Landmarks Board

City of Springfield - Busch Building, 2nd floor Conference Room
840 Boonville Avenue

October 12, 2016
5:30 p.m.

I Roll Call

II Minutes
- **A. August 31, 2016**

III Unfinished Business
- **A. Certificate of Appropriateness (none)**
- **B. Certified Local Government Review**
  - **1. Timmons Temple National Nomination**
- **C. Pre-Application Review (none)**

IV New Business
- **A. Certificates of Appropriateness**
  - **1. 601 E. St. Louis St., Shrine Mosque - remove chimney, repair dome**
  - **2. 205 E. Park Central Square, Holland Building - install full view doors, construct awning**
- **B. Certified Local Government Review (none)**
- **C. Pre-Application Review (none)**
- **D. Local Historic Site Nomination Review (none)**

V Communications

VI Reports
- **A. Report on committees (none)**
  1. **Application (none)**
  2. **Demolition**
  3. **Historic Sites and Districts**
     - **a. Walnut Street Identification Signage**
     - **b. Mid-Century Modern – Potential Historic Structures**
     - **c. Ozarks Rock Structures Survey**
  4. **Communications (none)**
  5. **Awards and Recognition**
     - **a. Preservation Month Awards and Activities**
  6. **Design Guidelines**
     - **a. CLG Grant for Design Guideline update and letter from Commercial Club**

- **B. Administrative approval of C of A's**
  - **a. 1700 E. Walnut St. - Re-roof**

VII Any other matters that fall under the jurisdiction of the Board
- **A. 2017 Landmarks Board Chair and Vice-Chair Nominations**

VIII Adjournment

Note: In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's office at 864-1443 at least 3 days prior to the scheduled meeting.

MINUTES OF THE LANDMARKS BOARD

DATE: August 31, 2016
TIME: 5:30pm

The regular meeting and public hearing of the Landmarks Board was held on the above date and time City Council Chambers, third floor of Historic City Hall with the following members and City of Springfield staff in attendance: Gary Bishop (Chair), Paden Chambers, Len Eagleburger, Kent Brown, and Nancy Crandall. Absent: Wallis Nattinger, David Eslick, and Justin Stanek. Staff members: Michael Sparlin, Senior Planner and Duke McDonald, Assistant City Attorney.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of July 6, 2016 were approved with noted corrections and July 20, 2016 were approved unanimously.

UNFINISHED BUSINESS:
Certificate of Appropriateness: None
Certified Local Government Review - Timmons Temple National Nomination: None
Pre-Application Review: None

NEW BUSINESS:
Certificates of Appropriateness: None
Certified Local Government Review: None
Pre-Application Review: None
Local Historic Site Nomination Review: None

COMMUNICATIONS:
Michael Sparlin noted that there will be renovations in the City Council Chambers and the next few meetings will be in 2 West Conference Room (Busch Bldg).

REPORTS:
Report on Committees: none
Application: none
Demolition: Michael Sparlin sent out the latest list and Mr. Kent Brown asked about a list of the demolitions in the agenda. Mr. Sparlin noted that is not on the agenda and are sent out as a separate e-mail. Mr. Kent Brown asked about 1300 blk North Clay and if it is on the list. Mr. Sparlin will check and contact Mr. Brown and let him know.

Historic Sites and Districts:
- Walnut Street Identification Signage: none
- Mid-Century Modern - Potential Historic Structures: none
- Ozarks Rock Structures Survey: none

Communications: none
Awards and Recognition:
- Preservation Month Award and Activities: none

Design Guidelines:
- Certified Local Government (CLG) Grant for Design Guideline update:

Mr. Chambers noted that CLG grants were discussed at the training session on July 22, 2016 and if possible to apply for a CLG grant from the State. This is for the benefit of revision of the Design Guidelines or applying to do a survey in Springfield. Consensus at that meeting were for the Design Guidelines, however are there any issues for applying for the grant on the Design Guidelines and do we see any issues with interference with the Board with the idea that we are a regulatory body and do we see it as an issue? The previous Guidelines came from the actual districts. Would the guidelines have to come from their own board, for example, Commercial Street, Walnut Street, Mid-Town boards and looking for opinions from other members on the board.

Mr. Bishop summarized Mr. Chambers comments and noted that there might be a conflict between the legislative function and the regulatory judicial/qasi judicial function and asked Mr. McDonald for his opinion.

Mr. McDonald noted that it would not be a huge problem because the Landmarks Board or City Council will have the final approval, however he will look into it and see if it goes to City Council for final approval. He also stated that If City Council does have the final approval than that would isolate the Board from any problems because it may be the Boards recommendation, but the City Council's final decision. Mr. McDonald will research if the City Council will vote on any proposed Guidelines.

Mr. Bishop noted that the Landmarks Board can develop amendments and regulations and apply for them to be approved and reviewed.

Mr. Chambers noted that when the Mid-Century survey was done, Landmark Board members were very involved and still had not completed it and feel that it might not be the best idea to start another endeavor without finishing the current survey. He also stated that they have had two historic sites from that period and just had a class do research and a presentation. Does the Landmark board look at this first and then put guidelines second or is there a way that we involve the City more in their revision to the guidelines and pay for a portion of it?

Ms. Crandall asked for clarification whether to do the Guidelines or do a Mid-Century survey and complete it and if the Guidelines would fit into a later survey of Mid-Century.

Mr. Chambers noted that there will be a lot of renovations on Mid-Century buildings in the new future and wondered if the Landmarks Board should work on a Mid-Century Survey first and then consider doing the Guidelines or talk to the individual community organizations and find out if they are interested in doing the Guidelines themselves.

Mr. Bishop would like Michael Sparlin and Duke McDonald for further clarification before any action what the Landmarks Board authority can do and can they amend the regulations and guidelines. He also noted that the guidelines were from within each neighborhood district.

Mr. Sparlin clarified the historic site designation and how the Landmarks Board evaluate them. They do not have any adopted design guidelines and the decision is based off of the Secretary of the Interior's Standards and the historic preservation briefs. The Guidelines are only pertinent when there is only an application in Walnut Street, Commercial Street, and Mid-Town so changing the Guidelines will not affect historic sites unless specifically given.

Mr. McDonald clarified by saying that the Landmarks Board can hire outside people to create Guidelines that the Board implements, however he will have to look into that.

Mr. Chambers asked how much of a hands-on/hands-off approach the Landmark Board involvement.

Mr. Bishop noted that this is almost a rule making procedure assuming that it can be done and allow the neighborhood an opportunity to input.

Mr. Chambers stated that in other areas they usually hire an outside consultant that has the experience and they will come in as a third party and work with the community.

Ms. Crandall asked what was the Landmarks Board role is in helping amend the Guidelines.

It was suggested that the Board would have the outside consultant write the Guidelines and present it to the Landmarks Board and then they would review it.

Ms. Crandall asked what would be the Landmarks Board role would be in a survey.

It was again suggested that the Landmarks Board would hire an outside consultant and would present it to the Landmarks Board.

Mr. Chambers stated that they may look at other communities and see what they have done.

Mr. Bishop asked what procedures were in place when the Landmarks Board was first put together and noted that it is crucial to understand that before making these types of decisions and how the documents are to be created and is the Landmarks Board coordinators, drafters, or both?

Mr. Sparlin stated that a Mid-Century Modern survey would look a lot like the Rock Structure survey and it could be used as a guide and as a basis for nominating the structures. There are no examples regarding the Design Guidelines in the Planning Department, but it would involve sending out a Request for Proposal (RFP) and it would have to be specific in the grant for the use.

Ms. Crandall would like clarification on what exactly is the Landmarks Board is going forward for and the purpose.

Mr. Bishop stated that it serves as a good reorientation for the Landmarks Board mission.

Administrative Approval of C of A's:

1303 E. Walnut Street - Re-roof

Mr. Sparlin noted that they are using the modern equivalent to what was there. The materials are of Spanish Tile.

944 E. Walnut Street - Re-roof

Mr. Sparlin noted that this was an asphalt shingle and was replaced with modern equivalent.

ANY OTHER MATTERS THAT FALL UNDER THE JURISDICTION OF THE BOARD

Gary Bishop noted that there are a group of people who would like to address the Landmarks Board.

Michael Sparlin forwarded the request to Duke McDonald on the current situation at 610 W. College.

Mr. McDonald noted that a group of people would like to address the Board on an issue that is not on the agenda and has not been posted as per the Sunshine Law. Mr. McDonald recommends that the Board listen to what is being addressed; however he recommends that the Board not interact with them because it is not on the agenda and could violate the Sunshine Law.

Mr. Jack Hoke, 610 W. College owns the building at 610 W. College (KICK Radio Station) and is currently subject to an application for a building permit for remodeling. We came to the Landmarks Board at the request of Chris Straw, Building Development Manager because they have not received any comments from this board on the building even though 60 days has passed since filing the application for the permit and is outside of the purvey of the Landmarks Board. We just want to explain to the board what they are doing and give assurances that they are not going to turn it into an ugly place. It will be a BBQ Brew Pub is what it will be and will be called Lost Signal Brewing Company. We are just here to tell the Board on what our plans are for the building and to reassure the Board, however we are beyond the 60 day period, Building Development Services is required by the City code to issue a building permit. We are willing to do anything informally that the Board would like us to do and that is why we are here and would be glad to answer questions, but we will not be back for a certificate of appropriateness. The largest change to the building will be the outside addition in the back and it will be a kitchen.

ADJOURNMENT:
There being no further business, the meeting was adjourned at approximately 6:15pm by the motion from Wallis Nattinger and seconded from Len Eagleburger. The motion carried as follows: Ayes: David Eslick, Len Eagleburger, Justin Stanek, Paden Chambers, Kent Brown, Wallis Nattinger, and Gary Bishop. Nays: None. Abstain: None. Absent: Nancy Crandall.

Michael Sparlin
for Executive Secretary

LANDMARKS BOARD

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

STAFF REPORT

HISTORIC SITE

DATE: October 7, 2016

PROPOSAL:

1. Remove the northeast brick chimney to eight (8) inches above parapet wall
2. Repair southwest dome structure

BACKGROUND:

LOCATION: 601 St. Louis Street

HISTORIC DESIGNATION: Historic site - Shrine Mosque

APPLICANT: Shrine Mosque

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS:

1. The Landmarks Board approved a similar request in October 2010. At that time, the structural engineer recommended that the brick flue on the northeast corner of the structure be removed down to the parapet.
2. The brick flue is not listed or described as a distinctive feature in the historic designation.
3. The alteration of the southwest dome is considered repair and maintenance.

STAFF CONTACT:
Michael Sparlin
Senior Planner
864-1091

ATTACHMENT A
BACKGROUND REPORT
Historic Site
Shrine Mosque
601 St. Louis Street

APPLICANT'S PROPOSAL:

The applicant is requesting to remove the brick chimney on the northeast corner of the building's parapet and repair to the dome on the southwest corner of the roof.

STAFF COMMENTS:

1. While the removal of the brick flue to the parapet on the northeast corner of the building is the removal of a feature, the safety ramifications seem to far outweigh the historic preservation aspect. The Secretary of Interior Standards for Rehabilitation are to be used for all removal, repair and maintenance work on this project.

2. The alteration of the southwest dome is considered repair and maintenance which should be approved with the recommendation that the work be consistent with Secretary of Interior Standards for Rehabilitation.

3. A similar request for these alterations and repairs was approved by the Landmarks Board in October 2010. At that time, the applicant provided a sealed recommendation from a structural engineer that stated that there is water damage to portions of the roof including the parapets and flues that are potentially a safety hazard.

4. The chimney removal was not completed and the Certificate of Appropriateness expired after six (6) months. The previous request was to remove the chimney to the parapet wall. This request is to remove to a height of eight (8) inches above the parapet wall.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
Historic Site
Shrine Mosque
601 St. Louis Street

ZONING ORDINANCE

No design guidelines have been established by ordinance for historic sites. The Board has the authority to approve or disapprove the proposed application. A building permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the building permit.

SECRETARY OF THE INTERIOR'S STANDARDS

The following standards would apply to this proposed construction:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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

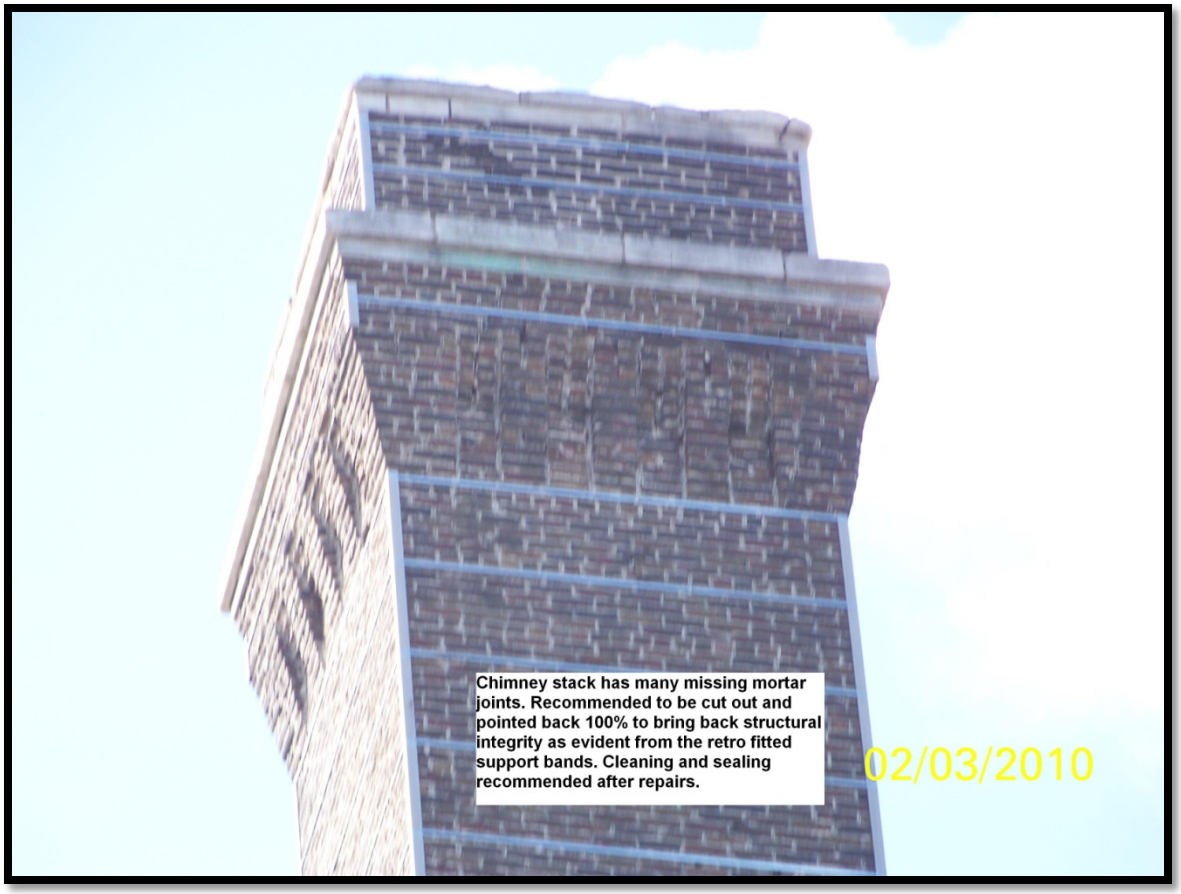
ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
Historic Site
Shrine Mosque
601 St. Louis Street

1. The building was constructed in 1923.

2. The front facade is composed of five sections: a central projecting section, which is the largest section; two corner sections that feature concrete domes on the top; and two recessed sections between the center and the corner sections. In the central section, the main entry projects from the facade and occupies approximately one-third of the building's width. Two full length brick pilasters are located on each side of the doorway. The projecting entry is framed in terra cotta tiles that forms a rectangle surrounding the entry doors and the windows on all four floors. The entrance is recessed under a large stained glass window and balustrade that is supported by two Corinthian columns. The doors are separated by columns that have a twisted pattern, or corkscrew, motif. The windows above the doors are small stained glass units that feature eight sided stars. Above these stars is a delicate molding of arches fashioned with extensive tiled detail. The lintel, which is supported by the two main columns, is extensively carved with the same arch motif as the molding around the doors. The lintel also forms the base for the balustrade which is in front of the lancet arched stained glass window.


02/03/2010


02/17/2010


Chimney stack has many missing mortar joints. Recommended to be cut out and pointed back 100% to bring back structural integrity as evident from the retro fitted support bands. Cleaning and sealing recommended after repairs.
02/03/2010

Terry Zipsie
president

Mike Middleton
vice president

Proposal

May 23, 2016

Wes Joy
Director of Fraternal Affairs
Shrine Mosque
Springfield, Missouri 65806

RE: Masonry Repairs and Waterproofing

Wes,

Thank you for the opportunity to provide our services to you. MTS Contracting, Inc. would like to offer the following for your consideration.

SCOPE OF WORK

South Elevation Tower(WEST DOME):- MTS Contracting is including only the West Dome cold joint repair in the proposal. This will be a cost effective repair due to the fact that the west dome can be safely reached with a lift that will be onsite to complete another phase of this project while the east dome will have to be scaffold in order to reach the same joint. Upon completion, the infiltration can be evaluated to determine the repair provides a water tight seal.

Repair Cold Joint (Joint Located at Base of Dome and Top of Terra Cotta Block)

- Clean all material that is currently in the cold joint. If needed, grind all existing paint, coating and mortar from joint to expose base material of dome and terra cotta masonry surfaces.
- Place new backing material, if necessary.
- Prime and seal newly exposed joint.
- Clean and coat as needed.

Brick Masonry Repair South Elevation and East Tower/East Elevation:

Masonry Cleaning:

- Clean all exterior brick masonry surfaces using medium pressure washing and chemical cleaner where necessary, formulated to remove dirt, mildew and mortar smears.

Tuckpointing:

- Prepare defective and missing mortar joints as required and re-point with type "N" masonry premix pointing mortar.
- This proposal is based on re-pointing ***15%*** of the existing joints. (Approx. 1400sf)

Brick Replacement:

- Remove and replace spalled/damaged face brick with new brick.
- Replacement of up to ***50*****ea** brick is included in this proposal.

Water Repellent:

- Upon the completion of masonry repairs and cleaning apply clear water repellent sealer to all exterior brick masonry surfaces per the manufactures recommendations and instructions.

Foundation Wall Repair and Coating West Elevation:

Masonry Cleaning:

- Clean foundation wall surfaces using medium pressure washing and chemical cleaner where necessary, formulated to remove dirt, mildew and staining.

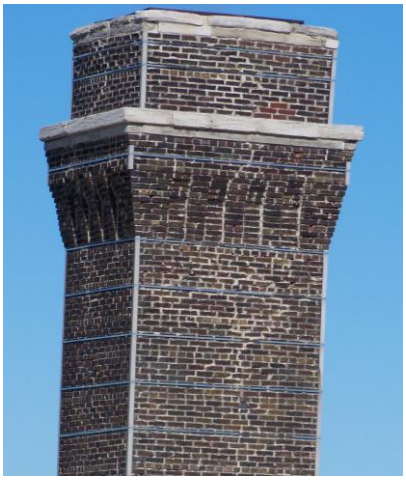
Caulking:

- Cut and clean out joint between top of foundation wall and brick masonry.
- Apply a cove joint of urethane joint sealant along the top of the foundation in order to seal the cold joint between the stucco foundation wall and the brick masonry.

Stucco Repair:

- Clean and repair all areas that show signs of cracking and or failure.
- Apply (2) coats of Loxan XP, masonry waterproofing coating.

Large Chimney Stack Removal:



- Remove large stone caps from the chimney top.
- Remove masonry brick and mortar and dispose of waste material off site.
- Finish Height of chimney should be approx... 8" above parapet wall.
- Point and clean the exposed areas of the remaining chimney.
- Place new Metal coping cap over chimney. Color to be selected from standard color chart.
- Remove and replace masonry units on the southeast corner of the chimney stack from the top of parapet wall to the lower roof line. There are ***50*** brick units included in base bid. See unit cost below for masonry units that exceed ***50***.

NO. HS10- 10

CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION

Address: **601 St. Louis Street**

On October 13, 2010, the Landmarks Board found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

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).

That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, the Landmarks Board approved the following work item(s):

1. Repair southwest dome structure as described in the attached engineering report and following the Secretary of Interiors Standards of Rehabilitation to match brick and mortar in-kind.
2. Remove the northeast brick flue to the parapet as described in the attached engineering report and following the Secretary of Interiors Standards of Rehabilitation. Every effort should be made to preserve and store any remaining brick.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.

Director
Planning and Development

10-16-10
Date

Landmarks Board
October 13, 2010
5:30 P.M.

MEMBERS PRESENT: John Sellars, Chair; Jan Hyde; Lisa Frederick; David Eslick; Cynthia Lipscomb; David Maggard; Ron Walker, Vice-Chair

MEMBERS ABSENT: Kasey Gillham

STAFF PRESENT: Daniel Neal, Senior Planner, Planning and Development; Duke McDonald, Assistant City Attorney

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I Roll Call

Chairman John Sellars called the meeting to order at 5:30 p.m. Roll was called and a quorum was declared present.

II Minutes

The minutes of September 15, 2010, were approved unanimously.

III Unfinished Business

A. Certificate of Appropriateness
   1. 601 St. Louis: Repair southwest dome and remove northeast flue

Mr. Sellars recused himself. The Vice-Chair, Ron Walker, took over the meeting and opened the public hearing.

Edwin Waters, no address given, said he was representing the owner of the subject site. He said the main problem was with "the southwest corner of the dome." He said there was a bulge in the brickwork and there was leaking terra cotta work. He said the second priority as far as repairs were concerned was "an obsolete flue on the north face of the building."

Mr. Walker asked about the "bright mortar" in one of the photos submitted with the application. Mr. Waters said it was a shadow line. Mr. Walker asked about two other photos. Mr. Waters said those photos were of the building's interior.

Ms. Lipscomb asked about reusing and matching the existing bricks. Mr. Waters said his client would be trying to match the bricks as much as possible.

Mr. Walker closed the public hearing.

Mr. Eslick made a motion to approve the application for a certificate of appropriateness at 601 St. Louis Street. Ms. Frederick seconded the motion. The motion carried unanimously.

Mr. Sellars rejoined the meeting and re-assumed the duties of the Chair.

B. Certified Local Government Review (None)

C. Heer's building

Mr. Neal said he had no new information on the status of this building.

D. 1448 E. Walnut

Mr. Neal said he had no new information on this building.

IV New Business

A. Certificate of Appropriateness (None)
B. Certified Local Government Review (None)
C. Pre-Application Review: 338 E. Commercial: Rehabilitate storefront and redesign the structure.

Timothy Pilla, 225 E. Commercial #C, said he had "a contract on the property" at 338 E. Commercial. He said he would like to "revitalize the existing facade and also "add a structure to the roof." He said he no longer thought he would need "to open up the facade" facing Jefferson St. in order to get more light inside the building's first floor.

In response to a question from Ms. Frederick, Mr. Pilla said he had a copy of the Commercial Street Guidelines. In response to a question from Mr. Eslick, he said the subject building was one of the most structurally sound on Commercial Street, but he still wanted the roof-top structures to be light. In response to a question from Ms. Lipscomb, he said the wall of the roof-top structure near Jefferson would sit back "substantially" from the existing second-story cornice, and the cornice would extend out 14 to 16 inches. In response to a question from Mr. Sellars, he said the "bump out awning" proposed for the storefront area would be a new feature. Mr. Sellers said that such an addition to the building would probably violate the guidelines.

Ms. Lipscomb asked about the "windows on the east elevation." Mr. Pilla said he wanted to keep the existing windows. Mr. Eslick said he appreciated the fact that Mr. Pilla was interested in learning about and adhering to the Commercial Street guidelines. Mr. Sellars mentioned that any existing windows that were wood would need to remain wood, "unless you have an incredibly valid reason" for them to be changed to metal.

Ms. Frederick asked about the storefront windows. Mr. Pilla said he would try to "rebuild' and clean up those windows, the frames of which were in bad shape. Mr. Eslick said there were a number of companies in the Springfield area that rebuild historic windows. Mr. Sellars said that, when a formal application was made, it would be important to provide the Board with adequate documentation of all the proposed architectural features.

Mr. Neal mentioned that the subject site would also be subject to the requirements of the new Commercial Street zoning district.

Ms. Lipscomb and Mr. Sellars said they had no problem with putting the additions on the roof.

Mr. Sellars, Ms. Frederick and Mr. Eslick stated that any cladding on the proposed roof-top additions should not be made of vinyl.

V Communications (None.)

VI Reports

A. Reports on Committees

1. Application (None)
2. Demolition (None)
3. Historic sites and districts (None)
4. Communications (None)
5. Awards and Recognition (None)
6. Design Guidelines (None)

B. Administrative approval of C of As
   1. 202 E. Commercial: Paint an existing painted surface

Mr. Neal explained what was proposed to be done at the above site.

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

Mr. McDonald said he thought the Board should revisit the section in the zoning ordinance that deals with "the sixty-day rule." Mr. Neal reminded the Board that on May 12 the Board had decided it would "have a public hearing regarding the historic sites" and also "the sixty-day issue." Mr. McDonald said, "You want to have the resolution in front of you and then you want to talk about whether you want to go with it or overturn it ... or however you want to vote on it."

VIII Adjournment

There being no other business, the meeting was adjourned at approximately 6:08 p.m.

Daniel Neal
Landmarks Board

Terry Zipsie
PRESIDENT

mts contracting inc

Mike Middleton
VICE PRESIDENT

Shrine Mosque

Proposal and Engineering Report

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mail travis@millerstructures.com

300 S. Jefferson
Suite 302
Springfield, MO 65806

August 26, 2010

Jeff Doty
MTS Contracting, Inc.
2110 E. Rockhurst
Springfield, MO 65802

Re: Localized structural assessment at the Shrine Mosque, Springfield, MO
Project # 2051

Mr. Doty,

At your request I met you and two other members of your company at the above referenced location on August 11, 2010, for the purpose of conducting a localized inspection of two locations as this building. More specifically, I inspected an area of brick at the southwest corner of the building on the north side of the concrete dome structure. I also inspected the brick flue at the northeast corner of the building.

Observations: At the southwest corner I was able to access the roof with a ladder that actually goes up into the dome structure where there is a door that opens out onto the roof. On the north side of the dome I observed a large area approximately 20' x 30' where the brick veneer was bulging out from the building as much as 3". I could see that this area had been repaired at some point in the past since there were large sections of brick that did not match the original brick plus there were obvious signs of tuckpointing. I observed that the large dome structure bears on what appears to be large stones just above the affected area. See Attachment A. Many of the joints between the large stones were filled with caulking that in some locations was no longer adhered to the stone.

I my way over to the flue, I looked at the southeast corner of the building where the roof structure and brick veneer are constructed in the same manner as the southwest corner. At this location I observed a very small bulge in the brick veneer at a similar location as was seen at the southwest corner.

The flue that was originally constructed to vent the large boiler in the basement is quite large (approximately 6' square at the base) and extends more than 20' above the roof. There are limestone features at the top of the flue that are very weathered. The entire structure that extends above the roof is wrapped with horizontal stainless steel bands at about 24" o.c. The brick has been tuckpointed at least one time in the past and there is evidence of multiple cracks in the veneer from the past. See Attachment B. At the northwest corner of the flue where it meets the parapet, I observed 3 brick that I could remove entirely with my hands. We went back down to the interior of the building and were able to observe the flue from the point that it meets the roof, all the way down to the basement where the brick flue changes to a concrete flue. I climbed up the fixed ladder that is actually attached to the flue at the northeast corner of the main stage and was able to step off the ladder at two different flyspace platforms for an observation of the exposed sides of the flue. The highest platform was just a few feet below the roof level. At the roof level I could see that the roof is cast-in-place concrete with concrete beams spanning north-south and concrete joists spanning east and west between the concrete beams and from the concrete beams over to the exterior walls on the east and west exterior walls. One of these concrete joists actually bears on the flue. At the location where the flue penetrates the concrete roof, there are signs that water has been infiltrating this area for many years. There were a few brick missing near the southwest corner of the flue where it penetrates the roof. See Attachment C. I observed an intermittent vertical crack just north of the southwest corner that could be observed from the roof all the way down to the basement. See Attachments D and E. In the basement this vertical crack moved around to the south face of the flue to the place of less resistance where a large opening was installed. See Attachment F.

Summary: At the southwest dome area, it is my opinion that water is getting in behind the brick veneer via unsealed joints in the large stones above the veneer. This water is acting to deteriorate the mortar and pushing the veneer away from the building during freeze cycles. At the location where the bulge is greatest, there is a large concrete beam just behind the veneer. This beam is likely acting as solid surface for the water to "push off of" thereby creating the bulge that is getting worse with each passing winter as it is pushed a little farther each year. There are really only two ways to correct a bulge like this. If the bulge is small and the cause of the bugle is corrected, the brick can be simply pinned back to the substrate and the joints can be tuckpointed. The other way is to remove and relay the brick. In this case, I recommend that the source of the water be located and fixed and that the brick veneer on the north face of the dome be removed and relayed since it has bulged far beyond the point of simply pinning it in place.

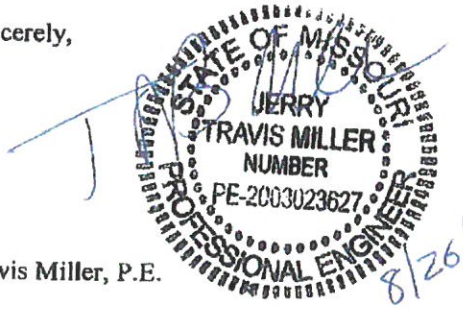
Although I was not specifically hired to look at the veneer at the southeast corner, I would mention that this veneer could suffer the same fate as the southwest corner. When the source of water infiltration is discovered at the southwest dome it might be prudent to check the southeast corner for the same flaw.

The large intermittent crack that extends up the full height of the flue is, in my opinion, a shear crack that is the result of both deteriorated brick that have weathered from the inside of the flue and concentrated loads from the roof structure that are acting at this corner. Since the flue that extends above the roof is in bad shape and appears to have exceeded its lifespan. I recommend that we kill three birds with one stone by removing the flue that extends above the roof down to the top of parapet elevation. Doing this would eliminate the liability of falling debris into the parking lot below, would alleviate a large load from the already overstressed flue below, and in doing this the remaining stub of the flue could be adequately covered and flashed to prevent further water infiltration and deterioration of the remainder of the flue and concrete roof structure.

As an added precaution I recommend that a third parting testing agency install crack monitors at three locations on the flue and flue foundation so that it can be determined if the cracks are static or still growing. I would recommend that the crack monitors be installed prior to any work and should be monitored on a weekly basis during demolition and should be monitored every 6 months thereafter for a period of 1 year to check for movement. If no movement is observed over that year the crack inspections can be extended to once every two years for the remainder of the life of the building or until other structural measures are taken.

This firm's liability is limited to the localized structural elements only as described above. The remainder of the building was not assessed or otherwise inspected in any way. My opinions are based on surfaces that I could see. Monetarily this firm's liability is limited to the amount of the inspection fee.

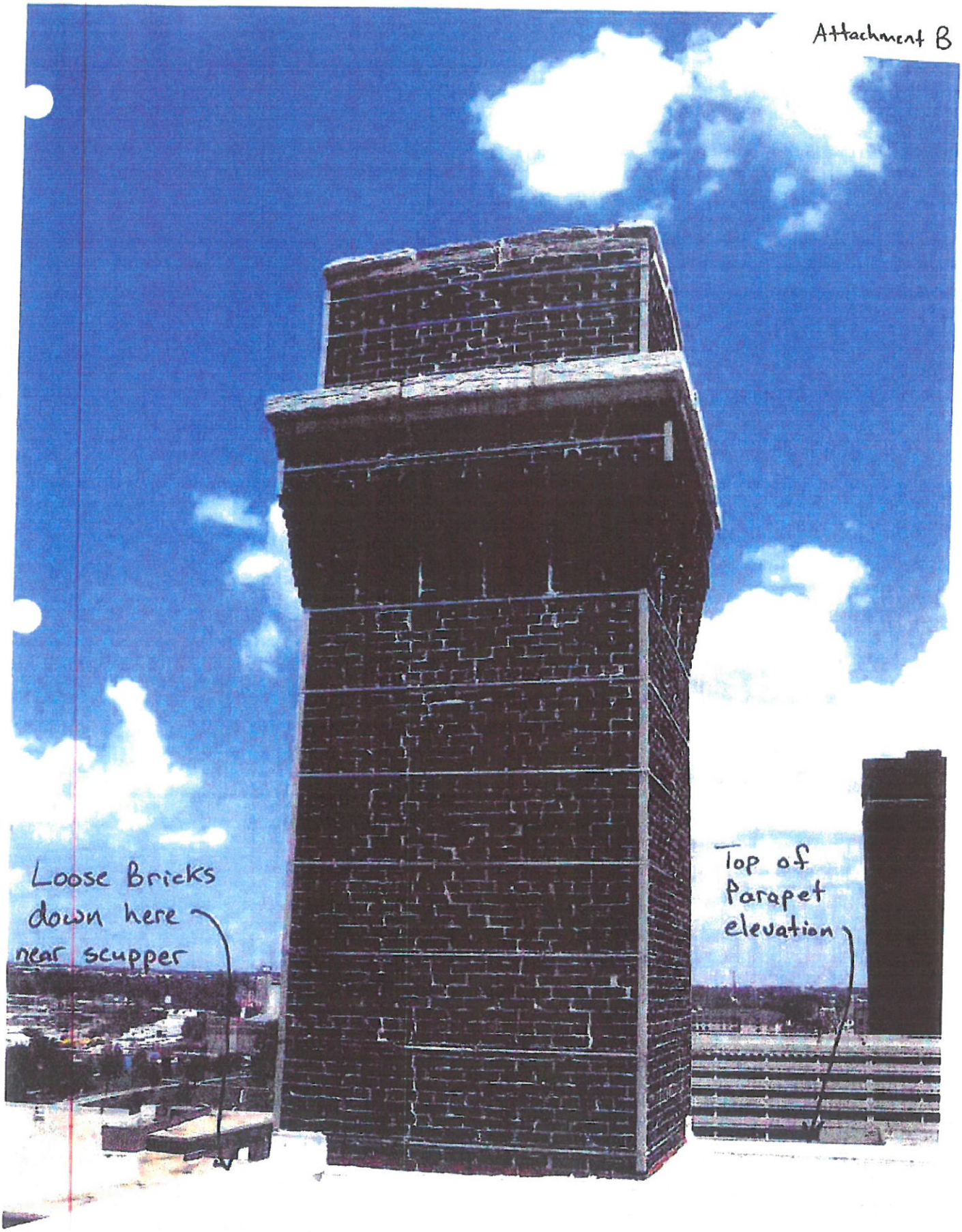
Sincerely,



Travis Miller, P.E. 8/26/10

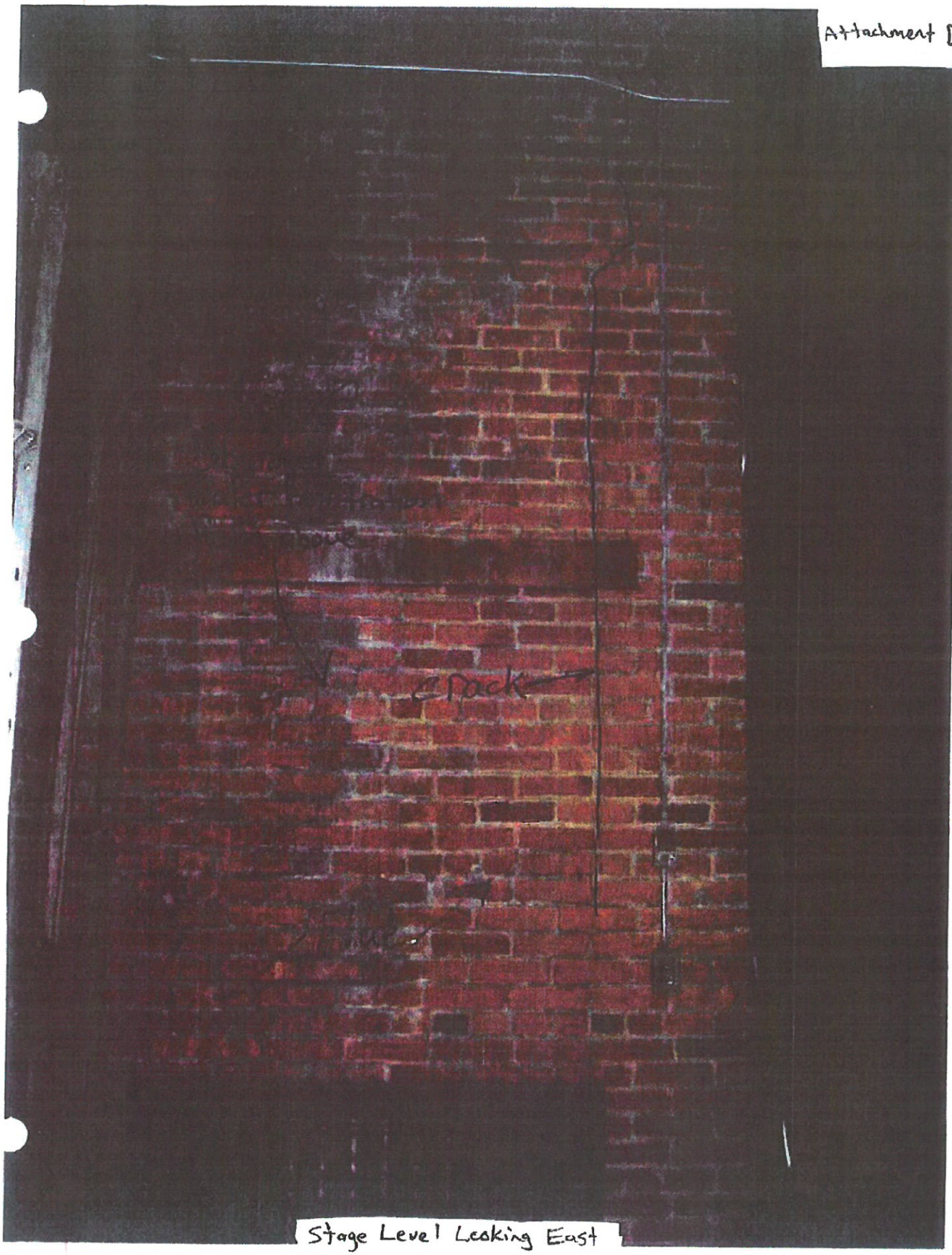
Attachment A

Attachment B



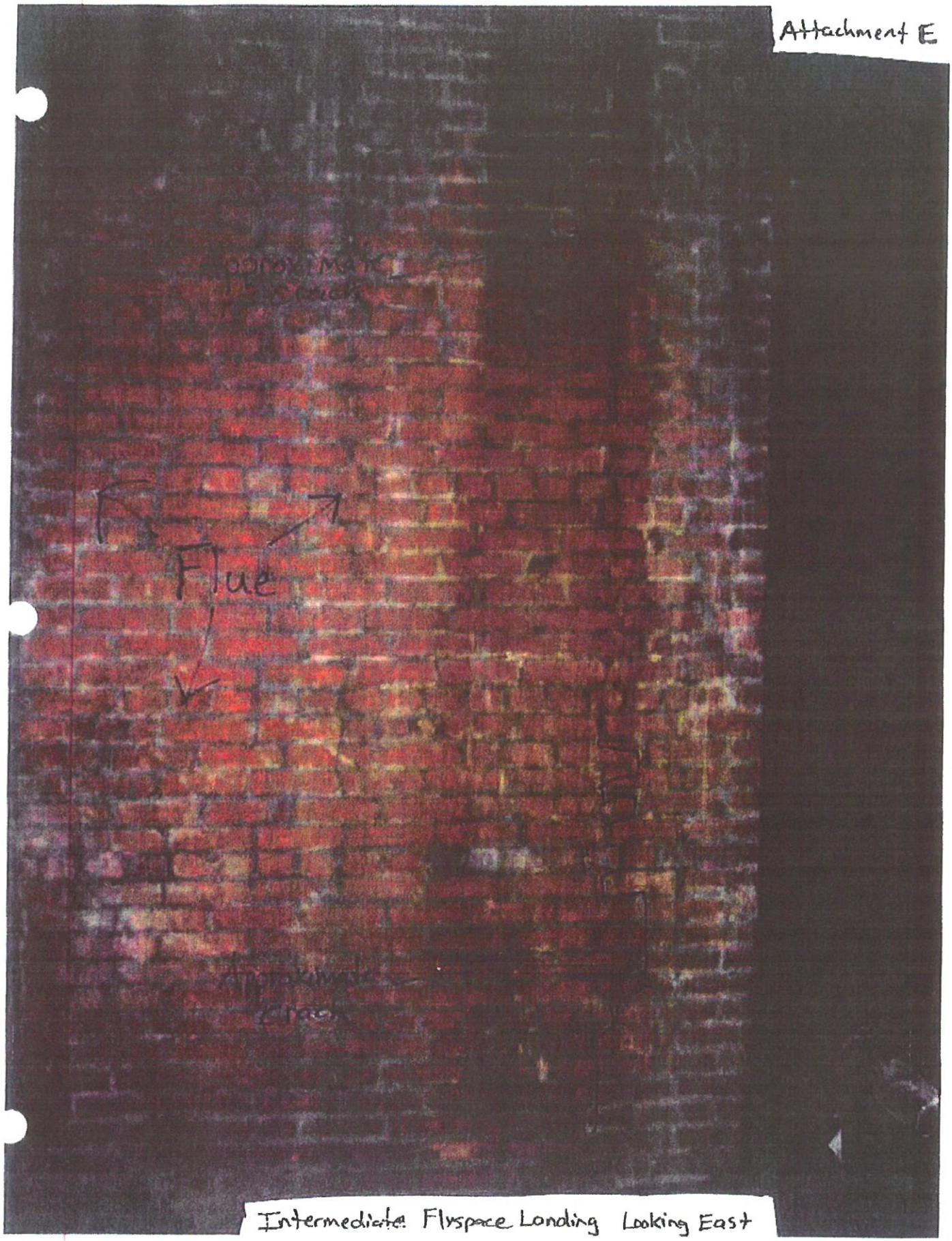
Attachment C

Attachment D



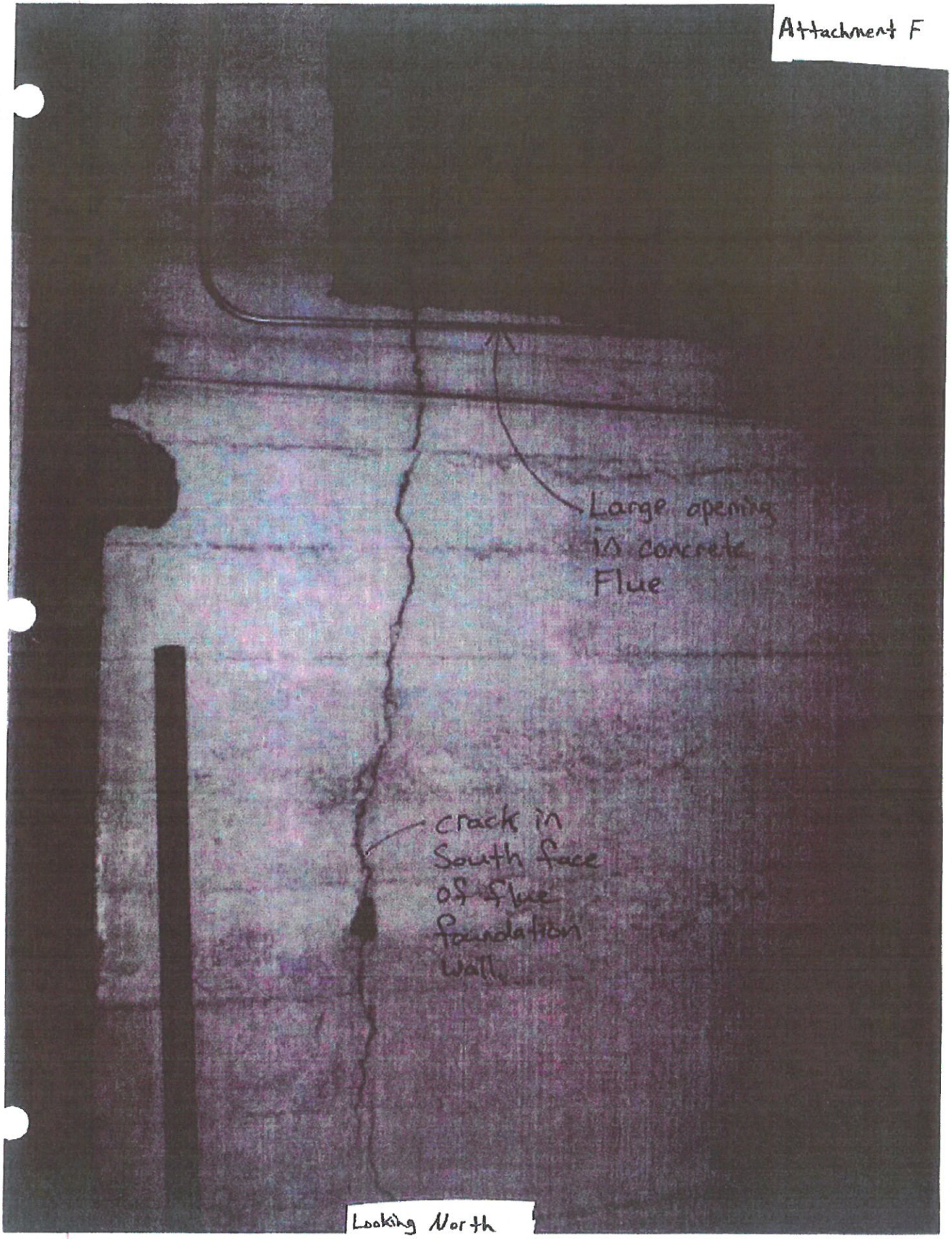
Stage Level Looking East

Attachment E



Intermediate Flyspace Landing Looking East

Attachment F



LANDMARKS BOARD

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

STAFF REPORT

DATE: October 7, 2016

PROPOSAL:

1. Replace west elevation store-front windows with aluminum full view doors
2. Construct fabric awning above sidewalk cafe area

BACKGROUND:

LOCATION: 205 Park Central East

HISTORIC DESIGNATION: Historic site - Holland Building

APPLICANT: Allen Casey

RECOMMENDATION:

The Landmarks Board must determine whether the historic features or character of the building will be compromised with this proposal.

FINDINGS:

1. The National Park Service (NPS) Preservation Brief #32 regarding historic properties accessibility states that the goal in selecting appropriate solutions for specific historic properties is to provide a high level of accessibility without compromising significant features or the overall character of the property.

2. The Secretary of the Interior's Standards for Preservation Guidelines state that particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements

STAFF CONTACT
Michael Sparlin
417-864-1091

ATTACHMENT A
BACKGROUND REPORT
Historic Site
Holland Building
205 Park Central East

APPLICANT'S PROPOSAL:

The applicant is requesting to replace two sets of existing windows with aluminum full view doors on the west elevation and construct fabric awning to be supported by independent steel frame above sidewalk cafe area.

STAFF COMMENTS:

1. After review of the Secretary of the Interior's Standards for Preservation Guidelines, the removal of historic materials or alterations of features and spaces that characterize a property shall be avoided. From the architectural significance excerpt of the nomination to City Council, the green colored marble veneer was applied to the storefronts during a remodel around 1930. The proposed work would remove some of the marble veneer below the existing windows. However, this could be considered a small area in relation to the other surfaces covered by the marble veneer.

2. The Secretary of the Interior's Standards for Preservation Guidelines state that the new work shall be compatible with massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

3. The fabric awning and steel frame support structure is detached from the principal structure and is considered a removable feature.

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.

ATTACHMENT B
PERTINENT DESIGN GUIDELINES
Historic Site
Holland Building
205 Park Central East

ZONING ORDINANCE

No design guidelines have been established by ordinance for historic sites. The Board has the authority to approve or disapprove the proposed application. A building permit will be issued to the applicant, even if the Board denies the application, sixty (60) days from the date of the application for the building permit.

SECRETARY OF THE INTERIOR'S STANDARDS

The following standards would apply to this proposed construction:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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

1. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

PRESERVATION BRIEF #32 GUIDELINES (complete brief is attached)

CONSIDERING A NEW ENTRANCE:

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

ENTRANCES:

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

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

REGARDING AN ENTRANCE:

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

PRESERVATION BRIEF #11 GUIDELINES

DESIGNING REPLACEMENT STOREFRONTS

Where an architecturally or historically significant storefront no longer exists or is too deteriorated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape. For example, just because upper floor windows are arched is not sufficient justification for designing arched openings for the new storefront. The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided. The guidelines on page 8 can assist in developing replacement storefront designs that respect the historic character of the building yet meet current economic and code requirements.

Guidelines for Designing Replacement Storefronts

1. **Scale:** Respect the scale and proportion of the existing building in the new storefront design.
2. **Materials:** Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.

3. **Cornice:** Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
4. **Frame:** Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
5. **Entrances:** Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
6. **Windows:** The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
7. **Secondary Design Elements:** Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

A restoration program requires thorough documentation of the historic development of the building prior to initiating work. If a restoration of the original storefront is contemplated, old photographs and prints, as well as physical evidence, should be used in determining the form and details of the original. Because storefronts are particularly susceptible to alteration in response to changing marketing techniques, it is worthwhile to find visual documentation from a variety of periods to have a clear understanding of the evolution of the storefront. Removal of later additions that contribute to the character of the building should not be undertaken.

ATTACHMENT C
ARCHITECTURAL SIGNIFICANCE
Historic Site
Holland Building
205 Park Central East

1. Construction of the building began in 1914 after a catastrophic fire demolished this section of the "square." It was constructed by Louise Holland Jarrett.

2. The steel frame and brick building is partly sheathed in architectural terra cotta as is all of the decorative work. There is a magnificently decorated parapet and projecting cornice with brackets beneath which correspond to the bay openings. Between the first and second floor is a smaller cornice which has a similar design of the main cornice except on a smaller scale. The fifth (top) story is separated from the other floors with a belt course of terra cotta and sheathed with terra cotta imitating smooth-faced cut stone. Tripartite double-hung windows are placed on the west elevation while paired double hung windows are placed on the south elevation. Above the main entrance on the south elevation, the double-hung windows are placed singularly. The fifth-floor windows repeat this same pattern except each window is separated by the terra cotta material.

   The first story west of and including the south main entrance was remodeled around 1930 when a veneer of green colored marble was applied to the storefronts.

Application for Certificate of Appropriateness

****E-PLANS 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. 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):

Benjamin Hall Digitally signed by Benjamin Hall Date: 2016.09.26 16:05:10 -05'00'

Date: 9/26/16

Please type or print name(s) clearly:

Benjamin Hall

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: 205 Park Central East, Springfield, MO 65806

APPLICANT INFORMATION:

2. Name of current property owner: Holland Place LLC

If corporation: Corporate Official: _____

Mailing Address: 205 Park Central East, Suite 300, Springfield, MO

Zip Code: 65806 Telephone: 417.869.3300 Fax: N/A

E-mail: ACasey@CaseyArchitecture.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: Benjamin Hall

Signature: Benjamin Hall Digitally signed by Benjamin Hall Date: 2016.09.26 16:05:30 -05'00'

Mailing Address: 205 Park Central East, Springfield, MO Zip Code: 65806 Fax: N/A

Telephone: 417.869.3300 E-mail: Bhall@CaseyArchitecture.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: 8.10.16

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)*

The proposed work is to replace two sets of windows with doors and to add an awning.

The windows to be replaced are the two sets of windows along the bottom of the west elevation. See elevation for which windows are to be replaced. The replacements will be an Amarr 3552 door with 1/2 insulated clear glass, with an anodized aluminum frame. See product literature for more information.

The awning is to be a fabric awning stretched along a steel frame that is not attached to the building. See attached awning images for proposed awning on Holland Building and example of awning in a different location.

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

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

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

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

The proposed window replacement and modification should be approved. This modification relates to the original design of the Holland Building when there were multiple storefronts on along the west elevation. See historic photos for context. Finishes for the new door are the same as existing finishes on the Holland Building. Marble panels that are removed will be saved and stored on site to restore current design if needed or desired.

The proposed awning should be approved. This awning will not be physically attached to the Holland Building; therefore, it will not change the Holland Building.

INSTRUCTIONS FOR FILLING AN APPLICATION FOR A CERTIFICATE OF APPROPRAITENESS

Explanation of the Process

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

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

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

Completion of the Application

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

Exhibit A

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

Exhibit B

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

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

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

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

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

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

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

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

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

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

Exhibit C

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

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

A. Explain how the proposed project conforms with the Secretary of Interior's Standards for Rehabilitation, including the following:

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

B. Explain how the project conforms to local design guidelines or standards adopted by the Landmarks Board. Local design guidelines generally take precedence over the Secretary of Interior's Standards for Rehabilitation. Local design guidelines have been adopted for the Commercial Street and Walnut Street Districts and the Mid-Town Neighborhood (historic sites only), and copies are available from the Development Review Office.

C. For new construction, discuss the extent to which the building or structure will be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility is evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the overall setting.

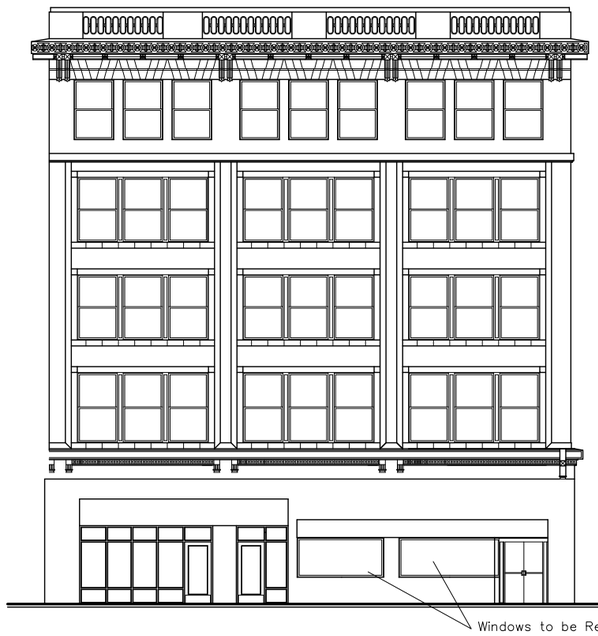
D. For demolitions, discuss.

- The impact the proposed removal will have on the integrity and continuity of the Historic Landmark or Historic District of which it is part.
- The nature of the resource as a representative type or style of architecture, socio-economic development, historical association or other element of the original designation criteria applicable to such structure or site.
- The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
- The ability of the subject structure or site to produce a reasonable economic return on investment to its owner.
- The post-demolition plans for the site and the relation of those plans to the surrounding area.

E. For archeological resources, discuss the effect of the proposed project on the site and what action(s) will be undertaken to record and/or preserve the site.

Deadlines for filing an Application

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



2 west elevation

scale: $\frac{1}{8}$" = 1'-0"

1 new west elevation

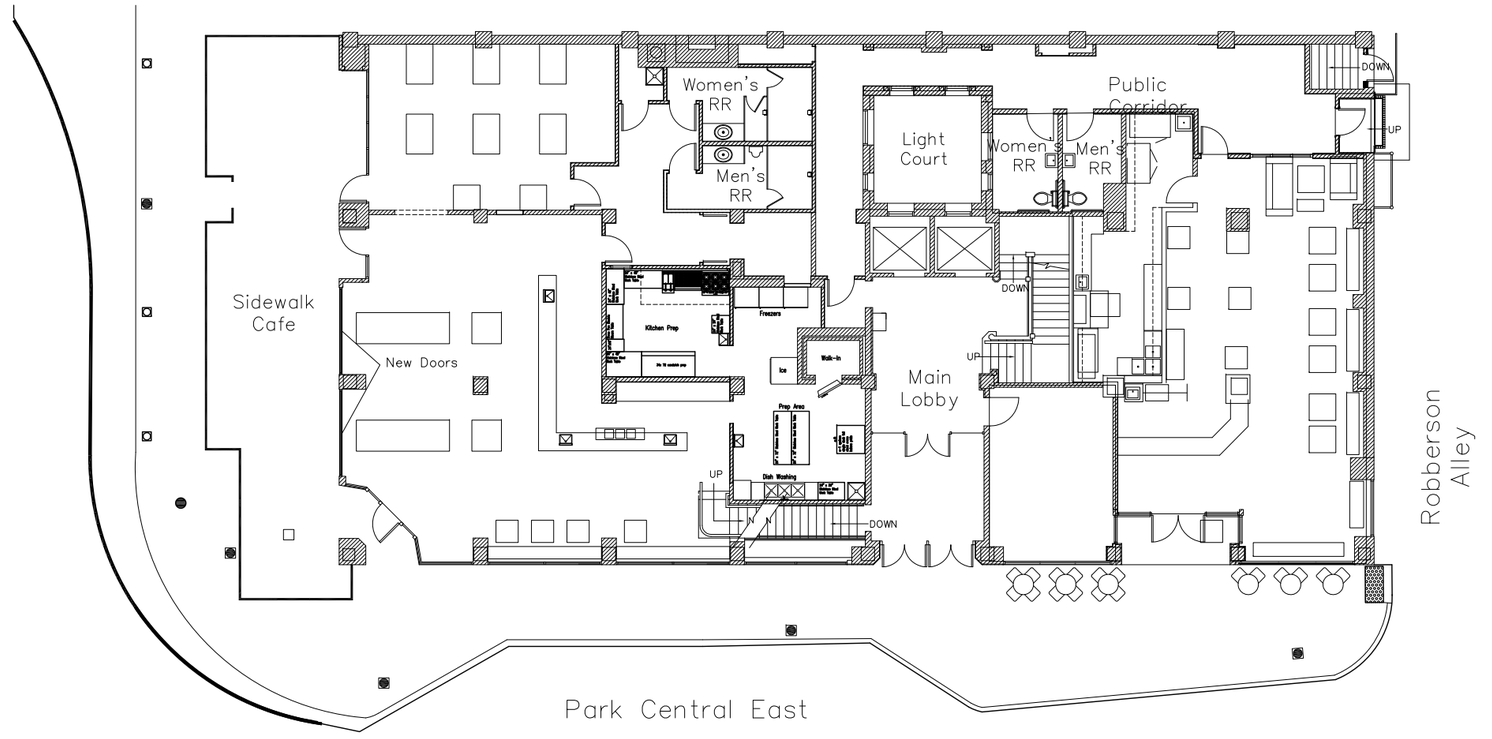
scale: $\frac{1}{8}$" = 1'-0"

CASEY ARCHITECTURE

Elevations

Holland Building

September 26, 2016



1 first floor plan

scale: 1/8" = 1'-0"

CASEY ARCHITECTURE

FLOOR PLAN

NOT TO SCALE

Holland Building

September 26, 2016


ONE WAY
THE BLUEBULL Bar & Grill
BLUE BULL
Lite
DOWNTOWN
SPRINGFIELD


THE BLUE BULL Bar & Grill
BLUE MOON
BUD LIGHT
REDD'S
APPLE ALE
THE BLUE BULL Bar & Grill
FIRE LAN

← ORNAMENT CONT'D. →

← ORNAMENT CONT'D →

ORNAMENT CONT'D.

ROOF

CEILING LINE

TERRA COTTA

T. COTTA

T.C.

BRICK

← TERRA COTTA

TERRA COTTA.

T.C.

TERRA COTTA

PROPERTY LINE

← ORNAMENT CONT'D. →

← PLATE GLASS COPPER

R. R. PL. R. PL.

1ST FL.

ELEV. FIN. FIRST FLOOR 100.61

CUT STONE

CUT STONE

ELEV. 100.53 COR.

SIDEWALK SLAB

CORBEL ON BEAM FOR SIDEWALK

ENTRE/MATIC

Aluminum Full View Doors

Amarr® 3552 / Amarr® 3502

www.amarr.com

Amarr 3552 and 3502 Aluminum Full View doors are constructed of 2"thick extruded aluminum rails and stiles and can be fitted with a variety of full-view glass options, solid aluminum, perforated or louvered ventilation panels. Perfect for automotive showrooms and repair centers, service stations, car washes, fire houses, restaurants, and sports complexes; our aluminum doors create a clean style for any facility. These doors can be mounted stationary or operative as a stylish alternative for al fresco situations.

The **ClearView Aluminum Strut System** provides added strength and durability to larger Amarr 3552 door sizes up to 24' 2", without restricting the viewing area.

Amarr 3552 with two Louvered Aluminum bottom sections.

CONSTRUCTION

Amarr 3552

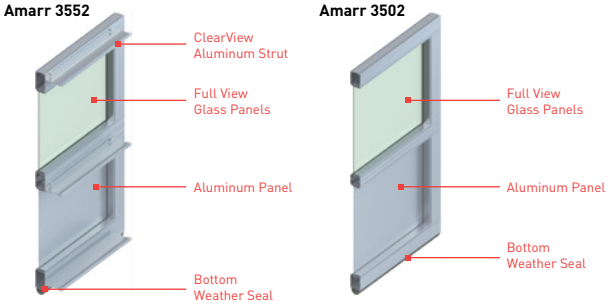
Heavy-duty Aluminum door

- 2" thick extruded aluminum rails & stiles
- Available in 1" width increments
- Available in odd heights

Amarr 3502

Medium-duty Aluminum door

- 2" thick extruded aluminum rails & stiles
- Available in 1" width increments



Track: All Amarr doors are available with both 2"or 3" track in Standard Lift, High Lift, Vertical Lift, Low Headroom, and Follow the Roof Pitch. Custom track configurations are also available. For drawings and more information, please visit **www.amarr.com.**

Springs: Torsion springs are oil tempered, helical wound and custom computed for each door for a minimum 10,000 cycle life. Optional springs are available up to 100,000 cycle life.

Hardware: Amarr hardware includes minimum 14-gauge galvanized steel hinges and 13-gauge galvanized steel track brackets. All rollers have minimum 10-ball bearings.

SPECIFICATIONS

	Heavy-duty	Medium-duty
	Amarr 3552 formerly 3550	**Amarr 3502** formerly 3500
MATERIAL	Aluminum	Aluminum
CONSTRUCTION LAYERS	Single	Single
PANEL OPTIONS		
Full View	•	•
Perforated	•	
Louvered Ventilation	•	
Aluminum	•	•
Insulated Aluminum	•	
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)
MINIMUM WIDTH	2'	2'
MAXIMUM WIDTH	24' 2"	12' 2"
SECTION HEIGHTS[1]	18", 21", 24"	21", 24"
MINIMUM HEIGHT	6'	6'
MAXIMUM HEIGHT	20' 1"	12' 1"
WIND LOAD[2] **AVAILABLE**	•	•
FINISH WARRANTY[3]	5 Years	5 Years
WORKMANSHIP/HARDWARE WARRANTY[4]	1 Year	1 Year

[1] For complete door height configuration chart, visit amarr.com or contact your local Amarr dealer.

[2] It is your responsibility to make sure your garage door meets local building codes.

[3] For complete warranty details, visit amarr.com or contact your local Amarr dealer.

GLAZING OPTIONS

	Amarr 3552 formerly 3550	**Amarr 3502** formerly 3500
DSB GLASS		
Single or Insulated	•	Single Only
Tinted (Bronze, Gray or Green)	•	•
TEMPERED GLASS		
Single or Insulated	•	Single Only
Tinted (Bronze, Gray or Green)	•	•
OBSCURE GLASS		
Single or Insulated	•	Single Only
THERMAPRO LOW-E GLASS		
Single or Insulated	•	Single Only
Tinted (Bronze, Gray or Green)	•	•
POLYCARBONATE GLAZED		
Single or Corrugated	•	Single Only
LAMINATED GLAZED	•	•
ACRYLIC GLAZED	•	•
CUSTOM OPTIONS	•	•

ADDITIONAL GLAZING OPTIONS AVAILABLE.

PANEL OPTIONS

ALUMINUM & INSULATED ALUMINUM

PERFORATED ALUMINUM
0.312" square perforations on ½" centers
Also available in Mill finish.

LOUVERED ALUMINUM
6 columns of (12) 3"x 3/4" vents on a 4'x 24" panel.

ANODIZE FINISHES

Actual color may vary from samples shown.

CLEAR | CHAMPAGNE* | COPPER* | MEDIUM BRONZE* | DARK BRONZE | BLACK

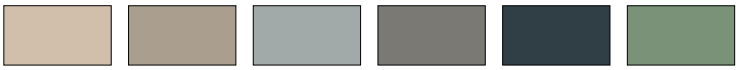
Amarr 3502 available in clear anodize only.

*Special order; longer lead time and price upcharge apply.

PAINT FINISHES (PVDF AND POWDER COAT)

Amarr 3552 only. Actual color may vary from samples shown.

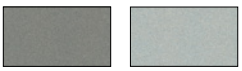
WHITE (Stock Color) | BONE WHITE | IVORY | SANDSTONE | BURNT SUN | SIERRA TAN



BEIGE | LIGHT SEAWOLF BEIGE | DOVE GRAY | SLATE GRAY | CHARCOAL GRAY | PATINA GREEN

DARK IVY | HARTFORD GREEN | MILITARY BLUE | INTERSTATE BLUE | COLONIAL RED | BOYSENBERRY

SAGE BROWN | QUAKER BRONZE | SUPER BLACK | CARNIVAL RED II† | CLASSIC COPPER† | CHAMPAGNE PEARL†



PEWTER† | SILVER†

RAL and custom powder coat colors available.

†PVDF only; longer lead time and price upcharge apply.

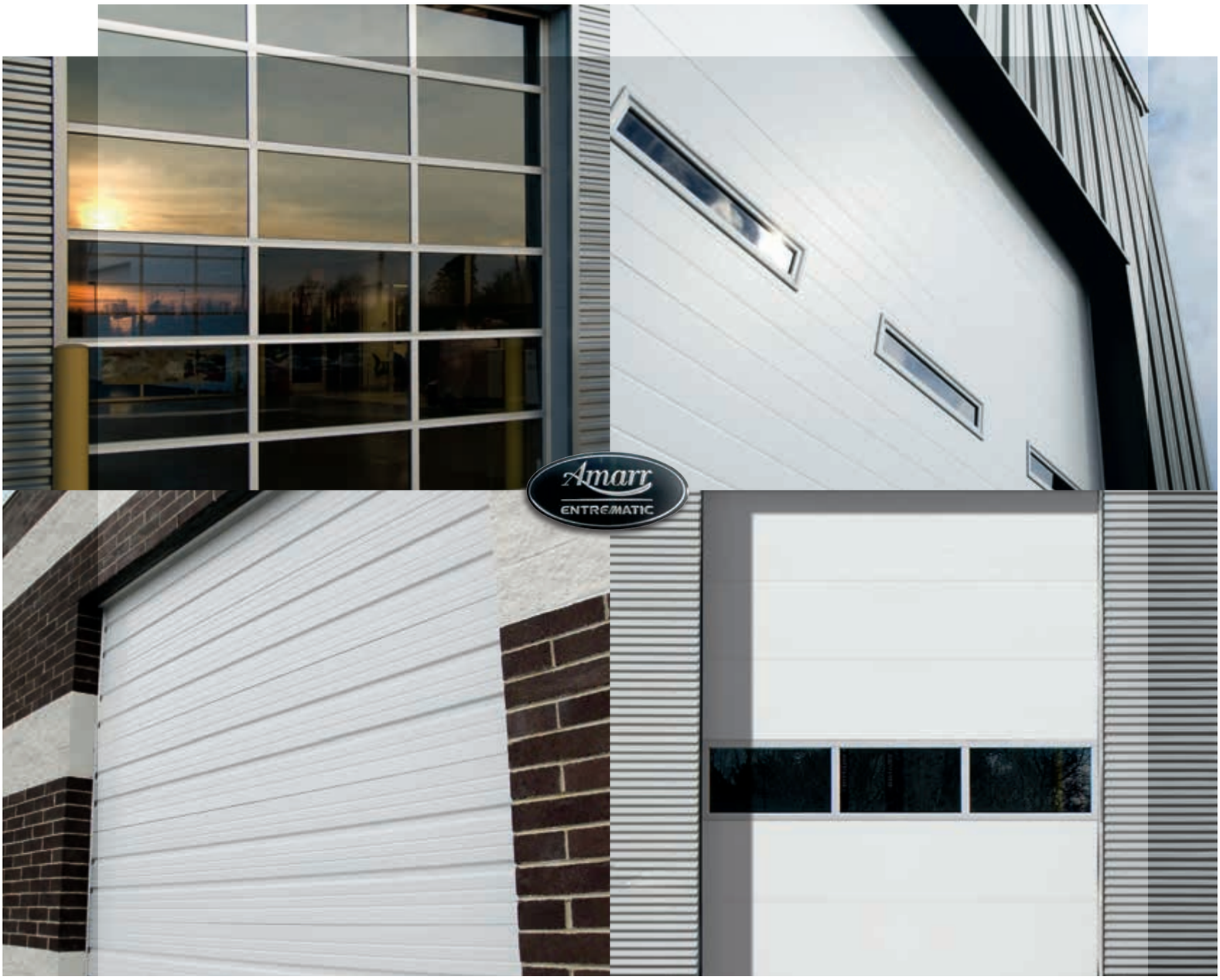
ENTREMATIC

Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com

FOR TECHNICAL QUESTIONS:
1.866.366.4814

MADE IN USA

ENTRE/MATIC



Amarr® Commercial Sectional Doors

www.amarr.com

INDUSTRIAL STRENGTH

Why Choose Amarr Commercial Sectional Doors?

PRODUCTS

Entrematic offers a wide range of high-quality, LEED qualified, sustainable products to meet the needs of architects, specifiers, and building professionals.

Amarr doors are designed and tested in our state-of-the-art research facility and manufactured to meet or exceed industry standards.

Our wind load approved and hurricane rated commercial doors meet or exceed building code requirements.
See page 13 for more information.

SERVICE

Our 85 Door Centers, strategically located throughout North America, supply our products to over 3,000 professional door dealers and installers.

SUPPORT

Amarr Commercial Experts (ACE) provide dealer support for our commercial products, programs, systems, and training. Contact 866.366.4814 or ace@amarr.com.

Free AIA accredited continuing education courses.

ARCHITECT RESOURCES

architects.amarr.com

- Product Brochures
- 3-Part Specifications
- CAD/BIM Details
- Installation Instructions
- LEED Documentation
- Lunch & Learn Education

bsdsoftlink.com

SpecWizard®
arcat.com/specwizard/08360ama

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aecdaily.com

ARCAT
arcat.com

Sweets™
sweets.construction.com

Aluminum Full View Doors

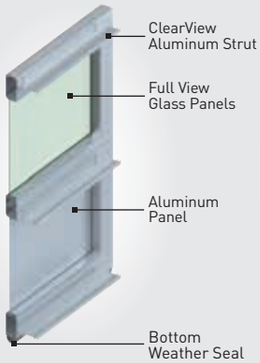
Amarr 3552 FORMERLY 3550
Heavy-duty Aluminum door

Amarr 3502 FORMERLY 3500
Medium-duty Aluminum door

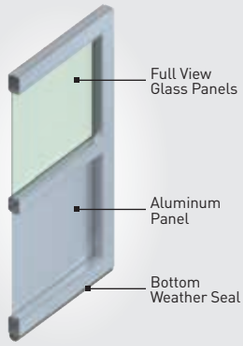
Amarr Aluminum Full View doors can be fitted with a variety of full view glass options, solid aluminum, perforated or louvered ventilation panels. Full View panels can also be used in Amarr sectional steel doors. Perfect for service stations, car washes, fire houses, restaurants, and sports complexes; our aluminum doors create a clean style for any facility.

CONSTRUCTION

SINGLE-LAYER
Aluminum



Amarr 3552



Amarr 3502

- 2" thick extruded commercial-grade aluminum frame provides durability, low maintenance and corrosion resistance
- Tongue and groove section joints and bottom weather seal provide additional protection against the elements
- Heavy-duty through bolt construction
- Available in 1" width increments
- ClearView Aluminum Strut System does not restrict viewing area and adds strength and durability to doors; available up to 24' wide doors (Amarr 3552 only)
- Amarr 3552 available in odd height doors

SPECIFICATIONS

	Heavy-duty **Amarr 3552** formerly 3550	Medium-duty **Amarr 3502** formerly 3500
MATERIAL	Aluminum	Aluminum
CONSTRUCTION LAYERS	Single	Single
PANEL OPTIONS		
Full View	•	•
Perforated	•	
Louvered Ventilation	•	
Aluminum	•	•
Insulated Aluminum	•	
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)
MINIMUM WIDTH	2'	2'
MAXIMUM WIDTH	24' 2"	12' 2"
MINIMUM HEIGHT	6'	6'
MAXIMUM HEIGHT	20' 1"	12' 1"
SECTION HEIGHTS[1]	18", 21", 24"	21", 24"
WIND LOAD[2] **AVAILABLE**	•	•
FINISH WARRANTY[3]	5 Years	5 Years
WORKMANSHIP/HARDWARE WARRANTY[3]	1 Year	1 Year

[1] For complete door height configuration chart visit amarr.com or contact your local Amarr dealer.
[2] It is your responsibility to make sure your garage door meets local building codes.
[3] For complete warranty details, visit amarr.com or contact your local Amarr dealer.

GLAZING OPTIONS

	Amarr 3552 formerly 3550	**Amarr 3502** formerly 3500
DSB GLASS		
Single or Insulated	•	Single Only
Tinted (Bronze, Gray or Green)	•	•
TEMPERED GLASS		
Single or Insulated	•	Single Only
Tinted (Bronze, Gray or Green)	•	•
OBSCURE GLASS		
Single or Insulated	•	Single Only
THERMAPRO LOW-E GLASS		
Single or Insulated	•	Single Only
Tinted (Bronze, Gray or Green)	•	•
POLYCARBONATE GLAZED		
Single or Corrugated	•	Single Only
LAMINATED GLAZED	•	•
ACRYLIC GLAZED	•	•
CUSTOM OPTIONS	•	•

Additional glazing options available.

PAN

ALUMIN

*Also ava

ANO

CLEAR

Amarr 3

PAIN

WHITE (

BEIGE

DARK IV

SAGE BR

PEWTER

RAL and

Amarr 3552 in Clear Anodize finish with two Louvered Aluminum bottom sections

PANEL OPTIONS

ALUMINUM & INSULATED ALUMINUM

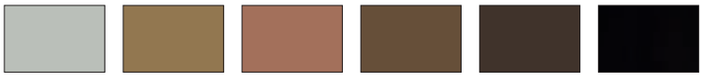
PERFORATED ALUMINUM*
0.312" square perforations on ½" centers

LOUVERED ALUMINUM
6 columns of (12) 3"x 3/4" vents on a 4'x 24" panel

*Also available in Mill finish.

ANODIZE FINISHES

Actual color may vary from samples shown.



CLEAR | CHAMPAGNE† | COPPER† | MEDIUM BRONZE† | DARK BRONZE | BLACK

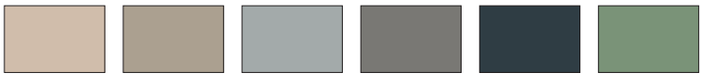
Amarr 3502 available in clear anodize only.

†Special order; longer lead time and price upcharge apply.

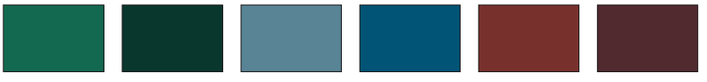
PAINT FINISHES (PVDF AND POWDER COAT)

Amarr 3552 only. Actual color may vary from samples shown.

WHITE (Stock Color) | BONE WHITE | IVORY | SANDSTONE | BURNT SUN | SIERRA TAN



BEIGE | LIGHT SEAWOLF BEIGE | DOVE GRAY | SLATE GRAY | CHARCOAL GRAY | PATINA GREEN



DARK IVY | HARTFORD GREEN | MILITARY BLUE | INTERSTATE BLUE | COLONIAL RED | BOYSENBERRY

SAGE BROWN | QUAKER BRONZE | SUPER BLACK | CARNIVAL RED II‡ | CLASSIC COPPER‡ | CHAMPAGNE PEARL‡

PEWTER‡ | SILVER‡

‡PVDF only; longer lead time and price upcharge apply.

RAL and custom powder coat colors available.

Amarr 3502 in Dark Bronze (custom stile arrangement)

Energy Efficient Polyurethane Insulated Steel Doors

R-Value 19.4 **Amarr 2042** FORMERLY 2720
Extra Heavy-duty, 2" 20-gauge steel

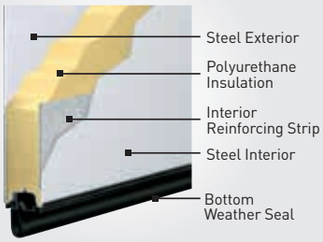
R-Value 19.4 **Amarr 2742** FORMERLY 2700
Heavy-duty, 2" 27-gauge steel

R-Value 14.5 **Amarr 2741** FORMERLY 1350
Medium-duty, 1-3/8" 27-gauge steel

Amarr polyurethane insulated sectional doors are our top-of-the-line energy efficient, high R-value doors; constructed using foamed-in-place polyurethane insulation to create a strong monolithic panel. Each model is secured with heavy-duty 14-gauge minimum galvanized steel hinges.

CONSTRUCTION

TRIPLE-LAYER
Steel + Insulation + Steel



- Unique tongue and groove construction with three positive points of contact provides a more efficient barrier against moisture and air infiltration
- Thermally broken section joint prevents temperature transfer from exterior to interior steel increasing energy efficiency
- Accommodates a variety of EPDM weather seals including longer drop to guard against air and water leakage on uneven floor surfaces
- Two continuous 20-gauge steel interior reinforcing strips on each section ensure hinges are always anchored in steel for added structural integrity
- Environmentally friendly CFC-free polyurethane insulation

SPECIFICATIONS

	Extra Heavy-duty **Amarr 2042** formerly 2720	Heavy-duty **Amarr 2742** formerly 2700	Medium-duty **Amarr 2741** formerly 1350
STEEL THICKNESS (Exterior/Interior)	20-ga / 27-ga	27-ga / 27-ga	27-ga / 27-ga
PANEL DESIGN	Flush	Pencil Groove	Pencil Groove
STEEL EMBOSSMENT	Stucco	Stucco	Stucco
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)
CONSTRUCTION LAYERS	Triple	Triple	Triple
INSULATION[1]	Polyurethane	Polyurethane	Polyurethane
R-VALUE[2]	19.4	19.4	14.5
U-VALUE	0.052	0.052	0.069
MINIMUM WIDTH	5'	5'	5'
MAXIMUM WIDTH	32' 2"	32' 2"	18' 2"
MINIMUM HEIGHT	7'	7'	7'
MAXIMUM HEIGHT	26' 1"	26' 1"	14' 1"
PASS DOOR	•	•	
WIND LOAD[3] AVAILABLE	•	•	•
PAINT FINISH WARRANTY[4]	10 Years	10 Years	10 Years
WORKMANSHIP/HARDWARE WARRANTY[4]	1 Year	1 Year	1 Year

RAPID INSTALL
See page 13 for details.

1 Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
2 Amarr 2741 calculated door section R-value is in accordance with DASMA TDS-163. Amarr 2042 and 2742 R-value tested and verified in accordance to ASTM 518 by an independent lab.
3 It is your responsibility to make sure your garage door meets local building codes.
4 For complete warranty details, visit amarr.com or contact your local Amarr dealer.

OPTIONAL PASS DOOR with stainless steel frame

Available for Amarr 2742 and Amarr 2042 only in door sizes up to 16'2"wide x 16' tall.
Wind load option not available.

Amarr 2742 in Commercial Brown with 2 Dark Bronze Aluminum Full View sections

PANEL DESIGNS

AMARR 2042:
FLUSH PANEL WITH STUCCO EMBOSSMENT

AMARR 2741 AND 2742:
PENCIL GROOVED WITH STUCCO EMBOSSMENT

STEEL COLORS

Amarr steel doors are pre-painted; for custom colors, exterior latex paint must be used.
Visit **amarr.com** for instructions on painting. Actual paint colors may vary from samples shown.

TRUE WHITE
Amarr 2742 and Amarr 2741;
Amarr 2042 is Commercial White

SANDTONE
Amarr 2742 only

COMMERCIAL GRAY
Amarr 2742 only

COMMERCIAL BROWN
Amarr 2742 only

WINDOW OPTIONS

26" x 13" DOUBLE INSULATED
ACRYLIC WINDOWS WITH BLACK FRAME
Available in Amarr 2042 & 2742 only.

24" x 6" DOUBLE INSULATED
ACRYLIC WINDOWS WITH BLACK FRAME

24" X 12" INSULATED GLASS
Available with either a black or white frame.

ALUMINUM SECTION OPTIONS*

GLAZED ALUMINUM

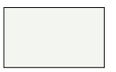
PERFORATED ALUMINUM†
0.312" square perforations on ½" centers

LOUVERED ALUMINUM
6 columns of (12) 3"x 3/4" vents on a 4'x 24" panel

CLEAR
ANODIZE

DARK BRONZE
ANODIZE

BLACK
ANODIZE



WHITE
POWDER COAT

Actual color may vary from samples shown.
See page 5 for additional finish options.

*Available for Amarr 2042 and Amarr 2742 only.
†Also available in Mill finish.

Amarr 2742 in White with 26"x13" windows

Heavy-Duty Polystyrene Insulated Steel Doors

R-Value 9.4

Amarr 2432 FORMERLY 1000
Heavy-duty, 2" 24-gauge steel

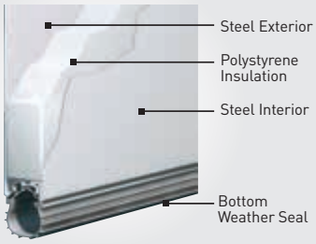
The Amarr 2432 features heavy-duty 24-gauge exterior steel combined with a 27-gauge steel interior to make this polystyrene insulated door one of the strongest and most durable.

The 4-step insulation system includes tongue and groove construction, 2" polystyrene insulation, weather-stripping, and a thermal break that provides a strong barrier from extreme heat and cold.

Amarr 2432 in White with 24"x6" windows

CONSTRUCTION

TRIPLE-LAYER
Steel + Insulation + Steel



- R-Value: 9.4
- Heavy-duty hardware for smooth operation, long life and low maintenance
- Stucco embossed interior surface camouflages day-to-day wear and tear
- CFC-free polystyrene insulation is eco-friendly and chemically bonded to the steel panels building strength and energy efficiency

SPECIFICATIONS

	Heavy-duty **Amarr 2432** formerly 1000
STEEL THICKNESS (Exterior/Interior)	24-ga / 27-ga
PANEL DESIGN	Pencil Groove
STEEL EMBOSSMENT	Stucco
DOOR THICKNESS	2" (5.1cm)
CONSTRUCTION LAYERS	Triple
INSULATION[1]	Polystyrene
R-VALUE[2]	9.4
U-VALUE	0.106
AIR INFILTRATION	.18 cfm/ft² @ 15 mph / .30 cfm/ft² @ 25 mph
MINIMUM WIDTH	6'
MAXIMUM WIDTH	24' 2"
MINIMUM HEIGHT	7'
MAXIMUM HEIGHT	26' 1"
WIND LOAD[3] AVAILABLE	•
PAINT FINISH WARRANTY[4]	10 Years
WORKMANSHIP/HARDWARE WARRANTY[4]	1 Year

RAPID INSTALL

See page 13 for details.

1 Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
2 Calculated door section R-value.
3 It is your responsibility to make sure your garage door meets local building codes.
4 For complete warranty details, visit amarr.com or contact your local Amarr dealer.

PANEL DESIGN

PENCIL GROOVE WITH STUCCO EMBOSSMENT

COLORS

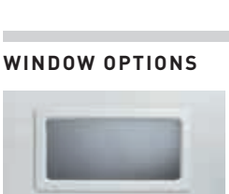
TRUE WHITE

SANDTONE

COMMERCIAL GRAY

COMMERCIAL BROWN

WINDOW OPTIONS



24" X 12" INSULATED GLASS
Available with either a black or white frame.

24" x 6" DOUBLE INSULATED ACRYLIC
Available with black frame.

Medium-Duty Polystyrene Insulated Steel Doors

R-Value 6.7

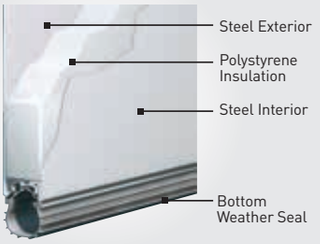
Amarr 2731 FORMERLY 1380
Medium-duty, 1-3/8" 27-gauge steel

Solid commercial construction meets variety and style. The Amarr 2731 is built with two 27-gauge steel layers surrounding a 1-3/8" polystyrene core. For style, the exterior layer features a flush profile with woodgrain embossment for a more upscale look reminiscent of typical residential doors. The interior skin features a flush profile with stucco embossment for a clean interior surface.


Amarr 2731 in White with 21"x13" windows

CONSTRUCTION

TRIPLE-LAYER
Steel + Insulation + Steel



- R-Value: 6.7
- Four-step insulation system provides protection from the elements with tongue and groove construction, insulation, weather-stripping and a thermal break
- CFC-free polystyrene insulation is eco-friendly and chemically bonded to the steel panels building strength and energy efficiency

SPECIFICATIONS

	Medium-duty **Amarr 2731** formerly 1380
STEEL THICKNESS (Exterior/Interior)	27-ga / 27-ga
PANEL DESIGN	Flush
STEEL EMBOSSMENT	Woodgrain
DOOR THICKNESS	1-3/8" (3.5cm)
CONSTRUCTION LAYERS	Triple
INSULATION[1]	Polystyrene
R-VALUE[2]	6.7
U-VALUE	0.149
MINIMUM WIDTH	6'
MAXIMUM WIDTH	18' 2"
MINIMUM HEIGHT	7'
MAXIMUM HEIGHT	14' 1"
WIND LOAD[3] **AVAILABLE**	•
PAINT FINISH WARRANTY[4]	10 Years
WORKMANSHIP/HARDWARE WARRANTY[4]	1 Year

RAPID INSTALL

See page 13 for details.

1 Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
2 Calculated door section R-value.
3 It is your responsibility to make sure your garage door meets local building codes.
4 For complete warranty details, visit amarr.com or contact your local Amarr dealer.

PANEL DESIGN

FLUSH PANEL WITH WOODGRAIN EMBOSSMENT

COLORS


TRUE WHITE


ALMOND


WICKER TAN


SANDTONE

WINDOW OPTIONS


21" x 13" SHORT PANEL*


41" x 13" LONG PANEL*


24" x 6" DOUBLE INSULATED ACRYLIC
Available with black frame.

* True White shown; also available in Almond, Wicker Tan, and Sandtone. Available with Clear, Obscure, or Insulated glass.

Ribbed Panel Steel Doors

R-Value 7.0

Amarr 2002, 2012, 2022 FORMERLY 2000, 2000i, 2000s
Extra Heavy-duty, 20-gauge steel

R-Value 7.0

Amarr 2402, 2412, 2422 FORMERLY 2400, 2400i, 2400s
Heavy-duty, 24-gauge steel

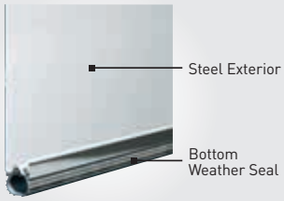
R-Value 7.0

Amarr 2502, 2512, 2522 FORMERLY 2500, 2500i
Medium-duty, nominal 24-gauge steel

Amarr 2" ribbed panel steel doors, insulated and non-insulated, are the industry workhorses and our most versatile doors. Choose from extra heavy-duty 20-gauge, heavy-duty 24-gauge and medium-duty nominal 24-gauge steel. From manufacturing plant to auto dealerships, these doors keep working wherever they are installed.

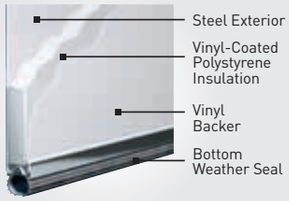
CONSTRUCTION

SINGLE-LAYER
Steel



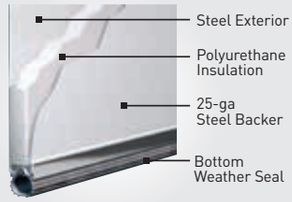
Amarr 2002/2402/2502

DOUBLE-LAYER
Steel + Insulation



Amarr 2012/2412/2512

TRIPLE-LAYER
Steel + Insulation + Steel



Amarr 2022/2422/2522

- Deeply ribbed panel with a smooth texture
- Can be field-modified with CFC-free polystyrene insulation with a nylon or steel backer
- Tongue and groove construction with three positive points of contact provides a more efficient barrier against moisture and air infiltration
- U-shaped vinyl bottom weather seal in a full-length PVC retainer effectively keeps out the elements

SPECIFICATIONS

	Extra Heavy-Duty			Heavy-Duty			Medium-Duty		
	Amarr 2002 formerly 2000	**Amarr 2012** formerly 2000i	**Amarr 2022** formerly 2000s	**Amarr 2402** formerly 2400	**Amarr 2412** formerly 2400i	**Amarr 2422** formerly 2400s	**Amarr 2502** formerly 2500	**Amarr 2512** formerly 2500i	**Amarr 2522** September 2016
STEEL THICKNESS (Exterior/Interior)	20-ga	20-ga	20-ga / 25-ga	24-ga	24-ga	24-ga / 25-ga	Nominal 24-ga	Nominal 24-ga	Nominal 24-ga / 25-ga
PANEL DESIGN	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed	Deep Ribbed
STEEL EMBOSSMENT	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
CONSTRUCTION LAYERS	Single	Double	Triple	Single	Double	Triple	Single	Double	Triple
INSULATION[1]		Polystyrene	Polystyrene		Polystyrene	Polystyrene		Polystyrene	Polystyrene
R-VALUE[2]		7.0	7.0		7.0	7.0		7.0	7.0
U-VALUE		0.143	0.143		0.143	0.143		0.143	0.143
MINIMUM WIDTH	6'	6'	6'	6'	6'	6'	6'	6'	6'
MAXIMUM WIDTH	26' 2"	26' 2"	26' 2"	30' 2"	30' 2"	30' 2"	20' 2"	20' 2"	20' 2"
MINIMUM HEIGHT	7'	7'	7'	7'	7'	7'	7'	7'	7'
MAXIMUM HEIGHT	26' 1"	26' 1"	26' 1"	26' 1"	26' 1"	26' 1"	14' 1"	14' 1"	14' 1"
WIND LOAD[3] **AVAILABLE**	•	•	•	•	•	•	•	•	•
PAINT FINISH WARRANTY[4]	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years
WORKMANSHIP/HARDWARE WARRANTY[4]	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year

RAPID INSTALL

See page 13 for details.

1 Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
2 Calculated door section R-value.
3 It is your responsibility to make sure your garage door meets local building codes.
4 For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Amarr 2412 in Commercial White with 24"x6" windows

PANEL DESIGN

RIBBED PANEL

STEEL COLORS

Amarr steel doors are pre-painted; for custom colors, exterior latex paint must be used. Visit **amarr.com** for instructions on painting. Actual paint colors may vary from samples shown.

COMMERCIAL WHITE

COMMERCIAL GRAY
2402/2412/2422 only

COMMERCIAL BROWN
2402/2412/2422 only

COMMERCIAL BLACK
2402/2412/2422 only

WINDOW OPTIONS

Available with either a black or white frame.

24" X 12" SINGLE PLEXIGLAS®
24" X 12" INSULATED PLEXIGLAS®

24" X 6" DSB or PLEXIGLAS®

ALUMINUM SECTION OPTIONS

GLAZED ALUMINUM

PERFORATED ALUMINUM*
0.312" square perforations on ½" centers

LOUVERED ALUMINUM
6 columns of (12) 3"x 3/4" vents on a 4'x 24" panel

CLEAR ANODIZE

DARK BRONZE ANODIZE

BLACK ANODIZE

WHITE POWDER COAT

Actual color may vary from samples shown.
See page 5 for additional finish options.

*Also available in Mill finish.

Amarr 2512 in Commercial White with 2 White Aluminum Full View sections

LEED GOLD CASE STUDY

SALT LAKE COUNTY FLEET MANAGEMENT FACILITY

Entrematic partnered with Frontier Overhead Door and Kevin Blalock & Partners (Architects) to develop an energy-efficient door solution for Salt Lake County Fleet Management facility to help them attain LEED Gold Certification.

Architect Kevin Blalock wanted to create a "Jiffy Lube on steroids" for the fleet maintenance mechanics. "This is their workspace and their playground" stated Blalock.

The result of the collaborative project was a highly durable, yet visually appealing commercial door combining Amarr 2042 triple-layer polyurethane insulated (R-value 19.4) steel sections with Amarr 3552 aluminum full view sections with ½" thick insulated glass. The three aluminum full view sections are place at the ideal height to allow employees to clearly see maintenance vehicles entering and exiting the facility and contribute natural lighting to the interior workspace.

Award:
Most Outstanding Project - Utah Construction and Design, Public Projects under $10 Million

Location:
Midvale, Utah

Project Size:
40,500 square feet

Facility cost:
$9.4 million

Completion:
2015

Architect:
Kevin Blalock & Partners – Salt Lake City, UT

Contractor:
Ascent Construction – Centerville, UT

Consultant:
Maintenance Design Group – Denver, CO

Amarr Wind Load Rated Commercial Doors

When installed according to our instructions and local building codes, Amarr hurricane rated doors:

- Withstand rapid cyclic pressure and static load forces up to 240 mph.[1]
- Resist large missile impact at 50' per second (35 mph).[2]
- May qualify for discounts on your homeowner's insurance.[3]

[1] Exposure B with a mean roof height less than 30' based on ASCE7-10. (57/-67 PSF)

[2] Option available on select models only.

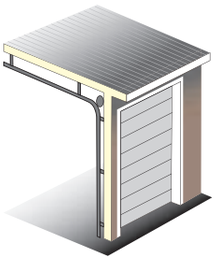
[3] Check with your insurance provider for details.

Amarr wind load rated doors meet or exceed these building codes:

- Florida Building Code (FBC)
- International Code Council (ICC)
- Texas Department of Insurance (TDI)
- High-Velocity Hurricane Zone (HVHZ) (Miami – Dade and Broward Counties)

Track Lift Options

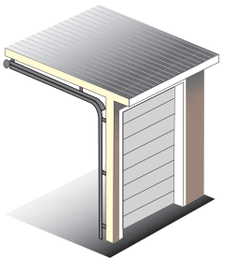
Track lift types vary based on the amount of vertical space or headroom available above the door. 2" or 3" track for these lift applications is available. Custom track configurations are also available.



STANDARD LIFT

2" TRACK
Headroom
12" Radius = 12-3/4"
15" Radius = 15-1/2"
Sideroom = 5"

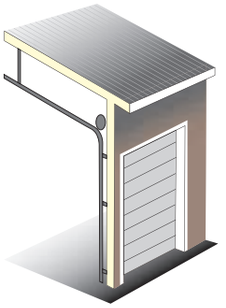
3" TRACK
Headroom = 16-7/8"
Sideroom = 5-1/2"



LOW HEADROOM REAR

2" TRACK
Headroom = 6-1/2"
Sideroom = 5"

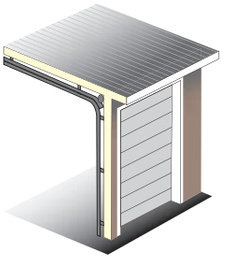
3" TRACK
Headroom = 7-5/8"
Sideroom = 5-1/2"



FOLLOW THE ROOF PITCH

2" TRACK
Headroom
12" Radius = 12-3/4"
15" Radius = 15-1/2"
Sideroom = 5"

3" TRACK
Headroom = 16-7/8"
Sideroom = 5-1/2"

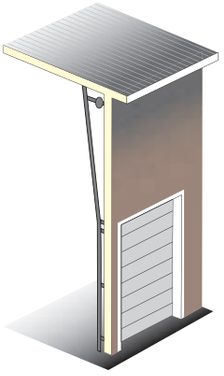


LOW HEADROOM FRONT

2" TRACK
Headroom = 12-13/16"
Sideroom = 5"

3" TRACK
Headroom = 16-7/8"
Sideroom = 5-1/2"

Amarr ENTREMATIC RAPID INSTALL

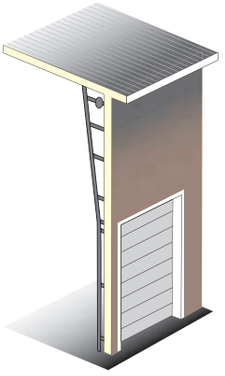


RAPID INSTALL VERTICAL LIFT

- Available for all commercial steel sectional doors
- Designed for commercial warehouse and dock doors sizes up to 9'4" x10'
- Only 14 wall anchor attachments for a 10' tall door
- A one-piece .063 heavy-gauge vertical track
- Preinstalled integrated end bearing plate
- Select wind load approvals
- Saves approximately 20 minutes of installation time

2" TRACK
Headroom = Door Height +13"
Sideroom = 5"

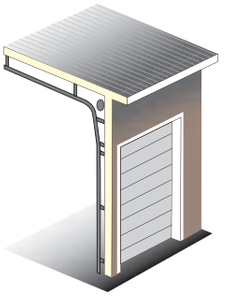
3" TRACK
Headroom = Door Height +13"
Sideroom = 5-1/2"



VERTICAL LIFT

2" TRACK
Headroom = Door Height +13"
Sideroom = 5"

3" TRACK
Headroom = Door Height +13"
Sideroom = 5-1/2"



HIGH LIFT

2" TRACK
Headroom = 12-1/2"
Sideroom = 5"

3" TRACK
Headroom = 13-1/2"
Sideroom = 5-1/2"

Product Specifications

AMARR COMMERCIAL SECTIONAL DOORS	ALUMINUM FULL VIEW		ENERGY EFFICIENT POLYURETHANE			POLYSTYRENE INSULATED	
	Heavy-Duty **3552**	Medium-Duty **3502**	Extra Heavy-Duty **2042**	Heavy-Duty **2742**	Medium-Duty **2741**	Heavy-Duty **2432**	Medium-Duty **2731**
	formerly 3550	formerly 3500	formerly 2720	formerly 2700	formerly 1350	formerly 1000	formerly 1380
EXTERIOR PANEL DESIGN							
Flush			•				•
Deep Ribbed							
Pencil Groove				•	•	•	
Stile and Rail	•	•					
Aluminum Sections	•	•	•	•			
EXTERIOR PANEL TEXTURE							
Smooth	•	•					
Stucco Embossment			•	•	•	•	
Woodgrain Embossment							•
INTERIOR PANEL TEXTURE							
Smooth			•	•	•		
Stucco Embossment						•	•
CONSTRUCTION LAYERS							
Steel + Insulation + Steel			•	•	•	•	•
Steel + Insulation							
Steel							
Extruded Aluminum	•	•					
MINIMUM STANDARD WIDTH	2'0"	2'0"	5'0"	5'0"	5'0"	6'0"	6'0"
MAXIMUM STANDARD WIDTH	24'2"	12'2"	32'2"	32'2"	18'2"	24'2"	18'2"
MAXIMUM STANDARD HEIGHT	20'1"	12'1"	26'1"	26'1"	14'1"	26'1"	14'1"
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)	1-3/8" (3.5cm)
INSULATION[1]			Polyurethane	Polyurethane	Polyurethane	Polystyrene	Polystyrene
R-VALUE			19.4[2]	19.4[2]	14.5[3]	9.4[3]	6.7[3]
U-VALUE			0.052	0.052	0.069	0.106	0.149
STEEL THICKNESS (Exterior/Interior)			20/27 ga	27/27 ga	27/27 ga	24/27 ga	27/27 ga
END STILE			19 ga	19 ga	19 ga	20 ga	20 ga
CENTER STILE							
HINGE REINFORCEMENT			20 ga continuous strip	20 ga continuous strip	20 ga continuous strip	18 ga plate	18 ga plate
BOTTOM WEATHER SEAL							
Aluminum Retainer	•	•				•	•
Dual Contact EPDM Rubber			•	•	•		
WINDOW OPTIONS							
24" x 6"			•	•	•	•	•
24" x 12"			•	•	•	•	
26" x 13"			•	•			
21" x 13"							•
41" x 13"							•
PASS DOOR			•	•			
STEEL EXTERIOR COLOR OPTIONS							
True White/Commercial White			•	•	•	•	•
Almond							•
Wicker Tan							•
Sandtone				•		•	•
Commercial Gray				•		•	
Commercial Brown				•		•	
Commercial Black							
HIGH CYCLE SPRINGS TO 100K	•	•	•	•	•	•	•
WIND LOAD AVAILABLE[4]	•	•	•	•	•	•	•
WARRANTY[5]							
Paint Finish	5 Years[6]	5 Years[6]	10 Years	10 Years	10 Years	10 Years	10 Years
Workmanship/Hardware	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year

RAPID INSTALL

See page 13 for details.

1 Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
2 Amarr 2042 and 2742 R-value tested and verified in accordance to ASTM 518 by an independent lab.
3 Calculated door section R-value.
4 It is your responsibility to make sure your garage door meets local building codes.
5 For complete warranty details, visit amarr.com or contact your local Amarr dealer.
6 Powder coat finish warranty.

Amarr ENTREMATIC

	RIBBED PANEL								
	20-gauge **2002**	20-gauge **2012**	20-gauge **2022**	24-gauge **2402**	24-gauge **2412**	24-gauge **2422**	Nominal 24-gauge **2502**	Nominal 24-gauge **2512**	Nominal 24-gauge **2522**
	formerly 2000	formerly 2000i	formerly 2000s	formerly 2400	formerly 2400i	formerly 2400s	formerly 2500	formerly 2500i	September 2016
	•	•	•	•	•	•	•	•	•
	•	•	•	•	•	•	•	•	•
	•	•	•	•	•	•	•	•	•
		•	•		•	•		•	•
			•			•			•
		*			•			•	
	•			•			•		
	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"
	26'2"	26'2"	26'2"	30'2"	30'2"	30'2"	20'2"	20'2"	20'2"
	26'1"	26'1"	26'1"	26'1"	26'1"	26'1"	14'1"	14'1"	14'1"
m)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
e		Polystyrene	Polystyrene		Polystyrene	Polystyrene		Polystyrene	Polystyrene
		7.0³	7.0³		7.0³	7.0³		7.0³	7.0³
		0.143	0.143		0.143	0.143		0.143	0.143
	20 ga	20 ga	20/25 ga	24 ga	24 ga	24/25 ga	Nominal 24 ga	Nominal 24 ga	Nominal 24/25 ga
	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)	19 ga (16 ga optional)
	19 ga	19 ga	19 ga	19 ga	19 ga	19 ga	19 ga	19 ga	19 ga
e									
	•	•	•	•	•	•	•	•	•
	•	•	•	•	•	•	•	•	•
	•	•	•	•	•	•	•	•	•
	•	•	•	•	•	•	•	•	•
				•	•	•			
				•	•	•			
				•	•	•			
	•	•	•	•	•	•	•	•	•
	•	•	•	•	•	•	•	•	•
	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years
	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year	1 Year

LEED Gold – Midvale, Utah
Architect – Kevin Blalock and Partners

Amarr 2042 with 3 Aluminum sections (painted by owner)

OTHER COMMERCIAL MODELS AVAILABLE

Rolling Steel

Rolling Sheet

Our Philosophy. Since 1951, we have successfully raised the standards of quality, value, and dependability in the garage door industry. Today, with the same promise of individual attention and great value for all our customers, we remain committed to offering Amarr products and services that raise those standards even higher.

Your Local Amarr Dealer:

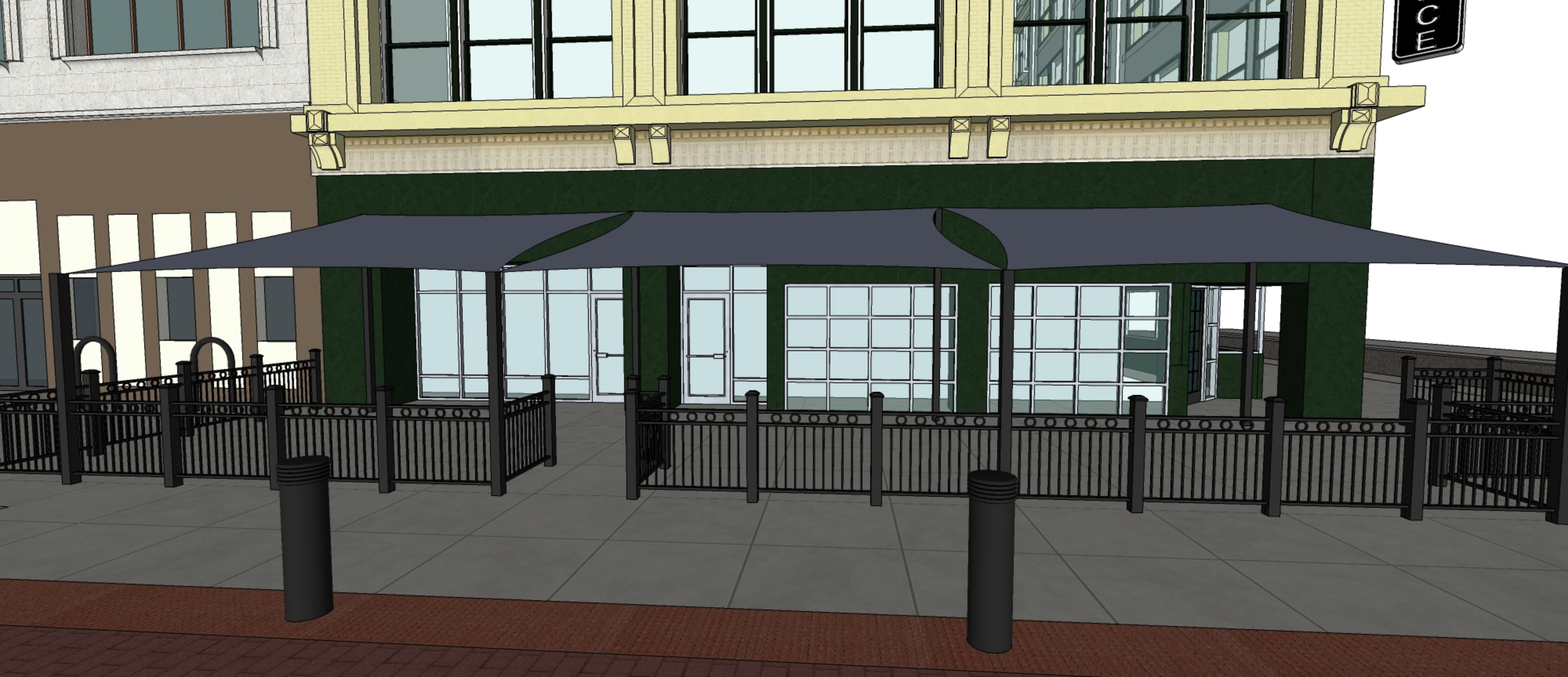
Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com

MADE IN USA

RECYCLED STEEL

Printed in USA Form #6300616/25M/GVS

ENTREMATIC




ALAMO
QUARRY
MARKET

Springfield's Oldest
(& Coolest)
Civic Organization

Chairman Bishop & Landmarks Board
840 Boonville Ave
Springfield, MO 65802

September 18, 2016

Greetings Chairman Bishop & Board Members,

Thank you for your service to our community and your commitment to the preservation of historic resources in our city. As Springfield's first Local and Federal Historic District, we believe our success has been, and will continue to be tied to the strength of the guidelines for historic preservation.

At our last monthly meeting on Tuesday, September 6, we had a conversation about our current district design guidelines. We request long-overdue updates to these guidelines. They were developed around 1983 when the Commercial Street Historic District was placed on the Federal Register of Historic Places. They have not been revisited since their inception and do not reflect changes and improvements that exist in the current Secretary of Interior Guidelines for Historic Preservation allowing more flexibility in the use of newer, more affordable and more resilient products and materials in the restoration process. We would like to see these changes reflected in our current C-Street guidelines in these areas:

- New construction/additions guidelines
- Clarifying of signage expectations/options
- Window update to reflect current guidelines
- More feasible/friendly to the user

We ask for this process to begin as soon as possible and also that during this process, the Landmarks Board be given authority to apply Secretary of Interior Guidelines in areas currently in conflict with federal standards for historic restoration.

Thank you for your interest and support of our district,

Mary Collette, President
Commercial Club of Springfield
historicfirehouse@gmail.com
417.839.0119

cc: Mayor Stevens, City Council Members

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Springfield, MO 65803

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Facebook: Historic C Street