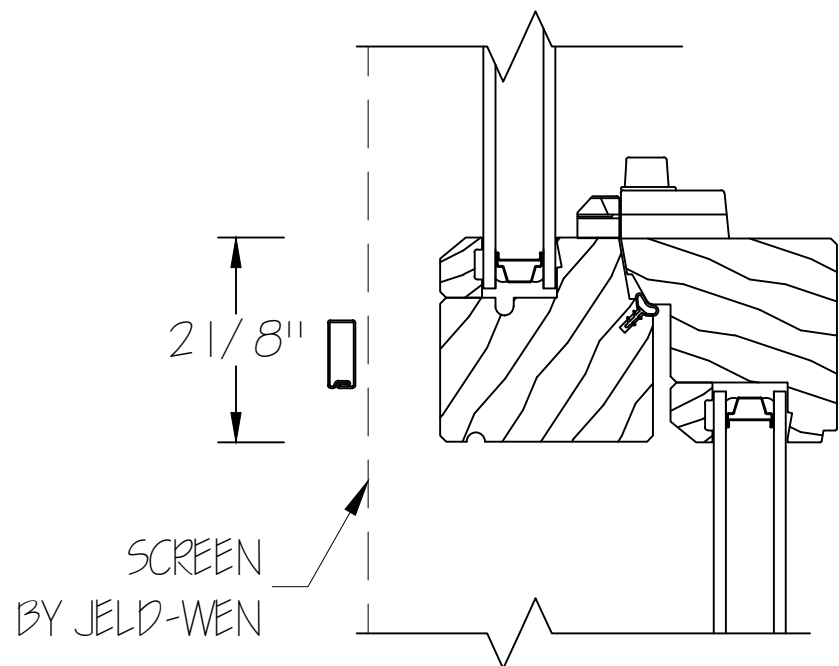
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WOOD EPIC DOUBLE HUNG HEAD
W/ CUSTOM BRICKMOULD (JDC-396)



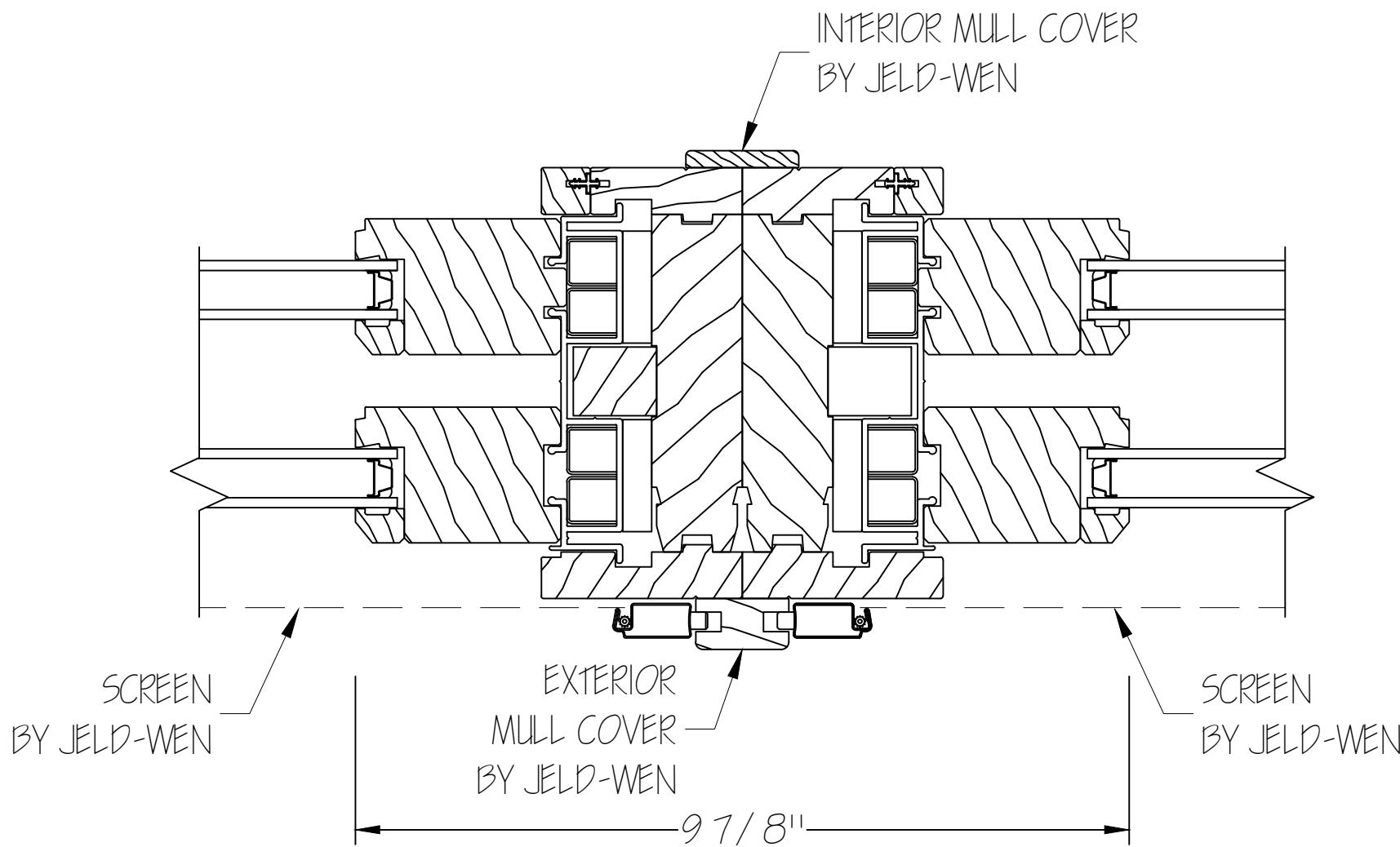
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A-L2
WOOD EPIC DOUBLE HUNG SILL
W/ SILL NOSE



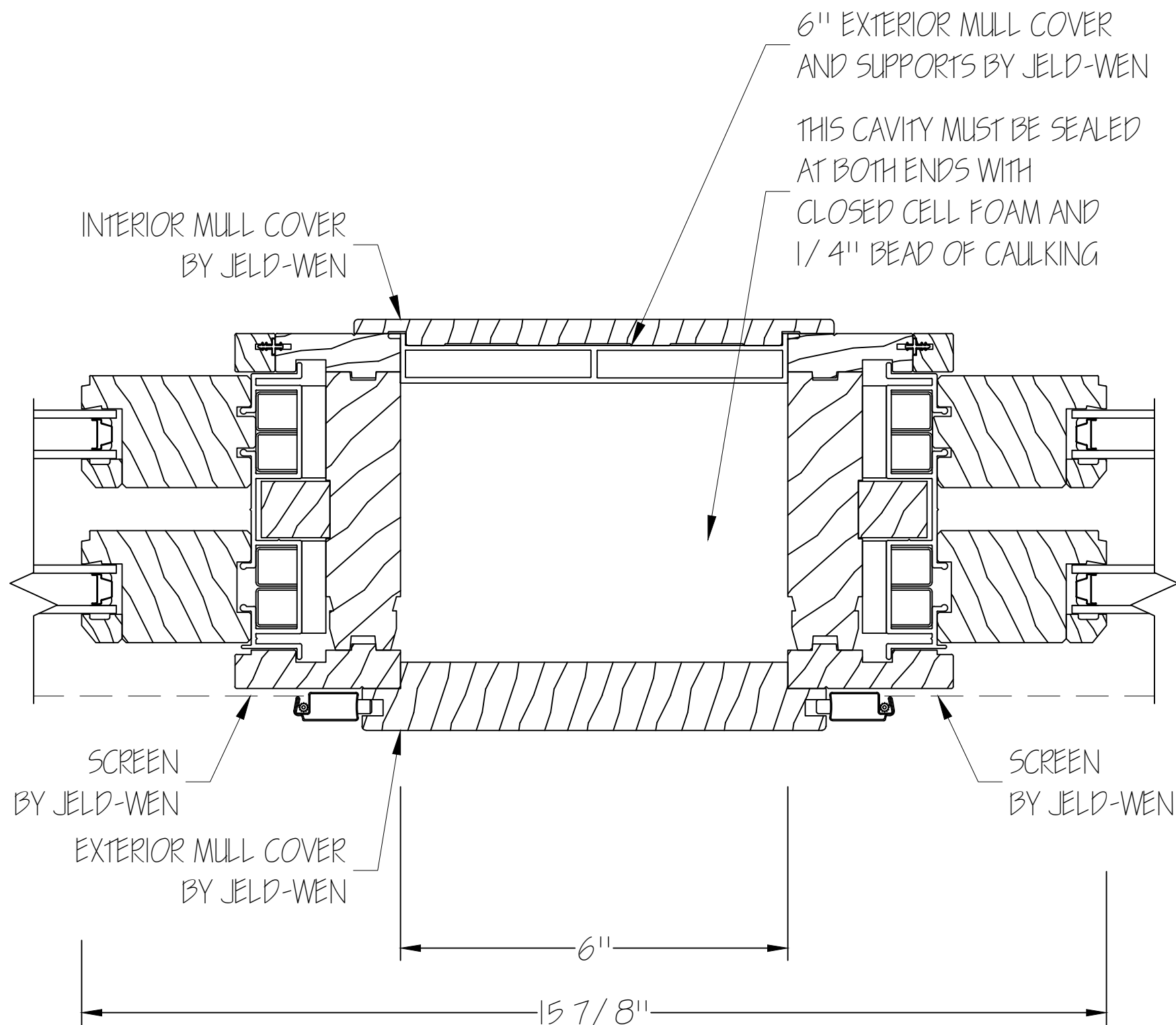
3
A-L2
WOOD EPIC DOUBLE HUNG JAMB
W/ CUSTOM BRICKMOULD (JDC-396)



4
A-L2
WOOD EPIC DOUBLE HUNG CHECK RAIL



5
A-L2
WOOD EPIC DOUBLE HUNG VERTICAL MULL



6
A-L2
WOOD EPIC DOUBLE HUNG VERTICAL 6" SPREAD MULL

DRAWING TITLE:

SPRINGFIELD LOTS

DYKE LUMBER

NOTES:

- * SEE DWG A-L1 FOR ELEVATIONS
- * DOORS AND WINDOWS TO BE INSTALLED PER LATEST ASTM E2112 STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.

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SYM.	DATE	REVISION	BY

DRAWING CONTENTS:

PRODUCT SECTIONS
CUSTOM WOOD CASEMENT WINDOWS

DATE: 01/29/2015

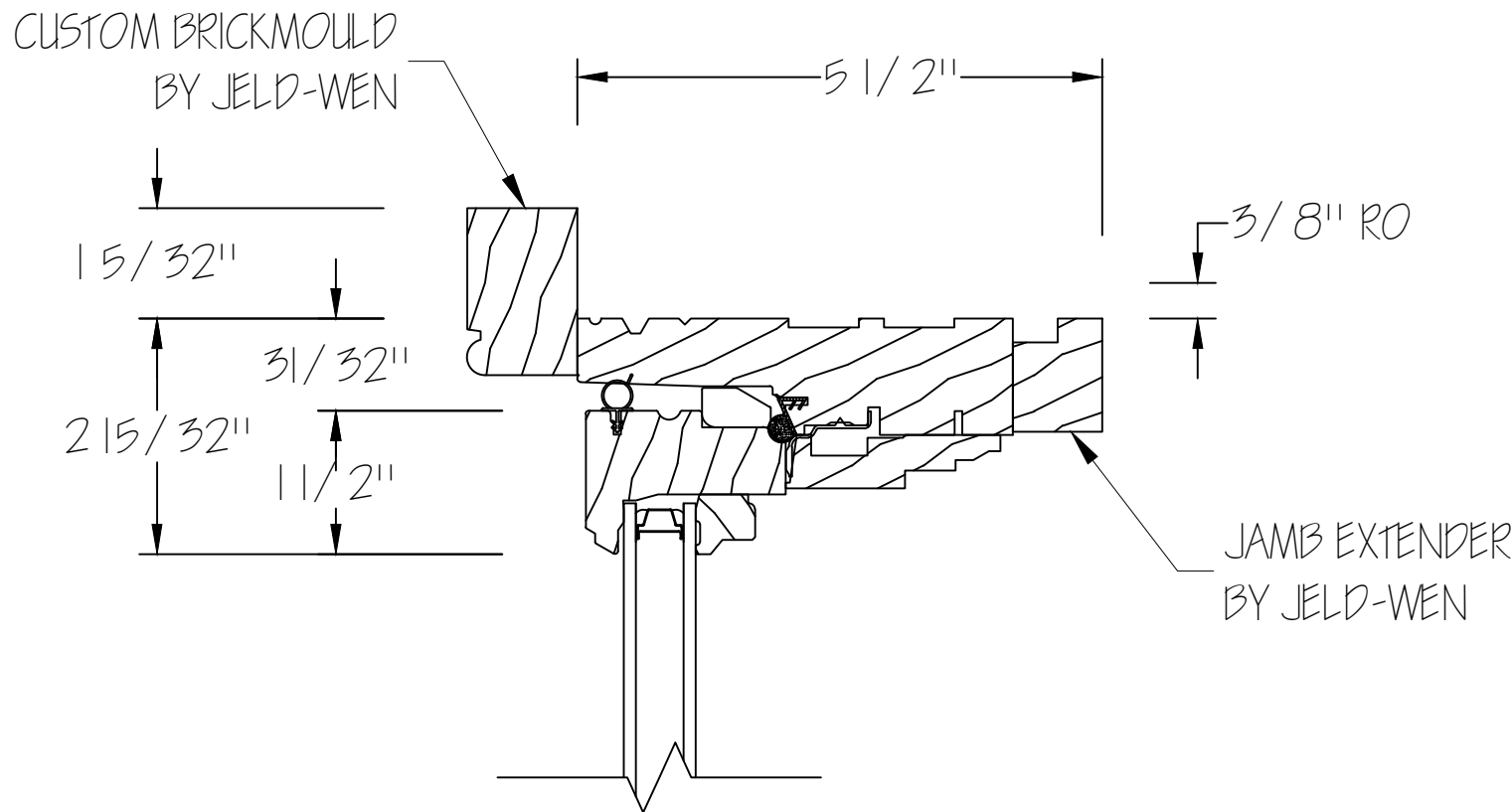
APPRV. BY:

SCALE: (UNLESS NOTED)
6" = 1'

DRAWING NUMBER

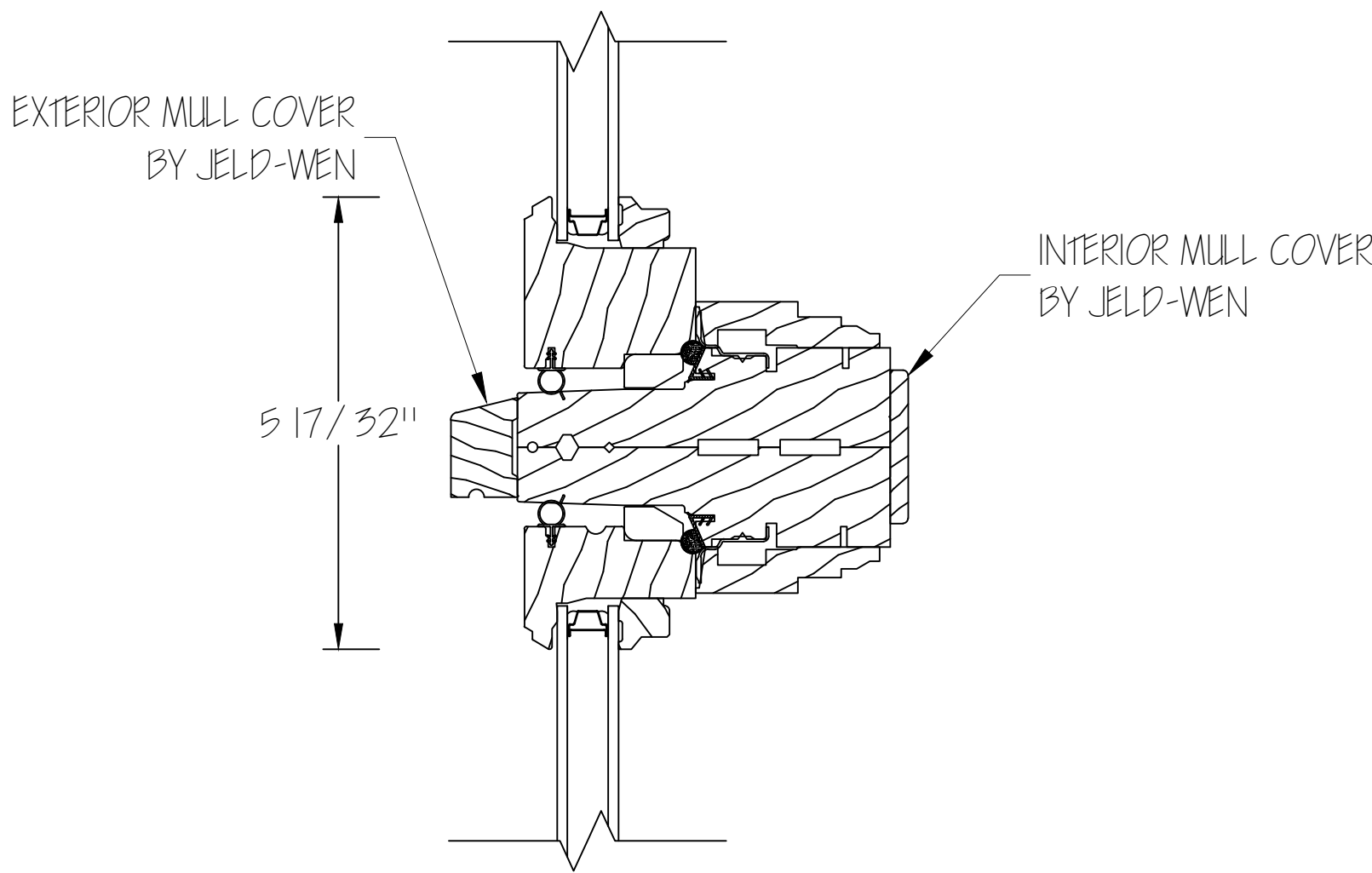
DRAWN BY
MVL

A-L3



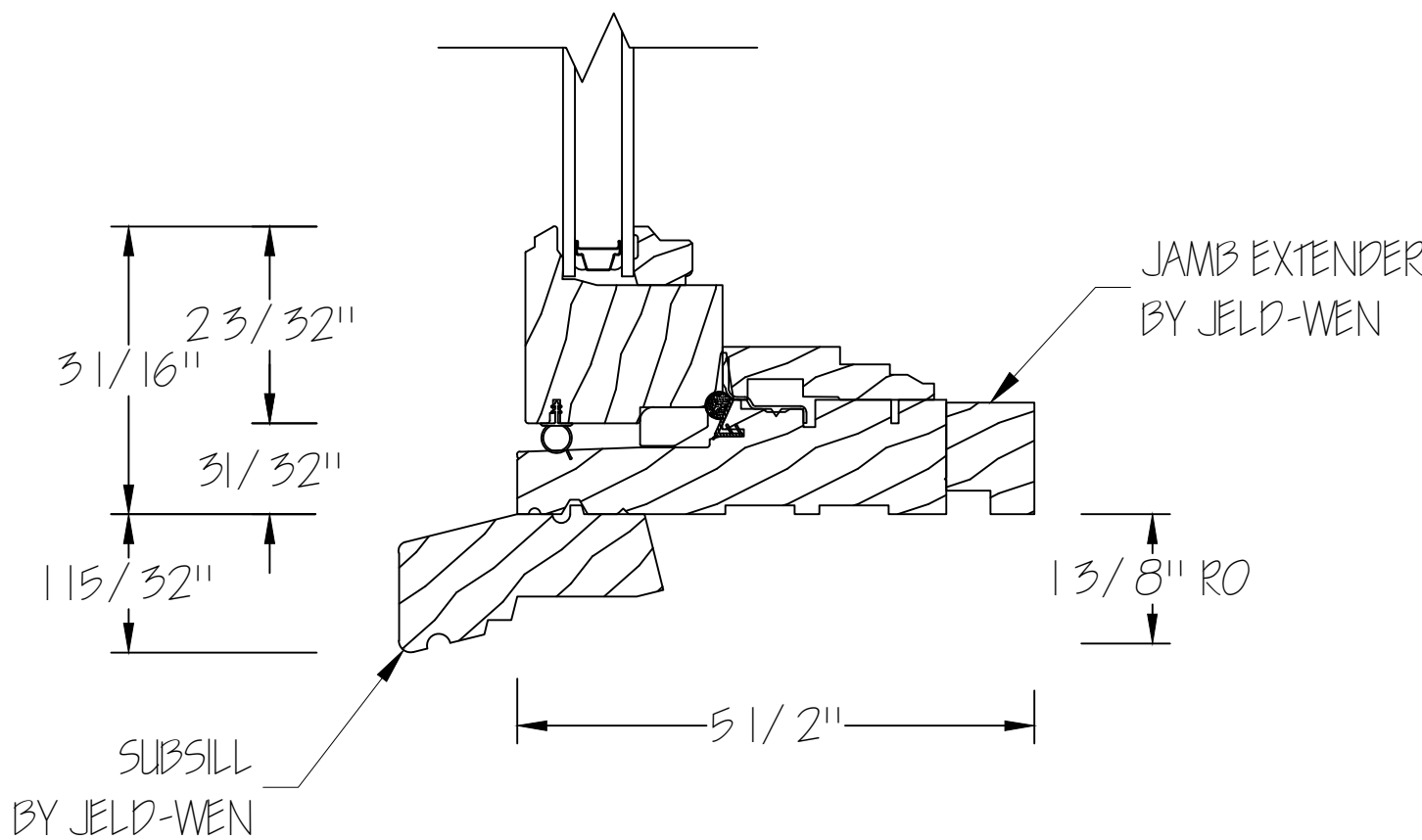
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A-L3

WOOD STATIONARY CASEMENT HEAD
W/ CUSTOM BRICKMOULD (JDC-396)



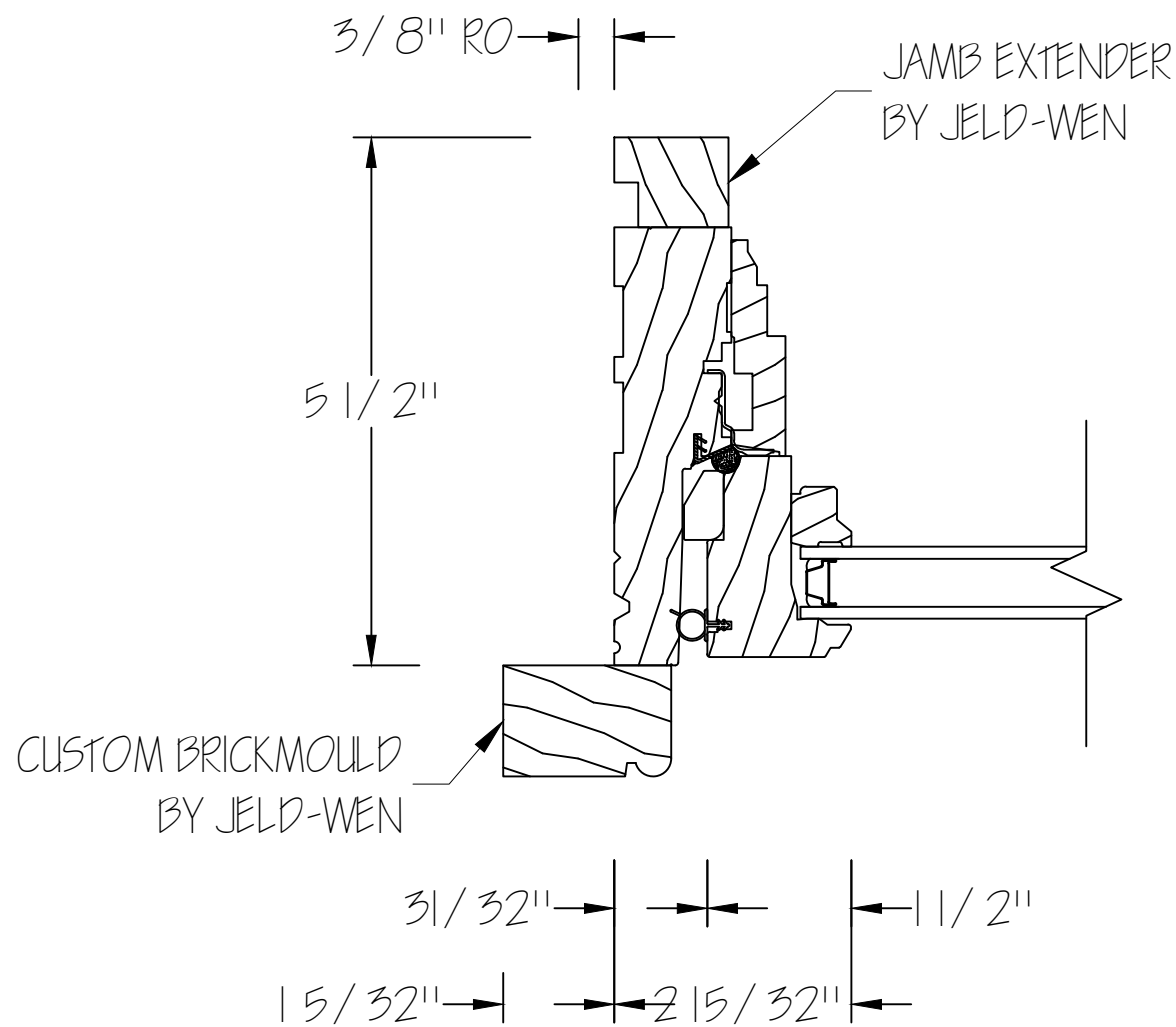
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A-L3

WOOD STATIONARY CASEMENT / STATIONARY CASEMENT
VERTICAL MULL



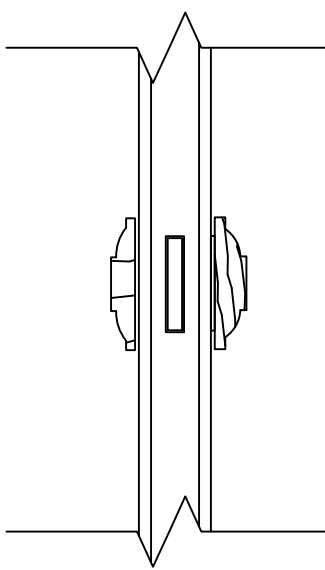
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A-L3

WOOD STATIONARY CASEMENT SILL
W/ SUBSILL



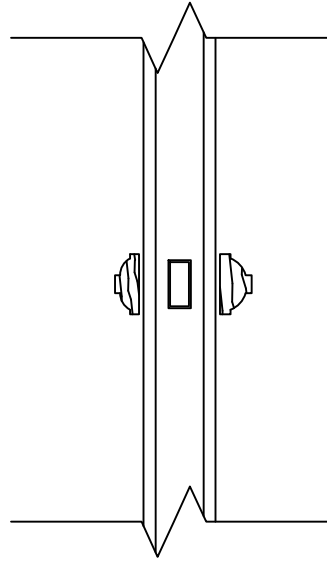
4
A-L3

WOOD STATIONARY CASEMENT JAMB
W/ CUSTOM BRICKMOULD (JDC-396)



5
A-L3

1 3/8" WOOD BEAD SGL



6
A-L3

5/8" WOOD BEAD SGL

DRAWING TITLE:

SPRINGFIELD LOTS

DYKE LUMBER

NOTES:

- * SEE DWG A-L1 FOR ELEVATIONS
- * DOORS AND WINDOWS TO BE INSTALLED PER LATEST ASTM E2112 STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS.

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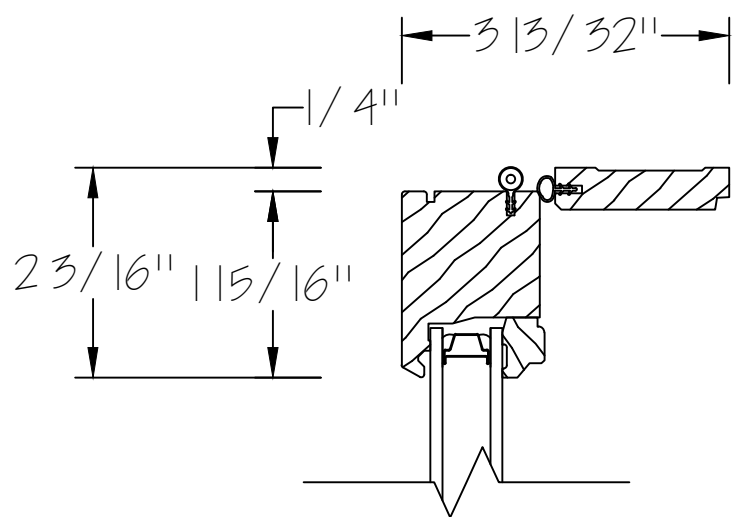
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SYM.	DATE	REVISION	BY

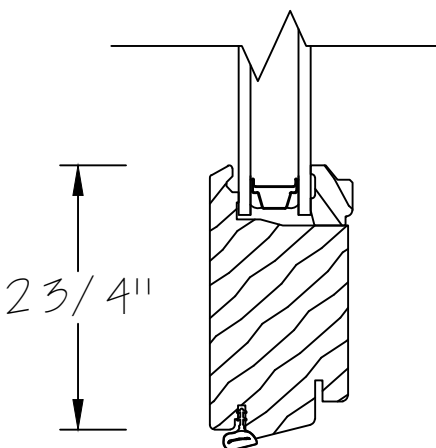
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PRODUCT SECTIONS
CUSTOM WOOD DOUBLE HUNG
SASH REPLACEMENT KIT

DATE: 01/29/2015	APPRV. BY:
SCALE: (UNLESS NOTED) 6" = 1'	DRAWING NUMBER A-L4
DRWN. BY MVL	



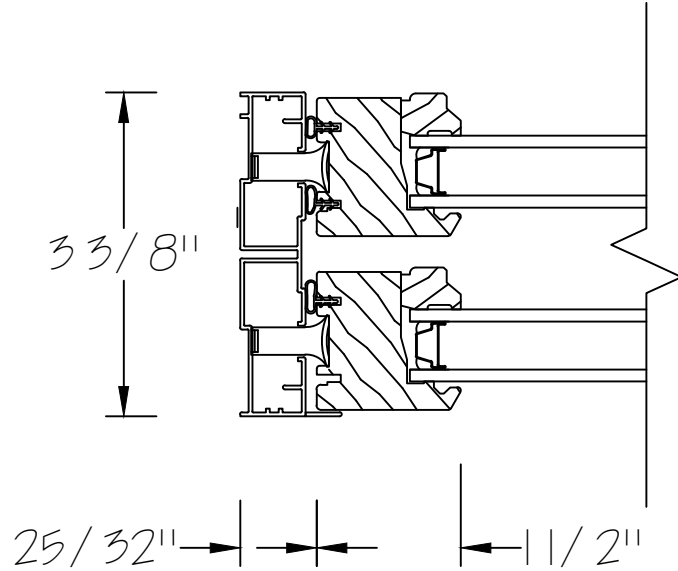
1
A-L4

WOOD DOUBLE HUNG SASH REPLACEMENT TOP RAIL



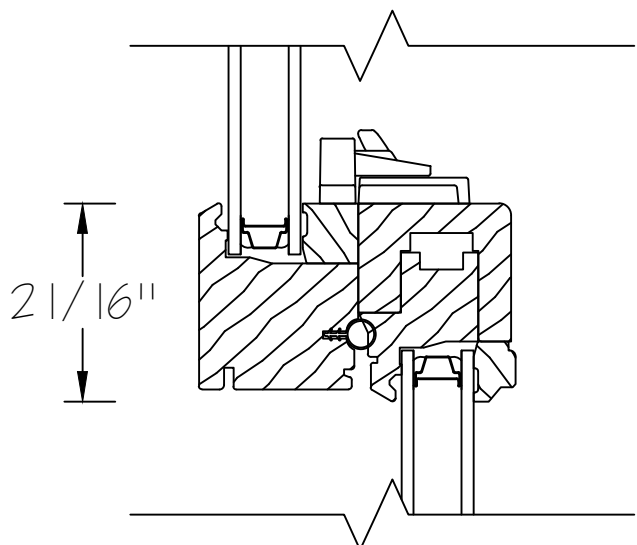
2
A-L4

WOOD DOUBLE HUNG SASH REPLACEMENT BOTTOM RAIL



3
A-L4

WOOD DOUBLE HUNG SASH REPLACEMENT JAMB



4
A-L4

WOOD DOUBLE HUNG SASH REPLACEMENT
CHECK RAIL

5
A-L4

NOT USED

6
A-L4

NOT USED



LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: February 27, 2015

PROPOSAL:

1. Install a new projecting sign.
2. Install a new marquee sign.

BACKGROUND:

LOCATION: 305 E. Walnut Street

HISTORIC DESIGNATION: Historic Site – Masonic Temple

APPLICANT: MHB, LLC c/o John & William McQueary

RECOMMENDATION:

Staff recommends **approval** of this request. The Landmarks Board must determine whether the historic character of the structure will be retained and preserved with the proposed signs.

FINDINGS:

1. The National Park Services (NPS) Preservation Brief #25 states that new signs should respect the size, scale and design of the historic building.
2. NPS Preservation Brief #25 also states that sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

3. The State Historic Preservation Office (SHPO) has reviewed and approved the proposed signs for state and federal historic tax credits.
4. From the pictorial evidence provided, the historic structures storefront has been significantly altered over the years. The projecting sign is considered a replacement for a contributing historic element. The marquee is an addition to the building to allow for updated functionality.

PROJECT COORDINATOR:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
Historic Site
305 E. Walnut

APPLICANT'S PROPOSAL:

The Vandivort building located at 305 E. Walnut is being designed to be rehabilitated to serve as a hotel. The project is being partially financed through state and federal historic tax credits. Both Part I and Part II have been submitted and approved. The project underwent a major renovation in the 1980's and many changes that took place in the 1980s will be reversed. The scope of the total project includes interior and exterior improvements. Most of these improvements were approved by the Landmarks board at a previous meeting in 2013. There are two exterior improvements application is for the projecting sign and marquee. The projecting sign is considered a replacement for a contributing historic element. There are two historic pictures that show a projecting sign in the approximate location that we are proposing. In negotiations with the State and Federal historic reviewers it was determined that size and general location where the most important components. The marquee is an addition to the building to allow for updated functionality. The marquee is not considered to diminish the historic of the building. Both the sign and the marquee will have illuminated backlit letters and be matte black.

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

New Signs and Historic Buildings

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

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

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

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and

outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.

- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

STAFF COMMENTS:

1. Preservation Brief #25, regarding new signs on historic buildings, shall guide any decisions made on this Certificate of Appropriateness. The State Historic Preservation Office (SHPO) has reviewed and approved the proposed signs for state and federal historic tax credits.
2. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
Historic Site
305 E. Walnut

ZONING ORDINANCE

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

SECRETARY OF THE INTERIOR'S STANDARDS

The following standards would apply to this proposed construction:

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

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
305 E. Walnut

ARCHITECTURAL SIGNIFICANCE:

From the Springfield Historic Register nomination in 1986:

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



Application for Certificate of Appropriateness

E-PLANS INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed:	
Received By:	
Review:	
☐ Administrative	
☐ Landmarks Board	

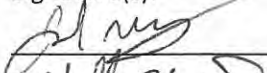
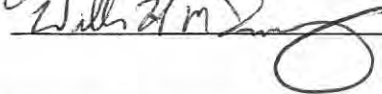
The applicant seeks to show the following:

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

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

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

Signature(s):

Date:

2-17-2015
2-17-2015

Please type or print name(s) clearly:

John McQueary

Billy McQueary

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

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

For instructions, see pages 5-8

1. Property address: 305 E Walnut

APPLICANT INFORMATION:

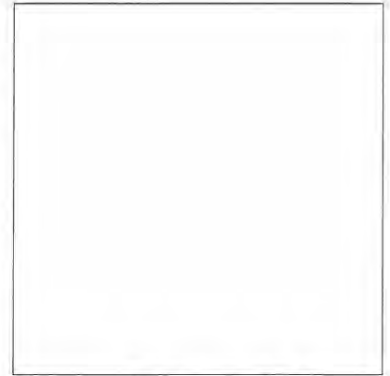
2. Name of current property owner: MBH LLC

If corporation: Corporate Official: John McQueary

Mailing Address: 338 N Boonville Ave, Springfield, MO

Zip Code: 65806 Telephone: 417-414-0150 Fax: _____

E-mail: john@hotelvandivort.com

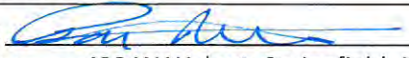


(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

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

Name: Patrick Neuber

Signature: 

Mailing Address: 433 W Walnut, Springfield, MO Zip Code: 65806 Fax: _____

Telephone: 417-865-2065 E-mail: pn@batesarchitects.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: 3-4-2015

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

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

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

☒ Other (specify): Marquee

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)

See Attached

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

**SPRINGFIELD**

433 W. Walnut St.
Springfield, MO 65806
o: 417.865.2065
f: 417.865.8313

ST. LOUIS

225 S. Meramec, Suite 400
Clayton, MO 63105
o: 314.863.2065
f: 314.863.8313

Date: 02-17-2015
Project: Vandivort Building Renovation
Project Number: 2338
RE: Landmarks Board Submittal

Description of Proposed Work

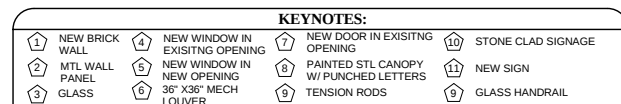
The Vandivort building located at 305 E Walnut is being designed to be rehabilitated to serve as a hotel. The project is being partially financed through state and federal historic tax credits. Both Part I and Part II have been submitted and approved. The project underwent a major renovation in the 1980's and many changes that took place in the 1980s will be reversed. The scope of the total project includes interior and exterior improvements. Most of these improvements were approved by the Landmarks board at a previous meeting in 2013. There are two exterior improvements application is for the projecting sign and marquee. The projecting sign is considered a replacement for a contributing historic element. There are two historic pictures that show a projecting sign in the approximate location that we are proposing. In negotiations with the State and Federal historic reviewers it was determined that size and general location where the most important components. The marquee is an addition to the building to allow for updated functionality. The marquee is not consider to diminish the historic of the building. Both the sign and the marquee will have illuminated backlit letters and be matte black.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick N. Neuber', with a stylized flourish at the end.

Patrick N. Neuber
Project Manager
Bates & Associates Architects
pn@batesarchitects.com



[illegible]

NOT FOR
CONSTRUCTION

bates & associates
architects

www.batesarchitects.com
phone no. 417.865.2065
facsimile 417.865.8313
133 west walnut street
springfield missouri 65806

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HOTEL VANDIVORT
FOR
MBH, LLC

305 EAST WALNUT SPRINGFIELD, MO 65806

Job Number:	2338
Release Date:	05-15-2013
Drawn By:	Author

A201

ELEVATIONS

created by utilizing BIM technology with
Autodesk® Revit®



FIGURE 1



REVISIONS	
NO.	DATE

NOT FOR
CONSTRUCTION

bates & associates
architects

www.batesarchitects.com
phone no. 417 865 2065
facsimile 417 865 8313
433 west walnut street
springfield missouri 65806

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HOTEL VANDIVORT
FOR
MBH, LLC

305 EAST WALNUT SPRINGFIELD, MO 65806

Job Number: 2338
Release Date: 05-15-2013
Drawn By: Author

A801

PHOTOS

created by utilizing BIM technology with
Autodesk Revit



REVISIONS	
NO.	DATE

NOT FOR
CONSTRUCTION

bates & associates
architects

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

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HOTEL VANDIVORT
FOR
MBH, LLC

305 EAST WALNUT SPRINGFIELD, MO 65806

Job Number: 2338
Release Date: 05-15-2013
Drawn By: Author

A802

PHOTOS

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Autodesk Revit