



**HISTORIC DISTRICT
REVIEW COMMISSION**

February 19, 2019

5:30 p.m.

**City Hall
Council Chambers
101 E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**February 19, 2019
5:30 p.m.
City Council Chambers**

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 Meeting Summary: January 15, 2019

IV. HDRC Case #19-001LS Consideration for an After the Fact Certificate of Appropriateness for exterior alterations at 110 N. Main, Liberty Square Historic District

V. HDRC Case #19-002D Certificate of Appropriateness for exterior alterations at 249 W. Kansas, Dougherty Historic District.

VI. HDRC Case#19-001J Certificate of Appropriateness for exterior alterations at 448 E. Mississippi, Jewell Historic District

VII. HDRC Case #19-001L Certificate of Appropriateness for exterior alterations at 211 N. Water Lightburne Historic District

VIII. Other Business

Administrative Approvals since the January 15, 2019 meeting:
9 S. Main Sign

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

IX. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
January 15, 2019
5:30 p.m.

I. Call to Order

Chairman Grundy called the meeting to order at 5:32 p.m.

II. Roll Call

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

John Pence and Mike Bedinger were present as the applicants. Jeanine Thill, Community Development Manager represented staff.

Motion by Vice Chairman Carr to accept the minutes as amended. The motion was seconded by Commissioner Wilson, the motion passed.

HDRC Case #19-001 Consideration for a Certificate of Appropriateness for exterior alterations at 232 W. Franklin, Dougherty Historic District

The applicant asked that a new back door on the porch be considered in addition to the requests in the application. The Commission agreed to discuss this after the application is considered.

Vice Chairman Carr said he doesn't see an issue with the metal roof on the back porch, stating it is a standing seam roof, not visible from the street, and it is appropriate. Commissioner Pozel agrees. Carr also added there was a precedent set at 335 West Kansas, which was approved for a standing seam metal roof about a year ago. It is not a corrugated roof, which is specifically called out in the design guidelines. They are trying to find a good source for an insulated panel. The bottom is metal, there is a closed cell foam, the top snaps to it. They will insulate it so it is livable space. The applicant presented a sample of the proposed metal roof. Vice Chairman Carr said it is on the back of the house and it is a practical application of the roof. Commissioner Wilson expressed concern for allowing metal roofs in the historic district, as it was not a typical material for roofing in Liberty. Chairman Grundy said he is sensitive to Wilson's concern but under the circumstances, the metal roof may be appropriate. Commissioner Rinker agreed that the metal roof, not being corrugated, is appropriate.

Commissioner Wilson made a motion to approve the application as presented. The metal roof is appropriate because it is in the rear of the home, and there is a need for the standing seam roof on the porch. The motion was seconded by Commissioner Pozel. The motion passed 7-0-0.

Regarding the door- a 400 Series full view one lite 36 inch wood back door is proposed by the applicant. Chairman Grundy said it is a great upgrade from what is existing. Currently there is a 2 foot 8 door but they wish to enlarge the door opening to make it wheelchair accessible, therefore, the larger width of the door. In total on the porch, there will be 12 windows and a door. They will shrink the two windows on each side of the door 2.5 inches to make it ADA accessible. The windows are not all the same size now. Commissioner Drottz asked if there is a

header for support. Mr. Pence said there is an upright 2X4 stud. Anderson is custom making the windows. It will still be symmetrical Chairman Grundy commented.

Vice Chairman Carr said he does not have a problem with the varying size windows. There will be harmony. Commissioner Wilson said if there isn't much variance between the larger and smaller windows then it may be okay, especially with it being the back of the house. Chairman Grundy added that if the application was just for the ADA door the Commission would approve it.

Motion by Commissioner Rinker to approve the door because it meets the design guidelines. The motion was seconded by Commissioner Wilson. The motion passed 7-0-0.

HDRC Case #19-001PH Consideration for a Certificate of Appropriateness for a wooden walkway at 134 S. Terrace Avenue, Prospect Heights Historic District.

The applicant was not able to attend the meeting as he is the full-time care giver of his wife who has Alzheimer's. Vice Chairman Carr is a friend of the applicant and stated he will abstain from voting on this case as he will likely assist with the work, if approved. Vice Chairman Carr explained that the applicant's wife uses a walker and they would like accessibility to the back of the home, the main access point. Commissioner Hobbs said it is also wooden, making it temporary. Vice Chairman Carr reiterated the ramp is proposed to be in the rear of the home and likely cannot be seen.

Chairman Gundy commented the ramp isn't altering the home. Commissioner Rinker added it is allowing someone to stay in their home.

Commissioner Wilson made a motion to approve the application as presented because it meets the design guidelines. The motion was seconded by Commissioner Hobbs. The motion passed 7-0-0.

Other Business

Election of Officers

Nomination by Vice Chairman Carr to elect Chairman Grundy as Chairman of HDRC for the 2019 calendar year. The motion was seconded by Commissioner Hobbs. The motion passed 7-0-0.

Commissioner Hobbs nominated Vice Chairman John Carr as Vice Chairman of HDRC for the 2019 calendar year. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

Administrative Approvals Since the November 6, 2018, Meeting:

ADA Sidewalk improvements at Jewell and Franklin Street

Miscellaneous Matters from the Commission:

Vice Chairman Carr said since we were just addressing metal roofs, he asked if we need to amend our roof guidelines. Standing seam vs. corrugated metal roofs. Standing seam interlocks

and you cannot see the fasteners and covers the seam. They also overlap to cover-up the connector. Commissioner Wilson commented he can see where it is appropriate in the country but not in our neighborhoods. Commissioner Wilson said he would rather the commission make an exception to allow it. Commissioner Pozel said she agrees with Wilson.

Vice Chairman Carr asked if there is interest in holding a roof workshop. Commissioner Drott said copper or galvanized shingles were common in Lexington. The commission agreed that a workshop would be helpful.

Vice Chairman Carr asked what the recourse is when work isn't done appropriately for example the Altis building. Commissioner Wilson will look into what other communities do for enforcement.

Commissioner Hobbs said he got a post card for the Missouri Preservation Conference in St. Joseph, Missouri, June 19th -21st. This would satisfy training requirement. There are typically scholarships available.

Miscellaneous Matters from Staff:

None

The meeting adjourned at 6:41 p.m.

Historic District Review Commission

The City of



HDRC Case No. 19-001LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: February 5, 2019

GENERAL INFORMATION

Application: After the Fact Certificate of Appropriateness for alterations to the exterior

Applicant: Aimee Gray

Location: 110 N. Main Street

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: January 25, 2019

SPECIFIC INFORMATION

SITE HISTORY

This Gothic Revival building was built in 1869 as a residence. It has three steeply-pitched gables, Gothic-arched windows, and a pedimented portico. The front door is surrounded by a transom and sidelights. The building was used for offices for many years. It was most recently retail stores: a bookstore, engraving shop and a home décor shop. The new owners will be using it as an office for their architectural firm.

PROPOSAL DESCRIPTION

Door: A salvaged 34"X78" solid walnut wood (out-swinging) front door, with 3 glass panels was installed in the existing opening.

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.

<p>DG: Sec. 30-72. District HP, design principles.</p> <p>1. <u>Doors and windows:</u> 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.</p>	<p>Staff Analysis:</p> <p>The previously existing door was not original; the proposed wood door is appropriate.</p>
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PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case #18-003LS A certificate of appropriateness was approved in December of 2018 for a new three panel wood door, without glass. In the meantime the applicants found the existing door, which was originally used on a historic building, and installed it instead of the approved door.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-001LS.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Inventory Data Sheet
- Exhibit C: Photos of existing conditions/ new door





HDRC Case #19-001LS
110 N Main Street



EXHIBIT A:
VICINITY MAP

HISTORIC INVENTORY

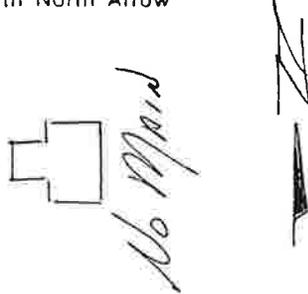
1 No 3-E		4 Present Name(s) 110 North Main	
2 County Clay		5 Other Name(s)	
3 Location of Negatives Liberty Community Development			
6 Specific Location 110 North Main		16 Thematic Category	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period c. 1870's	
8 Site Plan with North Arrow 		18 Style or Design Gothic Revival	
		19 Architect or Engineer	
		20 Contractor or Builder	
		21 Original Use, if apparent Residence	
		22 Present Use unknown	
		23 Ownership Public Private <input checked="" type="checkbox"/>	
		24 Owner's Name & Address, if known	
9 Neg. No. 4-19		25 Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
10 Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>		26 Local Contact Person or Organization Liberty Mo, Community Devel.	
11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		27 Other Surveys in Which Included	
12 Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
14 District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
15 Name of Established District		37 Condition Interior Exterior good	
		38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" 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 20' on N. Main	
42. Further Description of Important Features The residence is characterized by an eclectic combination of architectural features that derive from popular Period Revival styles. They include: three steeply pitched gables; round and pointed arched windows; and a projecting pedimented doorway.		Photo	
43 History and Significance The original resident of this house has not been identified. In 1908 it was probably the home of Zella Wynn. It also was the home for a number of years of Zachary Taylor Hodges and his wife. Hodges was a furniture merchant.			
44 Description of Environment and Outbuildings Commercial buildings are to the north, south, east, and west of this residence.			
45 Sources of Information Liberty City Directories The Heritage of Liberty, 1976, p. 98. Obituary Scrapbooks		46 Prepared by PILAND/UGUCCIONI	
		47. Organization Liberty, Comm. Dev.	
		48. Date 4/85	
		49 Revision Date(s)	

EXHIBIT B

Continuation

HISTORIC INVENTORY

ADDRESS: 110 North Main
Liberty, Missouri





EXHIBIT C

Historic District Review Commission

The City of



HDRC Case No. 19-001L

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: February 19, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for new windows and in-kind repair and replacement of roofing materials and original clap board siding.

Applicant: Mark Van Arsdale

Location: 211 N. Water

District: Lightburne Historic District

NRHP Status/category: Contributing

File Date: February 8, 2019

SPECIFIC INFORMATION

SITE HISTORY

Built along the same lines as the one story bungalow, this two story bungalow residence shows the same concern for simplicity and economy in design. Of particular interest are the principal gable ends the center of which is recessed in a semi-circular pattern. Decorative features include a small arched window located in the NW portion of the north façade and simple wooden capitals affixed to simple wooden posts, probably the replacements of earlier more classical columns. Both plain and entablature window surrounds are used. A tripartite bay window is centered on the south façade. There are two single stack brick chimneys, one is straddle ridge and the other is side slope to the northwest.

PROPOSAL DESCRIPTION

The applicant proposes to replace the existing vinyl windows with Marvin Infinity Ultrex Fiberglass wood double hung windows, all fitting in the original openings. Also proposed are two picture windows as shown in Exhibit D on page 5. Also on page 8 and 9 the applicant proposes double hung windows measuring; W 31 1/16" X H 11 9/31" for a bedroom and W42 1/16" X H 11 9/31" for the front bedroom.

They also propose to remove the non-historic siding and repair and paint the original clap board siding. Like in-kind repair or replacement of time and shingles as needed.

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
<p>7. <i>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.</i></p> <p><i>On street facing elevations, replacement windows shall duplicate the original in all design details – material, size general muntin and mullion proportions and configuration, and reflective qualities of the glass.</i></p> <p><i>On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.</i></p> <p><i>UDO: Sec. 30-72. District HP, design principles.</i></p> <p>9. <i>Roofs: Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of roofing materials that reflect an earlier or later style or period is discouraged. Corrugated metal roofs are not appropriate for primary structures.</i></p> <p><i>DG: Sec. 30-72. District HP, design principles.</i></p> <p>2. <i>Alterations: 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 vertical smart siding is not architecturally harmonious with the horizontal cement siding on the home and garage. The preexistence of nonconforming materials, such as the siding or aluminum windows, does not permit the addition of more nonconforming materials.</i></p>	<p>Staff Analysis</p> <p>It would be appropriate to replace the vinyl windows with the proposed double hung windows.</p> <p>The two proposed picture windows as shown in Exhibit D page 5 of 11 are not in keeping of the fenestration of the home. Also on page 9 of 11, line #12 proposes a double hung window W42 1/16” X H 11 9/31” for the front bedroom and would not match the fenestration of the home.</p> <p>In-kind repair and replacement of the existing roofing materials is appropriate.</p> <p>Removal of the non-historic siding and in-kind repair and replacement of the original clap board siding and trim is encouraged and appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

Staff recommends denial of the installation of any windows that do not match the original windows in all design and fenestration.

All other aspects of the application meet the standards for review or the Historic District Guidelines.

Staff recommends approval of the HDRC application #19-001L with the following stipulations:

All windows installed must duplicate the original in all design details.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Manufactures information on the windows.



MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll II #53 2. COUNTY Clay 3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 211 N. Water Street 5. OTHER NAME(S)	1. NO. Roll II #53 2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 211 N. Water Street 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION																									
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS 7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri 8. DESCRIPTION OF LOCATION <table border="1" style="width: 100%; height: 100px; border-collapse: collapse;"> <tr> <td style="width: 20%;"></td> <td style="width: 20%; text-align: center;">211</td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td></td> <td style="text-align: center;">N. WATER ST.</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p style="text-align: center;">MISSISSIPPI ST.</p>		211					N. WATER ST.																			16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD between 1895 and 1907 18. STYLE OR DESIGN Bungaloid 19. ARCHITECT OR ENGINEER unknown 20. CONTRACTOR OR BUILDER unknown 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE multiple residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Howard L. Miller Dev. Co. 25. OPEN TO PUBLIC? YES () NO (X)	28. NO. OF STORIES 2 29. BASEMENT? YES (XX) full NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL cross gable/asph. shing 33. NO. OF BAYS FRONT 3 SIDE 3 34. WALL TREATMENT asbestos siding 35. PLAN SHAPE irregular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED () 37. CONDITION INTERIOR unknown EXTERIOR fair 38. PRESERVATION UNDERWAY? YES () NO (XX) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 20' from N. Water
	211																										
	N. WATER ST.																										
9. COORDINATES UTM LAT _____ LONG _____ 10. SITE () STRUCTURE () BUILDING (XX) OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO () 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO () 15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop. 27. OTHER SURVEYS IN WHICH INCLUDED	<div style="border: 2px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="text-align: center;"> <p>PHOTO MUST BE PROVIDED</p> </div> </div>																									
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Built along the same lines as the one story Bungalow, this two story Bungaloid residence shows the same concern for simplicity and economy in design. Of particular interest are the principal gable ends the center of which have been recessed in a semi-circular pattern. Decorative features include a small arched window located in the northwest portion of the north facade and simple wooden capitals(over)																											
43. HISTORY AND SIGNIFICANCE Because of the full second story on this residence, it is referred to as being "Bungaloid," an adjective applied to houses that are "built along Bungalow lines" but are larger than one story. Note how the typical modest scale, simple materials and wide front porch of the small Bungalow are retained here. Mary E. Gordon to J.M. Sandusky for \$1,500.																											
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A driveway is located along the north side of the property.																											
45. SOURCES OF INFORMATION Abstract Record #4, Clay County Title Company.	46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev. 48. DATE Dec 85 49. REVISION DATE(S) EXHIBIT B																										

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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.

Indicate part of section included in sketch map.



Notes: #42 from other side. affixed to simple wooden posts, probably replacements of earlier more classical columns. Both plain and entablature window surrounds are used. A tripartite bay window is centered on the south facade. There are two single stack brick chimneys - one is straddle ridge and the other is side slope to northwest.

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

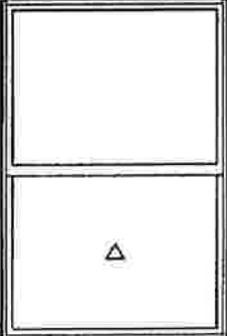
Please Attach a copy of a topographic map with the site marked on it.

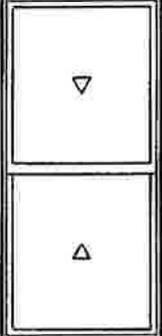


EXHIBIT C

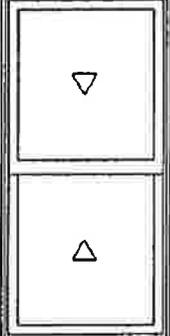
LINE ITEM QUOTES

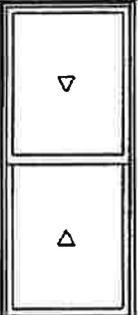
The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Front Rm B, Fireplace, LR		USD
Qty: 3			
 <p>As Viewed From The Exterior</p> <p>Entered As: FS Egress Information Width: 49 1/16" Height: 33 9/32" Net Clear Opening: 11.34 SqFt Performance Information U-Factor: 0.28 Solar Heat Gain Coefficient: 0.33 Visible Light Transmittance: 0.56 Condensation Resistance: 57 CPD Number: MAR-N-244-00974-00001 ENERGY STAR: N, NC Performance Grade Licensee #951 AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG25 1376X2176 mm (54.4X85.3 in) LC-PG25 DP +25/-25</p>	Stone White Exterior Stone White Interior Infinity Insert Double Hung. 2,034.00 Frame Size 51 3/4" X 78" Inside Opening 52 1/8" X 78 1/4" Upper sash will be stationary. Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2" less than Exterior Frame Height. Top Sash IG - 1 Lite Low E2 w/Argon Bottom Sash IG - 1 Lite Low E2 w/Argon 2 White Sash Lock 2 White Sash Lift Fixed Upper Sash Extruded Full Screen Stone White Surround Charcoal Fiberglass Mesh 3 1/4" Jamb ***Note: Frame Size width exceeds 48". Unit may have limited travel and may not meet egress requirements. ***Note: Unit Availability and Price is Subject to Change		

Line #2	Mark Unit: Front Rm B, FP, Kitchen		USD
Qty: 4			
 <p>As Viewed From The Exterior</p> <p>Entered As: FS Egress Information Width: 33 1/16" Height: 33 9/32" Net Clear Opening: 7.64 SqFt Performance Information</p>	Stone White Exterior Stone White Interior Infinity Insert Double Hung. 1,441.00 Frame Size 35 3/4" X 78" Inside Opening 36 1/8" X 78 1/4" Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2" less than Exterior Frame Height. Top Sash IG - 1 Lite Low E2 w/Argon Bottom Sash IG - 1 Lite Low E2 w/Argon White Sash Lock White Sash Lift Extruded Full Screen Stone White Surround Charcoal Fiberglass Mesh 3 1/4" Jamb ***Note: Unit Availability and Price is Subject to Change		

U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.33
 Visible Light Transmittance: 0.56
 Condensation Resistance: 57
 CPD Number: MAR-N-244-00974-00001
 ENERGY STAR: N, NC
 Performance Grade
 Licensee #655
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG30 1016X2197 mm (40X86.5 In)
 LC-PG30 DP +30/-30

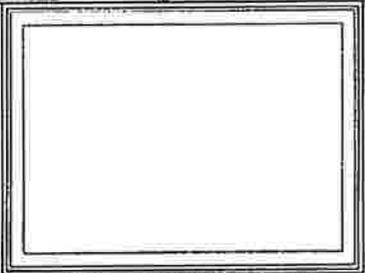
Line #3	Mark Unit: Unit A Bath		USD
Qty: 1			
		Stone White Exterior Stone White Interior Infinity Insert Double Hung, 1,118.00 Frame Size 27 3/4" X 58" Inside Opening 28 1/8" X 58 1/4" Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2" less than Exterior Frame Height. Top Sash IG - 1 Lite Low E2 w/Argon Bottom Sash IG - 1 Lite Low E2 w/Argon White Sash Lock White Sash Lift Extruded Full Screen Stone White Surround Charcoal Fiberglass Mesh 3 1/4" Jamb ***Note: Unit Availability and Price is Subject to Change	
As Viewed From The Exterior			
Entered As: FS			
Egress Information			
Width: 25 1/16" Height: 23 9/32"			
Net Clear Opening: 4.05 SqFt			
Performance Information			
U-Factor: 0.28			
Solar Heat Gain Coefficient: 0.33			
Visible Light Transmittance: 0.56			
Condensation Resistance: 57			
CPD Number: MAR-N-244-00974-00001			
ENERGY STAR: N, NC			
Performance Grade			
Licensee #655			
AAMA/WDMA/CSA/101/ I.S.2/A440-08			
LC-PG30 1016X2197 mm (40X86.5 in)			
LC-PG30 DP +30/-30			

Line #4	Mark Unit: Living Rm		USD
Qty: 1			
		Stone White Exterior Stone White Interior Infinity Insert Double Hung, 1,441.00 Frame Size 31 3/4" X 78" Inside Opening 32 1/8" X 78 1/4" Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2" less than Exterior Frame Height. Top Sash IG - 1 Lite Low E2 w/Argon Bottom Sash IG - 1 Lite Low E2 w/Argon White Sash Lock White Sash Lift Extruded Full Screen Stone White Surround Charcoal Fiberglass Mesh	
As Viewed From The Exterior			

Entered As: FS
Egress Information
 Width: 29 1/16" Height: 33 9/32"
 Net Clear Opening: 6.71 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.33
 Visible Light Transmittance: 0.56
 Condensation Resistance: 57
 CPD Number: MAR-N-244-00974-00001
 ENERGY STAR: N, NC
Performance Grade
 Licensee #655
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG30 1016X2197 mm (40X86.5 in)
 LC-PG30 DP +30/-30

3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: Entry		USD
Qty: 1			



As Viewed From The Exterior

Stone White Exterior
 Stone White Interior
 Infinity Insert Double Hung Picture 1,101.00
 Frame Size 44 3/4" X 33"
 Inside Opening 45 1/8" X 33 1/4"
 Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2"
 less than Exterior Frame Height.
 IG - 1 Lite
 Low E2 w/Argon
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Entered As: FS
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.34
 Visible Light Transmittance: 0.58
 Condensation Resistance: 60
 CPD Number: MAR-N-245-01270-00001
 ENERGY STAR: N, NC
Performance Grade
 Licensee #653
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG30 1829X1829 mm (72X72 in)
 LC-PG30 DP +30/-30

Line #6	Mark Unit: Entry		USD
Qty: 1			

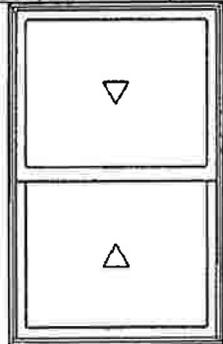


As Viewed From
 The Exterior

Stone White Exterior
 Stone White Interior
 Infinity Insert Double Hung Picture 1,101.00
 Frame Size 27 3/4" X 54"
 Inside Opening 28 1/8" X 54 1/4"
 Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2"
 less than Exterior Frame Height.
 IG - 1 Lite
 Low E2 w/Argon
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.27
 Solar Heat Gain Coefficient: 0.34
 Visible Light Transmittance: 0.58
 Condensation Resistance: 60
 CPD Number: MAR-N-245-01270-00001
 ENERGY STAR: N, NC
Performance Grade
 Licensee #653
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG30 1829X1829 mm (72X72 in)
 LC-PG30 DP +30/-30

Line #7	Mark Unit: Loft		USD
Qty: 1			



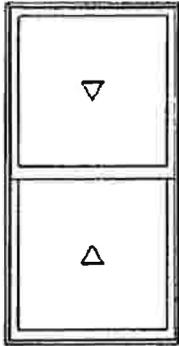
As Viewed From The Exterior

Entered As: FS
Egress Information
 Width: 31 1/16" Height: 21 9/32"
 Net Clear Opening: 4.59 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.33
 Visible Light Transmittance: 0.56
 Condensation Resistance: 57
 CPD Number: MAR-N-244-00974-00001
 ENERGY STAR: N, NC
Performance Grade
 Licensee #655
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG30 1016X2197 mm (40X86.5 in)
 LC-PG30 DP +30/-30

Stone White Exterior
 Stone White Interior
 Infinity Insert Double Hung, 1,118.00
 Frame Size 33 3/4" X 54"
 Inside Opening 34 1/8" X 54 1/4"
Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2" less than Exterior Frame Height.
 Top Sash
 IG - 1 Lite
 Low E2 w/Argon
 Bottom Sash
 IG - 1 Lite
 Low E2 w/Argon
 White Sash Lock
 White Sash Lift
 Extruded Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: Unit C LR, Unit D LR		USD
Qty: 4			

Stone White Exterior
 Stone White Interior
 Infinity Insert Double Hung, 1,298.00
 Frame Size 33 5/8" X 66"
 Inside Opening 34" X 66 1/4"
Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2" less than Exterior Frame Height.
 Top Sash
 IG - 1 Lite
 Low E2 w/Argon
 Bottom Sash
 IG - 1 Lite
 Low E2 w/Argon
 White Sash Lock
 White Sash Lift

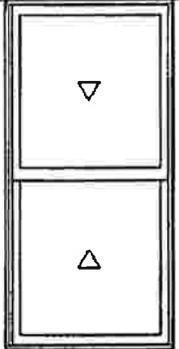


As Viewed From
 The Exterior

Entered As: FS
 Egress Information
 Width: 30 15/16" Height: 27 9/32"
 Net Clear Opening: 5.86 SqFt
 Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.33
 Visible Light Transmittance: 0.56
 Condensation Resistance: 57
 CPD Number: MAR-N-244-00974-00001
 ENERGY STAR: N, NC
 Performance Grade
 Licensee #655
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG30 1016X2197 mm (40X86.5 in)
 LC-PG30 DP +30/-30

Extruded Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: Unit C Living Rm		USD
Qty: 1			

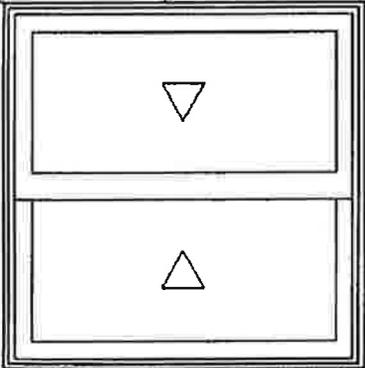


As Viewed From
 The Exterior

Entered As: FS
 Egress Information
 Width: 29 1/16" Height: 27 9/32"
 Net Clear Opening: 5.50 SqFt
 Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.33
 Visible Light Transmittance: 0.56
 Condensation Resistance: 57
 CPD Number: MAR-N-244-00974-00001
 ENERGY STAR: N, NC
 Performance Grade
 Licensee #655
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG30 1016X2197 mm (40X86.5 in)
 LC-PG30 DP +30/-30

Stone White Exterior
 Stone White Interior
 Infinity Insert Double Hung 1,196.00
 Frame Size 31 3/4" X 66"
 Inside Opening 32 1/8" X 66 1/4"
 Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2"
 less than Exterior Frame Height.
 Top Sash
 IG - 1 Lite
 Low E2 w/Argon
 Bottom Sash
 IG - 1 Lite
 Low E2 w/Argon
 White Sash Lock
 White Sash Lift
 Extruded Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Line #10 Qty: 1	Mark Unit: Bdrm		USD
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As Viewed From The Exterior

Entered As: FS
Egress Information
 Width: 31 1/16" Height: 11 9/32"
 Net Clear Opening: 2.43 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.33
 Visible Light Transmittance: 0.56
 Condensation Resistance: 57
 CPD Number: MAR-N-244-00974-00001
 ENERGY STAR: N, NC
 Performance Grade
 Licensee #655
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG30 1016X2197 mm (40X86.5 in)
 LC-PG30 DP +30/-30

Stone White Exterior
 Stone White Interior
 Infinity Insert Double Hung, 938.00
 Frame Size 33 3/4" X 34"
 Inside Opening 34 1/8" X 34 1/4"
 Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2"
 less than Exterior Frame Height.

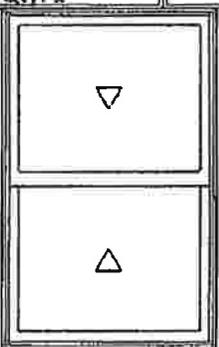
Top Sash
 IG - 1 Lite
 Low E2 w/Argon

Bottom Sash
 IG - 1 Lite
 Low E2 w/Argon

White Sash Lock
 White Sash Lift
 Extruded Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

Line #11 Qty: 1	Mark Unit: Unit D Front Bdrm		USD
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As Viewed From The Exterior

Entered As: FS
Egress Information
 Width: 31 1/16" Height: 21 9/32"
 Net Clear Opening: 4.59 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.33
 Visible Light Transmittance: 0.56
 Condensation Resistance: 57
 CPD Number: MAR-N-244-00974-00001
 ENERGY STAR: N, NC

Stone White Exterior
 Stone White Interior
 Infinity Insert Double Hung, 1,118.00
 Frame Size 33 3/4" X 54"
 Inside Opening 34 1/8" X 54 1/4"
 Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2"
 less than Exterior Frame Height.

Top Sash
 IG - 1 Lite
 Low E2 w/Argon

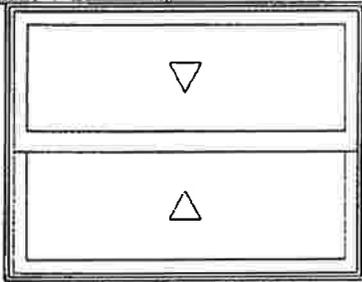
Bottom Sash
 IG - 1 Lite
 Low E2 w/Argon

White Sash Lock
 White Sash Lift
 Extruded Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

Performance Grade
 Licensee #655
 AAMA/WDMA/CSA/101/1.S.2/A440-08
 LC-PG30 1016X2197 mm (40X86.5 in)
 LC-PG30 DP +30/-30

Line #12	Mark Unit: Unit D Front Bdrm		USD	
Qty: 1				

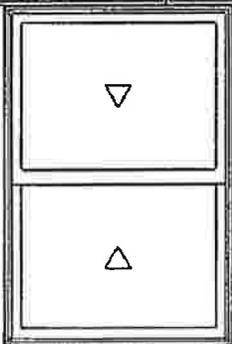


As Viewed From The Exterior

Entered As: FS
Egress Information
 Width: 42 1/16" Height: 11 9/32"
 Net Clear Opening: 3.29 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.33
 Visible Light Transmittance: 0.56
 Condensation Resistance: 57
 CPD Number: MAR-N-244-00974-00001
 ENERGY STAR: N, NC
Performance Grade
 Licensee #655
 AAMA/WDMA/CSA/101/1.S.2/A440-08
 LC-PG30 1219X2197 mm (48X86.5 in)
 LC-PG30 DP +30/-30

Stone White Exterior
 Stone White Interior
 Infinity Insert Double Hung, 1,015.00
 Frame Size 44 3/4" X 34"
 Inside Opening 45 1/8" X 34 1/4"
 Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2"
 less than Exterior Frame Height.
 Top Sash
 IG - 1 Lite
 Low E2 w/Argon
 Bottom Sash
 IG - 1 Lite
 Low E2 w/Argon
 White Sash Lock
 White Sash Lift
 Extruded Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change

Line #13	Mark Unit: Bath		USD	
Qty: 1				



As Viewed From The Exterior

Entered As: FS
Egress Information
 Width: 33 1/16" Height: 21 9/32"
 Net Clear Opening: 4.88 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.33
 Visible Light Transmittance: 0.56
 Condensation Resistance: 57
 CPD Number: MAR-N-244-00974-00001

Stone White Exterior
 Stone White Interior
 Infinity Insert Double Hung, 1,196.00
 Frame Size 35 3/4" X 54"
 Inside Opening 36 1/8" X 54 1/4"
 Frame Size Entry Method is Exterior Frame Size. Interior Frame Height is 1/2"
 less than Exterior Frame Height.
 Top Sash
 IG - 1 Lite
 Low E2 w/Argon
 Bottom Sash
 IG - 1 Lite
 Low E2 w/Argon
 White Sash Lock
 White Sash Lift
 Extruded Full Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 3 1/4" Jamb
 ***Note: Unit Availability and Price is Subject to Change



HDRC Case No. 19-002D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: February 19, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior alterations, shake shingle siding on the gable.

Applicant: Charles Small

Location: 249 W. Kansas Street

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: February 8, 2019

SPECIFIC INFORMATION

SITE HISTORY

This vernacular form of National housing types features a one-story shed-roof porch place within the L formed by the two cross wings. The porch detailing, slender square columns and rails, have a slight Neoclassical feeling. The paired six over one, double-hung sash windows are also suggestive of a Classical Revival type. There is a left exterior fireplace and a rear addition.

PROPOSAL DESCRIPTION

The applicant proposes to replace the existing lap siding above the main floor, at the gable with shake shingle siding that is smart board or concrete. Siding is 12”X28” with a staggered edge, either Smart Siding by LP Siding or Concrete Siding Shake.

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
2. Alterations: Alterations shall restore a structure’s original elements, materials, and appearance, if economically or	Staff Analysis The proposed shake shingle siding

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 vertical smart siding is not architecturally harmonious with the horizontal cement siding on the home and garage. The preexistence of nonconforming materials, such as the siding or aluminum windows, does not permit the addition of more nonconforming materials.

could have been on the home previously, however there is no known evidence of this. The original siding was removed prior to the current owners. The proposed materials are appropriate for the district, and there are examples of this shake shingle style in the district.

PREVIOUS CASES / ADDITIONAL INFORMATION

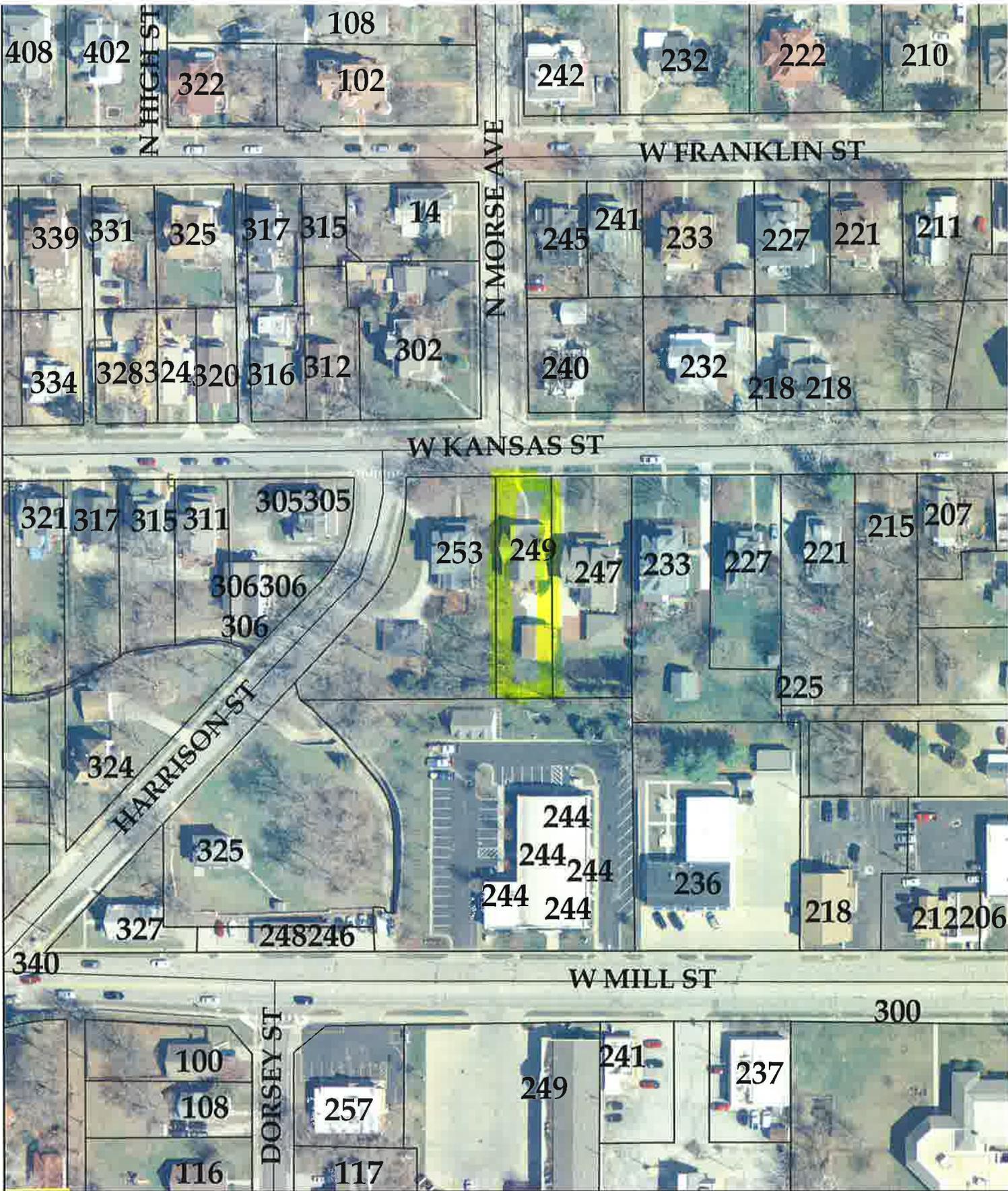
STAFF RECOMMENDATION

The application meets the standards for review or the Historic District Guidelines therefore staff recommends approval of HDRC case #19-002D

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Proposed Siding, examples in district





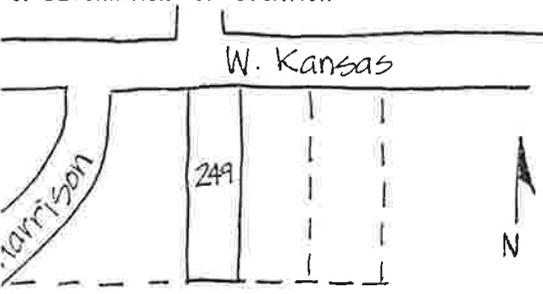
HDRC Case #19-002D
249 W Kansas



EXHIBIT A:
 VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. E-9</p> <p>2. VTY Clay</p> <p>3. LOCATION of Liberty Community Development NEGATIVES</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 249 W. Kansas</p> <p>5. OTHER NAME(S)</p>	1. NO.	
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 249 W. Kansas</p> <p>7. CITY OR TOWN IF RURAL, VICINITY Liberty</p> <p>8. DESCRIPTION OF LOCATION</p>  <p>9. COORDINATES UTM LAT N121,250 LONG E520,600</p> <p>10. SITE () STRUCTURE () BUILDING (X) OBJECT ()</p> <p>11. NATIONAL HISTORIC? YES () NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)</p> <p>14. DISTRICT POTENTIAL? YES (X) NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD ca. 1910's</p> <p>18. STYLE OR DESIGN National - Gable-front-and-wing</p> <p>19. ARCHITECT OR ENGINEER</p> <p>20. CONTRACTOR OR BUILDER</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN Russell & Sherrill Aubrey</p> <p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES 1</p> <p>29. BASEMENT? YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL concrete block</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL cross gable; composition shingles</p> <p>33. NO. OF BAYS FRONT 3 SIDE n/a</p> <p>34. WALL TREATMENT aluminum siding</p> <p>35. PLAN SHAPE ell</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()</p> <p>37. CONDITION INTERIOR _____ EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO ()</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 52'</p>	2. COUNTY
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This vernacular form of National housing types features a one-story shed-roof porch place within the L formed by the two cross wings. The porch detailing, slender square columns and rails, have a slight Neoclassical feeling. The paired 6/1, double-hung sash windows are also suggestive of a Classical Revival type. There is a left exterior fireplace and a rear addition.</p>	<p>43. HISTORY AND SIGNIFICANCE The house is a modest, vernacular example of a typical housing type, and reveals how often "higher style" districts were often infilled with a more simpler style of architecture.</p>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)	
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The house is set closer to the street than the surrounding houses. The narrow lot shares a gravel drive with the house on the left, and features mature trees and a curved front walk. Garage 2004</p>	<p>45. SOURCES OF INFORMATION City water permits</p>	5. OTHER NAME(S)	
<p>46. PREPARED BY Deon Wolfenbarger</p> <p>47. ORGANIZATION Community Development</p> <p>48. DATE 12/86</p>	<p>49. REVISION DATE(S) EXHIBIT B</p>	6. TOWNSHIP	
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4096</p> <p>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</p>		RANGE	
		SECTION	

Sketch map of location

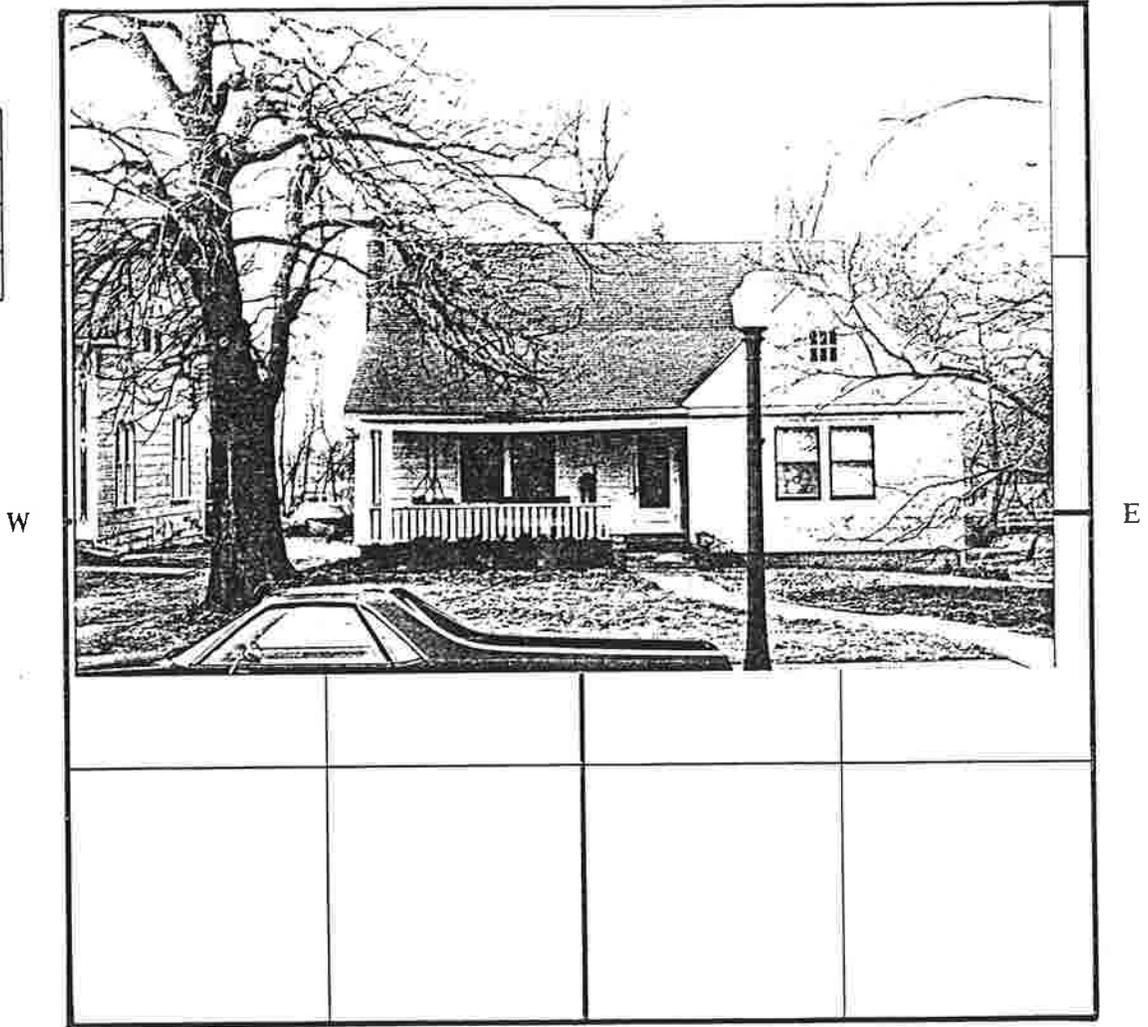
Site No. E-9

Section 7 Township 51N Range 31W

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

Indicate part of section included in sketch map.



S

Notes:

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.



EXHIBIT C





405

405

RECYCLING

Historic District Review Commission

The City of



HDRC Case No. 19-001J

Staff: Katherine Sharp, Director of Planning & Development

Date: February 19, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for improvements
Applicant: James Moes
Location: 448 E Mississippi
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: February 8, 2019

SPECIFIC INFORMATION

SITE HISTORY

This house is an example of the Shingle style because of the use of wood shingles as wall cladding on the second story and gable ends. The irregular, steeply pitched roof with cross gambrels, irregular wall surfaces, and bands of windows are typical elaborations of this style. The full-width porch is supported by simple square posts and enclosed by a geometric railing, which does not appear to be original. There is a brick chimney that is offset to the right. First story windows are double-hung, one-over-one, and the second story windows are sash type with diamond shaped panes. There is a lean-to addition on the north side and a garage addition on the west.

PROPOSAL DESCRIPTION

The applicant proposes the following:

1. Replacing 4 matching twin double hung windows on north and west sides of home with Marvin Integrity Wood-Ultrex (fiberglass exterior, wood interior): twin double hung 60" x 53.5". The window size will not change.
2. Removing non-original doorway on the E side of the home and replacing it with awning window mentioned below.
3. Adding 2 windows to E side of home. Marvin Integrity Wood-Ultrex (fiberglass exterior, wood interior): 1x double hung 28" x 53.5", 1x awning 30" x 20"
4. Adding wood trim to replicate historic trim on the N/E/W elevations of the kitchen addition, which is on the N side of the home. Trim: 5" wide sashes, 4.5" top, with 2" molding cap detail on the top.
5. Adding a flush Velux sun tunnel (sky light) to the NE roof line, this will not be visible from the street.
6. Adding trim to N side of kitchen addition to match original trim. This will result in adding some rolled roofing to match existing, looks like: GAF Royal Sovereign charcoal.

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
<p><i>Alterations: 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.</i></p>	<p>The proposed alterations will restore the structure’s original materials and appearance. The new windows are replacing windows in the back addition and they are of a style that is seen on the front of the home.</p>
<p>7. <i>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. On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.</i></p>	<p>Staff Analysis: It would be appropriate to replace the windows on the rear addition to match the windows on the original structure. Custom trim work will be wood and will replicate that of the home, respecting the surrounding building elements and materials. Replacing the non-historic door opening with a window is appropriate.</p>
<p>UDO: Sec. 30-72. District HP, design principles. 9. <i>Roofs: Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of roofing materials that reflect an earlier or later style or period is discouraged. Corrugated metal roofs are not appropriate for primary structures.</i></p>	<p>Staff Analysis: The sun tunnel is compatible with the roof, flush mounted and not visible. Staff finds it appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

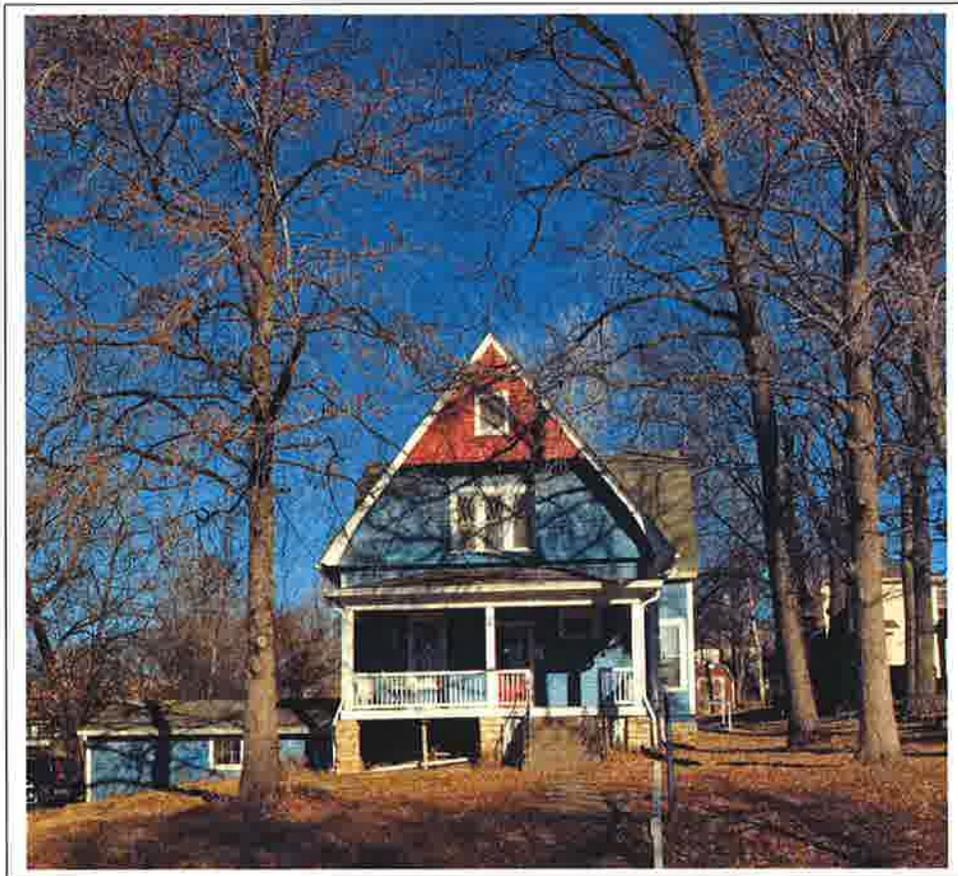
No previous cases are on file for this home.

STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines; therefore staff recommends approval of HDRC case #19-001J.

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 #19-001J
448 E Mississippi



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll C #3</p> <p>2. COUNTY Clay</p> <p>LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 448 Mississippi</p> <p>5. OTHER NAME(S)</p>	<p>1. NO. Roll C #3</p> <p>2. COUNTY Clay</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 448 Mississippi</p> <p>5. OTHER NAME(S)</p> <p>6. TOWNSHIP</p> <p>RANGE</p> <p>SECTION</p>
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p> <p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p> <p>8. DESCRIPTION OF LOCATION</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p style="text-align: center;">448</p> <p style="text-align: center;">Mississippi</p> <p style="text-align: right; margin-right: 20px;">Jewell</p> <p style="text-align: right; margin-right: 20px;">Jewell</p> </div> <p>9. COORDINATES UTM LAT _____ LONG _____</p> <p>10. SITE () STRUCTURE () BUILDING (X) OBJECT ()</p> <p>11. ON NATIONAL REGISTER? YES () NO (X)</p> <p>ART OF ESTAB. YES () HIST. DISTRICT? NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>14. DISTRICT POTENTIAL? YES () NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1906</p> <p>18. STYLE OR DESIGN vernacular</p> <p>19. ARCHITECT OR ENGINEER unknown</p> <p>20. CONTRACTOR OR BUILDER unknown</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN Jesse F. and Helen C. Flassing Box 45 Leeton, MO 64761</p> <p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES 2½</p> <p>29. BASEMENT? YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable/gambrel asphalt shingle</p> <p>33. NO. OF BAYS FRONT 3 SIDE 2</p> <p>34. WALL TREATMENT clapboard/wood shingle</p> <p>35. PLAN SHAPE irregular</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () none</p> <p>37. CONDITION INTERIOR unknown EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 30' Mississippi</p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This vernacular structure has an open porch at its south or main elevation. Steep gable, south elevation and gambrel, east elevation, contain wood shingles. Fenestration double-hung, sash-type with diamond shaped panes. Lean-to addition, north end. Brick chimney, offset right.</p>	<p style="font-size: 2em; font-weight: bold;">X</p> <p style="font-weight: bold;">PHOTO MUST BE PROVIDED</p>	
<p>43. HISTORY AND SIGNIFICANCE This residence is made of readily available materials and has a similar floor plan, elevation and scale to neighboring structures.</p>		
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Cement drive, west, leading to a one bay garage. In addition, alley to west. Located in a neighborhood consisting of late 19th and early 20th century housing stock.</p>		
<p>SOURCES OF INFORMATION Water permit # 7-1330 8/30/06 J.F. Flassing.</p>	<p>46. PREPARED BY C. Millstein/P. Glenn</p> <p>47. ORGANIZATION Liberty-Community Dev.</p> <p>48. DATE SPR. 86</p> <p>49. REVISION DATE(S) EXHIBIT B</p>	
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4000</p>		



Exterior As-is

Exterior Updates



North

North



East

East



West

West

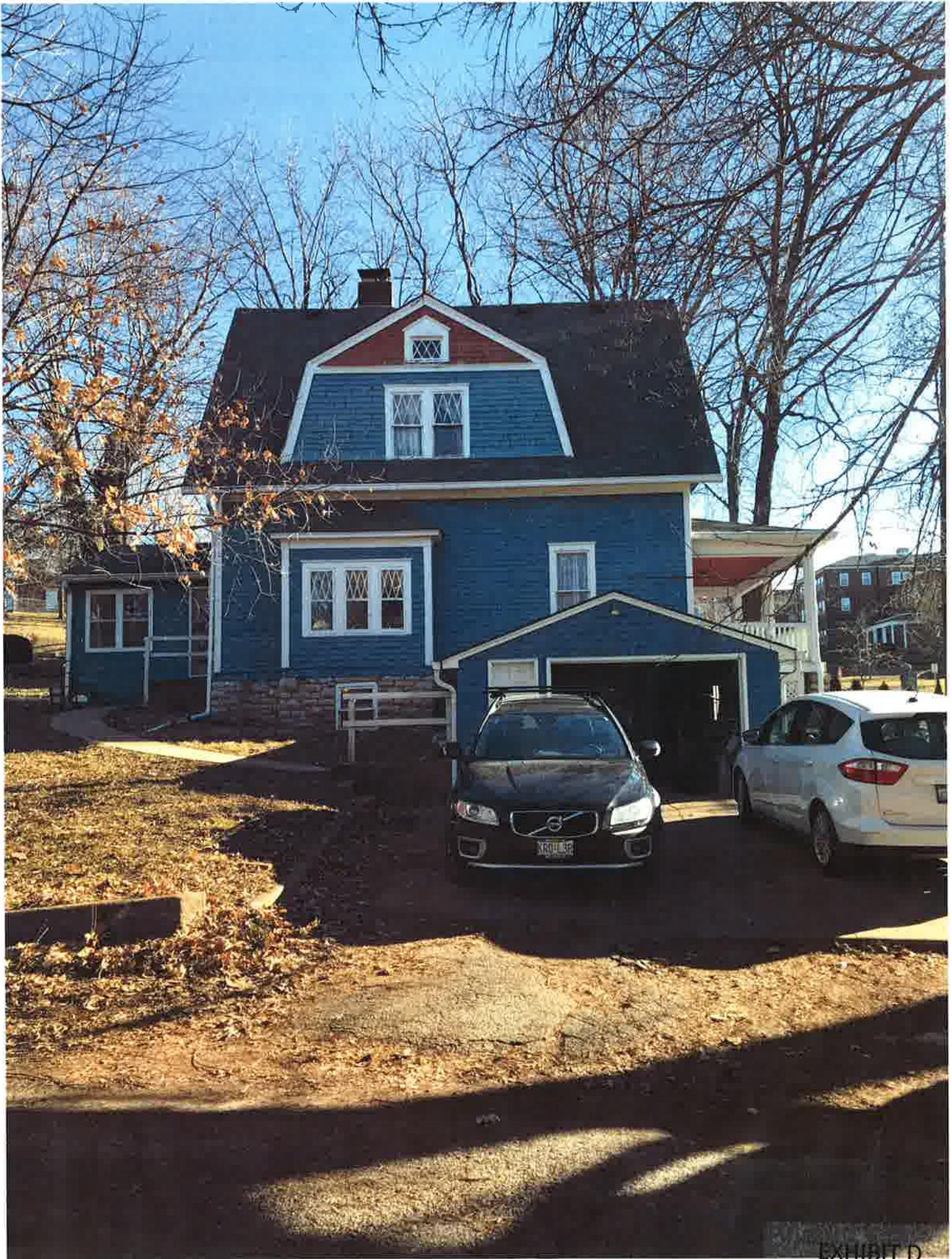


EXHIBIT D