



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

October 8, 2025

5:30 PM

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

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. September 10, 2025
- 3. Unfinished Business**
 - 3.1. Certificate of Appropriateness
1159 East Walnut Street (Applicant: Spencer Smith)
- 4. New Business**
 - 4.1. Certificate of Appropriateness
417 South Jefferson Avenue (Applicant: SPFLD RE Holdings, LLC)
- 5. Communications**
 - 5.1. Historic Preservation Plans & Policies
 - 5.1.1 Walnut Street District Boundaries
 - 5.2. Community Outreach
 - 5.2.1 Department of Public Information & Civic Engagement
 - 5.3. Election of Officers
- 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: September 10, 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, Genevieve Henry, Wanda Quintana, Nicole Falconer, Erik Kiser, and John Sellars. Absent: Bryan Lenox and Adam Letterman-Vice Chair. Staff members: Andrew Menke, Senior Planner, Justin Crighton, Assistant Planning Director, and Kyle Tolbert, Assistant City Attorney.

APPROVAL OF MINUTES: August 13, 2025 minutes were approved.

UNFINISHED BUSINESS:

Certificate of Appropriateness: **1159 East Walnut Street** – Andrew Menke noted that the applicant requested to postpone to the October 8, 2025 meeting.

Board Action:

Wanda Quintana motioned to **postpone** Certificate of Appropriateness (**1159 East Walnut Street**) to October 8, 2025. Seva Nix seconded the motion. The motion carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, Erik Kiser, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox and Adam Letterman-Vice Chair.

NEW BUSINESS:

Certificate of Appropriateness: **1027 East Walnut Street** – Sydney Davis, 1027 E. Walnut Street noted that they are wanting to fix everything that is in disrepair on the outside of the building, so no actual changes, just refurbishing. Noted the water damage on the balcony, fallen gutter, etc.

Genevieve Henry asked the client what they were proposing for the building and the applicant relayed they plan to reopen Ebbets Field Sports Bar & Patio.

Board Action:

John Sellars motioned to **Approve** Certificate of Appropriateness (**1027 East Walnut Street**). Genevieve Henry seconded the motion. The motioned carried as follows Ayes: John Hawkins, Chairman, Seva Nix, Nicole Falconer, Genevieve Henry, John Sellars, Erik Kiser, and Wanda Quintana. Nays: None. Abstain: None. Absent: Bryan Lenox and Adam Letterman-Vice Chair.

National & Local Districts Discussion: Noted that this agenda item came about because the most recently distributed demolition permit list included an old grocery store (Morelock's Grocery) that was on the national historic register. Discussion about how the Landmarks Board has no purview over properties with national designation, even though this was a contributing structure on the national register. When a property is listed on the national register they can get tax credits, but it does not protect the building or provide any additional safe guards.

Discussion about getting the boundaries of the national and local districts for Walnut Street and Commercial Street matched up to align with current SHPO policy. Andrew Menke relayed that more properties are included in the Local Commercial Street District than the street's National District, and, inversely, more properties are in the National Walnut Street District than the Local District. The Board asked Andrew to identify properties in the National Walnut Street District that are not currently in the Local Walnut Street District and to bring the information back to the Board. Depending on the findings, the Board may submit an amendment to City Council for nomination.

John Hawkins asked if there were any updates on the status of the proposed historic architectural survey. Staff relayed that the proposed survey areas of College Street and the Small Gas Stations will likely go to Plans and Policies in October 2025. Andrew Menke stated that, even though the Board gave discretion to include 10 additional gas stations along with the previously identified 10

gas stations, only the original 10 gas stations will be used. This is to allow for a buffer in the budget when the survey goes out to bid. The hope is that someday there will be an additional phase of the small gas station survey that includes other properties.

COMMUNICATIONS:

Historic Preservation Plans & Policies: **None**

Communications and Community Outreach: Board members noted the Cider Days festival on Walnut Street is coming up and that it could be an opportunity to promote the Landmarks Board in the future. It was also requested that Andrew get in touch with the Public Information Office (PIO) to see if a staff member can attend a Board meeting and explain what social media services the department may be able to provide.

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

ADJOURNMENT:

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

A handwritten signature in black ink, appearing to read 'Andrew Menke', written over a horizontal line.

Andrew Menke, Senior Planner

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: October 3, 2025

TO: Landmarks Board

FROM: Andrew Menke
Senior Planner

SUBJECT: Certificate of Appropriateness - 1159 East Walnut Street

The applicant is working with a local carpenter to design a gutter replacement that matches the existing historic gutter system on the house. The applicant is in the process of reaching out to metal fabrication companies to assist in determining the overall cost and feasibility of replacement.

The applicant has requested this case be postponed to the Landmarks Board meeting on November 5, 2025.

Please see the attached correspondence for an update on the status of this application.

From: [Spencer Smith](#)
To: [Menke, Andrew](#)
Subject: Re: 1159 E Walnut- Gutters
Date: Thursday, October 2, 2025 11:03:15 PM

Hey Andrew,

Thanks for the update! I am in contact with C&R Metalworks and they seem like they may be able to help. I'm working with them and their installer. My next meeting with them is on Monday.

With that, let's postpone till November. I expect I'll be able to attend with a final decision on what we'll do here.

Thank you for your help!
Spencer

On Thu, Oct 2, 2025 at 12:24 PM Menke, Andrew <amenke@springfieldmo.gov> wrote:

Spencer,

I spoke with Michael, and if you opt to restore/replace the gutter system in-kind you may withdraw the Landmarks Board application and resubmit for an administrative Certificate of Appropriateness. It is not required that you attend the meeting at which it is withdrawn, but I know the Board would appreciate it if you did attend and updated them on the information you found and your plans moving forward.

Please let me know by noon tomorrow if you would like to withdraw, postpone, or proceed with the modern gutter request.

Thanks,

Andrew Menke

Senior Planner

City of Springfield

Department of Planning & Development

Phone: (417) 864-1613



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:



OCTOBER 8, 2025

CASE: Certificate of Appropriateness

DESIGNATION: Historic Site – YMCA

LOCATION: 417 South Jefferson Avenue

APPLICANT: SPFLD Holdings, LLC

STAFF: Andrew Menke, 417-864-1613

SUMMARY OF PROPOSAL:

1. Construction of a new addition west of corner building at 417 S. Jefferson Ave.
2. Exterior restoration including masonry tuck-pointing and replacement of missing terra cotta features including entrance balustrade at corner building.
3. Restoration of copper cornice including replacement of missing panels and damaged modillions.
4. Replacement of 2000's era anodized storefront "windows" with prefinished aluminum single hung windows matching the size, profile and site lines of historic windows.

STAFF RECOMMENDATION:

Staff recommends approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed building addition submitted as part of this application is a new design and has not been reviewed by the Board previously. The proposed exterior restorations identified in #2, #3, & #4 of the Summary of Proposal were approved by the Landmarks Board in July 2024, but have been submitted again as part of this request.
2. 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."
3. The *Standards* recommend that "deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design,



LANDMARKS BOARD STAFF REPORT

color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”

STAFF COMMENTS:

1. On March 13th, 2024, the Landmarks Board reviewed and approved the demolition of additions that spanned from 1958 to 1970. Demolishing of the additions was in anticipation of repurposing the original structure.
2. On July 24th, 2024, the Landmarks Board reviewed and approved a building addition as well the demolition of the 1913 era gymnasium and 2000’s era fire stair/elevator tower and skylight. The proposal included the same exterior restoration requests currently before the Board (identified in #2, #3, & #4 of the Summary of Proposal).
3. Due to changes in revised budget and scope, the proposed exterior addition has been modified from what was approved by the Landmarks Board in July 2024.
4. 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.”
5. 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.”
6. The latest version of the proposed addition appears consistent with the *Secretary of the Interior’s Standards for Rehabilitation*.
7. The *Standards* recommend that “deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.” One of the aspects of this proposal supported by this recommendation is the replacement of the missing terra cotta balustrade above the Jefferson Avenue entrance. The balustrade is visible in the historic postcard that has been submitted as part of this application.
8. 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. The Board has the authority to approve or disapprove the proposed application.



LANDMARKS BOARD STAFF REPORT

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

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

ARCHITECTURAL SIGNIFICANCE:

See attached City Council Resolution No. 7301, which contains a "Description of Architecture Significance."

384

Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P. Hrngs. _____
Pgs. 5
Filed: 3-26-86

Sponsored by: Gerdes

COUNCIL BILL NO. 86- 161

RESOLUTION NO. 7301

A RESOLUTION

FINDING AND DECLARING the Young Men's Christian Association at 417 South Jefferson to be an historic site within the City of Springfield, Missouri.

WHEREAS, the Historical Site Board of the City of Springfield has listed the property on the local register pursuant to Section 2-48(c) of the Code by finding the following described property to be an 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 by designating the site under Section 2-49 of the Code.

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 Young Men's Christian Association at 417 South Jefferson is an historic site of particular value and importance to the heritage of the people and the citizens of Springfield and has been placed on the local register by the Historical Site Board; therefore, the City Council hereby designates said property as an historic site for purposes of Section 2-49(a) of the City Code.

Passed at Meeting: Mar. 31, 1986

151 George Scruggs
Mayor

Attest: 151 Donald H. Keller City Clerk

Approved as to Form: Karen Harty, Asst. City Attorney

Approved for Council Action: Sam Bush City Manager

Aff. Agcy. Noticed _____
Emergency Required _____
P. Hrngs. Required _____
Fiscal Note Required _____

EXPLANATION TO COUNCIL BILL NO. 86 _____

ORIGINATING DEPARTMENT: City Clerk

PURPOSE: To declare 417 South Jefferson a historic site and to place it on the Springfield Register of Historic Sites.

REMARKS:

At their March 10, 1986 meeting, the Historical Site Board voted unanimously (7-0) to recommend to City Council the inclusion of 417 South Jefferson, commonly known as YMCA, on the Springfield Register of Historic Sites. Designation of this structure as a historic site is part of the Historical Site Board's ongoing effort to identify architecturally and/or historically significant structures in the downtown area. Historical and architectural information and a current photograph is attached.

Submitted by:

Douglas Nickell, Jr.
Chairman, Historical Site Board

Approved by:

[Signature]
City Manager

- NOMINATION -
SPRINGFIELD REGISTER
OF HISTORIC SITES

TITLE OR PROPERTY: Young Men's Christian Assn.

LOCATION: 417 S. Jefferson

PRESENT OWNER: YMCA

RESEARCHED BY: March 3, 1986

OWNER NOTIFIED: Jim Keet

HISTORICAL SITE BOARD APPROVAL: March 10, 1986

BUILT BY: L. W. Dumas, Jr. Construction Company
architects were Miller, Opal and Torbitt

DATE BUILT: September 25, 1913

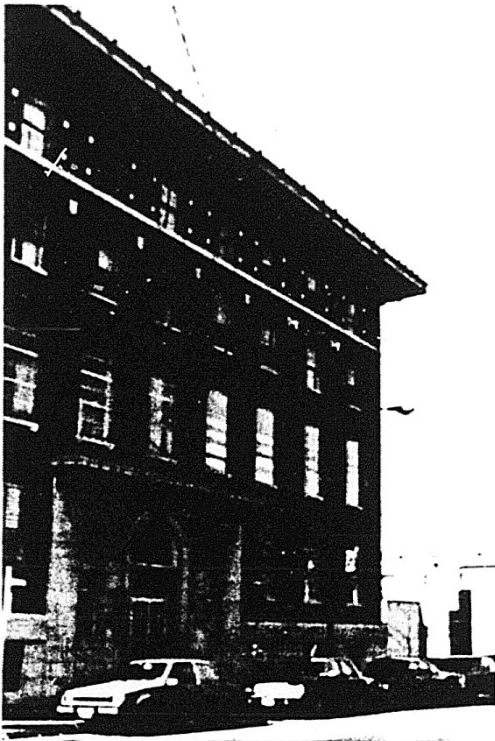
BRIEF DESCRIPTION OF ARCHITECTURAL SIGNIFICANCE:

The brick veneer structure has a pronounced projecting copper cornice with copper modillions. There is a band of light colored terra cotta between the third and fourth story with decorative stone panels below. The upper story has pattern blocks of stone with a center carved panel between each of the window bays. The entrance is composed of a tall round arched entry with flanking windows all within a stone facing. Above the entrance is a projecting hood with consoles.

BRIEF DESCRIPTION OF HISTORICAL SIGNIFICANCE:

The building has served as a center for community and recreational activities since its completion in 1913. Since its merger with the YWCA several years ago it has offered programs to both men and women.

Y.M.C.A.
417 South Jefferson



East Elevation



Details of Entrance
East Elevation

Y.M.C.A.
417 South Jefferson



East Elevation



Projecting Cornice



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:

09/23/25

09/23/25

Please type or print name(s) clearly:

Paden L. Chambers

Travis Tindall

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: 417 S Jefferson Ave.

APPLICANT INFORMATION:

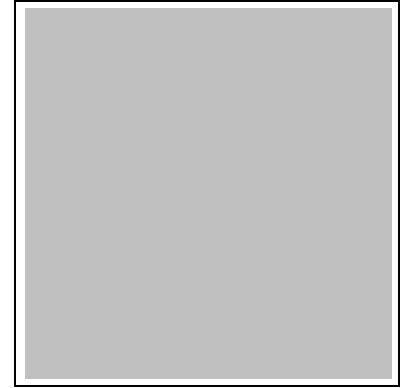
2. Name of current property owner: See below.

If corporation: Corporate Official: SPFLD Holdings LLC

Mailing Address: 718 N Pine St. Rolla, MO

Zip Code: 65401 Telephone: 573-426-5476 Fax: _____

E-mail: dominic.deluca@mypcb.com

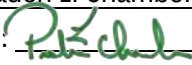


(Corporate Seal)

3. AUTHORIZED REPRESENTATIVE:

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

Name: Paden L. Chambers - NFORM Architecture, LLC

Signature: 

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

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

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

Date of discussion: _____

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

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

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

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

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

- 1 – Site Plans
2 – Elevations
3 – Photographs
4 – Sample of materials to be used

- 5 – Product literature
6 – Drawings
7 – Exhibit C – Why proposed work should be approved
8 – State historic Preservation Officer Comments

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

- Demolition of the existing 1913 era gymnasium and 2000's era fire stair/elevator tower and skylight.
- Construction of a new addition west of corner building at 417 S. Jefferson Ave. - New addition will be designed in compliance with Secretary of the Interiors Standards Preservation Brief 14 - New Exterior Additions to Historic Buildings: Preservation Concerns.
- Exterior restoration including masonry tuck-pointing and replacement of missing terra cotta features including entrance balustrade at corner building.
- Restoration of copper cornice including replacement of missing panels and damaged modillions.
- Replacement of 2000's era anodized storefront "windows" with prefinished aluminum single hung windows matching the size, profile and site lites of historic windows.

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.)

Due to changes in revised budget and scope, the proposed exterior addition to the historic YMCA building has been modified from the previous application dated 07/09/24.

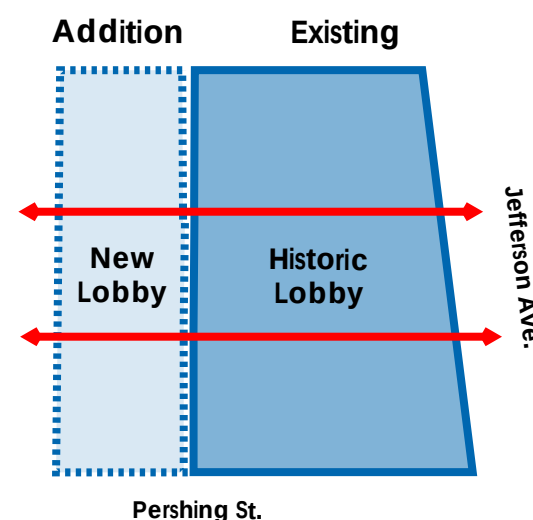
The new addition will be differentiated from the old and will be compatible with the massing, size, scale and architectural features of the historic corner building by utilizing the historic window opening widths and floor levels to influence the new addition design and relationship between exterior walls and window openings. A prefinished curtain wall system is proposed for the openings in the new addition. Vertical mullions will align with the window heads and sills of the existing building per floor level. Due to the unique texture and tone of the historic tapestry brick and the difficulty in finding a modern match, a terra cotta cladding system is being proposed that compliments the historic building though does not attempt to mimic the material. Phenix Marble will be used as a cladding material at the first floor level that matches the original stone water table material at the corner building. The central framing "bay" of the historic lobby space will align with the new teller/lobby space, creating a continuous volume of space on the first floor. This aligns with the large curtain wall on the west facade providing both interior and exterior views. The new addition will be designed in compliance with Secretary of the Interiors Standards Preservation Brief 14 - New Exterior Additions to Historic Buildings: Preservation Concerns.

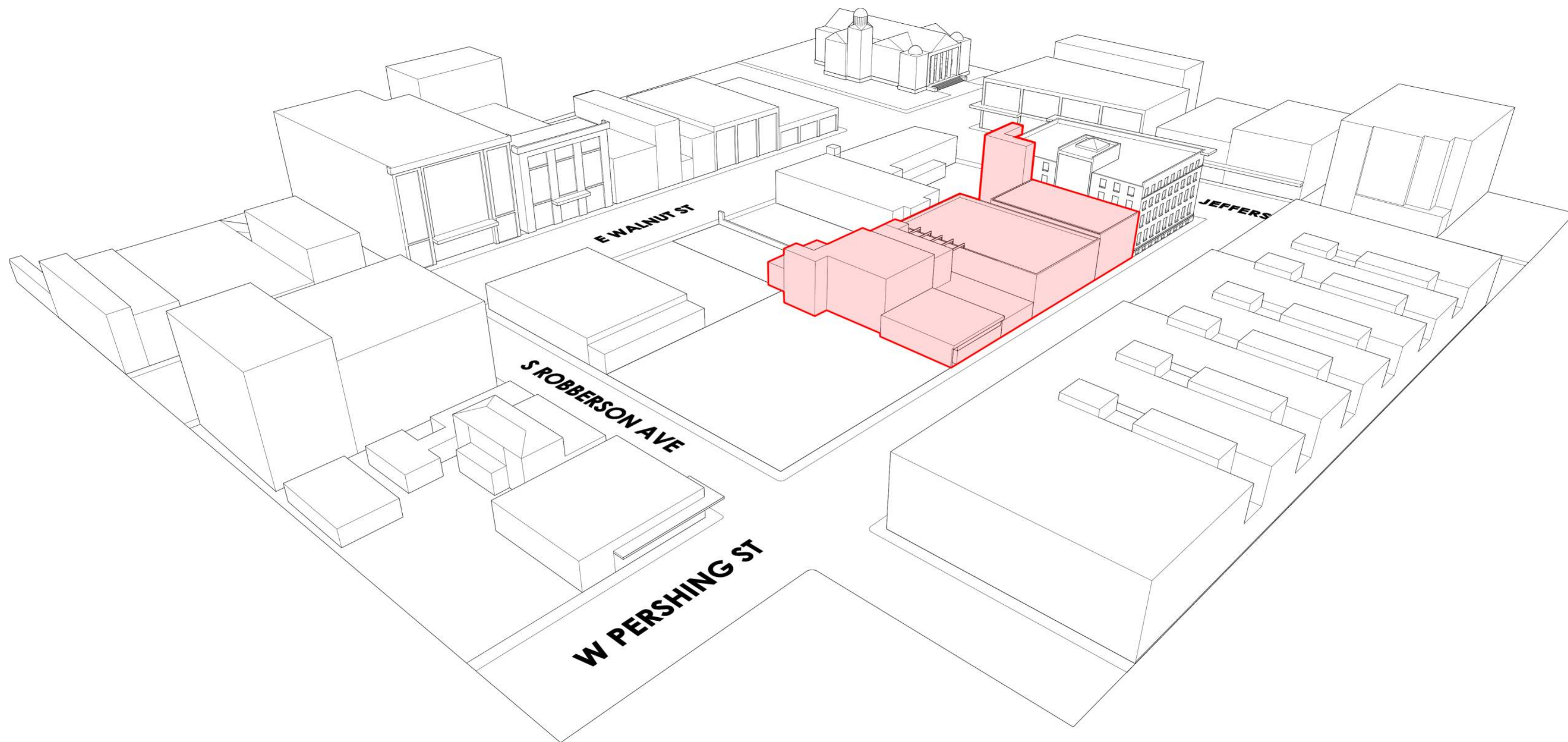
A substantial exterior restoration of the original corner building will occur that includes masonry tuck-pointing and replacement of the missing terra cotta balustrade at the buildings entrance. Restoration of the copper cornice along the roofline will occur including replacement of missing copper panels and damaged and missing modillions/brackets. All 2000 era anodized storefront type windows will be replaced with prefinished single hung window units that match the size, profile and site lines of the historic windows found in original construction drawings. A period appropriate brick mold trim will be included adjacent to all masonry openings.

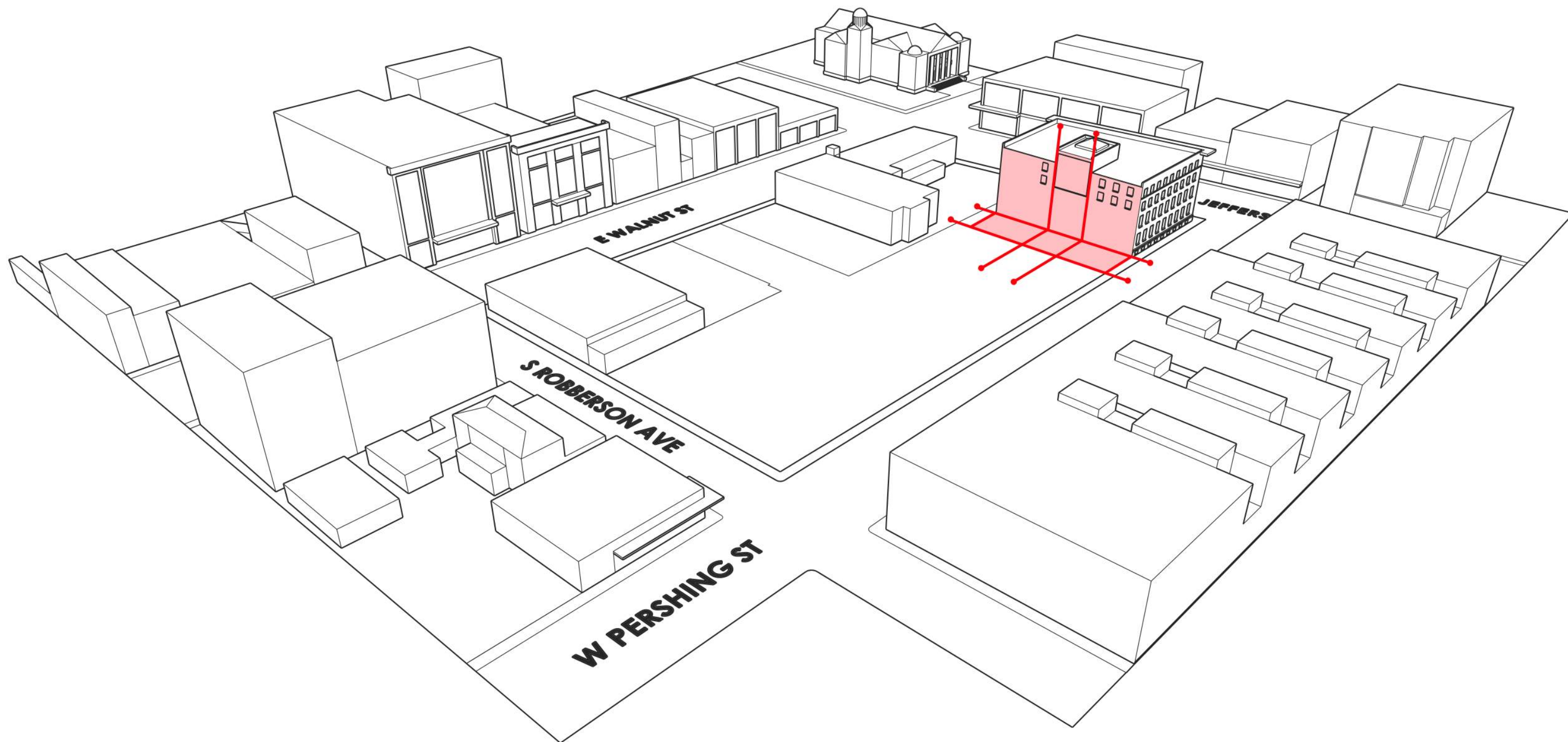
Phelps County Bank - Ward Downtown YMCA: New Exterior Addition

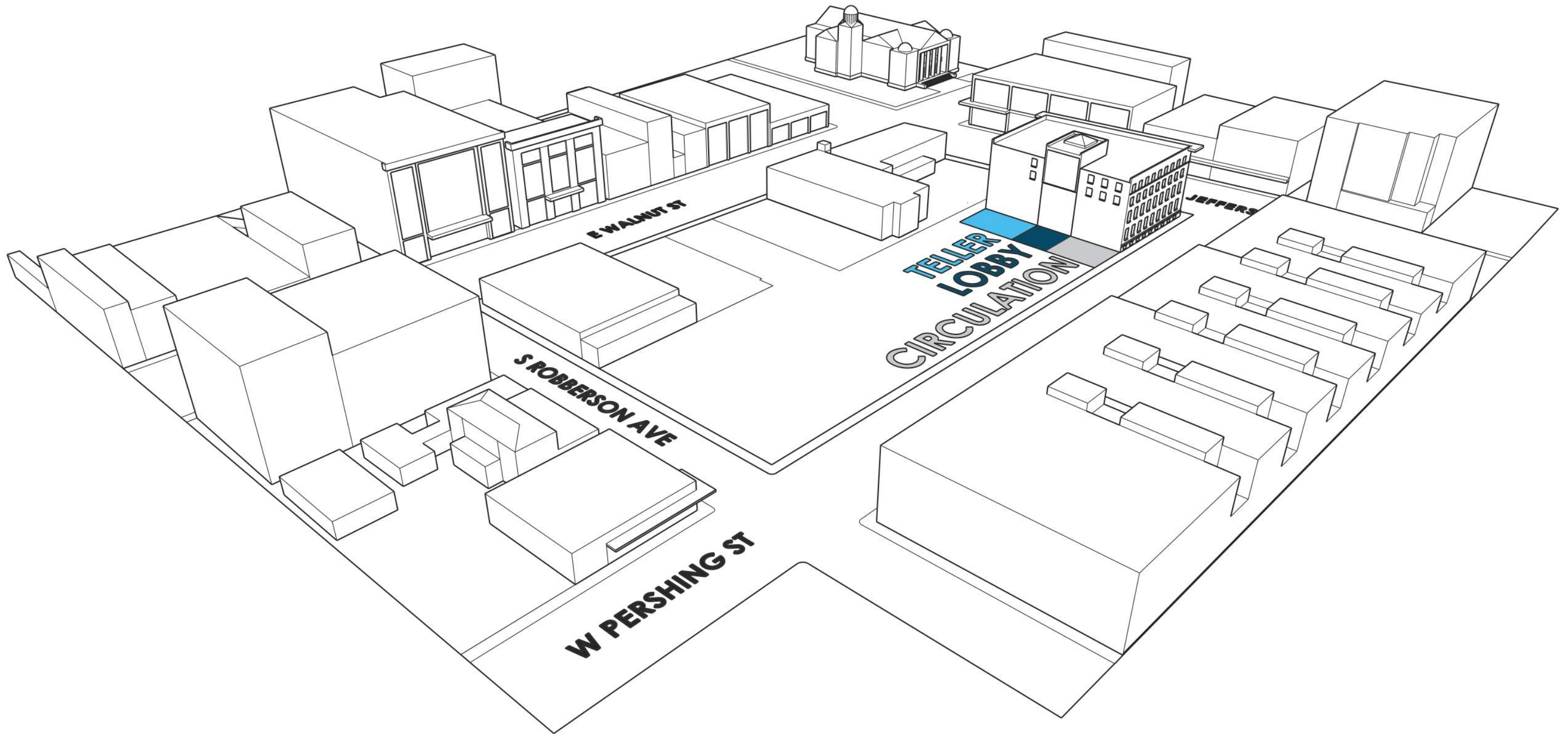
- Be compatible with the massing, size, scale and design of the historic building while differentiated (what is new vs. what is historic?).
- Design should be a contemporary version of the historic building that does not attempt to copy or mimic details or materials, diminishing its value.
- Utilize historic materials, details, patterns, proportions and missing features as design concepts for new addition.
- Addition shall be located on a secondary elevation and not encroach on the buildings historic facade.

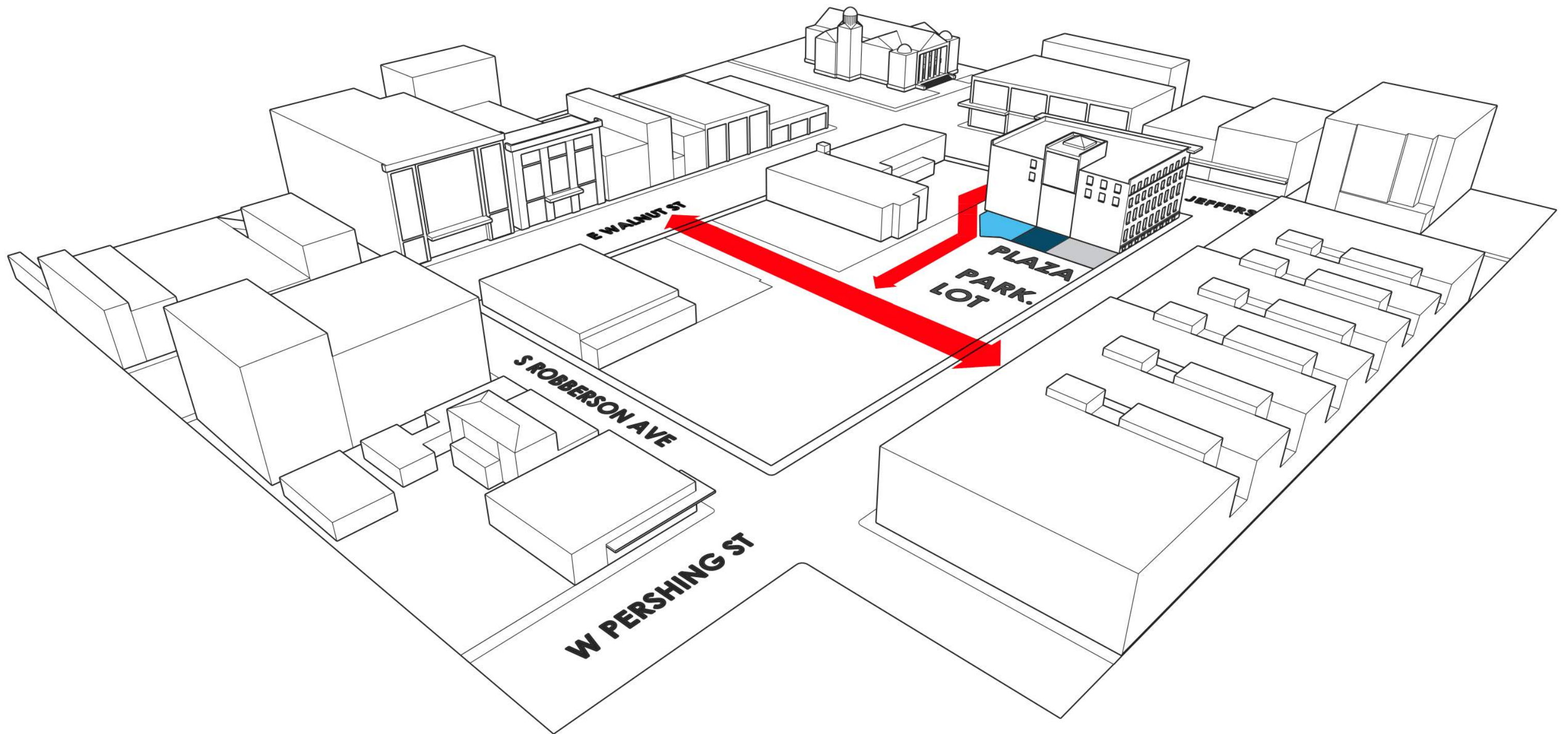
*Secretary of the
Interiors Standards
Preservation Brief #14
New Exterior Additions to
Historic Buildings
Preservation Concerns*

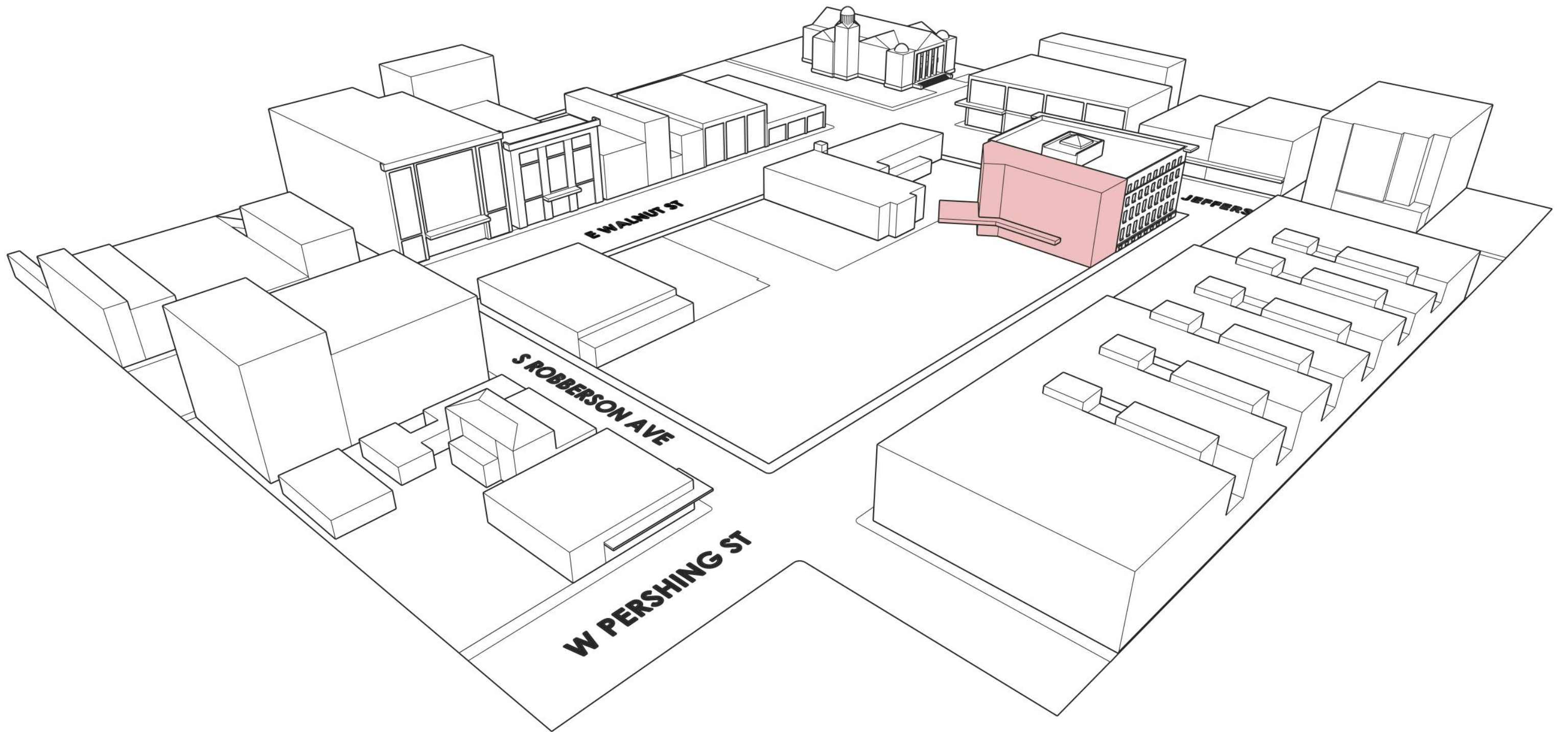








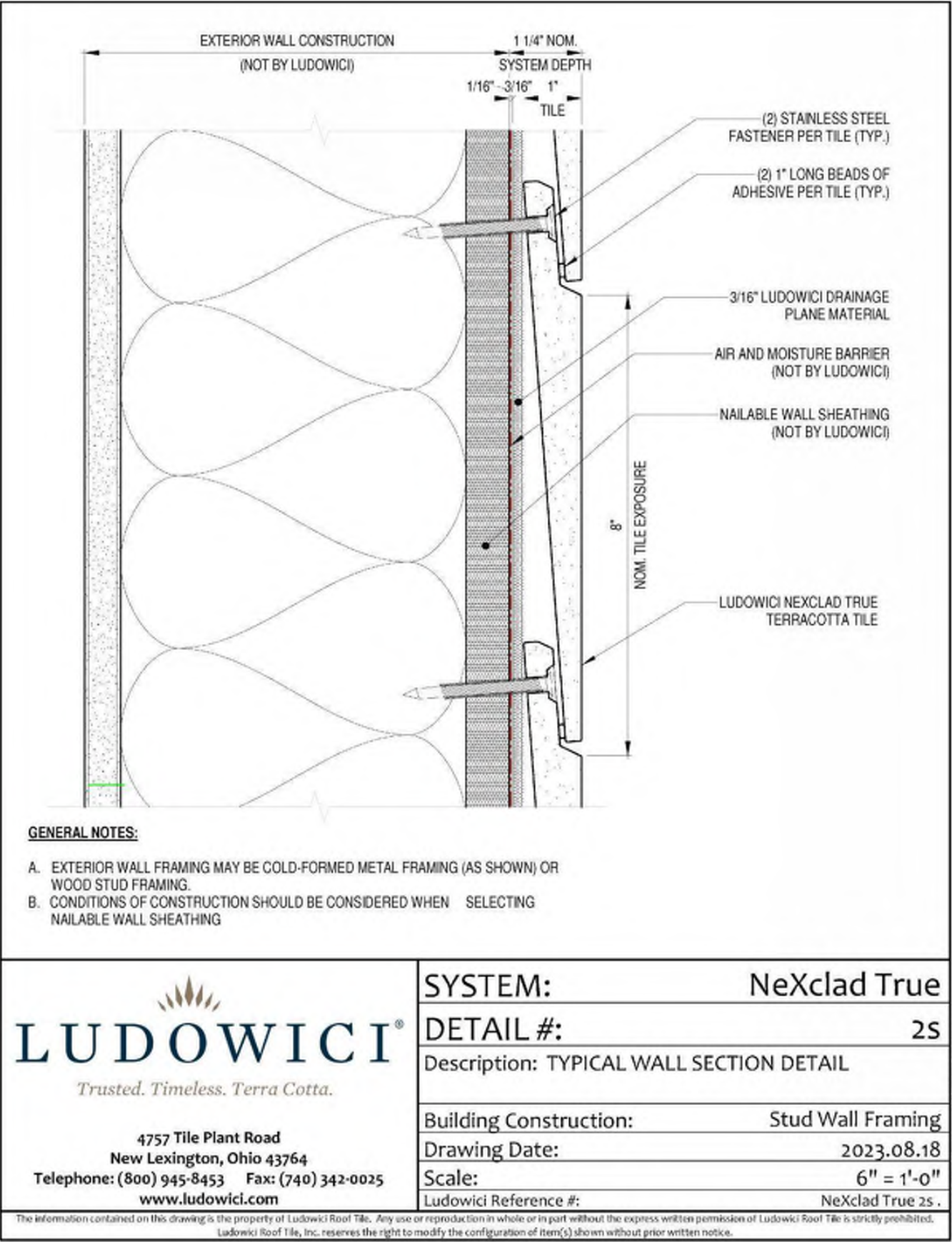














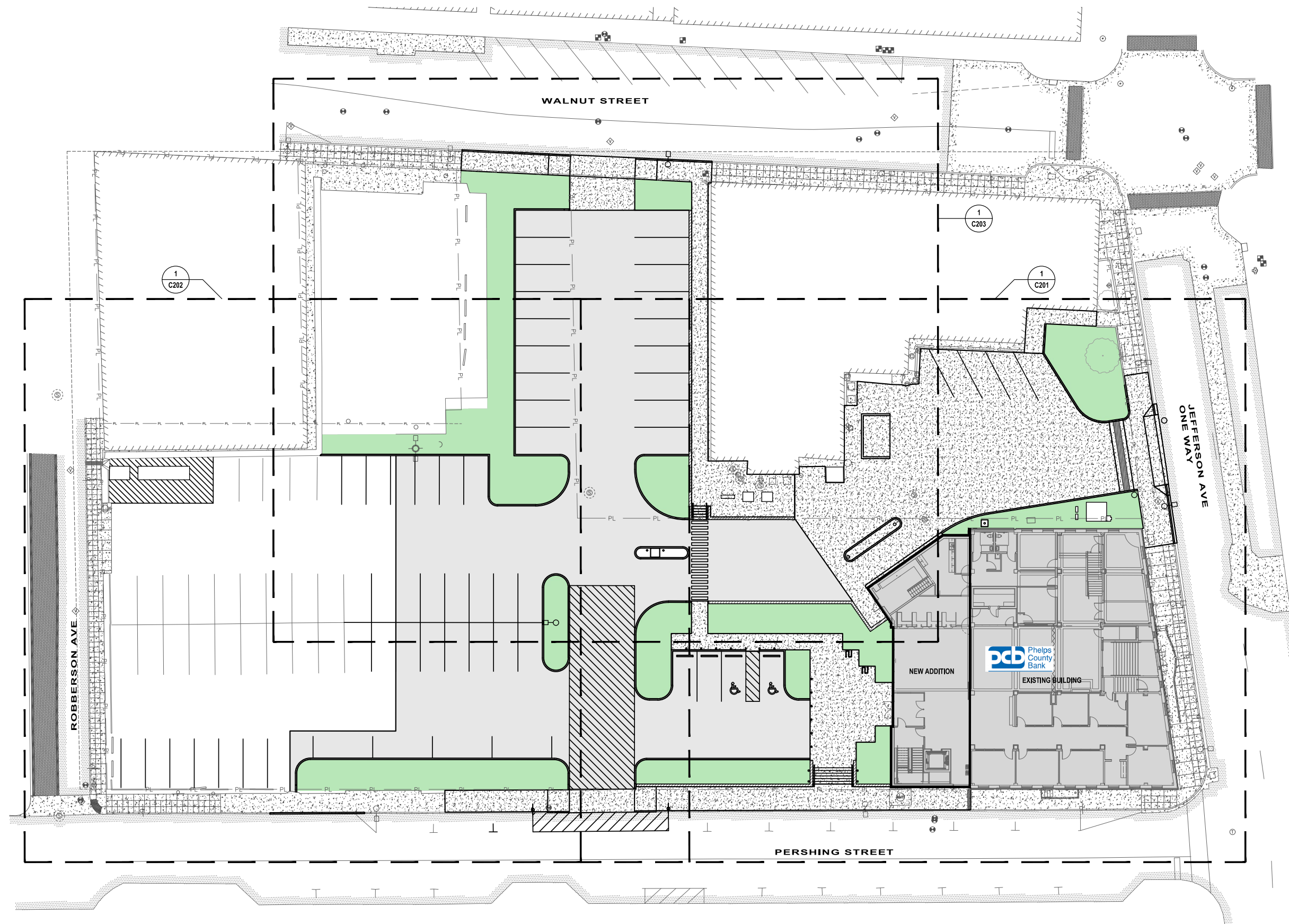


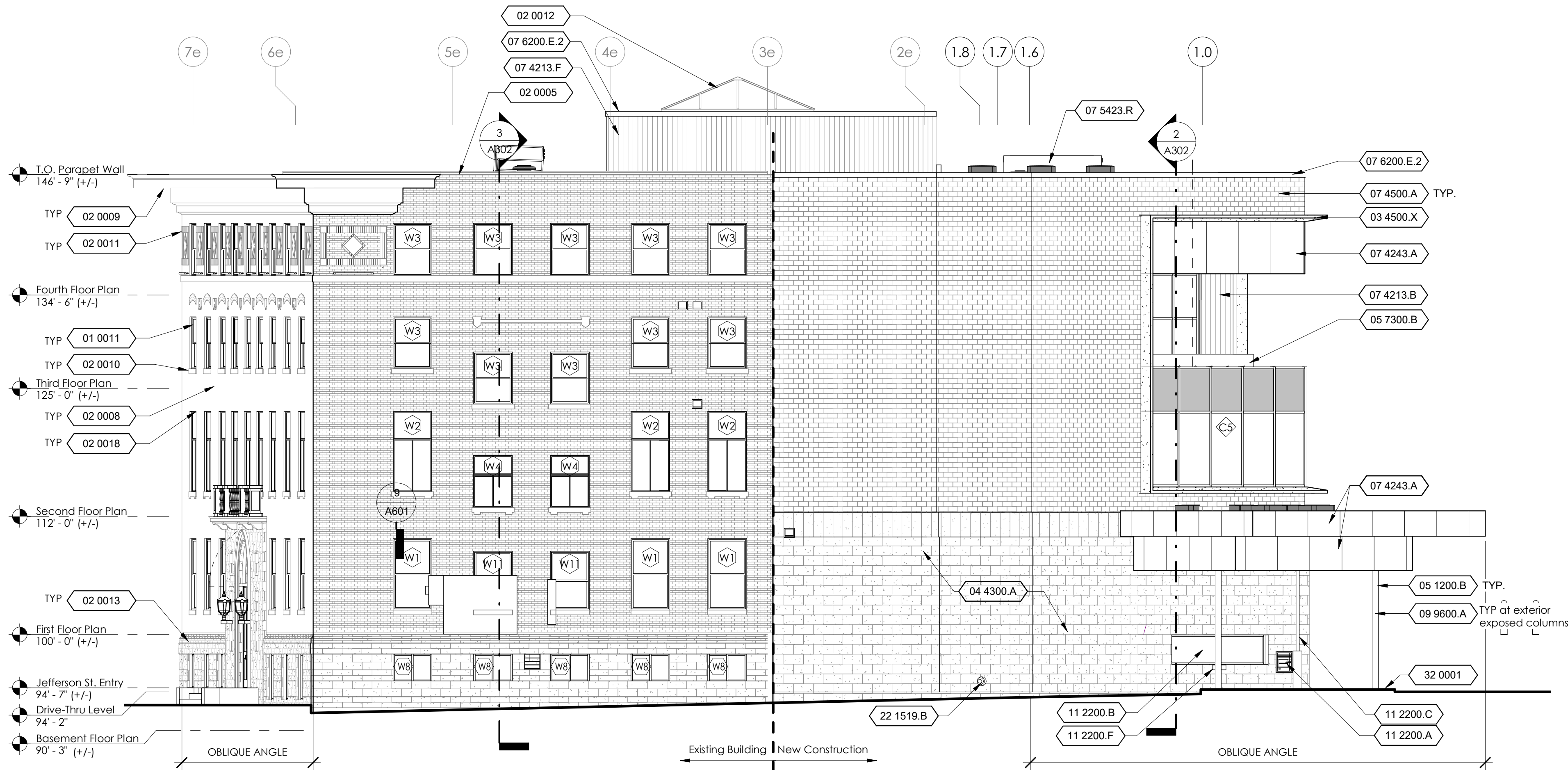




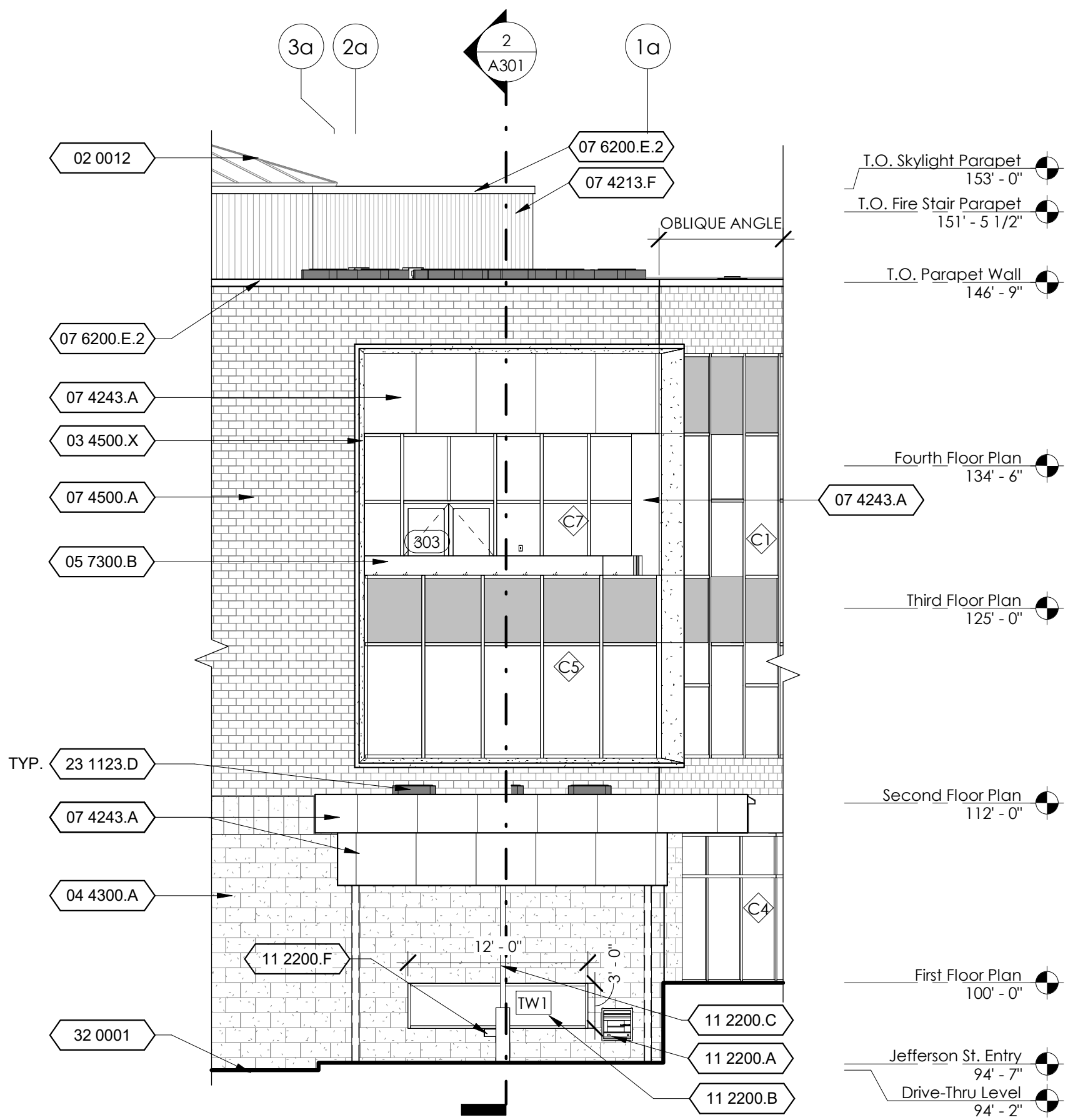




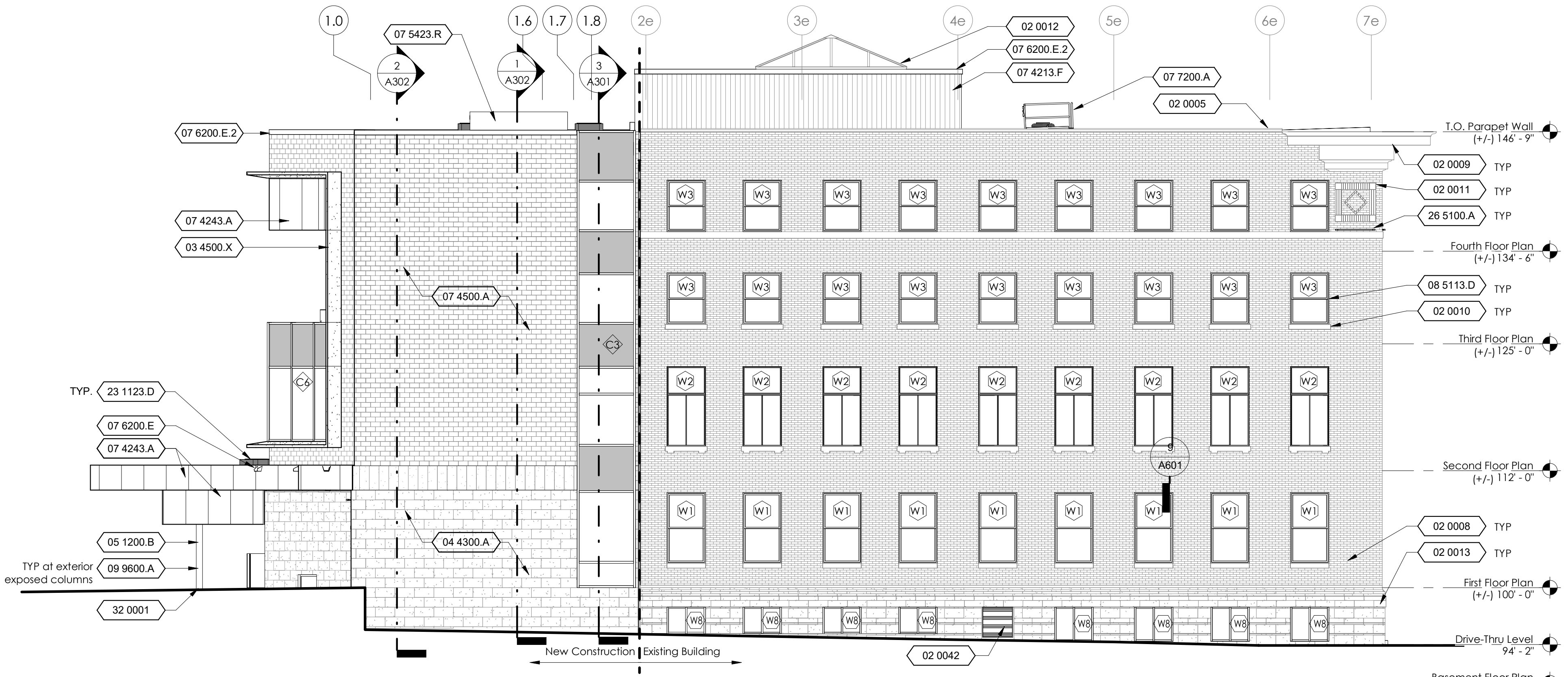




3 North Building Elevation
A201 1/8" = 1'-0"



1 North Building Elevation
A201 1/8" = 1'-0"

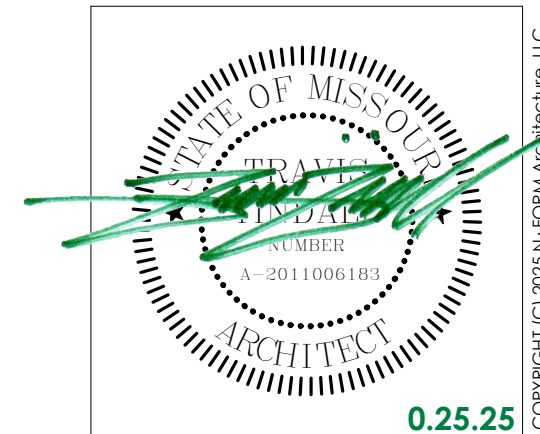


2 South Building Elevation
A201 1/8" = 1'-0"

- General Notes:
1. Paint all exposed steel with high performance coating. Protect all existing masonry to remain.
 2. Elevation heights indicating (+/-) shall align with existing building. All referenced elevations are approximate. First floor shall align with existing, adjacent first floor. Second floor shall align with existing, adjacent second floor., Etc. Contractor shall field verify existing elevation heights.
 4. Demolish all existing fixed aluminum windows and associated hardware to receive new windows.
 5. Provide mock-up of exterior stone and terra cotta exterior wall for Owner and Architect approval.

Keynote Legend	
01 0011	Refer to window replacement drawings on sheet A200.
02 0005	Existing glazed coping shall be removed and salvaged for reinstallation.
02 0008	Existing brick masonry to remain.
02 0009	Existing copper cornice to remain. Repair damaged and missing components matching existing profiles and sizes.
02 0010	Existing Phenix marble window sills to remain.
02 0011	Existing glazed terra cotta accent panels to remain.
02 0012	Existing skylight to remain. Replace translucent panels. Caulk for a weathertight seal.
02 0013	Existing Phenix Marble veneer to remain. Remove and repoint mortar joints.
02 0018	Paint existing steel lintels with high performance coatings.
02 0042	Infill existing door and exterior stair per MEP and Structural drawings.
03 4500.X	Precast concrete window surround. Ref. Structural drawings.
04 4300.A	Anchored Phenix stone veneer in running bond pattern.
05 1200.B	Structural steel column. Ref. Structural drawings.
05 7300.B	Decorative glass-supported railing.
07 4213.B	Prefinished metal wall panel. Architect to select from manufacturer's full range of standard colors.
07 4213.F	Remove exterior sheathing and IPO on vertical surface. Provide new metal wall panels over air barrier over exterior sheathing over existing metal studs. Fill existing stud wall cavity with batt insulation. Architect to select profile and color from manufacturer's standard options.
07 4243.A	Metal-faced composite wall panels over continuous aluminum extrusions provided by the manufacturer over exterior sheathing.
07 4500.A	Prefinished terra cotta panel rainscreen tile over 3/16" drainage plane material. Basis of Design: Ludowici Nextclad True. Architect to select finish from manufacturer's full range of options.
07 5423.R	Wrap TPO up wall and over elevator shaft roof.
07 6200.E	Prefinished thru-wall drainage chute. Install per manufacturer's written recommendations. Slope surface to ensure positive drainage. Center chute above rock lined recess as referenced in landscape drawings. Architect to select finish from manufacturer's full range of options.
07 6200.E.2	Prefinished metal coping. Architect to select color from manufacturer's standard color.
07 7200.A	Roof hatch guardrail supplied by roof hatch manufacture.
08 5113.D	Prefinished aluminum single hung windows. Architect to select finish from manufacturer's full range of color options. Basis of Design: Winco Windows 44105 Single Hung Windows. Reference window types legend.
09 9600.A	High-performance paint.
11 2200.A	Prefinished stainless steel right deposit box. Install per manufacturer's written instructions.
11 2200.B	Prefinished stainless steel teller window with bullet resistant glazing. Install per manufacturer's written instructions.
11 2200.C	Pneumatic tube system. Install per manufacturer's written instructions.
11 2200.F	Prefinished stainless steel secure motorized drawer. Install per manufacturer's written instructions.
22 1519.B	Downspout nozzle/Lamb's tongue. Ref. MEP drawings.
23 1123.D	Mechanical equipment, reference MEP drawings.
26 5100.A	Light fixture. Ref. MEP drawings.
32 0001	Grade per civil drawings.

N·FORM
ARCHITECTURE
312 W Commercial St
Springfield, MO 65803
www.nformarc.com
phone: 417.873.2255



TRAVIS TINDALL LICENSE #
A-2011006183
CERTIFICATE OF AUTHORITY #
A-2008010497

Phelps County Bank
Renovation - YMCA
417 S. Jefferson Ave. Ste. 1
Springfield, MO 65806

07.25.25
PCBR
Drawn By: AJO
Checked By: TWT
Revisions:

BUILDING
ELEVATIONS

A201



- | Keynote Legend | |
|----------------|---|
| 01 0011 | Refer to window replacement drawings on sheet A200. |
| 01 0012 | Contractor to inspect condition of existing roof and underlayment of terra cotta entablature/overhang prior to installation of cast stone system. |
| 01 0034 | Extent of exterior mockup. |
| 02 0003 | Existing terra cotta entablature to remain. |
| 02 0008 | Existing brick masonry to remain. |
| 02 0009 | Existing copper cornice to remain. Repair damaged and missing components matching existing profiles and sizes. |
| 02 0010 | Existing Phenix marble window sills to remain. |
| 02 0011 | Existing glazed terra cotta accent panels to remain. |
| 02 0012 | Existing skylight to remain. Replace translucent panels. Caulk for a weathertight seal. |
| 02 0013 | Existing Phenix Marble veneer to remain. Remove and repoint mortar joints. |
| 02 0025 | Contractor to prep and paint existing wall mounted rain pipes with high performance coating. Reinstall in previous location. |
| 03 4500.X | Precast concrete window surround. Ref. Structural drawings. |
| 04 4300.A | Anchored Phenix stone veneer in running bond pattern. |
| 04 4300.B | Dimensional signage in Century Gothic font etched into Phenix stone panel. |
| 04 7200.A | Cast stone balustrade system. Basis of Design: Tri State Balustrade System 8L 741. Install per manufacturer's recommendations. Architect to select finish from manufacturer's standard options. |
| 04 7200.B | Cast stone bottom rail. See Basis of Design. |
| 04 7200.C | Cast stone balustrade. See Basis of Design. |
| 04 7200.D | Cast stone top rail. See Basis of Design. |
| 04 7200.E | Cast stone newel base, panel and cap. See Basis of Design |
| 05 1200.B | Structural steel column. Ref. Structural drawings. |
| 05 1200.B | Decorative glass-supported railing. |
| 07 2113.A | Continuous insulation wall panels with self adhering air and water resistive barrier. Basis of Design: Hunter Panels XCI Poly Thermal Panels with 5/8" Plywood. Insulation panels shall obtain a minimum of R-13. |
| 07 4213.F | Remove exterior sheathing and TPO on vertical surface. Provide new metal wall panels over air barrier over exterior sheathing over existing metal studs. Fill existing stud wall cavity with batt insulation. Architect to select profile and color from manufacturer's standard options. |
| 07 4243.A | Metal-faced composite wall panels over continuous aluminum extrusions provided by the manufacturer over exterior sheathing. |
| 07 4500.A | Prefinished terra cotta panel rainscreen tile over 3/16" drainage plane material. Basis of Design: Ludwici Nexclad True. Architect to select finish from manufacturer's full range of options. |
| 07 4500.B | Fastener as required per manufacturer's standard details and recommendations |
| 07 4500.C | Prefinished terra cotta mitered corner with extruded aluminum knife trim per manufacturer's details. |
| 07 5423.R | Wrap TPO up wall and over elevator shaft roof. |
| 07 6200.E.2 | Prefinished metal coping. Architect to select color from manufacturer's standard color. |
| 07 7200.A | Architectural guardrail supplied by roof hatch manufacturer. |
| 08 7113.B | Bollard post with push plate. |
| 09 2216.A | Non-load-bearing steel stud. |
| 09 2900.A | Gypsum board (5/8"). Painted. |
| 09 9600.A | High-performance paint. |
| 11 2200.A | Prefinished stainless steel night deposit box. Install per manufacturer's written instructions. |
| 11 2200.B | Prefinished stainless steel teller window with bullet resistant glazing. Install per manufacturer's written instructions. |
| 11 2200.C | Pneumatic tube system. Architect to select manufacturer's written instructions. |
| 11 2200.F | Prefinished stainless steel secure motorized drawer. Install per manufacturer's written instructions. |
| 23 1123.D | Mechanical equipment, reference MEP drawings |
| 26 5100.A | Light fixture. Ref. MEP drawings. |
| 32 0001 | Grade per civil drawings. |

**Phelps County Bank
Renovation - YMCA**
417 S. Jefferson Ave Ste. 1
Springfield, MO 65806

07.25.25
PCBR
Drawn By: AJO
Checked By: TWT
Revisions:
BUILDING ELEVATIONS

A202



IMPOSING STATEMENTS USED TOGETHER OR INDEPENDENTLY

1600 Wall System®1 / System®2 Curtain Wall

Building on the proven success of Kawneer’s 1600 Wall System® that set the standard for curtain wall engineering, 1600 Wall System®1 Curtain Wall and 1600 Wall System®2 Curtain Wall provide reliability with versatile features.

Both are stick-fabricated, pressure-glazed curtain walls for low- to mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System®1 is an outside-glazed, captured curtain wall.
- 1600 Wall System®2 is a structural silicone glazed (SSG) curtain wall.

AESTHETICS

Even the smallest details of 1600 System®1 and 1600 Wall System®2 Curtain Wall reflect the aesthetics and reliability that derive from Kawneer’s precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open-back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sightline.

PERFORMANCE

Key aspects of 1600 System®1 Curtain Wall and 1600 Wall System®2 Curtain Wall are enhanced for higher performance. Pressure equalization has been designed into the system, and all components are silicone compatible to provide superior longevity. For installations where severe weather conditions are prevalent, 1600 Wall System®1 has been large-missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

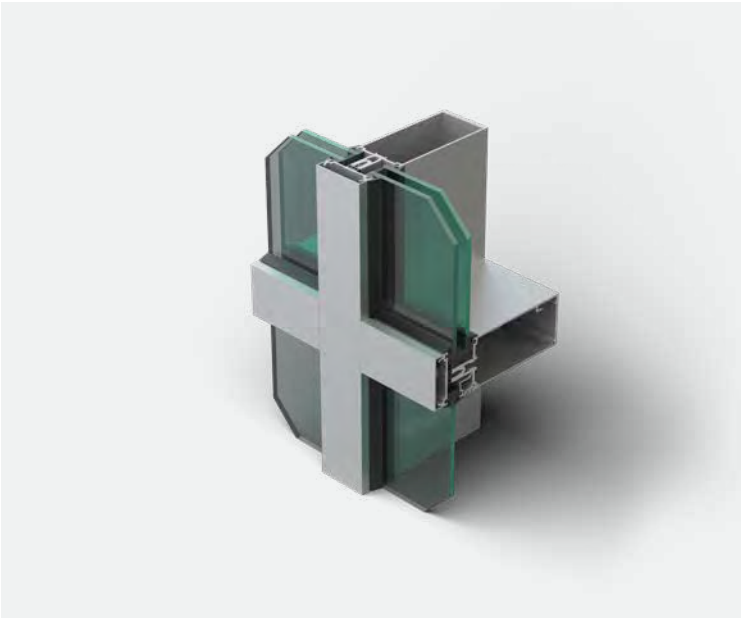
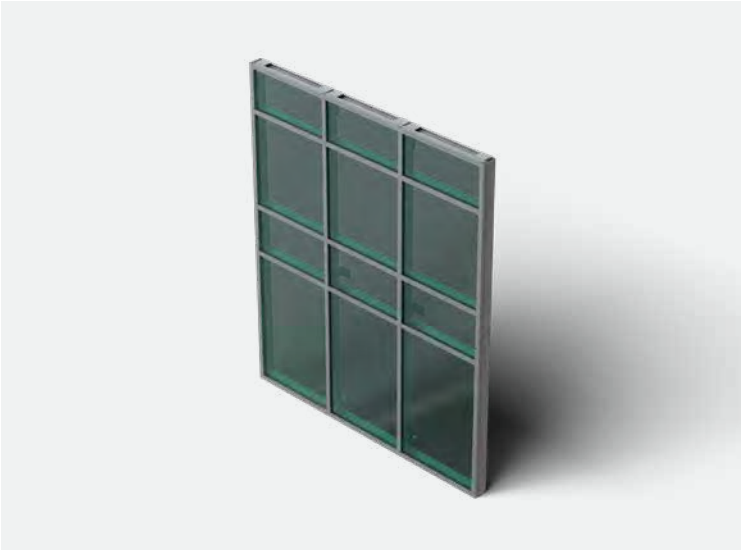
PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283; TAS 202, AAMA 501
Water Infiltration	ASTM E547, E331; AMA 501
Severe Wind-Driven Rain	AAMA 520
Structural - Uniform Wind Load	ASTM E330; AAMA 501
Thermal Transmittance-U-Factor	NFRC 100, AAMA 1503, 507
Condensation Resistance (CRF, I, CR)	AAMA 1503: CSA A440: NFRC 500
Solar Heat Gain (SHGC), Visual Light Transmission (VT)	AMA 507; NFRC 200
Acoustical (STC & OITC)	ASTM E90, E1425; AAMA 1801
Seismic Performance	AMA 501.4. AAMA 501.6
Blast	AST F1642, UFC 4-010-01
Impact / hurricane	ASTM E1886, ASTM E1996, TAS 201, 202, 203

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings enhance sustainability and deliver high performance, durability and scratch resistance that meet the standards of AAMA 2604.



NEXCLAD TRUE

SMALL MODULE WALL CLADDING

NeXclad True is the newest terra cotta cladding solution from Ludowici. Designed to install with a flush surface texture, this patented small module terra cotta cladding offers design professionals the durability and customization capabilities of our NeXclad clay tile with the sleek streamlined look of a flush panel.

NeXclad True is currently available smooth or weathered, with endless color options and a 75-year material warranty.

STANDARD PHYSICAL CHARACTERISTICS

	NOMINAL SIZE (H x V x T)	NOMINAL EXPOSURE (H x V x T)	WEIGHT (LBS) PER SQ FT
	11 ^{3/4} " x 7 ^{7/8} "	11 ^{7/8} " x 8"	8.15

RAINSCREEN BENEFITS

- ◆ Improves structure life expectancy by protecting primary wall with second skin
- ◆ Energy savings
- ◆ Low maintenance costs
- ◆ Lightweight
- ◆ Can be installed year-round in all weather conditions

TERRA COTTA PANEL ATTRIBUTES

- ◆ Warm, all-natural material provides superior aesthetics
- ◆ Variety of colors, textures, and sizes
- ◆ Color permanent façade
- ◆ Class A fire rated
- ◆ Sustainable material that will last 100 years
- ◆ Maintenance-free

CERTIFICATIONS

- ◆ ASTM C67-07A Breaking Load Test (passed)
- ◆ ASTM C67-07A Efflorescence Test (passed)
- ◆ ASTM C67-07A Freeze Thaw Test (passed)
- ◆ ASTM C67-07A Water Absorption Test (passed)
- ◆ ASTM E-283 Air Leakage (passed)
- ◆ ASTM E331 Water Penetration (passed)
- ◆ AAMA 501.1 Dynamic Water (passed)

NEXCLAD TRUE

INSTALLATION DETAILS



- 1 NEXCLAD TRUE
- 2 Drainage plane, air and moisture barrier

Not shown: Nailable exterior grade sheathing

DESIGN CENTER

In-person design consultations are available at the showroom space in our Dallas Design Center. Please visit www.ludowici.com/contact to contact us and schedule an appointment.



COLORS AND FINISHES

NEXCLAD TRUE

NeXclad True offers a single through-body color, various glaze colors, and a variety of glaze application techniques. Ludowici also has custom color capabilities to meet your design needs.

FINISH



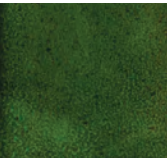
Smooth

STANDARD



Clay Red

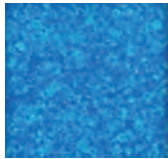
STANDARD GLOSS GLAZES



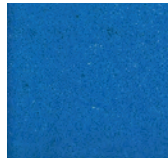
Brookville Green



Midnight Black



Mediterranean Blue



Royal Persian Blue

STANDARD MATTE GLAZES



Matte White



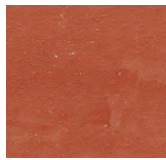
Barcelona Buff



Desert Sand



Santiago Rose



Slate Red



Process Flash



Summer Rose



Burgundy



Bright Green



Vintage Green



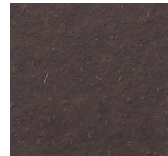
Forest Green



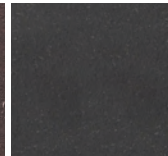
Norman Black



Briar Brown



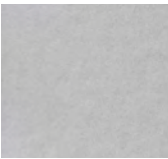
Aged Oak



Brunswick Black



Ebony



Ash Gray



Antiqued Pewter



Fireflash



Vechio



Anziani



Terra Cotta



Dark Terra Cotta



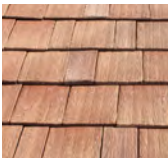
Villagio



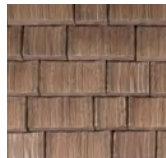
Tuscany



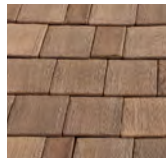
Dark Tuscany



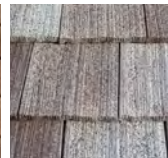
Golden Red Cedar



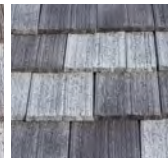
Sienna



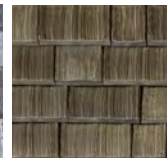
White Cedar



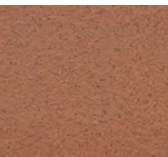
Western Cedar



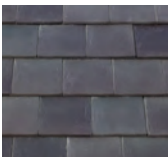
Earth Gray



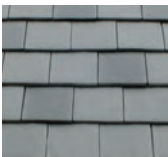
Aged Cedar



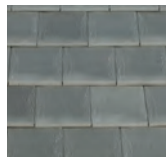
Ebony Mist



Vermont Gray Black



Slate Gray



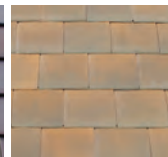
Montpelier Green



Mottled Green Purple



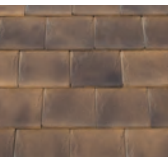
Plumstone



Antiqued Montpelier Green



Antiqued Slate Gray



Antiqued Brunswick Black



Strata Gray

STANDARD WEATHERED GLAZES



Provence



Sunset Red with Ebony Mist



Sunset Red



Beach Brown



Lava Black



Series 4410S

4" Architectural Grade Window System
Fixed - Single Hung



Product Overview

The 4410S Series is a fixed and single hung window that has an integral sloped exterior glazing leg that gives it a historical look. No longer do you have to settle for the leaky drop-in beveled grid of the past, the extruded beveled glazing leg provides the clean appearance and weather-tight construction your project deserves.

GREEN COMMITMENT

HISTORIC REPLICATION

NOISE CONTROL

BLAST SHIELD

WIND PROTECTION

Features & Custom Options

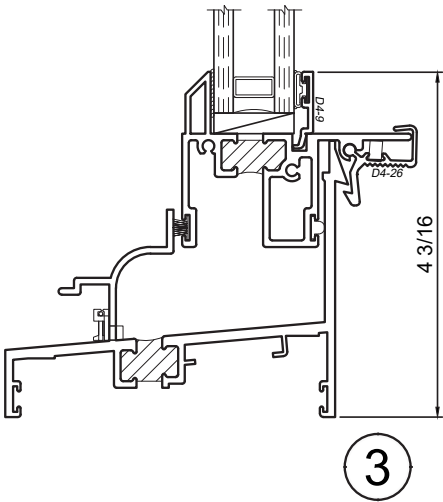
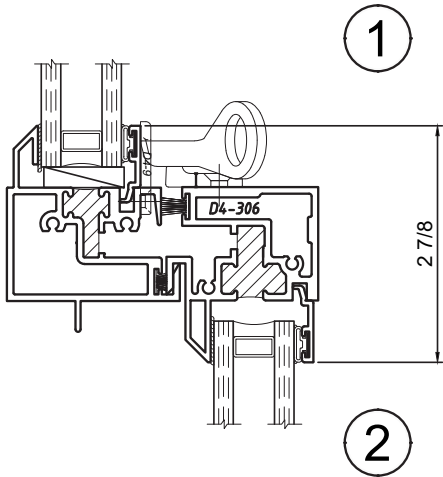
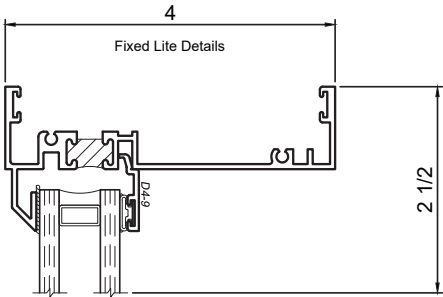
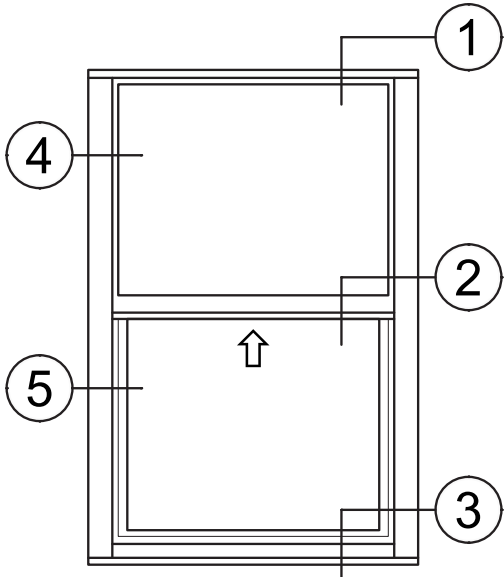
- Azon "Azo-Brader" thermally broken frame and sash, backed by a 10 year warranty against thermal break shrinkage
- Integral extruded beveled glazing leg
- 4 sided fin seal weather-strip exterior all 4 sides
- Various glazing thicknesses
- Dual glazing with optional integral blinds providing dynamic light control
- Blast, ballistic and impact glazing available
- Accessory line of receptors, mullions, panning and trim for a customized look
- Optional aluminum extruded screens
- Accompanying fixed frame options

Performance Data*

Type	Air (CFM/FT2 @ 6.24 PSF)	Water (PSF)	Structural (PSF)	CRF	U-Value (Btu/Hr-Ft ² -°F)	STC
AW-PG65-Hung	Less than 0.10	12 (Higher levels may be available upon request)	+/- 97.5	52*	0.41*	Contact your local Rep

*U-Value, CRF, Water and AW ratings are based on a particular type of glazing and window configuration being used. They are provided for comparison purposes only. They are based on products of standard configuration, tested in accordance with NFRC/FGIA/AAMA specifications, in a laboratory environment under optimum conditions. Performance values will vary according to project specifications, installation, size, configuration, hardware, glass, etc. Any required field testing should be done in accordance with the project specifications and FGIA/AAMA field testing protocol, not this data.

Series 4410S Detail Drawings



Winco Window Company
6200 Maple Avenue
St Louis, MO 63130

TESTING: Our products meet stringent testing requirements of both the American Architectural Manufacturers Association (AAMA) and the National Fenestration Rating Council (NFRC) standards and certification.

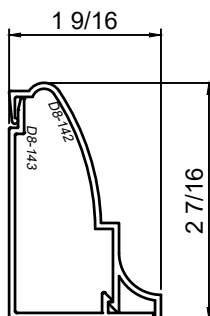
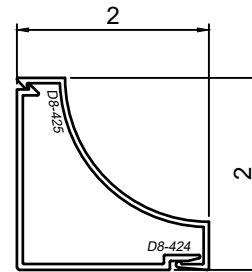
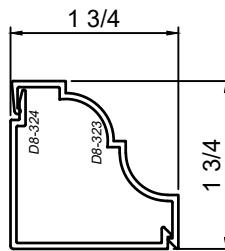
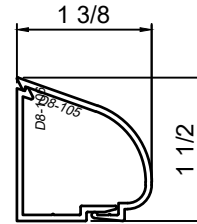
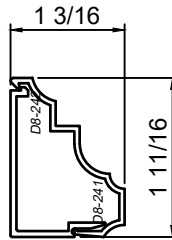
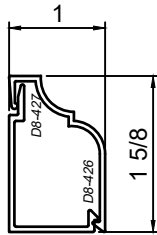
SnapTrim Sections - All Windows

Product Details - Sculptured Snap Trim

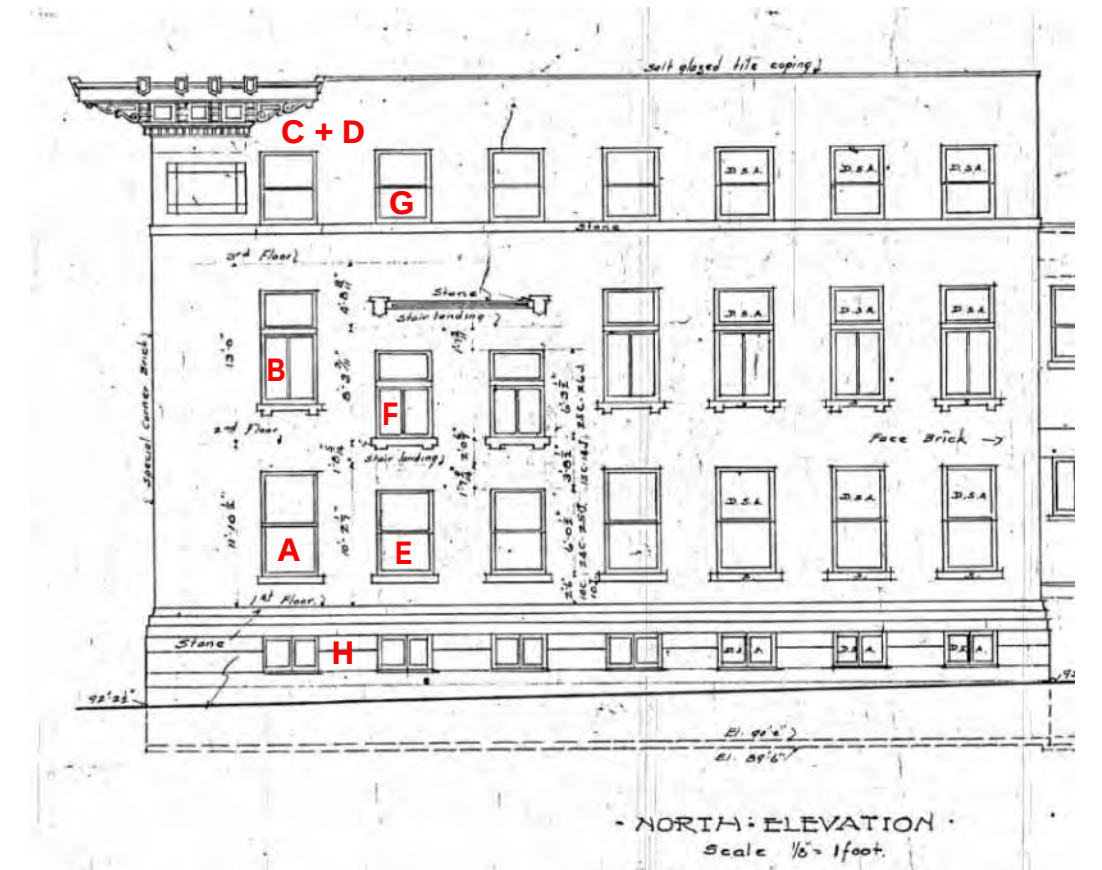
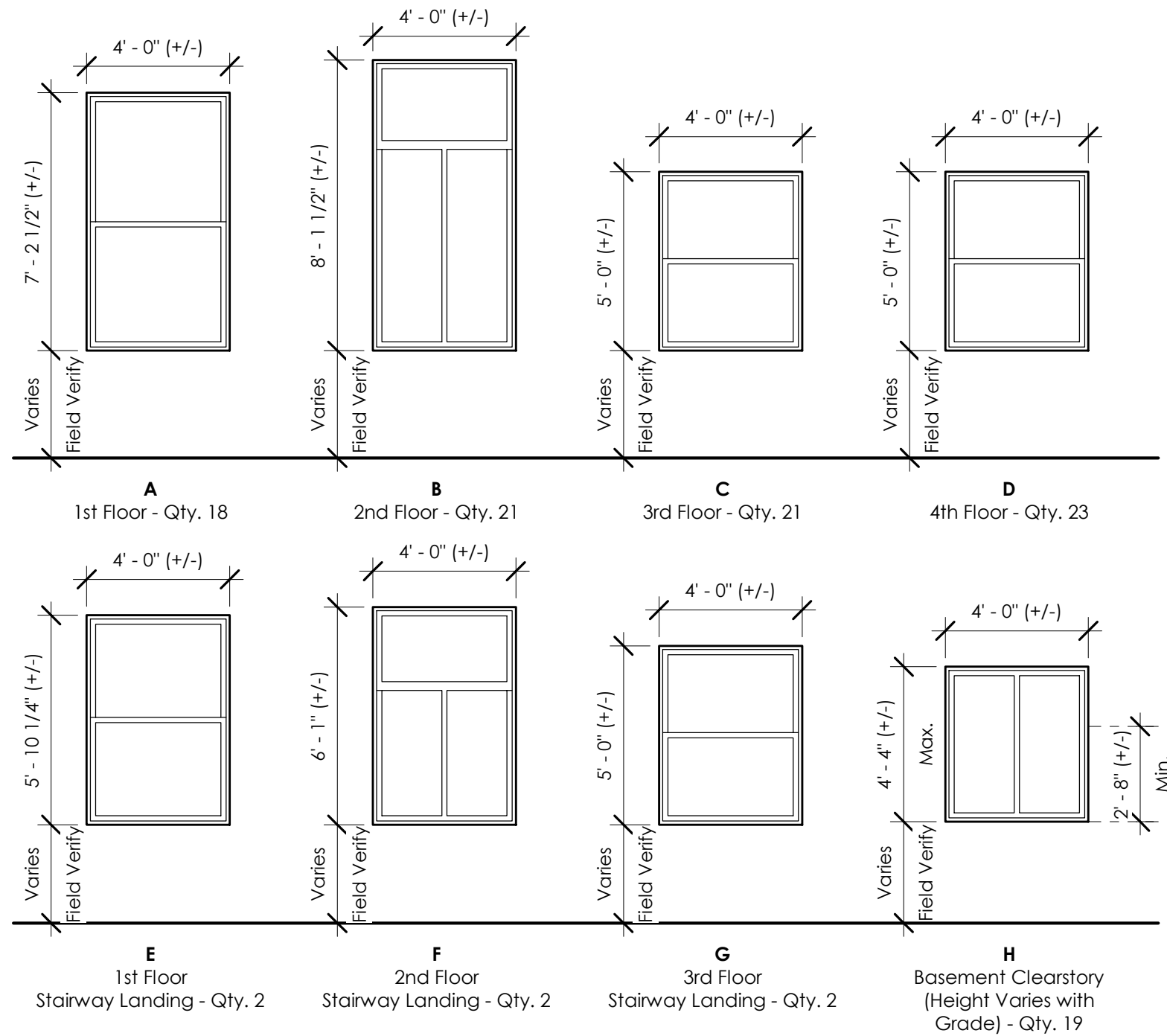


Note: Trim shown is a sampling of WINCO's offering. Not all shapes are held in stock and minimum quantity order may be required. Consult your local WINCO sales representative for other trims available. It is WINCO's recommendation to install all trim and materials per WINCO's installation instructions.

WINCO RESERVES THE RIGHT TO MODIFY OR CHANGE INFORMATION WITHIN THIS BOOK WHEN DEEMED NECESSARY FOR PRODUCT IMPROVEMENT



SCALE 6"=1'-0"



1 Window Types

PS-01 1/4" = 1'-0"

PS-01

Phelps County Bank Renovation - YMCA
417 S Jefferson Ave. Ste. 1
Springfield, MO 65806
Window Details
12/21/23

N·FORM
ARCHITECTURE

312 W Commercial St
Springfield, MO 65803
417.873.2255
www.nformarc.com
COPYRIGHT (C) 2023 N·FORM Architecture, LLC.



**Winco Series
4410S
Greene
County
Courthouse
Installation**



Walnut Street- Matching the Boundaries of the Local & National Districts

LEGEND

X – Demolished (since 1985 designation)

C – Contributing

NC – Non-Contributing

 – Local Historic Site

 – Proposed Local District Expansion

 – Local District

