



**HISTORIC DISTRICT
REVIEW COMMISSION**

November 1, 2016

5:30 p.m.



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

November 1, 2016

5:30 p.m.

I. Call to Order

II. Roll Call

John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Brett Rinker, Doug Wilson

III. Approval of Regular Meeting Summary: September 20, 2016

IV. HDRC Case #16-014LS: Consideration of a request for a Certificate of Appropriateness for replacement of a window with a door at 28-30 S Main St., Liberty Square Historic District

V. HDRC Case #16-012D: Consideration of a request for a Certificate of Appropriateness for improvements (amended application) at 232 W. Kansas St., Dougherty Historic District

VI. Other Business

a. Administrative Approvals

- Fence at 27 S Jewell
- Repairs and in kind replacement to the soffit, fascia, and gutters at 444 E Kansas
- In kind replacement of the west brick wall at 110 E Kansas
- Repair, and replacement of roof, sidewalk, and wood rot at 431 E Mississippi
- In kind repair of wood porch rot at 245 W Franklin
- Sidewalk and walkway at 106 Moss (after the fact)
- In kind repairs/ replacement to the brick parapet at 7 W Franklin (22 N Main) which collapsed on August 28.

b. Miscellaneous matters from the Commission

c. Miscellaneous matters from staff

VII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

September 20, 2016
5:30 p.m.

I. Call to Order

Chairman Grundy called the meeting to order at 5:30 p.m.

II. Roll Call

John Carr, Vern Drottz, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Brett Rinker, and Doug Wilson answered roll call. Katherine Sharp, Assistant Director of Planning and Development, represented staff.

Bob and Colleen Sanders and three members of the public were also in attendance.

III. HDRC Case #16-009D: Consideration of a request for a Certificate of Appropriateness for construction of a new single family residence at 240 W. Kansas Street, Dougherty Historic District

Commissioner Drottz removed himself from the dais and abstained from Commission deliberation due to a conflict of interest as the applicant's architect.

Ms. Sharp presented the details of the application, as described in the staff report. She thanked the applicant for working with the Design Subcommittee.

Chairman Grundy asked for clarification on the size of home as it relates to the home which was demolished in the fire.

Mr. Vern Drottz (applicant's architect) said the massing of the proposed home is similar in size and scale to what had been approved as an addition on the former home.

Commissioner Lozier said he thinks the home is a good fit, likes the design and thanks the applicant for working with the design subcommittee.

Commissioner Pozel agreed, stating it is a great change from the original plan.

Commissioner Wilson said he appreciated that the applicant took the time to reconsider and that the proposed home looks perfectly in scale, that the roof is a huge difference, and the home fits the streetscape and neighborhood.

Commissioner Carr said he thought this was a substantial improvement over the previously proposed home and said that he felt this was an excellent application.

Commissioner Lozier asked about materials.

Mr. Bob Sander (applicant) said it would be Hardie lap siding and brick veneer at the water table.

Commissioner Carr asked if they know what the door was going to look like.

Mr. Drottz said it was a wood door, three-quarter glass with side lights.

Commissioner Rinker said there were many examples of that style door in the neighborhood.

Commissioner Wilson asked the applicant about the shutters.

Mr. Drottz said they were real wood shutters affixed to the house.

Chairman Grundy asked if there were any additional questions from the commission. Hearing none, he asked for a motion.

Commissioner Lozier made a motion to approve the application as submitted because it meets the design guidelines and is compatible with the neighborhood. Commissioner Carr seconded the motion, which was approved 7-0-1. Commissioner Drottz abstained due to a conflict of interest.

Commissioner Drottz returned to the dais.

Commissioner Lozier left the meeting.

IV. Approval of Meeting Summary

Commissioner Carr made a motion to approve the Meeting Summary of the August 16, 2016 HDRC Meeting. Commissioner Pozel seconded the motion which was approved 6-0-1. Brett Rinker abstained due to absence.

V. Other Business

- a. Administrative approvals
 - a. Ms. Sharp said there had been three approvals since the last meeting.
- b. Miscellaneous matters from the Commission
 - a. Commissioner Wilson said he had concerns about the building at the corner of east Kansas and Jewell which looked very dilapidated. Ms. Sharp said she would notify the appropriate staff to follow up.
 - b. Commissioner Carr said he held a window workshop over the weekend, which had 7 participants, some from out of town.
 - c. Commissioner Carr asked for an update on 5 N Water. Ms. Sharp updated the commission and said the property owners are working together.
- c. Miscellaneous matters from staff
 - a. Ms. Sharp said she received inquiry from commissioners about the insensitive addition at the home at 101 Fairview. She said it should serve as a reminder why we have design guidelines and perhaps the group should consider expanding the Historic District boundary.

Chairman Grundy adjourned the meeting at 6 p.m.

Historic District Review Commission

The City of



HDRC Case No. 16-014LS

Staff: Katherine Sharp, Assistant Director of Planning & Development

Date: November 1, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for replacement of a window with a door

Applicant: Jeff Schroeder, Architect

Location: 28 S. Main Street

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: October 11, 2016

SPECIFIC INFORMATION

SITE HISTORY

This commercial building was built around 1880. It is two stories, constructed of brick, and features an exaggerated dentil detail at the cornice. The second story arched windows have been replaced and the arches framed in. The original storefronts on the ground floor, which were once recessed, have been replaced with a large plate glass windows and a plain door with faux pilasters on either side. This building was once the Metropolitan Hotel. Later, it was used for retail businesses and most recently, Antigen Labs. The new owner is on the process of converting the second floor into apartments.

PROPOSAL DESCRIPTION

The applicant proposes to replace a window on the first floor of the east façade with a door to allow tenant access. This is needed because one space is being split into two tenant spaces.

Details: One section of the window on the east façade will be removed and replaced with a new 3'.0" x 7'.6" wood door with glass insert to match the existing windows. The existing cast iron columns will remain, and the existing wood trim will remain. The wall surrounding the window will remain brick.

ANALYSIS

Unified Development Ordinance ("UDO") - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines ("DG") - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.

7. Doors and windows: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.

Staff Analysis

Replacement of the window with a door will not alter the appearance of the building from the public view. The cast iron columns and surrounding windows will remain, which is encouraged. The new door will fit the existing opening and match the other existing windows, which is appropriate and encouraged.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #16-014LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Proposal sheet



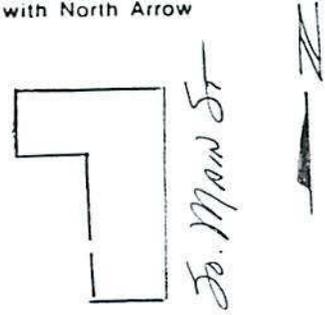


HDRC Case #16-14LS
28-30 S Main St



EXHIBIT A:
 VICINITY MAP

HISTORIC INVENTORY

No. 10-D	4. Present Name(s) 24-30 South Main	
County Clay	5. Other Name(s) Metropolitan Hotel; Hotel Leland	
Location of Negatives Liberty Community Development	16. Thematic Category	
Specific Location 24-30 South Main Street	17. Date(s) or Period c. 1880	28. No. of Stories 2
City or Town Liberty, Missouri	18. Style or Design	29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>
Site Plan with North Arrow 	19. Architect or Engineer	30. Foundation Material
Negative No. 5-15 ; 5-16	20. Contractor or Builder	31. Wall Construction Masonry
Site : Building <input checked="" type="checkbox"/>	21. Original Use, if apparent commercial	32. Roof Type & Material Flat; Tar & gravel
Structure : Object <input type="checkbox"/>	22. Present Use commercial	33. No. of Bays Front 4 Side
On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	34. Wall Treatment Brick
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	24. Owner's Name & Address, if known	35. Plan Shape irregular
Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
14. District Potential? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	26. Local Contact Person or Organization Liberty Mo, Community Devel.	37. Condition Interior <input type="checkbox"/> Exterior excellent
Name of Established District	27. Other Surveys in Which Included	38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
		41. Distance from and Frontage on Road approx 80' on S. Main

Further Description of Important Features
 The main facade of this building faces east. Because of the grade change the south portion of the building is not as tall as the north portion. Cast iron columns extend across the east facade, with multipaned display windows recessed behind them. A recessed entrance is centrally located on the north section of the structure. Another entrance is recessed at the south end of the east facade.

History and Significance This building is known to have been a hotel by 1901. It has also housed various retail firms over the years.

Description of Environment and Outbuildings A surface parking lot is to the west of this building. To the south is a commercial building. The Board of Education Building is to the north. To the east is the recently constructed Clay County Justice Center.

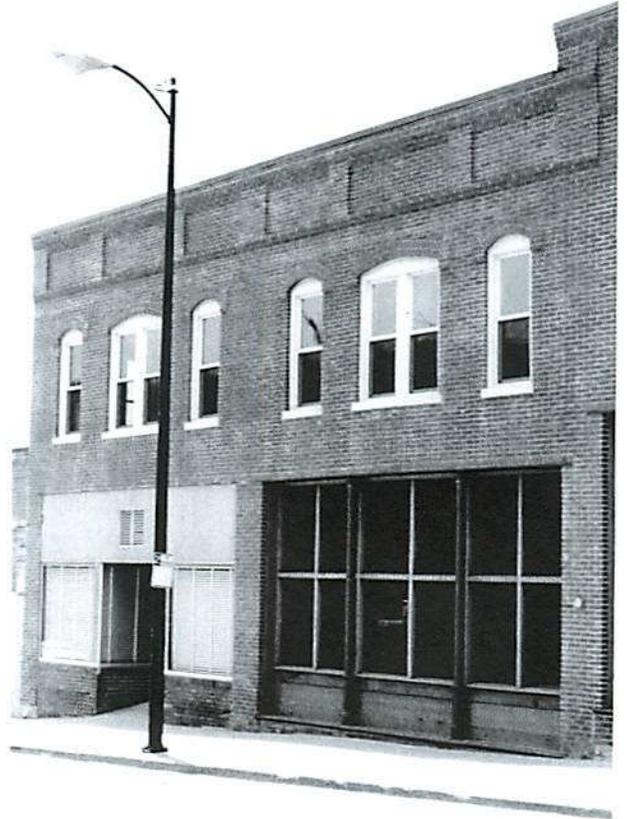
Sources of Information Liberty City Directories Liberty Tribune, May 9, 1946; May 16, 1946 Clay County Centennial Souvenir, 1922, p.38	46. Prepared by PILAND/UGUCCIONI 47. Organization Liberty, Comm. Dev. 48. Date 4/85 49. Revision Date(s)
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Continuation

HISTORIC INVENTORY

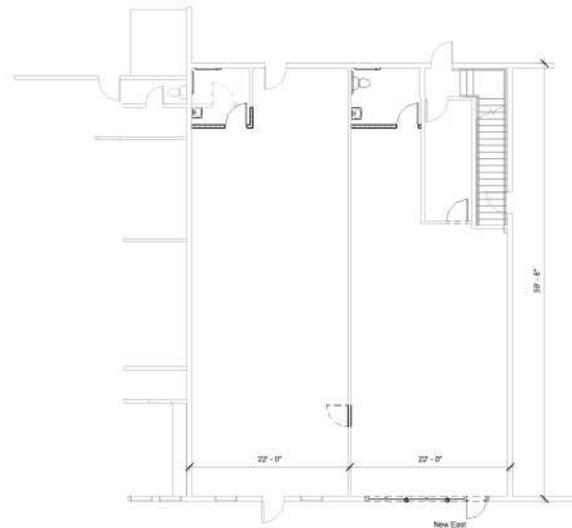
ADDRESS:

24-30 South Main Street
Liberty, MO





EXISTING FACADE
NOT TO SCALE



3 Floor Plan for Planning
1/8" = 1'-0"



1 New East Entry Elevation
1/2" = 1'-0"

Herman A. Scharhag Architects

6247 Brookside Blvd. #204
Kansas City, MO 64113 816-656-5055
scharhag@att.net

28-30 MAIN STREET
White Box

No.	Description	Date
Revision Schedule		

**Architectural
Details**

Project number 1825
Date 10/07/2016

A102

Scale As indicated



HDRC Case No. 16-012D

Staff: Katherine Sharp, Assistant Director of Planning & Development

Date: November 1, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for improvements (amended)
Applicant: Capstone Homes, LLC / Ken Personett
Location: 232 W. Kansas St.
District: Dougherty Historic District
NRHP Status/category: Contributing
File Date: October 21, 2016

SPECIFIC INFORMATION

SITE HISTORY

This Queen Anne Victorian house was built in 1883 for Richard Raymond, who also built the house at 233 W. Franklin. This house features an irregular wrap around front porch with turned columns and decorative spindlework. The roof is cross gabled. There is a two-story projecting bay on the front façade. Decorative brackets are found under the eaves. Some of the double-hung windows are in a two-over-two configuration; the others are one-over-one. A one-car garage is attached on the east side by a breezeway. The house has been apartments for many years. The new owner intends to return it to a single-family home.

The applicant received a Certificate of Appropriateness for this home in April 2016. The Missouri State Historic Preservation Office required changes to the original plan, and so the applicant is bringing these amended plans forward.

PROPOSAL DESCRIPTION

The applicant proposes the following amendments to the previously approved application:

1. The previously approved second story addition on the back of the house will now have a gabled roof instead of a shed roof.
2. The second story addition will be narrowed to preserve the look of the front elevation.
3. Wood quoins will be added to replicate the original quoins on the house.

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
1. <u>New Construction</u> : New construction shall maintain the visual style and character of the surrounding neighborhood, and new construction and additions shall complement the setbacks, building scale, parking, building, and garage orientation of the neighborhood.	The new addition will maintain the style of the house and will complement the scale, materials, and design of the main structure.
2. <u>Alterations</u> : Alterations shall restore a structure’s original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved.	The proposed alterations will restore the structure’s original materials and appearance. All significant elements will be preserved, reused and replicated in the case where elements had been previously removed.

PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case No 16-001D Certificate of Appropriateness for improvements and an addition was approved by the HDRC in April 2016.

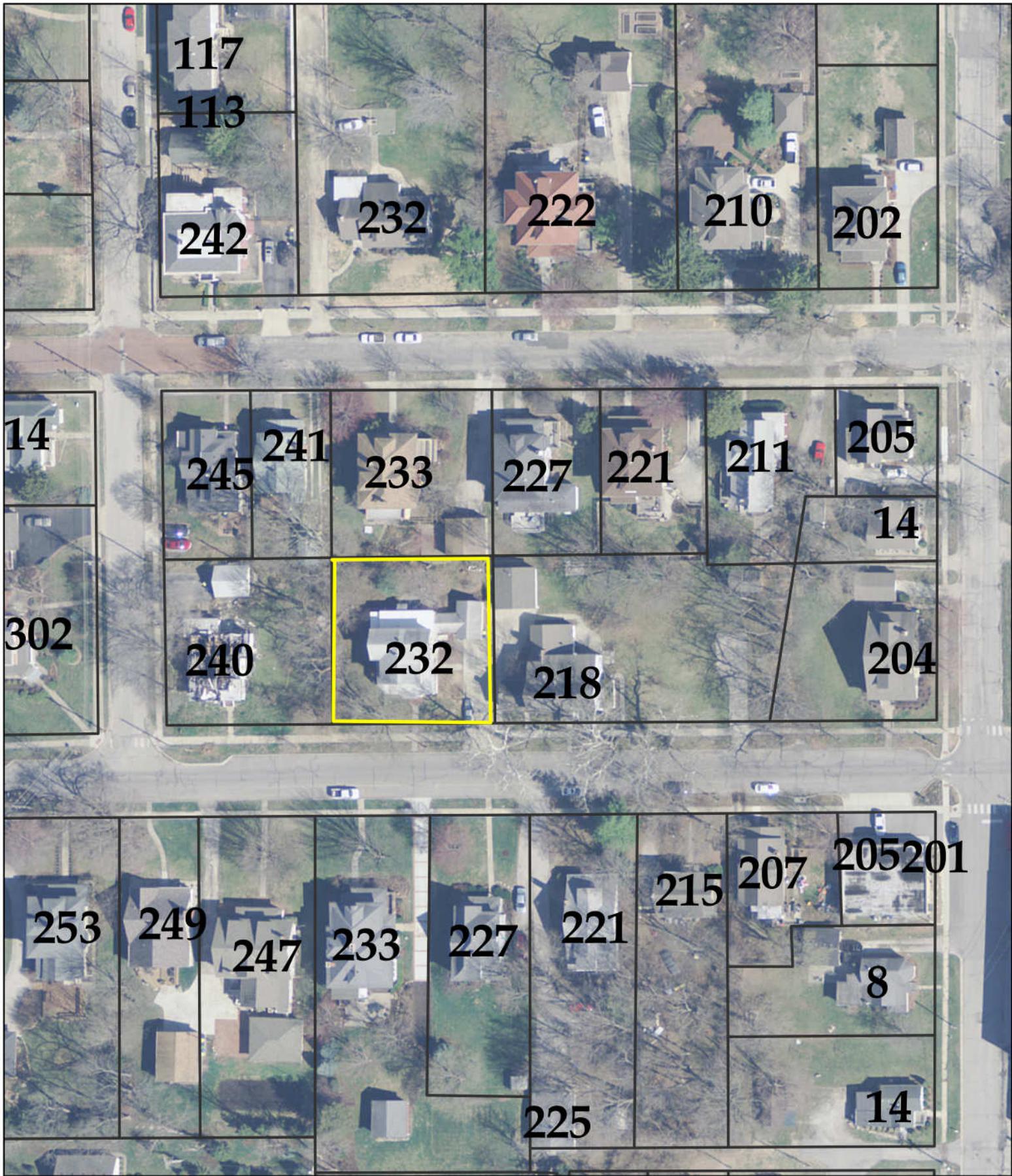
STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines; therefore staff recommends approval of HDRC case #16-012D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Gabled roof on second floor addition on back of house
5. Exhibit E: Elevations





HDRC Case #16-012D
232 W Kansas St

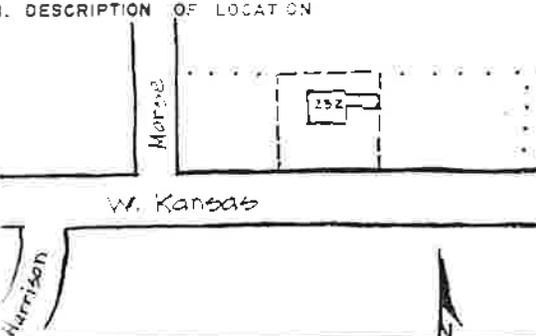


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

NO. A-6, C-37	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 233 W. Kansas	1. NO.
Clay	5. OTHER NAME(S) Raymond Property	
LOCAT. ON NEGATIVES of Liberty Community Development		

6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>31N</u> RANGE <u>31W</u> SECTION <u>7</u> CITY OR TOWN, STREET ADDRESS 233 W. Kansas	16. THEMATIC CATEGORY	28. NO. OF STORIES <u>2</u>	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD ca. 1880's	29. BASEMENT? YES () NO ()	
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Queen Anne	30. FOUNDATION MATERIAL brick	
9. COORDINATES UTM LAT N121,250 LONG E521,750	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION frame	
10. SITE () STRUCTURE () BUILDING () OBJECT ()	20. CONTRACTOR OR BUILDER	32. ROOF TYPE AND MATERIAL cross-gable; asbestos shingle	
11. NATIONAL REGISTER? YES () NO (X)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT SIDE	
12. IS IT ELIGIBLE? YES () NO (X)	22. PRESENT USE residence	34. WALL TREATMENT asbestos siding	
13. PART OF ESTAB. DISTRICT? YES () NO (X)	23. OWNERS - P PUBLIC () PRIVATE (X)	35. PLAN SHAPE irregular	
14. DISTRICT POTENTIAL? YES (X) NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN Jerome E. Brant	36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()	
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (X)	37. CONDITION INTERIOR EXTERIOR Good	
	26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall	38. PRESERVATION UNDERWAY? YES (X) NO ()	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)	
		40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	
		41. DISTANCE FROM AND FRONTAGE ON ROAD 104.3	

42. FURTHER DESCRIPTION OF IMPORTANT FEATURES connecting house to garage on right. Asbestos shingle siding covering original clapboards. 37. Recent exterior painting in fall of 1986. *Cross-gable Queen Anne residence, with original Eastlake detailing (spindework), as well as with some free-classic details. The one-story porch wraps across the front and the two sides in an irregular manner. Eastlake detailing evident in the (over)	36. Passageway addition connecting house to garage on right. Asbestos shingle siding covering original clapboards. 37. Recent exterior painting in fall of 1986. *Cross-gable Queen Anne residence, with original Eastlake detailing (spindework), as well as with some free-classic details. The one-story porch wraps across the front and the two sides in an irregular manner. Eastlake detailing evident in the (over)	5. OTHER NAME(S)

43. HISTORY AND SIGNIFICANCE Richard L. Raymond was a leading early citizen of Liberty, and was active in many community projects. Born in Kentucky in 1842, he moved to Clay County in 1856, and to Liberty in 1881. A farmer and stock raiser, he was one of three members of Liberty's Semi-Centennial Committee who lived to the Centennial. He lived in this house with his three daughters until 1909, when he built a more "modern" house on the back of the lot (235 W. Franklin). He was known as a generous supporter of the Christian Church. In addition to its connections with the Raymonds, the house is significant as one of the earlier prominent homes on W. Kansas, and for the architectural details described above.	6. TOWNSHIP

44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The house is located on a large, wooded lot, and is set-back from the road further than its neighbors on either side. One-story, gable at garage is attached to the house on the right by a passageway.	7. RANGE

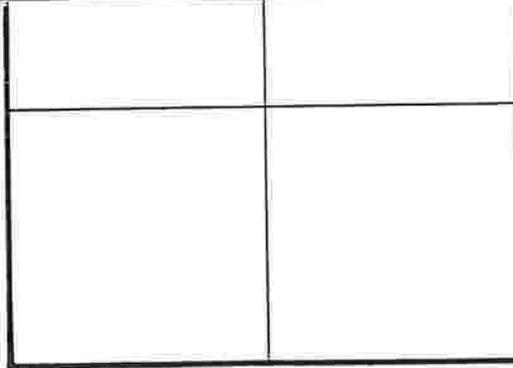
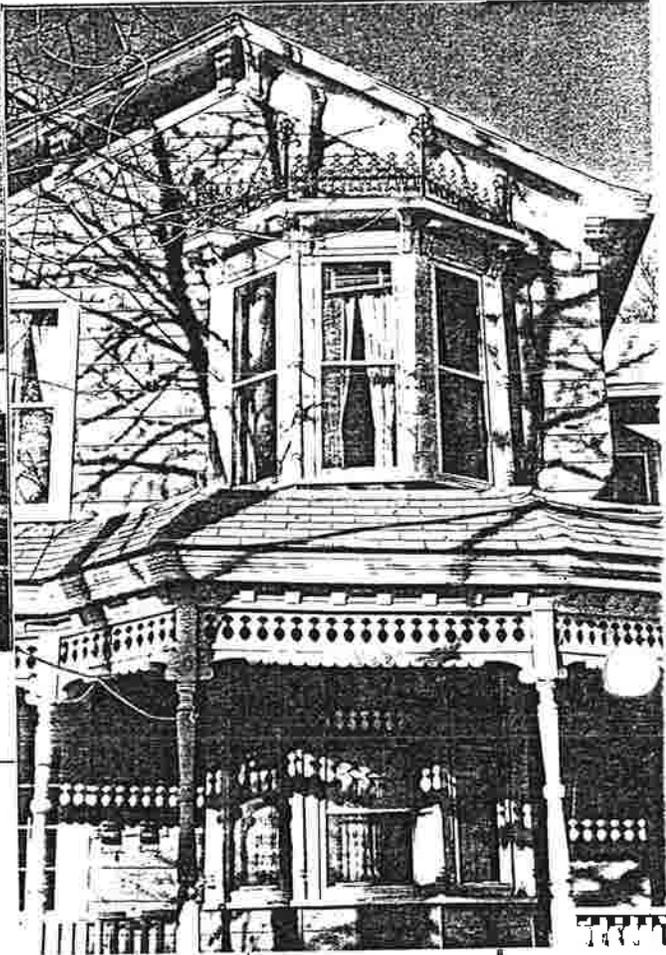
45. SOURCES OF INFORMATION "Get to Know Old Clay", Historical Tour, June 2, 1973, Clay County Historical Society. Clay County Missouri Centennial Souvenir 1822-1922. Liberty Sun, Vol. 13, #52.	46. PREPARED BY Deon Wolfenbarger	8. SECTION
47. ORGANIZATION Community Development	48. DATE 12/86	

49. REVISION DATE(S)	RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102
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IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

N



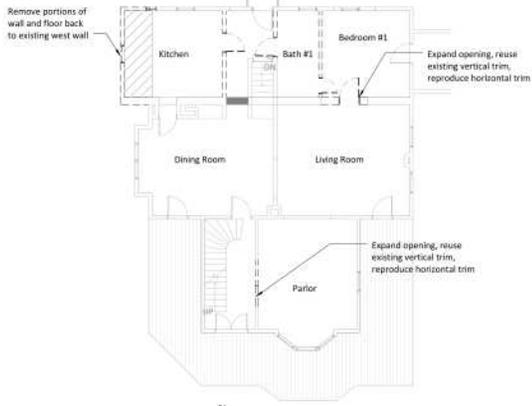
S

Notes: 42. (cont.) turned porch supports and the spindlework porch frieze. The porch also has cornice-line dentils. Front, two-story projecting bay has decorative iron roof cresting. Bay windows with pilasters; 1/1 double-hung windows; bracketed eaves.

THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

Please Attach a copy of a topographic map with the site marked on it.

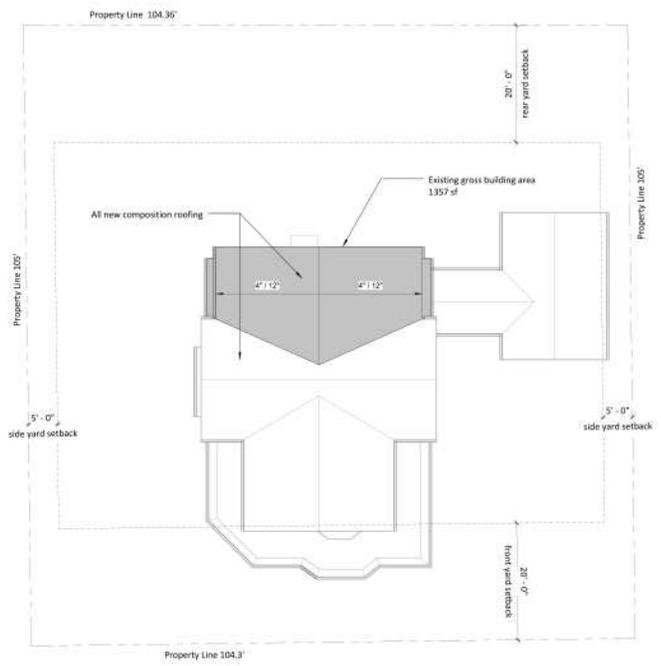




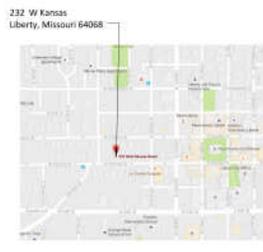
5 Floor 1 Demolition Plan
A1. 1/8" = 1'-0"



6 Floor 2 Demolition Plan
A1. 1/8" = 1'-0"



4 Site Plan
A1. 1" = 10'-0"



2 Location Map
Not to Scale

SHEET LIST

Sheet Number	Sheet Name
A0	Cover Sheet
A1	Floor Plan and Exterior Elevations

General Project Information
Project Name: Historic Renovation
Project Address: 232 W Kansas Liberty, Missouri 64068
Proposed Use: Residence
Code Enforcement Jurisdiction: Liberty, Missouri

Applicable Building Codes:
 2012 International Residential Code (IRC)
 2012 Fuel Gas Code
 2012 International Plumbing Code
 2012 International Mechanical Code
 2011 National Electrical Code
 2012 International Energy Conservation Code

- GENERAL NOTES**
- It is the responsibility of the builder to construct this plan in compliance with all applicable building codes and requirements, of the local, state and federal governing authorities.
- The following notes are a partial list of requirements/instructions that are to supplement these "general conditions of the contract for construction". Where one is more restrictive, it shall take precedence.
- The work shall be performed by the contractor in accordance with applicable building codes, regulations and ordinances.
 - The contractor shall be responsible for applicable fees, permits, inspections, testing and/or licenses unless specifically noted otherwise.
 - The dimensions are typically made from face of stud to face of stud, unless noted otherwise.
 - All the vertical gypsum board/drywall shall be 1/2" thick unless noted otherwise.
 - Glazing in areas subject to human impact in hazardous locations shall comply with the requirements of section 2406 of the IRC or section 308 of the IRC as applicable.
 - All roof joist cavities to be insulated with/ minimum R-30 kraft faced batt unless noted otherwise per details.
 - All attic cavities / second floor ceilings to be insulated with/ minimum R-49 (at flat ceilings) and R-38 (at cathedral ceilings) kraft faced batt or "borate only" dense packed cellulose insulation unless noted otherwise. Provide proper ventilated attic above new and existing second floor spaces.
 - All exterior walls of this structure shall be continuously sheathed with min. 1/2" OSB sheathing and nailed according to Method 3 of Section R602.10.3 and Table R602.10.1, and shall be in accordance with Table R602.10.5.
 - Where rigid insulation is required at the exterior face of foundation walls or footings, provide pre-finished metal flashing/terme shield set in cont. bed of sealant. Place shield under sill plate and over rigid insulation to point below grade.
 - Final Grading: the grade shall slope away from the foundation a minimum of 6" within the first 10'. Sidewalks and patios excepted, but must slope away from the foundation at 1/4" per foot.
 - Decay Protection: provide decay resistant materials in all areas described in the 2012 IRC.
 - All electrical work to be provided by a licensed contractor and be in accordance with the adopted building code of the local jurisdiction.

ANNOTATIONS AND SYMBOLS

Detail Number	A1	Interior Elevation	0' 2' 4' 8'	Graphic Scale
Detail Number	A1	Detail Reference	Name	Elevation Mark
Sheet Number	30.01	Section Reference	101	Door Number
Detail Number	A1	View Reference	ROOM NAME	Room Name
Origin Sheet Number	30.01	View Title	101	Room Number
	Scale	1/8" = 1'-0"	Revision Reference	
			9'-0"	Ceiling Height
			A	Wall Tag
			N	North Arrow



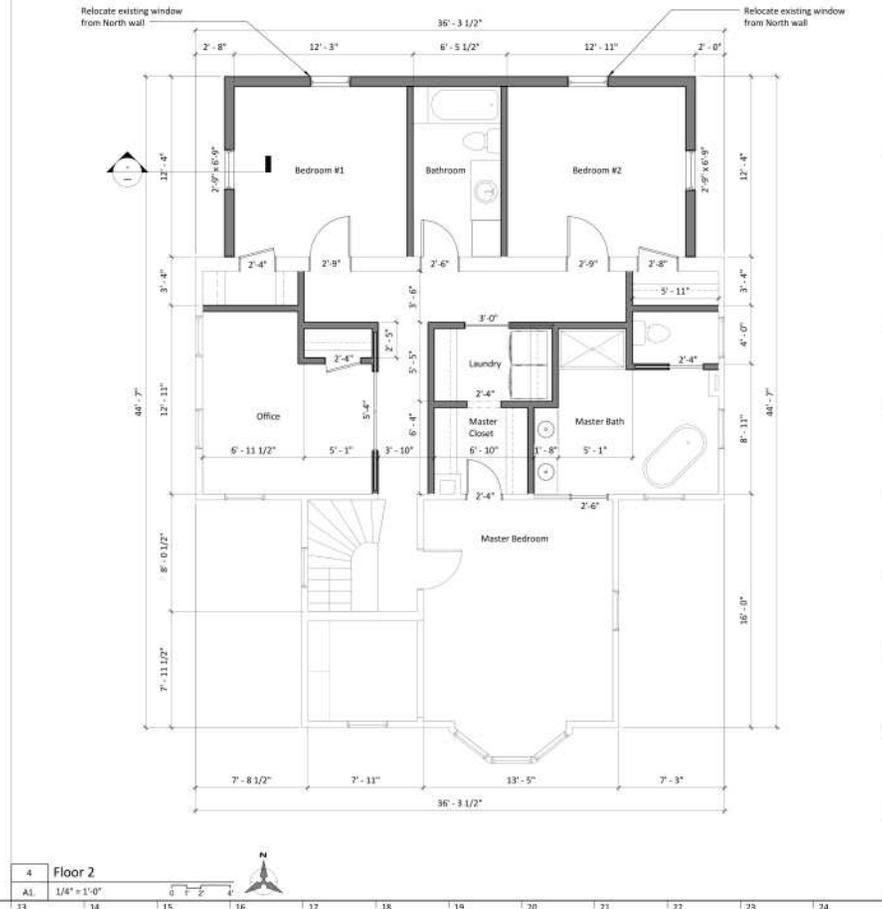
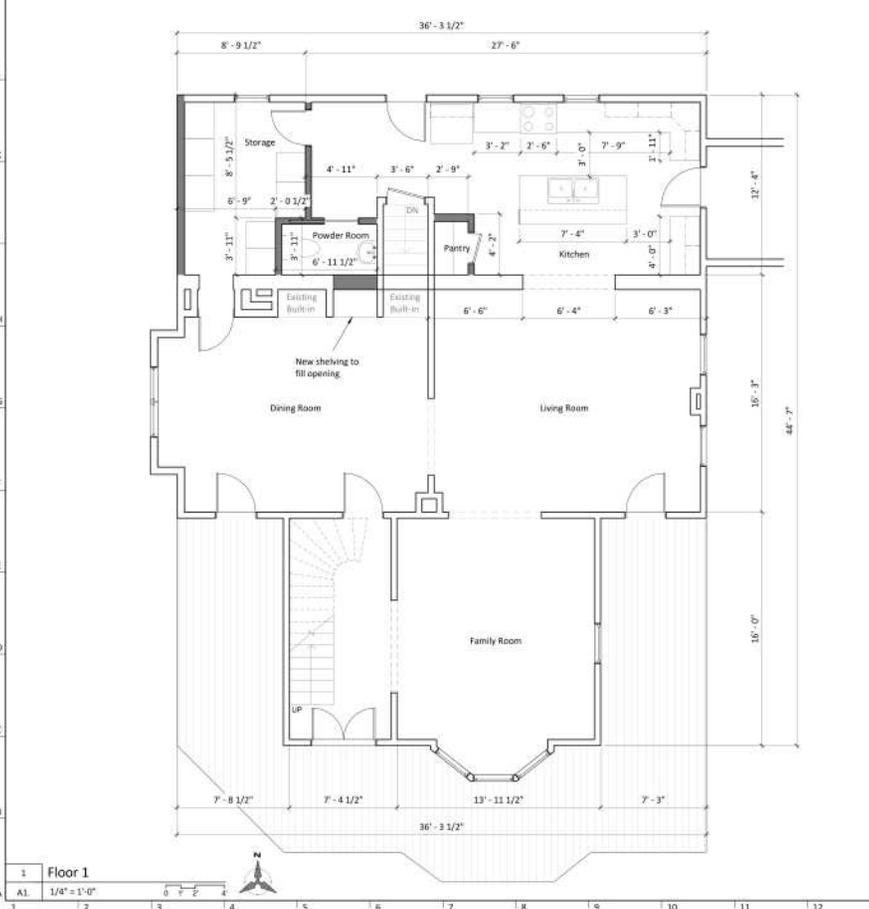
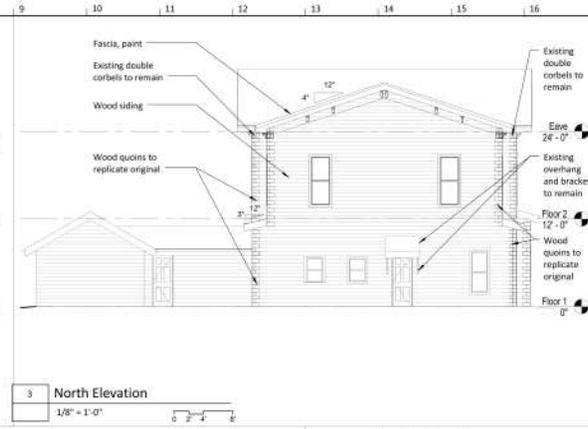
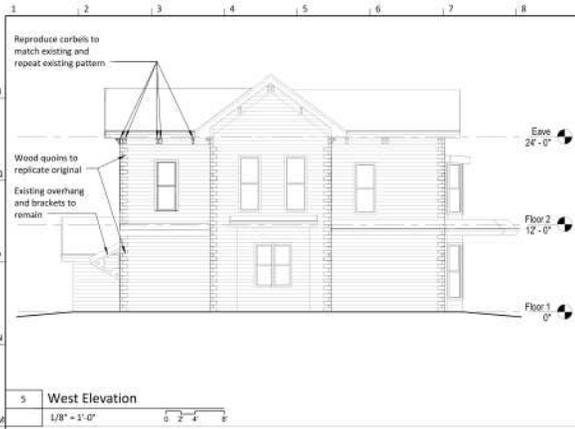
Historic Renovation
 232 W Kansas
 Liberty, Missouri 64068
 Designer: Ken Personella
 Liberty, Missouri

ISSUED FOR:

Cover Sheet

A0

C:\Users\minal\Desktop\A00 - Projects\232 W Kansas - Personella\Drawings\232 W Kansas Sheet.rvt



13 South Main Street
 Liberty, Missouri 64068
 p 816.476.2351
 www.a3garchitects.com
 A3G Architects, LLC
 Missouri Certificate of Authority: AA 024000783

James D. Gray / Architect
 Missouri License # A-383702924

Historic Renovation

232 W Kansas
 Liberty, Missouri 64068

Designer: Ken Personette
 Liberty, Missouri

ISSUED FOR:

Floor Plans and Exterior Elevations

A1.

C:\Users\jdp\OneDrive\Projects\232 W Kansas - Personette\Drawings\232 W Kansas Sheet A1.rvt