



HISTORIC DISTRICT REVIEW COMMISSION

Tuesday, August 4, 2020

4:00 p.m.

**Zoom Video Conference &
City Council Chambers**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

August 4, 2020

4:00 p.m.

Zoom Video Conference & City Council Chambers

HDRC Commissioners and applicants will be sent individual links to this meeting. If you are a member of the public and are interested in attending the virtual meeting, please send a written request by Noon on August 3, 2020 to Jeanine Thill at jthill@libertymo.gov or call 816-439-4537

For LISTEN ONLY:

Please click the link below to join the webinar:

<https://libertymo.zoom.us/j/98053689733>

Passcode: 9E*\$Y@

Or iPhone one-tap :

US: +19292056099,,98053689733#,,,,,0#,,828520# or
+13017158592,,98053689733#,,,,,0#,,828520#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1
253 215 8782 or +1 346 248 7799

Webinar ID: 980 5368 9733

Passcode: 828520

International numbers available: <https://libertymo.zoom.us/j/98053689733>

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:

July 21, 2020

IV. HDRC Case #20-009J Consideration of a Certificate of Appropriateness for repairs and replacement of louvers and arches at Liberty Christian Church, 427 E Kansas, Jewell Historic District.

V. HDRC Case #20-009LS Consideration of a Certificate of Appropriateness for replacement of exterior doors at 15, 17 and 19 N Water, Liberty Square Historic District.

VI. Other Business

Discussion of Landscaping Screens/ Privacy Fences in District

Discussion of Nuisance Homes

Administrative Approvals since the July 21, 2020 meeting:

14 S Jewell In-kind repairs to deck

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
July 21, 2020
Zoom Video Conference
4:00 p.m.

Via Video Conference: Mike Gilmore, Matt Grundy, Kelley Wrenn Pozel, Brett Rinker

At City Hall, 3rd Floor Conference Room: John Carr, Vern Drottz, Clay Lozier, Doug Wilson were present.

Absent: Dail Hobbs.

Applicants Present via Video: Holly Michael and Bishop Leo Michael, 139 N. Water; Craig Swanson 508 W. Franklin, Ron Kimmel; 130 S. Terrace

Staff Present: Jeanine Thill - Community Development Manager, Katherine Sharp Director of Planning & Development and Claire Rodgers - Public Relations

Chairman Grundy called the meeting to order at 4:00 p.m.

I. Approval of Meeting Summary:

June 16, 2020

Approval of Meeting Summary: Motion by Vice Chair Carr to approve the June 16, 2020 meeting summary as corrected. The motion was seconded by Commissioner Gilmore. The motion passed 6-0-2. (Commissioners Pozel and Wilson abstained due to absence at the June 16, 2020 meeting)

II. HDRC Case #20-007L Consideration of a Certificate of Appropriateness for a new deck and carport at 139 N. Water, Lightburne Historic District.

Ms. Michael commented that the deck is in poor condition and water has been leaking into the garage, creating a dangerous situation. Bishop Leo commented that under the deck there is insulation material and it is moldy. The electricity in the garage is of concern, it is not safe. Vice Chair Carr commented that he took a look at the home this afternoon he can verify that the deck and rail system is severely compromised. He does not have any concerns about the proposed work. Commissioner Wilson said the rail should be 36" per code. There are building permits required and they will review the details. It should be code compliant. Bishop Leo asked for clarification on the spacing between the spindles. The consensus of the Commission was that they should be four inches on center. Commissioner Drottz commented that if a four-inch spear can go between the spindles then it wouldn't pass code.

Vice Chairman Carr made a motion to accept the application with the stipulation that the railing is code compliant, because it meets the standards of the design guidelines and UDO. The motion was seconded by Commissioner Rinker. The motion passed 8-0-0.

III. HDRC Case #20-010D Consideration of a Certificate of Appropriateness for a deck at 508 W Franklin, Dougherty Historic District.

Mr. Swanson commented that they like the look of the metal cabling for the deck and that he has seen several decks in the district that have mixed materials. He added that he is having some grading down in the back of the property when that is done the deck should be at 30 inches; if is above that he will get a permit. Ms. Sharp said all decks in the historic district require a permit. Vice Chair Carr said at 30 inches he may not require a rail at all. The applicant said they have smaller children and would like to keep the barrier. Vice Chair Carr said it is a contemporary look but it is not visible from street so he doesn't have concerns. Commissioner Drottz asked if they are planning on horizontal and vertical cables as shown in one of the exhibits. Mr. Swanson said they don't have a strong opinion on that. Commissioner Gilmore said if this were in the front of the home, then he would shy away from the metal cables. He doesn't think it is particularly bad since it is on the back of the home. Commissioner Pozel said because it is in the back of the home that she is comfortable with the design. Commissioner Drottz said he likes the vertical cables better because kids tend to climb on horizontal cables. There is a similar style that was approved on College Street. Chairman Grundy said he doesn't have a problem with the cables as they are not altering significant elements of the home. Commissioner Rinker said at 233 W. Franklin there were deck stairs approved with cables.

Commissioner Lozier made a motion to accept the application as presented because it meets the standards of the design guidelines and the UDO. The motion was seconded by Vice Chair Carr. The motion passed 8-0-0.

IV. HDRC Case# 20-004PH Consideration of a Certificate of Appropriateness for a side yard and backyard fence at 130 S. Terrace Avenue, Prospect Heights Historic District.

Due to potential conflict of interest, Vice Chair Carr recused himself from the vote. Staff said clarification is needed on the proposed fence on the south elevation; it appears from the site plan that the proposed six-foot fence will be in the side yard and in part, front facing. The applicant said at this time they are not proposing a street-facing fence in the side yard, that maybe later they would consider a four-foot fence. Commissioner Wilson asked if Exhibit C (site plan) is accurate. Mr. Kimmel said it is correct, that the red boxes are indicating where posts were from the previous fence.

Staff read from the Design Guidelines that privacy fences are only allowed in the rear yard if screening an objectionable view. Ms. Sharp said if the Commission is not following the Design Guidelines then they are weakening our own guidelines. Commissioner Gilmore said typically when privacy fences are approved it has to screen an objectionable view. It doesn't mean that other screenings such as landscaping aren't possible. Chairman Grundy said we aren't saying there can't be a fence, it just can't be

that height and density. A less dense fence or plantings would be appropriate. Commissioner Pozel said she would hate to see the Commission change the guidelines. Commissioner Rinker said he agrees that he would hate to see privacy fences around a full yard, although that isn't what we are considering. Rather than a fence, something could be done with arbors or plant barriers. Vice Chair Carr said addressing the privacy fence issue should be done at some point. He added two things – the proposed south fence can't be seen from the street and the Commission just approved a privacy fence on Franklin.

Commissioner Drottz said the close proximity of the neighbor is a challenge, adding that there are so many things to consider. It is very tight. It was estimated that there is approximately seven to eight feet between the properties. The applicant commented that you would be hard pressed to see the fence from the street. Commissioner Drottz said he has more objection to the alley side fence than the south elevation fence. The applicant said there is a lot of dust from the alley and the fence will help with that. Mr. Kimmel said he has documented approximately sixteen fences that are street facing in a three block area. Commissioner Gilmore said unfortunately there are a lot of non-conforming fences in district. His general feeling is that the side fence does not comply with the UDO. There are other options out there.

Commissioner Gilmore made a motion to approve the portion of the application for the privacy fence that shields the alley way but not approve the south fence because it doesn't meet the UDO. The motion was seconded by Commissioner Pozel. The motion passed 8-0-0. There were no objections.

Ms. Sharp asked if another application comes forward for a fence, if can staff administratively approve it. Chairman Grundy said if it is well within the guidelines then staff can approve it administratively. Commissioner Wilson said he agrees that there are a lot of privacy fences in district, but they are probably not appropriate.

Commissioner Drottz asked what the difference would be between a fence and a screen. It could be a landscaping feature or evergreens could be a screen instead of a fence. Ms. Sharp recommended that he look at the plot plan and be sure that the proposed fence is not on the lot line. She will send Vice Chair Carr the map.

V. Other Business

Administrative Approvals since June 16, 2020:

16 W. Main Street (Main Street Goods and Goodies) In-kind window repairs

Miscellaneous matters from the Commission:

Vice Chair Carr asked staff if there are guidelines for swimming pools in the historic district. One was recently put in at 462 E, Kansas. Ms. Thill said she didn't find any regulation against them and the fence was administratively approved. The above-ground

pool was approved by the Building division. Ms. Sharp said they are required to have a fence around a pool.

Commissioner Wilson asked why we aren't ticketing the owner of the abandoned home on Lightburne every single day for their code violations. There are several homes that are being neglected that are beautiful homes and we shouldn't let them fall into disrepair.

Ms. Sharp suggested the Commission and Staff put together a list of the homes that are of concern and we will address the issue and how to proceed to get action. She added that we did take him to court. Chairman Grundy commented it doesn't mean he isn't in violation of the law. He is in violation every day. Other jurisdictions keep ticketing people and eventually they go to jail. This is a beautiful property that is totally ignored; it has open windows. We should ticket him and let him deal with the judge. It is going to get worse. They aren't going to do anything until we make them. Tickets are how we incentivize people to do the right thing. Commissioner Pozel agrees that something should be done. Ms. Sharp reminded them that Code Enforcement is one person. It is not for lack of trying. We are responding to complaints from other neighbors. A lot of time is spent responding to complaints. Staff will put this on the next HDRC agenda to discuss further.

Commissioner Rinker asked if we want to look at the privacy fence issue as a group. Vice Chair Carr agreed that the commission should address it and have better clarification. Chairman Grundy asked if there are restrictions that we can review as it relates to screening and fences from Brookside. Commissioner Drottz said they don't have a historic district with an overlay that requires review. Ms. Sharp said she can look at other codes with staff.

Miscellaneous matters from Staff:

227 W. Franklin will have a new roof put on in August

462 E. Kansas - Staff talked to her and she is looking

411 W. Kansas - The home has been sold. Staff is following up with the new home owner.

The meeting adjourned at 5:16 p.m.

Historic District Review Commission

The City of



HDRC Case No. 20-009J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 4, 2020

GENERAL INFORMATION

Application: Exterior Alterations - Replace bell tower louvers and plywood arches
Applicant: First Christian Church / John Pence Construction
Location: 427 E Kansas
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: July 20, 2020

SPECIFIC INFORMATION

SITE HISTORY

A late midwestern variant of High Victorian Gothic this structure employs many of the characteristics of Gothic architecture. Color is important being bichrome in nature. Variegation is produced by the use of a combination of facing materials: brick work for the principal wall surface and stone for window arches, banding, and decorative trim. Moldings, tracery and carved ornament are heavy and coarse not fragile as in the early style. Solid structural style with a complex roof line freely breaking into a profusion of gables and dormers. The tower is bulky and heavy – in fact all contrasts large and small are quite pronounced. Stained glass windows are protected by exterior storm windows. There is a two-story brick addition with flat tar and gravel roof to the South. It is connected to the south exposure of the church by a two-story glassed in walkway.

PROPOSAL DESCRIPTION

Proposed project is to remove the 8 bell tower painted wood louvers and plywood arches above due to extensive rot and water damaging the inside of the church. Wood louvers to be replaced with white powder coated aluminum louvers. Plywood cathedral arches above louvers to be made from AZEK extruded PVC painted to match new louvers.

Finished project will look identical to existing conditions.

Pictures and samples provided.

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>2. <i>Alterations: Alterations shall restore a structure's original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. The preexistence of nonconforming materials, such as the siding or aluminum windows, does not permit the addition of more nonconforming materials.</i></p> | <p>The alterations to the bell tower are appropriate and will not affect any significant original elements and will be compatible with the existing materials and design of the structure.</p> |

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC application #20-009J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
 2. Exhibit B: Inventory Data Sheet
 3. Exhibit C: Existing Conditions
 4. Exhibit D: Manufacturers Information on proposed for louvers (4 pages)
 5. Exhibit E: Manufacturers Information on AZEK material for arches (3 pages)
- Sample of Custom made arch made of AZEK available to view at City Hall, 3rd Floor





HDRC Case #20-009J
427 E Kansas



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

| | | |
|---|--|--|
| <p>1. NO. Roll F #1</p> <p>2. COUNTY Clay</p> <p>3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.</p> | <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 427 E. Kansas Street</p> <p>5. OTHER NAME(S) Liberty Christian Church</p> | <p>1. NO. Roll F #1</p> <p>2. COUNTY Clay</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 427 E. Kansas Street</p> |
| <p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p> <p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p> <p>8. DESCRIPTION OF LOCATION <u>E. KANSAS ST.</u></p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p style="text-align: center;">427 ↗</p> </div> <p>UTM Coordinates: A 379580 4344980 B 377440 4344700 C D</p> <p>10. SITE () BUILDING (X) STRUCTURE () OBJECT ()</p> <p>11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X)</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p> | <p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1907</p> <p>18. STYLE OR DESIGN Victorian Gothic Revival</p> <p>19. ARCHITECT OR ENGINEER unknown</p> <p>20. CONTRACTOR OR BUILDER unknown</p> <p>21. ORIGINAL USE, IF APPARENT church</p> <p>22. PRESENT USE church</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN</p> <p>25. OPEN TO PUBLIC? YES () NO ()</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p> | <p>28. NO. OF STORIES 2 plus</p> <p>29. BASEMENT? YES (X) full NO ()</p> <p>30. FOUNDATION MATERIAL limestone</p> <p>31. WALL CONSTRUCTION frame & masonry</p> <p>32. ROOF TYPE AND MATERIAL multi-gable/asphalt shingle</p> <p>33. NO. OF BAYS FRONT 10 SIDE N/A</p> <p>34. WALL TREATMENT frame & masonry</p> <p>35. PLAN SHAPE irregular</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED () MOVED ()</p> <p>37. CONDITION INTERIOR unknown EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 15'</p> |
| <p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A late midwestern variant of High Victorian Gothic this structure employs many of the characteristics of Gothic architecture. Color is important being bichrome in nature. Variegation is produced by the use of a combination of facing materials: brickwork for the principal wall surface and stone for window arches, banding, and decorative trim. Moldings, tracery and carved ornament (over)</p> | <p style="font-size: 2em; font-weight: bold;">X</p> <p style="font-weight: bold;">PHOTO MUST BE PROVIDED</p> | |
| <p>43. HISTORY AND SIGNIFICANCE Popular in America primarily from 1860-1890, the High Victorian Gothic was transported from England where its most representative works date from the 1860's. Though based in Gothic prototype it often employs an independence in design that reflects a contemporary taste.</p> | | |
| <p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock. Situated in a large corner lot with surface parking to the Southwest and East.</p> | | |
| <p>45. SOURCES OF INFORMATION Water permit # 8-0530 January 4, 1907.</p> | <p>46. PREPARED BY C. Millstein/P. Glenn</p> <p>47. ORGANIZATION Liberty-Community Dev.</p> <p>48. DATE SPR. 86 49. REVISION DATE(S)</p> | |
| <p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 781-781-4098</p> | | |
| <p>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</p> | <p style="font-size: 1.5em; font-weight: bold;">EXHIBIT B</p> | |

1. NO. Roll F #1

2. COUNTY Clay

4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
427 E. Kansas Street

5. OTHER NAME(S) OR DESIGNATION(S)
Liberty Christian Church

6. TOWNSHIP

RANGE

SECTION

Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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

Indicate part of section included in sketch map.

| | | | |
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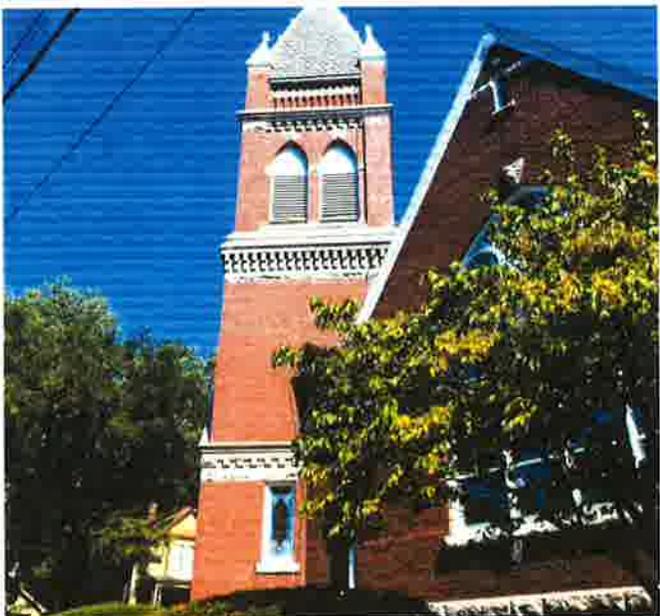


Notes:

#42(continued): are heavy and coarse not fragile as in the early style. Solid structural style with a complex roof line freely breaking into a profusion of gables and dormers. The tower is bulky and heavy - in fact all contrasts large and small are quite pronounced. Stained glass windows are protected by exterior storm windows. A two-story brick addition with flat tar and gravel roof to the South. It is connected to the South exposure of the church by a two-story glassed-in walkway.

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.



Plan B

Manufacturing

"Always have a Plan B"

Submittal

Fixed Aluminum Louvers

Extruded Aluminum Stationary Louver

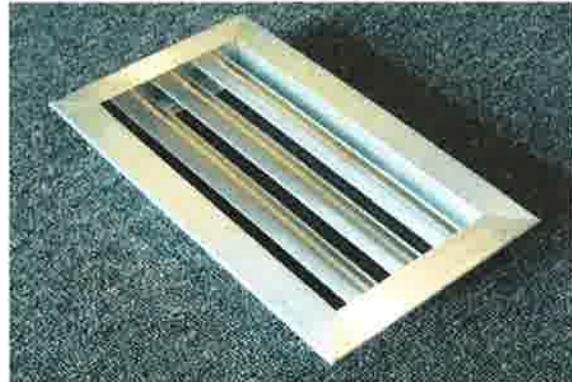
Model BL200

STANDARD SPECIFICATIONS

| | |
|----------------|---|
| Material | Extruded Aluminum 6063T5 |
| Frame | .055" (1.40 mm) |
| Blade | .055" (1.40 mm) |
| Louver Depth | 2-3/16" |
| Blade Angle | 45 degree |
| Screen | 1/4" x 1/4" Mesh, 23 Gauge Galvanized hardware cloth |
| Front Mounting | 1-1/4" flange |
| Finish | Mill Finish or White Powder Coat |

Quality Extruded Aluminum Fixed Louvers proudly made in the USA! Our fixed louver is 2.0" in depth with a 1-1/4" front mounting flange. We offer paintable "mill finish", "white powder coat" semi-gloss finish, or "custom" powder coat colors. Our standard Louver comes with 1/4" grid, 23-gage galvanized bird screen on the back. Insect screen or bird screen with dust filters are available options. The mitered cut frame and riveted blades are constructed of heavy duty .055" thick aluminum extruded in America. These louvers are great for commercial or residential applications. Specify the opening size to the nearest 1/4". Orders are manufactured 1/2" undersize to allow for possible out of square openings. We manufacture to any size at standard pricing. Our commitment to quality and service assures you 100% satisfaction. Dimensions are "w" (left to right) x "h" (top to bottom). Express service available, please call. All items are made to order, therefore returns are subject to a 50% restocking fee.

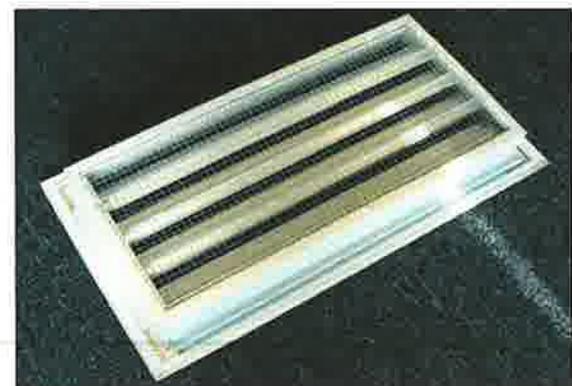
Questions: call factory direct (772) 223-9335 or visit our website: www.PlanBmfg.com



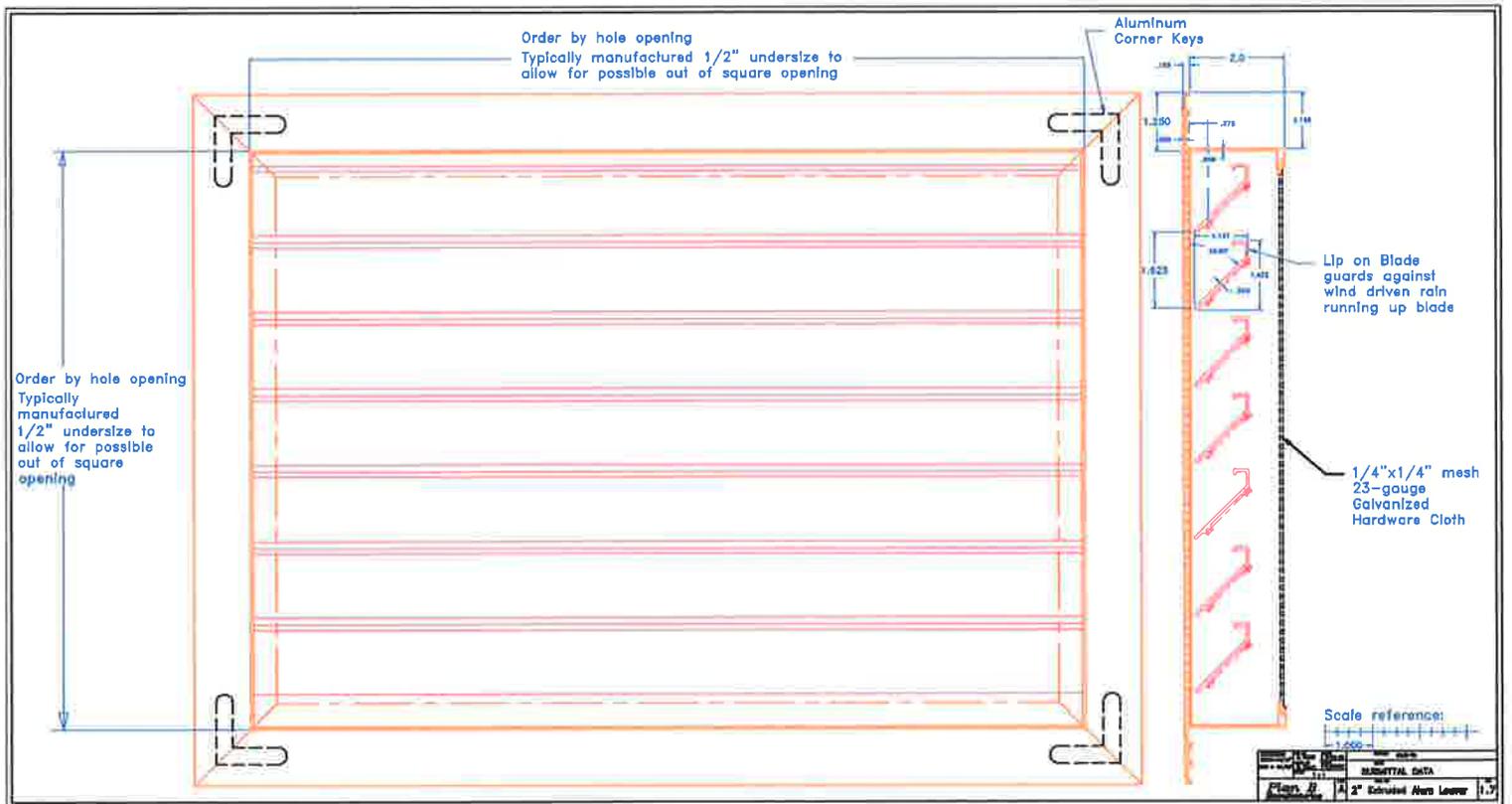
Miter Cut Louvers - Rain Lip on Riveted Blades

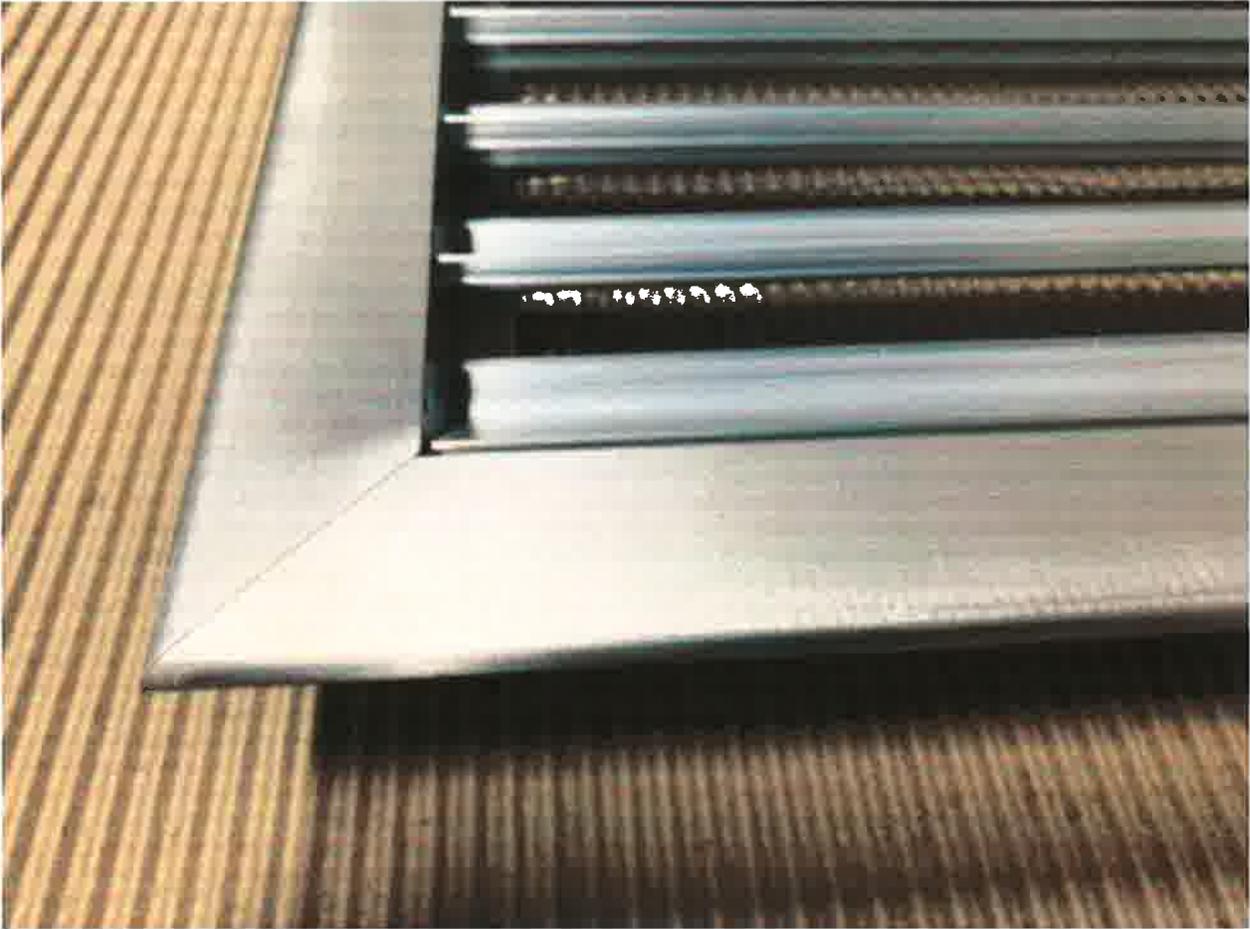


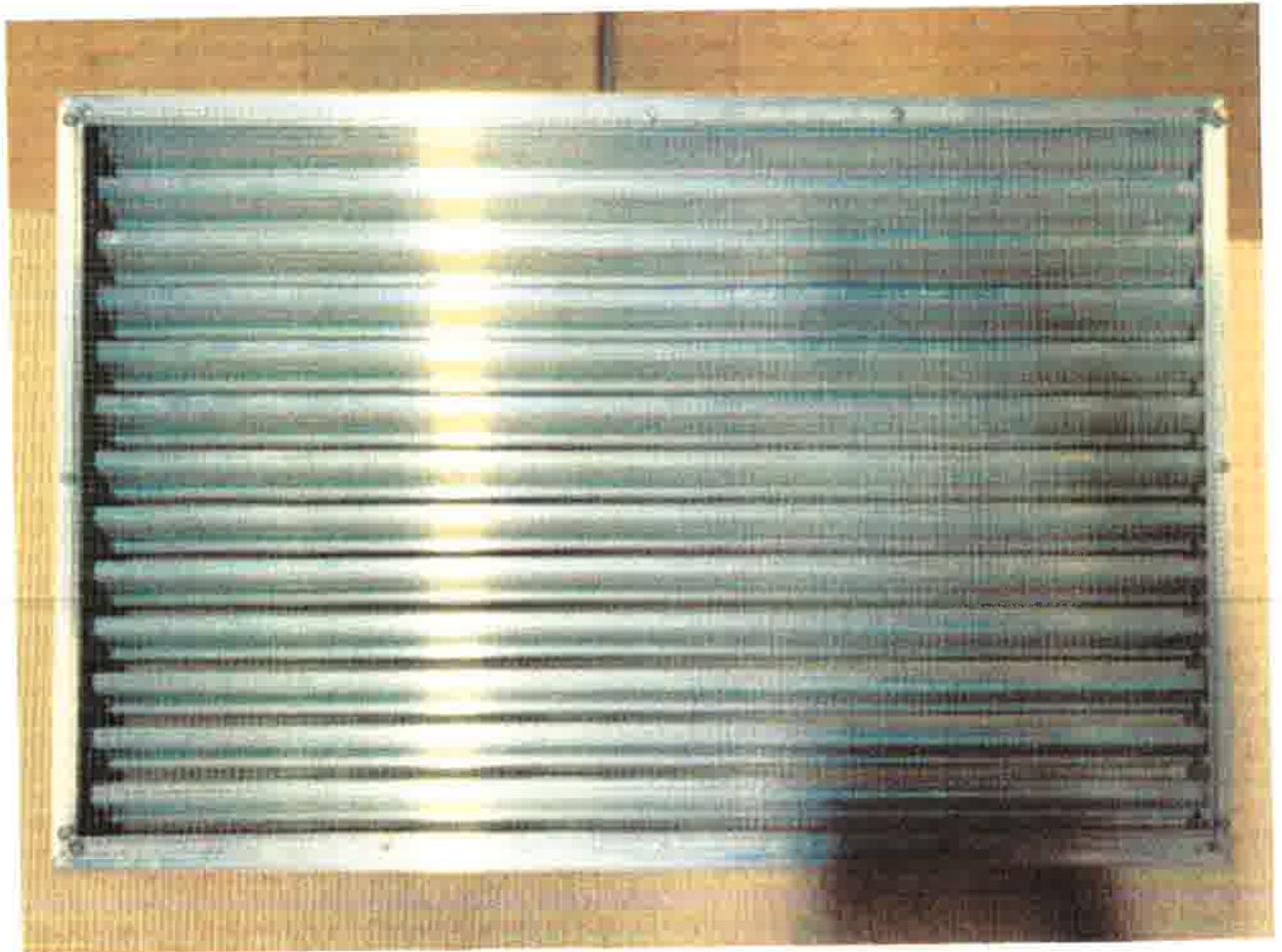
Louver is 2.0" in depth with a 1-1/4" front mounting flange



Our standard Louver comes with 1/4" grid, 23-gage galvanized bird screen on the back. Insect screen or bird screen with dust filters are available options.







ICC-ES Evaluation Report

ESR-1074

Reissued August 2018

Revised February 2019

This report is subject to renewal August 2020.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES

Section: 06 50 00—Structural Plastics

REPORT HOLDER:

CPG BUILDING PRODUCTS LLC

EVALUATION SUBJECT:

AZEK® TRIMBOARDS TRADITIONAL, AZEK® MILLWORK, AZEK TO MILL, AZEK® TRIMBOARDS FRONTIER SERIES, AZEK® SHEETS, AZEK® BEADBOARD, AZEK® CORNERBOARDS, AZEK® UNIVERSAL SKIRT BOARD, AZEK® FINISH GRADE TRIM, AZEK® INTEGRATED DRIP EDGE, AZEK® RABBETED CORNERBOARDS, AZEK® RABBETED TRIMBOARDS, AND AZEK COLUMN WRAP

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2015, 2012, 2009, 2006 and 2003 *International Building Code*® (IBC)
- 2015, 2012, 2009, 2006 and 2003 *International Residential Code*® (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

1.2 Evaluation to the following green code(s) and/or standards:

- 2016 California Green Building Standards Code (CALGreen), Title 24, Part 11
- 2015, 2012 and 2008 ICC 700 *National Green Building Standard*™ (ICC 700-2015, ICC 700-2012 and ICC 700-2008)

Attributes verified:

- See Section 3.0

Properties evaluated:

- Weather resistance
- Termite resistance
- Surface burning characteristics
- Structural—negative-transverse wind loads on soffits

2.0 USES

AZEK® Trimboards Traditional, AZEK® Millwork, AZEK to Mill, AZEK® Trimboards Frontier Series, AZEK® Sheets, AZEK® Beadboard, AZEK® Cornerboards, AZEK® Universal Skirt Board, AZEK® Finish Grade Trim, AZEK® Integrated Drip Edge, AZEK® Rabbeted Cornerboards, AZEK® Rabbeted Trimboards, and AZEK Column Wrap are used as nonload-bearing exterior trim.

3.0 DESCRIPTION

AZEK® Trimboards Traditional, AZEK® Millwork, AZEK to Mill, AZEK® Trimboards Frontier Series, AZEK® Sheets, AZEK® Beadboard, AZEK® Cornerboards, AZEK® Universal Skirt Board, AZEK® Finish Grade Trim, AZEK® Integrated Drip Edge, AZEK® Rabbeted Cornerboards, AZEK® Rabbeted Trimboards and AZEK Column Wrap are rigid cellular PVC solid cross sections installed as corner boards, soffits, fascias, column wraps, door pilasters, frieze boards, nonload-bearing rake boards, architectural millwork, door trim, and window trim.

The material is expanded rigid poly-vinyl-chloride material with a small-cell micro structure. AZEK® Trimboards Traditional are supplied with a smooth surface on both sides. AZEK® Millwork is machined from AZEK Trimboards using common woodworking equipment. AZEK Trimboards Frontier Series are supplied with a textured surface on one side and a smooth surface on the other. AZEK Trimboards Traditional and AZEK Trimboards Frontier Series are available in nominal widths of 4 inches to 16 inches and nominal thicknesses of $\frac{5}{8}$, $\frac{4}{4}$, $\frac{5}{4}$ and $\frac{6}{4}$ inches. AZEK Sheets are available in 4-foot (1.2 m) widths and in lengths of 8, 10, 12, 18 and 20 feet (2.4, 3.0, 3.6, 5.4 and 6.0 m), with actual thicknesses of $\frac{3}{8}$, $\frac{1}{2}$, $\frac{5}{8}$, $\frac{3}{4}$ and $1\frac{1}{4}$ inches (9.5, 12.7, 15.0, 19.1, 25.4 and 31.75 mm). AZEK Beadboards are available in two nominal sizes, $\frac{1}{2}$ inch thick by 6 inches wide by 18 feet long and $\frac{5}{8}$ inch thick by 4 inches wide by 18 feet long. AZEK Cornerboards are available in nominal thicknesses of $\frac{6}{4}$ and $\frac{5}{4}$ inches, nominal outside-corner widths of 4 and 6 inches, and in lengths of 10 and 20 feet. AZEK® Universal Skirt Board is used to provide a transition between siding and trim, and is a two-piece product that consists of a routed AZEK Trimboard with a $1\frac{1}{2}$ -inch (33.75 mm) nailing flange and $\frac{1}{4}$ -inch (6.35 mm) drip edge overhang. The AZEK® Universal Skirt Board is available in a nominal thickness of $\frac{5}{4}$ inches, nominal widths of 6, 8 and 10 inches, and a length of 18 feet (5.4 m). AZEK® Integrated Drip Edge is used to assist in directing water

away from window and door surrounds and is a two-piece product that consists of a routed AZEK Trimboard with a 1¹/₄-inch (33.75 mm) nailing flange and 1¹/₈-inch (3.18 mm) drip edge overhang. The AZEK® Integrated Drip Edge is available in a nominal thickness of 5¹/₄ inches, nominal widths of 4 and 6 inches, and a length of 18 feet (5.4 m). AZEK® Finish Grade Trim is used to provide installation with hidden fasteners (a fastener-free trim surface) and is a two-piece product consisting of a base trim piece and a cover trim piece. AZEK® Finish Grade Trim is available in an installed nominal thickness of 5¹/₄ inches, nominal widths of 4 and 6 inches, and a length of 18 feet (5.4 m). AZEK® Rabbeted Cornerboards and Trimboards are produced with a 3³/₄-inch (19 mm) square removed from each edge. The AZEK® Rabbeted Cornerboards are available in a nominal thickness of 5¹/₄ inches, nominal widths of 4, 6 and 8 inches, and lengths of 10 and 20 feet (3 m and 6 m). AZEK® Rabbeted Trimboards are available in a nominal thickness of 5¹/₄ inches, nominal widths of 4, 6 and 8 inches, and a length of 18 feet (5.4 m). AZEK Column Wrap consists of three connected panels and a fourth locking panel that secures the Column Wrap in place. AZEK Column Wrap is 1¹/₂ inch thick and has actual outside dimensions of 4³/₄ inches, 6³/₄ inches, or 8³/₄ inches, and is installed around a nominal 4-by-4, 6-by-6 or 8-by-8 wood column or post. AZEK Column Wrap is available in 10-foot lengths.

All AZEK products covered under this evaluation report, up to a maximum nominal thickness of 5¹/₄ inches, and AZEK® Finish Grade Trim at a maximum nominal installed thickness of 5¹/₄ inches, have a flame-spread index of less than 25 when tested in accordance with ASTM E84.

The attributes of the AZEK products have been verified as conforming to the requirements of (i) CALGreen Section A4.405.1.1 for prefinished building materials and Section A5.406.1.2 for reduced maintenance; (ii) ICC 700-2015 and ICC 700-2012 Sections 602.1.6 and 11.602.1.6 for termite-resistant materials and Sections 601.7, 11.601.7, and 12.1(A).601.7 for site-applied finishing materials; and (iii) ICC 700-2008 Section 602.8 for termite-resistant materials and Section 601.7 for site-applied finishing materials. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance.

4.0 INSTALLATION

4.1 General:

AZEK Trimboards Traditional, AZEK® Millwork, AZEK to Mill, AZEK® Trimboards Frontier Series, AZEK® Sheets, AZEK® Beadboard, AZEK® Cornerboards AZEK® Universal Skirt Board, AZEK® Finish Grade Trim, AZEK® Integrated Drip, AZEK® Rabbeted Cornerboards, AZEK® Rabbeted Trimboards and AZEK Column Wrap must be installed in accordance with the manufacturer's published installation instructions and this report.

The manufacturer's published installation instructions and this report must be strictly adhered to, and a copy of the instructions must be available at all times on the jobsite during installation. The instructions within this report must govern if there are any conflicts between the manufacturer's published installation instructions and this report.

4.2 Fasteners:

Fasteners must be stainless steel or hot-dipped

galvanized, and must be approved box nails or finish wood screws designed for wood trim and wood siding with a thinner shank. Nails must have blunt points and full-rounded heads. The fasteners must be long enough to penetrate the solid wood substrate a minimum of 1¹/₂ inches (38.1 mm). The fasteners located at board ends must be placed no more than 2 inches (50.8 mm) from the end of the board.

4.3 Wind Load Assembly—Soffits Using AZEK® Trimboards:

AZEK® Trimboards measuring a minimum of 12 inches by 48 inches (304.8 mm by 1219.2 mm) must be installed on minimum 2-by-4 wood framing SPF stud grade (G = 0.42) spaced 16 inches (406.4 mm) on center. The AZEK® Trimboards are placed with the long direction perpendicular to the wood framing and are fastened to each of the wood members with two 3¹/₄-inch-long (82.55 mm), 16d box nails, located 1 inch (25.4 mm) from the seam/edge of panels. AZEK® Trimboards nominally 1 inch and 1¹/₄ inches thick must have a maximum allowable design load of 60 psf (2880 N/m²) suction, negative wind load.

5.0 CONDITIONS OF USE

The AZEK® Trimboards Traditional, AZEK® Millwork, AZEK to Mill, AZEK® Trimboards Frontier Series, AZEK® Sheets, AZEK® Beadboard, AZEK® Cornerboards AZEK® Universal Skirt Board, AZEK® Finish Grade Trim, AZEK® Integrated Drip Edge, AZEK® Rabbeted Cornerboards, AZEK® Rabbeted Trimboards and AZEK Column Wrap described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 This evaluation report and the manufacturer's published installation instructions, when required by the code official, must be submitted at the time of permit application.
- 5.2 The trim must be manufactured, identified and installed in accordance with this report and the AZEK Building Products instructions.
- 5.3 The product is limited to the following construction types:
 - 5.3.1 Nonload-bearing exterior trim on buildings of combustible non-fire-resistance-rated construction (Type VB of the IBC).
 - 5.3.2 Architectural trim on buildings of Type I, II, III and IV construction under 2006 and 2003 IBC Section 1406.2.2 that do not exceed 3 stories or 40 feet (12.2 m) in height above grade. The trim must be backed by noncombustible construction. The trim is limited to ten percent of the exterior wall surface area where the fire separation distance is 5 feet (1.52 m) or less.
 - 5.3.3 All construction types permitted under the IRC.
- 5.4 The product must be installed over solid backing material, such as approved exterior sheathing covered with an approved water-resistant barrier or approved exterior wall covering.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Rigid Cellular PVC Nonload-Bearing Exterior Trim (AC227), dated December 2004 (editorially revised November 2017).

7.0 IDENTIFICATION

- 7.1 Each package of AZEK® Trimboards Traditional, AZEK® Millwork, AZEK to Mill, AZEK® Trimboards

Frontier Series, AZEK® Sheets, AZEK® Beadboard, AZEK® Cornerboards AZEK® Universal Skirt Board, AZEK® Finish Grade Trim, AZEK® Integrated Drip Edge, AZEK® Rabbeted Cornerboards AZEK® Rabbeted Trimboards and AZEK Column Wrap described in this report must be labeled with the CPG Building Products LLC name, address and telephone number; the product trade name; and the evaluation report number (ESR-1074).

7.2 The report holder's contact information is the following:

CPG BUILDING PRODUCTS LLC
888 NORTH KEYSER AVENUE
SCRANTON, PENNSYLVANIA 18504
(570) 558-8000
www.azek.com
info@azek.com

Historic District Review Commission

The City of



HDRC Case No. 20-009LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 4, 2020

GENERAL INFORMATION

Application: Certificate of Appropriateness for replacement of storefront doors and lights
 Applicant: Vicky Burnett
 Location: 15, 17 and 19 N. Water
 District: Liberty Square Historic District
 NRHP Status/category: Contributing
 File Date: July 24, 2020

SPECIFIC INFORMATION

SITE HISTORY

This three-part building was constructed in 1888 for Colonel Anthony Brown, who operated a grocery store in one of the storefronts. Other early tenants included The Liberty Advance, two drug stores, and Sharp Brothers Furniture and Undertaking. The Brown Building, as this once was known, encompasses 15-19 N Water Street and was constructed as a grocery store. The building has been considerably altered over the years, most notably around 1966. It originally had three separate storefronts. The first floor facades have been significantly altered. The storefront windows have been replaced with smaller windows and infill pieces for the decorative cast metal oriel windows it had originally. The original decorative cornice has also been removed and replaced. Corbin Theatre has a dedicated entrance at 15 North Water.

Originally, the façade featured an ornamental cornice at the roofline. The second floor is fenestrated with a series of Romanesque arched-windows. In 2005, the owners renovated the second floor, turning the space into a residential loft.

PROPOSAL DESCRIPTION

The applicant is proposing to:

- Replace non-historic doors with steel doors (Exhibits C, D and E)
- New lighting on exterior to match existing, mounted into the mortar. (Exhibit D)

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 | The existing doors are not original to the building, replacement is appropriate. |

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.

30-72.13 UDO Design Principle: Lighting and other illumination shall be properly shielded or diffused to eliminate glare. Individual building mounted lights shall be no brighter than 100 watts and be mounted no lower than 6 feet and no higher than 9 feet in height.

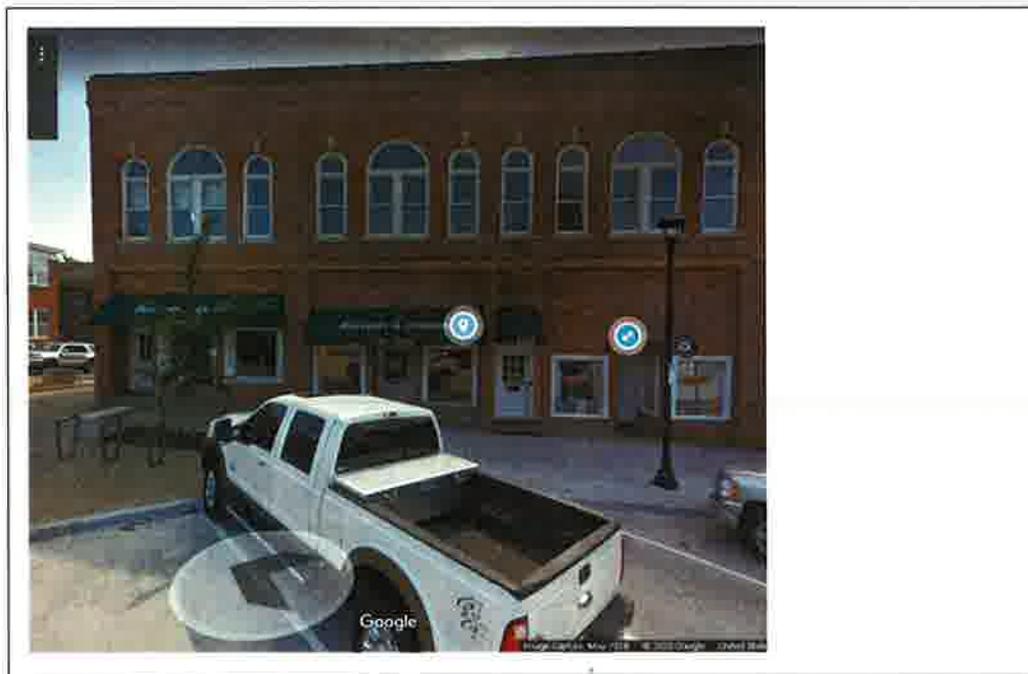
The proposed lights are appropriate.

STAFF RECOMMENDATION

Staff recommends approval because the application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #20-009LS.

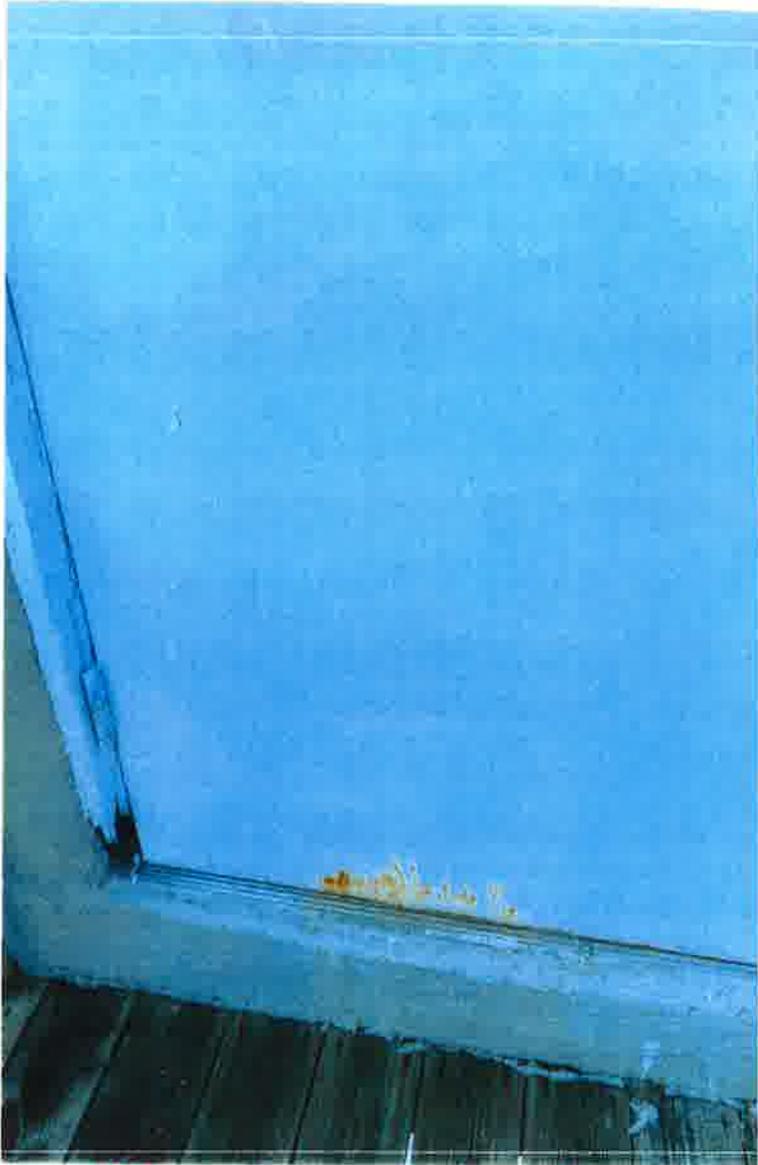
ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet *Missing*
3. Exhibit C & D: Photos of existing conditions
4. Exhibits E: Proposed replacement doors (2 pages)
5. Exhibit F: Manufacturers Information on doors





Backdoor 15 N. Water



Backdoor 15 N Water

Franklin lower level



Franklin Lower Level

Existing Lights



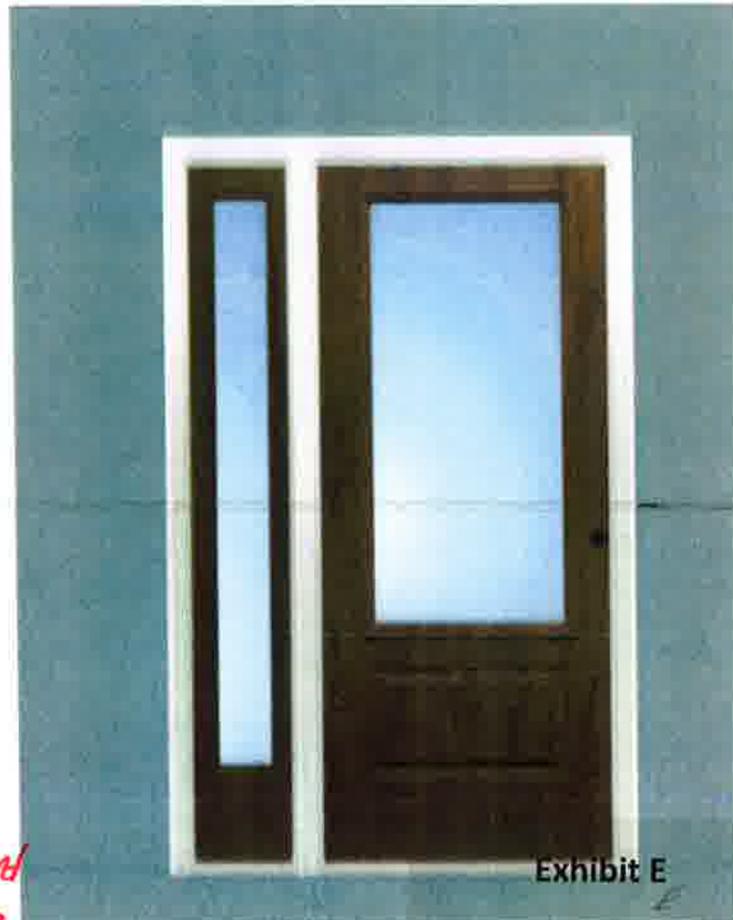
EXHIBIT D



The Loft Door



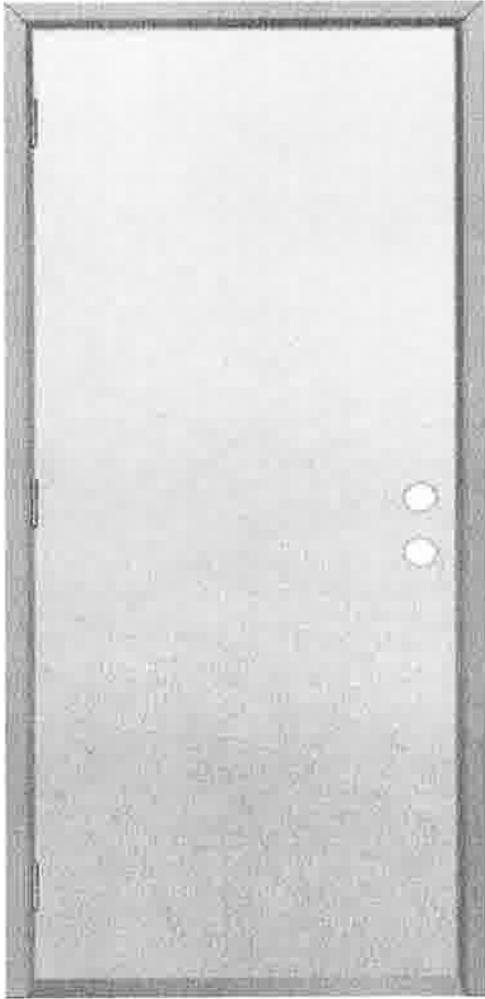
15, 17 & 19 N Water



2 Doors on Basement
Side of Franklin →

Exhibit E

Back door 15 u. water replacement



STEEL DOOR STYLES

S

Steel

| | | | | | | | | | | | | | | |
|--------------------------|-------------------------------|---------------------------|------------------------------|---------------------------------|--|----------------------------|--------------------------------------|---------------------------------|---|---|--|--|----------------------|-----------------------------------|
| | | | | | | | | | | | | | | |
| 6-Panel (No Lite) | 6-Panel Two 6"x8" Lites | 6-Panel 22"x6" Lite | 6-Panel Half Moon Lite | 6-Panel 22"x10" More Lite | 6-Panel Two 8"x36" Lites | 6-Panel 22"x36" Lite | 6-Panel 20"x36" Lite | 3-Panel Mission (No Lite) | 3-Panel Mission 22"x14 1/2" Lite | 3-Panel Mission 22"x14 1/2" W/ Dentil Shelf | 3-Panel Small Oval | Flush (No Lite) | Flush 6"x8" Lite | Flush Five 6"x8" Lites |
| | | | | | | | | | | | | | | |
| Flush 16"x16" Lite | Flush 22"x36" Lite | Flush 20"x36" Lite | Flush 20"x64" Lite | Flush 22"x64" Lite | Flush Three 22"x14 1/2" Lites | Flush 7"x64" Lite | Flush Five 22"x3 1/2" Lites | 2-Panel Arch No Lite | 2-Panel Square (No Lite) | 2-Panel Square 22"x36" Lite | 2-Panel Mission Plank (No Lite) | 2-Panel Mission Plank 22"x14 1/2" Lite | 9-Panel (No Lite) | 9-Panel 7 1/2"x18 1/2" Lite |

PS

Prefinished Steel

| | | | | | | |
|----------------------|---------------------------------|---------------------------------|---|-----------------------------------|----------------------------|--------------------------|
| | | | | | | |
| 6-Panel (No Lite) | 3-Panel Mission (No Lite) | 6-Panel 22"x10" More Lite | 3-Panel Mission 22"x14 1/2" Lite | 6-Panel Two 8"x36" Lites | 6-Panel 22"x36" Lite | Flush 22"x64" Lite |



Have your steel door prefinished and let us do the work for you. We offer a Limited Lifetime Warranty on our Prefinished Steel Doors and on the finish!

*Prefinished options available in 32" & 36" sizes

Solid Color Finish

- Superior paint coverage for a guaranteed smooth, low-maintenance finish
- MASTERCRAFT® Steel Doors go through a 7-step finishing process
- Resistant to ultraviolet rays to eliminate color fading
- Beautiful consistent color to last a lifetime



White



Colonial Red



Navy Blue



Dark Oak

Woodgrain Finish

- Provides the strength and energy efficiency of steel. Get the look of wood, without the maintenance
- Steel door covered with a wear resistant, 7 mil thick vinyl, creating a corrosion, chemical, and scratch resistant surface that is 5 times thicker than paint