



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 16, 2025

5:30 PM

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

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. April 9, 2025
- 3. Unfinished Business**
 - 3.1. Certificate of Appropriateness
1159 East Walnut Street (Applicant: Spencer Smith)
- 4. New Business**
- 5. Communications**
- 6. Reports**
- 7. Adjourn**

[P&Z_ADA_STATEMENT]



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 ☐

3. AUTHORIZED REPRESENTATIVE:

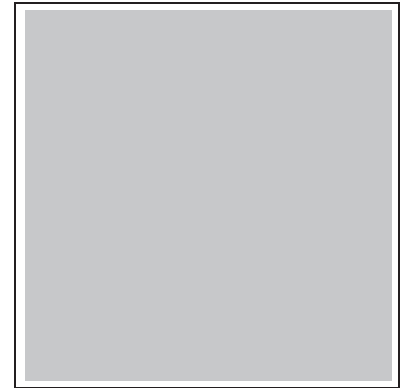
(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name: _____

Signature: _____

Mailing Address: _____ Zip Code: _____ Fax: _____

Telephone: _____ E-mail: _____



(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: 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 racoons. 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.

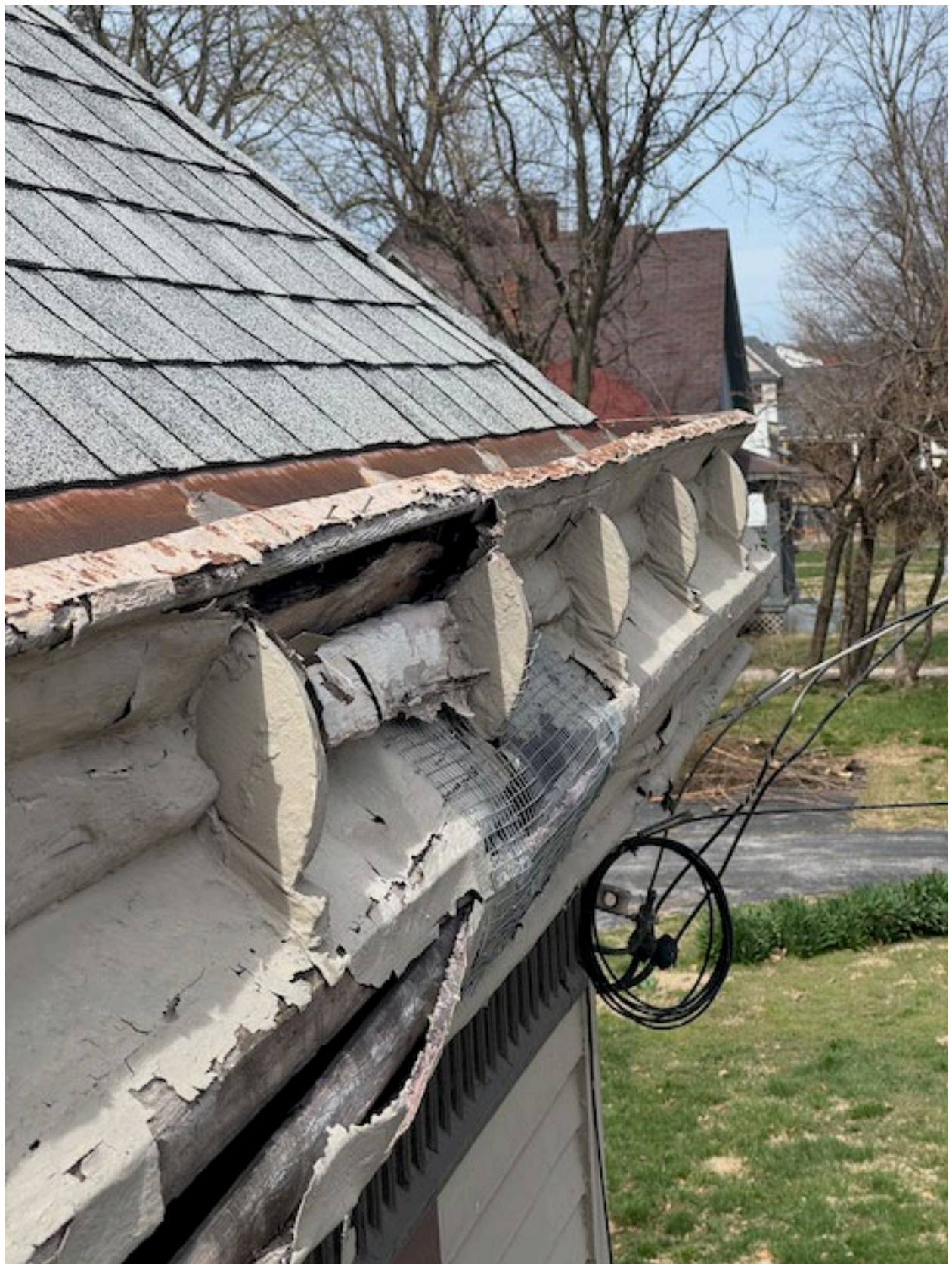
Due to the cost-inhibitive nature of in-kind replacement, I request that the home be moved to a modern guttering system. Thank you.

















































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](#)

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--

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



THIS CERTIFIES THAT

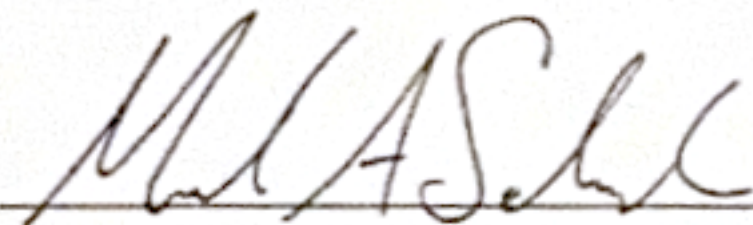
ADVANCED RESTORATIONS

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 Weiss Insurance 2208 W. Chesterfield Blvd Suite 104 Springfield MO 65807	CONTACT NAME: Todd Van Bokhoven PHONE (A/C, No, Ext): (417) 595-4500 E-MAIL ADDRESS: toddv@weiss-ins.com FAX (A/C, No): (417) 324-7609
INSURED Advanced Restorations, LLC 2633 W. College St Springfield MO 65802	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 ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☒ SCHEDULED AUTOS ☐ NON-OWNED AUTOS			975621535	12/12/2023	12/12/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Barker Additional Insured \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ n	N/A	MEM 3001527-05	4/18/2024	4/18/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 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	30)

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.

