



LANDMARKS BOARD

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

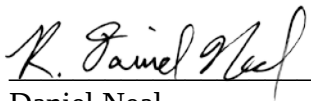
City of Springfield

INTEROFFICE MEMORANDUM

DATE: December 4, 2015

RE: Landmarks Board Meeting

Please, find attached the agenda for the Landmarks Board meeting on **December 9, 2015**.
No tour is being offered.


Daniel Neal
Senior Planner

Landmarks Board

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

December 9, 2015

5:30 p.m.



Laurel Bryant
Real Estate Representative

David Eslick
Historian Representative

Len Eagleburger
At-Large Representative

Gary Bishop
Walnut Street Representative
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. November 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. 533 S. Jefferson: Replace steps and construct platform and ramp**
 - B. Certified Local Government Review**
 - C. Pre-Application Review**
 - D. Local Historic Site Nomination Review**
 - 1. 1900 S. Saratoga Avenue: 1955 Better Homes and Gardens Idea House of the Year**
 - 2. 605 Boonville Avenue: KGBX Radio Station**
- 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**
 - c. Walnut Street Historic District Letters and Identification Signage**
 - 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**
- 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: November 4, 2015

TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: Laurel Bryant (Chair), Kent Brown, David Eslick, Gary Bishop (Vice-Chair), Nancy Crandall, Len Eagleburger, Paden Chambers. Absent: Joel Thomas. Staff members: Daniel Neal, Senior Planner, Duke McDonald, Assistance City Attorney.

ROLL CALL:

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

UNFINISHED BUSINESS:

Certificate of appropriateness: None

Certified Local Government Review: None

Timmons Temple National Nomination: Committee is meeting Friday, November 6, 2015 and will be voted upon. Roof has been completed and waiting for the electrical.

Pre-Application Review: None

NEW BUSINESS:

Certificate of appropriateness: None

Certified Local Government Review: None

Pre-Application Review: None

COMMUNICATIONS:

None

REPORTS:

Application: None

Demolition: Mr. Neal explained that recent demolition e-mails are sent out to board members. A few years ago the committee was interested in what demolitions were occurring through Building Development Services. Mr. Neal keeps the committee posted by e-mail of all the recent demolition permits, whether commercial or residential so the committee can research it further or take photos. BDS has a hold on any permits for local historic sites or districts so someone would have to hold until the Landmarks Board reviewed the application/permit.

Historic Site and Districts:

Mid-Century Modern: Mr. Chambers stated that they are completing the last of the last two nominations. Mr. Chambers will be editing them later in the week. We should be able to invite both property owners to the next Landmark Board. As a courtesy, we will post the nominations for the local historic site if we have adequate lead time.

Mr. Neal states that we will notify the owners before they are posted. He also states that he has done only one local historic site nomination in the last 9 years since he has been with the board.

Ms. Bryant notes that she believes it is a benefit to post it as it might raise public awareness for the Mid-Century Modern.

Ozarks Rock Structures Survey: Mr. Bishop states that Mr. Neal has sent out the e-mails to the committee members.

Mr. Neal states that he has sent out the entire presentation briefly shown at the last Landmarks Board meeting stating that it contained 99 slides. He also sent the PDF of the documented Ozark Rocks structures on the survey so the committee could take a look at. He requested any feedback and states Mr. Butler is interesting in speaking on the Rock Structures. Mr. Neal states that the survey was done in 2003/2004, actually completed in 2005, but the survey was originally meant to create a national historic district, just like we have for Mid-Town. It was for the Phelps Grove area and the Rountree area and those neighborhoods were not interested in becoming part of a national historic. They took all this information and added to it as far as going outside of those areas and did more of a survey to help out anybody who would like to nominate their structures. It is not an official nomination, we noticed that when we saw the Timmons Temple was in the survey, but obviously it is not a national historic site.

Mr. Eslick stated that when those districts did not want to be part of the historic districts, this became a category that anybody that had a house/building in this survey could apply for tax credits because it was a specific category of historic preservation. Probably the only one like it around, that it wasn't a neighborhood or district, but each one of these houses. Mr. Eslick is not aware that anyone did anything with it, but at least they were identified. We had a meeting and the people who had houses that were on the survey were notified and came. They were glad that they were identified. Historic tax credits for a house, there are not a lot of incentives to do that. I am only aware of two in my time.

Ms. Crandall stated that she went to the downtown library about doing the presentation and we came up with June 2015 because they plan these about 6 months ahead time. Looking through the slides, we could tweak that and put more dialog in because the library will not do a commentary, it will just be a continuous slide show at the Friday night Art Walk. They suggest putting commentary about every 5th slides, people will not stay.

Mr. Eslick stated that he thought we could put voice over with the slides. I did the program when they opened the library and it was a program where I was speaking about the history of Springfield. It could run all evening and it would have a narrative with it.

Ms. Crandall stated that another idea the library had would be a travel-log. The libraries have travel-logs and Brentwood Library stated it is interested in doing one of their travel-logs with the rock houses.

Mr. Eslick states that since it was the first Art Walk in June, we would have adequate lead time, but we need to get it on the library's agenda.

Mr. Chambers asked if this Ozark Rock Structure Survey method could be used in the future or could this billed as a general survey?

Mr. Neal stated that we would have to start out as a nomination.

Mr. Eslick stated that Mid-Century would be a category.

Mr. Chambers stated that we have two Mid-Century buildings that were nominated for local historic sites, but I think a part of that is that the public is unaware. I believe it would great if we could go after grant money, I believe it would help.

Ms. Bryant stated that Kansas City just had a similar agreement to identify all of there structures in the Kansas City limits.

Mr. Eslick suggests that we contact Deb Sheals.

Mr. Bishop opened the public hearing.

Mr. Jim Butler, 916 South Missouri. He stated that back in 2005, he got hold of the Ozark Rock Structures Survey and took it to the archives. He thought it was best kept with people with research interests as an accessory document. The survey recommends specifically given the consequences of many neighborhoods to be historic districts to go after the Park system even without Grant Beach. Indeed there are many areas left out, they endeavored to get everything documented. It perhaps somewhat pricey, \$11,290 is its cost. Given the some of the blow back on tax abatements for historical properties, we are concerned about this going on just as a publicity document. The scenario would be wonderful, as you were getting the park system put into preservation status, this might be attended to that effort. I consider it being absolved with your work. Mr. Butler stated that this would be a wonderful endeavor as recommended by the study.

He also stated that there is a lot more left out, and has been doing supplemental studies as the Planning Department knows. He has shown it to Ralph Plank and Paula Ringer when they did the brick sidewalks survey back years ago. Because of the price and the incompleteness of it, because it does have this final recommendation, moreover, Timmons storyline depends on urban legend. Deb Sheals had it quite right as it indicates that John Soloman Owens built that church as well as Tindle Mill. There might be other projects that need more work.

He mentioned the Brick Sidewalk Taskforce and he stated that he trying to get Walnut Street infilled, as it is the most deserving district as far as a street. He doesn't know if the finance or materials are available.

Mr. Bishop closed the public hearing and asked that we run the slides for the committee members.

Ms. Bryant asked whether a district has to be defined by stone.

Mr. Eslick replied that it needs to be bound by geographical boundaries.

Ms. Bryant stated that one of the stone walls on South Pickwick is decaying and is in need of repair and asked if anyone was aware who repairs them.

Mr. Butler stated that the Park Board uses Rosales Masonry to repair their bridges on Grant and Campbell.

Mr. Bishop requests any action to be taken on the Ozarks Rock Structures Survey?

Mr. Eslick suggests that since Ms. Crandall has taken the initiative to contact the library, is let her make a motion that put this together with some narration and make a slide/video presentation.

Ms. Crandall motions to put the Rock Structures Survey into a presentation narrative for the 1st Friday Art walk in June, 2016. Ms. Bryant seconds the motion. The motion carried as follows: Unanimously. Nays: None. Abstain: None. Absent: Joel Thomas

Walnut Street Historic District Letters and Identification Signage:

Mr. Neal would like to mention, he has talked with the neighborhood division of Planning and they did not see issues with Landmarks Boards putting up signage in the Walnut Street East district, other than they thought since their neighborhood organization signs were circular, that the Landmarks Board may choose a different shape. Since the Walnut Street district on the west side are rectangular, than we may go with something similar.

Mr. Eslick would like the neighborhood/neighbors to come up with their own design. The Landmarks Board can have input, since the Historic Street sign is unique and Victorian, they can use their own design. The Landmarks Board can initiate by sending a letter of this idea.

Mr. Neal stated that at the last meeting the Landmarks Board resolved to have a meeting in January 2016. I would suggest that we go forward and discuss how you wanted to draft a letter that would go to the neighborhood.

Mr. Eslick suggests that the past president, Ms. Bryant that she draft a letter and send to the committee for review and then send to the residents on the East Walnut Street.

Mr. McDonald asked if Public Works has been contacted regarding the location of the signs.

Mr. Neal stated Public Works would be involved in the location of the signs. They could not be very close to an intersection and could not be right next to or on top of another sign. At this time there has been no determination of the locations.

Ms. Crandall asked if they are constricted by size.

Mr. Neal stated that the size of the sign will be no bigger than what is currently on the west side. During the design time, staff can look at the locations and sizes. Actions for a motion for the signs were taken at the last Landmarks Board, we are just clarifying the details and moving forward with the letter inviting the neighborhood to the January 20, 2016 meeting possibly.

Communications: None

Awards and Recognition:

Preservation Month Awards and Activities: Mr. Neal states that the commission had decided upon the monument stone and would wait until May to make presentation.

Ms. Bryant stated that they are working on the design and asked Mr. Neal to contact Miles Parks from the Park Board.

Mr. Chambers questioned the size of the stone as it is really large compared to other monuments stones. He is also wondering if it could be broken up so that it could be used several more times.

Design Guidelines: None

Administrative approvals of C of A's: None

ANY OTHER MATTERS THAT FALL UNDER THE JURISDICTION OF THE BOARD:

Landmarks Board Thank You Cards:

Ms. Crandall would like to thank Wanda for your work on the cards. There are 3 sample cards for their approval.

Missouri State Preservation Conference Summary:

Mr. Eslick went over the conference details, some of the highlights are below:

- They talked about the past and future of historic preservation.
- Cape Girardeau is the largest river port between Memphis and St. Louis and won the Great American Main Street award for 2015 because of their preservation program.
- The Southeast Missouri University where it the conference was held offers in Missouri, the only undergraduate program in historic preservation.
- The Southeast Missouri University was established in 1873.
- The conference had mini workshops, one of them was repairing wood windows.
- One of the conference discussion panels was about careers in historic preservation.
- Went on a house tour in Cape Girardeau that was built in 1798, called Elmwood and was built after a castle in Edinburgh, Scotland. The house is occupied by descendents of the original owner.
- Keynote speaker was David Brown, Executive Vice President and chief preservation officer of the National Trust for Historic Preservation.
- Two or three programs on tax credits.
- Next year will be the 50th year of the Historic Preservation Act.
- Missouri was the largest user of tax credit dollars from the beginning.

Ms. Bryant stated that she has found someone who would be willing to make application as a realtor representative. The name is Amy Hill, she is a realtor with Murney & Associates. Her family has owned a structure on East Walnut Street since the 1950's. She would be excellent at research.

Mr. Chambers states that during the research for the library, we found a set of original plans of the KGBX plans from 1947.

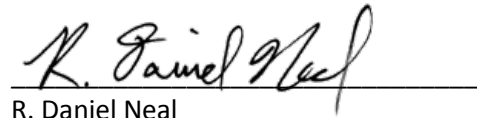
Mr. Neal states that we have completed the calendar for 2016 for the Landmarks Board.

Ms. Bryant made the motion to approve the 2016 calendar, Ms. Crandall seconded the motion.

Ms. Bryant motions to put approve the 2016 calendar. Ms. Crandall seconds the motion. The motion carried as follows: Unanimously. Nays: None. Abstain: None. Absent: Joel

Mr. Neal introduces Michael Sparlin, Senior Planner who will be taking over the Landmarks Board since the Planning Department is going through a transition. Mr. Neal will be taking over the Board of Adjustments.

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

A handwritten signature in black ink, reading "R. Daniel Neal", is written over a horizontal line.

R. Daniel Neal
for Executive Secretary

DRAFT



LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: December 4, 2015

PROPOSAL:

1. Replace steps to Cathedral with new steps and raised platform (an uncovered portico)
2. Construct accessible ramp

BACKGROUND:

LOCATION: 533 S. Jefferson Ave.

HISTORIC DESIGNATION: Historic Site – St. Agnes Cathedral

APPLICANT: Diocese of Springfield – Cape Girardeau

RECOMMENDATION:

The Landmarks Board must determine whether the historic features or character of the building will be compromised with this proposal. Staff believes that there are elements of this project that are not recommended by the guidelines.

FINDINGS:

1. The St. Agnes Cathedral Church at 533 S. Jefferson Avenue is a local historic site that was nominated by City Council on April 24, 1978.
2. The National Park Service (NPS) Preservation Brief #32 regarding historic properties accessibility states that the goal in selecting appropriate solutions for

specific historic properties is to provide a high level of accessibility without compromising significant features or the overall character of the property.

3. The Secretary of the Interior's Standards for Preservation Guidelines state that particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements
4. The existing steps and platform are easily viewable from Jefferson Avenue which is considered the front (east) facade and primary view. The proposal is a significant change to the existing view from the street.

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT A
BACKGROUND REPORT
533 S. Jefferson Ave.

APPLICANT'S PROPOSAL:

The applicant is proposing to replace steps to the Cathedral with new steps and raised platform (an uncovered portico) to be used as outdoor gathering and departing space before and after mass. Construct accessible ramp to allow all worshipers to enter the mass in the same way (see applicant's attached certificate Exhibit C: Why Proposed Work Should Be Approved for more details).

STAFF COMMENTS:

1. After review of the Secretary of the Interior's Standards for Preservation Guidelines, there are certain recommendations regarding accessibility and health and safety codes. The guidelines recommend complying with health and safety codes in such a manner that character-defining spaces, features and finishes are preserved. They also recommend finding solutions to meet accessibility requirements that minimize the impact on the historic building and its site, such as compatible ramps, paths and lifts. Staff believes that there are elements of this project, in particular, the relocation of the stairway that are not recommended by the guidelines. There may be other alternatives that will reach the same solutions.
2. From the architectural significance excerpt of the nomination to City Council, Phenix limestone was used for the foundation and stairway; however, the Secretary of the Interior's Standards recommend that any 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.
3. 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
DESIGN STANDARDS & GUIDELINES
533 S. Jefferson 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.

PRESERVATION BRIEF #32 GUIDELINES (complete brief is attached)

CONSIDERING A NEW ENTRANCE:

When it is not possible to modify an existing entrance, it may be possible to develop a new entrance by creating an entirely new opening in an appropriate location, or by using a secondary window for an opening. This solution should only be considered after exhausting all possibilities for modifying existing entrances.

ENTRANCES:

Whenever possible, access to historic buildings should be through a primary public entrance. In historic buildings, if this cannot be achieved without permanent damage to character-defining features, at least one entrance used by the public should be made accessible. If the accessible entrance is not the primary public entrance, directional signs should direct visitors to the accessible entrance. A rear or service entrance should be avoided as the only mean of entering a building.

Creating an accessible entrance usually involves overcoming a change in elevation. Steps, landings, doors, and thresholds, all part of the entrance, often pose barriers for persons with disabilities. To preserve the integrity of these features, a number of solutions are available to increase accessibility. Typical solutions include regrading, incorporating ramps, installing wheelchair lifts, creating new entrances, and modifying doors, hardware, and thresholds.

REGARDING AN ENTRANCE:

In some cases, when the entrance steps and landscape features are not highly significant, it may be possible to regrade to provide a smooth entrance into a building. If the existing steps are historic masonry, they should be buried, whenever possible, and not removed.

INCORPORATING RAMPS:

Permanent ramps are perhaps the most common means to make an entrance accessible. As a new feature, ramps should be carefully designed and appropriately located to preserve a property's historic character.

Ramps should be located at public entrances used by everyone whenever possible, preferably where there is minimal change in grade. Ramps should also be located to minimize the loss of historic features at the connection points-porch railings, steps, and windows-and should preserve the overall historic setting and character of the property. Larger buildings may have below grade areas that can accommodate a ramp down to an entrance. Below grade entrances can be considered if the ramp leads to a publicly used interior, such as an auditorium, or if the building is serviced by a public elevator. Ramps can often be incorporated behind historic features, such as cheek-walls or railings, to minimize the visual effect.

The steepest allowable slope for a ramp is usually 1:12 (8%), but gentler slopes should be used whenever possible to accommodate people with limited strength. Greater changes in elevation require larger and longer ramps to meet accessibility scoping provisions and may require an intermediate landing. Most codes allow a slightly steeper ramp for historic buildings to overcome one step.

Ramps can be faced with a variety of materials, including wood, brick, and stone. Often the type and quality of the materials determines how compatible a ramp design will be

with a historic property. Unpainted pressure-treated wood should not be used to construct ramps because it usually appears temporary and is not visually compatible with most historic properties.

Railings should be simple in design, distinguishable from other historic features, and should extend one foot beyond the sloped area.

Ramp landings must be large enough for wheelchair users, usually at least 5 feet by 5 feet (152.5 cm by 152.5 cm), and the top landing must be at the level of the door threshold. It may be possible to reset steps by creating a ramp to accommodate minor level changes and to meet the threshold without significantly altering a property's historic character. If a building's existing landing is not wide or deep enough to accommodate a ramp, it may be necessary to modify the entry to create a wider landing. Long ramps, such as switchbacks, require intermediate landings, and all ramps should be detailed with an appropriate edge and railing for wheelchair users and visually impaired individuals.

Temporary or portable ramps are usually constructed of light-weight materials and, thus, are rarely safe or visually compatible with historic properties. Moreover, portable ramps are often stored until needed and, therefore, do not meet accessibility requirements for independent access. Temporary and portable ramps, however, may be an acceptable interim solution to improve accessibility until a permanent solution can be implemented.

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
533 S. Jefferson Ave.

ARCHITECTURAL SIGNIFICANCE:

1. The structure was placed on the Springfield Historic Register on April 24, 1978, as a local historic site. The following excerpt describing the front of the cathedral is from the 1978 nomination:

St. Agnes Cathedral Church building is a modified design of Romanesque Architecture.

Exterior foundation walls of the building, except apse and sacristies, are faced with smooth face, cut Phenix limestone. Front entrance steps, platform and balustrades are also limestone. The ground around building being several feet higher than the city concrete sidewalk has a limestone retaining wall reinforced with limestone piers. Retaining wall is made of limestone matching building and is located on Cherry and Jefferson street sides of building next to sidewalk.

The east facade (front) of the building is accented by a large terra cotta pediment and parapet wall supported on four columns bearing on limestone platform and buttresses of front entrance steps, and two bell towers located over north and south ends of vestibule.

Four columns supporting front entrance pediment are $\frac{3}{4}$ round, wall engaged, Doric design columns, with terra cotta capitals and bases. Column shafts are constructed of brick masonry finished with smooth trowel cement plaster and painted white.

Technical Preservation Services

National Park Service
U.S. Department of the Interior



[Home](#) > [How to Preserve](#) > [Preservation Briefs](#) > 32 Accessibility

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see [Printed Publications](#).

PRESERVATION BRIEFS

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Making Historic Properties Accessible

Thomas C. Jester and Sharon C. Park, AIA

[Planning Accessibility Modifications](#)

[Accessibility Solutions](#)

[Consider an Addition for Accessibility](#)

[Making Historic Landscapes Accessible](#)

[Federal Accessibility Laws](#)

[Summary and References](#)

[Reading List](#)

[Download the PDF](#)



Accessible historic building.
Photo: NPS files.

Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. In recent years, however, emphasis has been placed on preserving historically significant properties, and on making these properties-and the activities within them-more accessible to people with disabilities. With the passage of the Americans with Disabilities Act in 1990, access to properties open to the public is now a civil right.



A significant entrance may be difficult to modify. Although a special challenge, sensitive changes can almost always be made to provide access while preserving the unique historic character. Photo: NPS files.

This Preservation Brief introduces the complex issue of providing accessibility at historic properties, and underscores the need to balance accessibility and historic preservation. It provides guidance on making historic properties accessible while preserving their historic character; the Brief also provides examples to show that independent physical accessibility at historic properties can be achieved with careful planning, consultation, and sensitive design. While the Brief focuses primarily on making buildings and their sites accessible, it also includes a section on historic landscapes. The Brief will assist historic property owners, design professionals, and administrators in evaluating their historic properties so that the highest level of accessibility can be provided while minimizing changes to historic materials and features. Because many projects encompassing accessibility work are complex, it is advisable to consult with experts in the fields of historic preservation and accessibility before proceeding with permanent physical changes to historic properties.

Modifications to historic properties to increase accessibility may be as simple as a small, inexpensive ramp to overcome one entrance step, or may involve changes to exterior and interior features. The Brief does not provide a detailed explanation of local or State accessibility laws as they vary from jurisdiction to jurisdiction. A concise explanation of several federal accessibility laws is included below.

Planning Accessibility Modifications

Historic properties are distinguished by features, materials, spaces, and spatial relationships that contribute to their historic character. Often these elements, such as steep terrain, monumental steps, narrow or heavy doors, decorative ornamental hardware, and narrow pathways and corridors, pose barriers to persons with disabilities, particularly to wheelchair users.

A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of historic properties:

1. Review the historical significance of the property and identify character-defining features;
2. Assess the property's existing and required level of accessibility; and
3. Evaluate accessibility options within a preservation context.

1. Review the Historical Significance

If the property has been designated as historic (properties that are listed in, or eligible for listing in the National Register of Historic Places, or designated under State or local law), the property's nomination file should be reviewed to learn about its significance. Local preservation commissions and State Historic Preservation Offices can usually provide copies of the nomination file and are also resources for additional information and assistance. Review of the written documentation should always be supplemented with a physical investigation to identify which character defining features and spaces must be protected whenever any changes are anticipated. If the level of documentation for a property's significance is limited, it may be necessary to have a preservation professional identify specific historic features, materials, and spaces that should be protected.

For most historic properties, the construction materials, the form and style of the property, the principal elevations, the major architectural or landscape features, and the principal public spaces constitute some of the elements that should be preserved. Every effort should be made to minimize damage to the materials and features that convey a property's historical significance when making modifications for accessibility. Very small or highly significant properties that have never been altered may be extremely difficult to modify.

Secondary spaces and finishes and features that may be less important to the historic character should also be identified; these may generally be altered without jeopardizing the historical significance of a property. Nonsignificant spaces, secondary pathways, later additions, previously altered areas, utilitarian spaces, and service areas can usually be modified without threatening or destroying a property's historical significance.



This accessibility ramp is compatible with the historic building in scale and materials. Photo: William Smith.

2. Assess the Property's Existing and Required Level of Accessibility

A building survey or assessment will provide a thorough evaluation of a property's accessibility. Most surveys identify accessibility barriers in the following areas: building and site entrances; surface textures, widths and slopes of walkways; parking; grade changes; size, weight and configuration of doorways; interior corridors and path of travel restrictions; elevators; and public toilets and amenities. Simple audits can be completed by property owners using readily available checklists (See Further Reading). Accessibility specialists can be hired to assess barriers in more complex properties, especially those with multiple buildings, steep terrain, or interpretive programs. Persons with disabilities can be particularly helpful in assessing specific barriers.

All applicable accessibility requirements—local codes, State codes and federal laws—should be reviewed carefully before undertaking any accessibility modification. Since many States and localities have their own accessibility regulations and codes (each with their own requirements for dimensions and technical requirements), owners should use the most stringent accessibility requirements when implementing modifications. The Americans with Disability Act Accessibility Guidelines (ADAAG) is the document that should be consulted when complying with the Americans with Disabilities Act (ADA) requirements.

3. Identify and Evaluate Accessibility Options within a Preservation Context

Once a property's significant materials and features have been identified, and existing and required levels of accessibility have been established, solutions can be developed. Solutions should provide the greatest amount of accessibility without threatening or destroying those materials and features that make a property significant. Modifications may usually be phased over time as funds are available, and interim solutions can be considered until more permanent solutions are implemented. A team comprised of persons with disabilities, accessibility and historic preservation professionals, and building inspectors should be consulted as accessibility solutions are developed.

Modifications to improve accessibility should generally be based on the following priorities:

1. Making the main or a prominent public entrance and primary public spaces accessible, including a path to the entrance;
2. Providing access to goods, services, and programs;
3. Providing accessible restroom facilities; and,
4. Creating access to amenities and secondary spaces.



The ramp's scale and materials are inconsistent with the historic character of the building. Photo: NPS files.

All proposed changes should be evaluated for conformance with the Secretary of the Interior's "Standards for the Treatment of Historic Properties," which were created for property owners to guide preservation work. These Standards stress the importance of retaining and protecting the materials and features that convey a property's historical significance. Thus, when new features are incorporated for accessibility, historic materials and features should be retained whenever possible. Accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired. The design of new features should also be differentiated from the design of the historic property so that the evolution of the property is evident.

In general, when historic properties are altered, they should be made as accessible as possible. However, if an owner or a project team believes that certain modifications would threaten or destroy the significance of the property, the State Historic Preservation Officer should be consulted to determine whether or not any special accessibility provisions may be used. Special accessibility provisions for historic properties will vary depending on the applicable accessibility requirements.

In some cases, programmatic access may be the only option for extremely small or unaltered historic properties, such as a two-story house museum with no internal elevator. Programmatic access for historic properties refers to alternative methods of providing services, information, and experiences when physical access cannot be provided. It may mean offering an audio-visual program showing an inaccessible upper floor of a historic house museum, providing interpretive panels from a vista at an inaccessible terraced garden, or creating a tactile model of a historic monument for people with visual impairments.

Accessibility Solutions

The goal in selecting appropriate solutions for specific historic properties is to provide a high level of accessibility without compromising significant features or the overall character of the property. The following sections describe accessibility solutions and offer guidance on specific historic property components, namely the building site, entrances, interiors, landscapes, amenities, and new additions. Several solutions are discussed in each section, referencing dimensions and technical requirements from the ADA's accessibility guidelines, ADAAG. State and local requirements, however, may differ from the ADA requirements. Before making any modification owners should be aware of all applicable accessibility requirements.

The Building Site

An accessible route from a parking lot, sidewalk, and public street to the entrance of a historic building or facility is essential. An accessible route, to the maximum extent possible, should be the circulation route used by the general public. Critical elements of accessible routes are their widths, slopes, cross slopes, and surface texture. Each of these route elements must be appropriately designed so that the route can be used by everyone, including people with disabilities.



The significant building site is now accessible to people with disabilities (note steps in front of ramp). Photo: NPS files.

The distance between the arrival and destination points should also be as short as possible. Sites containing designed landscapes should be carefully evaluated before making accessibility modifications. Historic landscapes are described in greater detail below.

Providing Convenient Parking

If parking is provided, it should be as convenient as possible for people with disabilities. Specially designated parking can often be created to improve accessibility. Modifications to parking configurations and pathways should not alter significant landscape features.

Creating an Accessible Route

The route or path through a site to a historic building's entrance should be wide enough, generally at least 3 feet (91 cm), to accommodate visitors with disabilities

and must be appropriately graded with a stable, firm, and slip-resistant surface. Existing paths should be modified to meet these requirements whenever possible as long as doing so would not threaten or destroy significant materials and features.

Existing surfaces can often be stabilized by providing a new base and resetting the paving materials, or by modifying the path surface. In some situations it may be appropriate to create a new path through an inaccessible area. At large properties, it may be possible to regrade a slope to less than 1:20 (5%), or to introduce one or more carefully planned ramps. Clear directional signs should mark the path from arrival to destination.

Entrances



The historic threshold was made accessible with a 1/2" wood bevel. Photo: NPS files.

Whenever possible, access to historic buildings should be through a primary public entrance. In historic buildings, if this cannot be achieved without permanent damage to character-defining features, at least one entrance used by the public should be made accessible. If the accessible entrance is not the primary public entrance, directional signs should direct visitors to the accessible entrance. A rear or service entrance should be avoided as the only mean of entering a building.

Creating an accessible entrance usually involves overcoming a change in elevation. Steps, landings, doors, and thresholds, all part of the entrance, often pose barriers for persons with disabilities. To preserve the integrity of these features, a number of solutions are available to increase accessibility. Typical solutions include regrading, incorporating ramps, installing wheelchair lifts, creating new entrances, and modifying doors, hardware, and thresholds.

Regrading an Entrance

In some cases, when the entrance steps and landscape features are not highly significant, it may be possible to regrade to provide a smooth entrance into a building. If the existing steps are historic masonry, they should be buried, whenever possible, and not removed.

Incorporating Ramps

Permanent ramps are perhaps the most common means to make an entrance accessible. As a new feature, ramps should be carefully designed and appropriately located to preserve a property's historic character.

Ramps should be located at public entrances used by everyone whenever possible, preferably where there is minimal change in grade. Ramps should also be located to minimize the loss of historic features at the connection points—porch railings, steps, and windows—and should preserve the overall historic setting and character of the property. Larger buildings may have below grade areas that can accommodate a ramp down to an entrance. Below grade entrances can be considered if the ramp leads to a publicly used interior, such as an auditorium, or if the building is serviced by a public elevator. Ramps can often be incorporated behind historic features, such as cheek-walls or railings, to minimize the visual effect.

The steepest allowable slope for a ramp is usually 1:12 (8%), but gentler slopes should be used whenever possible to accommodate people with limited strength. Greater changes in elevation require larger and longer ramps to meet accessibility scoping provisions and may require an intermediate landing. Most codes allow a slightly steeper ramp for historic buildings to overcome one step.

Ramps can be faced with a variety of materials, including wood, brick, and stone. Often the type and quality of the materials determines how compatible a ramp design will be with a historic property. Unpainted pressure-treated wood should not be used to construct ramps because it usually appears temporary and is not visually compatible with most historic properties.

Railings should be simple in design, distinguishable from other historic features, and should extend one foot beyond the sloped area.

Ramp landings must be large enough for wheelchair users, usually at least 5 feet by 5 feet (152.5 cm by 152.5 cm), and the top landing must be at the level of the door threshold. It may be possible to reset steps by creating a ramp to accommodate minor level changes and to meet the threshold without significantly altering a property's historic character. If a building's existing landing is not wide or deep enough to accommodate a ramp, it may be necessary to modify the entry to create a wider landing. Long ramps, such as switchbacks, require intermediate landings, and all ramps should be detailed with an appropriate edge and railing for wheelchair users and visually impaired individuals.

Temporary or portable ramps are usually constructed of light-weight materials and, thus, are rarely safe or visually compatible with historic properties. Moreover, portable ramps are often stored until needed and, therefore, do not meet



A new elevator entrance was provided next to the stairs to provide universal access to the services inside. Photo: Courtesy, GSA.

accessibility requirements for independent access. Temporary and portable ramps, however, may be an acceptable interim solution to improve accessibility until a permanent solution can be implemented.

Installing Wheelchair Lifts

Platform lifts and inclined stair lifts, both of which accommodate only one person, can be used to overcome changes of elevation ranging from three to 10 feet (.9 m-3 m) in height. However, many States have restrictions on the use of wheelchair lifts, so all applicable codes should be reviewed carefully before installing one. Inclined stair lifts, which carry a wheelchair on a platform up a flight of stairs, may be employed selectively. They tend to be visually intrusive, although they are relatively reversible. Platform lifts can be used when there is inadequate space for a ramp. However, such lifts should be installed in unobtrusive locations and under cover to minimize maintenance if at all possible. A similar, but more expensive platform lift has a retracting railing that lowers into the ground, minimizing the visual effect to historic properties. Mechanical lifts have drawbacks at historic properties with high public visitation because their capacity is limited, they sometimes cannot be operated independently, and they require frequent maintenance.

Considering a New Entrance

When it is not possible to modify an existing entrance, it may be possible to develop a new entrance by creating an entirely new opening in an appropriate location, or by using a secondary window for an opening. This solution should only be considered after exhausting all possibilities for modifying existing entrances.

Retrofitting Doors

Historic doors generally should not be replaced, nor should door frames on the primary elevation be widened, as this may alter an important feature of a historic design. However, if a building's historic doors have been removed, there may be greater latitude in designing a compatible new entrance. Most accessibility standards require at least a 32" (82 cm) clear opening with manageable door opening pressures. The most desirable preservation solution to improve accessibility is retaining historic doors and upgrading the door pressure with one of several devices. Automatic door openers (operated by push buttons, mats, or electronic eyes) and power-assisted door openers can eliminate or reduce door pressures that are accessibility barriers, and make single or double-leaf doors fully operational.

Adapting Door Hardware

If a door opening is within an inch or two of meeting the 32" (81 cm) clear opening requirement, it may be possible to replace the standard hinges with off-set hinges to increase the size of the door opening as much as 1 Ω" (3.8 cm). Historic hardware can be retained in place, or adapted with the addition of an automatic opener, of which there are several types. Door hardware can also be retrofitted to reduce door pressures. For example, friction hinges can be retrofitted with ball-bearing inserts, and door closers can be rethreaded to reduce the door pressure.

Altering Door Thresholds

A door threshold that exceeds the allowable height, generally 1/2" (1.3 cm), can be altered or removed with one that meets applicable accessibility requirements. If the threshold is deemed to be significant, a bevel can be added on each side to reduce its height. Another solution is to replace the threshold with one that meets applicable accessibility requirements and is visually compatible with the historic entrance.

Readily Achievable Accessibility Options

Many accessibility solutions can be implemented easily and inexpensively without destroying the significance of historic properties. While it may not be possible to undertake all of the modifications listed below, each change will improve accessibility.

Sites and Entrances

- Creating a designated parking space.
- Installing ramps.
- Making curb cuts.

Interiors

- Repositioning shelves.
- Rearranging tables, displays, and furniture.
- Repositioning telephones.
- Adding raised markings on elevator control buttons.



This door handle has been retrofitted to meet ADA requirements. Photo: NPS files.

- Installing flashing alarm lights.
- Installing offset hinges to widen doorways.
- Installing or adding accessible door hardware.
- Adding an accessible water fountain, or providing a paper cup dispenser at an inaccessible water fountain.

Restrooms

- Installing grab bars in toilet stalls.
- Rearranging toilet partitions to increase maneuvering space.
- Insulating lavatory pipes under sinks to prevent burns.
- Installing a higher toilet seat.
- Installing a full-length bathroom mirror.
- Repositioning the paper towel dispenser.



A retractable lift for this historic building foyer was created using "like" materials. Photo: NPS files.

Moving Through Historic Interiors

Persons with disabilities should have independent access to all public areas and facilities inside historic buildings. The extent to which a historic interior can be modified depends on the significance of its materials, plan, spaces, features, and finishes. Primary spaces are often more difficult to modify without changing their character. Secondary spaces may generally be changed without compromising a building's historic character. Signs should clearly mark the route to accessible restrooms, telephones, and other accessible areas.

Installing Ramps and Wheelchair Lifts

If space permits, ramps and wheelchair lifts can also be used to increase accessibility inside buildings. However, some States and localities restrict interior uses of wheelchair lifts for life-safety reasons. Care should be taken to install these new features where they can be readily accessed. Ramps and wheelchair lifts are described below.

Upgrading Elevators

Elevators are an efficient means of providing accessibility between floors. Some buildings have existing historic elevators that are not adequately accessible for persons with disabilities because of their size, location, or detailing, but they may also contribute to the historical significance of a building. Significant historic elevators can usually be upgraded to improve accessibility. Control panels can be modified with a "wand" on a cord to make the control panel accessible, and timing devices can usually be adjusted.

Retrofitting Door Knobs

Historic door knobs and other hardware may be difficult to grip and turn. In recent years, lever-handles have been developed to replace door knobs. Other lever-handle devices can be added to existing hardware. If it is not possible or appropriate to retrofit existing door knobs, doors can be left open during operating hours (unless doing so would violate life safety codes), and power-assisted door openers can be installed. It may only be necessary to retrofit specific doorknobs to create an accessible path of travel and accessible restrooms.

Modifying Interior Stairs

Stairs are the primary barriers for many people with disabilities. However, there are some ways to modify stairs to assist people who are able to navigate them. It may be appropriate to add hand railings if none exist. Railings should be 1 ½" (3.8 cm) in diameter and return to the wall so straps and bags do not catch. Color-contrasting, slip-resistant strips will help people with visual impairments. Finally, beveled or closed risers are recommended unless the stairs are highly significant, because open risers catch feet.

Building Amenities

Some amenities in historic buildings, such as restrooms, seating, telephones, drinking fountains, counters, may contribute to a building's historic character. They will often require modification to improve their use by persons with disabilities. In many cases, supplementing existing amenities, rather than changing or removing them, will increase access and minimize changes to historic features and materials.

Upgrading Restrooms

Restrooms may have historic fixtures such as sinks, urinals, or marble partitions that can be retained in the process of making modifications. For example, larger restrooms can sometimes be reconfigured by relocating or combining partitions to create an accessible toilet stall. Other changes to consider are adding grab bars around toilets, covering hot water pipes

under sinks with insulation to prevent burns, and providing a sink, mirror, and paper dispenser at a height suitable for wheelchair users. A unisex restroom may be created if it is technically infeasible to create two fully accessible restrooms, or if doing so would threaten or destroy the significance of the building. It is important to remember that restroom fixtures, such as sinks, urinals, and partitions, may be historic, and therefore, should be preserved whenever possible.

Modifying Other Amenities

Other amenities inside historic buildings may require modification. Seating in a theater, for example, can be made accessible by removing some seats in several areas. New seating that is accessible can also be added at the end of existing rows, either with or without a level floor surface. Readily removable seats may be installed in wheelchair spaces when the spaces are not required to accommodate wheelchair users. Historic water fountains can be retained and new, two-tiered fountains installed if space permits. If public telephones are provided, it may be necessary to install at least a Text Telephone (TT), also known as a Telecommunication Device for the Deaf (TDD). Historic service counters commonly found in banks, theaters, and hotels generally should not be altered. It is preferable to add an accessible counter on the end of a historic counter if feasible. Modified or new counters should not exceed 36" (91.5 cm) in height.

Considering a New Addition as an Accessibility Solution

Many new additions are constructed specifically to incorporate modern amenities such as elevators, restrooms, fire stairs, and new mechanical equipment. These new additions often create opportunities to incorporate access for people with disabilities. It may be possible, for example, to create an accessible entrance, path to public levels via a ramp, lift, or elevator. However, a new addition has the potential to change a historic property's appearance and destroy significant building and landscape features. Thus, all new additions should be compatible with the size, scale, and proportions of historic features and materials that characterize a property.

New additions should be carefully located to minimize connection points with the historic building, such that if the addition were to be removed in the future, the essential form and integrity of the building would remain intact. On the other hand, new additions should also be conveniently located near parking that is connected to an accessible route for people with disabilities. As new additions are incorporated, care should be taken to protect significant landscape features and archeological resources. Finally, the design for any new addition should be differentiated from the historic design so that the property's evolution over time is clear. New additions frequently make it possible to increase accessibility, while simultaneously reducing the level of change to historic features, materials, and spaces.

Making Historic Landscapes Accessible

To successfully incorporate access into historic landscapes, the planning process is similar to that of other historic properties. Careful research and inventory should be undertaken to determine which materials and features convey the landscape's historical significance. As part of this evaluation, those features that are character-defining (topographical variation, vegetation, circulation, structures, furnishings, objects) should be identified. Historic finishes, details, and materials that also contribute to a landscape's significance should also be documented and evaluated prior to determining an approach to landscape accessibility. For example, aspects of the pedestrian circulation system that need to be understood include walk width, aggregate size, pavement pattern, texture, relief, and joint details. The context of the walk should be understood including its edges and surrounding area. Modifications to surface textures or widths of pathways can often be made with minimal effect on significant landscape features.

Additionally, areas of secondary importance such as altered paths should be identified-especially those where the accessibility modifications will not destroy a landscape's significance. By identifying those features that are contributing or non-contributing, a sympathetic circulation experience can then be developed.

After assessing a landscape's integrity, accessibility solutions can be considered. Full access throughout a historic landscape may not always be possible. Generally, it is easier to provide accessibility to larger, more open sites where there is a greater variety of public experiences. However, when a landscape is uniformly steep, it may only be possible to make discrete portions of a historic landscape accessible, and viewers may only be able to experience the landscape from selected vantage points along a prescribed pedestrian or vehicular access route. When defining such a route, the interpretive value of the user experience should be considered; in other words, does the route provide physical or visual access to those areas that are critical to understand the meaning of the landscape?

Federal Accessibility Laws

Today, few building owners are exempt from providing accessibility for people with disabilities. Before making any accessibility modification, it is imperative to determine which laws and codes are applicable. In addition to local and State accessibility codes, the following federal accessibility laws are currently in effect:



The automatic door to this museum building is a practical solution for universal entry. Photo: NPS files.

Architectural Barriers Act (1968)

The Architectural Barriers Act stipulates that all buildings designed, constructed, and altered by the Federal Government, or with federal assistance, must be accessible. Changes made to federal buildings must meet the Uniform Federal Accessibility Standards (UFAS). Special provisions are included in UFAS for historic buildings that would be threatened or destroyed by meeting full accessibility requirements.

Rehabilitation Act (1973)

The Rehabilitation Act requires recipients of federal financial assistance to make their programs and activities accessible to everyone. Recipients are allowed to make their properties accessible by altering their building, by moving programs and activities to accessible spaces, or by making other accommodations.

Americans with Disabilities Act (1990)

Historic properties are not exempt from the Americans with Disabilities Act (ADA) requirements. To the greatest extent possible, historic buildings must be as accessible as non-historic buildings. However, it may not be possible for some historic properties to meet

the general accessibility requirements.

Under Title II of the ADA, State and local governments must remove accessibility barriers either by shifting services and programs to accessible buildings, or by making alterations to existing buildings. For instance, a licensing office may be moved from a second floor to an accessible first floor space, or if this is not feasible, a mail service might be provided. However, State and local government facilities that have historic preservation as their main purpose—State-owned historic museums, historic State capitols that offer tours—must give priority to physical accessibility.

Under Title III of the ADA, owners of "public accommodations" (theaters, restaurants, retail shops, private museums) must make "readily achievable" changes; that is, changes that can be easily accomplished without much expense. This might mean installing a ramp, creating accessible parking, adding grab bars in bathrooms, or modifying door hardware. The requirement to remove barriers when it is "readily achievable" is an ongoing responsibility. When alterations, including restoration and rehabilitation work, are made, specific accessibility requirements are triggered.

Recognizing the national interest in preserving historic properties, Congress established alternative requirements for properties that cannot be made accessible without "threatening or destroying" their significance. A consultation process is outlined in the ADA's Accessibility Guidelines for owners of historic properties who believe that making specific accessibility modifications would "threaten or destroy" the significance of their property. In these situations, after consulting with persons with disabilities and disability organizations, building owners should contact the State Historic Preservation Officer (SHPO) to determine if the special accessibility provisions for historic properties may be used. Further, if it is determined in consultation with the SHPO that compliance with the minimum requirements would also "threaten or destroy" the significance of the property, alternative methods of access, such as home delivery and audio-visual programs, may be used.

Summary and References

Historic properties are irreplaceable and require special care to ensure their preservation for future generations. With the passage of the Americans with Disabilities Act, access to historic properties open to the public is a now civil right, and owners of historic properties must evaluate existing buildings and determine how they can be made more accessible. It is a challenge to evaluate properties thoroughly, to identify the applicable accessibility requirements, to explore alternatives and to implement solutions that provide independent access and are consistent with accepted historic preservation standards. Solutions for accessibility should not destroy a property's significant materials, features and spaces, but should increase accessibility as much as possible. Most historic buildings are not exempt from providing accessibility, and with careful planning, historic properties can be made more accessible, so that all citizens can enjoy our Nation's diverse heritage.

Acknowledgements

Thomas C. Jester is an Architectural Historian with the Preservation Assistance Division of the National Park Service. **Sharon C. Park**, AIA, is the Senior Historical Architect with the Preservation Assistance Division, National Park Service.

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This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments for a broad public.

September 1993

Reading List

Ballantyne, Duncan S. and Harold Russell Associates, Inc. *Accommodation of Disabled Visitors at Historic Sites in the National Park System*. Washington, D.C.: Park Historic Architecture Division, National Park Service, U.S. Department of the Interior, 1983.

Goldman, Nancy. Ed. *Readily Achievable Checklist: A Survey for Accessibility*. Boston: Adaptive Environments Center, 1993.

Hayward, Judith L. and Thomas C. Jester, compilers. *Accessibility and Historic Preservation Resource Guide*. Windsor, Vermont: Historic Windsor, Inc., 1992, revised 1993.

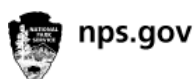
Jester, Thomas C. *Preserving the Past and Making it Accessible for People with Disabilities*. Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1992.

Parrott, Charles. *Access to Historic Buildings for the Disabled*. Washington, D.C.: U.S. Department of the Interior, 1980.

Secretary of the Interior's Standards for the Treatment of Historic Properties. Washington, D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1993.

Smith, William D. and Tara Goodwin Frier. *Access to History: A Guide to Providing Access to Historic Buildings for People with Disabilities*. Boston: Massachusetts Historical Commission, 1989.

Standards for Accessible Design: ADA Accessibility Guidelines (ADAAG). Washington, D.C.: U.S. Department of Justice, 1991.



EXPERIENCE YOUR AMERICA™



PRESERVATION the approach



When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment. Prior to undertaking work, a documentation plan for Preservation should be developed.

Choosing Preservation as a Treatment

In Preservation, the options for replacement are less extensive than in the treatment, Rehabilitation. This is because it is assumed at the outset that building materials and character-defining features are essentially intact, i.e., that more historic fabric has survived, unchanged over time. The expressed goal of the **Standards for Preservation and Guidelines for Preserving Historic Buildings** is retention of the building's existing form, features and detailing. This may be as simple as basic maintenance of existing materials and features or may involve preparing a historic structure report, undertaking laboratory testing such as paint and mortar analysis, and hiring conservators to perform sensitive work such as reconstituting interior finishes. Protection, maintenance, and repair are emphasized while replacement is minimized.

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Identify, Retain, and Preserve Historic Materials and Features

The guidance for the treatment **Preservation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on **identifying, retaining, and preserving** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting.

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Stabilize Deteriorated Historic Materials and Features as a Preliminary Measure

Deteriorated portions of a historic building may need to be protected through preliminary stabilization measures until additional work can be undertaken. **Stabilizing** may include structural reinforcement, weatherization, or correcting unsafe conditions. Temporary stabilization should always be carried out in such a manner that it detracts as little as possible from the historic building's appearance. Although it may not be necessary in every preservation project, stabilization is nonetheless an integral part of the treatment Preservation; it is equally applicable, if circumstances warrant, for the other treatments.

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-GUIDELINES-

The Approach

Exterior Materials

[Masonry](#)

[Wood](#)

[Architectural Metals](#)

Exterior Features

[Roofs](#)

[Windows](#)

[Entrances + Porches](#)

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Interior Features

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Site

Setting

Special Requirements

[Energy Efficiency](#)

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THE STANDARDS

Protect and Maintain Historic Materials and Features



Preservation of the exterior of the Hale House, Los Angeles, California, involved repainting the exterior walls and decorative features in historically appropriate colors. In excellent example of the Preservation treatment focused upon the ongoing maintenance of historic materials and features. Photo: Before, NPS files; After: Bruce Boehner.

After identifying those materials and features that are important and must be retained in the process of **Preservation** work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

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Repair (Stabilize, Consolidate, and Conserve) Historic Materials and Features

Next, when the physical condition of character-defining materials and features requires additional work, **repairing by stabilizing, consolidating, and conserving** is recommended. **Preservation** strives to retain existing materials and features while employing as little new material as possible. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metal features may also include patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, within the treatment **Preservation**, portions of a historic structural system could be reinforced using contemporary materials such as steel rods. All work should be physically and visually compatible, identifiable upon close inspection and documented for future research.

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Limited Replacement In Kind of Extensively Deteriorated Portions of Historic Features

If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the **limited replacement in kind** of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). The replacement material needs to match the old both physically and visually, i.e., wood with wood, etc. Thus, with the exception of hidden

structural reinforcement and new mechanical system components, substitute materials are not appropriate in the treatment **Preservation**. Again, it is important that all new material be identified and properly documented for future research. If prominent features are missing, such as an interior staircase, exterior cornice, or a roof dormer, then a Rehabilitation or Restoration treatment may be more appropriate.

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Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the **Preservation** guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of preservation projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.

[HISTORICAL OVERVIEW](#) - **preserving** - [REHABILITATING](#) - [RESTORING](#) - [RECONSTRUCTING](#)

[main](#) - [credits](#) - [email](#)



Application for Certificate of Appropriateness

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

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

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

Office Use Only

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

The applicant seeks to show the following:

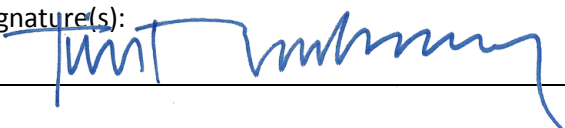
1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut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

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

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

Signature(s):

Date:



Please type or print name(s) clearly:

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: _____

APPLICANT INFORMATION:

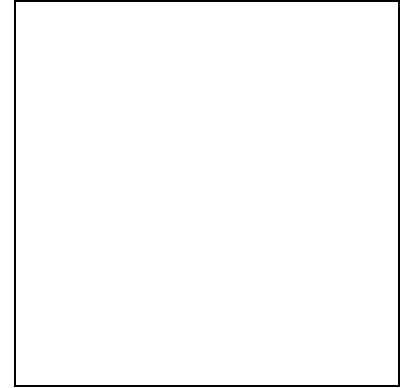
2. Name of current property owner: _____

If corporation: Corporate Official: _____

Mailing Address: _____

Zip Code: _____ Telephone: _____ Fax: _____

E-mail: _____



(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: _____

Signature: Timothy [Signature]

Mailing Address: _____

Zip Code: _____ Fax: _____

Telephone: _____ E-mail: _____

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

Date of discussion: _____

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

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

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

☐ Other (specify): _____

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)

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.)

INSTRUCTIONS FOR FILLING AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Explanation of the Process

A Certificate of Appropriateness ensures that proposed work on the exterior of certain historic-designated properties conforms to the requirements established by that historic designation. A building permit cannot be issued for the proposed work until a Certificate of Appropriateness has been approved. Prior to submitting an application, you should discuss your project with Building Development Services to ensure you are not proposing something that violates the International Building Code. Even though you might receive a Certificate of Appropriateness from the Zoning & Subdivision Services staff or the Landmarks Board, the project must also comply with the International Building Code to receive a building permit.

For staff or the Landmarks Board to approve a Certificate of Appropriateness the following must be considered:

- A. That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation;
- B. That the proposed work will be done in conformance with any design guidelines or standards that the Landmarks Board has established and adopted;
- C. For new construction, whether the building or structure will be harmonious with or incongruous to the old and historic aspects of the surroundings;
- D. For demolitions:
 - the impact the proposed removal would have on the integrity and continuity of the Historic Landmark or Historic District of which it is part; and
 - the nature of the structure as a representative type; and
 - the condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure; and
 - The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; and
 - The post-demolition plans for the site and the relation of those plans to the surrounding area.
- A. For archeological sites, the effect of the proposed project on the site and what actions are being undertaken to record and/or preserve the site.

Completion of the Application

The application must be completed in full and signed by the property owner (unless a power of attorney is provided to staff) for the application to be considered complete. Exhibits A, B and C (if applicable) will be included with the staff analysis that will be sent to the Landmarks Board if the request cannot be approved administratively.

Exhibit A

This exhibit provides basic information about the property and the applicant. If the applicant designates a representative and does not intend to attend the Landmarks Board meeting, it is important that the representative be able to commit to changes that may be suggested by the Board, otherwise the application may have to be table pending the applicant's response. **Parish representatives, including the Priest, intend to participate in the hearing.**

Exhibit B

It is important that Exhibit B be thoroughly completed because it provides essential background information that is used in staff's analysis of the request and the Landmarks Board's basis for approval. The process will proceed much quicker if staff and the Landmarks Board have a clear understanding of the proposed work. If you think additional information may be helpful in approving a certificate, you may include that information. If staff or the Landmarks Board determine additional information is necessary, they will request it. This may result in a two week delay if the Landmarks Board must table the request to receive the additional information.

In order for Exhibit B to be considered complete, the supporting information listed after each work item must also be included with the application. If the specific work is not listed, staff can assist in determining what supplemental data needs to be provided with the application. All supplemental documents must be submitted on a page size no greater than 11 inches by 17 inches.

Site Plans: A site plan is an outline or bird's eye view of a lot showing all structures, including fences and patios. It shows property lines, adjoining streets and alleys, building dimensions, locations of driveways and parking areas, the number of feet structures are set back from property lines, a north arrow, and the scale of the drawing if it is done to scale. Where site plans are required, submit one for the existing condition and one for the proposed condition. For minor work, such as a new sidewalk, only one site plan showing both the existing and new conditions is sufficient. If the proposed work is attached to an existing building rather than freestanding (i.e., a new sign on the front of a building that fronts directly on the street), a site plan may not be necessary. An aerial photograph can be substituted for a drawn site plan provided there is a scale and it is adequately labeled.

Elevations: An elevation is a drawing showing the view of a single side of a building, giving the location of all doors, windows, awnings, sign channel, roof pitch, etc. and the scale of the drawing if it is drawn to scale. Show all sides affected by the proposed work. Where elevations are required, submit one for the existing condition and one for the proposed condition. Photographs may be substituted for elevation drawings provided all details can be seen (not obscured by plantings or other structures).

Photographs: Photographs showing the existing condition of the area of proposed work are required for all applications. For example, if awnings are proposed for installation over windows and doors, photographs must be submitted for each side of the structure where awnings will be installed. The photographs should generally be in color and can be from a film or digital camera printed at a suitable size to distinguish relevant details. For most applications, digitally manipulated photographs can also be submitted instead of elevation drawings to show how the proposed work will look when completed.

Sample of materials to be used: It is often helpful for the staff and Board to see an actual sample of the materials proposed to be used, i.e., shingles, siding, bricks. If a sample cannot be obtained, literature describing the product can usually be substituted.

Product literature: Product literature comes from the manufacturer and usually can be obtained from the distributor or your contractor. It provides a description of the materials proposed to be used and helps in determining the suitability of that material for the proposed application. A sample of the material to be used can usually be substituted for product literature.

Drawings: A drawing is an illustration of the proposed work, such as a sign or a window detail.

State Historic Preservation Officer Comments: For archeological sites, you must submit comments and recommendations of the State Historic Preservation Officer concerning the effect of the proposed project on the site and what action(s) should be undertaken to record and/or preserve the site.

Try to describe the proposed work as simply as possible, but be sure to describe all the work to be done. When replacing a material be sure to identify the existing and proposed material, for example, when re-roofing specify composition, wood, slate, tile, asphalt or steel.

Exhibit C

Exhibit C is the applicant's primary opportunity to demonstrate why the Certificate of Appropriateness, for major alterations to historic structure or site, should be approved by the Landmarks Board. While Exhibit C may be included with any application, it is only required for the work indicated under Item 1, Exhibit B.

Suggested items of discussion for Why the Proposed Work Should Be Approved (Exhibit B) include.

- A. Explain how the proposed project conforms with the Secretary of Interior's Standards for Rehabilitation, including the following:
- Whether the property will be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - How the historic character of a property will be retained and preserved. (The removal of historic materials or alteration of features and spaces that characterize a property is discouraged.)
 - How the property will be maintained 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 architectural elements from other buildings, are discouraged.)
 - How changes that have occurred over time and acquired historic significance in their own right will be retained and preserved.
 - How distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - Plans to repair rather than replace deteriorated historic features. (Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.)
 - How the surface cleaning of structures, if appropriate, shall be undertaken. (The gentlest means possible should be used. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used.)
 - How significant archaeological resources affected by a project will be protected and preserved. What mitigation measures shall be undertaken if such resources must be disturbed.
 - How new additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. (The new work should be differentiated from the old but be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.)
 - How new additions and adjacent or related new construction will be undertaken so that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.
- B. Explain how the project conforms to local design guidelines or standards adopted by the Landmarks Board. Local

design guidelines generally take precedence over the Secretary of Interior's Standards for Rehabilitation. Local design guidelines have been adopted for the Commercial Street and Walnut Street Districts and the Mid-Town Neighborhood (historic sites only), and copies are available from the Zoning & Subdivision Services office.

- C. For new construction, discuss the extent to which the building or structure will be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility is evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the overall setting.
- D. For demolitions, discuss.
- The impact the proposed removal will have on the integrity and continuity of the Historic Landmark or Historic District of which it is part.
 - The nature of the resource as a representative type or style of architecture, socio-economic development, historical association or other element of the original designation criteria applicable to such structure or site.
 - The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
 - The ability of the subject structure or site to produce a reasonable economic return on investment to its owner.
 - The post-demolition plans for the site and the relation of those plans to the surrounding area.
- E. For archeological resources, discuss the effect of the proposed project on the site and what action(s) will be undertaken to record and/or preserve the site.

Deadlines for filing an Application

The Zoning & Subdivision Services office accepts applications daily. If the application can be approved administratively, processing of the application will begin immediately. The Landmarks Board holds regularly scheduled meetings each month (contact the Zoning & Subdivision Services office for a current processing schedule). This application must be in the Zoning & Subdivision Services office no later than the application deadline date listed on the processing schedule (Generally 15 days prior to the meeting where the application will be considered). This application must be complete, or it will be returned to the applicant and will not be placed on the agenda.

SIGN POSTING REQUIREMENTS

Applicants are responsible for providing notice to interested parties by posting a sign(s) on the subject property visible from an abutting public right-of-way.

Refer to Section 3-3800, Publication and Posting of Notices

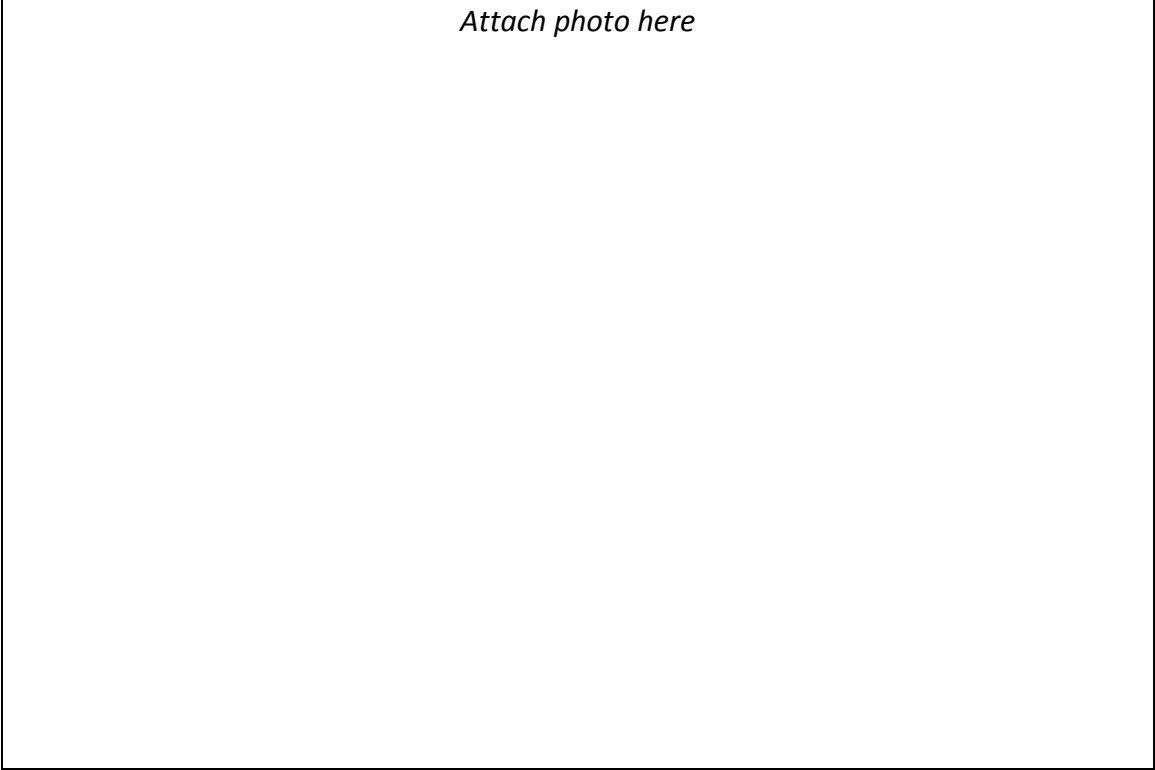
Sign Posting Process:

1. After an application is determined to be complete and assigned a public hearing schedule by the Planning and Development Department, the applicant shall arrange a time to receive posting instructions and signs from planning staff within seven (7) days of the application deadline.
2. The applicant shall post the sign and submit an affidavit of sign posting to the Planning and Development Department.
 - a. The applicant shall post the notice at least ten (10) days prior to the hearing in conspicuous places on or in the immediate vicinity of the subject property, and shall not impede the vision of drivers or pedestrians. Staff recommends the notice be posted within ten (10) feet of the adjacent street and in a manner that the bottom portion of the sign is no less than eighteen (18) inches from the ground.
 - b. The applicant may determine an alternate location where the property is not adjacent to the street, with approval by planning staff.
 - c. Additional signs may be required at discretion of planning staff.
3. The applicant shall submit an affidavit and photograph(s) of the sign posting.
 - a. The applicant shall photograph the sign(s) and attach the photograph(s) to the affidavit (**example attached**). The applicant shall submit to Planning Staff seven (7) days prior to hearing.
4. The applicant will be responsible for returning the sign(s) to the Planning and Development Department after the hearing.

***Postponed Hearing:** If hearing is postponed, the applicant will be notified when a new sign has been created. The applicant is responsible for posting new date of the hearing in accordance with the criteria herein.

AFFIDAVIT OF SIGN POSTING

Attach photo here



(sign lettering must be legible in photo)

I, _____ (*print name of owner, agent, attorney*), attest that the above sign was posted 10 days before the public hearing on _____ (*month/day/year*) and in accordance with the given posting requirements.

Signature of person completing sign posting

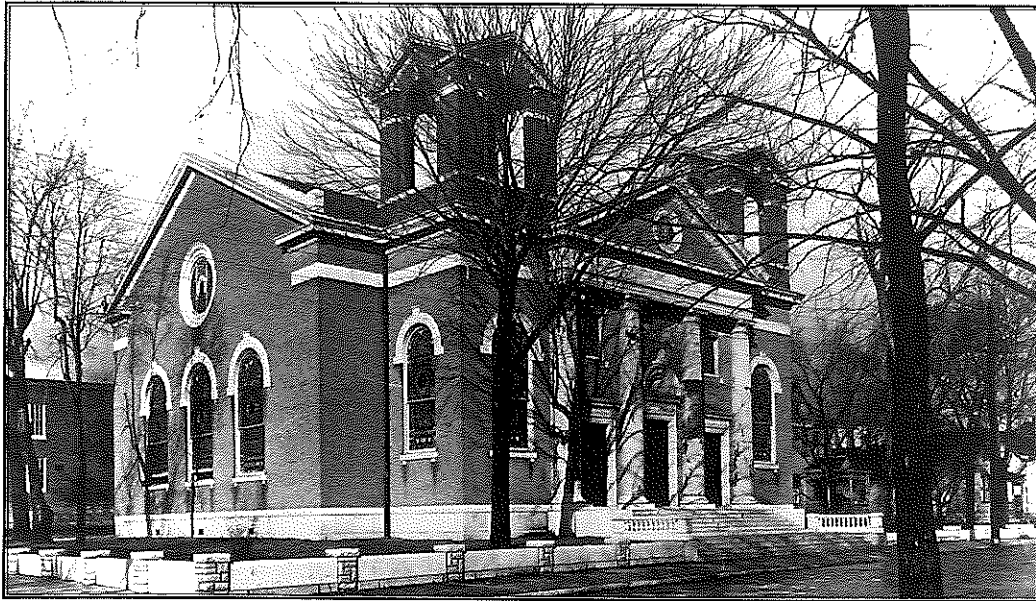
Printed name of person completing sign posting

South of the Tracks

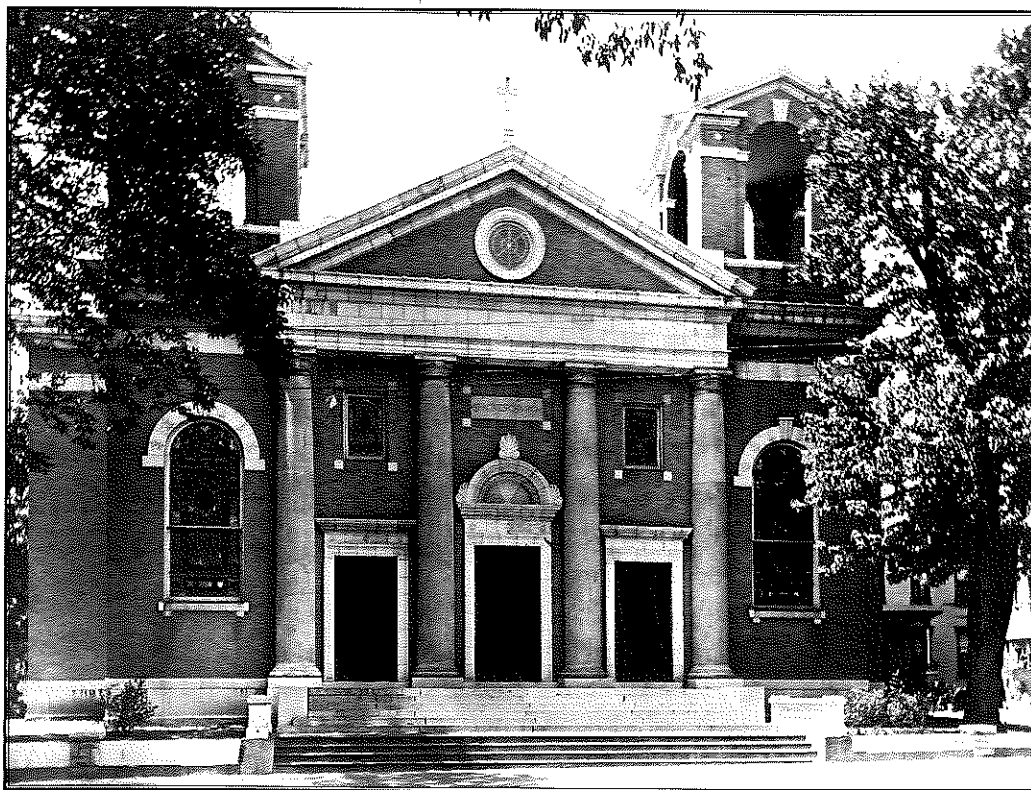


**A CENTENNIAL HISTORY OF ST. AGNES PARISH
SPRINGFIELD, MISSOURI
1908 – 2008**

SALLY LYONS McALEAR



St. Agnes Church – after 1913
showing grade school at the rear
Courtesy of St. Agnes Archives



St. Agnes Church – ca. 1915
Courtesy of History Museum for Springfield-Greene County

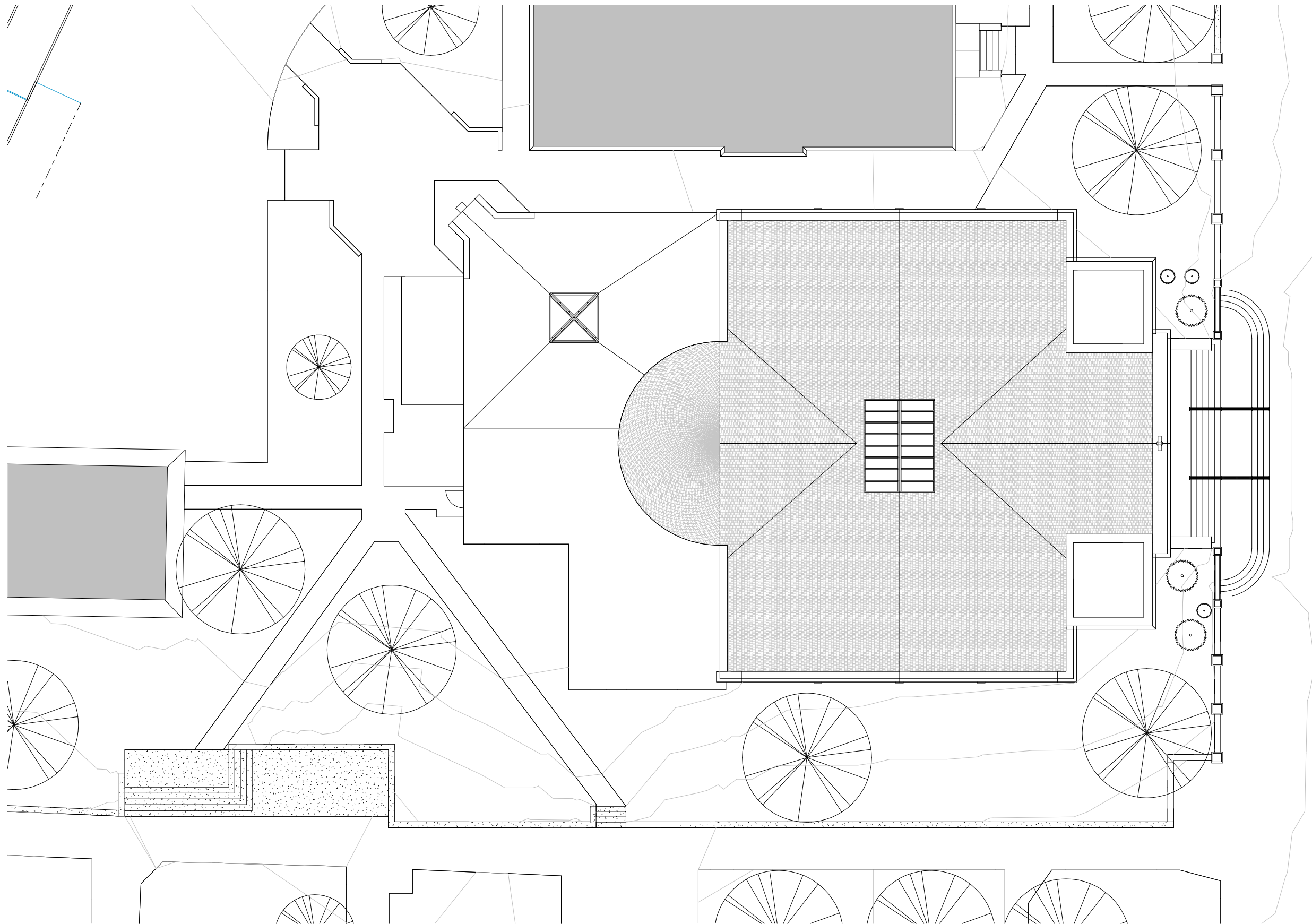


Exhibit B, Page 3

Existing Plan

ST. AGNES CATHEDRAL ADDITION

533 S. Jefferson Ave. Springfield, MO



Architecture
Engineering
Interior Design
Landscape Architecture

319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.865.6100
www.brpac.com



Exhibit B, Page 4

Existing Exterior View From Jefferson

ST. AGNES CATHEDRAL ADDITION

533 S. Jefferson Ave. Springfield, MO



Architecture
Engineering
Interior Design
Landscape Architecture

319 N. Main Ave., Suite 200
Springfield, Missouri 65806
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YOUR VISION. OUR FOCUS.

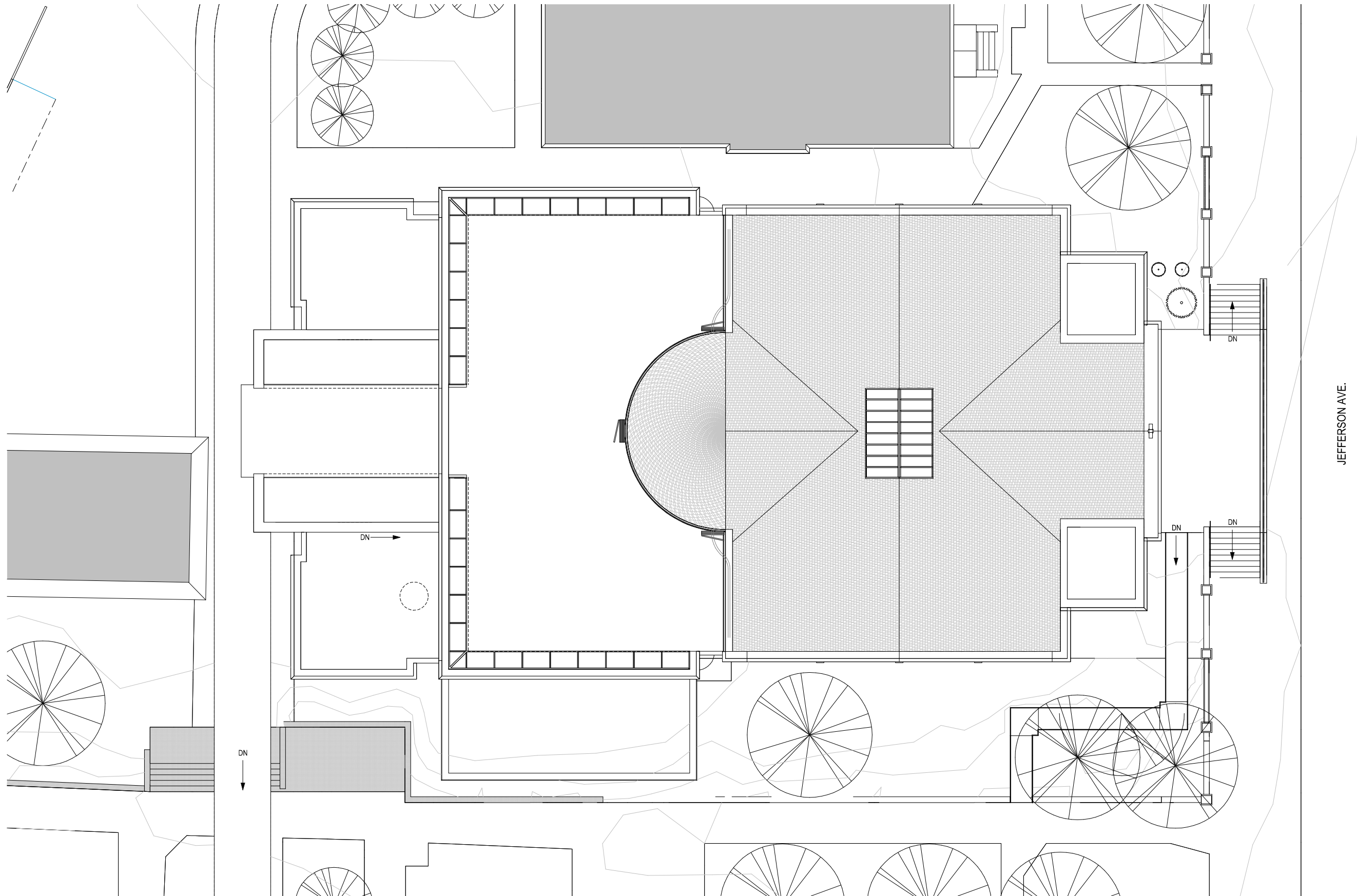


Exhibit B, Page 5

Proposed Plan

ST. AGNES CATHEDRAL ADDITION

533 S. Jefferson Ave. Springfield, MO



Architecture
Engineering
Interior Design
Landscape Architecture

319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.865.6100
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Exhibit B, Page 6

Proposed Exterior View From Jefferson

ST. AGNES CATHEDRAL ADDITION

533 S. Jefferson Ave. Springfield, MO



Architecture
Engineering
Interior Design
Landscape Architecture

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Springfield, Missouri 65806
Phone: 417.865.6100
www.brpac.com



Exhibit B, Page 7

Proposed Elevation

ST. AGNES CATHEDRAL ADDITION

533 S. Jefferson Ave. Springfield, MO



Architecture
Engineering
Interior Design
Landscape Architecture

319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.865.6100
www.brpac.com

**Springfield, Missouri Nomination Form
for Designation of Historic Site, Historic Landmark, Interior
Landmark, or Historic District**

1. Current Property Owner

Name : Jennifer Wilson

Address :

1900 S. Saratoga Ave. Springfield, MO 65804

2. Title/Name of Property

1955 Better Homes and Gardens Idea House of the Year

3. Location/Address of Property

1900 S. Saratoga Ave. Springfield, MO 65804

4. Classification (circle all that apply)

Class	Ownership	Status	Accessibility
<u>Historic site</u>	Public	<u>Occupied</u>	yes : restricted
Historic Landmark	<u>Private</u>	Unoccupied	yes : unrestricted
Interior Landmark	Both	Work in progress	<u>no</u>
Historic District			

Present Use

Agriculture
Commercial
Educational
Entertainment
Government
Industrial
Military

Museum
Park
Private residence
Religious
Scientific
Transportation
Other:

5. Description

Condition

Check One

Check One

☒ **excellent**
☐ good
☐ fair
☐ deteriorated
☐ ruins

☐ unaltered
☒ **altered**

☒ **original site**
☐ moved date: _____

If known, describe the original physical appearance. Describe the present physical appearance. Use a continuation page if necessary.

6. Significance

Circle the number before each criterion below that applies to the nominated site, structure, object, or district. For criteria under number 13, circle the letter before each criterion that applies.

1. Has significant character, interest, or value as part of the city, region, state or nation's history;
2. Is associated with the life of a personality significant to the past.
3. Is the site of a historic event with a significant effect upon the development, heritage or cultural characteristics of the city, region, state, or nation.
- 4. Exemplifies the cultural, political, economic, social, or historic heritage of the community.**

5. **Portrays the environment in the era of history characterized by a distinctive architectural style.**
6. **Embodies distinguishing characteristics of an architectural type or engineering specimen.**
7. **Is the work of a designer, architect, or contractor whose individual work has influenced the development of the city, region, state, or nation.**
8. **Contains elements of design, detail, materials, or craftsmanship which represent a style unique to the past.**
9. Is a part of, or related to, a square, park, or other distinctive area.
10. Represents an established and familiar visual feature of the neighborhood, community, or skyline, owing to its unique location or singular physical characteristics.
11. Is part of or related to a distinctive, geographical area which should be developed or preserved according to a plan based on cultural, historic or architectural motif.
12. Based upon physical evidence, has yielded, or is likely to yield, the integrity of information important to history or prehistory.
13. In addition, the Landmarks Board shall consider the site, structure, object, or district in light of its integrity of:
 - a. **location,**
 - b. **design,**
 - c. setting,
 - d. **materials,**
 - e. workmanship,
 - f. feeling,
 - g. association, and
 - h. its suitability for preservation and reuse.

Below, write every number and letter circled. Then, provide a narrative explaining why each circle is appropriate. For example, if there is a circle around criterion number 1, there should be a "1." followed by a narrative

explaining the structure's character and how that character is significant to local, regional, state, or national history.

Attach all relevant photographs of the nomination (past and present).

Please see the attached document for statement of significance, photographs and citations.

7. Nomination by

Name :

Paden L. Chambers

Address : 1235 E Elm St. Apt #407 Springfield, MO 65802

8. Landmarks Board Approval

Date :

1955 Idea House of the Year

Architect: Hugh Stubbins

Builder: Glenn L White

Date: 1955

Building Type: Residence

Location: 1900 S. Saratoga Ave.



Designed by internationally acclaimed architect Hugh Stubbins, the 1955 Idea House of the Year served as a nationwide prototype for the future of suburban residential design. Located at 1900 South Saratoga Avenue and constructed in 1955 by local builder Glenn L White, the house was part of the Parade of Homes Tour, promoting the undeveloped Southern Hills neighborhood, the brainchild of Lee McLean Jr. and John Q. Hammons.

Estimated to be completed in 10 years Southern Hills began in 1955 with 400 acres of farmland south of Schweitzer Road (later Sunshine) and was described as Springfield's newest "architecturally controlled" community containing homes of varying price, parks, recreational areas, a shopping center, future elementary school, a church and four spring fed lakes. Following other Hammons developments such as Village Gardens, Wedgewood and Country Club Terrace, Southern Hills would provide modern housing for a growing number of families following the economic boom in postwar Springfield.

To promote this new endeavor, Hammons allowed local builders to construct 16 model homes that would be featured during Springfield Area Home Builders Parade of Homes held on September 11th – 18th 1955. In all more than 15,000 people attended the Sunday opening to see "Springfield's finest residential area," and though 15 of the homes were designed by local contractors one in particular was part of nationwide campaign billed as the most important model home program in America.

Sponsored by *Better Homes and Gardens* the Idea Home of the Year was an annual feature of the magazine in which a residential prototype was designed by a prominent architect and constructed in several American cities to market modern housing trends to a growing suburban population. Located in more than 100 American cities the 1955 Idea Home of the Year was designed by architect Hugh Stubbins whose later career would produce prominent national and international works such as the House of the World Cultures in Berlin the Yokohama Landmark Tower in Japan and the Citigroup Center in New York City.

Stubbins' Idea House prototype was compact at a mere 1,600 square feet but was conceptually larger connecting exterior spaces and activity areas to their interior counterparts. By providing a homeowner with a combination of public and private interior and exterior "rooms", Stubbins created a series of spaces for a multitude of family activities.

Separating the public front yard and private rear terrace, the house and garage are separated into two components connected by a light and airy breezeway. The most striking feature of the house is the west façade that includes both plate glass and adjustable jalousie windows that are juxtaposed with a plane of board & batten siding. The windows rise from the floor to the gabled roofline penetrated by exposed structural timbers that run the full length of the house. A front porch is carved out of the main and tucked under the deep eaves that surround the houses perimeter.

Alternating regions of board & batten siding and glass are positioned along the north and south facades to correspond to the public and private rooms of the homes interior. Access to the fenced north yard and large south terrace are through sliding glass windows that rise from floor to ceiling and paired with jalousie windows. A second small porch is carved from the southeast corner, though more private by positioning the large wall of glass back from the adjacent exterior wall. The east façade contains no fenestrations illustrating the private uses behind its board & batten walls. Though appearing to be clad in brick in promotional material, the few areas containing masonry including planters and the fireplace are clad with coursed limestone indicative of the geology of Southwest Missouri.

Aside from slight modifications to the breezeway the houses exterior is remarkably intact containing original details and materials that can be found in the many surviving examples of Stubbins' prototype found throughout the United States. As one of the original 16 homes constructed in Southern Hills, the Idea Home could be considered one of the oldest if not most intact structures of the planned development. Representing Southern Hills beginnings as a prominent subdivision for Springfield's growing middle class in the 1950's, The Idea Home's historic and architectural significance make it worthy of a historic sites nomination by the Landmarks Board of the City of Springfield.

Bibliography

Clayton, Joe. 1955. "From Bottom to Top in 5 Years . . ." *Springfield News-Leader*, September 18: 2D.

Franson, Bob. 1955. "Southern Hills-Community in Itself." *Springfield News-Leader*, July 10: C6-C7.

Hevesi, Dennis. 2006. "Hugh Stubbins Jr., 94, Creator of Emblematic Skyscrapers, Is Dead." *The New York Times*, July 11: online.

Normile, John, and Curtiss Anderson. 1955. "The Idea Home of the Year." *Better Homes and Gardens*, September: 51-68.

Springfield Leader & Press. 1955. "The Proposed Southern Hills Residential Section of the City." February 1: 9.

staff, *Leader & Press*. 1955. "15,000 See Homes." *Springfield Leader & Press*, September 11.

Reference Images

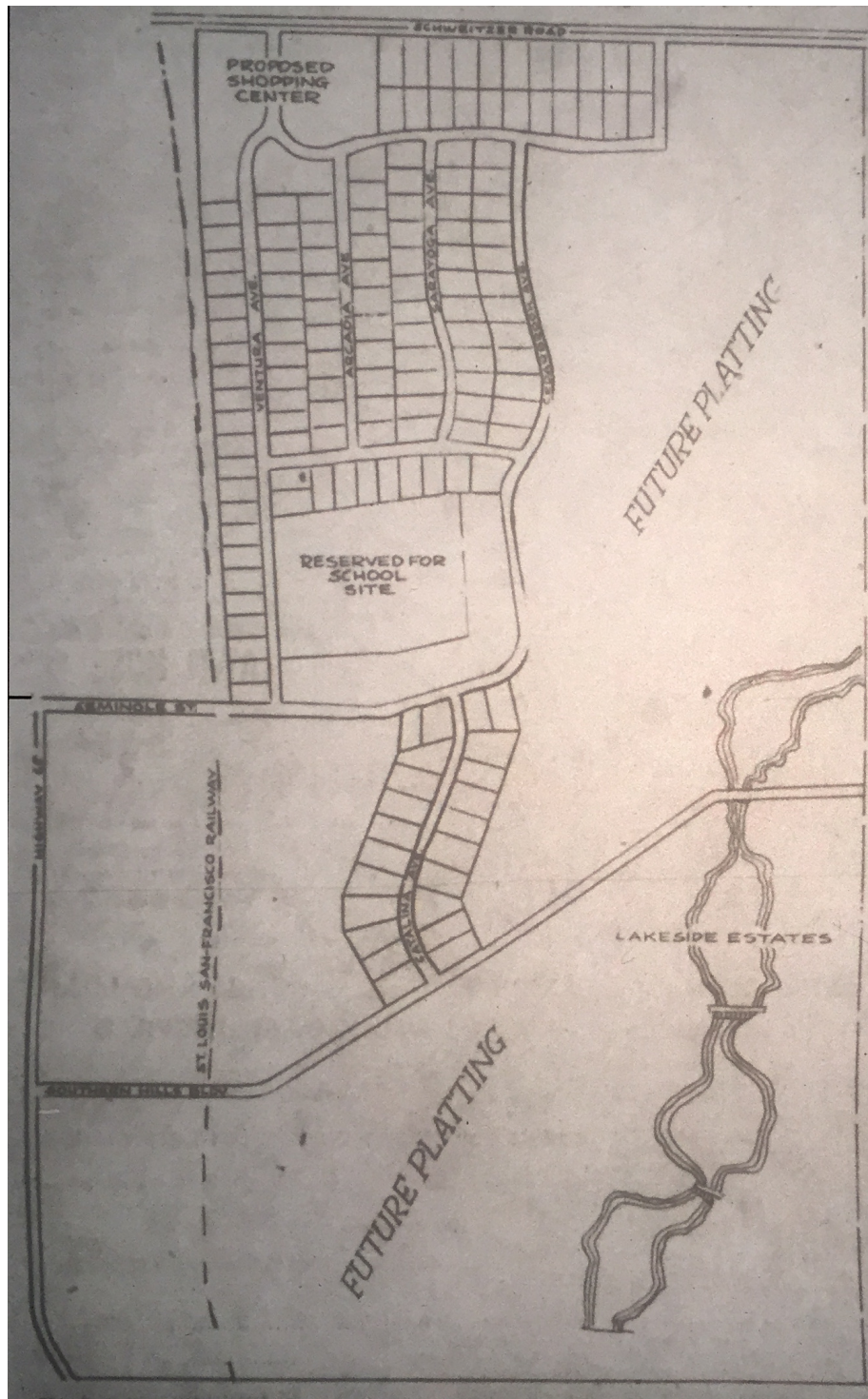


Figure 1 – Southern Hills Subdivision Drawing: *Springfield News-Leader* - July 10, 1955



Figure 2 – Parade of Homes Advertisement: *Springfield News & Leader* – September 11 ,1955



Figure 3– Idea Home Advertisement: *Springfield News & Leader* - September 11, 1955

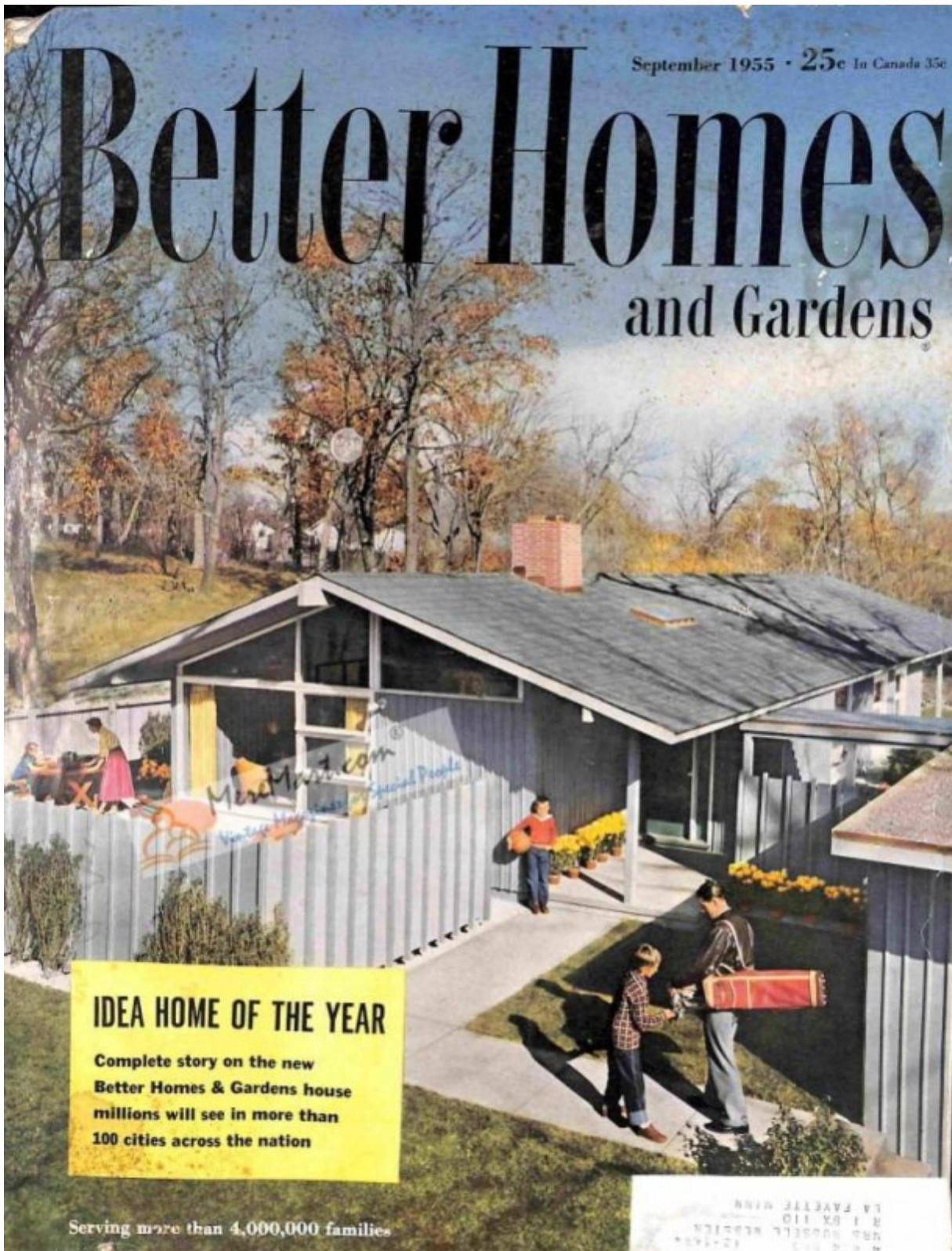


Figure 4 – *Better Homes and Gardens: Idea Home of the Year* September 1955



House of the World Cultures
Berlin -1957



Yokohama Landmark Tower
Japan – 1993



Citigroup Center
New York City - 1977

Figure 5-7 – Works by Architect Hugh Stubbins



Figure 6 -West façade. Photo by author.



Figure 7 – Southeast façade. Photo by author.



Figure 8 – North façade. Photo by author.

**Springfield, Missouri Nomination Form
for Designation of Historic Site, Historic Landmark, Interior
Landmark, or Historic District**

1. Current Property Owner

Name : The Forrester Group Inc.

Address :

605 N. Boonville Ave. Springfield, MO 65806

2. Title/Name of Property

KGBX Radio Station

3. Location/Address of Property

605 N. Boonville Ave. Springfield, MO 65806

4. Classification (circle all that apply)

Class	Ownership	Status	Accessibility
<u>Historic site</u>	Public	<u>Occupied</u>	<u>yes : restricted</u>
Historic Landmark	<u>Private</u>	Unoccupied	yes : unrestricted
Interior Landmark	Both	Work in progress	no
Historic District			

Present Use

Agriculture
Commercial
Educational
Entertainment
Government
Industrial
Military

Museum
Park
Private residence
Religious
Scientific
Transportation
Other:

5. Description

Condition

Check One

Check One

☒ **excellent**
☐ good
☐ fair
☐ deteriorated
☐ ruins

☐ unaltered
☒ **altered**

☒ **original site**
☐ moved date: _____

If known, describe the original physical appearance. Describe the present physical appearance. Use a continuation page if necessary.

6. Significance

Circle the number before each criterion below that applies to the nominated site, structure, object, or district. For criteria under number 13, circle the letter before each criterion that applies.

1. Has significant character, interest, or value as part of the city, region, state or nation's history;
2. Is associated with the life of a personality significant to the past.
3. Is the site of a historic event with a significant effect upon the development, heritage or cultural characteristics of the city, region, state, or nation.
- 4. Exemplifies the cultural, political, economic, social, or historic heritage of the community.**

5. **Portrays the environment in the era of history characterized by a distinctive architectural style.**
6. **Embodies distinguishing characteristics of an architectural type or engineering specimen.**
7. **Is the work of a designer, architect, or contractor whose individual work has influenced the development of the city, region, state, or nation.**
8. **Contains elements of design, detail, materials, or craftsmanship which represent a style unique to the past.**
9. Is a part of, or related to, a square, park, or other distinctive area.
10. Represents an established and familiar visual feature of the neighborhood, community, or skyline, owing to its unique location or singular physical characteristics.
11. Is part of or related to a distinctive, geographical area which should be developed or preserved according to a plan based on cultural, historic or architectural motif.
12. Based upon physical evidence, has yielded, or is likely to yield, the integrity of information important to history or prehistory.
13. In addition, the Landmarks Board shall consider the site, structure, object, or district in light of its integrity of:
 - a. **location,**
 - b. **design,**
 - c. setting,
 - d. **materials,**
 - e. **workmanship,**
 - f. feeling,
 - g. association, and
 - h. its suitability for preservation and reuse.

Below, write every number and letter circled. Then, provide a narrative explaining why each circle is appropriate. For example, if there is a circle around criterion number 1, there should be a "1." followed by a narrative

explaining the structure's character and how that character is significant to local, regional, state, or national history.

Attach all relevant photographs of the nomination (past and present).

Please see the attached document for statement of significance, photographs and citations.

7. Nomination by

Name :

Paden L. Chambers

Address : 1235 E Elm St. Apt #407 Springfield, MO 65802

8. Landmarks Board Approval

Date :

KGBX Radio Station

Architect: Richard P. Stahl

Firm: Bissman and Stahl

Date: 1948

Building Type: Commercial

Location: 605 N Boonville Ave.



Commissioned by Springfield Newspapers Incorporated in 1947, the KGBX Radio Station was the first commercial project of the architecture firm of Bissman and Stahl. Designed as the first facility in Springfield specifically for radio broadcasting, the buildings playful architectural qualities and modern streamlined design are reminiscent of the golden age of radio and music of Springfield's past.

After its relocation from St. Joseph Missouri to Springfield by co-owners Ralph D. Foster, C. Arthur Johnson & businessman Lester E. Cox in 1932, KGBX became the first radio station operating in Springfield until the creation of KWTO in 1933; both being owned by Foster, Johnson & Cox and located on St. Louis Street. This monopoly was challenged by the newly formed Springfield Newspapers Incorporated due to a decline in advertising revenue and following a ruling by the Federal Communications Commission, KGBX was sold acquired by the newspaper in September 1, 1936.

On March 27th 1947 a disastrous fire destroyed the Boonville Avenue printing facilities of Springfield Newspapers Incorporated forcing the paper to be published in Tulsa Oklahoma for several months. Immediately after, publisher Thomas Warren Duvall began planning for a new plant along with an adjacent station for the newspapers' radio affiliate KGBX with the help of architect Richard P. Stahl of the firm of Bissman and Stahl. Formerly a draftsman for home builder Carl Bissman, known for his finely crafted Colonial Revival and English Tudor homes, Stahl partnered with Bissman in 1945 and shifted the firms design aesthetic to a rational based on form and function. Included in the bid for the News-Leader and Press Building, KGBX's form and detailing were reminiscent of a streamlined Wurlitzer jukebox indicative of the activities taking place inside the broadcasting booth.

The overall form of KGBX is articulated through a series of varying materials and façade treatments on the buildings exterior. The central portion of the east façade served as the entrance to the radio station evident through its transparent qualities and the aligned cast stone and concrete front walk. Separating the floor to ceiling storefront glass from the frosted corrugated structural glass is an undulating stainless steel canopy that is mimicked on the cast stone steps below. Though not currently in operation a series of 56 alternating colored footlights were located behind the structural glass and when activated by theater equipment created a

moving wave of color that could be seen from the street. Extruded aluminum “KGBX” letters were also attached to the canopy though removed many years ago. Flanking the glass edifice are two cast stone pilasters that rise above the building’s roofline. The ends of these pilasters are fluted and protrude outward like automobile fins gesturing towards the front walk.

The adjacent sides of the east façade are in varying planes, though all are clad in cream colored brick found around the building’s exterior. The left side is bisected by a continuous ribbon window and brick inset, interrupted by a large cast stone plaque of a Greek Lyre reinforcing the function of the building. Another musical themed plaque is found at the opposite end of the façade, featuring musical notes, theatrical faces, and a hybrid trumpet violin framed by a band of cast stone. The right side is articulated differently than the left with alternating vertical regions of brick and glass. Fluted stainless steel panels are located above and below the windows creating a defined pattern that is interrupted by the cast stone plaque inset.

Though much of the building’s exterior is similarly detailed on its more vernacular north and west facades, the corners of the south façade are wrapped with floor to ceiling storefront windows. Structurally innovative for the time, this was accomplished through the placement of pipe columns at the buildings corners. Other innovations for the station included the installation of double insulated glass and stainless steel ductwork for heating and cooling; both firsts for buildings in Springfield. Special consideration was also placed on the stations interior with Italian artisans being hired to complete the ornate plaster cornices and terrazzo flooring that features broadcasting and radio motifs.

Significant time and care was put into detailing the numerous custom components of the radio station and of Stahl’s early work it was said by many friends and associates to be one of his favorite projects. Following the opening of KGBX on October 26th 1948, Stahl would work on many other Duvall financed project but his relationship with the editor was cut short when on June 14th 1961, Duvall was killed in a car accident while visiting a project site near Table Rock Lake. Stahl a passenger in the vehicle survived with minor injuries.

Aside from a renovation by its current owner in 1995 that replaced the buildings original windows and cleaned the exterior masonry, KGBX could be considered the most intact structure in Springfield designed by Richard Stahl. Considering the buildings unique architectural details, impeccable condition and cultural value as part of Springfield’s history, the KGBX Radio Station is being nominated as a historic site by the Landmarks Board of the City of Springfield.

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Reference Images



Figure 1 – KGBX Radio Station following opening in 1948. Photo by Mignard Studio.



Figure 2 – KGBX front entrance. Photo by Author.



Figure 3 – Canopy at night from Boonville Ave. February 8, 1954.



Figure 4 – Ribbon window and plaque. Photo by author.



Figure 5 – Cast stone plaque detail. Photo by author.



Figure 6 – Stainless steel panels and plaque. Photo by author.



Figure 7 – Wrapped windows at south façade. Photo by author.



Figure 8 – Exterior photo from Boonville Ave. July 20, 1953.