



**HISTORIC DISTRICT
REVIEW COMMISSION**

November 5, 2019

5:30 p.m.

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



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**November 5, 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:** October 15, 2019
- IV. HDRC Case # 19-008LS AMENDED V4 After the Fact Certificate of Appropriateness for alteration to the smoke stack at 114 E. Kansas, Liberty Square Historic District**
- V. HDRC Case # 19-016D Certificate of Appropriateness for a new garage door and driveway improvements at 222 W. Franklin, Dougherty Historic District. A 353 Tax Abatement project.**
- VI. HDRC Case#19-013J Certificate of Appropriateness for window replacement at 440 Miller, Jewell Historic District**
- VII. HDRC Case#19-006PH Certificate of Appropriateness for repairs and alterations to the front porch, stairs and railings at 108 Dorsey, Prospect Heights Historic District**
- VIII. HDRC Case #19-023LS Certificate of Appropriateness for storefront window replacement, a gate and fencing at 11 W Franklin, Liberty Square Historic District**
- IX. HDRC Case#19-012J Certificate of Appropriateness for a new garage at 449 E Mississippi, Jewell Historic District. A 353 Tax Abatement project.**
- X. Other Business**

Administrative Approvals since the October 15, 2019 meeting:
2 S. Water in-kind replacement of concrete at landing of stairs
108 Dorsey in-kind repairs/replacement of siding, shingles, walkway, sidewalk, concrete, windows
Miscellaneous matters from the Commission:
Miscellaneous matters from Staff
- XI. Adjournment**

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

Matt Grundy, John Carr, Vern Drottz, Dail Hobbs, Doug Wilson and Brett Rinker were present.

Clay Lozier, Kelley Wrenn Pozel and Mike Gilmore were absent.

Applicant representatives present: Carl & Nancy Rinker & Stasia McGeeney

Jeanine Thill, Community Development Manager represented staff.

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

Approval of Meeting Summary: Motion by Commissioner Wilson to approve the September 17, 2019 meeting summary. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

HDRC Case # 19-015D Certificate of Appropriateness for a new garage door at 210 W. Franklin, Dougherty Historic District. Commissioner Rinker will abstain from conversation and the vote due to potential conflict of interest. Vice Chair Carr said the garage door is not original to the out building and the proposed new garage door would be an improvement. A motion was made by Commissioner Wilson to approve the application because it meets the Design Guidelines and UDO. The motion was seconded by Commissioner Drottz. The motion passed 5-0-1. Commissioner Rinker abstained.

HDRC Case # 19-004PH AMENDED V2 Certificate of Appropriateness for window and siding replacement at 106 Moss Ave, Prospect Heights Historic District. Vice Chair Carr asked for clarification on the size of the window, if it is 65 tall X 36 wide. The applicant confirmed, adding that it is about the same width as the window on the first floor. She also confirmed that the trim will go to the edge of the sill. Vice Chair Carr also pointed out that the trim casing would be a bit more than 4". The thickness should be 5/4 stock. The 1/4" is for the lap board. The width needs to be a minimum of 1 inch thick, also known as 5/4 stock. Products to consider are Miratec (available at Tamm Lumber) or cellular PVC "Royal" is available at Lowes. Cedar would also be appropriate. Lowes carries cedar decking that is 1" thick. PVC is what Commissioner Drottz suggests, using the smooth side as opposed to the wood grain side. Commissioner Wilson added that if they buy decking the edges will be curved and need to be cut. For the siding Vice Chair Carr suggested cedar siding 1/2 X 4 beveled, which can be found at Tamm or Schuttee lumber. The thickness is 1/2 inch at thickest with beveled siding. The exposed sheathing should have 15 lb tar paper.

A motion was made by Commissioner Rinker to approve the application with the stipulations that they use cedar or PVC for the trim and it should be a true 1" thick and lapboard with beveled siding. The motion was seconded by Vice Chair Carr. The motion passed 6-0-0.

Other Business

Administrative Approvals since the September 17, 2019 meeting:

- 15 E Kansas in-kind replacement of back stairs

- 6 E Franklin Sign
- 116 Dorsey in-kind replacement of front stairs and walkway

Miscellaneous matters from the Commission:

Commissioner Wilson asked about the status of the house at Kansas and Jewell and the house in the 200 block of Lightburne that were supposed to go to Municipal Court. Staff said they both are on the docket for this Friday at 9 am. Commissioner Wilson said the Code Enforcement Officer should continue to issue tickets if they don't make the necessary improvements.

Miscellaneous matters from Staff:

HDRC Case # 19-008LS AMENDED V3 After the Fact Certificate of Appropriateness for alteration to the smokestack at 114 E. Kansas, Liberty Square Historic District. The Commission said if the applicant wishes to keep the smokestack coming out of the side as opposed to through the roof, then they need to submit an amended application.

The meeting adjourned at 6:00 p.m.

Historic District Review Commission

The City of



HDCR Case No. 19-008LS (amended)V4

Staff: Jeanine Thill, Community Development Manager

HDCR Meeting Dates: May 21, 2019, July 2, 2019 and September 17, 2019

GENERAL INFORMATION

Application: After the Fact Certificate of Appropriateness at 114 E. Kansas (patio) for the
smokestack to come out of the east side of the metal structure rather than
through the roof as previously approved.

Applicant: Jousting Pigs BBQ, Brandi Atwell

Location: Lot east of 114 E. Kansas Street

District: Liberty Square Historic District

NRHP Status/category: Non-contributing

File Date: September 26, 2019

SPECIFIC INFORMATION

SITE HISTORY

The patio at the northwest corner of Kansas and Missouri Streets measures approximately 2,500 square feet and serves as patio seating for Jousting Pigs BBQ and 3 Halves Brewery. The lot is enclosed by a stone and metal fence. The surface is paved with brick pavers. The adjacent building at 114 E. Kansas was built in the 1880s. In 1906 it housed a saloon and in 1909, the Liberty Heating and Plumbing Company. The patio seating area is accessed from Missouri street.

PROPOSAL DESCRIPTION

The applicant was unable to have the smokestack go straight up through the metal roof as previously approved because of the location of the main metal building supports. The stack was fitted with two angle sections allowing it to exit through the east side and immediately return upward above the roof.

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 HDCR 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
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10. Mechanical equipment and weather protection devices: Mechanical and weather protection devices shall be placed and installed in a manner that is unobtrusive.

The smoke stack coming out of the east side rather than the roof is appropriate.

STAFF RECOMMENDATION

The amended application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-008LS (amended)V4

PREVIOUSLY APPROVED:

5/21/19 Details Approved:

- Existing patio; stone work and railings to remain
- Primary Structure Nine 8X10 steel columns, painted black
- Walls: Wood tone frames and metal screens
- Shed roof, standing seam metal roof over metal deck

7/2/19 Approved Amended Application/The differences:

- Gabled roof, not shed
- Smaller framing members with more columns on the North and South sides
- Gable on the East side will be sided
- 5' of wood siding on North and South side

9/17/19 Approved Amended Application:

- 11' North wall approved

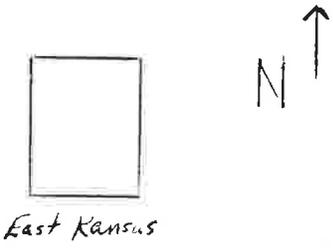
ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet

Existing Conditions 10.23.19



HISTORIC INVENTORY

1. No 8-J		4. Present Name(s) 114 East Kansas	
2. County Clay		5. Other Name(s) 216 East Kansas	
3. Location of Negatives Liberty Community Development			
6. Specific Location 114 East Kansas		16. Thematic Category	28. No. of Stories 2
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period c. 1880's	29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow		18. Style or Design	30. Foundation Material
		19. Architect or Engineer	31. Wall Construction masonry
		20. Contractor or Builder	32. Roof Type & Material flat; tar & gravel
9. Negative No. 1-20		21. Original Use, if apparent Commercial	33. No. of Bays Front 3 Side
10. Site I. Building <input checked="" type="checkbox"/> Structure I. Object <input type="checkbox"/>		22. Present Use Commercial	34. Wall Treatment brick
11. National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35. Plan Shape rectangular
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potential? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	37. Condition Interior Exterior excellent
		26. Local Contact Person or Organization Liberty Mo, Community Devel.	38. Preservation Underway? Yes <input type="checkbox"/> No <input type="checkbox"/>
		27. Other Surveys in Which Included	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 20 ft. on E. Kansas
42. Further Description of Important Features The main facade of this building faces south. The first floor has been remodeled. Two entrance doors are placed at the west end of the south facade. Two multipaned, fixed windows are placed at the east end of this facade. The second floor is fenestrated with three windows with semicircular arched heads. A band course of projecting brick also arches above the windows. The cornice features corbelled brick.			
43. History and Significance The original tenant of this building has not been identified. In 1906 it housed a saloon. By 1909 it housed the Liberty Heating and Plumbing Company.			
44. Description of Environment and Outbuildings A surface parking area is to the east of the building. To the south is City Hall. Commercial buildings are to the west and north.			
45. Sources of Information Liberty Tribune, March 29, 1912.		46. Prepared by PILAND/UGUCCIONI	
		47. Organization Liberty, Comm. Dev.	
		48. Date 4/85	49. Revision Date(s) EXHIBIT B

Continuation

HISTORIC INVENTORY

ADDRESS: 114 East Kansas
Liberty, Missouri



Historic District Review Commission

The City of



HDRC Case No. 19-016D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 5, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for new garage door and driveway improvements at 222 W Franklin. A 353 Tax Abatement project.

Applicant: Eric and Kathleen Schmidt

Location: 222 W. Franklin St.

District: Dougherty Historic District

NRHP Status/category: Non-Contributing Accessory Structure

File Date: October 23, 2019

SPECIFIC INFORMATION

SITE HISTORY

A very nice example of the Prairie, noteworthy for its use of multi-colored brick detailing which emphasizes the 2nd story, particularly around the windows. The full front porch has square brick columns & brick rails with stone caps which extend on the left to form a patio. A right bay is enclosed on the 2nd story, and open to form a side entry porch. Left bay is hexagonal on the 1st floor, and square on the 2nd. The wide, overhanging eaves of the porch, bays, and main roof emphasize the horizontality, as do the contrasting colors of the brick. The windows vary in size and detail; some have stone sills and lintels, leaded glass, or have top multi-paned sashes over single panes. The back porch was enclosed, probably around 1960.

History and Significance

The home was built around 1911-1913 for Shubael W. Allen and his wife, Mary Dinah. The Allens were a prominent family in Liberty. His grandfather, Col. Shubael Allen, was one of Clay County's first settlers, coming here from New York in 1820. Col. Allen established a landing & ferry on the Missouri River which was the main point of commerce in northwest Missouri.

Description of Environment and Out Buildings

2007- Barn style garage / carriage house, wood siding, composition shingle roof.

1987- A very large, deep lot extending all the way to the alley in the rear. Several large, old evergreens are in the front. The right drive has its original curbing and paving material, and leads to clapboard, bellcast garage.

PROPOSAL DESCRIPTION

This is an application for the replacement of the existing 8'-0" wide horizontal wood sliding garage door with a new 16'X0" W X 7'-9"T overhead section door. The current door has no ability to safely add a motor and due to settling of the structure, no longer seals well enough to keep leaves and rodents out of the garage. The new door will exactly match existing architectural "X" and window styles. It will be steel construction with upgraded insulation providing a U-Value of 18.4. The outside face of the door is painted composite with a wood grain embossed texture.

Like in-kind driveway improvements.

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. <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. 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.</p>	<p>The new garage door does not significantly change the appearance of the garage and is appropriate.</p>
<p>12. <u>Walkways, Driveways & Parking Areas:</u> Parking lots, driveways and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveways and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.</p>	<p>The driveway improvements will be like-in kind with concrete and are appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case #17-017D Approval for the proposed garage doors was granted in 2017 however the applicant did not complete the project and the COA expired.

Because this is a 353 Tax Abatement project a recommendation from HDRC must be made to City Council.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-016D.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Inventory Data Sheet
- Exhibit C & D: Photos of existing conditions
- Exhibit E: Scope of work
- Exhibit F: Coachman Collection Brochure (6 pages)





HDRC Case #19-016D
222 W Franklin

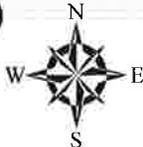
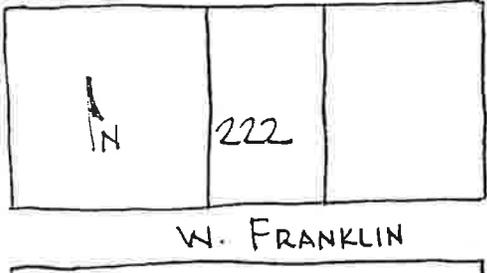


EXHIBIT A:
 VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-21 2. CITY OR TOWN Liberty 3. COUNTY Clay 4. LOCATION of Liberty Community Development 5. NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 222 W. Franklin 5. OTHER NAME(S) Allen House	1. NO. 2. COUNTY 3. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 222 W. Franklin	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1911-1913	28. NO. OF STORIES 2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN Prairie	32. ROOF TYPE AND MATERIAL hip; clay tile 33. NO. OF BAYS FRONT n/a SIDE
8. DESCRIPTION OF LOCATION 	19. ARCHITECT OR ENGINEER Horace LaPierre 20. CONTRACTOR OR BUILDER James Costello 21. ORIGINAL USE, IF APPARENT Residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X)	34. WALL TREATMENT brick 35. PLAN SHAPE irregular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()
9. COORDINATES UTM LAT N121,500 LONG E521,800	24. OWNER'S NAME AND ADDRESS IF KNOWN James H. & Esther E. Lindgren	37. CONDITION INTERIOR _____ EXTERIOR excellent
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES (X) NO ()
11. NATIONAL REGISTER? YES () NO (X)	12. IS IT ELIGIBLE? YES (X) NO ()	39. ENDANGERED? BY WHAT? YES () NO (X)
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	14. DISTRICT POTENTIAL? YES (X) NO ()	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()
15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall 27. OTHER SURVEYS IN WHICH INCLUDED	41. DISTANCE FROM AND FRONTAGE ON ROAD 116.3
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A very nice example of the Prairie, noteworthy for its use of multi-colored brick detailing which emphasizes the second story, particularly around the windows. The full front porch has square brick columns, & brick rails with stone caps which extend on the left to form a patio. A right bay is enclosed on the second story, and open to form a side entry porch. A left bay is hexagonal on the first floor, and square on the 2nd. (cont.)		PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE This excellent example of a Prairie style home was built for Schuball W. Allen and his wife, Mary Dinah. The Allen's were a prominent family in Liberty. His grandfather, Col. Schuball Allen, was one of Clay County's first settlers, coming here from New York in 1820. Col. Allen established a landing & ferry on the Missouri River which was the main point of commerce in northwest Missouri.		5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A very large, deep lot extending all the way to the alley in the rear. Several large, old evergreens are in the front. The right driveway has its original curbing and paving material, and lead to a clapboard, bellcast garage.		46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development
45. SOURCES OF INFORMATION City water permits; owner survey; Clay County Missouri Centennial Souvenir, 1922. History of Clay & Platte Co; 188		48. DATE 2/87 49. REVISION DATE(S)

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

EXHIBIT B

Sketch map of location

Site No. C-21

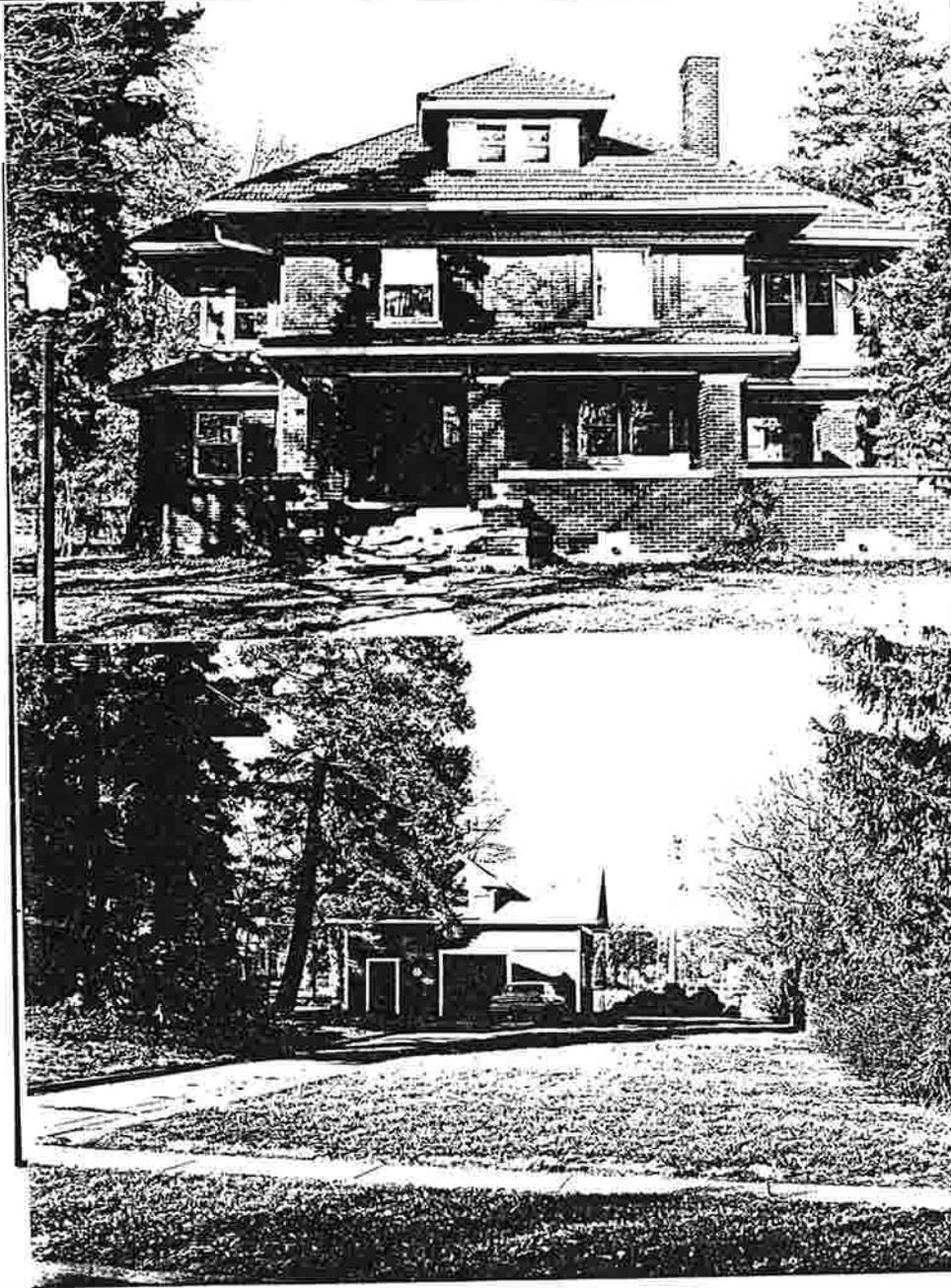
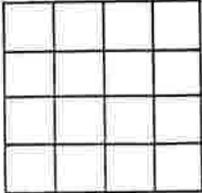
Section 7

Township 51N

Range 31W

Indicate the chief to enclosing the site area with on additional pages.

Indicate part of section included in sketch map.



ation by graphs, etc.

W

E

Notes: 42.(cont.)The wide, overhanging eaves of the porch, bays, and main roof emphasize the horizontality, as do the contrasting colors of the brick. The windows vary in size and detail; some have stone sills and lintels, leaded glass, or have top multi-paned sashes over single panes. The back porch was enclosed, probably around 1960.

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.

222 W Franklin St.
Existing Driveway Condition - For Replacement



Existing approach and sidewalk to remain



Cracked concrete



Broken asphalt



Broken asphalt



Broken asphalt



Cracked concrete



EXISTING CURB TO REMAIN TO BE REPAIRED AS NEEDED

SCORING WILL NOT BE REPLICATED IN NEW DRIVEWAY

NEW DRIVEWAY WIDTH AT STREET TO MATCH EXISTING 10'-0"



222 W Franklin St
Driveway Replacement

222 W Franklin St.
Existing Driveway Replacement - Scope of Work



222 W Franklin
Property Boundary

Driveway
Replacement Scope

Imagery ©2019 Google, Map data ©2019, Map data ©2019 10 m

Existing Approach to street
and sidewalk to remain

Notes:

1. New Driveway to be the same square footage as the existing
2. Driveway will be 27'-2" from property line, matching existing condition

Exhibit E

After 222 W Franklin St. Garage Door Replacement - Close Up Before/ After



**YOUR COMPLETED DOOR:
Steel - Coachman Collection**

- Door Design: Design21
- Door Construction: 4-Layer 2" IntellCore® Insulation
- Overlay Color: Standard White
- Base Color: Sandtone
- TopSection: SQ23

Before



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual color, and certain designs may vary from screen presentation.

COACHMAN[®]

collection

4-LAYER CONSTRUCTION



America's Favorite Garage Doors[®]



*Model CBU/CG/CD12 with ARCH3 Windows.
Shown With Sandstone Steel Base
and Standard White Composite Overlays,
Standard Spade Handles and Stop Plates.*

EXHIBIT F

COACHMAN® collection

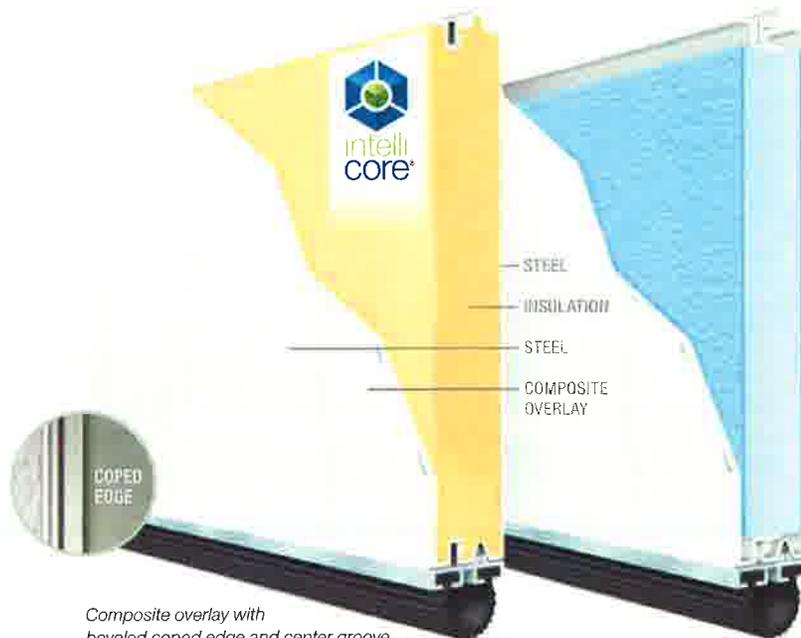
The Coachman® Collection gives your home classic elegance while complementing your home's architectural style. With four distinctive series, the Coachman Collection offers the sophisticated expression of a carriage house door with the science of durable steel and composite construction. It's the perfect blend of beauty and practicality—masterful in the details and innovative in design—and it's only from Clopay.

4-Layer Construction

intellcore®
insulation technology

Warmer. Quieter. Stronger.

Coachman® Collection doors featuring Intellcore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellcore® is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



Composite overlay with beveled coped edge and center groove creates a detailed carriage house look.

CGU MODELS		CG MODELS		CD MODELS	
	2"	2"	1 3/8"		
POLYURETHANE INSULATION	EFFICIENCY 18.4 R-VALUE	POLYSTYRENE INSULATION	EFFICIENCY 9.0 R-VALUE	POLYSTYRENE INSULATION	EFFICIENCY 6.5 R-VALUE

©2012 Clopay Corporation. All rights reserved. Intellcore is a registered trademark of Clopay Corporation. DASMA 125-103

Model CGU/CG/CD21 with ARCH3 Windows,
Shown with Standard White Steel Base and
Standard White Composite Overlays,
Standard Spade Handles and Step Plates.

Series TWO

SERIES TWO of the Coachman® Collection complements homes with American Country flair. With full or half crossback panels and your choice of rectangular, square or arched window styles, it's a classic style that looks as good with Irish Country Pine as it does with Texas Hill Country Chic.

SERIES TWO DESIGNS

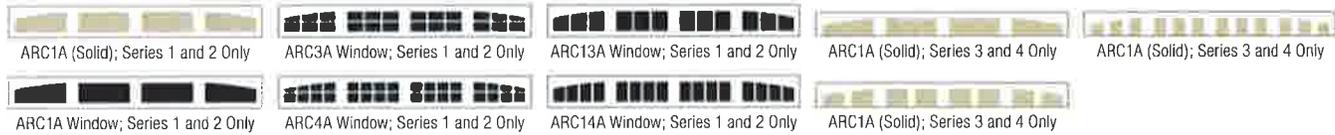
	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 21														
CGU CG CD 22														
CGU CG CD 23														

9' wide x 7' high; shown with Sandtone base and Standard White overlays. Consult your Clopay Dealer or clopay.com for additional sizes.

Additional Sizes & Windows

Shown at right are common width configurations using 7' high Model CGU/CG/CD12 with ARCH4 windows as an example.

Shown below are additional window/ top section options for double car doors.



To visualize on your home, go to www.clopaydoor.com/DIS/garage-door-imagination-system.aspx

Windows are available single pane or insulated in clear, frosted, seeded and rain designs.

Additional charges for optional glass apply.



Additional Features

- Standard doors available in 4 carriage house design series and 15 different models. Custom designs and sizes also available. See your Clopay® Dealer for details.
- Woodgrain embossed insulated galvanized steel base door painted front and back for a virtually maintenance-free door. See Colors.
- Windows with complete overlay and true arch designs are available in double strength or obscure glass. Models CGU/CG also available with insulated glass.
- Patented clip-in window grilles are removable for easy cleaning.
- Available with 2" Intellicore® polyurethane (R-value 18.4), 2" bonded polystyrene (R-value 9.0) or 1-3/8" bonded polystyrene (R-value 6.5) insulation and thermal break.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- WINDCODE®: 1-3/8" CD Models are available through W5 (single car) WINDCODE and 2" CG Models are available in W5 (double car)/W6/W8 WINDCODE. Some restrictions apply. See your Clopay Dealer for details.
- Product complies with 2015 IECC air infiltration requirement of 0.40 cfm/ft² or less (IECC, Section C402.5.2).

Warranties



A FOCUS ON green

Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Coachman® Collection helps conserve natural resources by providing a durable, reliable, low-maintenance, energy efficient door with environmentally safe insulation. Steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling.

For more details on Clopay's green practices visit

clopaydoor.com/green

Size Availability

Some width and height restrictions. See your Clopay Dealer for details.

DOOR HEIGHTS	Series 1, 3 & 4	Series 2 – Design 21	Series 2 – Designs 22 & 23		
		6'0" to 16'0" in 3" increments	6'0" to 8'0" in 3" increments and 8'6", 9'0", 9'6", 10'0"	6'0" to 10'0" in 3" increments	
DOOR WIDTHS	Designs 11, 12, 13, 31, 32, 33, 36, 41, 42, 43	Design 21	Designs 22 & 23	Designs 34 & 35	
	Model CD 6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"
	Models CG & CGU 6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0", 20'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0", 20'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0"



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America's Favorite Garage Doors. Follow us on MADE IN USA



America's Favorite Garage Doors®

SECTION 08 36 13
RESIDENTIAL SECTIONAL DOORS

Specifications for Garage Door Replacement Project:

Schmidt Residence
222 W. Franklin St.
Liberty, MO 64068

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Residential sectional doors of the following types:
 - 1. Sectional doors. (Coachman Collection)

1.2 REFERENCES

- A. ASTM International (ASTM):
 - 1. ASTM A 653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
 - 2. ASTM A 924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: Chosen installer has over fifteen (15) years of experience installing garage doors.

1.4 WARRANTY

- A. Finish Warranty:
 - 1. Warranty period: 5 years against cracking, checking and peeling. - All Residential Doors.
 - 2. Warranty period: 15 years against rust through. - All Value Residential Doors.
 - 3. Warranty period: 25 years against rust through. - All Value Plus Residential Doors.
 - 4. Warranty period: Lifetime against rust through. - All Premium Residential Doors.
- B. Delamination Warranty: Provide manufacturer's standard warranty against delamination.
 - 1. Warranty period: 5 years.
- C. Hardware and Springs Warranty: Provide manufacturer's standard warranty against defects in materials or workmanship.
 - 1. Warranty period: 3 years.
- D. Warranty for Windows: Provide manufacturer's standard warranty
 - 1. Warranty period: 10 years against manufacturing defects and excessive discoloration of the optional windows.

2. Warranty period: 3 years against defects in materials and workmanship of the optional windows.

1.5 RESIDENTIAL SECTIONAL DOORS - Coachman Collection

- A. Residential Sectional Doors: Coachman Collection Doors as manufactured by Clopay Building Products Company.
 1. Model: Clopay Model CGU Series; Intellicore 2 inches thick polyurethane insulated.
 2. Door Construction:
 - a. Sections: Composite overlays adhered to base door constructed of pressure bonded expanded polystyrene (EPS) core construction between exterior and interior steel skins.
 - b. Sections: Composite overlays adhered to base door constructed of foamed in place Intellicore core construction between exterior and interior steel skins.
 - c. Exterior Steel Skins: Formed from flush commercial or drawing quality steel sheet, hot-dip galvanized per ASTM A 924/A 924M and ASTM A 653/A 653M, pre-painted with primer and baked-on polyester topcoat.
 - d. Interior Steel Skins: Formed from roll formed commercial or drawing quality steel sheet, hot-dip galvanized per ASTM A 924/A 924M and ASTM A 653/A 653M, pre-painted with primer and baked-on polyester topcoat.
 - e. Section Joints: Sections formed to create tongue-in-groove meeting joint with thermal break.
 - f. Reinforcing: Galvanized and primed steel reinforcement located under each hinge location, pre-punched for hinge attachment.
 - g. Connections: Stiles fastened to steel skins using Tog-L-Loc system.
 3. Door Size: 2 inch thick base door 16'-0" wide by 7'-9" high.
 4. Steel Skin Thickness: EPS Minimum 27 gauge 0.016 inch (0.40 mm) exterior; minimum 28 gauge 0.015 inch (0.38 mm) interior.
 5. Bottom Section: Reinforced with continuous 0.040 inch (1.016 mm) aluminum astragal retainer with U-shaped flexible PVC astragal.
 6. Thermal Resistance: Calculated in accordance with DASMA TDS-163.
 - a. R-Value: 18.4 deg F hr sq ft/Btu.
 7. Windows: Provide SQ23 Windows.
 8. Window Cadence: (3) panels wide x (2) panels tall, per section – typical (4) sections
 9. Steel Base Door Exterior Finish: Woodgrain embossed texture with flush design.
 - a. Color: Sandtone.
 10. Composite Overlays Exterior Finish: Woodgrain embossed texture with beveled coped edges.
 - a. Color: White.
 11. Weatherstripping: Standard, Provide U-shaped bottom seal.

END OF SECTION

Historic District Review Commission

The City of



HDRC Case No. 19-013J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 5, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for the replacement of windows
 Applicant: Kathy Finley
 Location: 440 Miller
 District: Jewell Historic District
 NRHP Status/category: Contributing
 File Date: October 23, 2019

SPECIFIC INFORMATION

SITE HISTORY

This modest economical bungalow is characteristic of the type popular in America from 1900- 1930. Decorative embellishments include; a gable with carved and turned brackets over the entryway; wrought iron porch railing and classically inspired piers supporting the gable of the east porch. Window moldings are plain and there is a single stack brick exterior chimney.

PROPOSAL DESCRIPTION

The applicant proposes to replace five non-original dormer windows (3 on North Side and 2 on West Side) with one over one Jedwen wood windows to fit the original openings. In-kind repairs or replacement to the window trim, the applicant is considering cedar trim or cellular PVC to match the existing.

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. On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.

The windows are not original. It would be appropriate to replace them with the proposed windows.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-013J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C & D: Existing Conditions – Dormer windows to be replaced on North & West Elevations
4. Exhibit E: Manufacturers info on proposed windows





HDRC Case #19-013J
440 Miller



EXHIBIT A:
 VICINITY MAP

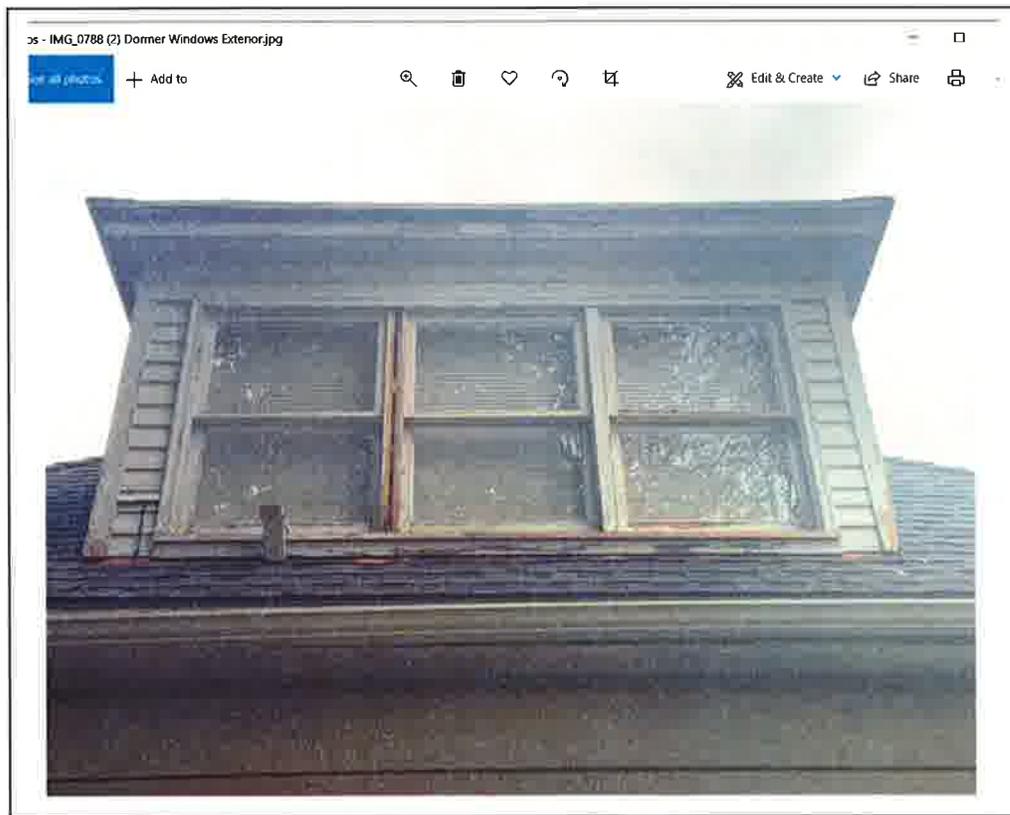
MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll b #30	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 440 Miller		1. NO. Roll B #30
2. COUNTY Clay	5. OTHER NAME(S)		
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS			2. COUNTY Clay
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri			
8. DESCRIPTION OF LOCATION 440 Miller	16. THEMATIC CATEGORY Architecture	28. NO. OF STORIES 1 1/2	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 440 Miller
9. COORDINATES UTM LAT _____ LONG _____	17. DATE(S) OR PERIOD c. 1907	29. BASEMENT? YES () NO ()	
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	18. STYLE OR DESIGN Bungaloid	30. FOUNDATION MATERIAL stone	
11. ON NATIONAL REGISTER? YES () NO (X)	19. ARCHITECT OR ENGINEER unknown	31. WALL CONSTRUCTION frame	
12. IS IT ELIGIBLE? YES () NO (X)	20. CONTRACTOR OR BUILDER unknown	32. ROOF TYPE AND MATERIAL hip/asphalt shingle	
13. ART OF ESTAB. YES () HIST. DISTRICT? NO (X)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT 2 SIDE 3	
14. DISTRICT POTENTIAL? YES () NO ()	22. PRESENT USE residence	34. WALL TREATMENT weatherboard/clapboard	
15. NAME OF ESTABLISHED DISTRICT	23. OWNERSHIP PUBLIC () PRIVATE (X)	35. PLAN SHAPE rectangular	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This bungaloid has a wrap around open porch with classically inspired columns and a wood rail. Far west end of porch has been enclosed. Cross hip dormers with ribbon fenestration. Windows are double-hung, sash-type with simple wooden surrounds. Brick chimney, rear slope.	24. OWNER'S NAME AND ADDRESS IF KNOWN	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()	
43. HISTORY AND SIGNIFICANCE See 459 Missouri and 211 Water Street	25. OPEN TO PUBLIC? YES () NO (X)	37. CONDITION INTERIOR unknown EXTERIOR good	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located on an expansive lawn in a neighborhood consisting of late 19th and early 20th century housing stock.	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.	38. PRESERVATION UNDERWAY? YES () NO (X)	
SOURCES OF INFORMATION Water permit #7-1070 6/25/07 Mrs. R.D. Turpin	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102	46. PREPARED BY C. Millstein/P. Glenn	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	47. ORGANIZATION Liberty-Community Dev.	41. DISTANCE FROM AND FRONTAGE ON ROAD 60' Miller	
	48. DATE SPR. 86	49. REVISION DATE(S) EXHIBIT B	5. OTHER NAME(S)
			6. TOWNSHIP
			RANGE
			SECTION



Existing Conditions North Elevation Windows
440 Miller



West Elevation Windows



Exhibit D



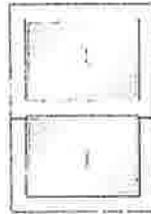
The Home Depot Special Order Quote

Customer Agreement #: H3019-101038

Printed Date: 10/19/2019

Customer: KATHY FIRLEY Address: 440 MILLER AVE LIBERTY, MO 64068 Phone 1: 816-216-4082 Phone 2: 816-216-4082	Store: 3019 Associate: JENNIFER Address: 8598 N CHURCH RD KANSAS CITY, MO 64157 Phone: 816-415-2269	Pre-Savings Total: \$1,830.57 Total Savings: (\$274.62) Pre-Tax Price: \$1,555.95 Price Valid Through: 10/27/2019
--	---	---

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Frame Width = 25 3/8"
Frame Height = 36 1/2"
Sash Split = Even Divide

Line Number	Description	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	25.375-in x 36.5-in Wood W-2500 Double Hung	\$300.55	\$255.44	1	(\$45.11)	\$255.44
Unit 300 Total:		\$300.55	\$255.44		(\$45.11)	\$255.44

Begin Line 300 Description

---- Line 300-1 ----

Wood W-2500,
Double Hung,

Rating = PG 25,
Sill Nosing = No Sill Nosing,
Prep for Stool = No

Jambliner = White Jambliner,
Jamb Liner Options = Compression Jambliner,
Sill Stop = Sill Stop Applied,

25.375 x 36.5
Assembly = Full Unit,
Exterior Trim Type = No Exterior Trim,
Exterior Trim Options = No,
Regional Compliance = US National-WDMA/ASTM
Vent Division = Even Divide,
Order By = Frame Size,
Frame Width = 25 3/8",
Frame Height = 36 1/2"
Species = Auralast Pine,
Interior Finish Type = Natural,
Finish - Interior = Natural,
Finish - Exterior = Natural Pine,
Sash to Match Exterior Finish = No - Clad Sash,
Finish - Sash (Exterior) = Brilliant White
Jamb Width = 4 9/16"

Hardware Finish - Interior = Brushed Chrome,
Number of Locks = 1,
Screen Options = No Screen
Energy Star Zone = Energy Star - North-Central,
Energy Efficiency = Energy Star,
STC / OITC Rating = Standard,
Glazing = Insulated,
Glass Color = Low-E EC 366 (I89 In/366 Out),
Glass Type = Annealed,
Neat Glass = No,
Glass Thickness = Standard Default Thickness,
Protective Film = No Protective Film,
Spacer Color = Silver Spacer,
Glass Options = Argon
Grid Type = No Grids
Certification = None,

Sash Limiter = No Sash Limiter,
Finger Plows = Plow In Top & Bottom Rail
Window Egress = Does Not Meet Egress
U-Factor = 0.26,
Solar Heat Gain Coefficient = 0.2,
Visible Light Transmittance = 0.46,
Condensation Resistance = 47,
CPD# = JEL-N-578-01731-00001
Room Location = Living,
Is This a Remake = No,
Specific Information =
Manufacturer = JELD-WEN, Rantoul(IL),
Contact Number = 1-800-246-9131 Option 2,
Catalog Version Date = 08/13/2019,
Catalog Version = 19.1.99.0
None

End Line 300 Description

Historic District Review Commission

The City of



HDRC Case No. 19-006PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 5, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior alterations to the front porch, stairs and non-historic addition

Applicant: Sabah Abdulaziz

Location: 108 Dorsey

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: October 25, 2019

SPECIFIC INFORMATION

SITE HISTORY

A vernacular housing form, called "Homestead Temple" by some in reverence to the front-gabled shape echoing the pedimented façade of Greek Temples. Some Craftsman inspired details are the square, tapering wood columns on brick piers for the front porch supports. In addition, the first floor has clapboard wall treatment, and the upper floor has wood shingles. An interior fireplace is broken off at the roofline. There are gable dormers on both sides. There is a shed-roof rear addition.

PROPOSAL DESCRIPTION

Alterations to the front porch including:

- ① • Existing front porch addition to be removed, original footprint and materials of original front porch to remain
- ② • Removal of non-historic front porch and stair railings. 12" red oak handrail, 30" high, 2X2 cedar spindles with 4" spacing
- ③ • In-kind replacement of front steps, 2X10 cedar
- ④ • Craftsman style newel posts, 55" X 4 5/8"- image and details requested
- ⑤ • Cedar lattice under front porch
- ⑥ • Two Andersen Clad Wood Window 26X48" in rear non-historic addition
- ⑦ • Replace window trim and door trim as needed with 5" cedar trim

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

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><u>8. Porches:</u> Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.</p> <p><u>7. 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. 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.</p>	<p>The proposed alterations and materials are appropriate. Additional detail is needed on the newel posts.</p> <p>The windows on the addition are not original. It is appropriate to replace them with a one over one clad wood windows.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

An administrative approval was issued on October 25, 2019 for in-kind repairs to the siding, shingles, gutters and concrete walkway and sidewalk

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-006PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Site Plan (3 pages)
4. Exhibit D: Existing Conditions, proposed scope of work and materials (5 pages)





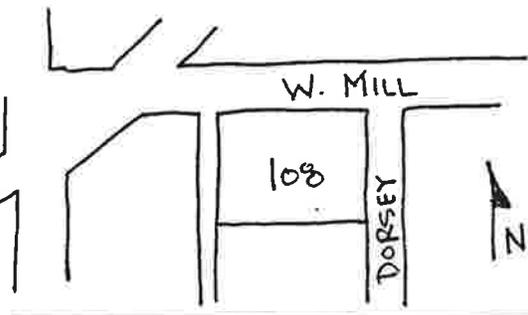
HDRC Case #19-006PH
108 Dorsey



EXHIBIT A:
 VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. <u>H-24</u> 2. COUNTY <u>Clay</u> 3. LOCATION <u>of Liberty Community Development</u> NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <p style="text-align: center;">108 Dorsey</p> 5. OTHER NAME(S)	1. NO.	
6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>DIN</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD <p style="text-align: center;">ca. 1910-20's</p> 18. STYLE OR DESIGN 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT <p style="text-align: center;">residence</p> 22. PRESENT USE <p style="text-align: center;">residence</p> 23. OWNERSHIP PUBLIC () PRIVATE (x)	28. NO. OF STORIES <u>1 1/2</u> 29. BASEMENT? YES (x) NO () 30. FOUNDATION MATERIAL 31. WALL CONSTRUCTION <p style="text-align: center;">frame</p> 32. ROOF TYPE AND MATERIAL <p style="text-align: center;">front gable; composition shingle</p> 33. NO. OF BAYS FRONT <u>2</u> SIDE <u>3</u> 34. WALL TREATMENT <p style="text-align: center;">clapboard & shingle</p> 35. PLAN SHAPE <u>rectangle</u> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (x) ALTERED () MOVED () 37. CONDITION INTERIOR _____ EXTERIOR <u>good</u>	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY <p style="text-align: center;">Liberty</p> 8. DESCRIPTION OF LOCATION 	24. OWNER'S NAME AND ADDRESS IF KNOWN <p style="text-align: center;">F. Croft Jr. & Rose Bruening</p> 25. OPEN TO PUBLIC? YES () NO (x)	38. PRESERVATION UNDERWAY? YES () NO (x)	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
9. COORDINATES UTM LAT <u>N120,650</u> LONG <u>E521,350</u>	26. LOCAL CONTACT PERSON OR ORGANIZATION <p style="text-align: center;">Community Development Director</p> 27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES (x) NO () <p style="text-align: center;">encroaching business district</p> 40. VISIBLE FROM PUBLIC ROAD? YES (x) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>120'</u>	5. OTHER NAME(S)
10. SITE () STRUCTURE () BUILDING (x) OBJECT ()	11. ON NATIONAL REGISTER? YES () NO (x)	12. IS IT ELIGIBLE? YES () NO (x)	6. TOWNSHIP
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (x)	14. DISTRICT POTENTIAL? YES (x) NO ()	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A vernacular housing form, called "Homestead Temple " by some in reverence to the front-gabled shape echoing the pedimented facade of Greek Temples. Some Craftsman inspired details are the square, tapering wood columns on brick piers for the front porch supports. In addition, the first floor has clapboard wall treatment, which the upper floor has wood shingles. An interior fireplace is broken off at the roofline. There are (cont.)	7. RANGE
15. NAME OF ESTABLISHED DISTRICT	43. HISTORY AND SIGNIFICANCE A good example of a modest folk house type, which was inspired by Craftsman detailing in the decades from 1910 to 1930. The house retains its integrity of design, materials, and scale.	<div style="border: 2px solid black; padding: 10px; text-align: center;"> PHOTO MUST BE PROVIDED </div>	8. SECTION
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The house is currently on a large lot across from a busy commercial establishment. A left gravel drive leads to parking in the rear.	45. SOURCES OF INFORMATION	46. PREPARED BY <p style="text-align: center;">Deon Wolfenbarger</p> 47. ORGANIZATION <p style="text-align: center;">Community Development</p> 48. DATE <u>4/87</u> 49. REVISION DATE(S)	

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102
 PH. 314-751-4096

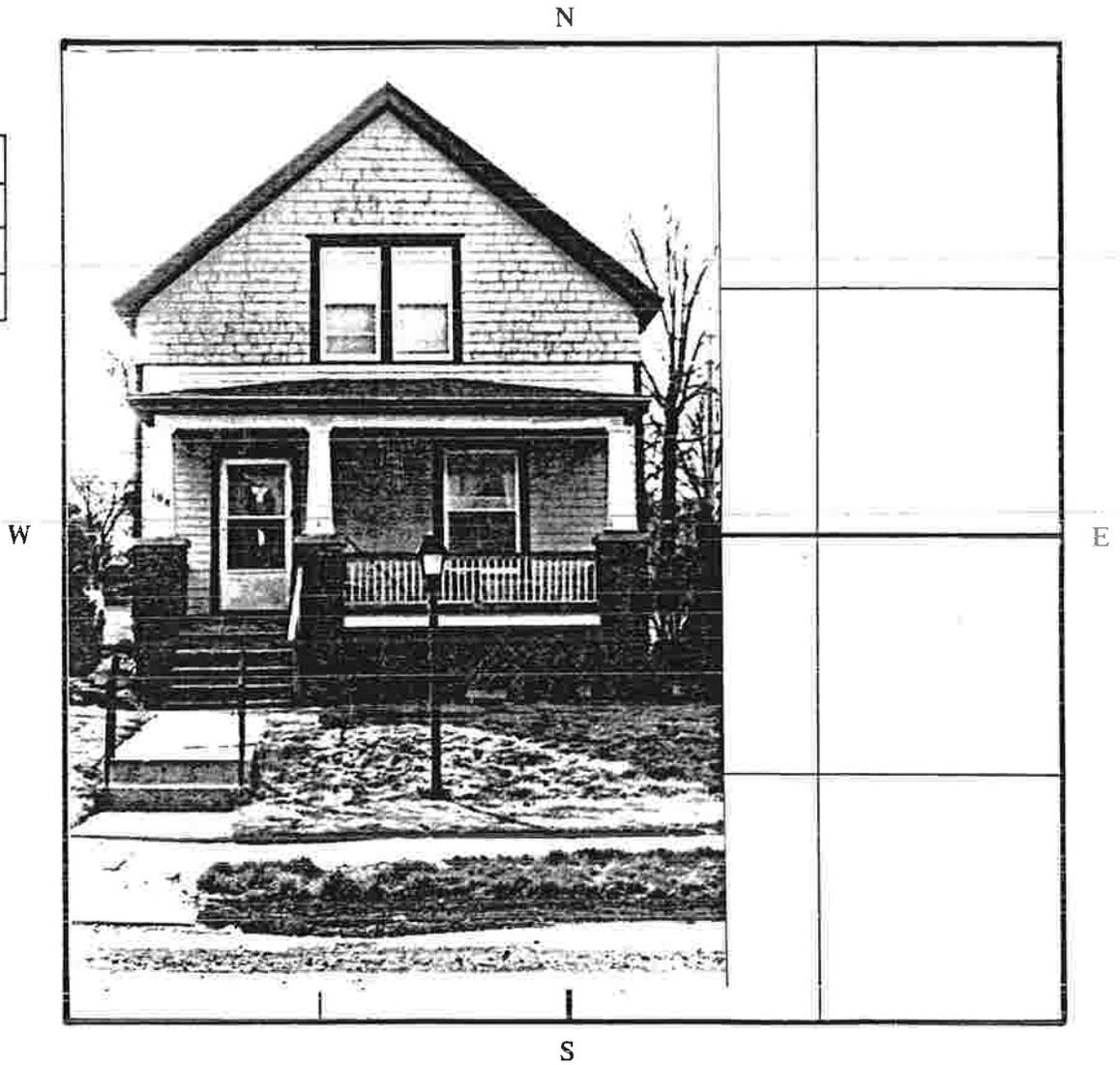
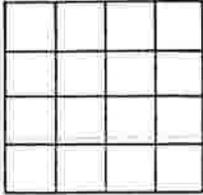
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

4/87

EXHIBIT B

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. (cont.) gable dormers on both sides. There is a shed-roof rear addition.

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

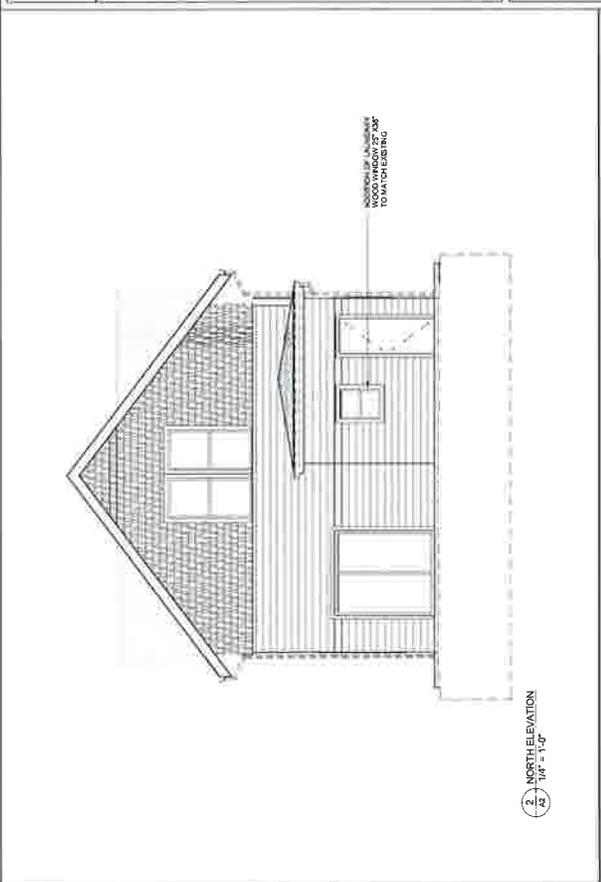
Please Attach a copy of a topographic map with the site marked on it.

PLANS & ELEVATIONS
 108 DORSY ST
 LIBERTY, MO 64068

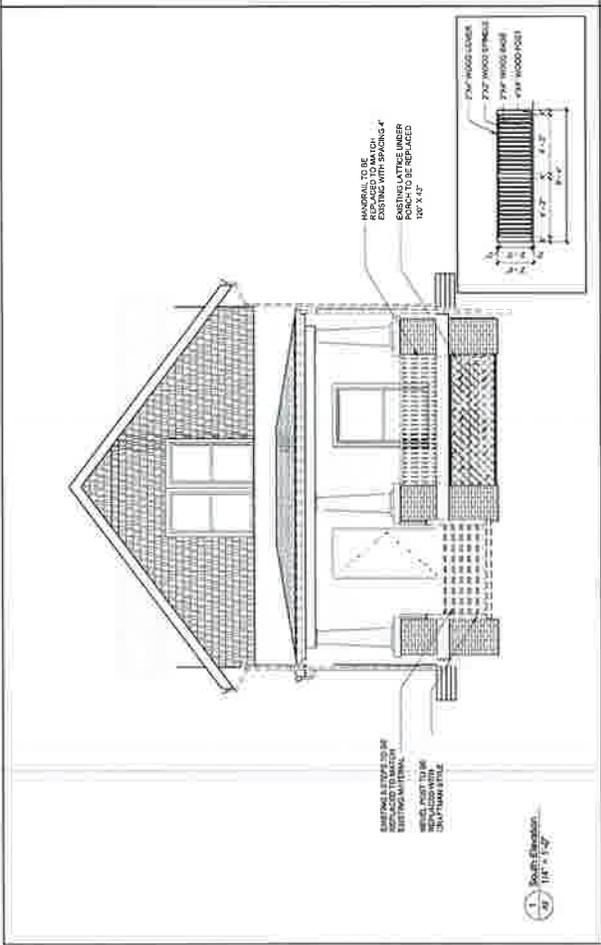
10/25/2019 2:56:52 PM

110
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 110
 110

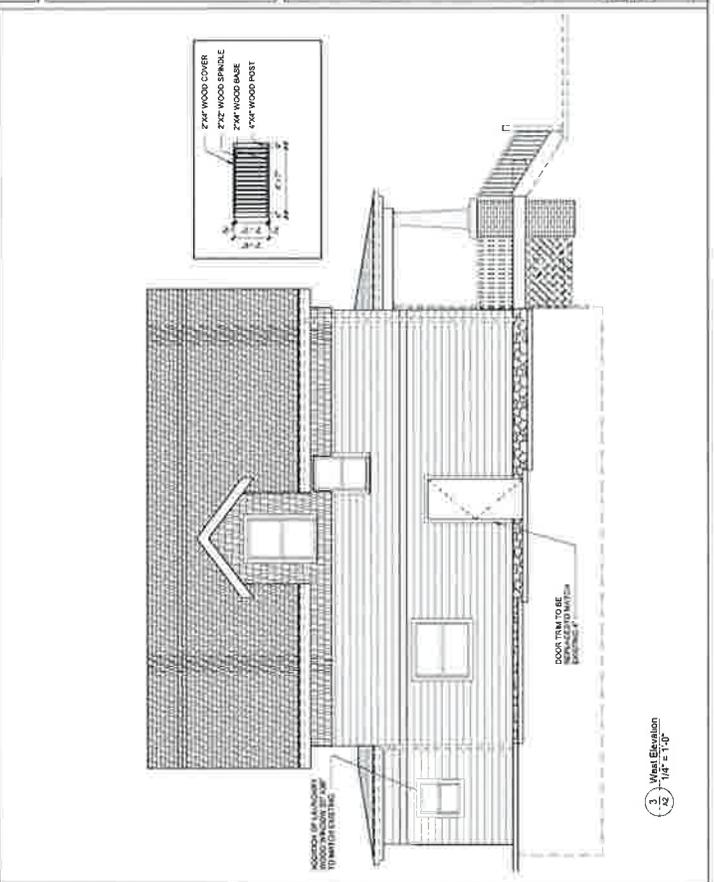
10/25/2019 2:56:52 PM



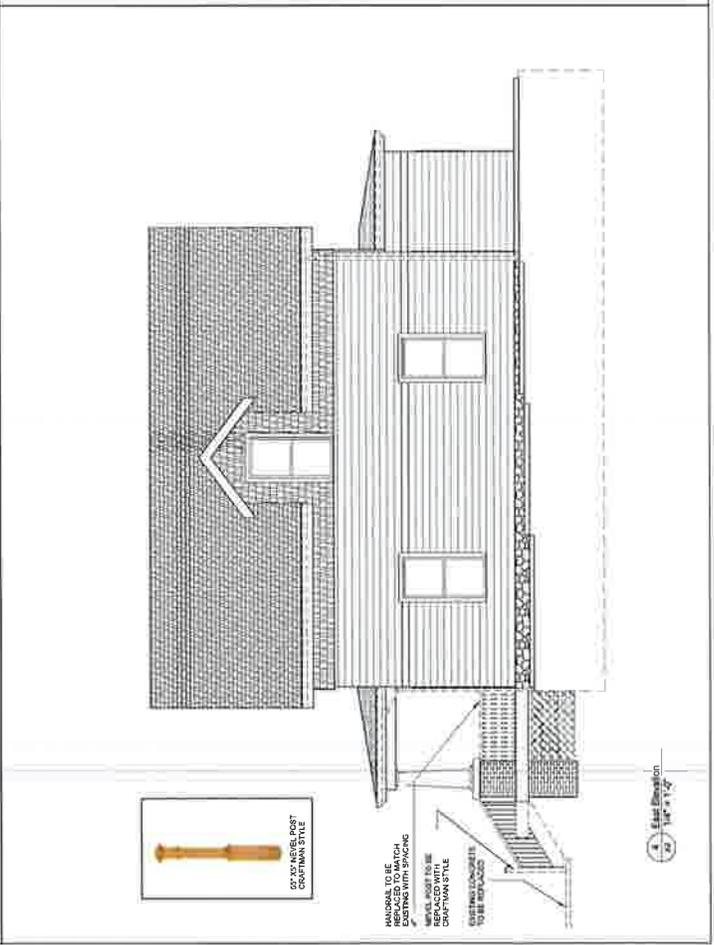
2 North Elevation
 1/4" = 1'-0"



3 South Elevation
 1/4" = 1'-0"



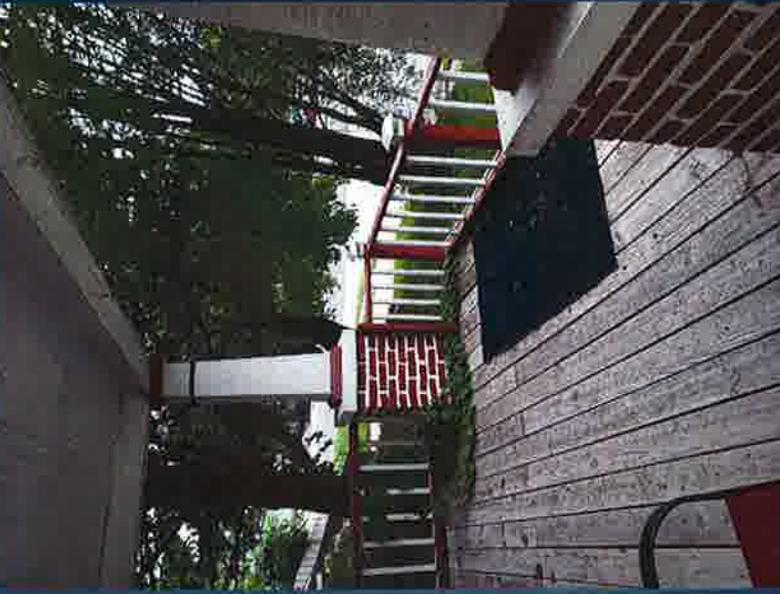
4 West Elevation
 1/4" = 1'-0"



5 East Elevation
 1/4" = 1'-0"

Proposal work, Requested Front Porch non historical add on on needs to remove and the Front Porch needs to bring back original size. Front Porch Railing needs to be rebuilt from scratch with Cedar materials max 4" space between each rail. The height of the railing needs to be 30" (Normal height 36" up to code but this height is over the column Pedastal height. (See enclosed SitePlan)

Proposal work, Requested Under front porch board will replace with a Lattice for better view



Proposal work ; Requested

- ▶ The Stairs front porch needs to replace and Newel post replace with Unfinished Hemlock Wood Craftsman Box Newel post.
- ▶ Sample style Newel posts enclosed



12" RED OAK WALL HANDRAIL for the Front porch





Proposal Work , requested the trim around some of the windows and door needs to be replaced with a 5.0" cedar trim (sample enclosed)
See siteplan

► Proposal work ; Rear end of the house non historical addition Laundry /Mud room needs a new window (There is non existing) Requested a new 26"X48" Andersen Clad wood window instalment . Please see enclosed window SitePlan and product information and pictures.



Historic District Review Commission

The City of



HDRC Case No. 19-023LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 5, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for replacement of storefront windows and install new gate and by stairs leading to the basement and a new privacy fence in the back

Applicant: Sam Scarfino

Location: 11 W Franklin

District: Liberty Square Historic District

NRHP Status/category: Non-Contributing

File Date: October 23, 2019

SPECIFIC INFORMATION

SITE HISTORY

This building faces north and was built by Dr. Clyde M. Smith in 1955 to house the Red Cross organization in Liberty. The simple brick structure features a recessed entrance door at the easternmost bay. The building contains two single paned windows. Single brick courses form string courses across the parapet.

PROPOSAL DESCRIPTION

The applicant is proposing to:

- Remove two non-historic storefront windows and replace them with insulated glass. Each commercial type window is approx. 47" wide and 56" tall and has a slight tint.
- Install fencing and a gate by the stairs leading to the basement. At the sidewalk leading down the stairs, install an aluminum 32" gate and in the rear (by the parking lot) install a wood privacy 69 1/2" wide X 4" tall.

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
8. 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	The existing windows are not original to the building, replacement is appropriate. Staff does not recommend tinting of the glass. Page 44 of the design guidelines makes reference to the Liberty Square

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.

11. Walls & Fences: Fences and decorative walls should be placed and scaled in a manner that does not cover, block or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls and sidewalks and those that have acquired significance by virtue of age or craftsmanship should not be removed or destroyed and should be maintained and preserved.

District's Windows, it states: "keep the storefront as transparent as possible"

The proposed fence and gate are appropriate.

STAFF RECOMMENDATION

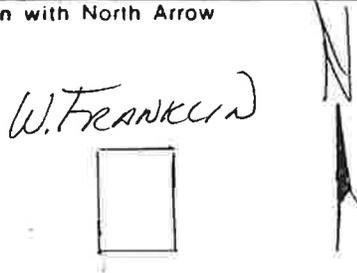
Staff recommends approval with the stipulation that the window glass is not tinted. With this stipulation, the application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-023LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Application Summary
4. Exhibits D & E: Proposed store front windows
5. Exhibits F: Existing Conditions to basement- Locations for gate and fence
6. Exhibit G: Proposed 32" aluminum gate



HISTORIC INVENTORY

1. No. 6-B 2. County Clay Location of Negatives Liberty Community Development	4. Present Name(s) 11 West Franklin 5. Other Name(s) Smith Building									
6. Specific Location 11 West Franklin	16. Thematic Category 17. Date(s) or Period 1955									
7. City or Town - If Rural, Township & Vicinity Liberty, Missouri	18. Style or Design 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent commercial 22. Present Use commercial									
8. Site Plan with North Arrow 	23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> 24. Owner's Name & Address, if known 25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>									
9. Negative No. 5-3	26. Local Contact Person or Organization Liberty Mo, Community Devel. 27. Other Surveys in Which Included 28. No. of Stories 1 29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 30. Foundation Material 31. Wall Construction masonry 32. Roof Type & Material flat; tar & gravel 33. No. of Bays Front 3 Side 34. Wall Treatment brick 35. Plan Shape rectangular 36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/> 37. Condition Interior Exterior good									
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">10. Site <input checked="" type="checkbox"/> Building</td> <td style="width:33%;">Structure <input type="checkbox"/> Object</td> <td style="width:33%;"></td> </tr> <tr> <td>in National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>12 Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td></td> </tr> </table>	10. Site <input checked="" type="checkbox"/> Building	Structure <input type="checkbox"/> Object		in National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12 Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		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 15 ft. on W. Franklin
10. Site <input checked="" type="checkbox"/> Building	Structure <input type="checkbox"/> Object									
in National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12 Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>									
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>									
15. Name of Established District 42. Further Description of Important Features <p>This building faces north. The simple brick structure features a recessed entrance door at the easternmost bay. The building contains two single paned windows. Single brick courses form string courses across the parapet.</p>										
43. History and Significance <p>This building was specially constructed to house the Red Cross organization in Liberty by Dr. Clyde M. Smith.</p>										
44. Description of Environment and Outbuildings <p>Commercial buildings are east and west of this building. To the north and south are surface parking lots.</p>										
Sources of Information Liberty Tribune, Feb. 17, 1955, p. 1	45. Prepared by PILAND/UGUCCIONI 47. Organization Liberty, Comm. Dev. 48. Date 4/3/85 49. Revision Date(s) EXHIBIT B									

Continuation

HISTORIC INVENTORY

ADDRESS:

11 West Franklin
Liberty, MO



19-023LS

10.23.19

Sam Scarfino

11 W Franklin Street
Liberty, MO 64068

Application for Renovation Project

To: Liberty Historic District

From: Sam Scarfino

Date: 10/23/19

Re: 11 West Franklin Street

Description of Proposed Project

- 1) Replace 2 storefront windows with insulated glass and commercial type metal (as pictured) each window is approx. 47" wide and 56" tall. The door is 36" wide and 80" tall. See "A" for materials used and drawing from Santa Fe Glass. The metal window frame will be dark bronze and the glass will have a slight tint to it.
- 2) Construct a wooden privacy fence on the back of our side area of our building (side by stairs leading to the basement near the rear parking lot) It will be 69 ½ wide and 4 feet tall
- 3) Install an attractive aluminum fence across top of the stairway leading to our basement (front of building). See "B" for materials to be used. The fence would have a 32" gate. It will be black in color.
- 4) Paint our front and back door black in color

816.304.6486

sam@scarfino.com

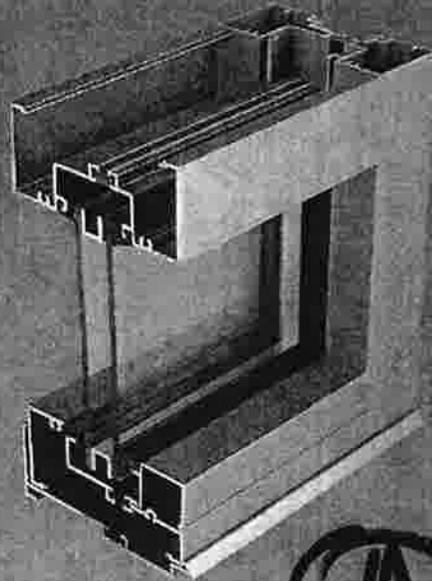
EXHIBIT C

14000 Series Storefront Framing

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard non-thermal and thermal members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy Intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



Standard Medium
Stile Entrances

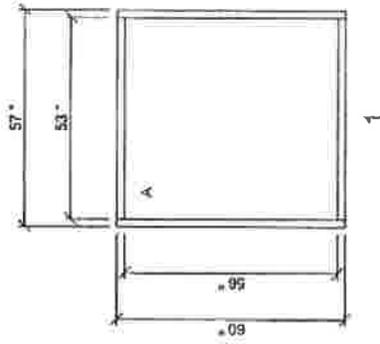
ALSO
USED
WITH

200 Series
Curtainwall

TUBELITE
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

Scarfino
11 W FRANKLIN
WINDOWS
2 AS SHOWN BELOW
A

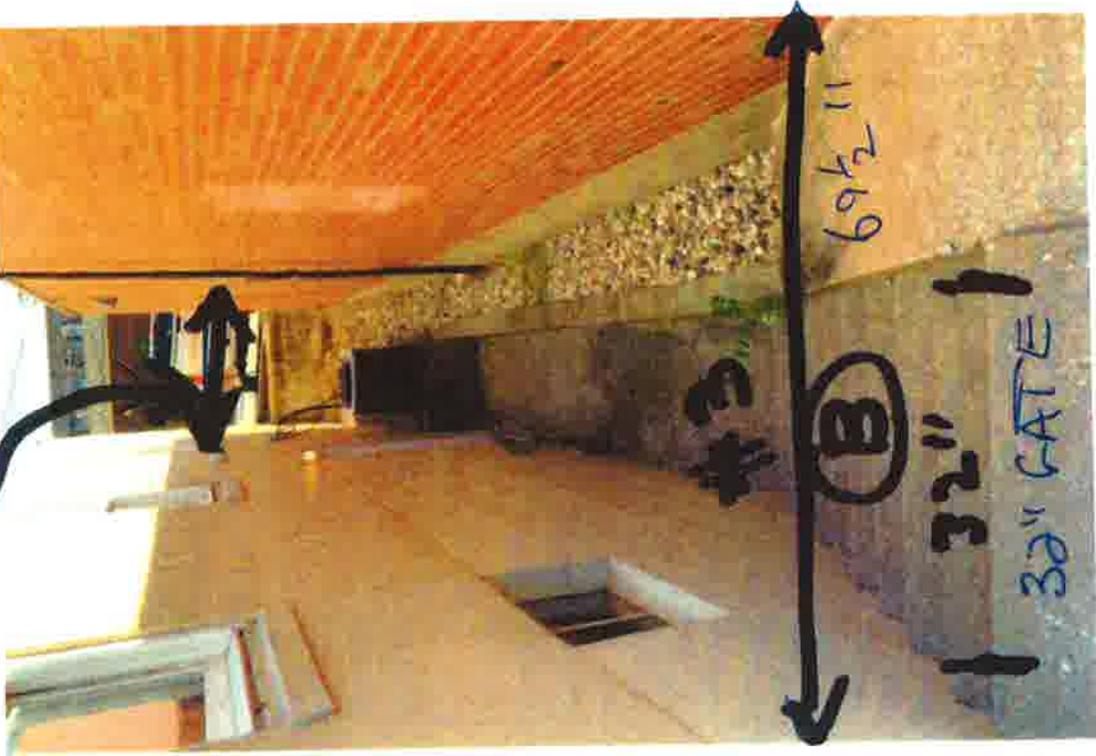


11 W Franklin - A (2 Thus)
Frame: T14000 : Storefront : 2 x 4-1/2 : Flush Glaze :
T14259 subosi

#4 (C)

WOODEN PRIVACY

FENCE 65 1/2" LONG 4' HIGH



#1



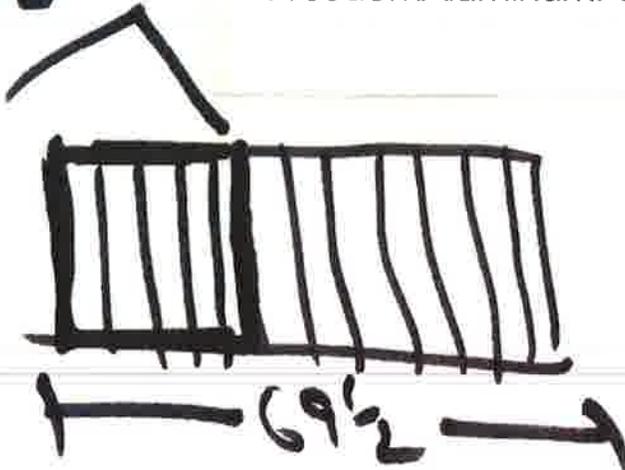


B Aluminum Fencing



FreedomAluminumFence.com

32'
GATE





HDRC Case No. 19-013J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 5, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for construction of a new garage. A 353 Tax Abatement project.

Applicant: Doug & Lisa Wilson

Location: 449 E. Mississippi

District: Jewell Historic District

NRHP Status/category: Non-Contributing Accessory Structure

File Date: October 28, 2019

SPECIFIC INFORMATION

SITE HISTORY

The residence at 449 E. Mississippi is a vernacular style, with multiple gables. The northern-most gable slopes to form a front entry shelter, which appears to have been a later addition or alteration. Windows are double-hung, sash type, with simple wooden surrounds.

PROPOSAL DESCRIPTION

Demolish Shed and Construct Garage: The applicant is proposing to demolish the existing non-contributing shed and construct a 30'X24' detached garage near the SE corner of the lot. There will be one carriage style/metal garage door with six over six windows. The West and North elevations will have three over one aluminum clad wood windows. The exterior door on the West elevation will be either salvaged antique doors or steel aluminum clad wood. The siding will be cedar or Hardie smooth siding with a 4 1/2" exposure. Trim molding will be all cedar or composite type. There will be a dormer on the west elevation with a 13" X 63" wood eyebrow window. The roof will have architectural timberline type of shingles. The existing concrete parking area will be used as the driveway. The drive approach will be 10' wide gravel X 30' to the south alley. Sidewalk repairs or replacement as deemed necessary by the City.

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. 30-72.3. District HP, design principles.	Staff Analysis
<p>UDO Sec. 30-81.2. Accessory structures, residential districts. <i>One detached accessory structure shall be allowed in the rear or side-yard at least 5 feet from the lot line and at least 10 feet from any other structure.</i></p> <p>1. <i>All accessory structures within any residential district shall comply with the following maximum building footprint requirements:</i></p> <p style="padding-left: 40px;">b. <i>no greater than 1000 square feet on lots ½ acre to one acre.</i></p>	<p>The garage meets the UDO's size, as the proposed garage is 720 square feet and the lot slightly larger than a half-acre. The code states accessory structures shall be no greater than 1000 square feet on lots ½ acre to one acre.</p> <p>Setback requirements for the accessory structure meets the requirements as the site plan shows it will 8ft from the side lot line.</p>
<p>DG: Sec.30-72. District HP, design principles.</p> <p>1. <u>New Construction:</u> <i>New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots, and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their design, materials and colors are in harmony with neighboring structures.</i></p> <p><u>Accessory Structures:</u> <i>New accessory structures shall complement the architectural style and details of the primary structure and should relate to its function as a secondary structure. The roof form shall match the primary structure whenever possible. Accessory structures shall be located in the rear yard only.</i></p> <p>3. <u>Minor Demolition:</u> <i>Minor demolition is allowed if there is evidence that the addition or accessory structure is not original to the property or is not contributing to the character or integrity of the property.</i></p>	<p>The style, scale, roof form and materials of the proposed garage will complement the primary structure.</p> <p>There is no evidence that the existing shed is original to the property, therefore it is appropriate to demolish.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

The applicant plans to use 353 Tax incentives for this project, requiring a recommendation from HDRC to City Council.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case 19-013J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C-E: Existing Conditions
4. Exhibit F: Site Plan
5. Exhibit G&H: Drawings of garage design and driveway
6. Exhibit I: Manufacturers info on Pella Windows (4 pages)
7. Exhibit J: Manufacturers info on Garage Door (2 pages)





HDRC Case #19-012J
449 E Mississippi

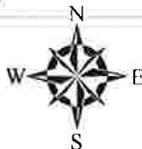
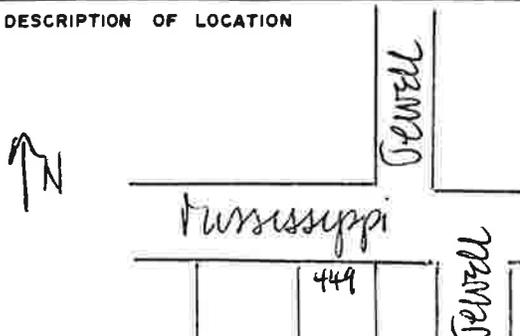


EXHIBIT A:
 VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll C #4	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 449 Mississippi	1. NO. Roll C #4	
2. COUNTY Clay	5. OTHER NAME(S)		
LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.		2. COUNTY Clay 449 Mississippi 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)	
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture		28. NO. OF STORIES 2
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD		29. BASEMENT? YES () NO ()
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN vernacular		30. FOUNDATION MATERIAL stone
	19. ARCHITECT OR ENGINEER unknown		31. WALL CONSTRUCTION frame
	20. CONTRACTOR OR BUILDER unknown		32. ROOF TYPE AND MATERIAL gable/asphalt shingle
	21. ORIGINAL USE, IF APPARENT residence		33. NO. OF BAYS FRONT 3 SIDE 3
9. COORDINATES UTM LAT _____ LONG _____	22. PRESENT USE residence		34. WALL TREATMENT clapboard
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()	23. OWNERSHIP PUBLIC () PRIVATE (X)		35. PLAN SHAPE irregular
11. ON NATIONAL REGISTER? YES () NO (X)	24. OWNER'S NAME AND ADDRESS IF KNOWN Keller, Jr., and Mary Bell		36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()
12. IS IT ELIGIBLE? YES () NO (X)	25. OPEN TO PUBLIC? YES () NO (X)	37. CONDITION INTERIOR unknown EXTERIOR good	
13. ART OF ESTAB. HIST. DISTRICT? YES () NO (X)	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.	38. PRESERVATION UNDERWAY? YES () NO (X)	
14. DISTRICT POTENTIAL? YES () NO ()	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)	
15. NAME OF ESTABLISHED DISTRICT	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	41. DISTANCE FROM AND FRONTAGE ON ROAD 25' Mississippi	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This structure contains multiple gables creating a complex silhouette. Northern most gable slopes to form a front entry shelter. A gabled dormer is located on the east slope, north end. Fenestration is double-hung, sash-type with simple wooden surrounds. Shutters (main façade), as well as wrought-iron entry support are non-original.		PHOTO MUST BE PROVIDED	
43. HISTORY AND SIGNIFICANCE This residence is made of readily available material and has a similar floor plan, elevation and scale to neighboring structures.			
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Alley to west. Located in a neighborhood consisting of late 19th and early 20th century housing stock.			
SOURCES OF INFORMATION	46. PREPARED BY C. Millstein/P. Glenn		
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314 781 4000		47. ORGANIZATION Liberty-Community Dev.	
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM		48. DATE SPR. 86 49. REVISION DATE(S) EXHIBIT B	
		5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION	



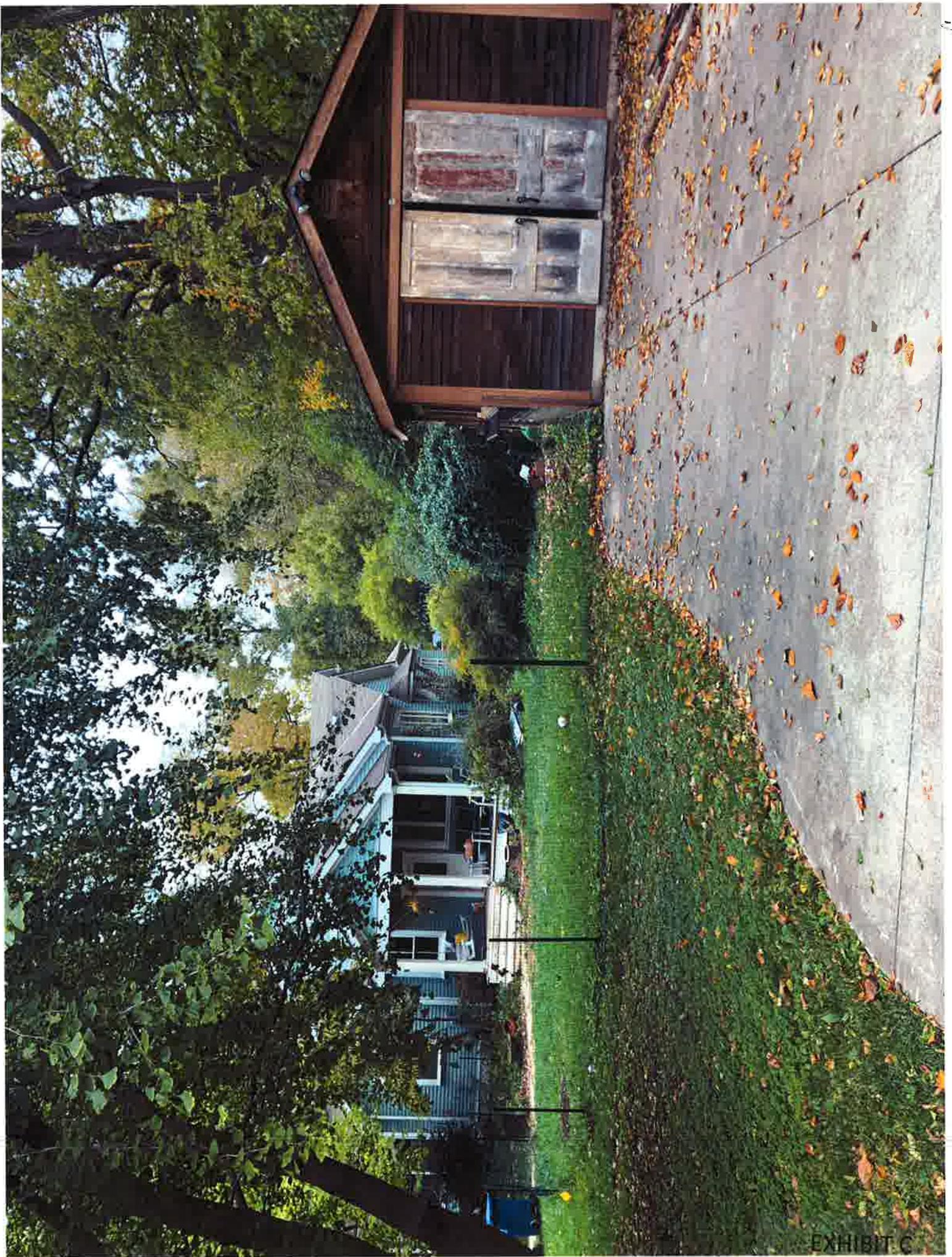
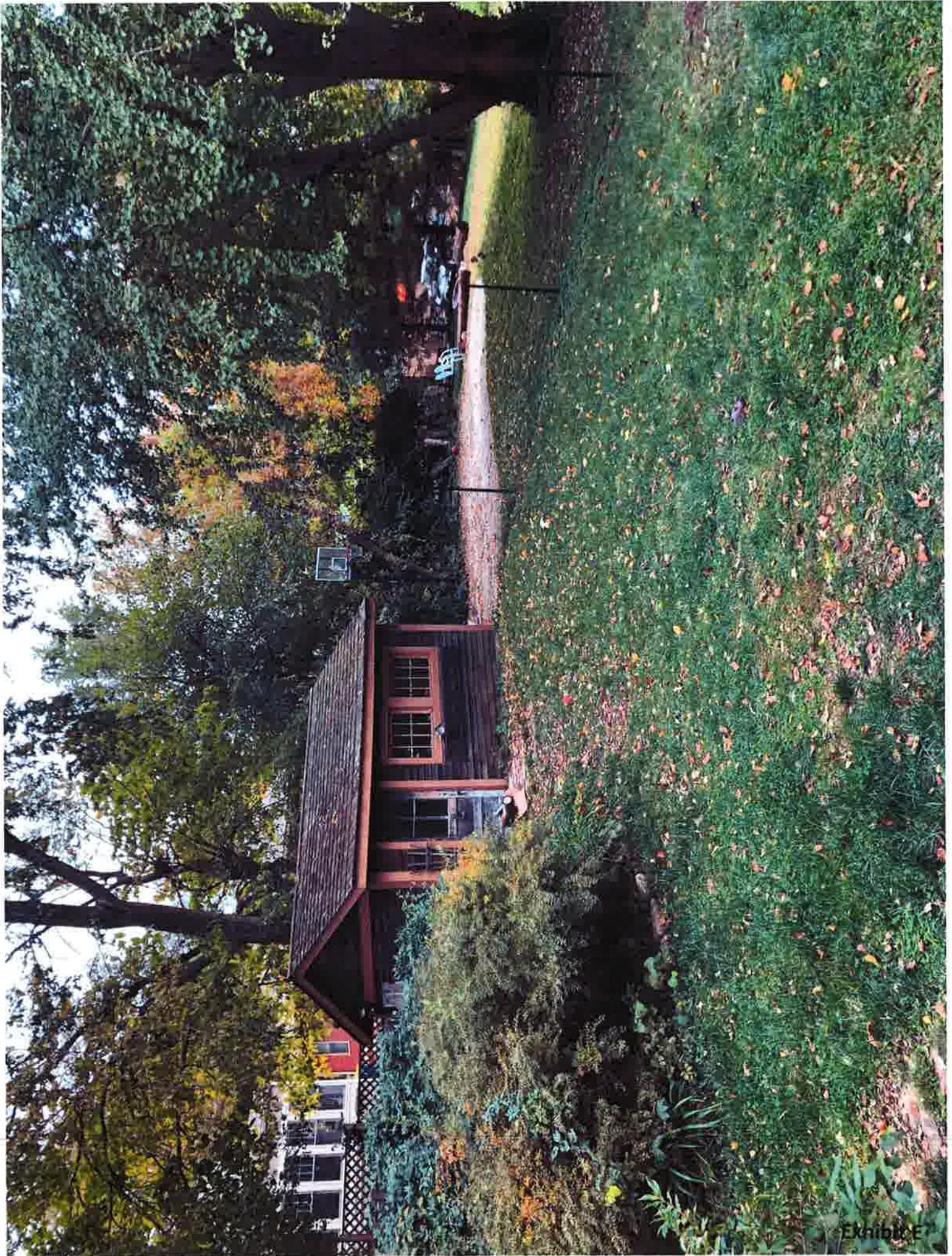
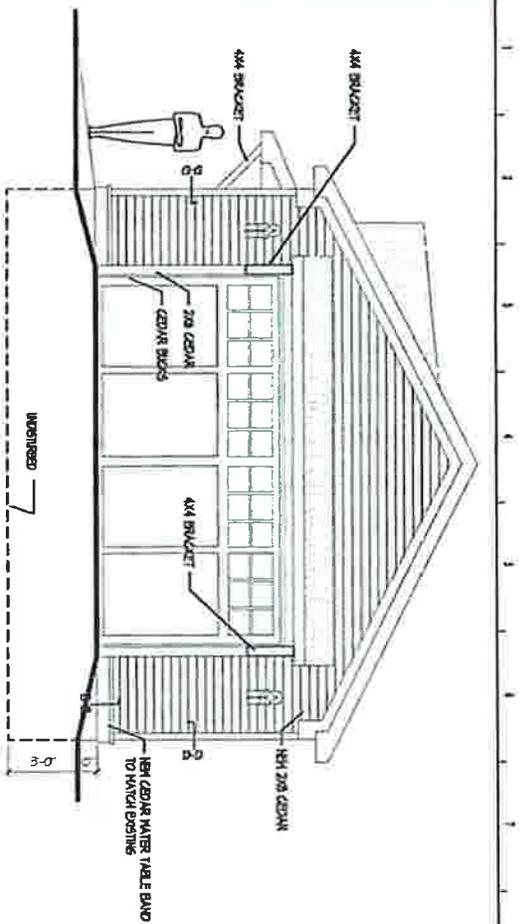


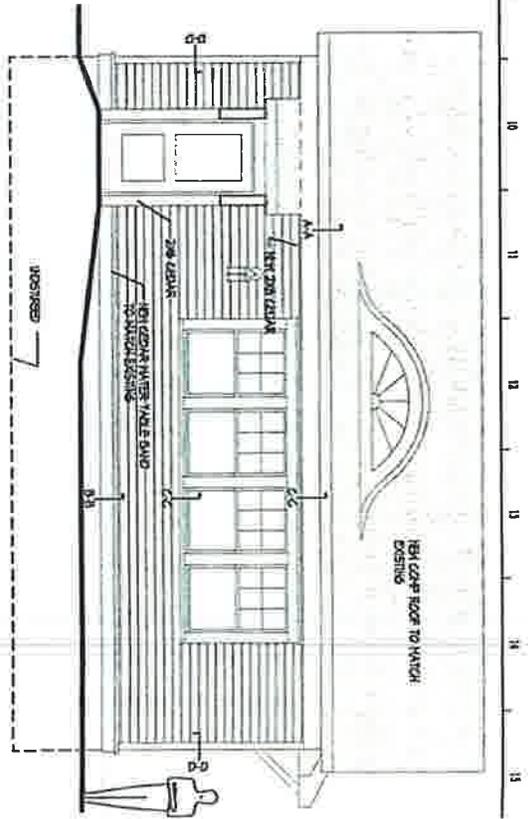


EXHIBIT D





1 Front / South Elevation
SCALE 1/4" = 1'-0"



2 Left / West Elevation
SCALE 1/4" = 1'-0"

PROJECT DESCRIPTION:
This project will consist of the construction of a new detached garage.

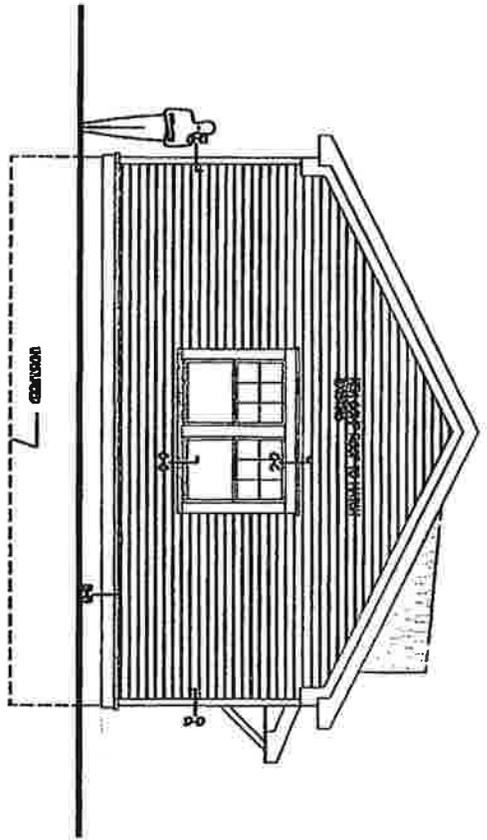
BUILDING SEVERALTY
HEIGHT 8'-4"

DESCRIPTION OF MATERIALS	CONSTRUCTION
FOUNDATION	CONCRETE
TRIM HOLDINGS	ALL CEDAR OR COMPOSITE TRIM
ROOFING	CEDAR OR WALNUT SHEDDING SIDING 4 1/2" OVERLAP
CEILING	VIA
WALLS	DOUBLE INSULATED SHEATHING
DOORS	9 1/2" ALUMINUM GLAZED OR SANVED ANTIQUE DOORS
WINDOWS AND D.A.	K STYLE WITH 1/2" COMPARTMENTS REGULARLY DOWN SPOUT.
ROOFING	ARCHITECTURAL SINGLE OVERSHEATHING TRIM
GARAGE DOORS	CARRIAGE STYLE / METAL

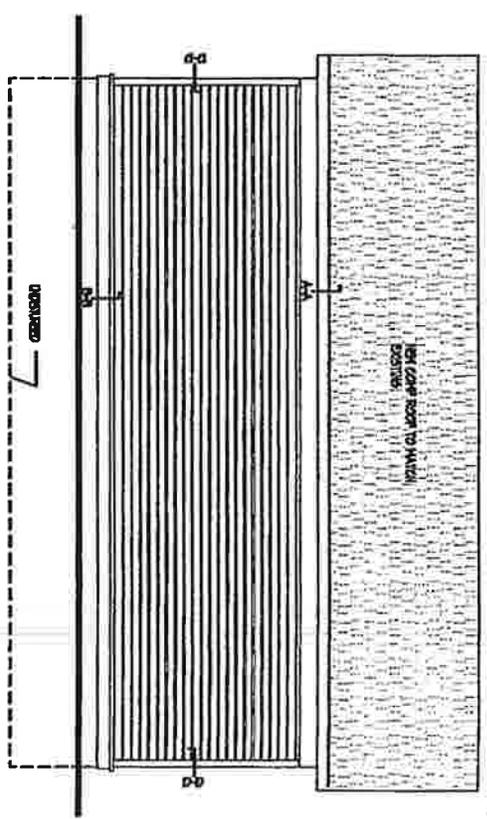
PELLA ALUMINUM GLAZED

* WINDOWS 3-OVER-1 (NOT 6/11)

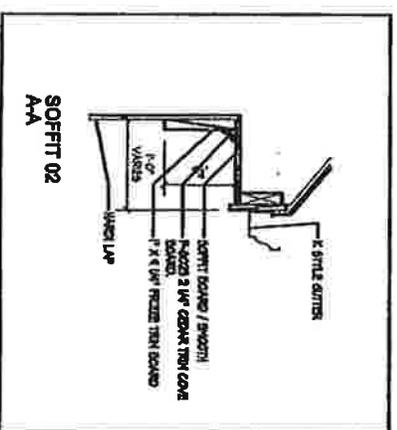
* EVERBROW WINDOW IS 13" X 63" WOOD



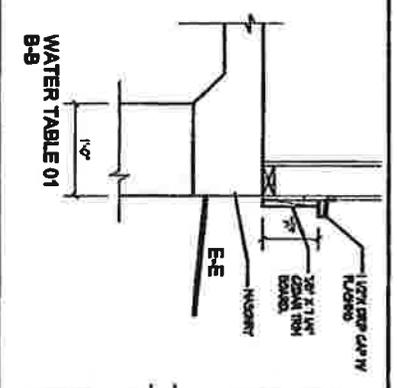
3 Rear / North
Elevation
SCALE 1/4" = 1'-0"



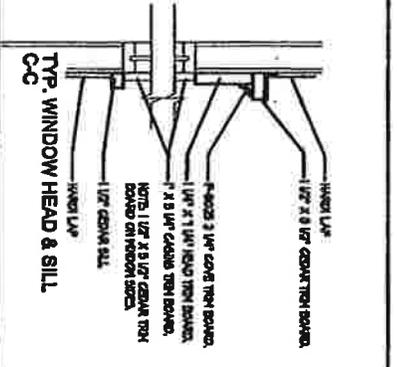
4 Right / East
Elevation
SCALE 1/4" = 1'-0"



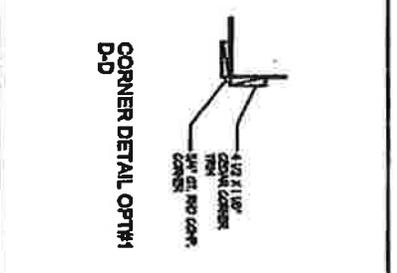
SOPFIT 02
A-A



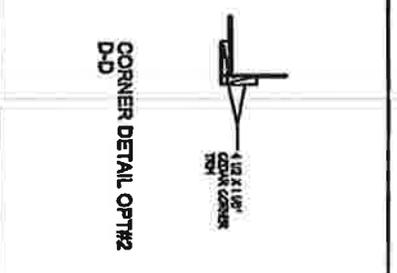
WATER TABLE 01
B-B



TYP. WINDOW HEAD & SILL
C-C



CORNER DETAIL OPT#1
D-D



CORNER DETAIL OPT#2
D-D

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

*No Masonry
Concrete*



... See inside front cover for disclosures

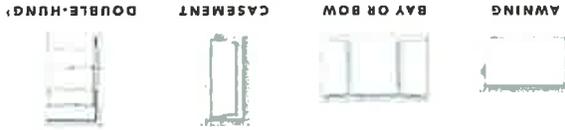
Pella Lifestyle Series triple-pane casement window



PATIO DOOR STYLES



WINDOW STYLES



Special sizes and configurations are also available.

Packed with innovation. Offering products with 37 time-tested innovations like our best integrated blinds and shades and integrated security sensors.

37

Style and durability. Durability and style flexibility with the most desired features and options, backed by the best limited lifetime warranty in the industry.



Unbeatable performance options: 79% more energy efficient for a more comfortable home? 52% reduction in outside noises like traffic and lawnmowers? Values are averages based on the Ultimate Performance package compared with single-pane windows.



Dual- and Triple-Pane Products, \$3-\$555

#1 performing wood window and patio door for the combination of energy, sound and value!

Pella Lifestyle Series WOOD

(Aluminum clad)

Pella

Colors & Finishes PELLA LIFESTYLE SERIES

WOOD TYPE

The wood species that best complements your home's interior.

PINE

PREFINISHED PINE
INTERIOR COLORS

We can prefinish pine in your choice of three paint colors and seven stains. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD
EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.



* Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value. Performance solutions require upgrades to triple-pane, Advanced Comfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OTC and U-Factor ratings of leading national wood window and patio door brands.

* Window energy efficiency calculations are based on a standard window with a 2000 sq. foot low-e coating on a single-pane window with standard Pella Lifestyle Series windows with mixed glass thicknesses. The energy efficiency and actual savings will vary by location. The average or high window. Double-pane windows are available with triple-pane glass. The energy efficiency and actual savings will vary by location. For more details see pellacolor.com/methodology.

* Reduction in sound based on OTC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thicknesses to a single-pane wood or vinyl window with an OTC of 19. Calculated by using the sound transmission loss values in the 80 to 1000 Hz range as measured in accordance with ASTM E-9009. Actual results may vary.

* Based on comparing within limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 877-473-5527.

* Available in equal-pane only.

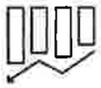
* Available on triple-pane products only.

Performance Packages Pella® LIFESTYLE SERIES

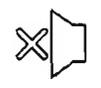
PACKAGES

To make things easier, we've created performance packages that highlight what's most important to you.

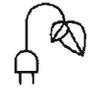
Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.† Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home. All values below are averages compared with single-pane windows.

Performance  Improved energy efficiency and sound performance.

71% MORE ENERGY EFFICIENT‡ + **34% NOISE REDUCTION‡**

Sound Control  Exceptional noise control for a quieter home.

52% NOISE REDUCTION‡

Energy Efficiency  Superior energy efficiency for a more comfortable home.

83% MORE ENERGY EFFICIENT‡

Ultimate Performance  The best combination of energy efficiency and noise control.

79% MORE ENERGY EFFICIENT‡ + **52% NOISE REDUCTION‡**

Glass

INSULSHIELD™ LOW-E GLASS

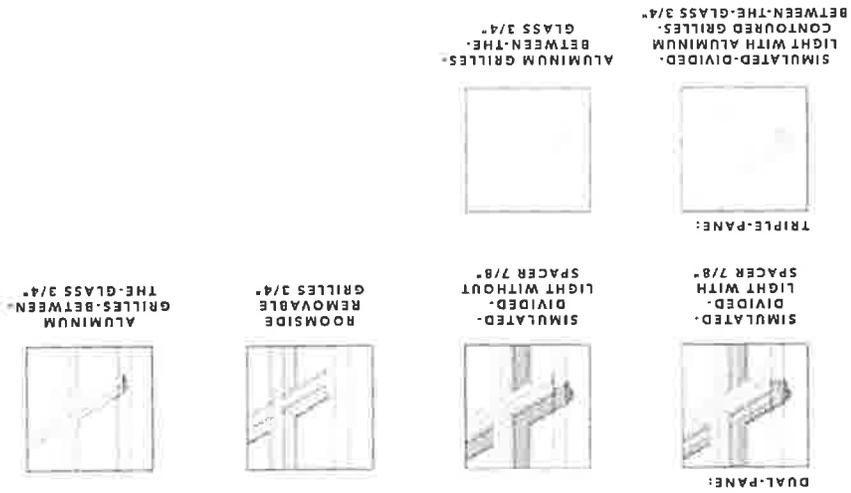
Advanced Low-E insulating dual- and triple-pane glass with argon⁶
 AdvancedComfort Low-E insulating dual- and triple-pane glass with argon⁶
 NaturalSun Low-E insulating dual- and triple-pane glass with argon⁶
 SunDefense™ Low-E insulating dual- and triple-pane glass with argon⁶
 Tempered glass available on dual- and triple-pane products
 Obscure and frosted glass available on dual- and triple-pane products

ADDITIONAL GLASS OPTIONS

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OTC and U-Factor ratings of leading national wood window and patio door brands.
² Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
³ Window energy efficiency calculated in a computer simulation using RESNET 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.
⁴ Reduction in sound based on OTC ratings of Pella Lifestyle Series windows with respective performance package compared to single-pane wood or vinyl window with an OTC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.
⁵ Double-hung window available with dual-pane glass only.
⁶ Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

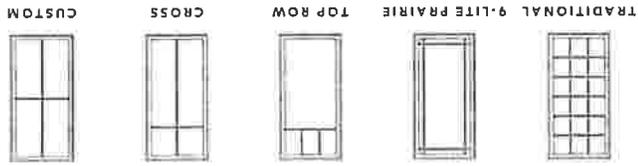
GRILLES

Choose the look of true-divided-light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



ROLSCREEN™

ROLScreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

FLAT

InView™ screens are clearer than conventional screens and come standard. InView™ screens offer the sharpest view and are optional.

WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

Vintage Collection



Recessed Panel with optional Thames design trim inserts and Alpine handles, in Sandtone.

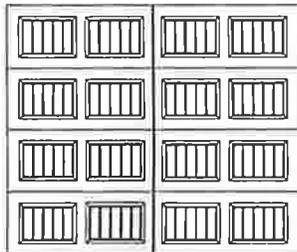


Head Board Panel with optional Mission estate glass windows and Blue Ridge handles & hinges, in Golden Oak.

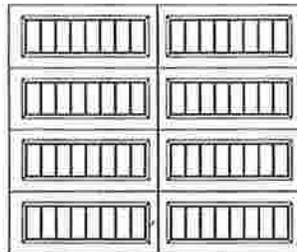
Self-expression shouldn't cost a fortune. With Delden's Vintage Collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with Delden's most affordable carriage house door.

- Door sections are furnished with a baked-on polyester top coat over hot-dip galvanized steel.
- All quality Delden hardware is hot-dip galvanized, including adjustable track, hinges, top and bottom fixtures and preformed aircraft-quality cable.
- Torsion and extension spring wire is tempered for long cycle life.
- Continuous weatherstrip conforms to out-of-level conditions and seals against inclement weather.
- Embossed finish simulates the beauty of real wood.
- Choose from multiple panel designs and colors to create the steel garage door that enhances the beauty of your home.

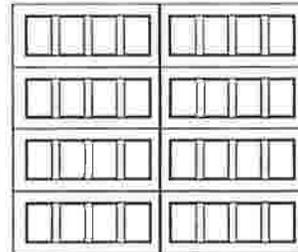
SQ • Bead Board



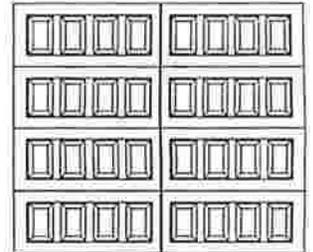
LQ • Long Bead Board



RE • Recessed



RS • Raised



Create a safe, secure and beautiful complement to your home.



"Experience the Quality"



OPTIONS

	VIN-100	VIN-200	VIN-300	VIN-400	VIN-500	VIN-600
Panel					True White	✓
Head Board (HOB)	✓	✓	✓	✓		✓
Long Panel Head Board (LPHB)	✓	✓	✓	✓		✓
Recessed Panel (RP)	✓	✓	✓	✓		✓
Raised Panel (RS)	✓	✓	✓	✓		✓
Shadow Line 21" Sections					SQ	
Door Widths	All Standard Sizes	All Standard Sizes	All Standard Sizes	All Standard Sizes	5' 9" / 6'	All Standard Sizes
Door Heights	All Standard Sizes					
Door Thickness	2"	2"	1 1/2"	2"	1 1/2"	2"
Insulation ¹		Polystyrene	Polystyrene	Polystyrene	Polystyrene	Polystyrene
Steel Thickness (actual)	25 ga	25 ga	27/27 ga	27/27 ga	27/27 ga	27/27 ga
R-Value		6.84 ²	6.48 ²	9.05 ³	14.16	19.40 TW SQ 13.35
End Sills	Galvanized	Galvanized	Painted	Painted	Painted	Painted
Exterior Color Options						
True White (TW)	✓	✓	✓	✓	✓	✓
Almond (AL)	✓	✓	✓	✓	✓	✓
Wicker Tan (WK)	✓	✓	✓	✓	✓	✓
Sandstone (ST)	✓	✓	✓	✓	✓	✓
Dark Brown (DB)	✓	✓	✓	✓	✓	✓
Terracotta (TT)	✓	✓	✓	✓		
Gray (GY)			✓			
Hunter Green (HG)			✓			
Charcoal Gray (CF)	✓	✓	✓	✓		
Black ⁴ (BL)			✓			
Color Zone ⁵	✓	✓	✓	✓	✓	✓
Woodgrain						
Golden Oak ⁶ (GO)	✓	✓	✓	✓		
Walnut (NT)	✓	✓	✓	✓		✓
Mahogany (MY)	✓	✓	✓	✓		✓
Wind Load Available ⁷	✓	✓	✓	✓	✓	✓
Window Glass Options						
Single Strength	✓	✓	✓	✓	Clear Only	✓
Insulated			Clear Only	Clear Only	Clear Only	Clear Only
Bottom Weather Seal						
Coextruded Vinyl			✓			
Extruded Vinyl				✓	✓	TW SQ
Steel Retainer	✓	✓				✓
Warranty⁸						
Paint Finish	15 Years	25 Years	Lifetime	Lifetime	Lifetime	Lifetime
Hardware	1 Year	2 Years	3 Years	3 Years	5 Years	5 Years

Polystyrene insulation has passed UL-94V-0 fire spread test and is developed under fire testing.

¹ For complete warranty details, visit deldenmfg.com or contact your local Delden dealer.

Collected 15 mph wind. Results may vary due to wind direction and DNVMA 750-65.

² Price list large applies.

³ See your representative for the actual wind speed. Directional load bearing varies.

⁴ A Black garage door is not recommended for homes facing southeast and subject to extreme sun heat exposure.

DELLEN DESIGN TRIM INSERTS

LEAR 	CATHEDRAL 	STOCKTON
TOCKFORD 	ARCHED THAMES 	CASCADE
HAMES 	SUNRISE 	MOONLITE
ATERTON 	SHERWOOD 	
ULL SUNRISE 		

"Snap-in" design fastening system makes window cleaning and future design change easy to accomplish.

GLASS OPTIONS

LEAR 	OBSCURE 	FROST 	DARK TINT
-----------------	--------------------	------------------	----------------------

ESTATE GLASS™ Tempered obscure glass with baked-on ceramic designs.

ICTORIAN 	TIFFANY* 	DIAMONDAIRE
MERICANA 	HEARTLAND 	MISSION
RABRIE V-SHAPED BEVEL† 	JARDIN 	TRELLIS

* Clear glass with printed front pattern. † Obscure glass with a groove.

COLORS

Delden steel doors arrive pre-painted (or custom colors, exterior latex paint must be used). Ask your Delden dealer for instructions on painting.

TRUE WHITE	ALMOND	WICKER TAN	SANDSTONE	GRAY	HUNTER GREEN	TERRACOTTA	DARK BROWN	CHARCOAL GRAY	BLACK	GOLDEN OAK	WALNUT	MAHOGANY

Refer to Exterior Color Options Chart

DECORATIVE HARDWARE

ALUMINUM

CANTERBURY 10 1/2" HANDLES 3 1/2" RING HANDLES 17" STRAP HINGES WITH CLAVOS	VERSAILLES 9" HANDLES 11" L-HINGE WITH CLAVOS 18" STRAP HINGES WITH CLAVOS
ALPINE 11" HANDLES 16" STRAP HINGES	DELLEN 4" RING HANDLES

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RECYCLED STEEL

WIND LOAD APPROVED DOORS AVAILABLE