



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	Nicole 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

April 9, 2025

5:30 PM

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

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. March 26, 2025
- 3. Unfinished Business**
 - 3.1. Property Owner Notification (Post-Card)
 - 3.2. Historic Survey Areas and Sub-Committee Update
- 4. New Business**
 - 4.1. Certificate of Appropriateness
830 North Benton Avenue (Applicant: Drury University)
 - 4.2. Certificate of Appropriateness
208, 209, 210 & 212 East Commercial Street (Applicant: Together Together, LLC)
 - 4.3. Certificate of Appropriateness
1159 East Walut Street (Applicant: Spencer Smith)
- 5. Communications**
- 6. Reports**
- 7. 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: March 26, 2025

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: John Hawkins-Chair, Seva Nix, John Sellars, Nicole Falconer, Wanda Quintana, Bryan Lenox, Erik Kiser, Adam Letterman-Vice Chair and Genevieve Henry. Absent: None. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: March 12, and March 17, 2025 (Sub-Committee) minutes were approved.

UNFINISHED BUSINESS:

NEW BUSINESS:

Property Owner Notification: Discussion on whether to pursue a postcard or brochure with a follow-up letter, and looking for cost difference in postage and printing, may use a QR code that links to web page information. Andrew Menke informed the Board that they can use SHPO funds (grants, available late summer), and the Landmarks Board annual budget is approximately \$2000.00, which can be used for the mailers. The mailers (postcard for district locations or brochure to homeowners) will go to every owner of record for historic property (local, state and possibly the national districts). Andrew to talk with Michael Sparlin to get the current list. The Planning Department's graphic designer has been asked to update the old brochure.

Historic Survey Areas and Sub-Committee Update: Andrew corrected a statement from a prior meeting and relayed that property previously surveyed is eligible for SHPO grant funding for a re-survey if it meets all SHPO's standards. Sub-Committee met and went through properties in the Walnut and Commercial Street survey areas, selecting properties to be removed from the survey areas. Since the Sub-Committee meeting, staff was informed a survey cannot be certified by SHPO if properties are removed from defined/contiguous boundaries (parking lots, etc.). The Board would like to try to spend the city's resources in the wisest manner that will get a broader historic district and will recommend/propose to do a downtown survey (further discussion which would be the best for the survey with allocated funds).

John Hawkins to draft a letter for the next Landmarks Board meeting to review and edit the survey and demolition by neglect proposal.

COMMUNICATIONS:

Andrew Menke introduced the flyer regarding Historic Preservation Symposium on May 1, 2025, and asked if any of the Board members would be interested in attending (John Hawkins, Wanda Quintana, and Genevieve Henry). Andrew is also to send out the demolition list of 50+ year-old buildings to the Board for notification purposes.

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

ADJOURNMENT:

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



Andrew Menke, Senior Planner



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:

APRIL 9, 2025



CASE: Certificate of Appropriateness

DESIGNATION: Historic Site – Benton Avenue
AME Church

LOCATION: 830 North Benton Avenue

APPLICANT: Drury University

STAFF: Andrew Menke, 417-864-1613

SUMMARY OF PROPOSAL:

1. Construct a ramp that will allow the building to be ADA compliant.

STAFF RECOMMENDATION:

Staff recommends approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. The Benton Avenue AME Church was listed on the Springfield Historic Register as a Historic Site on January 25, 1982.
2. The proposed ramp appears to be consistent with the *Standard's* recommendation that “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.”
3. The National Park Service (NPS) Preservation Brief # 32, Making Historic Properties Accessible, states that the goal in selecting appropriate solutions for specific historic properties is to provide a high level of accessibility without compromising significant features or the overall character of the property. It appears that the applicant's proposal is consistent with this recommendation.

APPLICANT'S DESCRIPTION OF PROPOSAL:

Refer to attached application.



LANDMARKS BOARD STAFF REPORT

STAFF COMMENTS:

1. The *Secretary of the Interior's Standards for Rehabilitation* recommend that "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."
2. The *Standards* recommend that "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."
3. The proposed ramp keeps the steps at the main entrance intact and does not remove any existing structural features.
4. After review of Preservation Brief # 32, Making Historic Properties Accessible, there are certain recommendations regarding accessibility and health and safety codes. The guidelines recommend complying with health and safety codes in such a manner that character-defining spaces, features and finishes are preserved. They also recommend finding solutions to meet accessibility requirements that minimize the impact on the historic building and its site.
5. Preservation Brief #32 recommends the following when considering modifying the site for an accessibility solution:

"Permanent ramps are perhaps the most common means to make an entrance accessible. As a new feature, ramps should be carefully designed and appropriately located to preserve a property's historic character (See Figure 7). Ramps should be located at public entrances used by everyone whenever possible, preferably whenever there is minimal change in grade. Ramps should also be located to minimize the loss of historic features at the connection points- porch railings, steps, and windows- and should preserve the overall historic setting and character of the property."
6. 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

DESIGN GUIDELINES

No specific design guidelines have been established by ordinance for historic sites.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

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.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



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.

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.

[PRESERVATION BRIEF #32, MAKING HISTORIC PROPERTIES ACCESSIBLE](#) (see link for complete article)

Incorporating Ramps

Permanent ramps are perhaps the most common means to make an entrance accessible. As a new feature, ramps should be carefully designed and appropriately located to preserve a property's historic character (See Figure 7). Ramps should be located at public entrances used by everyone whenever possible, preferably whenever there is minimal change in grade. Ramps should also be located to minimize the loss of historic features at the connection points- porch railings, steps, and windows- and should preserve the overall historic setting and character of the property.

ZONING ORDINANCE:

In addition, Section 36-404(3)(c) of the *Springfield Zoning Ordinance* states:

“...The landmarks board shall review the application and approve, approve subject to specific conditions, or disapprove the certificate based on the guidelines set forth in this section.

If the certificate is denied, no permit for the work shall be issued and the applicant shall not proceed with the work. The landmarks board shall state the reasons for denial in writing to the applicant and shall also make suggestions in regard to appropriate changes.”

ARCHITECTURAL SIGNIFICANCE:

Though this property has features of architectural significance, the nominating document did not specifically identify them. See attached City Council Resolution No. 6814, which designated this property as a Historic Site.



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:

4-4-2024

Please type or print name(s) clearly:

John Oke-Thomas

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: 830 North Benton Avenue, Springfield, MO 65802

APPLICANT INFORMATION:

2. Name of current property owner: Drury University
If corporation: Corporate Official: Alex Riddle
Mailing Address: 930 North Clay Street, Springfield, MO
Zip Code: 65802 Telephone: 417-214-9128 Fax: _____
E-mail: ariddle002@drury.edu

3. AUTHORIZED REPRESENTATIVE:

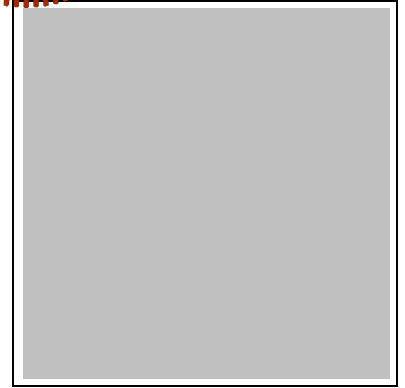
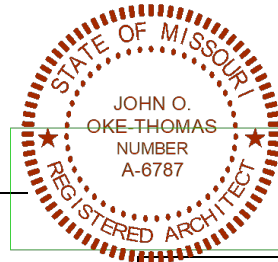
(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name: John Oke-Thomas

Signature: _____

Mailing Address: 1972 East Chestnut Expressway, Spld, MO Zip Code: 65802 Fax: _____

Telephone: 417-863-6262 E-mail: john@oke-thomas.com



(Corporate Seal)

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

Date of discussion: 12-11-2024

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): <u>New Exterior Stair and Ramp</u>		

- | | |
|------------------------------------|--|
| 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)

Drury University was gifted the Benton Avenue AME Church and they are wanting to renovate the existing building and to provide a new addition that will allow the building to be ADA compliant. Due to budget constraints, Drury is only able to renovate the existing portion of the building at this time and will have to postpone the new addition until a later date. To be able to make the existing building ADA compliant without the new addition, we have designed an exterior ramp to the new front entry stair system as seen on the Exterior Elevation drawings. The existing stone entry steps are cracked and no longer viable, so a new concrete stair will be built in its place that will conform to more modern stair dimensions along the public pathway.

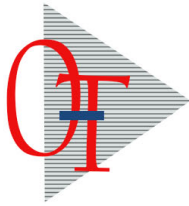
NOTE: An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

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.)

See Architectural Site Plan sheet C0.1 for the site plan improvements.
See Exterior Elevation sheet A2.1 and A2.2 for the exterior elevation improvements.



OKE-THOMAS + ASSOCIATES, INC.

Project Name: Benton Avenue Educational Center
Formerly: Benton Avenue AME Church



Certificate of Appropriateness – Exhibit C

The Existing Building Renovation

1. Front Canopy Area:

- a. In order to allow ADA entry/exit into the main (west) entry doors along Benton Avenue, we have designed a ramp system to the south of the existing entry stairs. To have sufficient and required clearances, we are having to introduce a new ADA ramp and new stair system to the western façade. See the attached exterior elevations A2.1 and A2.2 for a better understanding of the new entry stair/ramp design. The existing front elevation of the actual building will not be changed in any way, but simply the entry stair, which needed to be replaced.
- b. The existing front entry stone stairs are not compliant for current building codes and have cracked and become dangerous. It is our goal to carefully remove the existing stone stairs and replace them with a new compliant concrete stair with even rise and run dimensions. We have a good plan to allow the (2) flanking brick side walls to be extended to accommodate the new entry ramp and stair system.
- c. The existing wood canopy will have every wood piece removed, tagged, measured and replaced with new wood trim components. The existing 100 year old wood had not been maintained well enough to consider keeping the original pieces. The design intent is to replicate and replace back to the original design and style.
- d. The existing brick columns will remain, but will be tuck pointed, cleaned and sealed.
- e. The under canopy wood ceiling will be replaced with a similar but new paneling and painted.
- f. The existing leaded roofing over the entry canopy with its internal gutter system will remain in place. A special coating system will be applied to the existing leaded roof to ensure water tightness can be ensured into the future. The entry canopy gutter discharges the rain water to internal downspout that leads to a side canopy outlet structure that will remain after its repaired.
- g. The existing light will be replaced with a period appropriate LED light fixture that will be selected at a future date.
- h. The existing entry canopy stone parapet caps will cleaned and sealed.
- i. The existing 1922 cornerstone will remain, be cleaned and sealed.
- j. The existing non-compliant steel handrails will be removed and new steel handrails will be added once the new stair rise and run dimension have been determined.

BENTON AVENUE EDUCATION CENTER



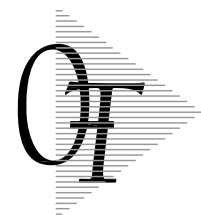
RENOVATION TO THE BENTON AVENUE AME CHURCH DRURY UNIVERSITY PHASE 1 OF 2

PROJECT CONTACTS



OWNER
DRURY UNIVERSITY
830 NORTH BENTON AVENUE
SPRINGFIELD, MO 65802

OWNER REPRESENTATIVE:
ALEX RIDDLE, EXECUTIVE
DIRECTOR OF FACILITIES
PHONE: 1-417-873-7323
EMAIL: ARIDDLE002@DRURY.EDU



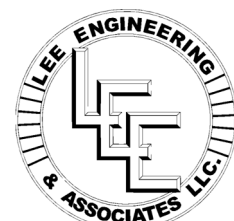
ARCHITECT
JOHN OKE THOMAS
1972 EAST CHESTNUT EXPRESSEWAY
SPRINGFIELD, MISSOURI 65802
PHONE: 1-417-863-6262
EMAIL: JOHN@OKE-THOMAS.COM



STRUCTURAL ENGINEER
RON HAMME, P.E.
PINNACLE DESIGN CONSULTANTS, LLC
304 WEST ERIE STREET, SUITE B
SPRINGFIELD, MO 6580-
PHONE: 1-417-501-8820
E-MAIL: HAMME@PINNACLEDC.COM



MEP ENGINEER
RYAN JONES, P.E.
CJD ENGINEERING
2225 WEST CHESTERFIELD BOULEVARD
SUITE 200
SPRINGFIELD, MO 65807
PHONE: 1-417-877-1700
E-MAIL: RJONES@CJD-ENG.COM



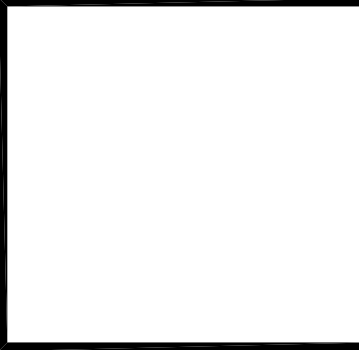
CIVIL ENGINEER
DANIEL C. RICHARDS, PE
LEE ENGINEERING AND ASSOCIATES, LLC
1200 EAST WOODHURST, UNIT D200
SPRINGFIELD, MO 65804
PHONE: 1-417-886-9100
E-MAIL: DRICHARDS@LEEENGINEERING.BIZ



CIVIL ENGINEER
DAVE BODEEN, P.E.
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304 WEST ERIE STREET - SUITE B
SPRINGFIELD, MO 65807
PHONE: 1-417-501-8820
E-MAIL: BODEEN@PINNACLEDC.COM



JOHN OKE-THOMAS - ARCHITECT
MO # A6787
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #2012038394



MILESTONES	
CD SET	3/7/2025

100% CONSTRUCTION
DOCUMENT PACKAGE

OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSEWAY
SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6262
FAX: (417) 863-6222



RENOVATIONS AND ADDITION
TO THE
BENTON AVENUE AME CHURCH

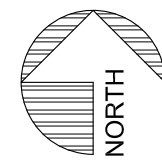
830 NORTH BENTON AVENUE
SPRINGFIELD, MISSOURI 65802

DATE
MARCH 7, 2025

COMM. NO.
2021-1015

SHEET NO.
A0.0

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.



FLOOR PLAN KEY NOTES

- 1

EXIT SIGNAGE
- 2

OCCUPANCY SIGNAGE
- 3

EXISTING ACCESS PANEL TO BE REPLACED, SAND AND REFINISH THE WOOD TRIM. (STAIN)
- 4

STAND ALONE DISPLAY CABINET
- 5

BUILT IN DISPLAY CABINET
- 6

EXISTING STEEL COLUMN TO REMAIN
- 7

PROVIDE NEW 1-1/2" STEEL HANDRAIL SYSTEM.
- 8

EXISTING CONCRETE STAIR TO REMAIN.
- 9

MARKER BOARD BY OWNER. (OSCI)
- 10

ROLLER SCREEN SHADE SYSTEM.
- 11

INSTALL KNOX BOX 60" ABOVE FINISHED FLOOR PER IFC SECTION 506
- 12

PROVIDE CONCRETE INFILL WHERE DEMOLISHED DOOR SYSTEM WAS REMOVED, PROVIDE WATERPROOF COATING TO INTERIOR AND EXTERIOR OF NEW CONCRETE WALL SYSTEM.
- 13

WATER HEATER - SEE PLUMBING DRAWINGS.
- 14

FLOOR DRAIN. SEE PLUMBING DRAWINGS.
- 15

WATER FOUNTAINS WITH BOTTLE FILLER. SEE PLUMBING AND ELECTRICAL DRAWINGS
- 16

PROVIDE NEW 4" CONCRETE SLAB OVER 4" CRUSHED AGGREGATE BASE OVER MOISTURE BARRIER SYSTEM.

17

NEW HVAC UNIT. SEE MECHANICAL DRAWINGS.

18

REMOVE EXISTING ATTIC VENT AND PREPARE FOR REFURBISHMENT. PROVIDE NEW BUG SCREEN SYSTEM AND BUILD A FULLY ENCLOSED BOX TO SEAL OFF THE VENT FROM THE ATTIC SPACE.

19

UNDERGROUND FIRE SUPPRESSION VAULT. SEE PLUMBING DRAWINGS

20

BLACKOUT SHADE SYSTEM

21

ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS

22

IT PANEL. SEE ELECTRICAL DRAWINGS

23

4'x8' PLYWOOD SHEATHING SHEETS TO BUILD A WORKING SURFACE IN THE ATTIC

24

EXISTING WINDOW TO REMAIN. (PROTECT) VERIFY IF THE EXISTING WINDOW SYSTEM CAN BE MADE WATER TIGHT UNTIL PHASE 2. NOTIFY ARCHITECT OF FINDINGS.

MILESTONES

CD SET	3/7/2025

100% CONSTRUCTION
DOCUMENT PACKAGE

OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-4262
FAX: (417) 863-9222



**RENOVATIONS AND ADDITION
TO THE
BENTON AVENUE AME CHURCH**

830 NORTH BENTON AVENUE
SPRINGFIELD, MISSOURI 65802

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DATE
MARCH 7, 2025

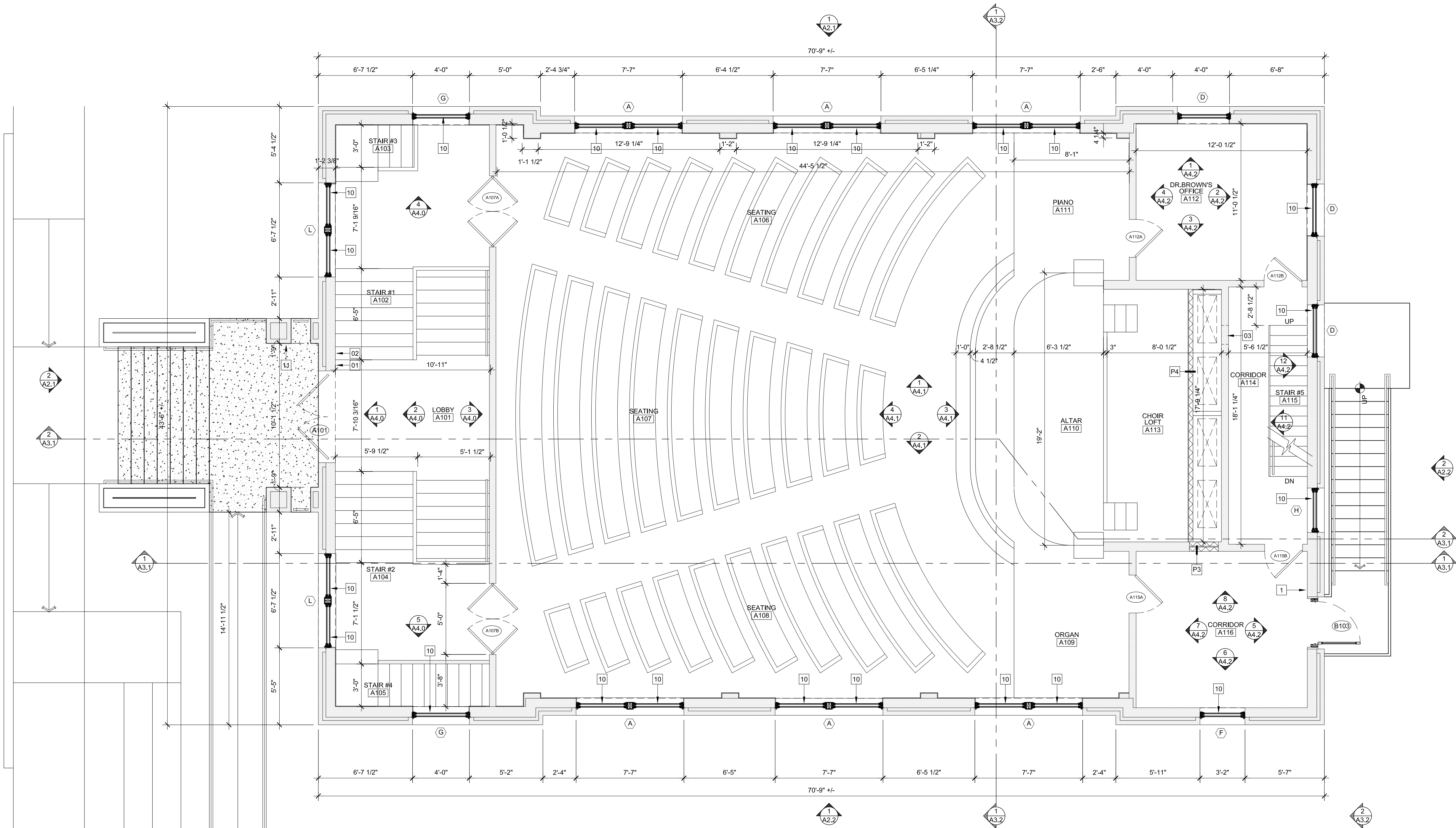
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2021-1015

SHEET NO.

A1.1



JOHN OKE-THOMAS - ARCHITECT
MO # A6787
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #2012038394

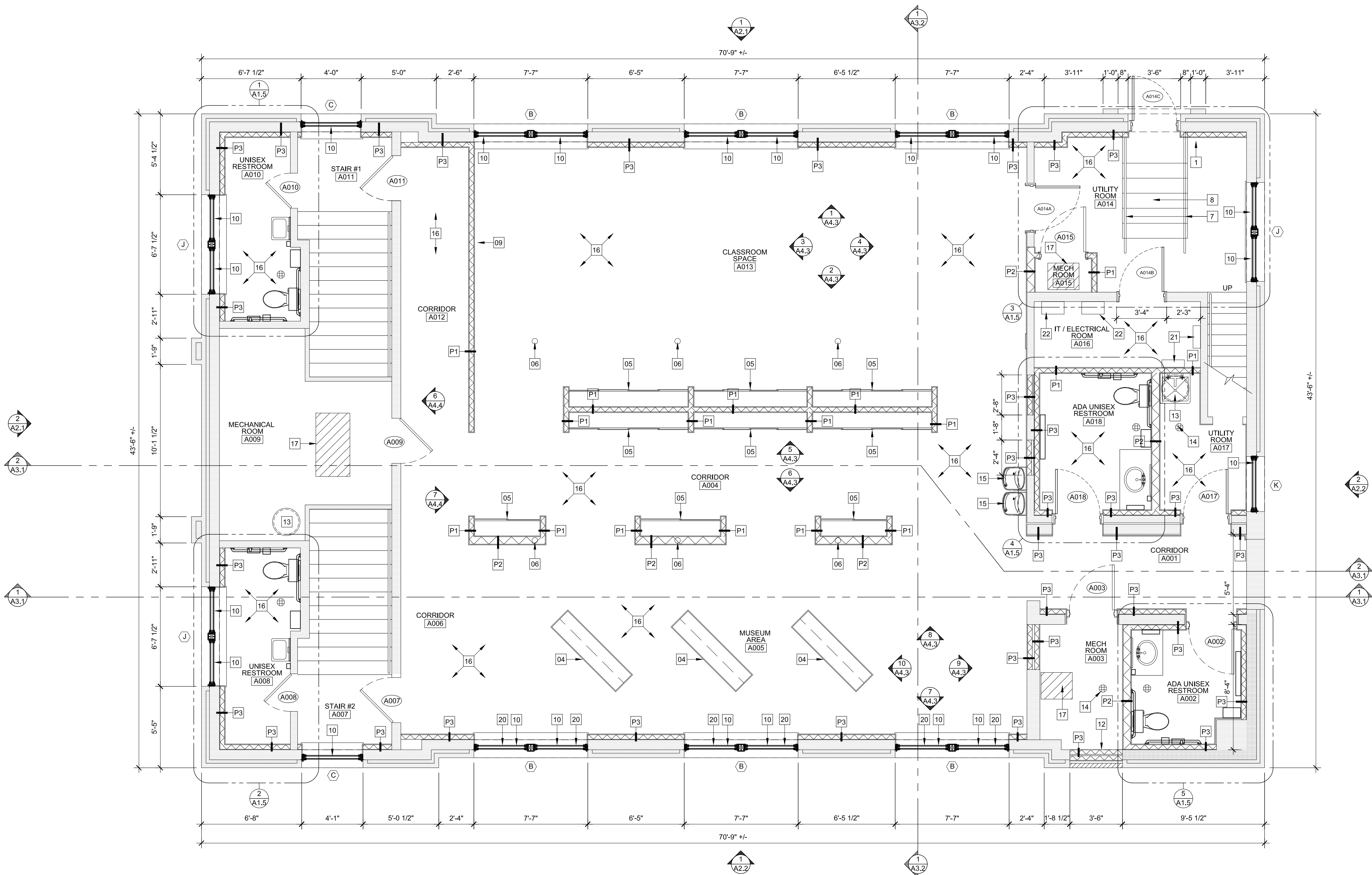


GENERAL NOTES

- THE CONTRACTOR SHALL CONDUCT A COMPLETE ON-SITE INSPECTION TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
- ALL WORK IN THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS, ESTABLISHED GOOD CONSTRUCTION PRACTICES AND ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES THAT MAY APPLY.
- THE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS (EXCEPT BUILDING PERMITS) AS REQUIRED TO COMPLETE THIS PROJECT, INCLUDING SUB-CONTRACTORS INSPECTIONS, UTILITY HOOK-UPS, DEPOSITS, ETC.
- THE CONTRACTOR SHALL FURNISH A LIST OF SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF THE WORK.
- SHOP DRAWINGS SHALL BE REQUIRED FOR ALL EQUIPMENT. (I.E. MECHANICAL, ELECTRICAL, PLUMBING, DOORS, GLASS, ETC.)
- THE CONTRACTOR SHALL PROVIDE PERIODIC AND FINAL CLEAN-UP TO KEEP THE PROJECT CLEAN AND SHALL PROVIDE TRASH PICK-UP SERVICE SEPARATE FROM ANY OTHER EXISTING SERVICE.
- THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR CARRYING THE BUILDERS RISK INSURANCE. THE INSURANCE POLICY SHALL NOT ONLY NAME THE GENERAL CONTRACTOR, BUT ALSO ALL SUB-CONTRACTORS, THE OWNER, THE ARCHITECT AND THE PROJECT ENGINEERS AS ADDITIONAL INSURED UNDER THE BUILDERS RISK POLICY PURCHASED FOR THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL UTILITIES ON-SITE PRIOR TO AND DURING CONSTRUCTION.
- THIS ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS DURING OR AFTER CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL FROM THIS ARCHITECT.
- WHERE CONFLICT MAY OCCUR IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE APPARENT CONFLICT PRIOR TO CONSTRUCTION OF ITEMS WHICH MAY BE CONTRARY TO THE INTENT OF THE PLANS.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS INCLUDING, PRE-FABRICATED MATERIALS, CONFLICTS BETWEEN DIFFERENT SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS. NO ADDITIONAL CHARGES OR COMPENSATION WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY DIMENSIONS OR TO NOTIFY THE ARCHITECT OF APPARENT CONFLICTS IN THE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS OR FABRICATING OF CONSTRUCTION ITEMS.
- ORDER KNOX KEY BOX AT WWW.KNOXBOX.COM - SPECIFY SPRINGFIELD, MO. AFTER INSTALLATION, CALL THE ADMINISTRATIVE ASSISTANT FOR FIRE DEPARTMENT OPERATIONS AT 417-874-2306 TO SCHEDULE A FIRE CREW TO LOCK THE BOX FOR YOU.

FLOOR PLAN KEY NOTES

- EXIT SIGNAGE
- OCCUPANCY SIGNAGE
- EXISTING ACCESS PANEL TO BE REPLACED, SAND AND REFINISH THE WOOD TRIM. (STAIN)
- STAND ALONE DISPLAY CABINET
- BUILT IN DISPLAY CABINET
- EXISTING STEEL COLUMN TO REMAIN
- PROVIDE NEW 1/2" STEEL HANDRAIL SYSTEM.
- EXISTING CONCRETE STAIR TO REMAIN.
- MARKER BOARD BY OWNER. (OSCI)
- ROLLER SCREEN SHADE SYSTEM.
- INSTALL KNOX BOX 60" ABOVE FINISHED FLOOR PER IFC SECTION 506
- PROVIDE CONCRETE INFILL WHERE DEMOLISHED DOOR SYSTEM WAS REMOVED. PROVIDE WATERPROOF COATING TO INTERIOR AND EXTERIOR OF NEW CONCRETE WALL SYSTEM.
- WATER HEATER - SEE PLUMBING DRAWINGS.
- FLOOR DRAIN. SEE PLUMBING DRAWINGS.
- WATER FOUNTAINS WITH BOTTLE FILLER. SEE PLUMBING AND ELECTRICAL DRAWINGS
- PROVIDE NEW 4" CONCRETE SLAB OVER 4" CRUSHED AGGREGATE BASE OVER MOISTURE BARRIER SYSTEM.
- NEW HVAC UNIT. SEE MECHANICAL DRAWINGS.
- REMOVE EXISTING ATTIC VENT AND PREPARE FOR REFURBISHMENT. PROVIDE NEW BUG SCREEN SYSTEM AND BUILD A FULLY ENCLOSED BOX TO SEAL OFF THE VENT FROM THE ATTIC SPACE.
- UNDERGROUND FIRE SUPPRESSION VAULT. SEE PLUMBING DRAWINGS
- BLACKOUT SHADE SYSTEM
- ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS
- IT PANEL. SEE ELECTRICAL DRAWINGS
- 4x8' PLYWOOD SHEATHING SHEETS TO BUILD A WORKING WINDOW IN THE ATTIC
- EXISTING WINDOW TO REMAIN. (PROTECT) VERIFY IF THE EXISTING WINDOW SYSTEM CAN BE MADE WATER TIGHT UNTIL PHASE 2. NOTIFY ARCHITECT OF FINDINGS.



1
A1.0 LOWER LEVEL FLOOR PLAN
1/4"=1'-0"



JOHN OKE-THOMAS - ARCHITECT
MO # A6787
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #2012038394

MILESTONES

CD SET	3/7/2025

100% CONSTRUCTION
DOCUMENT PACKAGE

OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-4262
FAX: (417) 863-4922



RENOVATIONS AND ADDITION
TO THE
BENTON AVENUE AME CHURCH
830 NORTH BENTON AVENUE
SPRINGFIELD, MISSOURI 65802

DATE
MARCH 7, 2025

COMM. NO.
2021-1015

SHEET NO.
A1.0





830

THIS BUILDING WAS PLACED IN THE NATIONAL REGISTER OF HISTORIC PLACES BY THE DEPARTMENT OF THE INTERIOR

BENTON, W.E.
A.M. E. CHURCH
THIRTEEN







Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P. Hrngs. _____
Pgs. _____
Filed: _____

Sponsored by: Drummond

COUNCIL BILL NO. 82-29

RESOLUTION NO. 6814

A RESOLUTION

FINDING AND DECLARING a certain premises to be a historic site within the City of Springfield, Missouri.

WHEREAS, the Historical Site Board of the City of Springfield has recommended that the following described property be declared a historic site; and

WHEREAS, the City Council of the City of Springfield deems it desirable that such premises be preserved for its historical value for the citizens of Springfield and of the Country.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

That the City Council hereby finds and declares that the Benton Avenue African Methodist Episcopal Church, located at Benton and Central Streets, now the location of the Washington Avenue Baptist Church is a historic site of particular value and importance to the heritage of the people of the Country and the citizens of Springfield and urges the Historical Site Board to make all appropriate applications for State and Federal recognition of the aforesaid premises as a historic site.

Passed at Meeting: JAN 25 1962

Larry C. Strawn
Mayor

Attest: Samuel H. Kelly City Clerk

Approved as to Form: Don W. Wright City Attorney

Approved for Council Action: David D. Dush City Manager

FILED
Donald H. Kelly
City Clerk

JAN 25 1962



Historical Site Board

City Hall
838 Danville Avenue
Springfield, Missouri 65802

January 15, 1982

TO Mr. Howard Wright, City Attorney
FROM Betty Jane Turner, Chairman
RE Properties to be Designated Historic Sites

Attached you will find an updated list of Historic Sites and Structures. Only pages 5 and 6 of this list are different from the previous list. Please note that Sites numbered :

- 50. The Benton Avenue African Methodist Episcopal Church
- 51. The Holland-Keet House
- 52. Site of the Old Normal School
- 53. Lewis E. Meador House
- 55. The Curran House
- 59. The Sease House
- 65. The Mount Eagle Missionary Baptist Church
- 66. The Kearney House

have been approved by the Historic Sites Board for designation as Historic Sites.

We would appreciate it if you would now prepare Council Bills for each of the above sites, to be presented to the City Council at their next meeting on January 25, 1982.

Attached to the list are synopses of each of the above listed properties, for your information. We have received the owners approvals on these properties and are now most anxious to receive the City Council's approval. → Mrs. Anne C. Drummond will be sponsoring these bills.

If you need any additional information, please call me at 836-5363. Thank you.

B.J.T.

bjt/cjd

cc : Mr. Don Busch, City Manager, All Members of Historic Sites Board,
All Members of the City Council, Mr. Bill Hayes, Geologist, Mr.
Donald H. Kelley, City Clerk.

(50)

TITLE OF PROPERTY : Benton Avenue African Methodist Episcopal Church

LOCATION : Benton and Central Streets, Springfield

RESEARCHED BY : A church member.

OWNER APPROVAL : Received

HSB APPROVAL : Voted on June 8, 1981

Originally
BUILT BY : Mr. Alex Burns paid for the ground and the trustees were
to repay him.

DATE BUILT : 1877

RE-BUILT : In August 1922 (cornerstone was laid), and completed in 1926

PRESENT OWNERS :

Church was renovated between 1959 and 1961.

HISTORY : Church was organized in 1872 by Rev. Spottwood Alexander, to serve the Black community of Springfield. Now the location of the Washington Avenue Baptist Church

In 1873 John Kelly selected present location at Benton and Central Streets.

Church is now free of any mortgages, and does not owe any considerable sums of money.

The original mortgage in 1877 was \$20,000



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:



APRIL 9, 2025

CASE: Certificate of Appropriateness

DESIGNATION: Walnut Street Urban
Conservation District - West

LOCATION: 1159 East Walnut Street

APPLICANT: Spencer Smith

STAFF: Andrew Menke, 417-864-1613

SUMMARY OF PROPOSAL:

1. Replace historic Yankee gutters with modern gutters

RECOMMENDATION:

1. Staff recommends denial, but the Board should consider the feasibility of repairing the existing gutter or replacing in kind.

FINDINGS FOR STAFF RECOMMENDATION:

1. The house at 1159 East Walnut Street is a contributing structure in the District.
2. The Walnut Street Design Guidelines recommend that historic gutters be repaired or, if not feasible, replaced in kind. The Guidelines recommend that removal of historic gutters should be avoided.
3. The proposal to replace the historic gutters with modern gutters is not consistent with the *Standard's* recommendation that if "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."



LANDMARKS BOARD STAFF REPORT

APPLICANT'S DESCRIPTION OF PROPOSAL:

See attached.

STAFF COMMENTS:

1. The Walnut Street Design Guidelines recommend that historic gutters be repaired or, if not feasible, replaced in kind. The Guidelines recommend that removal of historic gutters should be avoided.
2. The proposal to replace the historic gutters with modern gutters is not consistent with the *Standard's* recommendation that if "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."
3. The applicant has provided a cost estimate for replacement.
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 STANDARDS & GUIDELINES:

WALNUT STREET DESIGN GUIDELINES:

The Applicant Should Consider:

1. Retaining historic elements of the drainage system – straps, splash blocks, heads, scuppers, gutter boards, and box gutters.
2. Repairing historic gutters and downspouts or, if not feasible,
3. Replacing in kind.

The Applicant Should Avoid:

1. Removal of historic gutters, downspouts, and accompanying elements.
2. Installation of new gutter systems that requires the removal of decorative trim.
3. Using raw aluminum.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

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.
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.
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.

ZONING ORDINANCE:

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

See attached inventory form from the 1984 architectural survey.



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:

2024-03-24



Please type or print name(s) clearly:

Spencer Smith

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: 1159 E Walnut St Springfield, MO 65806 ☐

APPLICANT INFORMATION:

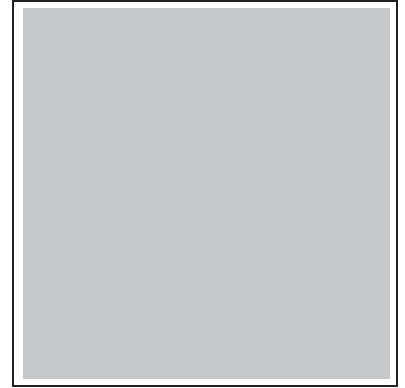
2. Name of current property owner: Spencer Smith ☐

If corporation: Corporate Official: _____

Mailing Address: 1159 E Walnut St ☐

Zip Code: 65806 ☐ Telephone: +14178348558 ☐ Fax: _____

E-mail: spencer.smith.t@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: _____

Signature: _____

Mailing Address: _____ Zip Code: _____ Fax: _____

Telephone: _____ E-mail: _____

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

Date of discussion: 2025-03-21 ☐

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)

I would like to propose removing the current rotted exterior wood and metal lined gutter system that is currently in use at my home and replace with a modern aluminum style gutter. Once the current wood exterior gutters are removed, new wood will be affixed to the roof and modern gutters of the same color of the home will be attached. The wood attached will be painted to match the home's current exterior.

The property will continue to be used in its original intent. The historic character of the home will be retained as best as is financially possible. The current rot is untenable and really needs replacing. There is no false sense of historical development being introduced. If replacement in kind were an option financially, that would take precedent. However, this style of guttering is out of production and only one company has indicated they work on this, offering me a bid of "well over \$100,000". No chemical or physical treatments will be undertaken. Great care will be given to the property. If the new guttering system should need to be removed, the original roofing structure will remain unimpacted.

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.)

First off, I believe the replacement of the Guttering should be approved in order to improve the integrity of the home. Second, the home has been marked a blighted building by the City of Springfield due to the rotting wood and missing trim, caused by water damage from the out of date guttering system. Third, I have just been declined for my home insurance (State Farm) because of the rot in the Fascia. Upgrading the home to a modern guttering system will also ensure a much easier upkeep of the home - one that the previous owners did not make a priority. The wood in the current guttering system is falling apart at the touch - the saturated wood has endured so much water damage that the wood is easily burrowed into by animals - making my attic a frequent place of gathering for squirrels and raccoons. Last summer a mother raccoon had babies in my attic, where two fell through my ceiling in my upstairs. This caused a flea infestation that lasted over a month. The upgrade here would ensure the house is penetrated by neither water nor animals - further ensuring the house will stand for centuries to come. The current bid I have to get this fixed is \$13,900. I have reached out to eight five star rated roofing and guttering companies in Springfield, and only one has been willing to put together a bid for me.

When I first submitted this to the Springfield Historic Society, they indicated that updating the home to modern gutters is not stylistically recommended per the Walnut Street Guidelines, and they would like me to find a bid to see what it would cost. As such, I pushed further to find companies even outside of Springfield, MO. I reached out to the State Historic Preservation Office. I spoke to Elizabeth Hornbeck, an Architectural Historian, on April 1st at 4:00pm and she was unfamiliar with the style of gutters on my home. She referred me to talk to a non-profit, preservemo.org; however, I have already reached out to them with no response. I reached out to companies as far as New York, and I eventually found a company "Renaissance Historic Exteriors", based out of Belvidere, IL. It turns out they have an office outside STL in Fenton, MO. This company has deep expertise in restoring historic homes. I first spoke with Nicole Meyers, who connected me with Tony Raleigh to discuss the cost of replacing these gutters in kind. Renaissance Historic Exterior's bid to replace these gutters is over \$100,000, where it may reach \$150,000. I purchased this house for \$240,000, and there is already a large list of things to improve inside the house to make it livable - in no way can I afford to spend an additional \$150,000 to exclusively upgrade the gutter system on the house. I simply do not have this money.

I love this house - just as the historic society does - and I want to see it thrive. I would love to see it remain identical, but financially this is not an option. Updating to modern gutters as my neighbors have seems to be just that path. I am asking to modernize the guttering system, so I can keep my house and continue to improve the home. The cost to even get to a modern system is already pushing the limits of what I can afford. I want the house to be in great shape - water damage is rotting away several parts of the home, including the columns and the porches, and modern improvements to guttering systems poses a significant advantage to seeing this house survive as long as it deserves to.

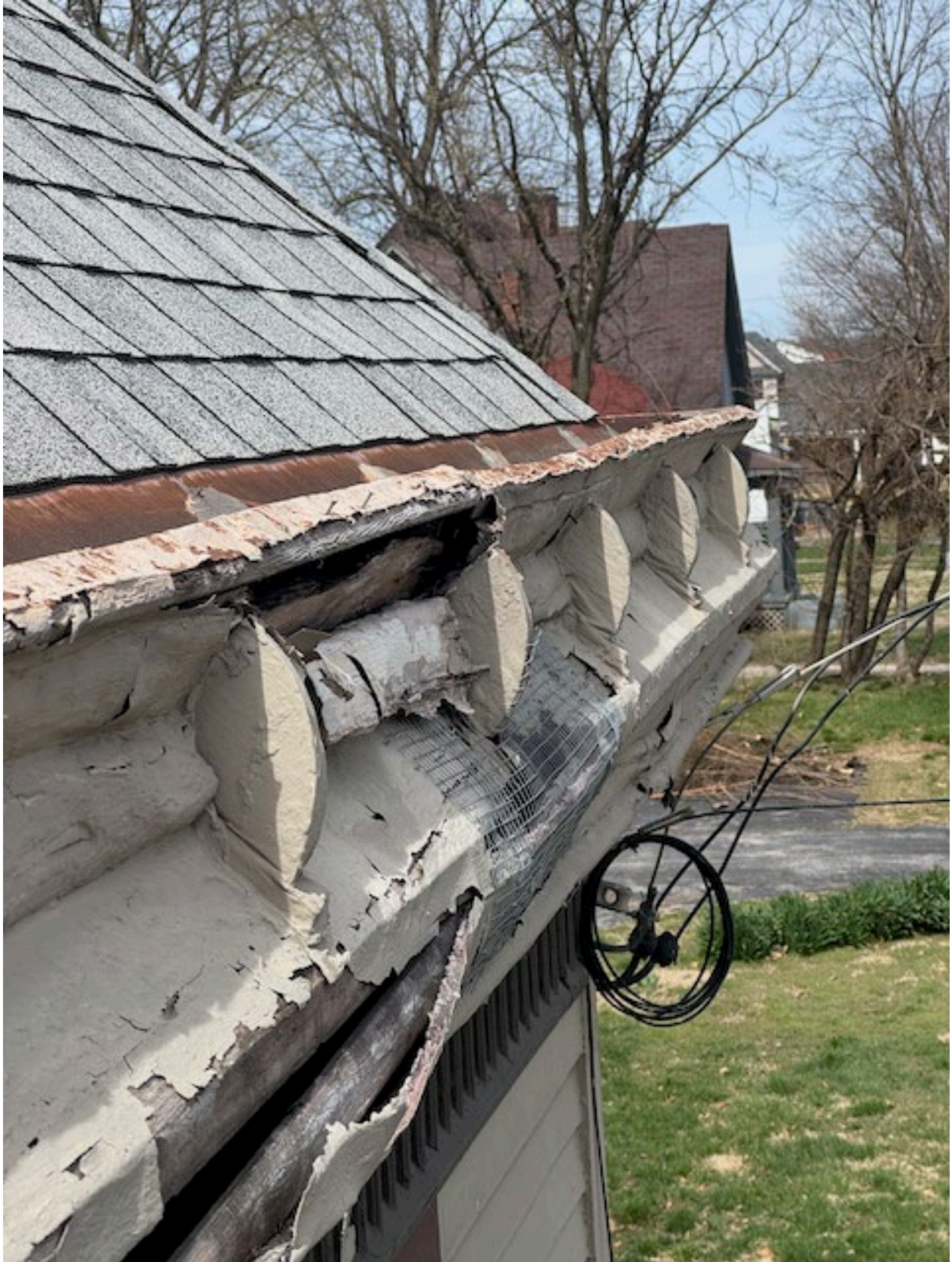
Due to the cost-inhibitive nature of in-kind replacement, I request that the home be moved to a modern guttering system. Thank you.

















































PROPOSED





PROPOSED





PROPOSED

From: [Spencer Smith](#)
To: [Menke, Andrew](#)
Subject: Fwd: Renaissance Historic Exteriors - Pricing Structure
Date: Friday, April 4, 2025 10:41:14 AM
Attachments: [image001.png](#)

This is the first time you received an email from this sender (spencer.smith.t@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi Andrew,

Please see below for the email from Tony at Renaissance Historic Exteriors.

The update to the Certificate of Appropriateness will be in my next email.

Thank you,
Spencer

----- Forwarded message -----

From: **Tony Raleigh** <TRaleigh@historicexteriors.com>
Date: Thu, Apr 3, 2025 at 1:27 PM
Subject: Renaissance Historic Exteriors - Pricing Structure
To: spencer.smith.t@gmail.com <spencer.smith.t@gmail.com>
Cc: Nicole Meyers <NMeyers@historicexteriors.com>

Mr. Smith,

Thank you for taking the time to speak with me today about your historic home in Springfield, MO. I appreciate the opportunity to review your property and discuss potential solutions for your guttering system.

Upon examining the provided photographs, it is evident that the existing Yankee guttering system is beyond repair. Significant deterioration is present throughout the system, including the gutter framing, eaves, soffits, fascia, and custom trim moldings. Restoration will likely require extensive carpentry, including sistering rafter tails and addressing unforeseen structural deficiencies.

We have restored numerous historic guttering systems of this nature, and while the results can be exceptional, the process is complex and costly. Given the extent of deterioration, we anticipate the cost of full restoration to exceed \$100,000 to return the system to its original functionality.

Historically, these systems were often lined with terne-coated steel; however, this material is no longer manufactured. The closest alternatives in terms of durability and historical compatibility would be 20-ounce copper or Freedom Gray, both of which are currently near record-high pricing. Another option for a muted aesthetic is Roofinox stainless steel, though recent tariffs have made it the most expensive alternative.

Given these challenges, our recommendation is to enclose the existing system, install a new fascia, and transition to an external guttering system, such as K-style or half-round. This approach provides long-term functionality while reducing costs and ongoing maintenance.

If you would like to explore this option further, I can connect you with reputable contractors in the area who specialize in historically sensitive modifications with modern performance enhancements. Please let me know how you'd like to proceed.

Respectfully,



Tony Raleigh

Historic Building Consultant

Phone: 314-772-6222

Cell: 314-502-7326

Email: traleigh@historicexteriors.com

www.historicexteriors.com | [See our 5-star reviews](#)

Confidentiality Notice: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute, or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing, or taking any action in reliance on the contents of this information.

--

Spencer

Hello,

The estimate accounts for removing the wooden guttering and decorative fascia wood, installing new wood where needed due to rot and installing aluminum k style guttering. The house already has a few spots that have the k style guttering installed. We are going to make the rest of the guttering look like the attached photos.

Materials to be used on this project are as follows.

- Asphalt laminate shingles with a close color match. Owens Corning Duration is Sierra Gray is the match we think will look the best.
- wood sheathing for the roofing system may need to be replaced before installing the shingles. Standard pine 1x12 will be used for the sheathing.
- Wood fascia needing to be replaced due to rot will have a quality pine board cut to size installed as needed to repair the rot.
- Aluminum 6" K style guttering will be installed after rot on the fascia has been addressed.
- Soffit material will have an ACX 1/2" sheet cut to size as needed to repair any damaged soffit. Exposed wood will be painted to match current color. You will find a few photos attached of the current k style guttering on the property which is what the rest of the house will look like after we remove the wooden guttering, repair any rot damage found, and install the 6" K Style guttering.

Please email back with any questions or concerns.

Thank you

--



The Advanced Restorations Team
417.229.0667
advancedrestorationsmo@gmail.com



1000002700.jpg

Photo Taken Date: Tuesday, March 25, 2025 9:19 AM

Upload Date: Tuesday, March 25, 2025 10:46 AM

Uploaded By: Josh Louks

Spencer Smith Job Location: 1159 East Walnut Street Springfield, MO 65806



1000002699.jpg

Photo Taken Date: Tuesday, March 25, 2025 9:19 AM

Upload Date: Tuesday, March 25, 2025 10:46 AM

Uploaded By: Josh Louks

Spencer Smith Job Location: 1159 East Walnut Street Springfield, MO 65806



1000002698.jpg

Photo Taken Date: Tuesday, March 25, 2025 9:18 AM

Upload Date: Tuesday, March 25, 2025 10:46 AM

Uploaded By: Josh Louks

Spencer Smith Job Location: 1159 East Walnut Street Springfield, MO 65806



THIS CERTIFIES THAT

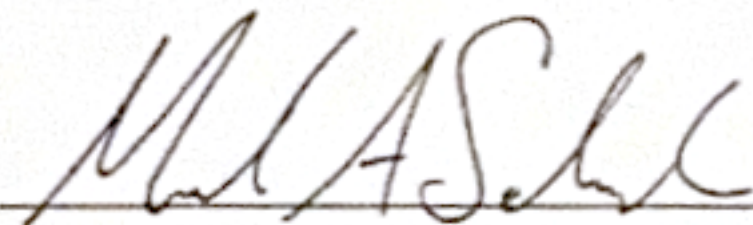
ADVANCED RESTORATIONS

2633 WEST COLLEGE ROAD | SPRINGFIELD | MO | 65802

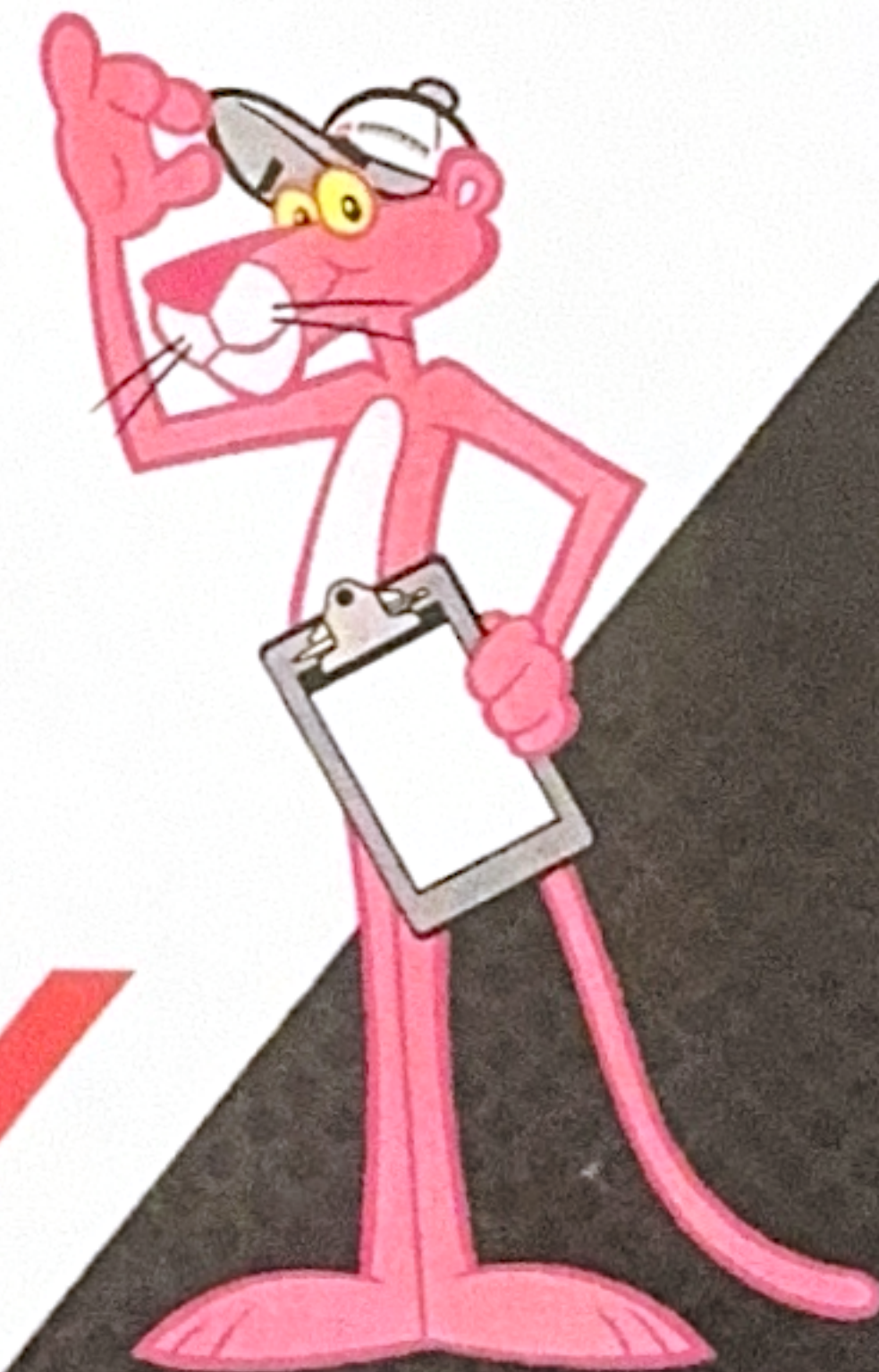
MEMBER SINCE: JUNE 2017 | CONTRACTOR ID: 224058

Has been approved to be a Platinum Preferred Contractor in the Owens Corning Roofing Contractor Network of independent contractors and has met the highest standards and strictest requirements, plus:

- Maintained Owens Corning Preferred Contractor status for at least one (1) year and has been in business for three (3) consecutive years
- Maintain a good standing with the Better Business Bureau
- Maintains a credit rating satisfactory to Owens Corning and/or its affiliated entities
- Has not filed bankruptcy in the last seven (7) years
- Holds at least \$1,000,000 in general liability insurance
- Carries all required state/province and local licensing and insurance
- Certificate valid until March 31, 2025


Michael Schneider, Contractor Network Leader

April 15, 2024
Date





BUSINESS LICENSE

CITY OF SPRINGFIELD, MISSOURI

2024

ADVANCED RESTORATIONS LLC
2633 W COLLEGE RD
SPRINGFIELD, MO 65802

CODE	LICENSE NO.
F3046	BUS2016-00079

PURSUANT TO CITY ORDINANCE AND CONDITIONED
UPON PAYMENT OF THE REQUESTED FEE AND TAX
DUE, SUBJECT TO AUDIT AND ZONING REQUIREMENTS
LICENSE IS HEREBY GRANTED FOR THE TERM AND
PURPOSE STATED.

LICENSED LOCATION:

2633 W COLLEGE RD
SPRINGFIELD, MO 65802

F3046 - CONTRACTOR-SPECIAL TRADES

POST AT LICENSED LOCATION

Director of Finance

License expires: 12/31/2024



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/23/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Todd Van Bokhoven
Weiss Insurance	PHONE (A/C, No, Ext): (417) 595-4500
2208 W. Chesterfield Blvd	FAX (A/C, No): (417) 324-7609
Suite 104	E-MAIL ADDRESS: toddv@weiss-ins.com
Springfield MO 65807	INSURER(S) AFFORDING COVERAGE
	INSURER A: Missouri Employers Mutual
	INSURER B: Progressive Casualty Ins Co
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES

CERTIFICATE NUMBER: CL2442352998

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG \$
	OTHER						\$
B	AUTOMOBILE LIABILITY			975621535	12/12/2023	12/12/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	☒ HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	☒ SCHEDULED AUTOS						Blanket Additional Insured \$
	☐ NON-OWNED AUTOS						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	☐ OCCUR						\$
	☐ CLAIMS-MADE						
	DED RETENTION \$						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			MEM 3001527-05	4/18/2024	4/18/2025	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	☒ n					E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Advanced Restorations, LLC
2633 W. College St
Springfield, MO 65802

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

T Van Bokhoven/VANBOK

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Advanced Restorations
2633 W College Road
Springfield, MO 65802
advancedrestorationsmo.com
Phone: 417-229-0667

Smith Fascia, Gutter and Wood Work Repair Estimate

03/20/2025

Company Representative
Tyler Bickel
Phone: (417) 598-4858
tylerb.advanced@gmail.com

Spencer Smith
1159 East Walnut Street
Springfield, MO 65806
(417) 834-8558

Job: Spencer Smith

Roofing Section

	Qty	Unit
Primary Roofing Components		
Owens Corning TruDefinition Duration Replacement of field materials (including 1 1/4" roofing nails) during roof replacement.	4.00	SQ
Owens Corning Starter Strip Plus - 7 3/4" (105') Starter shingles installed per manufacturer's specifications. IRC 2018 - R904.1. Line item accounts for materials during roof replacement.	2.00	BD
Material Disposal Cost of shingle waste disposal, per 35 sq.	1.00	EA
Roofing Labor Line item accounts for labor to remove wooden gutters, remove decorative fascia, cut back decking and install shingles.	1.00	EA
Underlayment/Flat Roofing		
Ice+Water Shield for Eaves Line item accounts for installing Ice & Water Barrier along eaves per 2018 IRC R905.1.2	200.00	LF
Flashing/Sealant		
Aluminum Drip Edge - 1 3/4" (10') Drip edge replaced per IRC 2018 R905.2.8.5 and R908.5. and/or manufacturer's specifications. Line item accounts for both materials and installation labor.	20.00	PC
Sealant Sealant applied to applicable areas - line item accounts for labor and materials.	6.00	EA
Sheathing		
Full amount for decking cost to be determined after removal of roofing system. Due to frequent price changes on decking full amount may change after pricing is updated to account for current material pricing. 7/16" OSB - \$64 1"x12"x10' - \$64 1"x10"x10' - \$58		
1x12 Sheathing	200.00	LF

\$6,369.35

Gutters Section

Line item accounts for materials to install 6" K style gutters.

6" K-Style Guttering - 2 Story	200.00	LF
Downspout - 3"x4"	15.00	EA
3"x4" downspout material.		
Downspout Installation	150.00	LF
Inside Strip Miter - 6"	7.00	EA
Outside Strip Miter - 6"	3.00	EA
Right End Cap - 6"	4.00	EA
Left End Cap - 6"	4.00	EA
Gutter Touch Up Paint	1.00	EA
General Expenses	1.00	HR
		\$4,007.50

Fascia/Soffit/Wraps Section

	Qty	Unit
Fascia - Soffit		
Remove & Replace Wood Fascia	200.00	LF
Line item accounts for material and labor to replace fascia wood on all eaves needed for gutters.		
		\$3,174.60

Sub Total	\$13,551.45
Tax	\$340.06
TOTAL	\$13,891.51

**Missouri Historic Architectural Inventory for
Division of Parks and Historic Preservation Department of Natural Resources**

38) Ownership — private ☒ — public 39) Owners — name Lauren Davidson — address 1159 E. Walnut ☐ 40) Local contact ☐ 41) Coordinates (UTM) 42) Quad 43) Other survey	1) inventory number 36 2) name (cont) 3) name - historical 4) street address 1159 E. Walnut 5) town or vicinity Springfield 6) legal description East Side Add. Lot 56 7) county Greene	1)
Historic Site Board Springfield Historic Site	8) category (site, structure, building, object) Building	2/3)
44) History Built 1893 by George Anderson, former lumber baron from Ozarks. Bought Home Lumber Co. in 1890. Sold 1898 to Edgar Drake a buyer for Heers Department Store. Lived here until 1943.	9) significance Architectural-Commerce 10) date 1893 11) style Queen Anne 12) architect 13) builder C.J. Burnell 14) original use Residence 15) present use Residence	4)
45) Additional description Front elevation - pedimented gable in the projecting wing. The apex of the gable has a plaster work panel with a floreat design above doubled windows used as attic vents with louvers. The surrounds have fluted pilasters and corner bullseyes with a moulded window head. The face of the pediment is filled with shingles. A narrow moulded cornice sets off the pediment. Below the cornice the corners of the wing are chamfered with large brackets with pendants framing the angled corner. There is a wide frieze which carries around the entire east and front elevations under the eaves which has applied wooden strips laid in a vertical pattern (see photo). The frieze just described becomes the window head to all of the openings below. The front wing creates an L shape with the house mass on	16) number of stories 1 17) plan shape Irregular 18) basement Full 19) foundation Rough, faced, coursed, 20) wall construction ashlar Limestone 21) roof type - material Frame/ lap siding 22) contact print Hip with gable wings asphalt shingle 35mm	4)
46) Description of environment/outbuildings Behind the house is a two-bay garage which is later than the house.	23) site plan	6)
47) Information sources "A Journey into the Past" 1976 - Phyllis Woolsey Historic Site Board File City Directory 1898-1933	24) changes - additions/alterations/moved Porch on east el. removed 25) condition Good 26) visible from road? - 27) distance/frontage - 28) accessible? -	6)
48) Location of negatives Roll 6 #14-15	29) preservation underway? No	6)
49) Prepared by DDD	30) endangered? No	7)
50) Organization Missouri Heritage Trust	31) on National Register? No	7)
	32) part of established historical district No	7)
	33) name of historical district	
	34) is site eligible? Yes	
	35) district potential? Yes	30)
	36) date Jan. 27, 1984	
	37) revision	

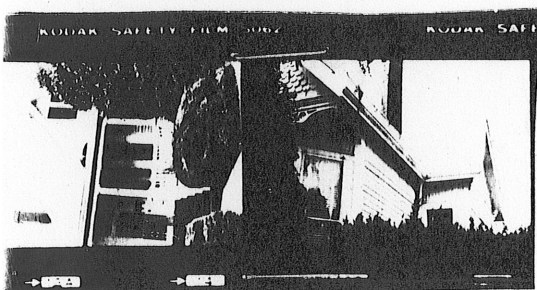
If additional space is needed, attached separate sheets.

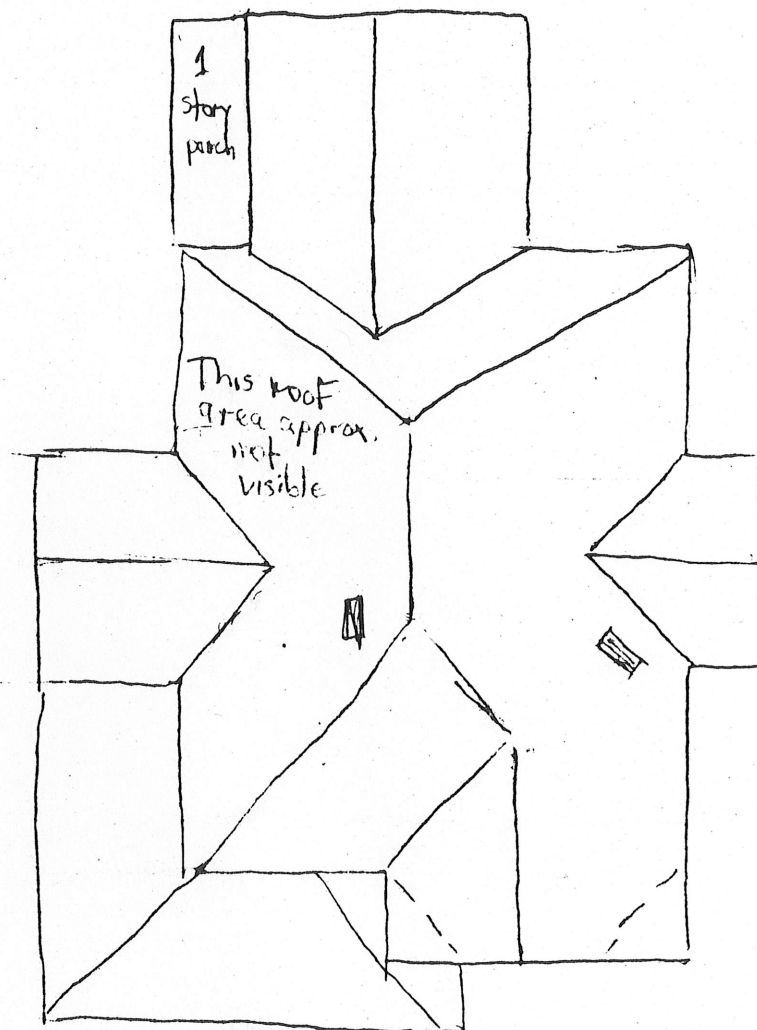
1159 E. Walnut

the north west corner. The entrance, with transom above, is in the angle of the two use sections. A porch fills the space in the angle and continues around the west side the house till it meets with a projecting wing on the west elevation.

e porch has a hipped roof with dentiled cornice. The supports are round wooden columns th Tuscan capitals. The porch floor and structure are of wood.

the east gable projecting wing there are scroll brackets at the corners of the gable of. The single window opening has a stained and leaded glass upper sash over one light. 1 other windows are one over one light sash in the house.





N↑