



City of Springfield

Agenda

Landmarks Board

John Hawkins (Chair) Walnut Street Representative	John Sellars Historian Representative	Bryan Lenox Real Estate Representative
Wanda Quintana Mid-Town Representative	Nichole Falconer Architect Representative	Adam Letterman (Vice-Chair) At-Large Representative
Seva Nix Commerical Street Representative	Genevieve Henry At-Large Representative	Erik Kiser At-Large Representative

November 6, 2024

5:30 PM

**Busch Building 2nd Floor
Conference Room
840 Boonville Avenue**

1. Tour

- 1.1. A tour will be held for the new business agenda items. Please meet in front of the Busch Municipal Building at 4:30 p.m. on the day of the meeting to attend the tour.

2. Roll Call

3. Approval of Minutes

- 3.1. August 7, 2024

4. Unfinished Business

5. New Business

- 5.1. Certificate of Appropriateness
1451 East Walnut Street (Applicant: Gayle Babcock)
- 5.2. Certificate of Appropriateness
308 - 310 East Commercial Street (Applicant: Tindall Wilson Properties, LLC)
- 5.3. Certificate of Appropriateness
400 West Division Street (Applicant: Pipkin Middle School)

6. Communications

7. Reports

- 7.1. Historic Survey

8. Adjourn

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

MINUTES OF THE LANDMARKS BOARD

DATE: August 7, 2024

TIME: 5:30pm

The meeting and public hearing of the Landmarks Board was held on the above date and time in person in the Busch Building, 2 West Conference Room.

ROLL CALL:

Landmarks Board members: Bryan Lenox, Erick Kiser, Seva Nix (late), John Sellars, Nicole Falconer, and Wanda Quintana. Absent: John Hawkins-Chair and Adam Letterman-Vice Chair. Staff members: Michael Sparlin, Senior Planner.

Board Action:

Bryan Lenox motioned to select John Sellars as temporary chair for this meeting and Erik Kiser seconded the motion. The motioned carried as follows: Ayes: Bryan Lenox, Erik Kiser, John Sellars, Nicole Falconer, and Wanda Quintana. Nays: None. Abstain: None. Absent: John Hawkins-Chair and Adam Letterman-Vice-Chair.

APPROVAL OF MINUTES: July 24, 2024, minutes were approved.

NEW BUSINESS:

Certificate of Appropriateness: **1464 East Walnut Street** – Kevin Towe, 1464 E. Walnut Street, applicant/owner and wanting to add a pergola for the protection of his cars. The pergola will have horizontal slats and sit back and also will be 20 by 20, standard design and be placed 93 feet from Walnut Street and 38 feet from Weller Street.

Mr. Lenox asked if this was in the historic district and Mr. Sparlin noted that it is, but not contributing structure.

Mr. Nix asked if the pergola will be anchored, and Mr. Towe stated that it will be.

Board Action:

Bryan Lenox motioned to **approve** Certificate of Appropriateness (1464 East Walnut Street). Wanda Quintana seconded the motion. The motioned carried as follows: Ayes: Ayes: Bryan Lenox, Erik Kiser, John Sellars, Seva Nix, Nicole Falconer, and Wanda Quintana. Nays: None. Abstain: None. Absent: John Hawkins-Chair and Adam Letterman-Vice-Chair.

REPORTS: None.

COMMUNICATIONS: None

Any other matters that fall under the jurisdiction of the Board: None

ADJOURNMENT:

There being no further business, the meeting was adjourned by the Chair.



Michael Sparlin, Senior Planner



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:



NOVEMBER 6, 2024

CASE: Certificate of Appropriateness

DESIGNATION: Walnut Street Urban
Conservation District - East

LOCATION: 1451 E. Walnut Street

APPLICANT: Gayle and Michael Babcock

STAFF: Michael Sparlin, 417-864-1091

SUMMARY OF PROPOSAL:

1. Remove concrete front porch and replace with wider and deeper new concrete porch.
2. Replace front sidewalk and steps leading to house.
3. Replace front retaining wall.
4. Replace section of driveway.

RECOMMENDATION:

1. Staff recommends approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. The house at 1451 East Walnut Street is a contributing structure in the District.
2. The replacement of the porch appears to be consistent with the design guidelines. The existing porch is not original. The new porch is not expected to dominate the property or house.
3. The sidewalk and steps, front retaining wall and replacement of section of driveway are in-kind replacements which is recommended by the Walnut Street Design Guidelines. These items could be approved administratively, however, those items appear in this application to detail the full scope of the project.



LANDMARKS BOARD STAFF REPORT

APPLICANT'S DESCRIPTION OF PROPOSAL:

See application for description.

STAFF COMMENTS:

1. The replacement of the porch appears to be consistent with the design guidelines. The existing porch is not original. The new porch is not expected to dominate the property or house.
2. The sidewalk and steps, front retaining wall and replacement of section of driveway are in-kind replacements which is recommended by the Walnut Street Design Guidelines. These items could be approved administratively, however, those items appear in this application to detail the full scope of the project.
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.



LANDMARKS BOARD STAFF REPORT

DESIGN STANDARDS & GUIDELINES:

WALNUT STREET DESIGN GUIDELINES:

PORCHES:

The Applicant Should Consider:

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

The Applicant Should Avoid:

1. Removing any element.
2. Replacing any element with over or undersized replacements.
3. Replacing wooden posts with wrought iron.
4. Adding new front porches or vestibules.
5. Changing the location of steps.
6. Enclosing existing front porches.

WALKS, CURBING, STEPS, AND RETAINING WALLS:

The Applicant Should Consider:

1. Retaining all historic walks, curbing, steps, and retaining walls.
2. Repairing the existing or, if not feasible,
3. Replacing in kind.

The Applicant Should Avoid:

1. New walks, steps, curbing, and retaining walls that are out of scale with the existing and/or with those surrounding structures.
2. Asphalt walks.
3. Cement blocks, railroad ties, bricks or metal for retaining walls or steps.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.



LANDMARKS BOARD STAFF REPORT

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ZONING ORDINANCE:

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation District-East states:

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

ARCHITECTURAL SIGNIFICANCE OF PROPERTY:

From National Register Nomination Form:

40. 1451 East Walnut Street; built ca. 1915 in the bungalow style. One and one half story frame house with a gable roof and a shed roof dormer on the front roof face. Beneath the roof eaves is a frieze made up of two courses of butt shingles. The house has lost its front porch. On the east elevation is a chamfered oriel window with a hip roof.



Application for Certificate of Appropriateness

****ELECTRONIC SUBMITTAL INSTRUCTIONS****

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

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

Office Use Only

Date Filed:

Received By:

Review:

☐

Administrative

☐

Landmarks Board

The applicant seeks to show the following:

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

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

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

Signature(s):

Michael Babcock
Gayle Babcock

Date:

10.17.24
10.17.24

Please type or print name(s) clearly:

Michael Babcock

Gayle Babcock

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: 1451 East Walnut Street, Springfield, MO

APPLICANT INFORMATION:

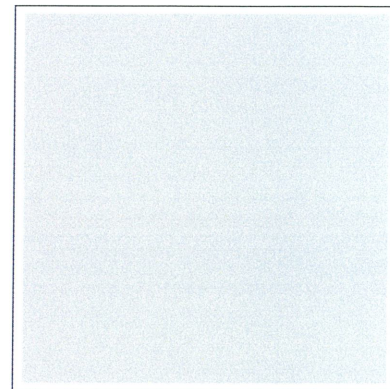
2. Name of current property owner: Michael & Gayle Babcock

If corporation: Corporate Official: _____

Mailing Address: 1451 East Walnut Street, Springfield, MO

Zip Code: 65802 Telephone: 417-849-7355 Fax: none

E-mail: gayle.aillc@gmail.com



(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

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

Name: Gayle Babcock

Signature: _____

Mailing Address: 1451 East Walnut Street, Springfield, MO Zip Code: 65802 Fax: none

Telephone: 417-849-7355 E-mail: gayle.aillc@gmail.com

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)

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

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

1. Remove and replace section of concrete driveway off of Pickwick Ave..that was excavated and damaged/cracked extensively for repair of collapsed sewer line. See photos.
2. Remove and replace entire existing front concrete retaining wall and steps along front sidewalk running parallel to Walnut Street. Entire wall is cracking, crumbling and heaving. See attached photos. To be replaced with concrete to replicate existing design.
3. Replace entry sidewalk with concrete (remove uneven joints and cracking).
- 4.a. Remove front concrete and brick porch and steps. (NOT ORIGINAL TO THE HOUSE.
Previous Owner had removed the entire front porch of this house and put the steps in to provide access to the front door. Steps have irregular riser heights, concrete is beginning to crumble, brick edging coming loose creating trip hazards, porch tilts toward house causing water to seep into basement.)
b. Replace porch and steps with new concrete to make porch deeper and wider and steps with consistent riser heights. See attached photos and drawings.

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

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

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

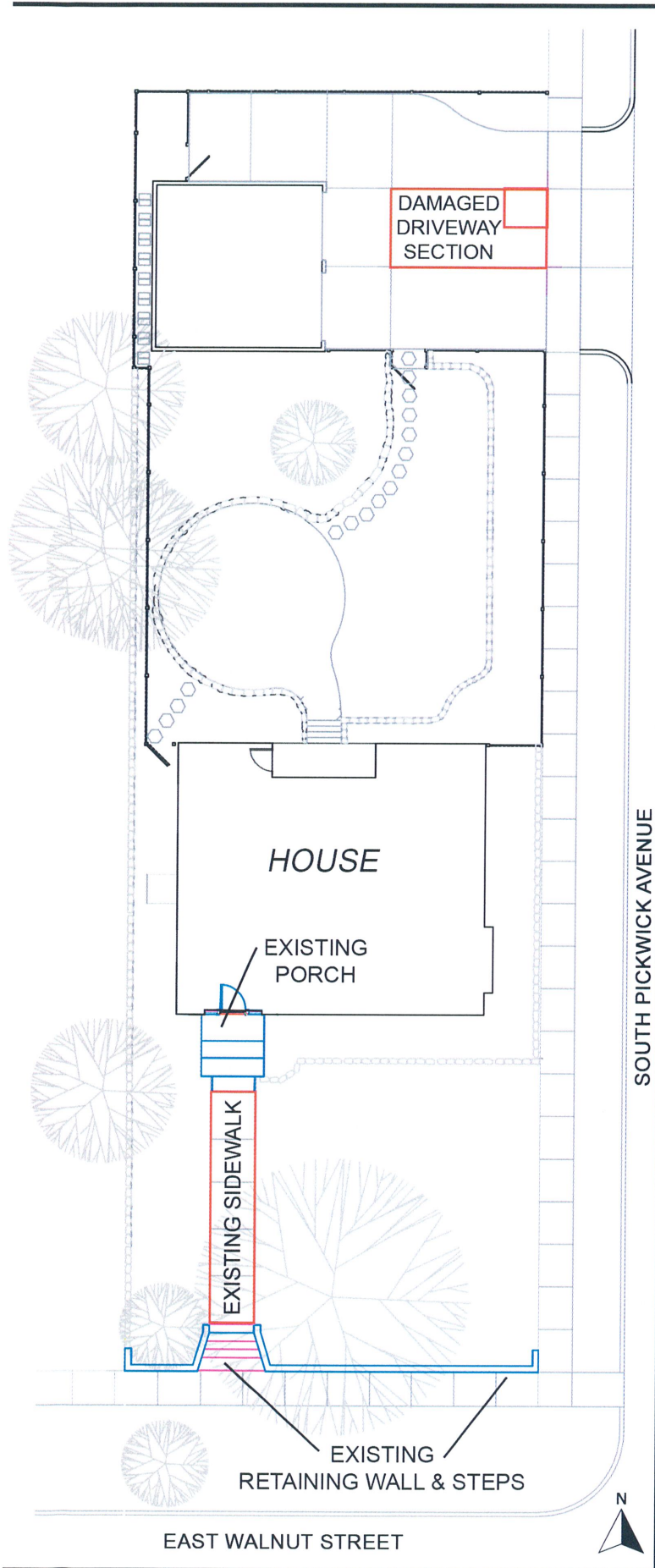
When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

1. Driveway is not original to house. Proposed repairs are to fill the sewer excavation hole (trip hazard) and replace that section showing extensive cracking causing this portion of driveway to deteriorate. Concrete to match existing pour.
2. Entire front sidewalk retaining wall and steps are cracking, crumbling and heaving due to weather, age and, in one known case, being directly hit by a car. Multiple repairs have been attempted over the years but the old wall continues to crumble and break off during the passing of time. Steps are starting to crack and separate. They will become unsafe.

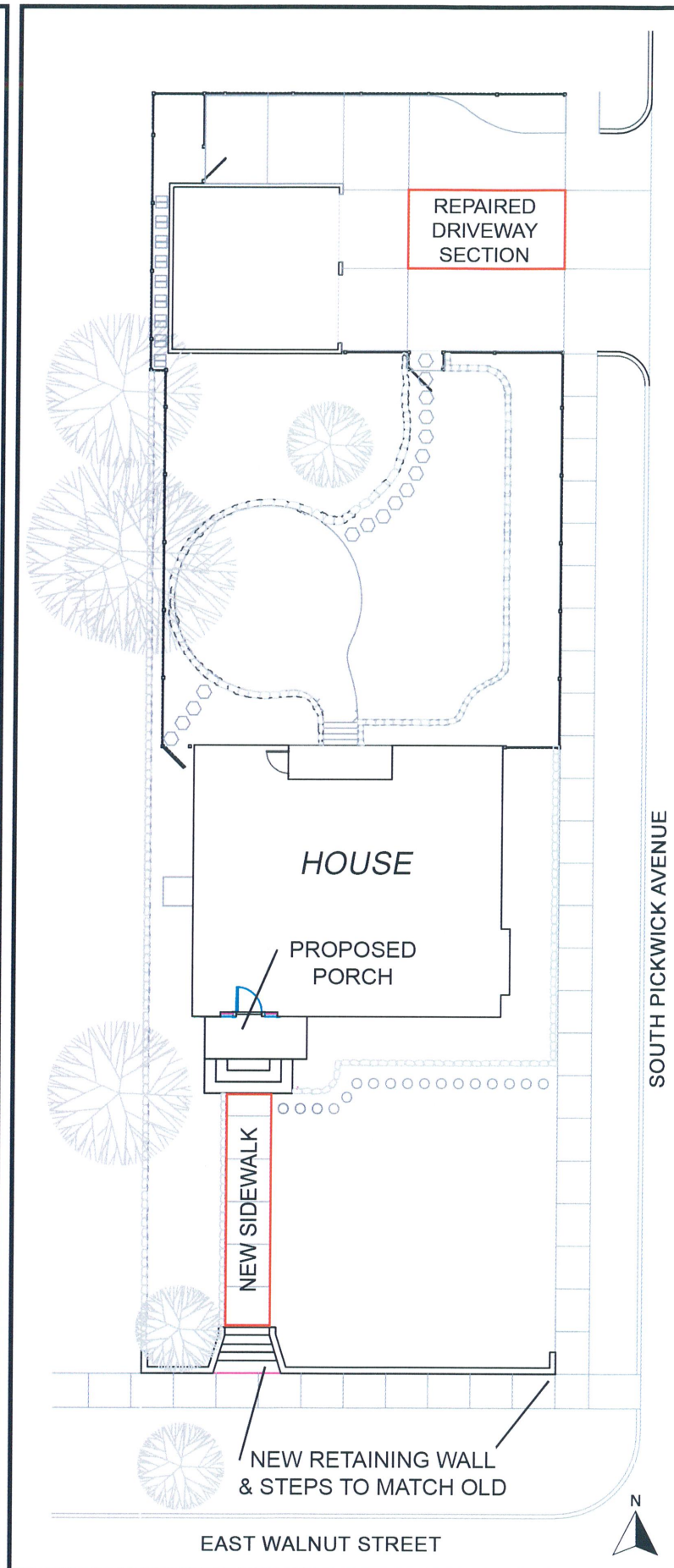
New work will replace the wall with concrete in the same historic design/layout.

3. Entry sidewalk between steps at public sidewalk and steps to house has uneven joints posing a trip hazard. This sidewalk is not completely original to the house. It was modified in length when previous Owner removed the entire covered front porch of the house. We plan on replacing it at the same size and location with the same material -- broom finished concrete.
4. Front door concrete and brick porch and steps are not original to the house. Previous Owner had removed the entire front porch that ran the length of the house and put these concrete steps in to provide basic access to the front door. Porch is too shallow and drains rainwater toward the house and into our basement. Irregular riser heights and depths are a fall hazard. Brick edging is coming loose from concrete base creating a trip and fall hazard. Concrete is crumbling and cracking in multiple places. We plan on replacing with concrete.

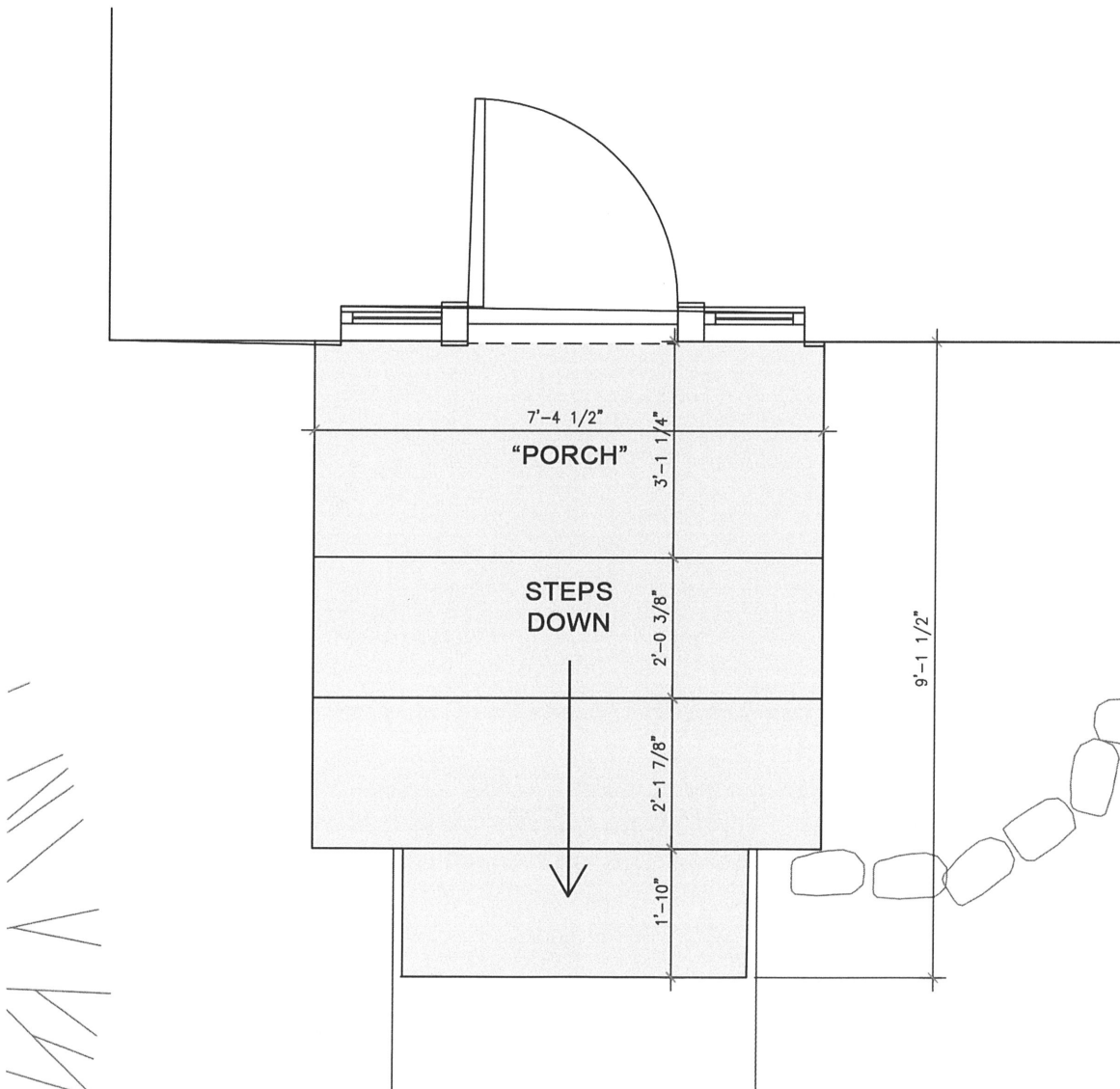
We want to make the steps consistent in depth and height and make the "porch" a little larger to accommodate a chair and more generous "step-back" space when opening and closing the front door. Plus we'd like to move rainwater to drain away from the house rather than towards it.



BEFORE



AFTER

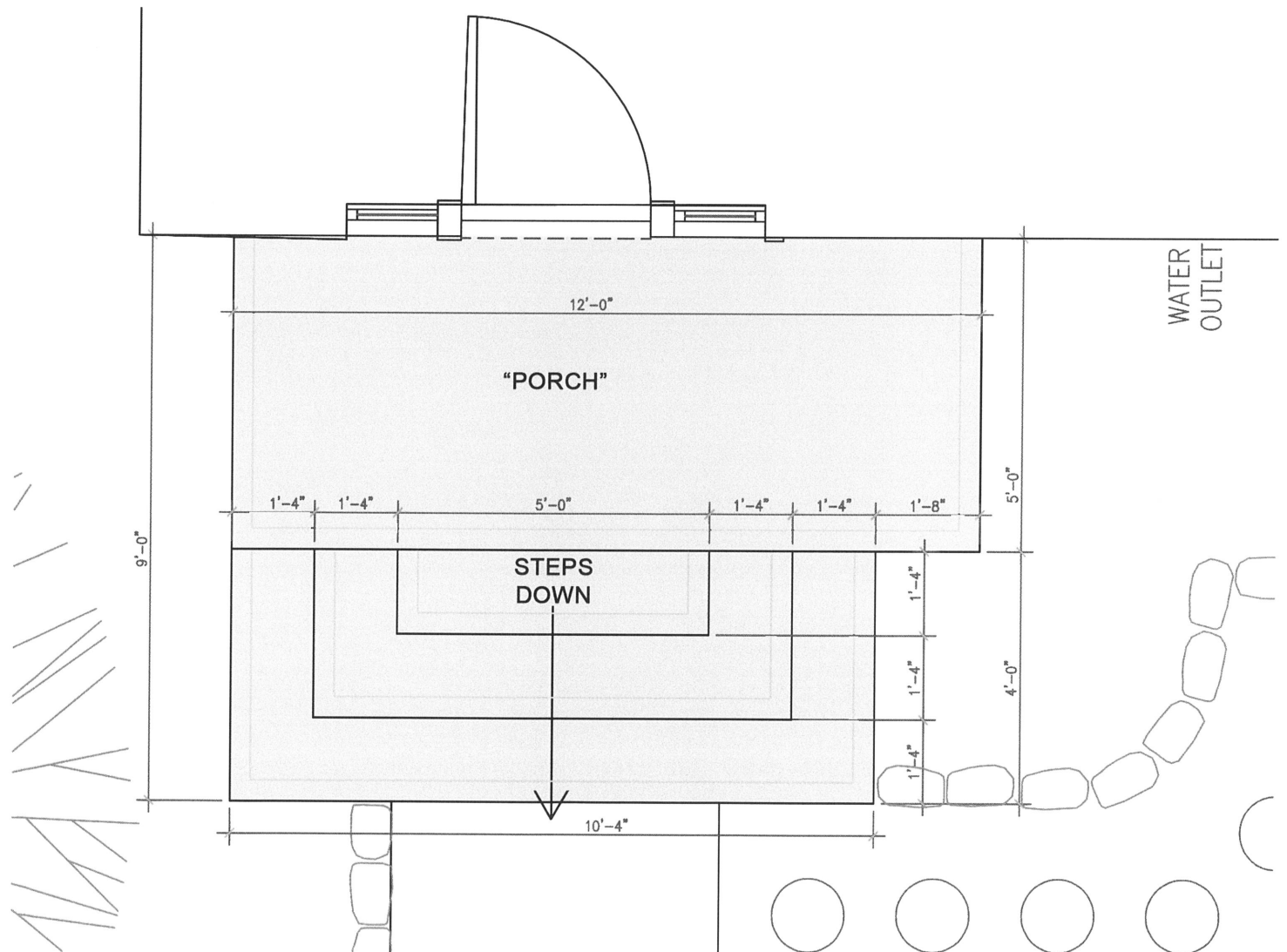


Existing Concrete Porch Plan 3/8" = 1'-0"

1451 E Walnut St.



Front/South Elevation $1/8" = 1'-0"$
(New Retaining Wall with East/West "Returns" at Ends to Match Existing Design)



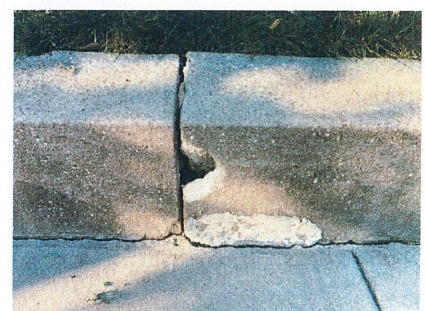
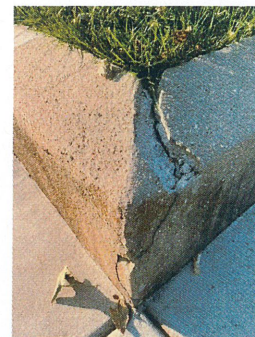
Proposed Concrete Porch Plan $3/8" = 1'-0"$

1451 E Walnut St.



Views from the Southeast

1451 E Walnut St.



Current Retaining Wall



1451 E Walnut St.



Current Entry Sidewalk & Steps

1451 E Walnut St.



Current Front Porch/Steps

1451 E Walnut St.



Current Front Porch/Steps







(Easter 71) (148 E Walnut Springfield, Mo.)



1971



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:

NOVEMBER 6, 2024



CASE: Certificate of Appropriateness

DESIGNATION: Commercial Street Historic District

LOCATION: 308-310 East Commercial Street

APPLICANT: Tindall Wilson Properties, LLC

STAFF: Michael Sparlin, 417-864-1091

SUMMARY OF PROPOSAL:

1. Rehabilitation of historic structure.

STAFF RECOMMENDATION:

Staff recommends approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. The property is listed as a contributing structure in the Local Commercial Street Historic District.
2. The proposed work appears to be consistent with the *Standard's* recommendations and the Commercial Street Design Guidelines.
3. The proposed rehabilitation has been approved by the National Park Service for the Federal Historic Preservation Tax Incentive Program (reference attached paperwork).



LANDMARKS BOARD STAFF REPORT

APPLICANT'S DESCRIPTION OF PROPOSAL:

Refer to attached application.

STAFF COMMENTS:

1. The proposed work appears to be consistent with the *Secretary of the Interior's Standards for Rehabilitation* recommendation and the Commercial Street Design Guidelines.
2. The *Secretary of the Interior's Standards for Rehabilitation* recommend that "deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."
3. The proposed work appears to be consistent with the Commercial Street Design Guidelines related to rehabilitations as seen below.
4. 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.

DESIGN GUIDELINES AND STANDARDS

COMMERCIAL STREET DESIGN GUIDELINES:

4.1. Rehabilitations

Rehabilitation and renovation work sometimes leave elements of the original façade out of the finished building. In order to preserve the fidelity of the original building and maintain the historic character of the District, it is important that a holistic plan for rehabilitation be established at the outset of the project. This includes understanding the building's period of significance; performing historical and forensic investigation; and using construction techniques that are appropriate to historic materials and techniques.

4.1.1. GUIDELINE:

Incorporate elements of the original façade into the rehabilitation scheme and do not remove historic elements of the façade. Ensure that rehabilitation work:

- i. Does not obscure the original façade or portions thereof with new materials;
- ii. Does not obscure original materials;
- iii. Does not obscure façade details with signs, paint, cladding, or other elements;
- iv. Does not alter the shape of original openings; and
- v. Repairs and/or replaces original building elements with faithful recreations.

4.1.2. GUIDELINE:

Respect the original character and period of the façade; do not try to make the building look historic with non-original features because this creates



LANDMARKS BOARD STAFF REPORT

a false sense of history. When restoration is called for, follow applicable standards and treatments.

4.1.3. GUIDELINE:

Preserve the original finish of masonry facades; by covering original finishes, the overall value of the building's nature is denied. However, caution is urged because removal of finishes applied long ago may have severe detrimental effects on the remaining life of facade materials.

4.1.4. GUIDELINE:

When cleaning masonry, use only approved methods as outlined in the National Parks Service Preservation Brief #1: Assessing, Cleaning, and Water Repellent Treatments for Historic Masonry Buildings. Never sandblast or surface-grind masonry, because it removes the protective outer face of the brick; usually, let painted masonry stay painted and do not paint unpainted masonry.

Refer to Section 1.9. for a reference to Preservation Brief #1: Assessing, Cleaning, and Water Repellent Treatments for Historic Masonry Buildings.

4.1.5. GUIDELINE:

When repointing historic brickwork, use only Type K mortar or hydrated lime-sand mortar to match the physical qualities of historic mortar.

When repointing historic brickwork, it is important that the mortar is softer than the surrounding brick; if not, expansion and contraction of the brick and mortar will cause chipping, cracking, and spalling of the brick. Historic brick is softer than modern brick, and most grades of Portland cement mortars are too hard for historic brickwork.

Refer to Section 1.9. for a reference to Preservation Brief #2, Repointing Mortar Joints in Historic Buildings.

4.4. Storefronts

The storefront, the assembly of doors, windows, and materials of both the ground and upper floors tends to provide the District's most prominent opportunity to develop visual and historic consistency. Ground floors have absorbed most of the radical transformations away from original character.

Proposed design changes to the storefronts, especially the first floors, should evolve out of careful examination of the elements of the building, and research into the original treatment of its exterior. The storefront should not dominate the facade, but respect it. Many of the buildings have been photographed, and if not, buildings of similar period and character can provide a model. Consult the Landmarks Board for guidance, and refer to Section 1.9. for a reference to Preservation Brief #11, Rehabilitating Historic Storefronts.

4.4.1. GUIDELINE:

Storefront configuration and construction should match the original; if wood, storefronts shall be reconstructed in wood; if metal, in metal. Storefronts using a historically-correct hybrid system (i.e. wood bulkhead and transom windows with metal display window framing) should match the existing system.

i) Some storefronts were significantly-altered early in their existence, resulting in a mix of historic styles on the same building that—as a whole—are contributing. An example would be a Victorian building (1880 – 1910) that was altered in the 1930s with a pigmented structural glass (i.e. Vitrolite) ground-floor cladding and metal storefront system.



LANDMARKS BOARD STAFF REPORT

In these cases, the later modifications should be preserved and modifications to the storefront should conform to the 1930s alterations.

ii) Some storefronts were significantly altered more recently, resulting in a mix of historic and non-historic styles on the same buildings that—as a whole—are NOT contributing. An example would be a Victorian building that was altered in the 1980s by having the storefront infilled with brick and two small windows. In these cases, the non-contributing modifications should be removed and the storefront should be restored to the building's primary period of historic significance.

4.4.2. GUIDELINE:

Maintain the storefront within its original opening.

4.4.3. GUIDELINE:

Maintain the traditional recessed entry. This keeps the display windows close to the pedestrian, and it draws attention in an inviting way to the entrance itself.

4.4.4. GUIDELINE:

Maintain the traditional degree of glass in the storefront.

Reducing the need for artificial light, the open feeling created by the glass wall sells the products displayed within. This arrangement encourages face-to-face contact and reinforces the “small town” atmosphere of the commercial district.

Storefront displays primarily relied on their simplicity and lack of clutter to attract the pedestrian's eye to the goods offered. With the increase in auto bound passersby, a shift occurred to attracting attention by loud colors, signage, and mixture of materials. The proliferation and competition of these images diminishes the original character of the storefronts.

4.4.5. GUIDELINE:

Minimize the amount of and type of decoration on the facade. Let the building lines, storefront windows displays, and merchandise speak for themselves.

4.12. Building Materials

Original use of late 1880s' materials was aimed at achieving durability and simplicity. The attention of passersby was to be drawn to the entry door and window displays – not the materials themselves.

4.12.1. GUIDELINE:

In addition or renovations, select materials which are compatible with existing.

Example: If old brick is painted, then paint new brick.

If wood of a given dimension is used, match this if visually exposed.

4.12.2. GUIDELINE:

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

4.12.3. GUIDELINE:

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

4.12.4. GUIDELINE

Chain-link fences on primary façades of open lots are not permitted.



LANDMARKS BOARD STAFF REPORT

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ARCHITECTURAL SIGNIFICANCE:

The National Register of Historic Places Inventory – Nomination Form states the following:

50. 308 East Commercial Street; constructed between 1896 and 1902.

51. 310 East Commercial Street; constructed between 1891 and 1896. Although two separate structures, the two-story red brick buildings at 308 and 310 East Commercial are linked visually by similar storefront treatments, a range of segmental arched windows with rusticated sills at the upper story and a continuous projecting metal cornice with a corbelled brick architrave.



Application for Certificate of Appropriateness

ELECTRONIC SUBMITTAL INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

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

Office Use Only

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

The applicant seeks to show the following:

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

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

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

Signature(s):

Date:

10/15/2024

10/15/2024

Please type or print name(s) clearly:

Paden L. Chambers - Applicant - N-FORM Archtecture

Travis Tindall - Partner - Tindall Wilson Properties, LLC

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

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

For instructions, see pages 5-8

1. Property address: 308-310 E. Commercial St.

APPLICANT INFORMATION:

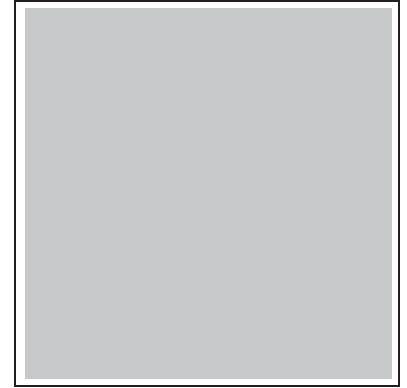
2. Name of current property owner: Tindall Wilson Properties, LLC

If corporation: Corporate Official: Travis Tindall

Mailing Address: 312 W. Commercial St. Springfield, MO

Zip Code: 65803 Telephone: 417-873-2255 Fax: _____

E-mail: ttindall@nformarc.com

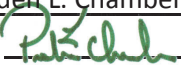


(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

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

Name: Paden L. Chambers - N·FORM Architecture

Signature: 

Mailing Address: 312 W. Commercial St. Zip Code: 65803 Fax: _____

Telephone: 417-873-2255 E-mail: pchambers@nformarc.com

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)

Date of discussion: _____

Predevelopment Review 308 E. Commercial St. - PREDEV2022-00004 - 01/21/2022.

Email Correspondence with Michael Sparlin regarding emergency roof replacement 09/15/2023.

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)

Reference the attached pages.

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.)

This project has been approved by the National Park Service for the Federal Historic Preservation Tax Incentive Program (reference attached paperwork). Considering both buildings are contributing structures in the Commercial Street Historic District, work will be accordance with The Secretary of the Interiors Standards for Rehabilitation. Reference the attached pages for further documentation.



TRAVIS TINDALL LICENSE #
A-2011066183
CERTIFICATE OF AUTHORITY #
A-2008010497

**Cotton Building
Renovation**
308 & 310 E. Commercial St.
Springfield, MO 65803

08.23.2023
COTT
Drawn By: PLC
Checked By: TWT
Revisions:

EXISTING &
DEMOLITION
PLANS

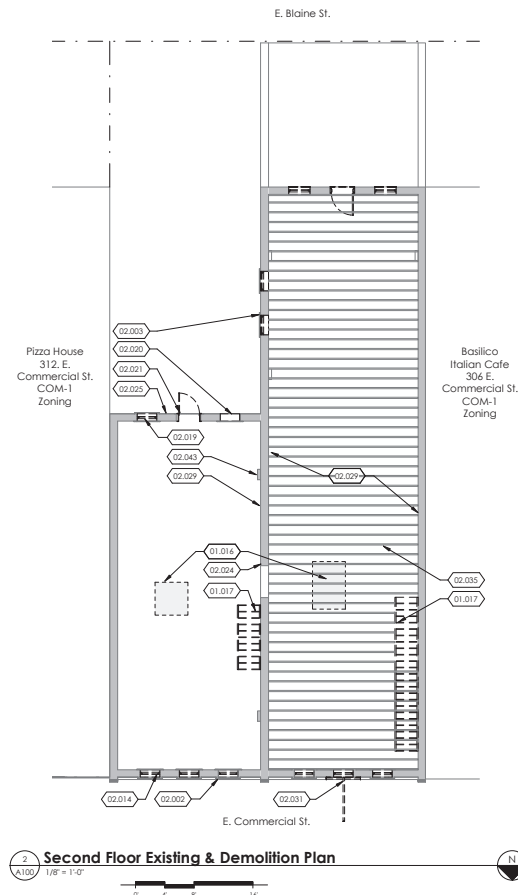
A100

General Notes: Demolition

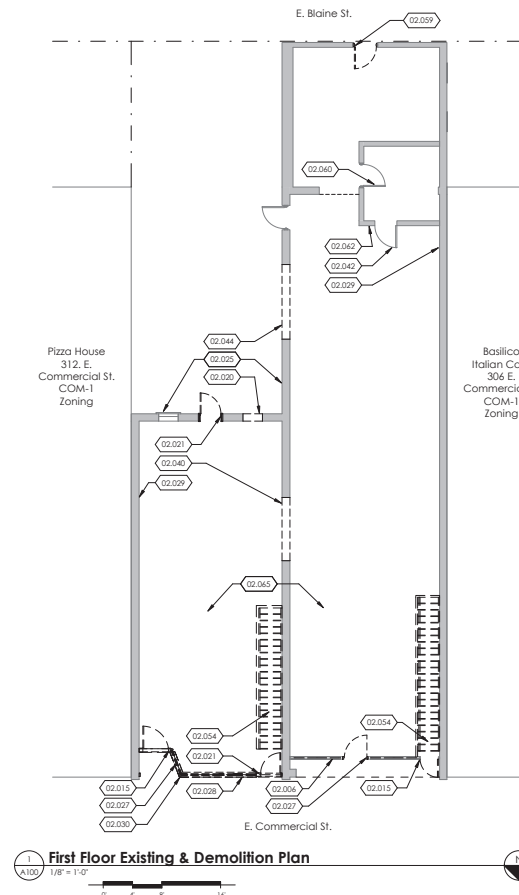
- All work performed shall comply with the Secretary of the Interior Standards.
- Reference sheet A201 for additional notes regarding demolition work or to occur at building elevation/interior.
- Contractor shall field verify all existing conditions prior to construction. Contractor shall notify architect if existing conditions deviate from those shown in the drawings.
- Contractor shall provide any demolition required to accommodate new construction, even if not graphically noted on demolition plans.
- Exercise extreme care in removing elements for restoration and protect materials attached to historic elements that are to remain.
- Do not pry apart members whose finishes chipping, cracking or peeling will be damaged or whose structural integrity will be compromised.
- Remove all nails from wood elements from backside. Drive nails through or pull from the back so that the head does not splinter the finish face.
- Remove items whole whenever possible. Where cuts are required, make cuts clearly and with the proper tool at location break points.
- Contractor is responsible for disassembly, transport, handling and storage of historic elements for restoration.
- In the event of damage, such items shall be repaired or replaced by the contractor at their expense, to the satisfaction of the Architect and Owner.
- Patch all adjacent walls, floors, ceilings, and those finishes damaged during construction.

Keynote Legend

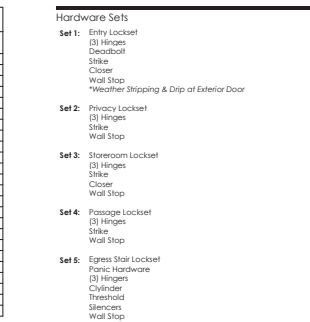
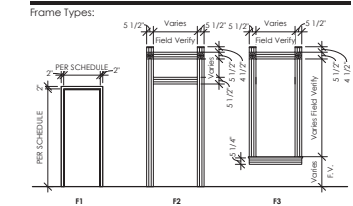
01.016	Dashed line indicates skylight opening (above).
01.017	Infill existing stairway opening per structural drawings in area indicated by dash line/hatch. Finish floor faces shall align.
02.002	Existing limestone window sill to remain. Typ. Reference supporting keynote.
02.003	Existing cast iron window sill to remain. Paint with high performance coating. Typ.
02.006	Existing concrete bulkhead to remain. Clean and prep surface for paint. Typ.
02.014	Remove and restore existing window sashes and associated hardware. Salvage existing interior trim for reuse. Paint. Typical at north elevation of 308 and 310. Any elements too deteriorated to repair will be replaced in-kind per alternate details.
02.015	Demolish existing door and frame. Salvage existing interior trim where applicable.
02.019	Demolish existing vinyl windows and associated hardware to rough masonry opening. Typical at south elevation of 308 and 310.
02.020	Demolish masonry infill below arched head to receive new wood window trim. Typical at masonry arched openings.
02.021	Demolish existing transom frame, sash and associated hardware. Salvage existing interior trim where applicable.
02.024	Existing masonry arched opening to remain between buildings. Typical 2nd floor.
02.025	Remove and repoint all mortar joints to a depth of 1-1/2 times the width of the joint, by utilizing dustless equipped power tools. New mortar shall have same physical composition of the existing mortar following testing. Complete joint removal at north and south elevations. 10% joint removal at east elevation.
02.027	Demolish existing glass and aluminum mullions.
02.028	Demolish existing brick masonry bulkhead. Typical at 310 E. Commercial St.
02.029	Existing brick masonry wall to remain exposed at interior side.
02.030	Demolish existing storefront framing and associated hardware. Typical at 310 E. Commercial St.
02.031	Demolish existing signage support pipe.
02.035	Existing wood floor joists to remain.
02.040	Demolish portion of existing masonry opening as indicated by dashed line for new opening. Reference structural drawings.
02.042	Existing iron vault door to remain. Fix door to frame and prep surface for high performance coating.
02.043	Existing masonry chimney flue to remain. Wall to remain exposed at interior side.
02.044	Demolish portion of existing masonry wall for new doorway opening as indicated by hatch. Overhead doorway opening shall align with edges of existing window openings above. Reference structural drawings.
02.054	Demolish existing wood stairway and associated structure to accommodate new partition and floor infill. Reference structural drawings.
02.059	Demolish existing hollow metal door and frame. Infill opening with brick replaced in-kind.
02.060	Existing hollow metal door and frame to remain.
02.062	Existing concrete vault wall to remain.
02.065	Existing gravel sub base to remain. Reference structural drawings for new slab information. Typical at 1st floor of 308 and 310 E. Commercial.



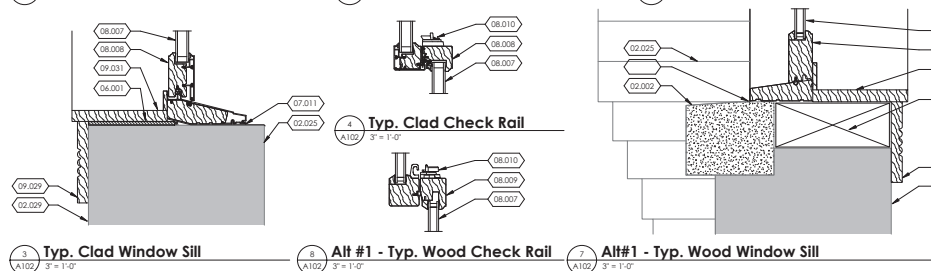
2 Second Floor Existing & Demolition Plan
A100 1/8" = 1'-0"



1 First Floor Existing & Demolition Plan
A100 1/8" = 1'-0"



DOOR SCHEDULE											
Alk#	Door				Material	Type	Fire Rating	Frame		Hardware as let	Notes
	Width	Height	Thickness	WOOD				WOOD			
100A	9'-6"	7'-9"	1 3/4"	WOOD	D2		20-MIN.	HM	FI	3.	
100B	3'-0"	7'-0"	1 3/4"	WOOD	D2			HM	FI	3.	
101A	3'-0"	7'-0"	1 3/4"	WOOD	D2			HM	FI	3.	
101B	3'-0"	7'-0"	1 3/4"	WOOD	D2			HM	FI	3.	
101C	3'-0"	6'-8"	1 3/4"	ALUM	D3			ALUM	FI	7.	2.
101D	3'-0"	7'-0"	1 3/4"	WOOD	D2			HM	FI	3.	
104	2'-6"	6'-8"	1 3/4"	WOOD	D7		20-MIN.	WOOD	FI	3.	
105	3'-0"	6'-8"	1 3/4"	ALUM	D3			ALUM	FI	7.	2.
106A	3'-0"	6'-8"	1 3/4"	HM	D2			HM	FI	2.	
106B	3'-0"	6'-8"	1 3/4"	WOOD	D2			HM	FI	2.	
109	3'-0"	7'-0"	1 3/4"	WOOD	D1			HM	FI	3.	
111	3'-0"	7'-0"	1 3/4"	WOOD	D1			HM	FI	2.	4.
112	3'-0"	7'-0"	1 3/4"	WOOD	D1			HM	FI	2.	4.
113A	6'-0"	7'-0"	1 3/4"	WOOD	D5			WOOD	6.		
113B	6'-0"	7'-0"	1 3/4"	WOOD	D5			WOOD	6.		
201	10'-0"	7'-0"	1 3/4"	WOOD	D2			HM	FI	4.	
204	2'-8"	7'-0"	1 3/4"	WOOD	D1			WOOD	3.		
205	2'-8"	7'-0"	1 3/4"	WOOD	D1			WOOD	2.		
206	3'-0"	7'-0"	1 3/4"	WOOD	D2			WOOD	4.		
207	2'-8"	7'-0"	1 3/4"	WOOD	D4			WOOD	3.		
208	2'-8"	7'-0"	1 3/4"	WOOD	D1			WOOD	2.	4.	
209	2'-8"	7'-0"	1 3/4"	WOOD	D1			WOOD	2.	4.	
210	9'-0"	10'-0"	7"	31L	OH1		20-MIN.	HM	FI	5.	



Door & Frame Schedule Notes:

1. Door shall be insulated.
2. Balance of door hardware from storefront manufacturer.
3. Reference wood storefront details for frame information.
4. Door shall have occupant indicator lock.
5. Balance of door hardware from infill door manufacturer.
6. Seal each seam between fixed hardware and door.
7. Doors shall be painted with high-quality epoxy finish.

Glazing Legend:

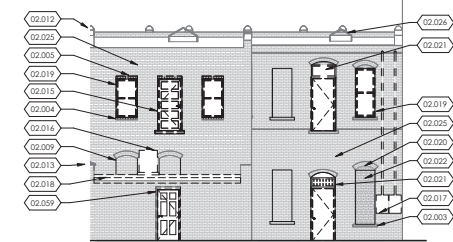
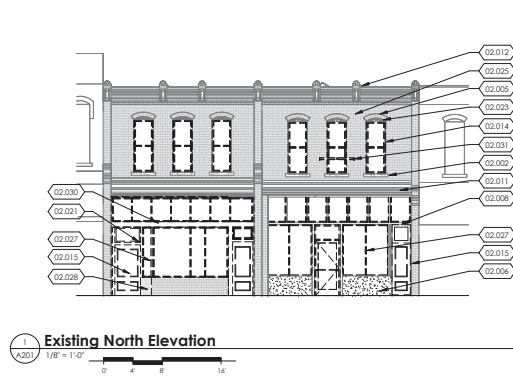
	1" CLEAR INSULATED GLAZING
	1" CLEAR INSULATED GLAZING, TEMPERED
	1/4" FLOAT GLASS
	1/4" FLOAT GLASS, TEMPERED

	Keynote Legend
02.002	Existing limestone window sill to remain. Try. Reference bucktopping legend.
02.003	Existing masonry window head to remain. Try. Reference bucktopping legend.
02.023	Existing masonry arched window trim to remain. Strip existing paint from wood surface and prep surface for new paint.
02.025	Remove and repair at mortar joints to a depth of 1 1/2 times the width of the joint by utilizing stainless embedded power tools. New mortar shall have some physical composition of the existing mortar following testing. Come joint removal of north and south elevations. 10% joint removal at each elevation.
02.027	Existing brick masonry wall to remain exposed at interior side.
02.028	Existing iron lintel to remain.
02.049	Existing wood window lintel to remain.
06.001	2x treated wood blocking.
07.002	Provide a backer rod and continuous sealant both sides of frame. Typical.
07.011	Prefinished slip on floor finishing. Slope for positive drainage.
08.007	Installed gasket. Typical of new wood storefront and modified window.
08.011	Prefinished aluminum clad wood single hung windows with 1" thick clear glass. See window types on sheet A102. Typical on South and West Elevation.
08.029	Alternate 1: Prefinished wood single hung windows with 1" thick clear glass. See window types on sheet A102. Typical on North Elevation. Basis of Design Main Ultimate Hung Windows in Douglas fir.
08.030	Window hardware provided by manufacturer. Architect to select from manufacturer's full range of finish options.
08.016	Prefinished wood brick mould casting by window manufacturer. Match existing profile. Finish.
08.015	Prefinished aluminum brick mould casting by window manufacturer. Match existing profile. Finish.
09.027	Provide new wood window stop trim matching existing profile. Paint.
09.028	Provide new wood window casing trim matching existing profile. Paint.
09.029	Provide new wood window apron trim matching existing profile. Paint.
09.030	Provide new wood window casing corner block rosette matching existing profile. Paint.
09.031	Provide new wood window casing stool matching existing profile. Paint.
09.032	Chamfer new wood window casing trim to match existing profile. Paint.

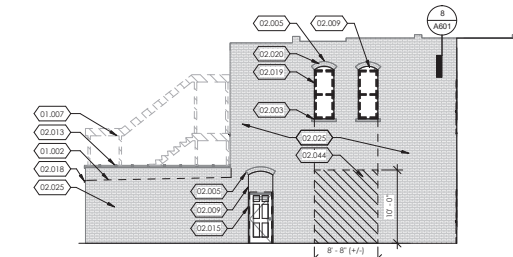
Cotton Building
Renovation
308 & 310 E. Commercial St.
Springfield, MO 65803

08.23.2023
COTT
Drawn By: PLC
Checked By: TWT
Revisions:
DOOR AND WINDOW TYPES

A102



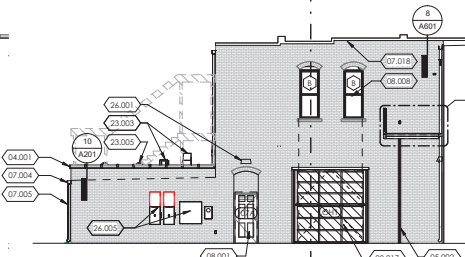
3 Existing South Elevation
A201 1/8" = 1'-0"



3 Existing East Elevation
A201 1/8" = 1'-0"

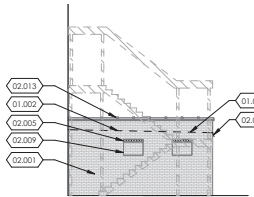


5 South Building Elevation
A201 1/8" = 1'-0"

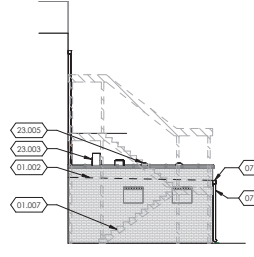


4 East Building Elevation
A201 1/8" = 1'-0"

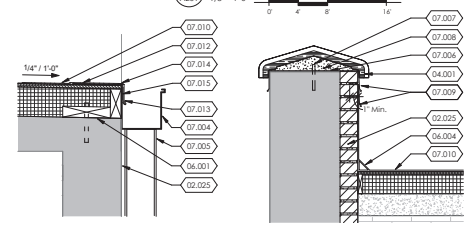
Keynote Legend	
01.002	Dashed line indicates slope of adjacent roof (beyond).
01.007	Hatched area indicates location of adjacent building stairway.
02.001	Existing brick masonry wall to remain.
02.002	Existing limestone window sill to remain. Typ. Reference backpointing keynote.
02.003	Existing cast iron window sill to remain. Paint with high performance coating. Typ.
02.004	Existing brick window sill to remain. Typ. Reference backpointing keynote.
02.005	Existing masonry window head to remain. Typ. Reference backpointing keynote.
02.006	Existing concrete bulkhead to remain. Clean and prep surface for paint. Typ.
02.008	Existing wood storefront framing to remain as indicated by gray hatch. Strip existing paint and prep surface for new paint.
02.009	Existing masonry infill to remain.
02.011	Existing metal storefront cornice to remain. Strip existing paint and prep surface for new paint.
02.012	Existing metal parapet cornice to remain. Strip existing paint and prep surface for new paint.
02.013	Existing vitrified clay wall coping tile to remain. Typical of west parapet wall.
02.014	Remove and restore existing window sashes and associated hardware. Salvage existing interior trim for reuse. Paint. Typical of north elevation of 308 and 310. Any elements too deteriorated to repair will be replaced in-kind per alternate details.
02.015	Demolish existing door and frame. Salvage existing interior trim where applicable.
02.016	Demolish existing fan coil unit and associated hardware.
02.017	Demolish existing electrical panel and weatherhead.
02.018	Demolish existing built-up roofing system and associated flashing. Existing roof structure to remain.
02.019	Demolish existing vinyl window and associated hardware to rough masonry opening. Typical of south elevation of 308 and 310.
02.020	Demolish masonry infill below arched head to receive new wood window trim. Typical of masonry arched opening.



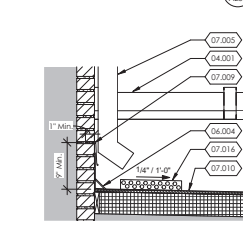
7 Existing West Elevation
A201 1/8" = 1'-0"



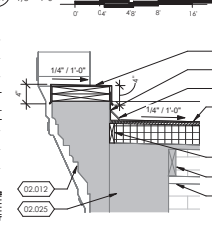
9 West Building Elevation
A201 1/8" = 1'-0"



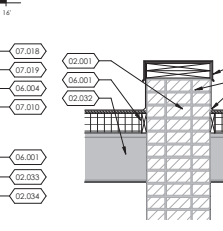
9 Typical Gutter Detail
A201 1/2" = 1'-0"



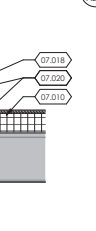
10 Coping Tile Parapet Wall Detail
A201 1" = 1'-0"



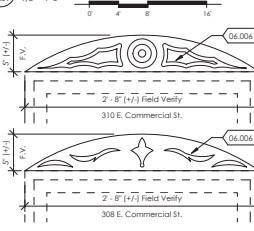
11 Thru Wall Flashing Detail
A201 1" = 1'-0"



12 Typ. Parapet Cap Detail
A201 1" = 1'-0"



13 Typ. Adjoining Roof Cap Detail
A201 1" = 1'-0"



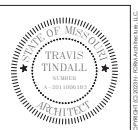
14 Window Head Trim
A201 1 1/2" = 1'-0"

General Notes:

1. Work performed shall meet the Secretary of the Interior Standards for Rehabilitation.
2. Exercise extreme care in removing elements for restoration and materials attached to historic elements that are to remain.
3. Masonry contractor shall utilize low pressure spray and applying a masonry restoration cleaner by scrubbing/slagging with soft bristle brushes.
4. Miscellaneous brick replacement of missing, broken, spalled or cracked brick will be replaced of approximately 100 bricks by masonry contractor.
5. Masonry contractor will provide a final wash down of all replaced mortar and bricks followed by sealing of surface with a masonry water repellent.
6. Paint of exposed steel with high performance coating.
7. Elevation heights indicating (+/-) shall be field verified by the contractor prior to construction.
8. All referenced elevations are approximate. New second floor deck shall align with existing adjacent second floor.
9. Refer to sheet A102 for door and window details.

Keynote Legend	
02.021	Demolish existing transom frame, sash and associated hardware. Salvage existing interior trim where applicable.
02.022	Demolish existing masonry infill for new window opening. Reference structural drawings.
02.023	Existing masonry arched window trim to remain. Strip existing paint from wood surface and prep surface for new paint.
02.025	Remove and repair of mortar joints to a depth of 1-1/2 times the width of the joint utilizing suitable equipped power tools. New mortar shall have same physical composition of the existing mortar following testing. Complete joint removal of north and south elevations. 100% joint removal at east elevation.
02.026	Existing skylight frame and glass to remain. Refer to detail A102 for additional details.
02.027	Demolish existing glass and aluminum mullions.
02.028	Demolish existing brick masonry bulkhead. Typical of 310 E. Commercial St.
02.030	Demolish existing storefront framing and associated hardware. Typical of 310 E. Commercial St.
02.031	Demolish existing signage support pipe.
02.032	Existing wood roof joists to remain.
02.033	Existing wood ceiling joists to remain.
02.034	Existing wood pony wall to remain.
02.044	Demolish portion of existing masonry wall for new doorway opening as indicated by hatch. Overhead doorway opening shall align with edges of existing window openings above. Reference structural drawings.
04.001	Provide new vitrified clay wall coping tile to match adjacent existing profile. Install per manufacturer's written recommendations.
05.002	Steel column per structural drawings. Typ.
05.003	Structural beam per structural drawings. Typ.
05.011	1/2" x 2" post. Paint.
05.012	1/2" x 2" post at E. O.C. Paint.
05.013	Provide new cast iron window sill matching existing profile. Paint with high performance coating. Typ. of 310 South elevation.
06.001	2x treated wood blocking.
06.004	Treated wood cant as required by roofing manufacturer.
06.054	Provide new wood window head trim below masonry arched opening. Match size and profile of existing head trim per building address. Paint.
07.004	Prefinished box gutter. Architect to select color from manufacturer's full range of options. Prefinished downspout to match.
07.005	Prefinished square downspout. Architect to select color from manufacturer's full range of options. Prefinished gutter to match.
07.006	Prefinished through-wall flashing.
07.007	Stainless steel dowel rod and anchor pin embedded into mortar and sealed in mortar.
07.008	Mortar bed as recommended by coping tile manufacturer.
07.009	Prefinished metal counterflashing. Gird register into existing mortar joint and install counterflashing 1" beyond surface of the masonry wall. Provide backer rod and resistant to register.
07.010	IPFO membrane over 1/2" recovery board as required over 4" min. polyiso insulation over existing roof structure. Contractor to provide insulation to attain an R-value of R30.
07.012	Welded roofing splice as required by roofing manufacturer.
07.013	Provide 22 GA continuous cleaf as required per roofing manufacturer.
07.014	Weld both sides of membrane cover as required by roofing manufacturer.
07.015	Provide continuous bead at waterblock.
07.016	Perforated splash block.
07.018	Architect to select color from manufacturer's full range of options.
07.019	IPFO membrane to continue and wrap over top of parapet wall.
07.020	Extend new IPFO membrane up and over the top of existing masonry partition wall. Typical both sides of wall. Contractor to examine condition of existing treated blocking and replace if deteriorated.
08.001	Door and frame per door schedule.
08.008	Prefinished aluminum clad wood single hung windows with 1" insulated glass. See window types on sheet A102. Typical on South and West Elevation.
08.009	Alternate #1: Prefinished wood single hung windows with 1" insulated glass. See window types on sheet A102. Typical on North Elevation. Basis of Design Marvin Ultimate Hung Wood Windows in Douglas fir.
08.013	Provide new unit skylight over existing skylight structure.
08.017	Overhead door and frame per door and frame schedule.
23.003	Mechanical equipment per MEP drawings.
23.005	Enroll vent per MEP drawings.
26.001	Light fixture per MEP drawings. Typ.
26.005	Electrical panel per MEP drawings.

N·FORM
ARCHITECTURE
312 W Commercial St
Springfield, MO 65803
www.nformarch.com
417.373.2225



TRAVIS TINDALL LICENSE #
A-2011064183
CERTIFICATE OF AUTHORITY #
A-2038010497

Cotton Building
Renovation
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08.23.2023
COTT
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Checked By: TWT
Revisions:

DEMOLITION,
BUILDING
ELEVATIONS &
DETAILS

A201

Background and Scope of Work:
308-310 E. Commercial St. Springfield, MO 65803-2650

Background:

The current owners purchased 308 & 310 E. Commercial St. in August of 2021 and have stabilized both structures including exterior tuck-pointing and a roof replacement both occurring in 2023. Utilizing the Federal Historic Preservation Tax Incentive Program, the buildings located at 308 and 310 E. Commercial St. will be rehabilitated per the Secretary of the Interiors Standards. This includes both interior and exterior work with a priority on the exterior facades facing both Commercial St. and Blaine St. The following is a brief history of both structures:

308 East Commercial Street was constructed in 1898 by J.M. White, it would house his undertaking business and featured a one-story morgue at the rear. Undertaker Paul Stader would operate the business after Whites death in 1909 followed by Diemer Sullens Undertaking Company. In 1918 the interior of the building was remodeled for the C.O. Sperry & Co., a real estate and title company operated by Clyde Sperry. Work included an interior remodel of the commercial space and installation of a fireproof vault. Between 1933-1950, a one-story addition was made adjacent to the former morgue at the rear of the building filling in the remaining lot along Blaine Street. Sperry would occupy the building until 1960 when it was sold to the Central Mortgage Company, utilizing the space as a head office before selling it in 1968. Beginning in the early 1970's, the space would serve as a neighborhood tavern under several names before closing in 2004.

310 East Commercial Street is located east of 308 sharing a load bearing masonry wall with the building. Constructed in 1895 the building originally housed the Wilson Brothers General Novelty & Jewelry store. A series of businesses selling goods and services would occupy this space including Christian Optometry Clinic (1897-1900); Campbell Oliver & Sons Fabric (1903); William R. Davis Jr. Jeweler & Optometrist (1904-1924); Michelin Tire Sales (1925); Willie Winstead Millinery (1926-1938); S & Y Ointment & Remedy Co. (1930-1931); Alka Derma Co. Medicine Mfg. (1932-1934); Holland Appliance Shop (1935). The longest tenant was J.R. Pamplin who would operate his Star Barber Shop between 1937-1973.

(Reference supplemental photographs and documentation).

Scope of Work:

Exterior Storefront 308:

The building retains its original 1898 recessed storefront configuration on the 1st floor with wood framing & casings at the display windows and transoms. The existing storefront framing rests on an intact concrete and masonry bulkhead currently painted. Existing glazing is a combination of plastic plexiglass and single pane glazing secured by metal trim. A centered aluminum Tubelite door provides the primary access to the space (modern modification) while a deteriorated wood paneled door provides access to the second floor on the west side of the storefront configuration. An original mosaic tile entryway spans the full width of the buildings exterior on the 1st floor with some settlement cracks occurring north to south.

- a. Remove existing plexiglass and single pane glazing and associated metal trim from wood-framed openings at display windows and transoms. Original storefront configuration to be retained. Install new 1" insulated glazing within existing openings and provide new wood window stop moldings matching existing profile at glazing perimeter. Repair and prep wood trim surface for new paint (or replace in-kind).
- b. Remove existing aluminum entry door and wood paneled second story entrance door. Install new full light glass and wood doors with transoms within existing wood framed openings. Basis of Design: Marvin Ultimate Wood Series wood doors.
- c. Remove existing wood paneled door at second floor access and provide fixed wood panel matching existing panel and molding profiles. Paint to match adjacent wood storefront.
- d. Retain and repair existing mosaic tile at recessed entryway. Replace in-kind missing or damaged tile matching existing color. Basis of Design: American Olean 2" hexagonal mosaic tile or similar.

Exterior Storefront 310:

The current 1st floor storefront configuration consists of wood framing between the display windows and transom and at the perimeter of the masonry openings. Existing single pane glazing of the transom and display windows is secured by various aluminum storefront framing members and vertical mullions. The storefront system rests on a brick masonry bulkhead with modern brick veneer at the exterior. A recessed wood framed door with transom provides primary access to the first floor space located on the east side of the storefront while a wood framed door with transom provides secondary access to the first floor space and second floor on the west side. The overall storefront assembly and bulkhead is in varying conditions of deterioration and has allowed water to penetrate the buildings envelope. Period photographs from the Missouri State Digital Collection reveal the current storefront configuration is not original to the structure and modified after 1927.

Background and Scope of Work:
308-310 E. Commercial St. Springfield, MO 65803-2650

The original storefront configuration spanned the full width of the masonry opening and featured a centered recessed entry with second story entrance on the west side of the storefront. The entire assembly was wood framed including a wood bulkhead with recessed panels. Glazing extended the full height of the masonry opening terminating at the underside of the metal cornice between the 1st and 2nd floors. The wood jamb separating the transom windows from the display windows aligned with the adjacent jamb height of 308, though matched the profile of the recessed entry.

- a. Remove full-height existing storefront assembly including masonry bulkhead, wood framing, single pane glazing and plexiglass, aluminum framing, and wood doors between east and west masonry party walls.
- b. Prep subgrade, surface for new concrete slab to provide ADA access from sidewalk to first floor of building.
- c. Construct new wood framed storefront with recessed entry matching original/historic photographs including wood bulkhead with recessed panels, full height glazing with new 1" insulated glazing with wood window stops matching adjacent profiles. Match adjacent height of wood jamb separating transom windows from display windows.
- d. Install new full light glass and wood doors with transoms within existing wood framed openings. Basis of Design: Marvin Ultimate Wood Series wood doors or similar.
- e. Remove existing wood paneled door at second floor access and provide fixed wood panel matching existing panel and molding profiles. Provide package/mail drop slot in fixed panel to be accessed from interior conference room closet. Paint to match adjacent wood storefront.
- f. Surface new recessed concrete entry with hexagonal tile. Basis of Design: American Olean white 2" hexagonal mosaic tile or similar.

North Exterior Windows 308 & 310:

Windows on the front second floor are original wood double-hung 1-over-1 sashes. The windows have been poorly maintained and are in varying states of deterioration, specifically the bottom sash, jamb, wood sill and stool which are all showing signs of rot and deterioration. All wood windows have substantially lost their paint and stain and missing components of the original hardware including the sash lock and ropes connected the sash weights. Several of the upper sashes are loose and mechanically screwed in place with wood plywood replacing the glass previously damaged. The existing interior wood casing, apron and rosettes are intact and in good condition with some remaining in place, while others have been removed and stored on site.

- a) Retain, repair, and paint all existing wood window frames and trim. This includes removal of the existing upper and lower window sashes, reglazing of all existing sashes and replacing broken and missing glazing with similar glass. Provide new rope and replacement sash weights and window hardware in-kind. Any elements too deteriorated to repair will be replaced in-kind.

Background and Scope of Work:
308-310 E. Commercial St. Springfield, MO 65803-2650

b) Replace all extant window sashes with double-hung, single-light wood window sashes to matching existing profile and site-lines. Specifications is for Marvin Ultimate Wood Hung Windows (or like).

South Exterior Windows 308 & 310:

Windows on the south/rear second floor of 308 and 310 are vinyl single hung 1-over-1 sashes units installed during the previous demolition and renovation project. Masonry openings on the south façade of 310 and west façade of 308 retain their original cast iron windowsills and segmental masonry arched openings. Window installed at the south/rear second floor of 308 are smaller than the original masonry openings indicated by brick infill on the interior of the space and brick soldier coarse window heads and sills that are inconsistent with other existing cast iron sills. Three original masonry openings have been infilled with brick masonry on the south façade of 310 (one upper and two lower). The infilled areas flank the existing masonry door openings which contain their original cast iron sill thresholds and segmental masonry arched openings but have inoperable modern infill doors and transom windows that are deteriorated. Two exterior doors and frames are located in the south façade of 308. The first floor door is a hollow metal door and frame centered within the masonry wall of the one-story addition. The second-floor door is an insulated door centered between the vinyl windows with an original cast iron sill threshold.

a. Remove existing masonry infill at the 1st and 2nd floor south façade of 310 and 2nd floor south façade of 308 to receive new windows matching the size/portions of the original masonry openings.

b. Existing modern hollow metal door and frame installed in 1st floor one-story addition will be removed and infilled with matching brick masonry in-kind for privacy of interior restroom vestibule.

c. Existing modern exterior door will be removed from 2nd floor of south façade of 308 and partially infilled to match adjacent sill height for new window opening. Cast iron sill will be salvaged for reuse.

d. Existing cast iron sills will be retained and surface prepped for paint. Windows on the south façade lacking original cast iron sills will utilize salvaged/in-kind matching replacements.

e. Remove and replace all modern vinyl windows on the south façade of 308 and 310 with, aluminum clad hung windows matching trim and profile of windows used on north façade. Basis of Design is for Marvin Ultimate Wood Hung Windows (or like).

f. Remove and replace deteriorated exterior doors and transoms of the 1st and 2nd floor south facade of 310 and install new full light glass and wood doors with transoms within existing masonry openings. Basis of Design: Marvin Ultimate Wood Series wood doors. Retain and repaint existing cast iron sill thresholds.

Exterior Deck 310:

The existing second floor masonry door opening appears to have provided access to a wood framed exterior deck and stairway to the first floor as indicated on period Sanborn Fire Insurance Maps. It is unclear when this feature was demolished but is no longer present on the south elevation of 310 E. Commercial St.

A new second floor exterior deck will be installed on the south elevation of 310 E. Commercial St. The deck will be steel framed with the structure offset from the existing masonry façade with steel flat bar guardrails. All exposed steel will be painted with high performance coating. Exterior flooring will consist of composite decking boards.

Bi-fold Doorway:

A portion of the masonry wall facing the courtyard of 308 will be demolished for a new bi-fold doorway. The overhead door opening shall align with the edges of the existing windows of the second floor. Specifications is for a Crown Hydraulic bi-fold door (or like).

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION
2023-031

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
464801. **Historic Property Name** 308 East Commercial StreetStreet 308 East Commercial StreetCity Springfield County Greene State MO Zip 65803-2650Name of Historic District or National Register property Commercial Street Historic District

- ☐ Listed individually in the National Register of Historic Places; date of listing _____
- ☒ Located in a Registered Historic District; name of district Commercial Street Historic District
- ☒ Part 1 – Evaluation of Significance submitted? Date submitted 06-27-23 Date of certification 06-29-23

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1898 Estimated total rehabilitation costs (QRE) \$1,033,500

Number of buildings in project 1 Floor area before / after rehabilitation 3,684 / 3,684 sq ft

Start date (estimated) 09/01/2024 Use(s) before / after rehabilitation Vacant / Office

Completion date (estimated) 09/01/2025 Number of housing units before / after rehabilitation 0 / 0

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

☐ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation.

3. **Project Contact** (if different from applicant)

Name Paden L. Chambers Company NFORM Architecture, LLC

Street 312 W. Commercial St. City Springfield State MO

Zip 65803 Telephone (417) 873-2255 Email Address pchambers@nformarc.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable):

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- ☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Travis Tindall Signature [Signature] Date 07/01/2024

Applicant Entity Tindall Wilson Properties, LLC SSN _____ or TIN 87-1587424

Street 312 West Commercial Street City Springfield State MO

Zip 65803 Telephone (417) 873-2255 Email Address ttindall@nformarc.com

- ☒ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- ☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

VlakeDate: 2024.09.10
13:14:13 -04'00'

Date:

National Park Service Authorized Signature

- ☒ NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

2023-047

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
46607

1. Historic Property Name 310 East Commercial Street

Street 310 East Commercial Street

City Springfield County Greene State MO Zip 65803-2650

Name of Historic District or National Register property Commercial Street Historic District

- ☐ Listed individually in the National Register of Historic Places; date of listing _____
- ☒ Located in a Registered Historic District; name of district Commercial Street Historic District
- ☒ Part 1 – Evaluation of Significance submitted? Date submitted 06-27-23 Date of certification 06-29-23

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1895 Estimated total rehabilitation costs (QRE) \$547,000

Number of buildings in project 1 Floor area before / after rehabilitation 1,950 / 1,950 sq ft

Start date (estimated) 09/01/2024 Use(s) before / after rehabilitation Vacant / Office

Completion date (estimated) 09/01/2025 Number of housing units before / after rehabilitation 0 / 0

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

☐ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation.

3. Project Contact (if different from applicant)

Name Paden L. Chambers Company NFORM Architecture, LLC

Street 312 W. Commercial St. City Springfield State MO

Zip 65803 Telephone (417) 873-2255 Email Address pchambers@nformarc.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable):

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
- ☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Travis Tindall Signature [Signature] Date 07/01/2024

Applicant Entity Tindall Wilson Properties, LLC SSN _____ or TIN 87-1587424

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Zip 65803 Telephone (417) 873-2255 Email Address ttindall@nformarc.com

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- ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- ☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Vlake

Date: 2024.09.10
13:15:26 -04'00'

Date: _____ National Park Service Authorized Signature

☒ NPS conditions or comments attached



SST-II HYDRAULIC BI-FOLD SYSTEM

INNOVATIVE, PRECISE, EFFORTLESS

UNIQUE OPPORTUNITIES

The SST-II is the only hydraulically-operated bi-fold system available, today. The system uses no cables or straps resulting in the cleanest, least obstructed panel face in the market.

SAFETY

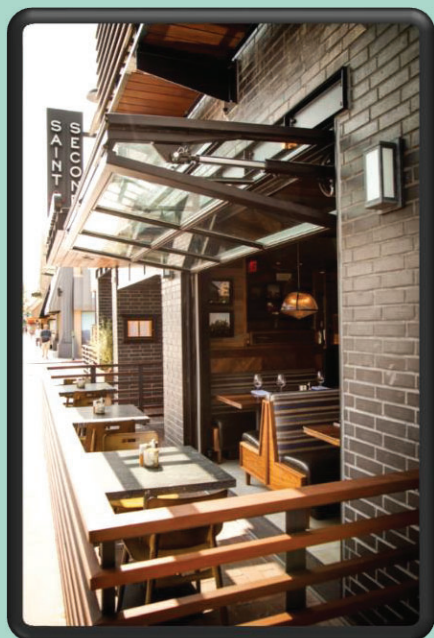
Through the use of a hydraulic system, all pinch points and moving parts typically associated with cable/strap systems have been eliminated.

SIMPLICITY

The incorporated SST mounting frame allows for the easiest install in the market. Operation is hassle-free and maintenance is minimized.

FINISH

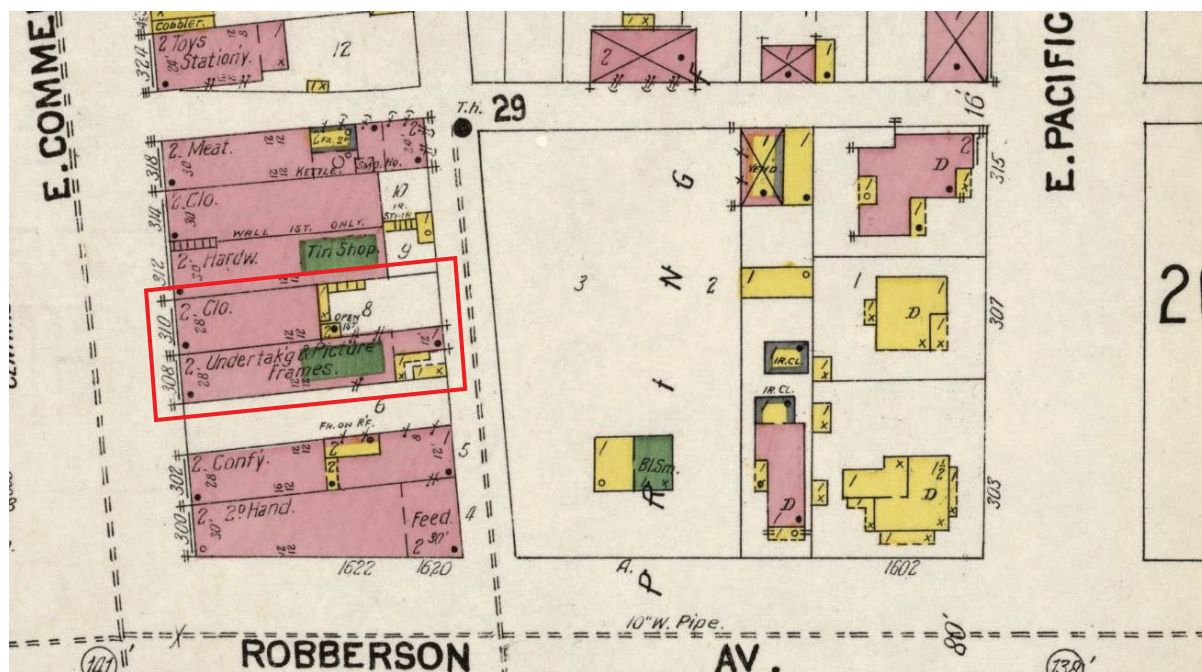
Though glass is most common, the SST-II System may be clad with virtually any material, allowing the customer to best match their surrounding environment



[illegible]

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308-310 East Commercial Street Supplemental Information
308-310 E. Commercial St. Springfield, MO 65803-2650



308-310 East Commercial Street Supplemental Information
308-310 E. Commercial St. Springfield, MO 65803-2650

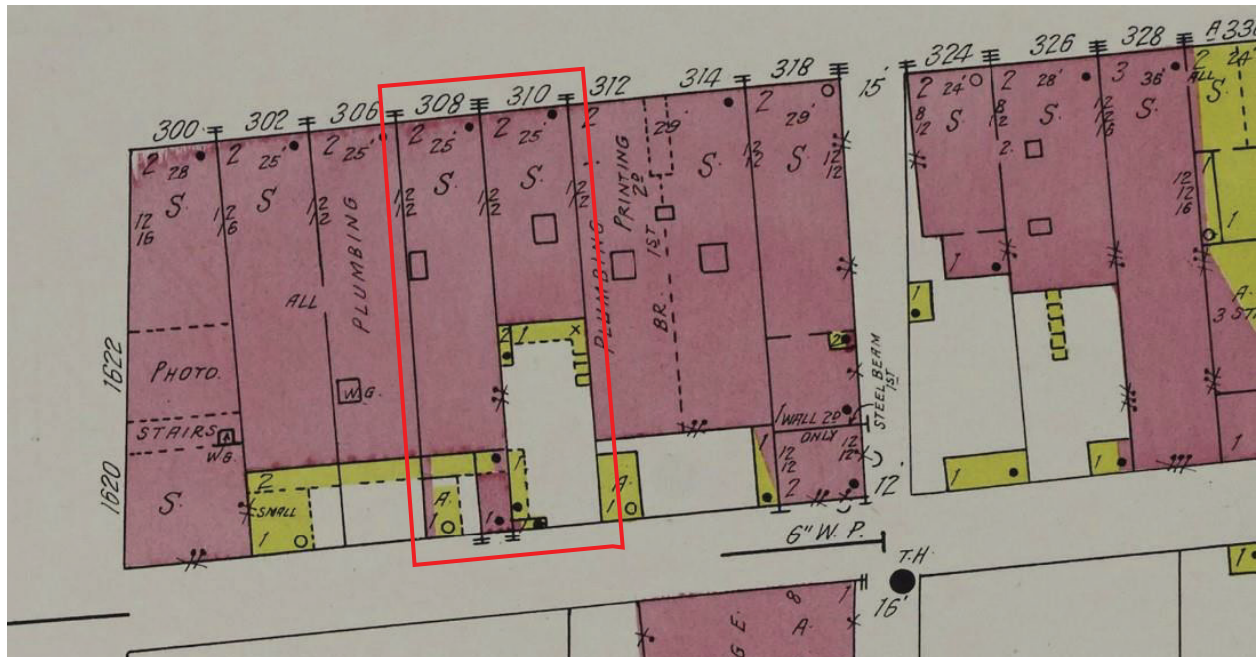


Figure 5. 1933 Sanborn Map. (Sanborn Map Company. "Springfield, Missouri," New York: Sanborn Map and Publishing Company, 1933, 203.)

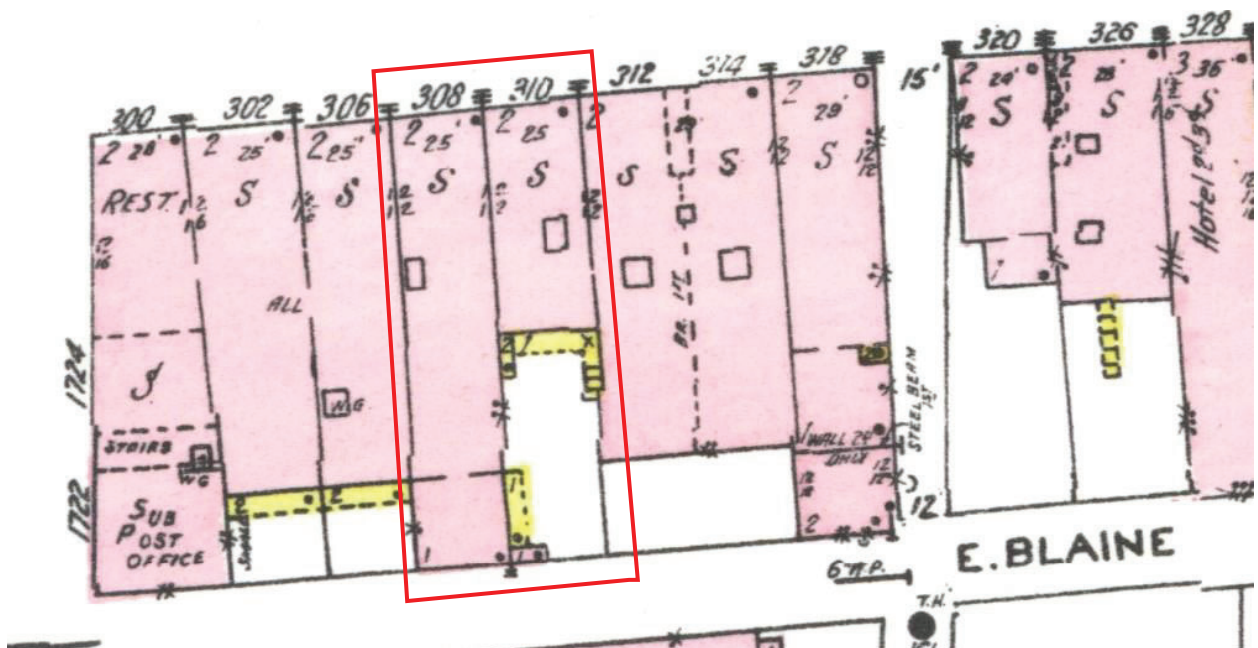


Figure 6. 1950 Sanborn Map. (Sanborn Map Company. "Springfield, Missouri," New York: Sanborn Map and Publishing Company, 1950, 203.)

Novelty Bargain Store!
Has—

Belt Pins, 4c.
Shirt Waist Sets, 10 and 15c.
Stick Pins, 3c.
Belt Buckles, 8, 17 and 22c.
Handkerchiefs, 2, 3, 4, 5, 8,
9 and 10c.
Ladies' Black Hose, 7, 8, 9
and 10c.

Towels at 4, 5, 7, 9, 10 and 12c.
Pt Tin Cups, 2c; Funnel, 3c.
Nutmeg Grater, 2c.
Match Safes, 3c.
French Egg Beaters, 3c.
We have a large assortment
of Tinware and sell it all at bar-
gain prices.

310 E. Commercial St
In our new store.

Figure 7.(above) 310 E. Commercial St.
Grand Opening: *The Leader- Democrat*
Springfield MO., August 3, 1895, 4.

Figure 8.(right) "White Is White" - 308 E.
Commercial St.: *The Springfield Republican*
Springfield MO., July 24, 1898, 8.

WHITE IS WHITE.

**The Northside Undertaker and His
New Place of Business.**

J. M. White, the north side under-
taker, has just completed and moved
into his handsome new two-story brick,
and is attracting much attention by his
neat and commodious place of business.
He is not only White by name, but is
white in his dealings, has a white front,
white goods and has the only white
hearse in the city.

Mr. White came here from Lebanon
ten years ago, and by his close attention
to business, as well as by his fair and
upright dealing, has built up an un-
dertaking business second to none in the
city. His new place is three doors west
of his former location, and is the finest
of the kind in the city. The building is
21x100 feet. The lower story is used for
his goods, and has a morgue in the rear,
which is the only one in town. The
front room is filled from floor to ceiling
with goods of the very best class, which
he sells at the lowest prices. The upper
floor is used by him as a residence, so
that he can be handy to his business,
and can be found there at all hours of
the day or night.

Mr. White is regarded as one of the
best and most reliable business men of
the city, and his many friends are urg-
ing him to become a candidate for
coroner upon the Democratic ticket. He
served in that capacity for two terms in
Laclede county and made a most ex-
cellent officer. He has always been a
staunch Democrat and has done good
and effective work for his party.

Whether he decides to become a can-
didate or not, he will be found with the
most complete stock of undertaking
goods in the city at his new head-
quarters, always ready to wait upon his
customers, and he invites the public to
drop in and see his new place, which is
always attractive and pleasant. It is the
only real white front on the city, and is
located at 308 East Commercial street.

FUNERAL PRICES REDUCED

Broadcloth Caskets Sold Everywhere For \$60 to \$100
My Price Complete \$30

PAUL C. STADER

FUNERAL DIRECTOR AND EMBALMER

I Have Both White and Black Hearses, Flower Wagons, Sick Ambulance and a Complete Line of Caskets and Robes. I Have One of the Oldest and Best Equipped Undertaking Establishments in Springfield.



This Business Was Established, and Owned by the Late J. M. White, One of the Pioneers of Springfield, Missouri.

308 E. Commercial Street
Phone 218

Figure 9. Paul C. Stader Advertisement - 308 E. Commercial St.: *The Springfield Republican* Springfield MO., September 14, 1913, 21.

We Are Ready for Business
DAY OR NIGHT

Diemer-Sullens Undertaking Co.
(Successors to W. J. Major & Co.)

Funeral Directors and Embalmers
LEONARD S. SULLENS, Manager.

Courteous Treatment. Telephone 329.

We Sell Cut Flowers.
All Varieties.

MOTOR HEARSE AND MOTOR AMBULANCE.
308 E. Commercial St. Springfield, Mo.

Figure 10. Diemer-Sullens Advertisement - 308 E. Commercial St.: *The Springfield Daily Leader* Springfield MO., December 24, 1916, 14.



Figure 11. C.O. Sperry Advertisement – 308 E. Commercial St.: *The Springfield Leader and Press* Springfield MO., June 7, 1918, 3.

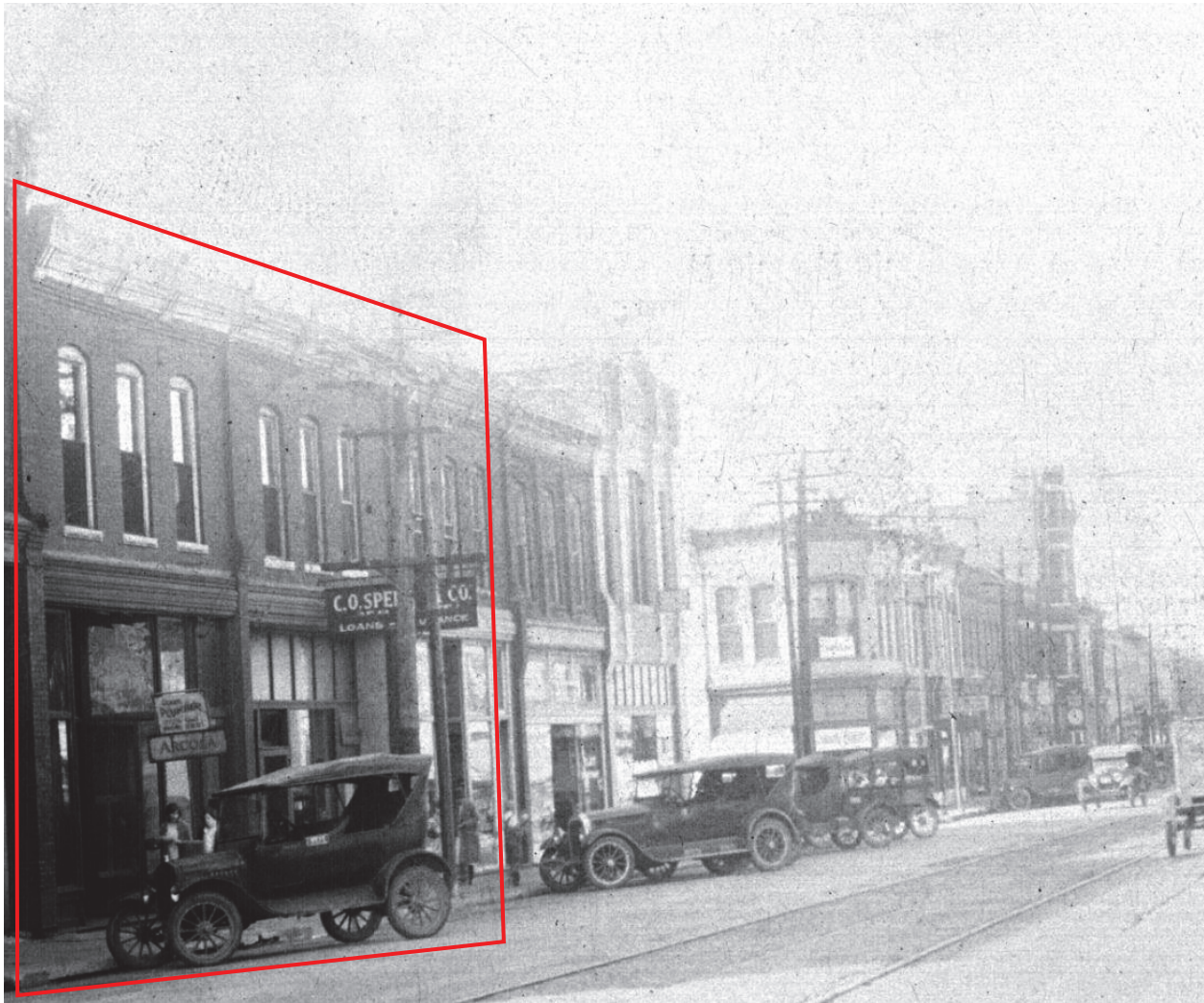


Figure 12. Commercial Street looking west toward Robberson Avenue intersection, October 24, 1924. ("Springfield Public Transportation Photos," Missouri State University Digital Collection, accessed June 1, 2023.)
<https://cdm17307.contentdm.oclc.org/digital/collection/transport/search/page/1>.

Ask Fellini Motor Company About Our
INSURANCE SERVICE

We are safeguarding this beautiful new home of the Fellini Motor Co. through policies written in the companies we represent.

*Insure Your Cars or Your Property With Us
We write all branches of this class of Insurance*

C. O. Sperry & Co.
Real Estate, Loans and Insurance

Business Phone 692
Residence Phone 2025
308 E. Commercial St.

Notary
Public
Springfield, Mo.

Figure 13. C.O. Sperry Advertisement – 308 E. Commercial St.: *The Springfield Daily Leader* Springfield MO., May 6, 1923, 24.



Figure 14. Historic Photo of 308 and 310 E. Commercial St. – July 1973. (James Roderique Photo, "Historic C-Street Springfield, MO," Facebook, accessed May 22, 2022.
<https://www.facebook.com/profile/100063862147053/search/?q=james%20roderique>



Figure 15. Rear Photo of 310 E. Commercial St. – 2007. Commercial Street Tax Increment Financing Redevelopment Plan – City of Springfield, MO. December 2007. 28.

308 and 310 E. Commercial - Address History

Obtained from R. L. Polk and Co. Polk's Springfield Directory, various issues 1898-1959 and newspapers.com advertisements, various issues 1960-2005.

308 Commercial St.

1898 - 1909 – J.M. White Undertaking Co.

1910 – 1915 – Stader & Lohmeyer Undertaking

1916 – 1917 – Diemer Sullens Undertaking Co.

1918 – 1960 – C.O. Sperry & Co. Real Estate and Title Company – Clyde O. and Harold Sperry

1961 - 1968 – Central Mortgage Company

1971-1975 – Paul's Bar

1976 – 2004 – Birdies Bar/Cottons Bar

310 Commercial St.

1895 - 1896 – Wilson Brothers & Company – General Novelty Store

1897-1900 – Christian Optician

1903 – Campbell Oliver and Sons - Fabric

1904 -1924 – William R Davis Jr. – Jeweler & Optometrist

1925 – Tire Sales Company

1926 -1928 – Willie Winstead – Millinery

1929 – Vacant

1930 -1931 – S and Y Remedy Co. – Ointment

1932 – 1934 – Alka Derma Co. – The Medicine Mnfg.

1935 – Holland Appliance Shop

1937-1973 – Jas. R. Pamplin Barber Shop – Star Barber Shop

















LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:

NOVEMBER 6, 2024



CASE: Certificate of Appropriateness

DESIGNATION: Historic Site – Campbell Avenue Methodist Church

LOCATION: 400 West Division Street

APPLICANT: General Council Assemblies of God

STAFF: Michael Sparlin, 417-864-1091

SUMMARY OF PROPOSAL:

1. Demolish the historic structure.

STAFF RECOMMENDATION:

In the event the landmarks board concludes that the request, if granted, will have a detrimental effect upon the historic landmark or historic district or any adverse impact on an historical or architectural resource, then the landmarks board shall deny the request for a certificate. Staff recommends denial based on the guidance that Sec. 36-404 provides.

This structure is listed as a local historic site, a demolition 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 demolition permit.

FINDINGS FOR STAFF RECOMMENDATION:

1. The church was nominated to the local historic register by City Council on May 17, 1982.
2. The Standards for Rehabilitation recommend that the historic character of a property be retained and preserved, and removal of historic materials be avoided.
3. Springfield Public Schools (SPS) is proposing to acquire & demolish for construction of a new middle school facility. SPS met with Landmarks Board at their meeting on May 22, 2024 to discuss the hardships and give notice that a demolition of this structure would be likely.



LANDMARKS BOARD STAFF REPORT

APPLICANT'S DESCRIPTION OF PROPOSAL:

Demolish the historic structure. See the applicant's full description in the attached application.

STAFF COMMENTS:

1. For demolition, the Board shall consider, in addition to the Secretary of the Interior's Standards for Rehabilitation, the following per Sec 36-404 (3)(d)(4):
 - a. The degree to which the proposed removal would serve to destroy the integrity and continuity of the historic landmark or historic district of which it is part.
 - b. 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.
 - c. The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
 - d. The ability of the subject structure or site to produce a reasonable economic return on investment to its owner, provided, however, that it is specifically intended that this factor shall not have exclusive control and effect, but shall be considered along with all other criteria contained in this section.
 - e. The post-demolition plans for the site and the relation of those plans to the surrounding area.

In the event the landmarks board concludes that the request, if granted, will have a detrimental effect upon the historic landmark or historic district or any adverse impact on an historical or architectural resource, then the landmarks board shall deny the request for a certificate.

2. The Landmarks Subsection 36-404(3)(h) of the *Zoning Ordinance* regarding the Board's action during demolition delay recommends that the Board shall take such steps as it deems necessary to preserve the structure concerned in accordance with the purposes of this section. Such steps shall include, but shall not be limited to, consultation with civic groups, public agencies, and interested citizens, recommendations for acquisition of property by public or private bodies or agencies and exploration of the possibility of moving one or more structures or other features to an appropriate location with respect to the integrity of the structure or features. However, because this is designation as a local historic site, a demolition 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 demolition permit.
3. Springfield Public Schools (SPS) is proposing to acquire & demolish for construction of a new middle school facility. SPS met with Landmarks Board at their meeting on May 22, 2024 to discuss the hardships and give notice that a demolition of this structure would be likely.
4. 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.



LANDMARKS BOARD STAFF REPORT

DESIGN GUIDELINES AND STANDARDS

DESIGN GUIDELINES

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 demolition permit.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ARCHITECTURAL SIGNIFICANCE:

See attached historic narrative which contains a description of architecture significance.

CAMPBELL AVENUE UNITED METHODIST CHURCH

400 West Division Street

Identified Architectural Features:

1. Greek Revival
2. Pedimented portico supported by 4 cut stone Ionic Columns
3. Porthole window located in center of pediment having cut stone frame and cast iron rosette grill
4. Four pilasters with Ionic capitals align with portico columns
5. Cut stone balustrade between columns and building
6. Three double entry doors having cut stone frame and segmental cut stone arch headers
7. Cut stone steps
8. Cut stone belt course between ground floor and sanctuary level
9. Cut stone belt course at the top of the sanctuary floor level having a simple three step corbelling
10. Cut stone entablature with dentil molding
11. Cast iron light fixture
12. Five double-hung stained glass windows on the east elevation at the balcony level
13. Sanctuary level windows on east elevation have cut stone pedimented window heads
14. Double-hung ground floor windows
15. South and north elevations have 4 arched stained glass windows separated by pilasters with Tuscan capitals and bases
16. Buff brick

Identified Historical Importance:

1. Second Methodist church in Springfield
2. Constructed on dividing line (Division Street) to serve both Springfield and North Springfield

TITLE OF PROPERTY : Campbell Avenue United Methodist Church
LOCATION : 400 West Division
RESEARCHED BY : Carol Ann Lines
OWNER APPROVAL RECEIVED : March 1982
HSB APPROVAL : March 8, 1982
BUILT BY : Unknown
DATE BUILD : Originally constructed in 1887, and
rebuilt in 1927
PRESENT OWNERS : Church members.

HISTORY :

In 1886 Rev. W. W. Jared with thirteen charter members organized the Church. It was the second Methodist Church in Springfield.

In 1887 Bishop E. R. Hendrix broke ground for the present architecturally significant Church, which was completed and dedicated in 1888. The educational wing was added in 1921, and the entire church was rebuilt in 1927.

The early growth of Springfield was normal and orderly, but with the expansion of the Frisco Railroad to this city in 1870 there was set in motion a great business boom. At this time, the only Methodist church was St. Paul. The pastor was Dr. W. B. Palmore. Sensing the need of the people in the new area for Christian training and a place of worship, Dr. Palmore started a mission. The first meetings were held in the Frisco Opera House on Commercial Street and six months later were held in the Grand Army of the Republic Hall on Commercial Street.

In 1886, an agent of Dr. Palmore was instructed to purchase a plot^{of} ground on the southwest corner of Division and Campbell Streets to be the location of the second Methodist Church in Springfield. The church was organized in 1886 by its first pastor, Rev. W. W. Jared. The thirteen charter members were: Mrs. W.W. Jared, C.Y. Jared, Mr. & Mrs. W. A. Reed, Mr. & Mrs. J. W. Long, Mr. & Mrs. George, Mr. & Mrs. J. H. McClure & daughter, Ella, Mrs. Frances Barrett, and Miss Annie Barrett. In October, 1887, Bishop E. R. Hendrix broke ground for the new church.

In April, 1888, the large one-room red brick church was dedicated as Palmore Chapel. The cost of this building was estimated at \$6,500.00. Several minor changes have been made in the name of the church. It was first known as Palmore Chapel, but after a few months, at the request of Dr. W. B. Palmore, the name was changed to Campbell St. Methodist Church, South. Then in 1939, with the unification of the three largest branches of Methodism, the name became Campbell Street Methodist Church. Somewhere around 1950, by action of the City Council of Springfield, all thoroughfares running in an east-west direction were to be known as streets and all thoroughfares running in a north-south direction were to be designated as avenues. Thereafter, the name of the church was Campbell Avenue Methodist Church. In 1968, with the unification of the Evangelical United Brethren Church and the Methodist Church, the name became and is the present name--Campbell Avenue United Methodist Church.

From 1886 up to the present time, this church has been served by the significant ministry of 34 consecrated men. One pastor served twice, Dr. W. H. Winton

in the early 1890's and again in 1918; one pastor served $6\frac{1}{2}$ years, Dr. George W. Kingore; one pastor served 10 years, Dr. E. D. Baker; and two pastors served 5 years each, Rev. H. A. Wood and Dr. Herbert Hillme.

The original red brick church served the community well for many years, but since its membership was nearing 600, there was need of a larger church and more modern equipment. The Official Board decided to start the campaign for pledges in the fall of 1920. With Bishop W. F. McMurry present, there were three \$5,000.00 pledges made and several pledges of \$1,000.00 each were made. Prominent across the sanctuary on the day of pledge taking was a banner with these words, EVERY MEMBER PAY, PRAY, AND SAY 'WE BUILD'.

In order to have room for the new building, it was necessary to purchase property just west of the old church and raze the small parsonage immediately south of the church. Actual construction was started in 1921. The \$30,000.00 Educational Unit was completed and occupied in December, 1922, with 336 in Church School. The construction of the sanctuary moved slowly due to depleted funds. Finally, the cornerstone was laid in June, 1927, and the formal opening of the \$52,000.00 (plus) sanctuary was on December 18, 1927. Several memorials were given that day--three of the large columns in the front of the church, 12 stained glass windows, the pulpit, chairs, communion table, and baptismal font. The struggle to pay for the church was a long and difficult one, particularly during the years of 1931-1934 inasmuch as there was widespread unemployment. The mortgage was burned on Sunday afternoon, November 25, 1945.

In 1946 a \$4,000.00 redecorating program was done. The next improvement program was in 1953-54 when air-conditioning of the sanctuary and a hearing system were added at a cost of \$20,000.00. In 1959 the entire ground floor of the church was re-designed in order to have more space for church school; the dining area was enlarged and relocated; the kitchen was enlarged; and several classrooms re-arranged at a cost of \$24,000.00. A room on the ground floor was converted into a little chapel. Most of the work on the chapel was done by Rev. Howard Woodruff when he served the church between 1962 and 1966. This included walnut paneling, altar,

stained glass altar grill, the cross, and the candle holders--all fashioned by him.

In 1967 Hood & Rich were the architects for an additional education plant put in use in 1968. The cost of this plant and elevator was \$106,000.00.

In the course of several years, the house properties extending from west of the church to the parsonage were purchased and the entire space was black-topped for parking at a cost of \$5,300.00.

A building known as "The Thrift Cottage" was erected on the southwest corner of the parking lot to provide a place for the women to hold rummage sales. The cost was \$1,200.00.

The two-story house at 500 W. Division used as a parsonage since the old church was torn away had been purchased for \$6,000.00. This parsonage was sold in April, 1972, for \$13,000.00, including \$500.00 for the air-conditioner. In December, 1971, a Colonial style home at 1612 N. Jefferson was purchased as a parsonage at a cost of \$28,000.00 (including \$2,000.00 for re-decorating). The amount of \$13,000.00 from the sale of the old parsonage was applied on the debt of the new parsonage.

July, 1979

**CAMPBELL AVENUE UNITED METHODIST CHURCH
(NOW BEREAN COLLEGE)**

400 WEST DIVISION STREET

Built ca. 1887, unknown architect

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

In 1886 Reverend W. W. Jared and thirteen charter members organized this Church. It was the second Methodist Church in Springfield.

In 1887 Bishop E. R. Hendrix broke ground for the present Church which was completed and dedicated in 1888. The educational wing was added in 1921, and the entire church was rebuilt in 1927.

DATE LISTED ON HISTORIC REGISTER

Local Register: May 17, 1982

National Register: Not listed



Application for Certificate of Appropriateness

ELECTRONIC SUBMITTAL INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

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

Office Use Only

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

The applicant seeks to show the following:

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

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

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

Signature(s):

Date:



10-21-2024
10.21.2024

Please type or print name(s) clearly:

Robert Bornert



Barb Busiek



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: 1475 N. Campbell Avenue

APPLICANT INFORMATION:

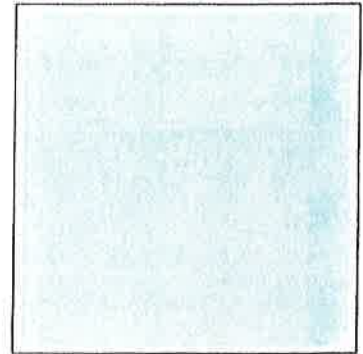
2. Name of current property owner: General Council Assemblies of God

If corporation: Corporate Official: Robert Bornert

Mailing Address: 1445 N. Boonville Avenue, Springfield, MO

Zip Code: 65802 Telephone: 417-773-7946 Fax: _____

E-mail: rbornert@ag.org



(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: Will Hoey

Signature: 

Mailing Address: 550 St. Louis Street, Springfield, MO Zip Code: 65806 Fax: _____

Telephone: 417-890-8802 E-mail: whoey@olsson.com

4. **BUILDING DEVELOPMENT SERVICES DISCUSSION:** (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)

Date of discussion: 5/22/2024

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)

Springfield Public Schools (SPS) is proposing to acquire & demolish an existing structure located 1475 N. Campbell Avenue for the construction of a new middle school facility. SPS & Olsson met with the landmarks board on 5/22/2024 to discuss the hardships and potential demolition of the existing facility.

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.)

The existing middle school, located just south of the new site, was identified as a high priority redevelopment project for both SPS & the community during the 2023 bond evaluation. The new location will allow the district to expand & improve existing facilities while remaining centrally located in the existing school boundary.

Demolition of the existing structure located at 1475 N. Campbell Avenue will allow the Springfield Public School District to develop a new middle school facility with track and field amenities.

The school district was able to tour the facility prior to meeting with the Landmarks Board on 05/22/2024. While the existing facade continues to hold historic value the interior has been renovated multiple times since it's original construction. The interior of the building has been completely renovated into a typical office space and an addition was also added to the south half of the facility.