



**HISTORIC DISTRICT
REVIEW COMMISSION**

February 18, 2020

5:30 p.m.

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



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**February 18, 2020
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:

February 4, 2020

IV. Special Use Permit Case # 20-007SUP 758 W. Liberty Drive, a Local Landmark. The owner of the Ringo House at 758 W Liberty Dr. has requested a Special Use Permit to allow for her to host small group events, not to exceed 30 people at her home. No exterior alterations are proposed. HDRC is asked to comment on the appropriateness of this requested use and how the proposed use impacts the historic district, and if there are concerns or if you are in favor of this proposed use.

V. HDRC Case #19-016D Amended 222 W Franklin St. Consideration of a Certificate of Appropriateness for like in-kind replacement of the original roof underlay with new barrier the original roof tiles will be reinstalled. Previously approved scope of work included driveway and garage door replacement. A 353 Tax Abatement Project.

VI. Other Business

Administrative Approvals since the February 4, 2020 meeting:
311 W Kansas Storm Windows

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
February 4, 2020
5:30 p.m.

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

Mike Gilmore and Clay Lozier were absent.

Elizabeth Watson, Heritage Strategies. Representing the Preservation Advisory Committee; Council Member Harold Phillips, Aimee Gray. Christopher Harris was absent.

Jeanine Thill, Community Development Manager represented staff. Katherine Sharp, Planning & Development Director.

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

I. Approval of Meeting Summary:

Motion by Vice Chairman Carr to approve the January 21, 2020 meeting summary. The motion was seconded by Commissioner Rinker. The motion passed 8-0-0.

II. Presentation by Heritage Strategies: Preservation Plan:

Elizabeth Watson, FAICP of Heritage Strategies introduced herself. Purpose of her being here is to describe the scope of the Preservation Plan. She and her partner Peter Benton, R.A., hope to get the plan done in less than six months. They will be on site 3-4 times. Council Member Phillips asked what AICP means after her name. She explained she is a fellow of the American Institute of Certified Planners. Ms. Sharp added that it is a very rare and well respected designation. Elizabeth explained that she and her colleague have worked in Missouri before, specifically in Joplin and Jefferson City. We are a challenge because we have done so much and accomplished a great deal. She plans to proceed with the tentative schedule:

- Today, February 4 - This is the project introduction meeting. Elizabeth has been on a tour of the city with Staff and John Carr. She will be here for four days fact gathering and becoming familiar with the city.

- February - March is Research and Evaluation.
- March -April - Vision, Goals, and Objectives will be drafted.

This plan will look at how we can be strategic. We will look at how to do more with place making and the arts also.

Elizabeth asked, “What are the primary challenges you experience as an HDRC within your local historic districts?”

- Commissioner Wilson said the collapse of the building on the square, which happened in 2016, is a challenge. It would be nice if there were other sources of assistance. Elizabeth said you could insist a preservation structural engineer look at the feasibility of saving the adjacent building. The National Trust has funds available for this. Aimee Gray commented that said there is \$50,000 available for engineering through the National Trust.
- Commissioner Wilson said there is concern about building owners that do not maintain their buildings on the square. His biggest fear is another building will come down.
- Commissioner Pozel said in Louisville they keep the façade of buildings when the rest of the building isn’t able to be saved. We should consider at least taking that approach when necessary.
- Ms. Sharp said a structural assessment was done last year on the buildings around the square. There were not any imminent issues found.
- There are some historic areas that have been neglected in the residential areas. It would be nice to expand the district south of Mill to include the Arthur District. There is also a significant gap from Water Street to Lightburne, with a northern boundary of Doniphan.
- Ms. Gray asked if Ms. Watson knew of things other communities did to encourage property owners to better maintain their property. Ms. Sharp added that is a real challenge.
- Ms. Watson said that a revolving loan fund is something to consider, now called and endangered property program. A non-profit real estate intervention. The 1772 Foundation will fund a feasibility study.
- Myrick Howard, the long-time NC preservation director, is the author of a book about revolving funds - “Buying Time for Heritage.”
- Blighted property condemnation is something that Kansas City has used quite effectively. Jefferson City is looking at that.
- We have talked about awarding or recognizing properties throughout the City. Historic Liberty, Inc. used to do those awards.

- Ms. Watson said the Freedom's Frontier National Heritage Area is something to look into. To learn about the Confederacy/Union story.
- Commissioner Wilson commented he would like to know Ms. Watson's thoughts on our design guidelines. For example, are vinyl windows something that would be acceptable yet? Ms. Watson commented they are not acceptable.
- Chairman Grundy said we have very valuable resources and the HDRC. The idea is to make it congruent. We have a local tax abatement, the 353 Program, but State tax credits are not used often. This could be a good tool.
- Council Member Phillips said there is a state tax credit in certain census tracts. The biggest challenge is the wait at the State to get an approval.
- One of the challenges with the 353 Tax Abatement is that the areas that need to be upgraded don't have the funds to make the improvements. The historic districts have benefited, where the homeowners' resources seem more readily available.
- If homes outside the historic districts are utilizing the 353 Tax Abatement Program and expect additional abatement because they are qualifying for additional abatement, they should meet the Design Guidelines and preservation standards, those applications should come before HDRC for review.
- Expanding our districts is important.
- Ms. Watson said Donovan Rypkema recently published a book about the economics of historic preservation.
- Council Member Phillips commented about the Liberty Arsenal. He wondered if the family can donate the sub surface. This is a land trust action. They help you negotiate and raise money. Ms. Watson commented that perhaps The American Battlefield Trust would be a good resource. We may want to look at the area on Old 210.
- There are historic markers that say the City was incorporated in 1829 some people say it really should be 1822 which is when the City was founded. Our Bicentennial is only two years away. How should the City celebrate?
- Council Member Phillips added that the alleyways should be considered. We want them to be an asset. Some are paved others are paper alleys. Chicago has an alley plan. Ms. Sharp said a lot of the franchise fees that could have been a funding source have gone away.
- Cemeteries should be considered. One in town was established in 1859.
- Markers that are put up by utilities are a challenge. Some communities build an underground conduit and those are rented. This includes sewer lines, water lines, etc.
- Commissioner Rinker said another infrastructure issue is a lack of storm sewer near Lightburne Street. Ms. Sharp commented new development would require

all of this. To retrofit it is expensive. Storm water and sanitary sewer are separate here.

Elizabeth commented this is a 25-year plan. There are several properties that are not in a historic district. Those are in jeopardy. The Fulkerson House was a historically significant home that was demolished.

This is the first step in determining what properties should be brought in district. Making it a historic district or landmark it would be a zoning application

III. Other Business

Administrative Approvals since the December 3, 2019 meeting: None

Miscellaneous matters from the Commission: None

Miscellaneous matters from Staff:

419 W. Kansas Retaining Wall – An administrative approval was issued for a like in-kind limestone retaining wall, dry stacked. The wall was not built to plan and the application had conflicting photos of how the wall was going to look. There was a misunderstanding in design and we are trying to figure out how to make it right. Ms. Sharp said we are always balancing what we expect from an architect and what we expect from a homeowner. Limestone was the material used, however two columns were built in the right of way and a third is desired by the homeowner. Commissioner Hobbs said the contractor should have knowledge of what they are doing. Retaining walls should come before the Commission for approval. Vice Chairman Carr said the dry stack and the color of the stone are of concern. The consensus of the Commission was that because an administrative approval was issued, that staff should work with the homeowner to address the concerns in the best way.

The meeting adjourned at 7:10 p.m.



MEMORANDUM

To: Historic District Review Commission
From: Katherine Sharp, Planning & Development Director
Date: February 18, 2020
Subject: Application for Special Use Permit- 758 W Liberty Dr.

Skyanna Page, owner of the Ringo House at 758 W Liberty Drive, has submitted an application for a special use permit to allow her authorization to host small group events at her home at 758 W Liberty Drive. As proposed, areas of the home would be rented for baby or bridal showers, meetings or ceremonies not to exceed 30 guests. This special use permit case is scheduled to be presented to the Planning & Zoning Commission on March 10 and City Council on March 23, 2020. Public hearings will be held at both meetings to allow additional public comment.

No changes to the building are proposed at this time. Signage will be determined at a later date and will receive the appropriate approvals.

As the property is designated as a Local Landmark, the HDRC is asked to comment on the appropriateness of this requested use. City Code Sec. 30-20.5. (7) - Powers and duties, historic district review commission, states that one of the duties of the HDRC is to "Review and provide information and comments to all boards and commissions on any matter affecting historically and architecturally significant property, structures and areas." As such, please provide staff with a comment regarding how the proposed use impacts the historic district, and if there are concerns or if you are in favor of this proposed usage.



HISTORIC LANDMARK NOMINATION FORM

(1) NAME OF LANDMARK (Common or Historic)

Samuel Ringo House

(2) ADDRESS

758 West Liberty Drive

(3) NAME AND ADDRESS OF OWNER

Mr. and Mrs. Charles Thompson, 758 West Liberty Drive, Liberty, MO 64068

(4) PRESENT USE(S) Residence

(5) ORIGINAL USE (if known) Residence

(6) PHYSICAL DESCRIPTION

a. DATE: Circa 1845 - 50

b. STYLE OR FORM: Greek Revival

c. CONSTRUCTION: Brick and native stone

d. SITE: Hilltop setting in residential area; 1/2 mile from Downtown Square

(7) HISTORICAL SIGNIFICANCE

a. Home of Samuel Ringo, a pioneer merchant and grocer involved in many civic enter prise

b. Ringo served on Liberty's first Board of Trustees in 1829.

c. Site of the famous White Horse Inn during the early 1900's.

d. _____

(8) PHOTOGRAPH



Name: Historic District Review Commission

Address: 101 E. Kansas, Liberty, MO 64068

Date: 9-4-87

Signature: [Handwritten Signature]

Samuel Ringo House

(758 West Liberty Drive, The Pines, Hillcrest, White Horse Inn/Tavern)

The Samuel Ringo House is significant under Criterion 1 for its value as part of the development and heritage of rural Clay County. An early structure was built on the site around 1840 by Samuel Ringo. The front Greek Revival structure was built in the late 1850's, when several other large rural brick estate homes were built in Clay County. During the Prohibition era, Clay Countians knew the structure as the White Horse Tavern, and could go there for a meal and set-ups (the customers brought their own bottles). The name "White Horse" was after a popular liquor of the time.

758 W. Liberty Drive is significant in Criterion 3 for its association with Samuel Ringo, one of Clay County's first settlers. He was on the first Board of Trustees for Liberty when it was incorporated as a town by the county on May 4, 1829. Ringo was a pioneer merchant and grocer who was involved in many civic enterprises. As an example, in 1855 he bought the Liberty Female Institute, and was responsible for the education of 76 girls for five months until he sold it again.

The Ringo House meets Criterion 4 by embodying characteristics of the Greek Revival style. The features of this style present are: low pitched gable roof with overhanging eaves; cornice line of roof emphasized with band of trim; boxed gable returns; full height entry porch supported by prominent square Doric columns; front door surrounded by narrow sidelights and a rectangular line of transom lights above, incorporated into a more elaborate door surround. The simple, classical detailing represented the increased interest in this country with first Roman, then Grecian models of architecture. In the Samuel Ringo House, the large front gable portico makes a direct attempt to copy a traditional classical pediment.

As an established local landmark, the Ringo House meets Criterion 8. Its location on a ridge and its prominence in the area have made it a familiar visual feature over the years.

Past maintenance and restoration efforts have caused the Ringo House to maintain much of its original character, making it suitable for preservation efforts and qualifying it under Criterion 10. The structure retains a high degree of integrity in setting, location, design, materials and workmanship which reflects the ongoing preservation efforts of the owners.

MISSOURI OFFICE OF HISTORIC PRESERVATION

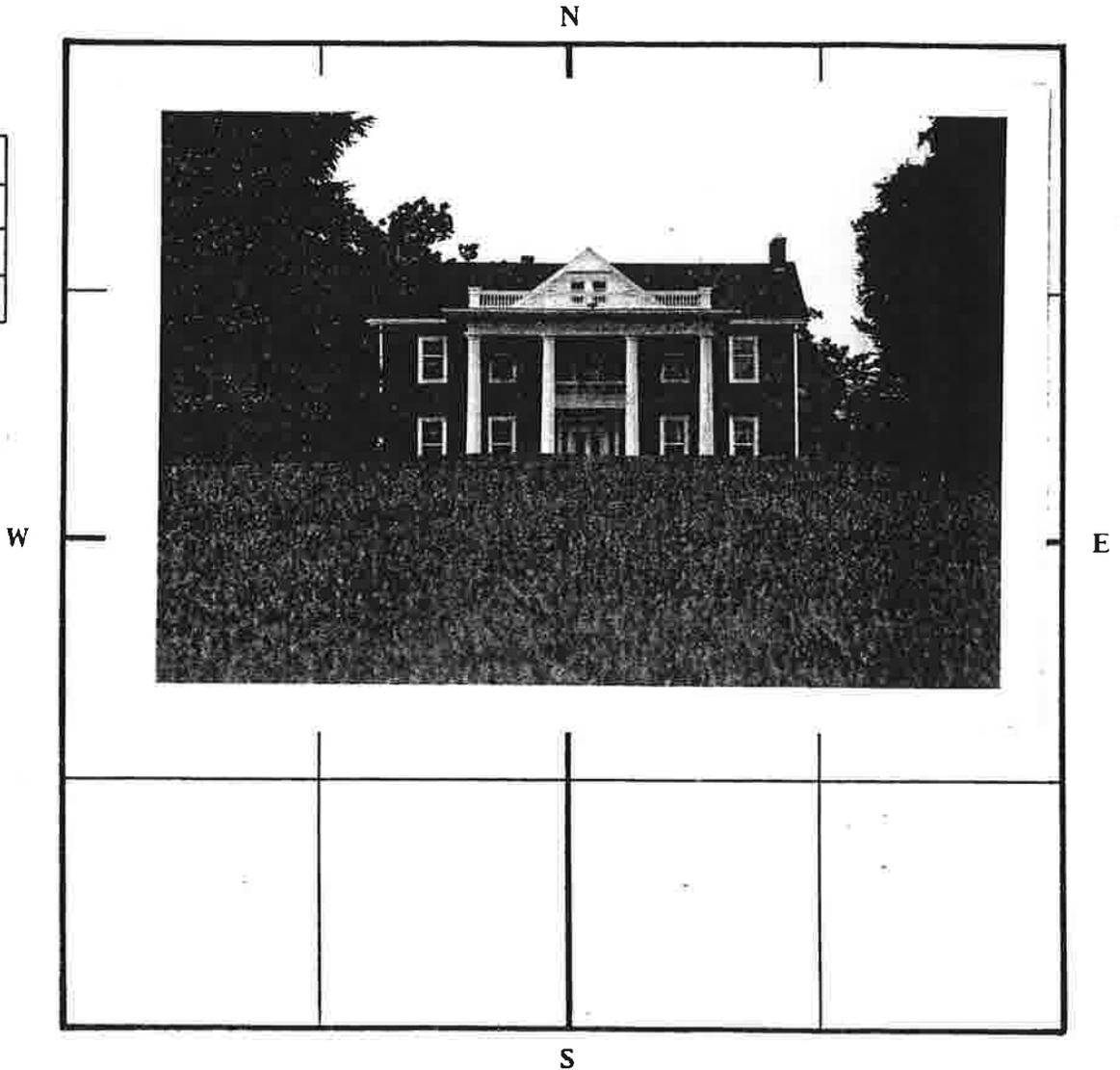
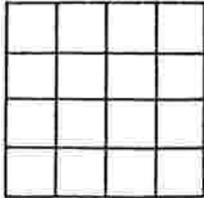
ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. L-22 2. COUNTY Clay	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) Ringo House, 758 W. Liberty Drive 5. OTHER NAME(S) White Horse Inn; the Pines; Hillcrest	1. NO.
3. LOCATION OF NEGATIVES Liberty Community Development	6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS 7. CITY OR TOWN IF RURAL, VICINITY 8. DESCRIPTION OF LOCATION	2. COUNTY
9. COORDINATES LAT _____ LONG _____ UTM _____	16. THEMATIC CATEGORY Exploration & Settlement 17. DATE(S) OR PERIOD ca. 1843; 1869 18. STYLE OR DESIGN Greek Revival 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Mr. & Mrs. Charles Thompson P.O. Box 408 25. OPEN TO PUBLIC? YES () NO (X)	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
10. SITE () BUILDING (X) STRUCTURE () OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES (X) NO () 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO (XX)	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Coordinator 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S)
15. NAME OF ESTABLISHED DISTRICT	28. NO. OF STORIES <u>2 1/2</u> 29. BASEMENT? YES () NO (X) 30. FOUNDATION MATERIAL brick 31. WALL CONSTRUCTION brick 32. ROOF TYPE AND MATERIAL gable; composition shingle 33. NO. OF BAYS FRONT <u>5</u> SIDE <u>n/a</u> 34. WALL TREATMENT brick 35. PLAN SHAPE "L" 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED () MOVED () 37. CONDITION INTERIOR <u>excellent</u> EXTERIOR <u>excellent</u> 38. PRESERVATION UNDERWAY? YES (X) NO () 39. ENDANGERED? BY WHAT? YES () NO () 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD	6. TOWNSHIP
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES The house features a steeper pitched gable roof than most Greek Revival homes, with a center front gable. The original owner had a large family, and it is possible that the attic floor served as bedrooms from the beginning. The other features are more typical of the Greek Revival style, such as the 6/6 double-hung sash windows arranged on a symmetrically balanced, five bay facade. The double-leaf front entry has (over)	<div style="border: 2px solid black; padding: 20px; text-align: center;"> PHOTO MUST BE PROVIDED </div>	7. TOWNSHIP
43. HISTORY AND SIGNIFICANCE The house is significant of a local resident's adaptation of the Greek Revival style to meet his personal needs, in this case enlarging the gable roof to enclose a third floor. The house was build around 1843 by Samuel Ringo's slaves from bricks fired on the site. Ringo was a member of the first board of trustees when Liberty was incorporated in 1829. Like many of Liberty's early pioneers, he came from Kentucky to settle in Clay County. He managed the 200 acre farm surrounding the house as well as a mercantile store in town. In 1869, Darwin Adkins bought the property. He helped establishe the Farmer's Bank (later the Commercial Savings), and became its president in 1870. In 1912, the owner was G.W. Clardy, and he divided most of the (over)	44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The large lot sits up a hill from the road, making the house barely visible. A driveway on the left leads to a rear, clapboard age. A stone retaining wall in the front has the word "Hillcrest" carved into it.	8. TOWNSHIP
45. SOURCES OF INFORMATION Interview with owners. Liberty Sun, Vol. 17, #13.	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 8/87 49. REVISION DATE(S)	9. TOWNSHIP
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4096		10. TOWNSHIP

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

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

Indicate part of section included in sketch map.



Notes: 42. (cont.) and elaborate door surround, with rectangular side and transom lights and dentil motifs above. A simpler entry on the second story has square transom lights. The front facade is Flemish bond brick, and the other sides are common bond. The front windows have brick radiating voussoirs above. The windows on the left rear addition have arched radiating voussoirs. There are paired attic windows on the gable ends, as well as boxed cornice returns on the overhanging gables. The current front Neoclassical porch was added sometime after 1914. It is full-height and covers three bays. The simple, classically derived columns are square and tapering. There are two gable end interior fireplaces. The rear addition was built around 1869.

43. (cont.) estate into a subdivision known as "Clardy Heights". During the late 1920's or early 1930's, "Cat" Sandusky owned the house and made it a public house and restaurant - the "White Horse Tavern". The current owners bought the house in 1976 and have worked on its renovation.

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.

Historic District Review Commission

The City of



HDRC Case No. 19-016D AMENDED

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: February 18, 2020

GENERAL INFORMATION

Application: Amended Certificate of Appropriateness for new in-kind roof repairs 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: Contributing Structure & Accessory Structure is Non-Contributing

File Date: Amended Application: January 27, 2020
Previously Approved Application: November 5, 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

Amended Application: A request to replace the original roof underlay with a new barrier. Original tile shingles to be reinstalled over the new barrier. (See Exhibit C for additional details)

Previously Approved November 5, 2019: 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.

.NALYSIS

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
9. <u>Roofs</u> : Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of roofing materials appropriate to the style and period of the building is encouraged. The use of roofing materials that reflect an earlier or later style or period is discouraged.	The original roof tiles will be reinstalled. The roofline will not be altered. Replacement of the underlay material is appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case #19-016D Approval was recommended at the HDRC meeting on November 5, 2019 for new garage doors and replacement of concrete driveway was granted. Because this is a 353 Tax Abatement project a recommendation from HDRC must be made to City Council.

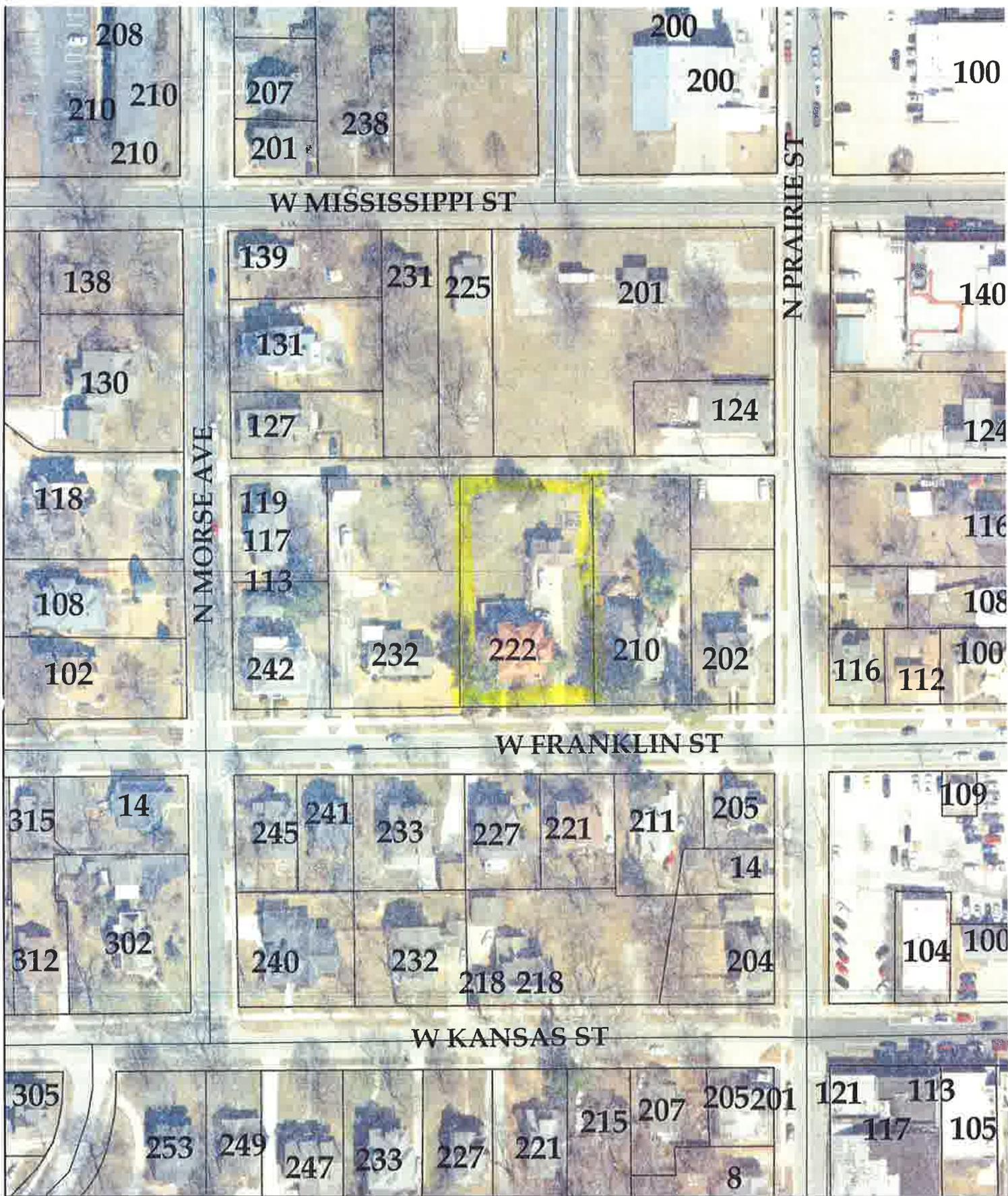
STAFF RECOMMENDATION

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: Scope of Work on In-kind repairs to roof
- Exhibit D: WeatherLock G Manufacturer’s information (2 pages)
- Previously Approved Exhibits:**
- Exhibit E: Before & After of garage doors
- Exhibit F: Coachman garage door manufacturer’s info. (7 pages)
- Exhibit G: Existing Conditions photos of driveway and garage (2 pages)
- Exhibit H: Driveway Replacement Scope of Work





HDRC Case #19-016D
222 W Franklin

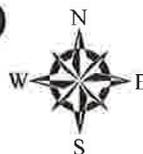
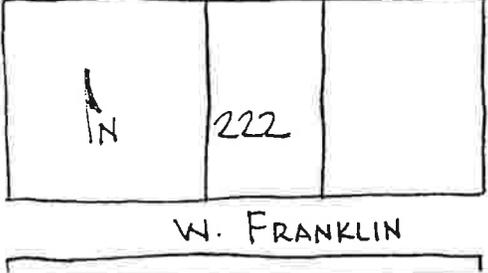


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-21 2. TYPE Clay 3. LOCATION of Liberty Community Development 5. SPECIFIC LEGAL LOCATION TOWNSHIP <u>1N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS 222 W. Franklin 7. CITY OR TOWN IF RURAL, VICINITY Liberty 8. DESCRIPTION OF LOCATION  9. COORDINATES UTM LAT N121,500 LONG E521,800 10. SITE () STRUCTURE () BUILDING (X) OBJECT () 11. NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES (X) NO () 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES (X) NO () 15. NAME OF ESTABLISHED DISTRICT	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 222 W. Franklin 5. OTHER NAME(S) Allen House 16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1911-1913 18. STYLE OR DESIGN Prairie 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) 24. OWNER'S NAME AND ADDRESS IF KNOWN James H. & Esther E. Lindgren 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall 27. OTHER SURVEYS IN WHICH INCLUDED	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 28. NO. OF STORIES <u>2</u> 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION 32. ROOF TYPE AND MATERIAL gip; clay tile 33. NO. OF BAYS FRONT n/a SIDE 34. WALL TREATMENT brick 35. PLAN SHAPE <u>irregular</u> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR <u>excellent</u> 38. PRESERVATION UNDERWAY? YES (X) NO () 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>116.3</u>
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 from 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.) 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.		PHOTO MUST BE PROVIDED
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. 45. SOURCES OF INFORMATION City water permits; owner survey; Clay County Missouri Centennial Souvenir, 1922. History of Clay & Platte Co; 188		46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 2/87 49. REVISION DATE(S) Exhibit B

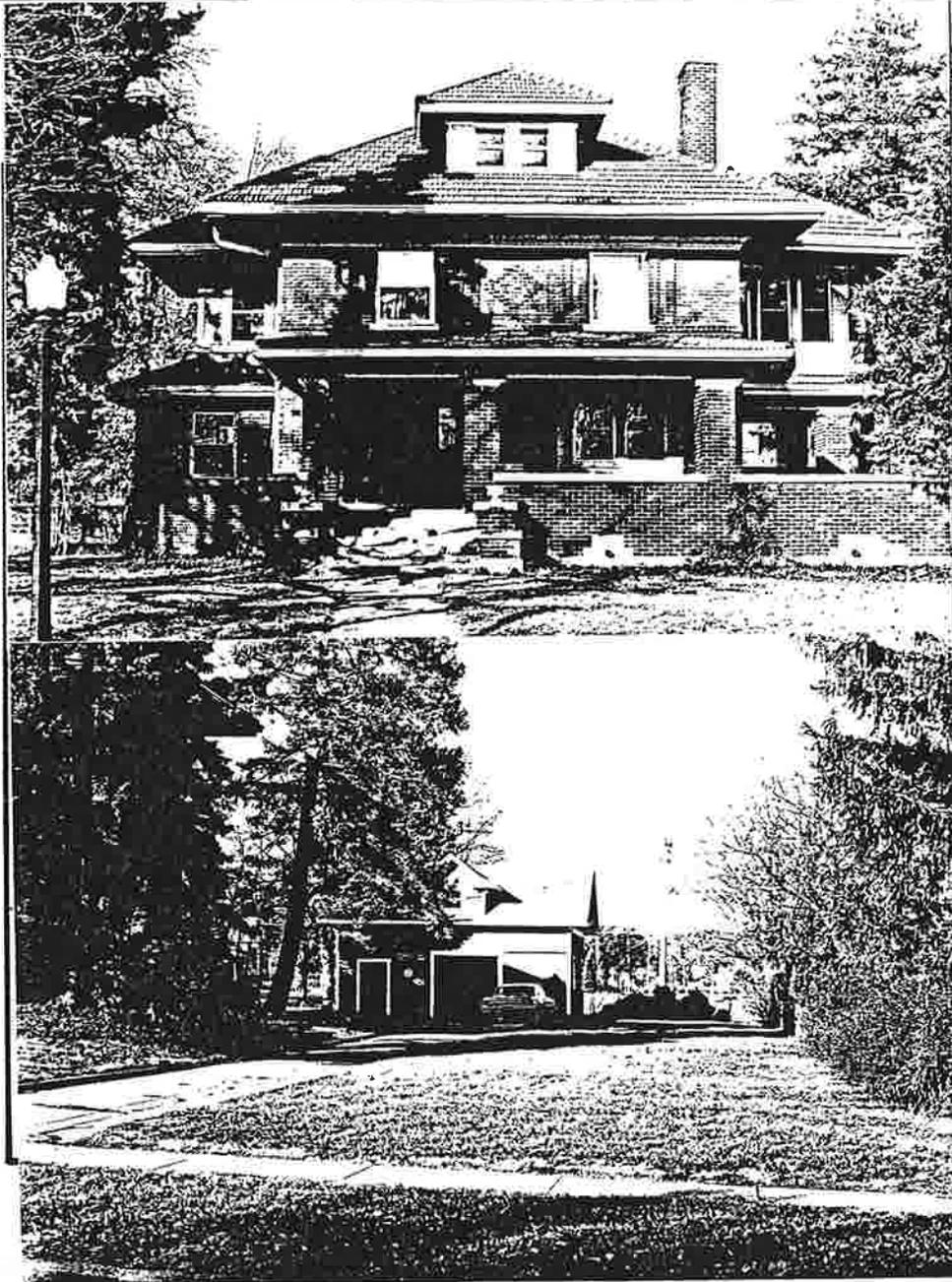
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102

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

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 Street

Liberty, MO 64068

In Kind Repairs – Existing House Roof Repairs

Reason for Project

The house has the original clay roof tiles and felt underlayment from 1913. The clay tiles are in good condition and are planned to be reinstalled. The felt underlayment is failing. We have been working to repair small roof leaks for the last 2 years, but want to replace the underlayment before roof leaks cause damage.

As the underlayment will be the only change, there will be no physical appearance change to the roof.

We have a stockpile of original tile to use as needed for replacing any tile damaged in the work. This spare tile will ensure perfect matching of any replacement tiles.

Scope of Work

Remove and re-set 3,200 square feet of original house tile. Replace existing felt underlayment with new, Owen's Corning WeatherLock.

Method of Procedure

Remove original clay tile, working in zones

Remove all existing 40# felt underlayment

Repair any found damaged 1"x8" decking

Build and install crickets above chimney's as needed

Install new 2"x2" drop edge along roof perimeter

Install new vent lead pipe boots

Install new lead pans over the new underlayment on the bottom of all valleys

Remove and replace all flashing, installing kickouts where needed

Install new underlayment to entire roof

Reinstall existing clay tiles



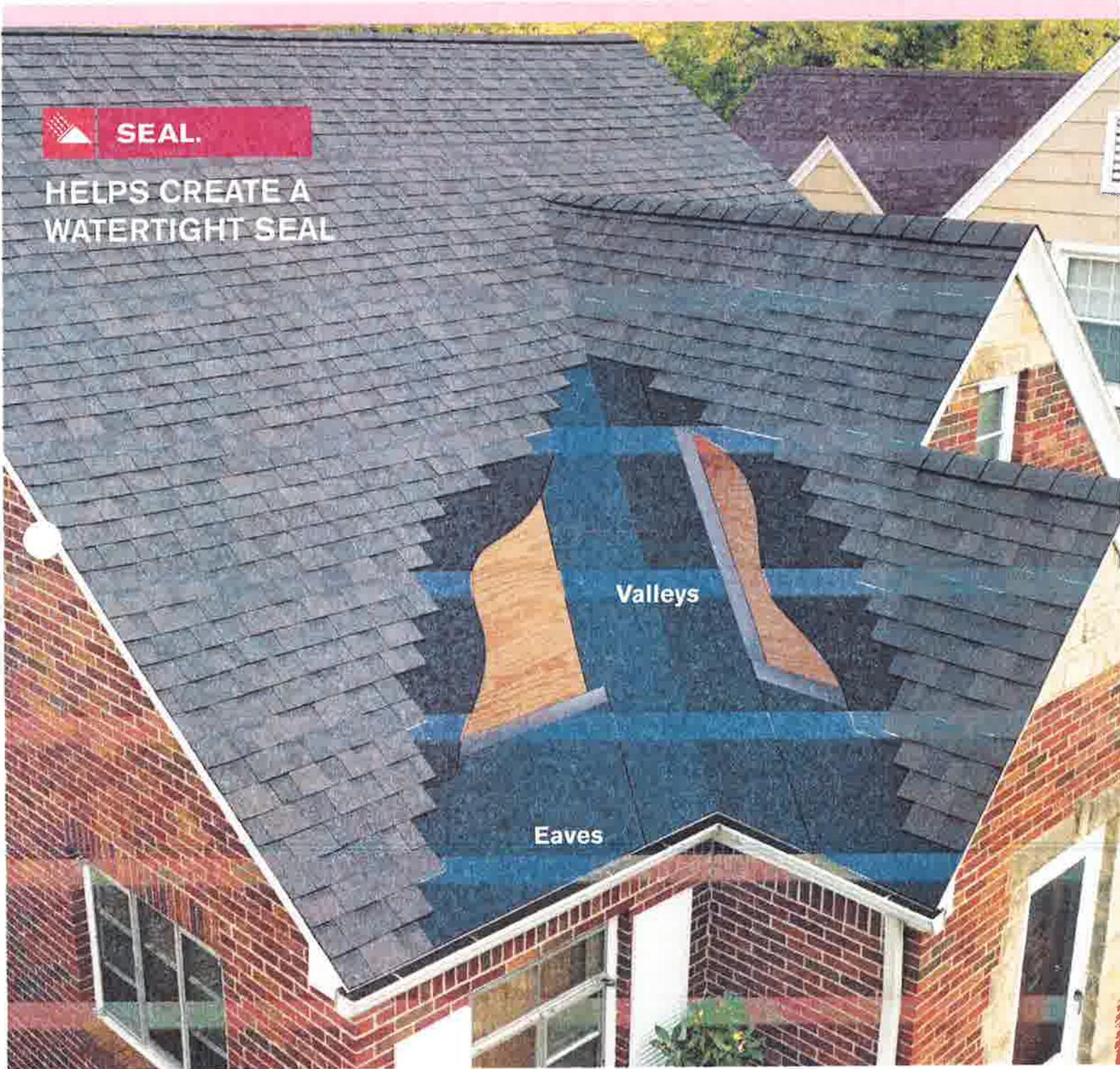
WeatherLock® G

Granulated Self-Sealing Ice & Water Barrier



SEAL.

HELPS CREATE A
WATERTIGHT SEAL



Valleys

Eaves



TOTAL PROTECTION. TOTAL CONFIDENCE.™



SEAL.



DEFEND.



BREATHE.

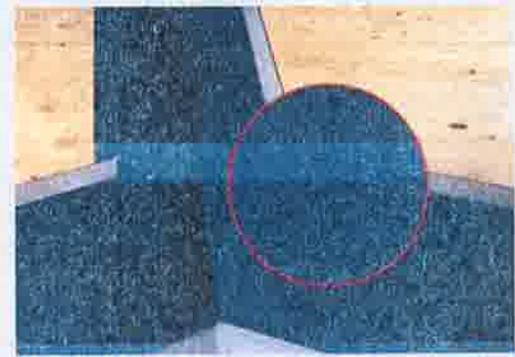
EXHIBIT D

Enhanced to help provide protection.

WeatherLock® G Granulated Self-Sealing Ice & Water Barrier allows for proper water flow, helps in preventing damage caused by ice dams. Engineered for asphalt shingles, wood shakes and quarry slate roof assemblies.

For optimal protection, apply to entire roof deck on 2:12 to 4:12 pitch roofs*.

- **Excellent tear resistance**—Resists cracking and breaking during installation.
- **Self-adhesive**—Adheres to roof deck and creates watertight seal around nails to help prevent water migration. Split backer sheet for easy application and positioning on the roof deck.
- **Flashed edge**—Improves seal between courses.



WeatherLock® G
Granulated Self-Sealing Ice & Water Barrier

CONSTRUCTION		APPLICABLE STANDARDS AND CODES		PHYSICAL PROPERTIES	
Surface	Granulated asphalt surface	ASTM D1187D		Tear Resistance	ASTM D4037
Interior Reinforcement	Quartz Fiberglass Mat	ASTM E100/UL 790 (Class A Fire Resistance)*		Sealability Around Nail	ASTM D3970
Adhesive	Modified asphalt	Florida Product Approval		Low Temperature Flexibility	ASTM D197D
Removable Backing	Self-adhesive peel-away poly backing			Waterproofing Integrity after Low Temperature Flex	ASTM D3970
Application	Engineered granulated barrier for wood shakes and quarry slate roof assemblies			Waterproofing Integrity of Lap	ASTM D197D
TYPICAL VALUES**		PHYSICAL PROPERTIES			
	1 sq. roll	2 sq. roll	Property	Test Method	
Length	33.3 ft. (10.2 m)	66.7 ft. (20.3 m)	Shrink Resistance	Acoustic Simulated Film	
Width	3 ft. (0.9 m)	3 ft. (0.9 m)	Tensile Strength	ASTM D412	
Area	100 sq. ft. (9.3 m ²)	200 sq. ft. (18.6 m ²)	Elongation at Break (Modified elongation portion)	ASTM D2223	
Thickness	53 mils	53 mils	Moisture Vapor Permeance	ASTM E90	
			Adhesion to Plywood, 40°F	ASTM D1074/UL503	
			Adhesion to Plywood, 73°F	ASTM D1074/UL503	

TOTAL PROTECTION SIMPLIFIED™



It takes more than just shingles to protect your home. It takes an integrated system of

the forces of nature outside while controlling temperature and humidity inside. The Owens Corning® Total Protection Roofing System™ gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof — and to enhance the

SEAL.

HELPS CREATE A WATER-PROOF BARRIER

Ice & Water Barrier
Synthetic Underlayment

DEFEND.

HELPS PROTECT AGAINST NATURE'S ELEMENTS

Starter Shingles
Shingles
Hip & Ridge Shingles

BREATHE.

FOR BALANCED ATTIC VENTILATION

Intake Vents
Exhaust Vents



+ COMFORT.

Add comfort and energy performance with proper attic insulation.



OWENS CORNING ROOFING AND ASPHALT, LLC
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LEWISVILLE, OHIO, USA 43081
1-800-GET-PINK®
www.owenscorning.com/roofing

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(Atlanta, Brookville, Compton, Denver, Houston, Irving, Kearny, Medina, Memphis, Minneapolis, Portland, Savannah, Summit)

* Ensure proper ventilation is met when applied over the entire roof deck.

** All values are approximate.

^ Excludes non-Owens Corning roofing products such as flashing, fasteners and wood decking.

UL Class A Fire Resistance applies when installed under asphalt shingles.

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" Intellicore® Insulation
- Overlay Color: Standard White
- Base Color: Sandstone
- TopSection: SQ23

Before



Exhibit E

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.

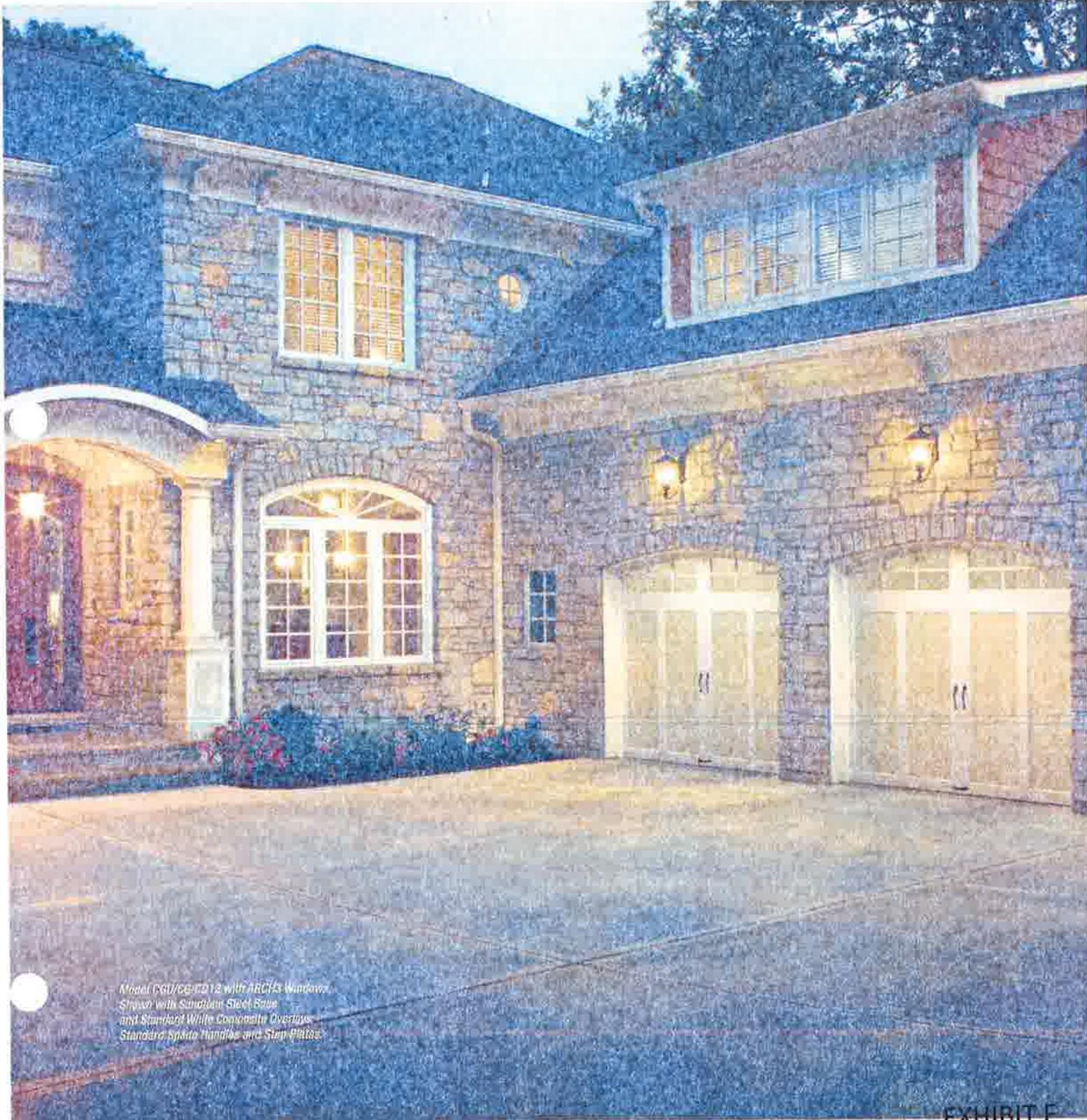
COACHMAN[®]

collection

4-LAYER[®] CONSTRUCTION



America's Favorite Garage Doors[®]



*Model CG1/CG-12 with Arched Windows,
Shown with Sunham Steel Sawn
and Standard White Composite Overlays,
Standard Spade Handles and Step Plates.*

EXHIBIT F