



LANDMARKS BOARD

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

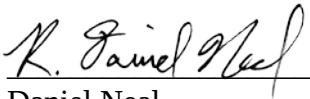
City of Springfield

INTEROFFICE MEMORANDUM

DATE: May 20, 2015

RE: Landmarks Board Meeting

Please, find attached the agenda for the Landmarks Board meeting on **June 3, 2015**. No tour is being offered.


Daniel Neal
Senior Planner

Landmarks Board

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

June 3, 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. None**
- 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. 1215 N. Benton: Rehabilitate structure and make site improvements**
 - 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**
 - a. Preservation Month Awards and Activities**
 - 6. Design Guidelines**
 - B. Administrative approval of C of A's**
- VII Any other matters that fall under the jurisdiction of the Board**
 - 1. Landmarks Board Training Session (June 17)**
- 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.



LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: May 20, 2015

PROPOSAL:

1. Restore or rehabilitate the significant architectural (exterior) elements of the house. All exterior wooden surfaces will be repaired or restored. Repair, re-point and clean brick facades.
2. Replace vinyl windows on the 2nd and 3rd floors with historically accurate wood windows.
3. Add a walkway between the houses where the driveway currently exists and any other site work as shown on attached proposed site plan.
4. Construct a conservatory on the footprint of the south deck.
5. Remove and recycle the existing aluminum storm windows and replace with historic wooden storm windows.
6. Install new gutters and downspouts that are consistent with colonial revival architecture along with drain lines.
7. Install steel or other structural elements to be hidden within the existing columns and framing.
8. Enclose the rear deck of the house with a 2nd story balcony accessible from the rear hall of the 2nd story suites.

BACKGROUND:

LOCATION: 1215 N. Benton Ave.

HISTORIC DESIGNATION: Historic Site – Hawkins House

APPLICANT: Historic Patterson House, LLC c/o Michael Textor

RECOMMENDATION:

Staff recommends **approval** of this request. There may be some items that need additional information or details to be provided.

FINDINGS:

1. The house at 1215 N. Benton Avenue is a contributing structure in the Mid-Town National Historic District. It is also a local historic site that is protected by the Planned Development 348 which was approved by City Council on May 11, 2015.
2. The proposed enclosed porch and conservatory will not be easily viewable from Benton Avenue which is considered the primary view and the other changes appear to follow the Secretary of Interior's Standards for Rehabilitation.
3. The Mid-Town Design Guidelines state that adaptive re-use of houses in the district is an appropriate tool for preservation in certain areas. It mentions that several structures west of Drury University are appropriate because these buildings have appropriate zoning and good site location for adaptive re-use and most are large housing structures on large lots.

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
1215 N. Benton Ave.

APPLICANT'S PROPOSAL:

The applicant is proposing to rehabilitate the Hawkins House at 1215 N. Benton Avenue to allow for a bed and breakfast and restaurant. The proposed renovations will allow for the conversion and adaptive re-use of the structure from a single-family residence to a mixed use development. The applicant has been approved for a rezoning to a Planned Development 348 that will allow the proposed commercial uses. The applicant is also seeking historic tax credits which the Patterson House is eligible for since it is a contributing structure in the Mid-Town National Historic District. The applicant is also proposing to renovate and apply for tax credits for the Patterson House at 1225 N. Benton Ave. which is directly north of this property and part of the rezoning request for a bed and breakfast and restaurant use.

STAFF COMMENTS:

1. The Mid-Town Design Guidelines state that any new additions should be located at rear or side of the structure and out of view of the street. The proposed location of the ramp or lift is at the rear of the structure and will not be viewable from Benton Avenue. Staff does not believe that the proposed changes overpower the historic structure and will not adversely affect the integrity of the historic site.
2. The Mid-Town Design Guidelines state that adaptive re-use of houses in the district is an appropriate tool for preservation in certain areas. It mentions that several structures west of Drury University are appropriate because these buildings have appropriate zoning and good site location for adaptive re-use and most are large housing structures on large lots.
3. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Planned Development, Mid-Town UCD, Zoning Ordinance and Building Code shall apply.

ATTACHMENT B
DESIGN STANDARDS & GUIDELINES
1215 N. Benton Ave.

ZONING ORDINANCE:

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

SECRETARY OF INTERIOR'S STANDARDS:

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

MID-TOWN DESIGN GUIDELINES

NEW ADDITIONS:

The Applicant Should Consider:

1. Locating additions at rear or side of structure, out of view of the street.
2. Using a design that is sympathetic to the original structure but contemporary in spirit.
3. Using building materials and decorative treatments that are compatible with the historic structure.

4. Designing the addition so as to prevent removal of historic elements on the principal structure.

The Applicant Should Avoid:

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

WINDOWS:

The Applicant Should Consider:

1. Retaining all original windows in place.
2. Repairing the original window or, if not feasible,
3. Replacing the window in kind, recognizing the importance of sash type, size, muntins, mullions, and glass.
4. Using interior or exterior storm windows that match size, meeting rails, and heads of the original windows.
5. Using clear glass.
6. Installing “greenhouse” windows and skylights on side and rear elevations.

The Applicant Should Avoid:

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

PORCHES:

The Applicant Should Consider:

1. Retaining all historic elements.
2. Repairing the historic features of the porch or, if not feasible
3. Replacing the features in like material and style.

The Applicant Should Avoid:

1. Removing any element.
2. Replacing an element with over or undersized replacements.
3. Replacing wooden posts with wrought iron
4. Adding new front porches or vestibules.

5. Changing location of steps.
6. Enclosing existing front porches.

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
1215 N. Benton Ave.

ARCHITECTURAL SIGNIFICANCE:

1. The structure was listed as a contributing structure in the Mid-Town National Historic District on July 13, 1989.
2. The structure was recognized as a historic structure in Planned Development 348 that was approved by City Council on May 11, 2015.



Application for Certificate of Appropriateness

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

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

1. Pre-apply online at:

<https://www.springfieldmo.gov/payments/PLNPermitInfo.aspx?ptype=8005>

2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.

3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed: _____

Received By: _____

Review:

☐

Administrative

☐

Landmarks Board

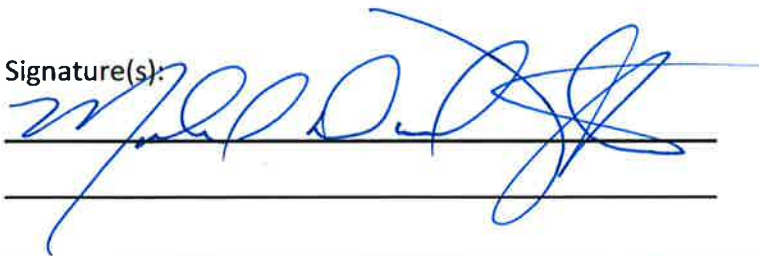
The applicant seeks to show the following:

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

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

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

Signature(s):



Date:

April 23, 2015

Please type or print name(s) clearly:

Michael David Textor

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: 1215 N. Benton Avenue, Springfield, Missouri

APPLICANT INFORMATION:

2. Name of current property owner: Historic Patterson House, LLC

If corporation: Corporate Official: _____

Mailing Address: 1215 N. Benton Avenue, Springfield, Missouri

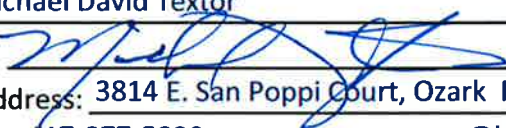
Zip Code: 65802 Telephone: 417-865-1000 Fax: _____

E-mail: hannah@hannahtextor.com; trialmojo@gmail.com

3. AUTHORIZED REPRESENTATIVE:

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

Name: Michael David Textor

Signature: 

Mailing Address: 3814 E. San Poppi Court, Ozark Missouri Zip Code: 65721 Fax: _____

Telephone: 417-877-5930 E-mail: mtextor@lathropgage.com

(Corporate Seal)

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

Date of discussion: March 3 & March 17

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): Enclose the existing deck on the west (rear) and south (rear) of 1215 N. Benton

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)

All aluminum storm windows will be removed and replaced, as necessary, with historic wooden storm windows. All exterior wooden surfaces will be repaired/restored and all masonry re-pointed as needed, and a sidewalk will go between the houses where the driveway currently exists. We plan to replace the vinyl windows, on the 2nd and 3rd floors, with historically accurate wooden windows. In order to avoid cutting up the historic character of the interior spaces, the rear deck of the house will be enclosed to become ADA restrooms and an expanded kitchen. On top of the restrooms we would like to have a 2nd story balcony on the back of the house, accessible from the rear hall of the 2nd story suites. We plan to construct a nice conservatory on the footprint of the south deck. Site plans, elevations and photographs depicting existing conditions and the proposed work are attached hereto and incorporated herein.

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

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

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

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

Applicant proposes the historic rehabilitation of two historic structures (both are identified as contributing to the Mid-Town Historic District on the National Registry) at 1215 & 1225 N. Benton Ave. in Springfield. Both houses are included in Planned Development 348, which would allow them to be converted into an Inn with luxury boutique suites and a restaurant, with facilities ancillary to both uses. This project will provide the highest and best use of the structures, maximizing the opportunity for future generations to experience, not simply appreciate from afar, the architectural beauty of these two significant historic structures. All construction will conform to the Secretary of Interior's Standards for Rehabilitation and Mid-Town Historic District requirements. We plan to retain all of the significant architectural elements of the houses while converting them to the adaptive reuse of a restaurant and boutique suites. Original materials will be preserved, restored, or if necessary, replaced with like materials. The brick facades will be repaired and re-pointed, if needed, and cleaned using the gentlest means possible. The stone lintels and sills will be repaired as needed and preserved.

The restroom addition on the rear of the house avoids carving up the historic interior spaces, allows minimal expansion of the kitchen to permit the adaptive reuse, and provides an opportunity for a rear balcony for the inn guests.

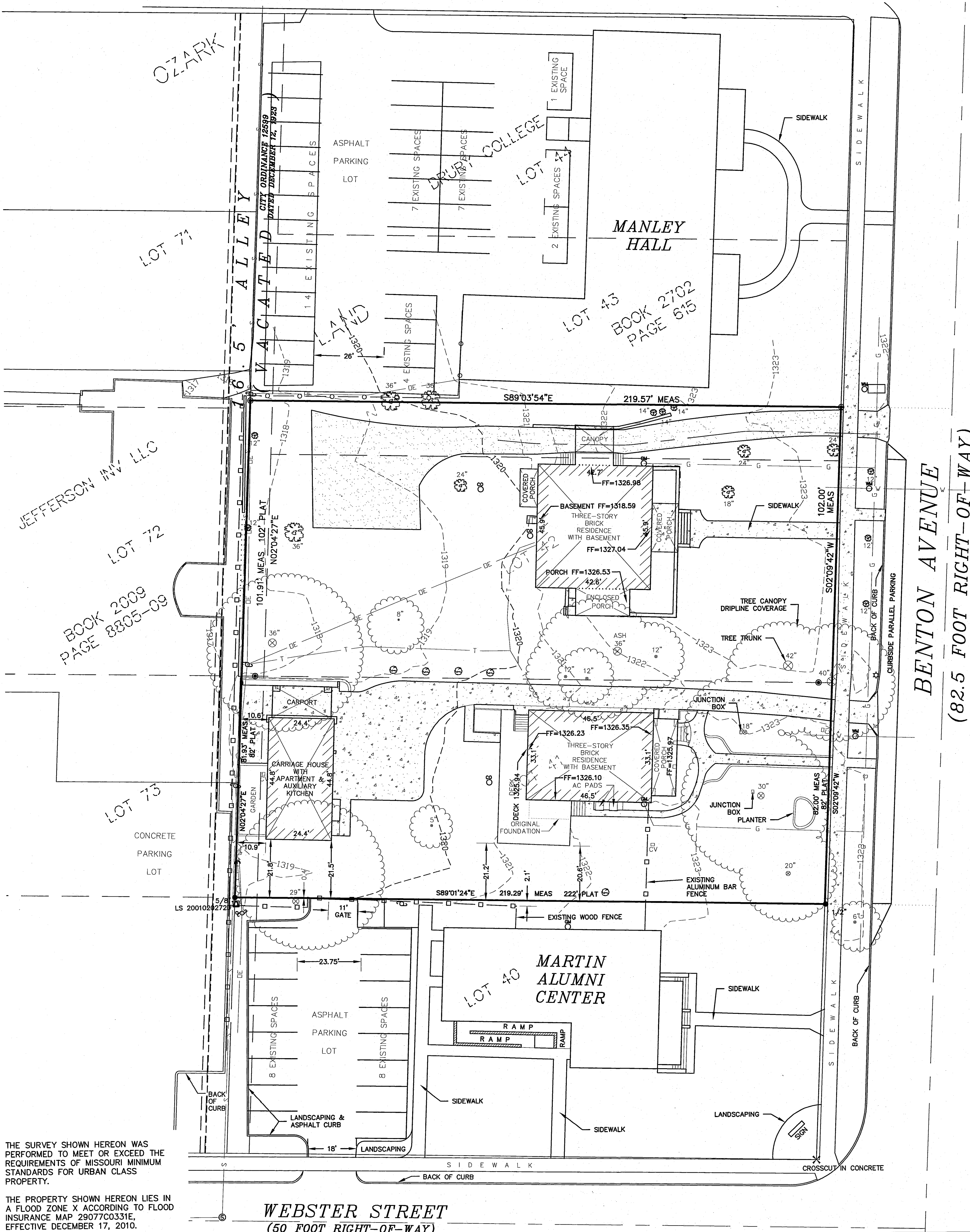
The conservatory proposed on the south deck maximizes the opportunity for a successful adaptive reuse of the restaurant by allowing needed year-round seating for the restaurant space. The addition will not destroy historic materials and will be differentiated from the old but compatible with massing, size, scale and architectural features of the original structure. It will not give a false sense of history but will be an appropriate addition to the rear area of the house and will protect the historic integrity of the historic buildings on the site. The brick above the door on the south side evidences a prior covered porch structure at that location. The Application to register the Mid-Town Historic District with the National Park Service, in 1989, noted a covered porch with Tuscan columns on the south porch. If the conservatory or added ADA restrooms are ever removed, the form and integrity of the property will be unimpaired.

The location and style of the signs to be used has not yet been determined but the number and size of the signs is set forth in the Planned Development documents and conforms to Mid-Town historic guidelines.

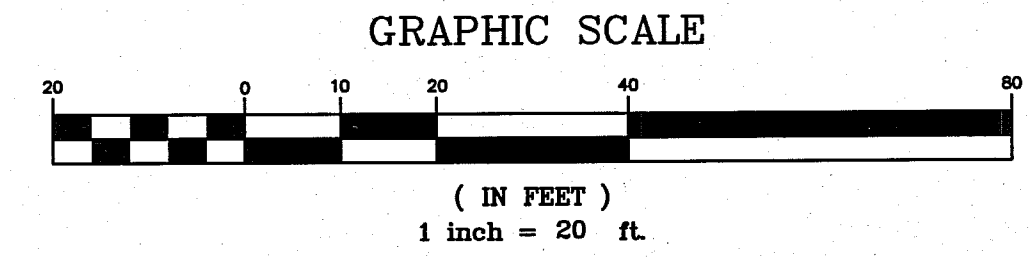
Any windows added to the rear deck enclosure of the 1215 house will be harmonious in size and style with the existing first floor historic windows.

Parking will generally be in the locations depicted on the attached site plan.

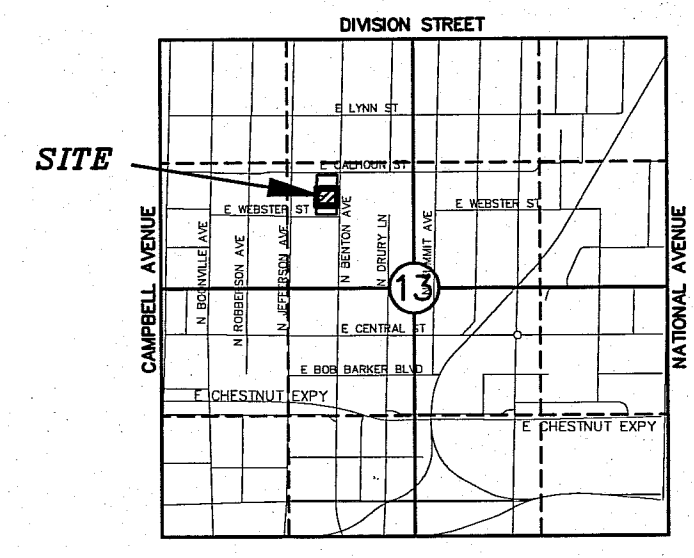
The ADA ramp will be in the location of the bicycle rack depicted on the attached site plan.



EXISTING SITE PLAN



GRID NORTH
MISSOURI STATE
PLANE,
CENTRAL ZONE
NAD83



LOCATION MAP
SECTION 13
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'

LEGEND	
●	= EXISTING IRON PIN EXCEPT AS NOTED
⊙	= 5/8" IRON PIN SET CAPPED "LS-267D"
×	= CROSSCUT IN CONCRETE
⊗	= CLEANOUT
⊕	= DECIDUOUS TREE
⊙	= SHRUBBERY
⊙	= TELEPHONE RISER
⊙	= POWER POLE
⊙	= LIGHT POLE
⊙	= GAS METER
⊙	= WATER METER
⊙	= CONTROL VALVE
—	= CHAIN-LINK FENCE
—	= WOOD FENCE
—	= SANITARY SEWER LINE
—	= OVERHEAD ELECTRIC LINE
—	= GAS LINE
—	= WATER LINE
—	= TELEPHONE LINE
▨	= ASPHALT
▨	= CONCRETE
▨	= GRAVEL

PROPERTY DESCRIPTION

ALL OF LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND THE EAST HALF OF THE VACATED PUBLIC ALLEY WEST OF AND ADJACENT TO LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND ALL OF LOT FORTY-ONE (41) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

SOURCE OF DESCRIPTION
BOOK 2007 PAGE 56679-07

HOGAN LAND TITLE COMMITMENT NO. 1411011
EFFECTIVE DATE: OCTOBER 31, 2014

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

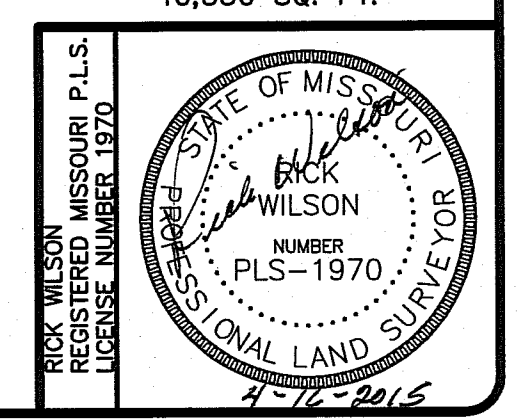
OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD FINAL PLAT

SURVEY BY L.A. WEEKS
DATED OCTOBER 21, 1953

SURVEY BY WILSON SURVEYING CO., INC.
DATED DECEMBER 14, 1991

DEEDS AS SHOWN

TOTAL AREA
0.93 ACRES
40,350 SQ. FT.



THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0331E, EFFECTIVE DECEMBER 17, 2010.

WEBSTER STREET
(50 FOOT RIGHT-OF-WAY)

PRINTS ISSUED	DATE

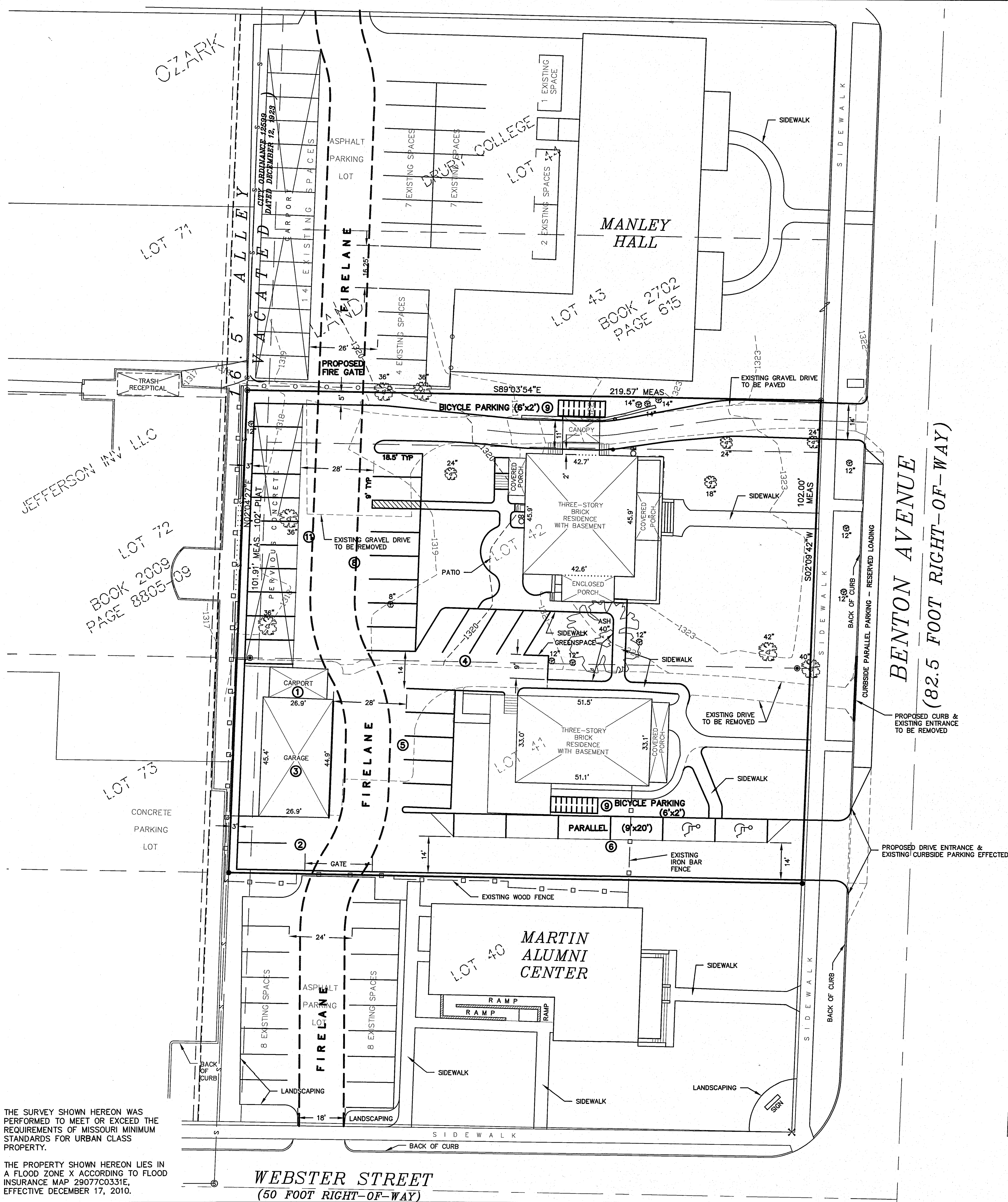
ISSUED FOR CONSTRUCTION
DATE:

REVISION DATE	WK.

WILSON SURVEYING CO., INC.
Surveying / Engineering / Land Planning
2012 S. STEWART AVENUE 65804
SPRINGFIELD, MO.
TEL.: (417)622-7870 FAX: (417)622-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM

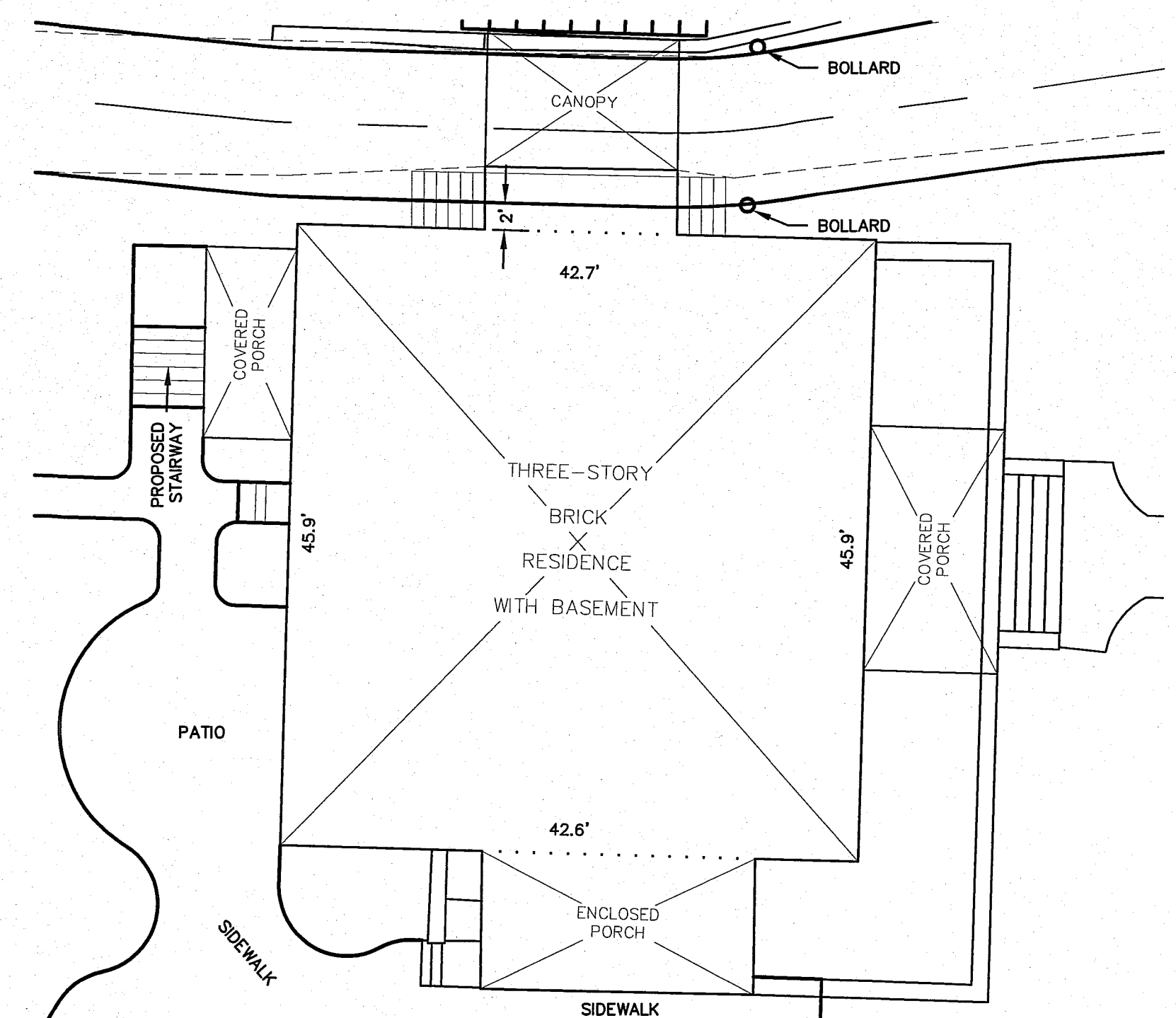
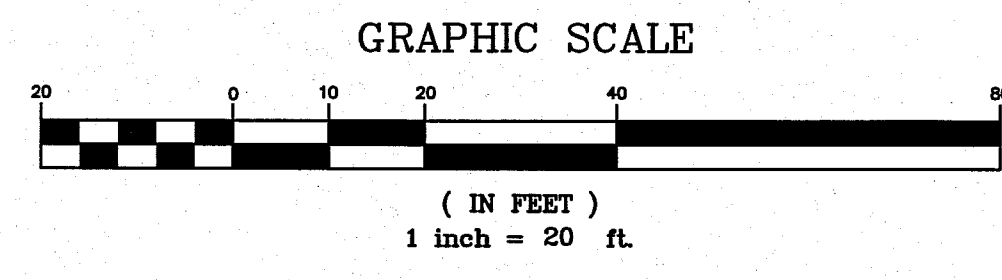
PREPARED FOR
HISTORIC PATTERSON HOUSE LLC
1225 N BENTON AVENUE
SPRINGFIELD, MISSOURI

DRAWN BY MSB
CREW CHIEF GGB
CHECKED RW
DATE APRIL 21, 2015
SCALE 1"=20'
JOB NO. 14237
DRAWING NO. WD-104-807
SHEET
1 OF 1 SHEETS



SITE PLAN

GRID NORTH
MISSOURI STATE
PLANE,
CENTRAL ZONE
NAD83



PROPERTY DESCRIPTION

ALL OF LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND THE EAST HALF OF THE VACATED PUBLIC ALLEY WEST OF AND ADJACENT TO LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

SOURCE OF DESCRIPTION

BOOK 2007 PAGE 56679-07

HOGAN LAND TITLE COMMITMENT NO. 1411011

EFFECTIVE DATE: OCTOBER 31, 2014

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD FINAL PLAT

SURVEY BY L.A. WEEKS
DATED OCTOBER 21, 1953

SURVEY BY WILSON SURVEYING CO., INC.
DATED DECEMBER 14, 1991

DEEDS AS SHOWN

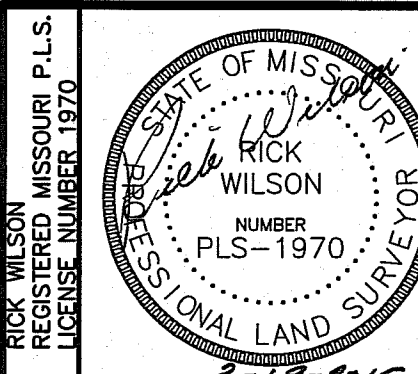
LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- ⊙ = 5/8" IRON PIN SET CAPPED "LS-2670"
- ✕ = CROSSCUT IN CONCRETE
- ⊗ = CLEANOUT
- ⊗ = DECIDUOUS TREE
- = CHAIN-LINK FENCE
- = WOOD FENCE
- ▨ = ASPHALT
- ▩ = CONCRETE
- ▩ = GRAVEL

TOTAL PARKING SPACES
REGULAR: 38
HANDICAP: 2
BICYCLE: 18

TOTAL AREA
0.51 ACRES
40,350 SQ. FT.

GREENSPACE
13,429 sq. ft.
33.3% GREENSPACE



PRINTS ISSUED	DATE

ISSUED FOR CONSTRUCTION
DATE:

REVISION DATE	MK.

WILSON SURVEYING CO. INC.
Surveying / Engineering / Land Planning
2012 S. STEWART AVENUE 65804
SPRINGFIELD, MO.
TELE: (417) 622-7870 FAX: (417) 622-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM

PREPARED FOR
HISTORIC PATTERSON HOUSE LLC
1225 N BENTON AVENUE SPRINGFIELD, MISSOURI

DRAWN BY
MSB
CREW CHIEF
GGB
CHECKED
RW
DATE
MARCH 19, 2015
SCALE
1"=20'
JOB NO.
14237
DRAWING NO.
WD-104-807
SHEET
1 OF 1 SHEETS



SOUTH EXTERIOR ELEVATION



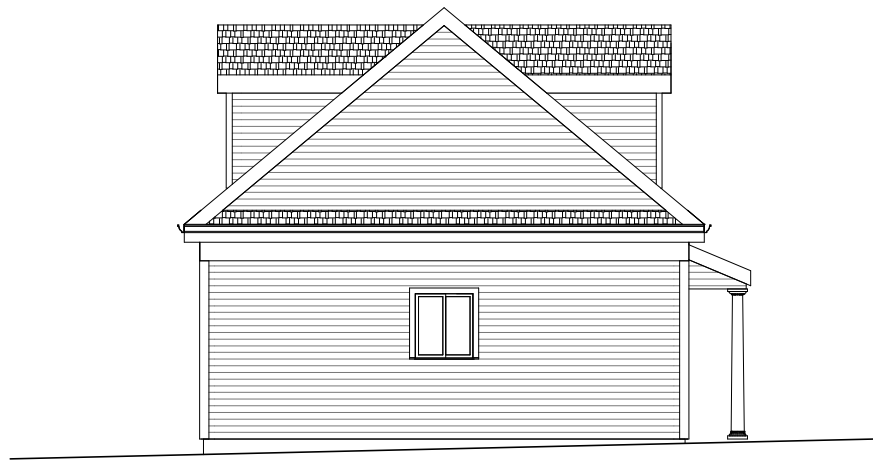
WEST EXTERIOR ELEVATION



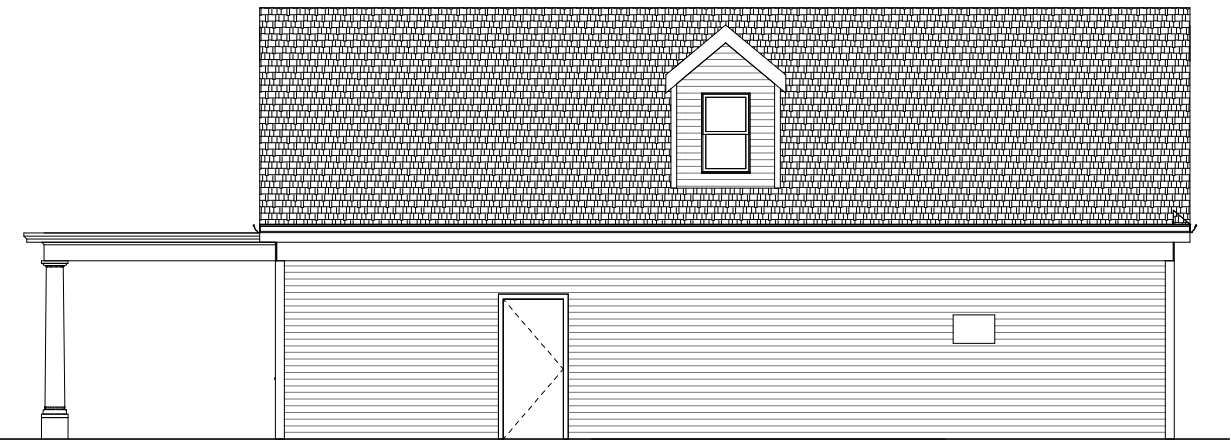
NORTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



CARRIAGE HOUSE - SOUTH ELEVATION



CARRIAGE HOUSE - WEST ELEVATION



CARRIAGE HOUSE - NORTH ELEVATION



CARRIAGE HOUSE - EAST ELEVATION











