



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting:**

**April 20, 2021
4:00 pm
Zoom Video Conference**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

April 20, 2021

4:00 p.m.

Zoom Video Conference

HDRC Commissioners and applicants will be sent individual links to the 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 April 19, 2021 to Jeanine Thill at jthill@libertymo.gov or call 816-439-4537

Call to Order

I. Roll Call

John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier, Martha Reppert, Brett Rinker, Doug Wilson

II. Approval of Meeting Summary: April 6, 2021 HDRC Meeting Summary

III. HDRC Case #21-006J Consideration of a Certificate of Appropriateness for exterior alterations at 400 E. Kansas, Jewell Historic District

IV. HDRC Case #21-003PH Consideration of a Certificate of Appropriateness for exterior alterations at 340 Harrison, Prospect Heights Historic District

V. HDRC Case 21-008D Consideration of a Certificate of Appropriateness for exterior alterations at 518 W. Kansas, Dougherty Historic District

VI. HDRC Case #21-009D Consideration of an After the Fact Certificate of Appropriateness for exterior alterations at 102 N. Morse, Dougherty Historic District

VII. HDRC Case #21-004J Consideration of a Certificate of Appropriateness for exterior alterations at 226 N. Jewell, Jewell Historic District

VIII. Other Business

Administrative Approvals since the March 16, 2021 meeting:
Renewal of COA for a Picket Fence at 526 W. Franklin
253 W. Kansas Like in-kind repairs to the foundation

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

IX. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
April 6, 2021
Zoom Video Conference
4:00 pm

Present via Video Conference: Matt Grundy, John Carr, Vern Drottz, Mike Gilmore, Brett Rinker, Clay Lozier

Absent: Dail Hobbs, Martha Reppert, Doug Wilson

Applicants Present via Zoom: Aimee Gray and Brandi Atwell representing 415 Wilson and Guy Decker representing 400 E. Kansas

Staff Present: Jeanine Thill Community Development Manager and Katherine Sharp, Planning & Development Director/Moderator

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

A motion was made by Vice Chairman Carr to approve the March 16, 2021 meeting summary as presented. The motion was seconded by Commissioner Gilmore. The motion passed 6-0-0.

HDRC Case #21-001J Amended Consideration of a Certificate of Appropriateness for exterior alterations to the porch rail at 415 Wilson, Jewell Historic District.

Ms. Atwell said this rail top is a custom design for the project per the design sub committee's suggestion. Vice Chairman Carr asked for clarification on the drawing. It appears to be oval but the drawing shows almost a 2X4. Ms. Atwell said the profile should be updated. Vice Chairman Carr said that it looks great.

A motion was made by Vice Chairman Carr to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Gilmore. The motion passed 6-0-0.

HDRC Case #21-005J Consideration of a Certificate of Appropriateness for exterior alterations to the west porch at 400 E. Kansas, Jewell Historic District

Staff presented the proposed improvements and noted that the home owner requested that the pet screen on the West side porch be all the way to the top, rather than just to the top of the rail. Chairman Grundy asked Mr. Decker if he had anything to add. Mr. Decker did not have any additional comments. Vice Chairman Carr asked how similar the proposed pet screen is to a traditional screen wire. Mr. Decker said that the weave is a little thicker. Vice Chairman Carr said that he feels the West porch is not really a front porch adding that there is not an entrance from the outside. There is only access from inside the home. Vice Chairman Carr said with the only access being from the house it is a unique situation.

Chairman Grundy said with this being a corner lot, it has two primary elevations. Adding that he feels it is still a front porch. Commissioner Gilmore said the screen is fully visible and not

appropriate with one of the panels facing the front. Commissioner Rinker commented that he agrees and that it is still street facing. Commissioner Gilmore said he agrees with staff that the like in-kind repairs are appropriate but the screen is not. Commissioner Lozier agrees that it is not appropriate.

Chairman Grundy said if the intent is to screen in the west porch then that would be against the code. Vice Chairman Carr said he thinks the Commission makes good points about why that is not appropriate and he will support what the Commission is saying.

A motion was made by Commissioner Gilmore to approve the application as presented by staff, without the pet screen, because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Rinker. The motion passed 6-0-0.

Other Business

Update - Nuisance Homes- A written report was emailed to the Commission.

Administrative Approvals since the March 16, 2021 meeting:

419 W. Kansas Like in-kind repairs and replacement of porch steps, lattice

15 S. Main- Sign

340 Harrison Roof, gutters & downspouts

36 Moss Ave. like in-kind repairs to both chimneys

134 S. Terrace storm door

102 N. Morse like in-kind repairs to wood rot

Miscellaneous matters from the Commission:

Vice Chairman Carr said he can meet the home owner at 418 W Kansas at 4:00 tomorrow.

Miscellaneous matters from Staff:

The implementation of the Preservation Plan will be discussed at a later meeting.

Other Business: None

The meeting adjourned at 4:31 pm.

Historic District Review Commission

The City of



HDRC Case No. 21-006J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: April 9, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior alterations
Applicant: Rebecca Myer/ Contractor: Randy Elkins, Renewal By Andersen
Location: 400 E. Kansas
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: April 8, 2021

SPECIFIC INFORMATION

SITE HISTORY

Built in 1911, there are minimal decorative embellishments on this folk house including two single stack paneled brick chimneys; single story tripartite bay on principal South façade and a second bay on the West front; and porch handrail made of cross timbers in an "x" design. Characteristically the rear single story has been extended. The 1800's historic fence in the front yard is historically significant as it was original to the first Clay County Courthouse. After the Courthouse burned the fence was then moved to this home.

PRJOECT DESCRIPTION

New Kitchen Window: Replace Non-historic kitchen window on the east side of the home. The new Fibrex window will be a double casement 42w x 33h to fit the existing opening

New Replacement Back Door to the patio: 32"X80" door to fit the existing opening. 24 Gauge single entry door in full wood frame. 2" Standard Brickmold

Trim for the new window and new door will match the existing trim exactly 1 x 2 wood

ANALYSIS

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

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

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

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

Staff Analysis

The kitchen window and back door are not original to the home.
The new door will not significantly change the appearance of the home and is appropriate.
The double casement window for the kitchen will change the fenestration and is not appropriate. A double hung window is recommended.

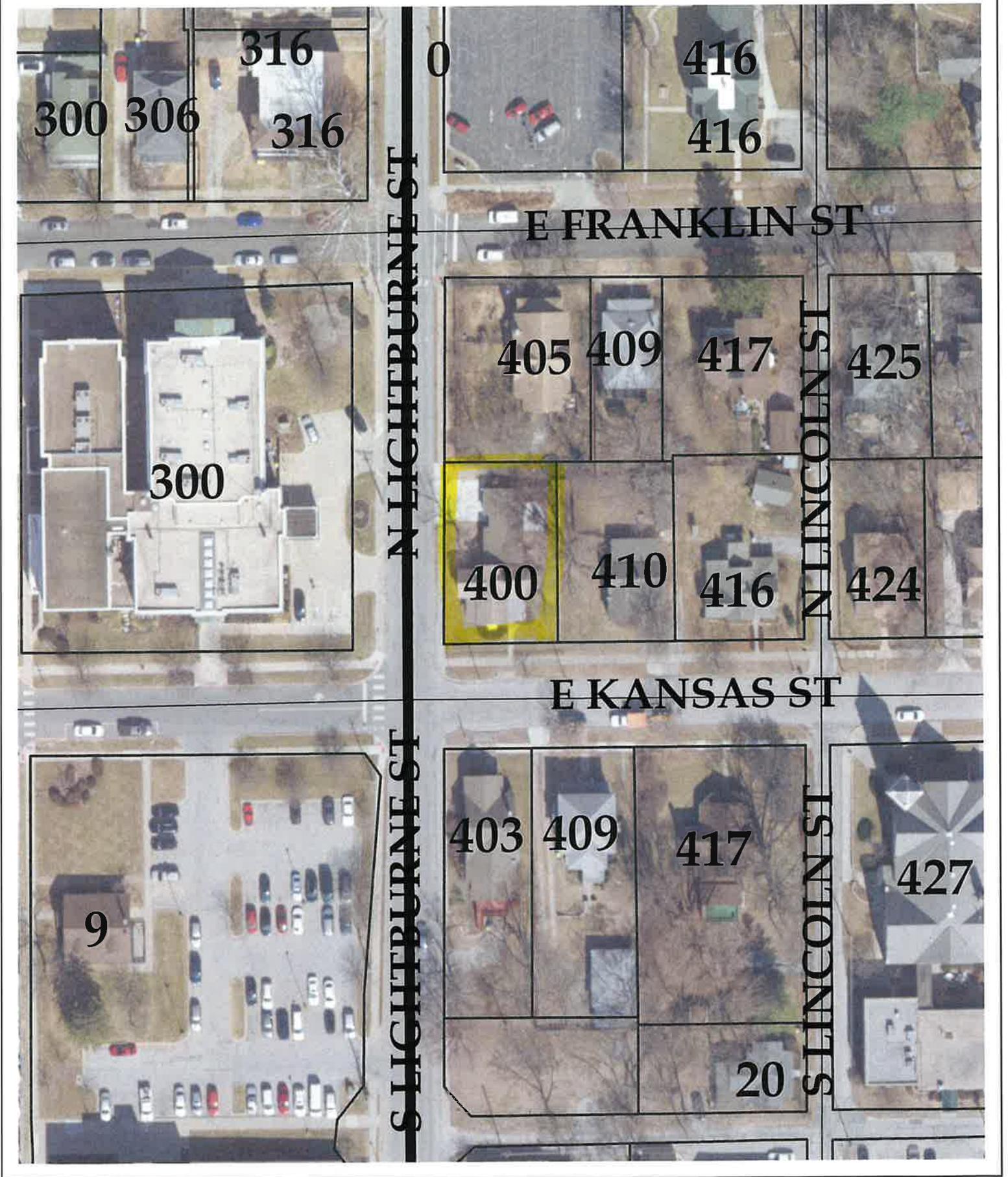
STAFF RECOMMENDATION

With the stipulation that the kitchen window is a double hung window rather than a double casement window, the application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #21-006J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Back Door & New Door
4. Exhibit D: Existing Kitchen Window & New Window





HDRC Case #21-006J
400 E. Kansas



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. <u>Roll F #3</u> 2. COUNTY <u>Clay</u> 3. LOCATION OF NEGATIVES <u>Liberty City Hall-Comm. Dev.</u>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>400 E. Kansas St.</u> 5. OTHER NAME(S)	1. NO. Roll F #3 2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 400 E. Kansas St.
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY <u>Architecture</u> 17. DATE(S) OR PERIOD <u>c.1911</u>	28. NO. OF STORIES <u>1</u> 29. BASEMENT? <u>full</u> YES (<input checked="" type="checkbox"/>) NO ()
7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty, Missouri</u>	18. STYLE OR DESIGN <u>Folk: Gable-Front and-Wing</u>	30. FOUNDATION MATERIAL <u>poured concrete</u>
8. DESCRIPTION OF LOCATION <div style="border: 1px solid black; padding: 5px; width: 100%;"> <div style="display: flex; justify-content: space-between;"> LIGHT GARAGE <div style="border: 1px solid black; width: 80%; height: 80%; position: relative;"> <div style="position: absolute; top: 5px; left: 5px; font-weight: bold;">400</div> <div style="position: absolute; bottom: 5px; left: 50%; transform: translate(-50%, -50%); font-weight: bold;">E. KANSAS ST.</div> </div> </div> </div>	19. ARCHITECT OR ENGINEER <u>unknown</u> 20. CONTRACTOR OR BUILDER <u>unknown</u>	31. WALL CONSTRUCTION <u>frame</u>
UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u>	32. ROOF TYPE AND MATERIAL <u>gable/asphalt shingle</u>
10. SITE () BUILDING (<input checked="" type="checkbox"/>) STRUCTURE () OBJECT ()	23. OWNERSHIP PUBLIC () PRIVATE (<input checked="" type="checkbox"/>)	33. NO. OF BAYS FRONT <u>3</u> SIDE <u>5</u>
11. ON NATIONAL REGISTER? YES () NO (<input checked="" type="checkbox"/>) 12. IS IT ELIGIBLE? YES () NO (<input checked="" type="checkbox"/>)	24. OWNER'S NAME AND ADDRESS IF KNOWN <u>Roger C. & A. Admire 400 E. Kansas St.</u>	34. WALL TREATMENT <u>asbestos shingle</u>
13. PART OF ESTAB. HIST. DISTRICT? YES (<input checked="" type="checkbox"/>) NO (<input checked="" type="checkbox"/>) 14. DISTRICT POTENTIAL? YES () NO ()	25. OPEN TO PUBLIC? YES () NO (<input checked="" type="checkbox"/>)	35. PLAN SHAPE <u>L</u>
15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Liberty, Mo; Community Develop.</u>	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES <u>Minimal decorative embellishments on this folk house include two single stack paneled (modestly) brick chimneys; single story tri-partite bay on principal South facade and a second bay on the West front; and porch handrail made of cross timbers in an 'x' design. Characteristically the rear single story has been extended.</u>	27. OTHER SURVEYS IN WHICH INCLUDED	37. CONDITION INTERIOR <u>unknown</u> EXTERIOR <u>good</u>
43. HISTORY AND SIGNIFICANCE <u>See 230 N. Leonard .</u>	44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <u>Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.</u>	38. PRESERVATION UNDERWAY? YES () NO (<input checked="" type="checkbox"/>) 39. ENDANGERED? BY WHAT? YES () NO (<input checked="" type="checkbox"/>) 40. VISIBLE FROM PUBLIC ROAD? YES (<input checked="" type="checkbox"/>) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>15'</u>
45. SOURCES OF INFORMATION <u>Water permit # 8-0690 Roger C. Admire 2-15-11</u>	46. PREPARED BY <u>C. Millstein/P. Glenn</u>	5. OTHER NAME(S)
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096	47. ORGANIZATION <u>Liberty-Community Dev.</u>	6. TOWNSHIP RANGE SECTION
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	48. DATE <u>SPR. 86</u> 49. REVISION DATE(S)	EXHIBIT B





1

ENTRY DOOR

- Product Options -

- 24-Gauge Single Entry Door in Full Wood Frame
- 32" x 80" Nominal Size
- Unit Size: 33 9/16" x 81 11/16"
- Frame Depth: 4 9/16"
- 2" Standard Brickmold
- Right Hand Inswing - Inside Looking Out
- 460 Style 24-Gauge Smooth Steel Door
- ComforTech DLA-UV
- Snow Mist White Inside and Outside

- Hardware

- All Hardware in Satin Nickel Finish
- Georgian Lockset (2 3/8" Backset)
- Thumbturn Deadbolt (2 3/8" Backset)

- Frame

- Textured Snow Mist White Aluminum Frame Clad
- Snow Mist White Inside Frame
- Mill Finish ZAI Adjustable Threshold (5 5/8" Depth)
- Satin Nickel Plain Bearing Hinges
- Security Plate



Exhibit C
Existing Back Door and New Door Specs



Existing Kitchen Window



A Fibrex Double Casement Window is proposed 42W X33H to fit the existing opening

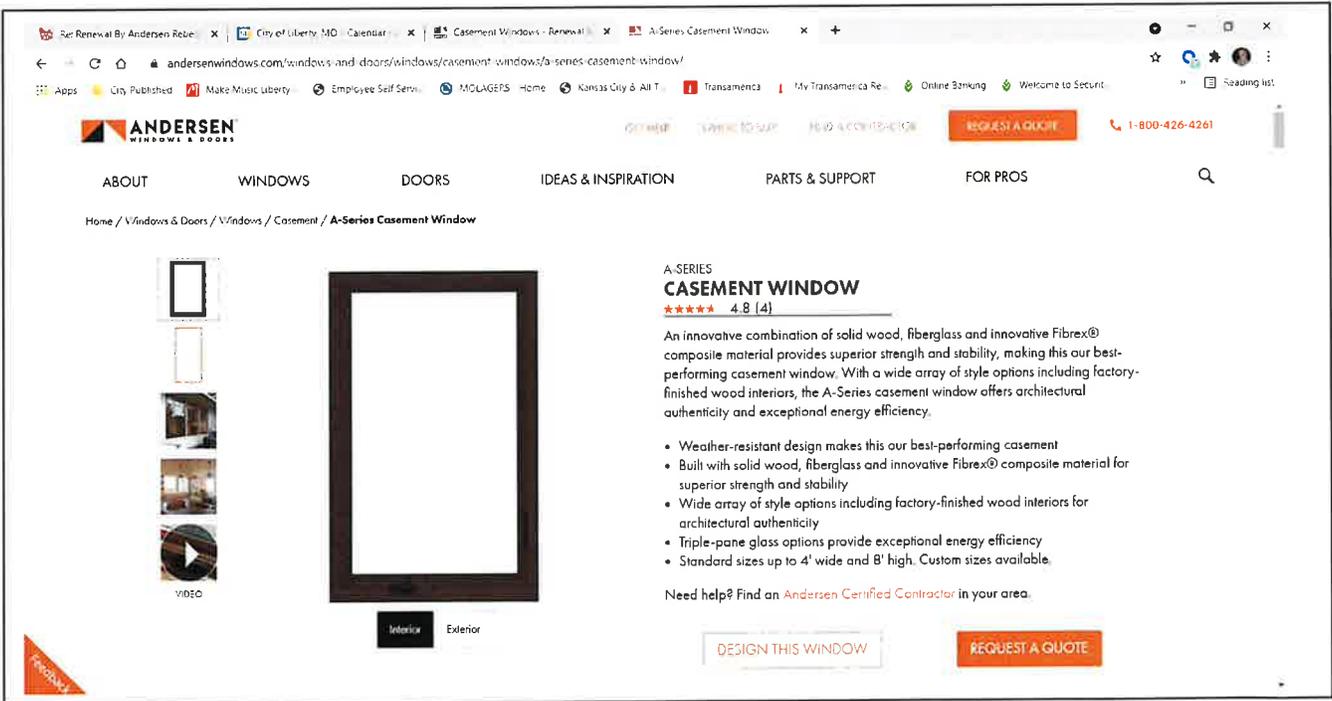


Exhibit D Existing Kitchen Window & New Kitchen Window

Historic District Review Commission

The City of



HDRC Case No. 21-003PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: April 20, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior alterations
Applicant: Joseph Shih/ JD Nelson with Elite Master Contractors
Location: 340 Harrison Ave.
District: Prospect Heights Historic District
NRHP Status/category: Contributing
File Date: April 9, 2021

SPECIFIC INFORMATION

SITE HISTORY

A typical example of a Craftsman bungalow. The wrap around front porch has simple, classical columns on stone piers and square porch rails. The porch is inset under the main roof, and there is a bay extending to the front under the porch roof. Most windows are 1/1. A gable front dormer has a small balcony with shingles and rails. This home is a very nice example of the Craftsman style in nearly original condition. The house retains its integrity of design, material, scale and setting. It adds to the character of the historic neighborhood in an especially prominent location – at a stoplight of the intersection between Mill Street, S. Terrace and Harrison Streets.

PROPOSAL DESCRIPTION

The applicant proposes the following:

- Repair and Replace dormer balcony rail system. Railing to emulate the front porch railing. For details See Exhibits C, D & E.
- Use Certi-Guard fire retardant treated Cedar Shakes and Shingles for the parapet wall. For details See Exhibit F&G
- Like in-kind repairs to 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 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.

2. 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.

Staff Analysis

The proposed alterations will complement the structure’s original style, materials and appearance and are appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

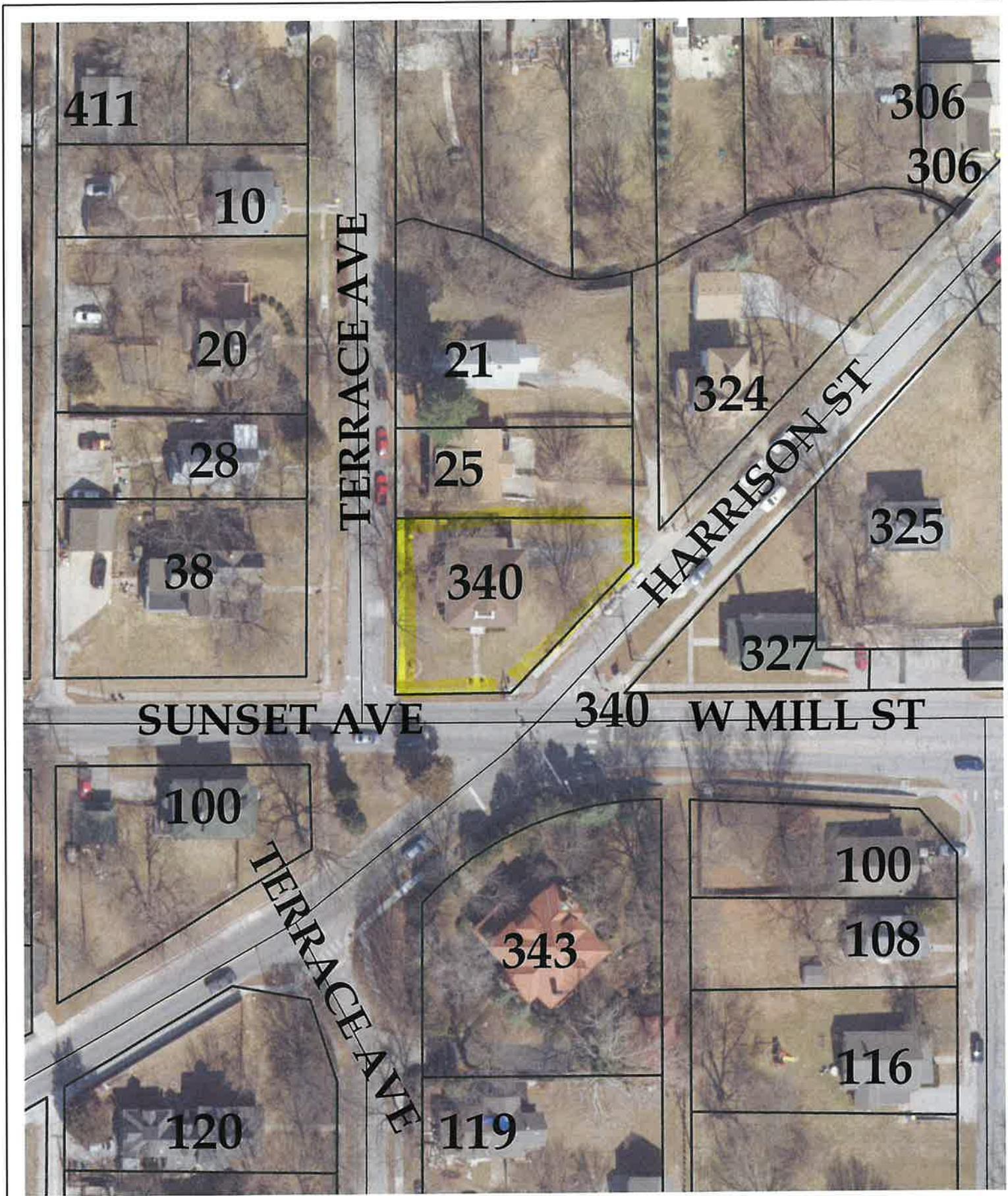
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #21-003PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions of dormer balcony & front porch rail to emulate (7 pages)
4. Exhibit D & E: Drawings of dormer rail and parapet wall
5. Exhibit F thru J: Materials proposed





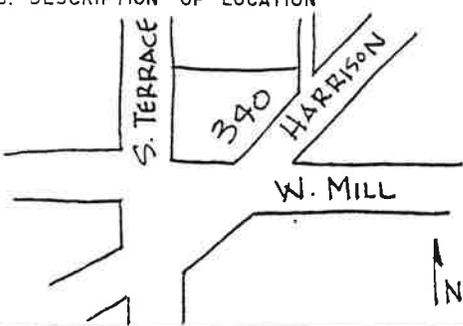
HDRC Case #21-003PH
340 Harrison Ave.



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION
 ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-9	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 340 Harrison
2. COUNTY Clay	5. OTHER NAME(S)
3. DISTRICT Liberty Community Development	

6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY	28. NO. OF STORIES 1
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD ca. 1911	29. BASEMENT? YES (X) NO ()
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Craftsman bungalow	30. FOUNDATION MATERIAL stone
9. COORDINATES UTM LAT N120,700 LONG E521,000	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION frame
10. SITE () STRUCTURE () BUILDING () OBJECT ()	20. CONTRACTOR OR BUILDER	32. ROOF TYPE AND MATERIAL hip w/cross hip composition shingle
11. ON NATIONAL REGISTER? YES () NO (X)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT 5 SIDE 4
12. IS IT ELIGIBLE? YES () NO (X)	22. PRESENT USE residence	34. WALL TREATMENT clapboard
13. OF ESTAB. DISTRICT? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)	35. PLAN SHAPE rectangle
14. DISTRICT POTENTIAL? YES (X) NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN Alan Gremlı & Nancy Stichne	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()
5. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (X)	37. CONDITION INTERIOR _____ EXTERIOR excellent
	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	38. PRESERVATION UNDERWAY? YES (X) NO ()
	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)
		40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()
		41. DISTANCE FROM AND FRONTAGE ON ROAD 65'

12. FURTHER DESCRIPTION OF IMPORTANT FEATURES A typical example of a Craftsman bungalow save for the enclosed eaves on the wider, overhanging hip roof. The wrap-around front porch has simple, classical columns on stone piers and square porch rails. The porch is inset under the main roof, and there is a bay extending to the front under the porch roof. Most windows are 1/1. A gable front dormer has a small balcony with shingles and rails. The three dormer windows are (cont.)	PHOTO MUST BE PROVIDED
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13. HISTORY AND SIGNIFICANCE A very nice example of the Craftsman bungalow style in nearly original condition. The house retains its integrity of design, material, scale, and setting. It adds to the character of the historic neighborhood in an especially prominent location - at a stoplight of the intersection between Mill, S. Terrace & Harrison streets.
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4. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The house is set close to the streets, and is bounded on three sides by the streets. The garage is under the house, reached from Harrison St.

5. SOURCES OF INFORMATION City water permits	46. PREPARED BY Deon Wolfenbarger
	47. ORGANIZATION Community Development

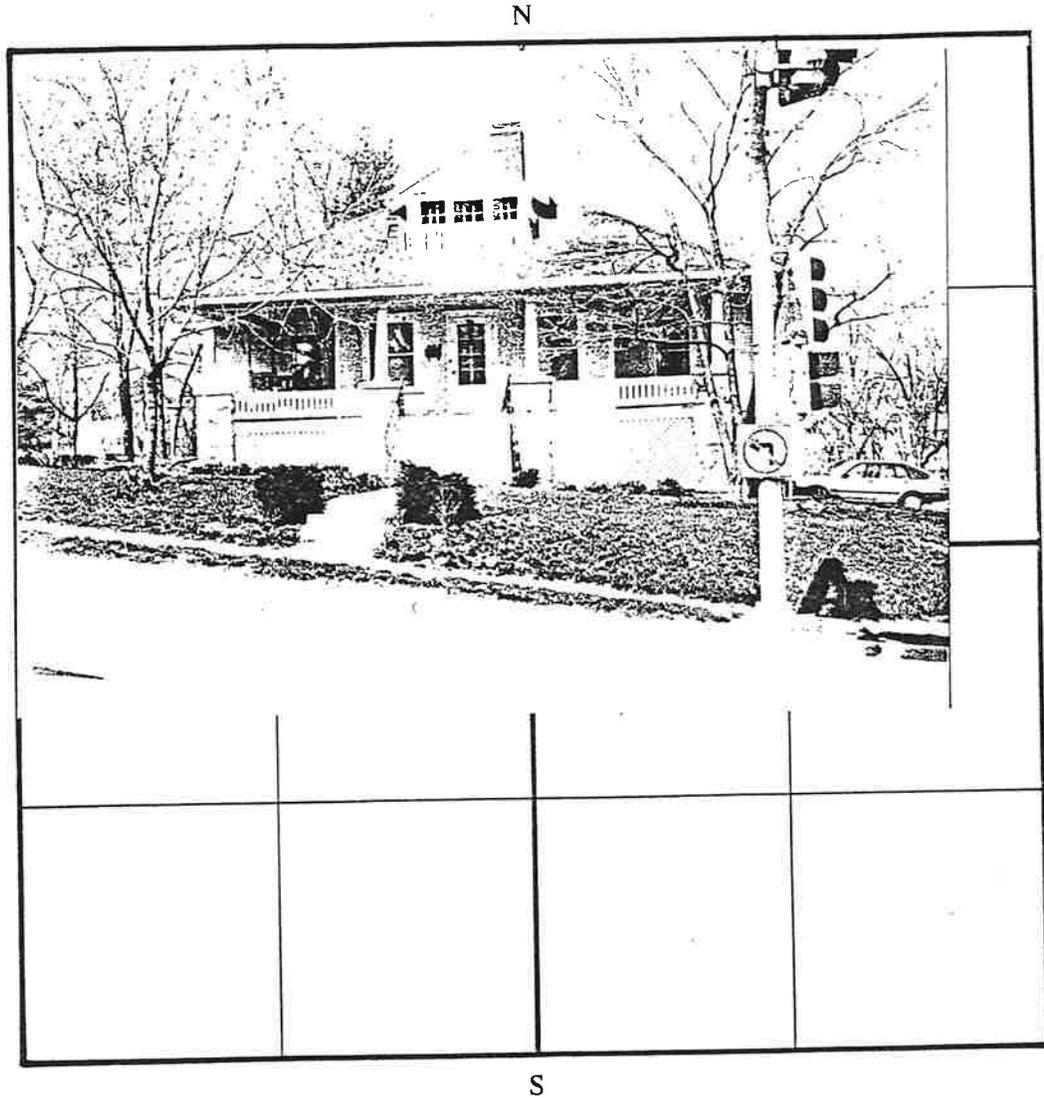
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096	48. DATE 4/87	49. REVISION DATE(S) EXHIBIT B
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IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

1. NO.
2. COUNTY
3. DISTRICT
4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
5. OTHER NAME(S)
6. TOWNSHIP
RANGE
SECTION

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.) 6/6. The house has a hip roof with lower cross hips. There is a left bay and an interior fireplace.

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.

Existing Conditions 340 Harrison Ave.



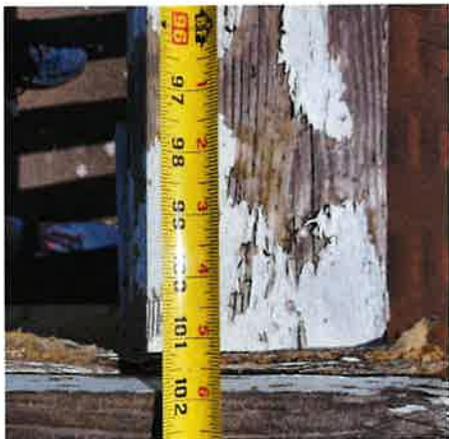
Existing Front Porch Rail to emulate

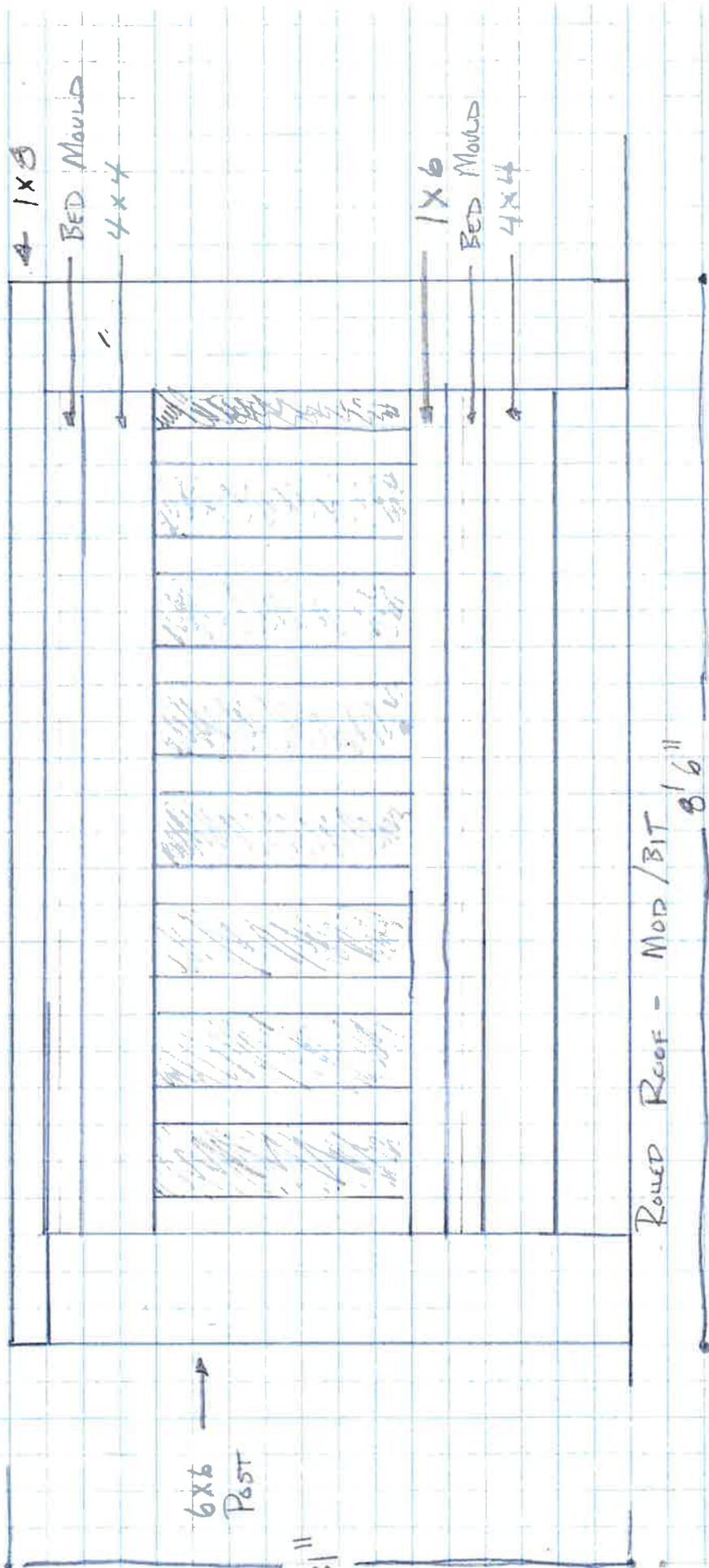


Existing Dormer Parapet Wall



Existing Dormer Railing





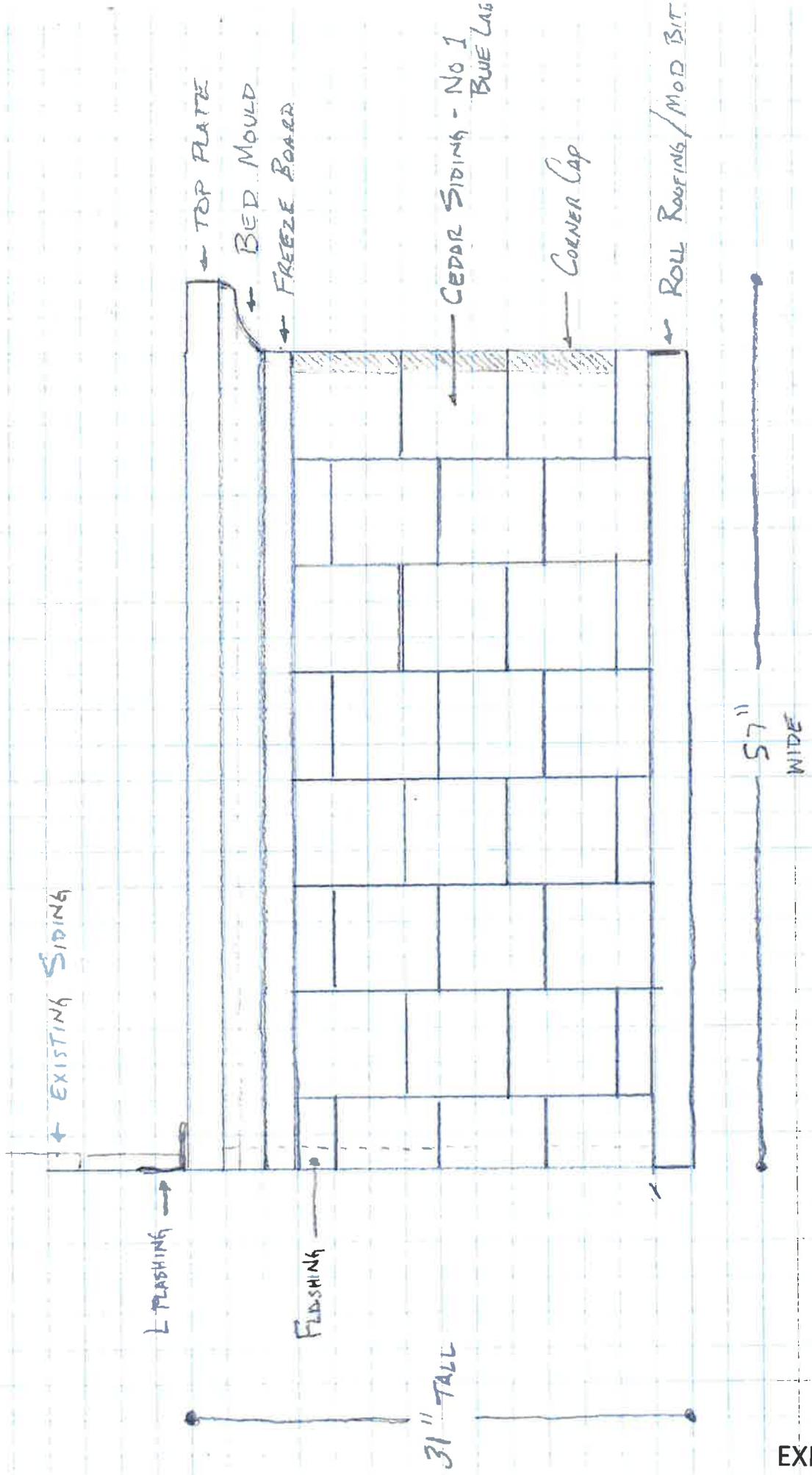


EXHIBIT E

CERTI-GUARD®PRESSURE-TREATED FIRE-RETARDANT SHAKES & SHINGLES
CEDAR SHAKE & SHINGLE BUREAU**CERTI-GUARD®**PRESSURE-TREATED FIRE-RETARDANT SHAKES & SHINGLES
CEDAR SHAKE & SHINGLE BUREAU**CERTI-LAST®**PRESERVATIVE TREATED CEDAR SHAKES & SHINGLES
CEDAR SHAKE & SHINGLE BUREAU**Pressure-Impregnated Treated Products**

Certi-label® products can also be treated. Products are available either fire-retardant-treated OR preservative-treated. Special care must be taken to follow the treatment company's recommended installation instructions.

Certi-Guard® Fire-Retardant Treated Cedar Shakes and Shingles

Premium and Number 1 Grades of Certi-Split® shakes, Certi-Sawn® shakes, and Number 1 Grades of Certigrade® shingles are available pressure-impregnated with fire retardants. Certi-Guard® products may be used for Class A, B and C roof systems. Contact the treatment company for treatment warranty information, accessory product requirements (including recommended fastener types) and application details for treated cedar material. Local code jurisdictions have additional information regarding applications in specific areas.

Certi-Last® Preservative-Treated Cedar Shakes and Shingles

Premium and Number 1 Grades of Certi-Split® shakes, Certi-Sawn® shakes, and Number 1 Grades of Certigrade® shingles are available preservative-treated by pressure processes. This product is ideal in areas of high humidity. Specify the Certi-Last® treating label for this extra protection. Contact the treatment company for treatment warranty information, accessory product requirements (including recommended fastener types) and application details for treated cedar material.

Note: Cedar's natural color varies as shown in these examples, yet without applying a paint or stain it will all weather to a beautiful gray.

Roof Application Quick Reference Guide

- Be sure that felt interlay paper on shakes does not extend below a line that is twice the exposure above the butt (i.e. a 24" shake at 10", exposure would have felt applied 20" above the butt).
- Never interlay shingles with felt.
- Keyways must not be aligned and must be a minimum 1 1/2" offset from the course above.
- DO NOT drive nail heads or staple crowns below wood surface.
- Overdriving or underdriving the fasteners can seriously damage the integrity of your roofing system.



Photo: Celia Pearson

EXHIBIT F



- | | |
|--|---|
| <ol style="list-style-type: none"> 1. The "Certi" Brand Name - Your Quality Assurance 2. Product Grade 3. Product Type 4. Independent, 3rd Party, Quality Control Agency 5. This Number Shows Compliance with Total Quality Manufacturing System 6. Mill Name, Location and Phone Number 7. Industry Product Description | <ol style="list-style-type: none"> 8. Product Dimensions 9. Cedar Bureau Label Number 10. Building Code Compliance Numbers 11. Product Performance Tests Passed 12. Label Identification Number 13. UPC Code 14. Coverage Chart and Recommended Exposure 15. Application Instructions on Reverse Side |
|--|---|

G

TRIMAKAPEL WALL MATERIAL

TOP PLATE

Internet # 15233572 Model # 827300204 UPC Code # 999167245508



New

Save to List

1 in. x 11-1/4 in. x 8 ft. White PVC Trim (3-Per Box)
by Veranda >

Write the First Review Questions & Answers

\$174⁰⁸ /box

How to Get It

Delivering to: 64157 | Change

Ship to Store
Pickup
Apr 8 - Apr 13
FREE

Ship to Home
Get it by
Mon, Apr 12
FREE

Scheduled Delivery
Not available for this item

We'll send up to 13 to Liberty for free pickup
Curbside pickup available.
Change Store

- 1 +

Add to Cart

We're unable to ship this item to homes and stores in: GU,PR,VI

BED MOULD

Internet # 206922092 Model # 85002 UPC Code # 044021850022 Store SKU # 1061755734



Save to List

17/32 in. x 1-11/16 in. x 96 in. Polystyrene White
Bed Moulding
by TRIMFINITY >

★★★★★ (20) Write a Review Questions & Answers

Liberty Store

✓ 59 in stock Asle 28, Bay 016 Text to Me

\$5⁹⁷

How to Get It

Delivering to: 64157 | Change

Store Pickup
Available
FREE

Ship to Home
Not available for this item

Scheduled Delivery
As soon as
Tomorrow
\$79.00

59 in stock at Liberty
Curbside pickup available.
Check Nearby Stores

FREEZE BOARD

Internet # 100004731 Model # 0721112003 UPC Code # 070673836955 Store SKU # 245790



Save to List

12 ft. x 6 in. x 1 in. Cellular Vinyl Trim Plank Moulding
by Royal Mouldings >

★★★★★ (47) Write a Review Questions & Answers (22)

Liberty Store

✓ 6 in stock Asle 28, Bay 014 Text to Me

- Durable cellular vinyl construction for indoor or outdoor use
- Primed and ready to paint (paint sold separately)
- Designed for easy installation and lasting durability
- See More Details

\$29⁶⁴

How to Get It

Delivering to: 64157 | Change

EXHIBIT H

Internet #100094998 Model #151959 UPC Code #097323380191 Store SKU #51959

Save to List



Hover Image to Zoom

1 in. x 8 in. x 12 ft. S1S2E Cedar Board

★★★★☆ (37) Write a Review Questions & Answers (9)

Liberty Store

✓ 31 in stock Aisle 24, Bay 008 Text to Me

- Finest cedar wood frame protects against harsh weather and decay
- Innate natural oils protect against pest and mold infestation
- Resilient structure shows minimal chances of swelling and warping
- See More Details

\$29¹²

How to Get It

Delivering to: 64157 | Change

Store Pickup
Available
FREE

Ship to Home
Not available for this item

Scheduled Delivery
As soon as Tomorrow
\$79.00

31 in stock at Liberty
Curbside pickup available.
Check Nearby Store

⚠ This item may not be available for pickup until tomorrow.

Internet #202089632 Model #535933 UPC Code #097323362272 Store SKU #505933

Save to List



Hover Image to Zoom

6 in. x 6 in. x 8 ft. Rough Green Western Red Cedar Timber

★★★★☆ (7) Write a Review Questions & Answers (5)

Liberty Store

✓ 18 in stock Aisle 25, Bay 001 Text to Me

\$99⁹⁷

How to Get It

Delivering to: 64157 | Change

Buy in Store
18 in stock at Liberty

Ship to Home
Not available for this item

Scheduled Delivery
As soon as Tomorrow
\$79.00

Check Nearby Stores

47 available for delivery to 64157, Schedule at checkout
How It Works

- 1 +

Add to Cart

Home / Lumber & Composites / Dimensional Lumber / Framing Lumber

Share Print

Internet #203151250 Model #264784 UPC Code #750298014431 Store SKU #264784

Save to List



4 in. x 4 in. x 8 ft. Premium S4S Cedar Lumber

★★★★☆ (44) Write a Review Questions & Answers (16)

- Cedar is naturally resistant to insects and decay
- Weathers well for the outdoors in the rain and sun
- Can be primed, painted, sealed or stained
- See More Details

\$38⁹⁸ /piece

How to Get It

Delivering to: 64157 | Change

Buy in Store
Visit your store to

Ship to Home
Not available for this

Scheduled Delivery
Not available for this

EXHIBIT I

Internet #202089034 Model #0514368 UPC Code #09916753721 Store SKU #161925



Hover Image to Zoom

Top Rated

Save to List

3/4 in. x 6 in. x 8 ft. Select Tight Knot S1S2E Cedar Board

★★★★★ (134) Write a Review Questions & Answers (18)

Liberty Store

✓ 39 in stock Aisle 24 Bay 008 Text to Me

- High-quality cedar naturally resists weather, insects and decay
- Superior absorption for painting and staining
- Lightweight and easy to saw - great for outdoor building projects
- See More Details

\$13⁶⁰ /piece

How to Get It

Delivering to: 64157 | Change

Store Pickup
Available
FREE

Ship to Home
Not available for this item

Scheduled Delivery
As soon as Tomorrow
\$79.00

39 in stock at Liberty
Curbside pickup available
Check Nearby Stores

Internet #207350287 Model #0409238 UPC Code #09916723256 Store SKU #731867



Save to List

2 in. x 4 in. x 8 ft. S4S Green Western Red Cedar Lumber

★★★★★ (29) Write a Review Questions & Answers (3)

- Cedar decay resistance - perfect for weather exposed applications
- Meets high grading standards for strength and appearance
- Easy to cut, fasten and paint, perfect for many building projects
- See More Details

\$20⁹⁸

How to Get It

Delivering to: 64157 | Change

Buy in Store
Visit your store to check availability
Check Nearby Stores

Ship to Home
Not available for this item

Scheduled Delivery
Not available for this item

Internet #206178824 Model #10004468 UPC Code #0935624521345



Save to List

WM 74 9/16 in. x 1-3/4 in. x 96 in. Solid Pine Bed Moulding

by Woodgrain Millwork >

★★★★★ (12) Write a Review Questions & Answers (3)

- Neatly covers up the gap between the wall and ceiling
- Pre-primed molding is paint-friendly and knot-free
- Easy to install with minimal wooden tools
- See More Details

\$7¹³

How to Get It

Delivering to: 64157 | Change

Ship to Store
Pickup
Apr 20 - Apr 23
FREE

Ship to Home
Get it by
Thu, Apr 22
Free with \$45 order

Scheduled Delivery
Not available for this item

We'll send up to 61 to Liberty for free pickup

EXHIBIT J

Historic District Review Commission

The City of



HDRC Case No. 21-008D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: April 9, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior alterations
Applicant: Tyler Arthur
Location: 518 W. Kansas
District: Dougherty Historic District
NRHP Status/category: Contributing
File Date: April 8, 2021

SPECIFIC INFORMATION

SITE HISTORY

Typical of the Colonial Revival style are the following features: accentuated front door with pedimented portico with curved underside, extended forward and supported with slender columns to form the entry porch; entry door with arched fanlight and sidelights; symmetrically balanced façade with 6/6 double-hung sash windows. A one-story right side porch has been enclosed. There is a right side and a left interior fireplace.

PROJECT DESCRIPTION

Replacement of 8 Windows: Four non-original windows in the sunroom to be replaced with 6/6 clad wood windows measuring 46 ¾" X 53 ¼": Double Hung Sash and four non-original windows in attic to be replaced with 4/4 divided light clad wood windows two measuring 24"X37" and two measuring 27"X37". See Exhibit C (2 pages)

The applicant will repurpose the existing material and size for the trim.

Removal of a window on the second floor of the west elevation floor to accommodate planned interior master bedroom and closet renovations. See Exhibit D (2 pages)

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>Page 25 of the Design Guidelines state: “Do not close off windows and doors. New openings should be considered carefully, as they will result in the destruction of the exterior wall material”</p>	<p>The eight windows proposed for replacement are not original to the home. Replacement would be appropriate.</p> <p>Removal of the window on the West elevation would change the fenestration of the home and is not appropriate.</p>

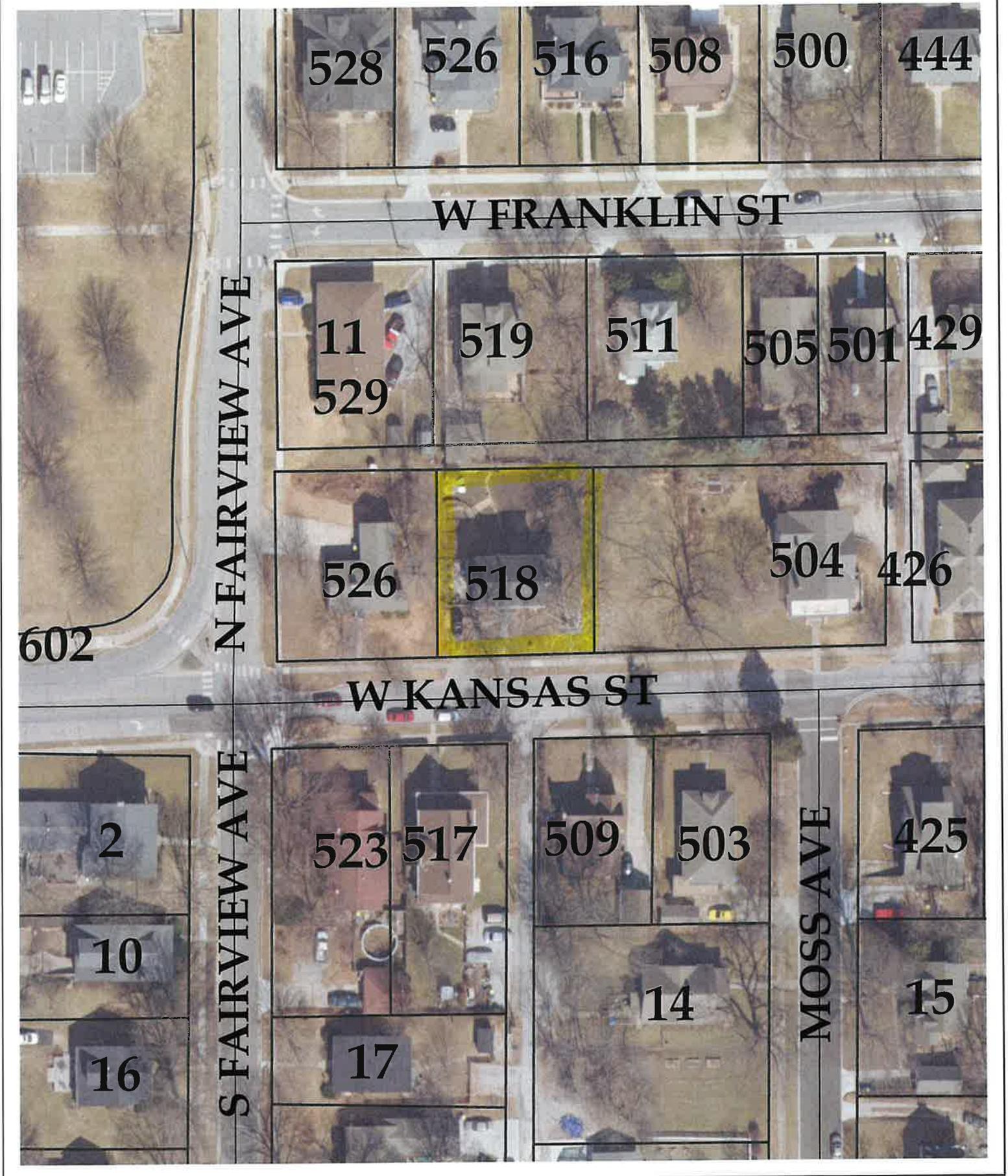
STAFF RECOMMENDATION

With the following stipulations; that the replacement windows have true divided lites (as opposed to simulated or in-between the glass) and that the west elevation window is not removed, the application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #21-008D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions – Windows to be replaced (2 pages)
4. Exhibit D: Proposed Window Removal on West Elevation
5. Exhibit E: Manufacturers Info on Windows





HDRC Case #21-008D
518 W. Kansas

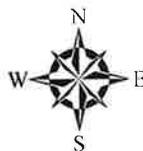
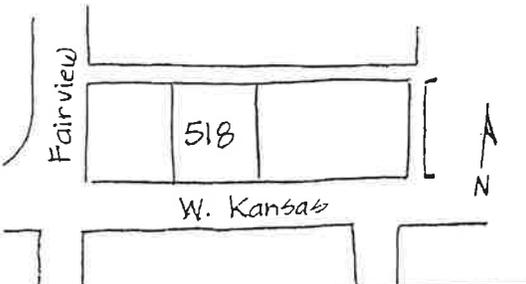


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. B-19 2. COUNTY Clay 3. LOCATION of 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 518 W. Kansas 7. CITY OR TOWN IF RURAL, VICINITY Liberty 8. DESCRIPTION OF LOCATION  9. COORDINATES UTM LAT N121,250 LONG E520,450 10. SITE () STRUCTURE () BUILDING (X) OBJECT () 11. NATIONAL HISTORIC? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 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) 518 W. Kansas 5. OTHER NAME(S) 16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1924 18. STYLE OR DESIGN Colonial Revival 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER Burton Maltby 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Paul L. & Bess Curley 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper 27. OTHER SURVEYS IN WHICH INCLUDED	28. NO. OF STORIES 2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL gable composition Shingle 33. NO. OF BAYS FRONT 3 SIDE 2 34. WALL TREATMENT clapboard 35. PLAN SHAPE/rectangle 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED () 37. CONDITION INTERIOR _____ EXTERIOR good 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 89.7'
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Typical of the Colonial Revival style are the following features: accentuated front door with pedimented portico with curved underside, extended forward and supported with slender columns to form entry porch; entry door with arched fanlight and sidelights; symmetrically balanced facade with 6/6 double-hung sash windows. A one-story right side porch has been enclosed. There is a right side and a left interior fireplace.		PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE A good example of a style popular in this country for over 75 years, this house lends character to the historic neighborhood. The house was originally built with a wood shingle roof by Burton Maltby for \$8500.		
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Several mature trees are on this lot which is entirely enclosed by a chain link fence. A left drive leads to a garage in the rear.		
45. SOURCES OF INFORMATION City building permits	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 1/87 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

48. DATE 1/87
 49. REVISION DATE(S)

EXHIBIT B

I. NO. COUNTY PRESENT LOCAL NAME(S) OR DESIGNATION(S) OTHER NAME(S) TOWNSHIP RANGE SECTION

Sketch map of location

Site No. B-19

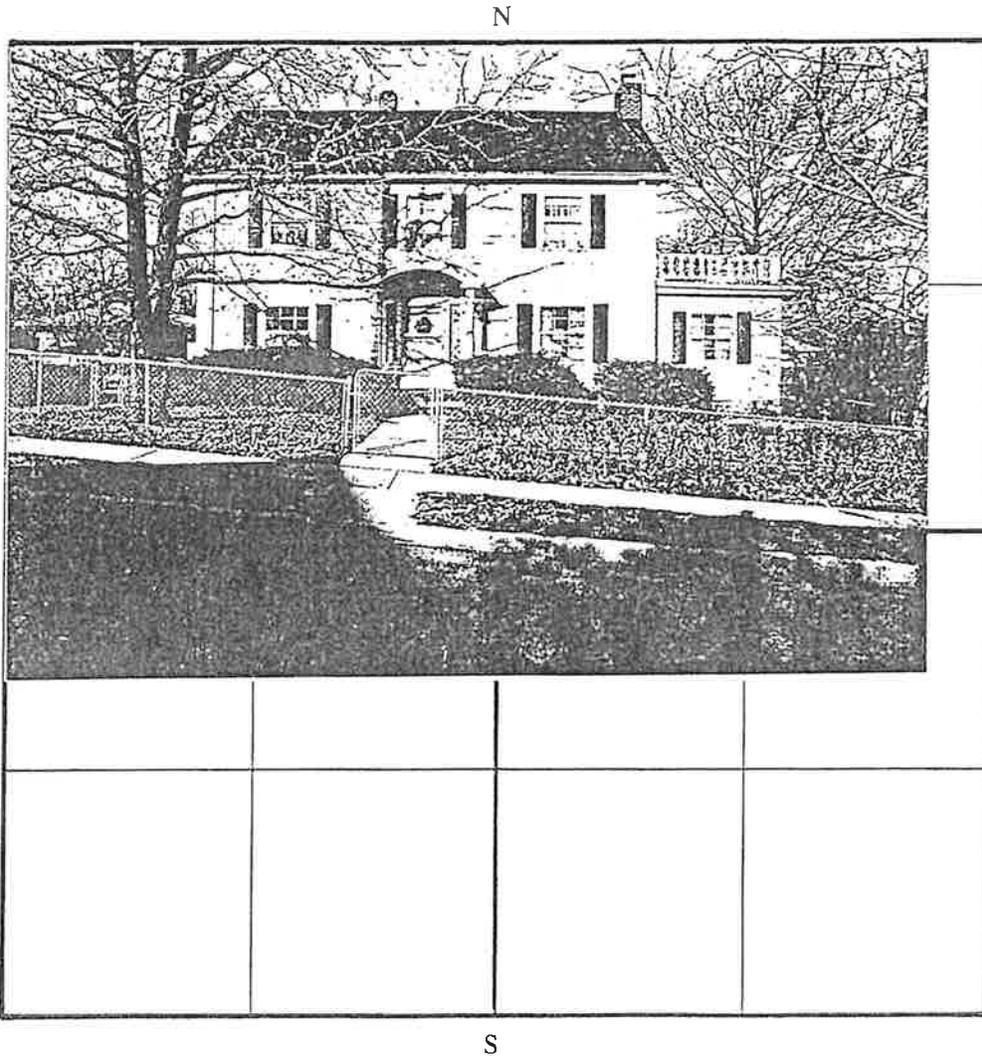
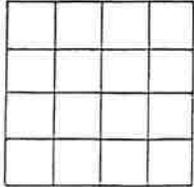
Section 7

Township 51N

Range 31W

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

Indicate part of section included in sketch map.



Notes:

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

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

Window Replacement

We would like to propose the following:

-Sunroom- Replacement of all 4 windows in the sunroom to match the original existing windows in the rest of the home.

These windows will be replaced with Brighton Wood Series double hung windows. The manufacturer is Quaker Window Products Company, Inc.

All 4 windows are 46 ¾" x 53 ¼".

Interior and exterior colors will be black. The grids will be Colonial 3 (6/6)



Exhibit C (page 1 of 2)
Proposed Windows and
Existing Conditions.
Sunroom

-3rd Floor- Replacement of all 4 windows in the 3rd floor loft to match the original existing windows in the rest of the home.

These windows will be replaced with Brighton Wood Series double hung windows. The manufacturer is Quaker Window Products Company, Inc.
2 of the windows are 24" x 37" , 2 windows are 27" x 37"
Interior and exterior colors will be black.
The grids will be Colonial 2(4/4)

Please find the below pictures that show the interior and exterior of current windows along with the style of window we plan to replace it with.



We would like to propose the following:

We plan to transition the two bedrooms on the west side of the home into the master bedroom, closet, and bathroom to bring the home to a more modern bedroom layout. In order to do so, we will need to add a wall that would center up the current window (shown in the below picture). We would like to remove that window and frame it in.

We will remove the 9 runs of siding that make up the height of the window and replace them with identical siding at full length of the house to match the current siding and insure there are no additional seams.



Exhibit D
Window proposed to
remove. West Elevation

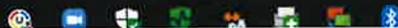
THE QUAKER DIFFERENCE

WHAT IS THE QUAKER DIFFERENCE?

Since 1949 the Quaker Difference has been represented by a standard of quality, engineering, craftsmanship and innovation that Quaker builds into every window and door. It is that attention to detail and manufacturing excellence that distinguishes Quaker from all other window and door companies in America.

SOME OF THE QUAKER DIFFERENCES INCLUDE ...

- **From Our Family to Yours** — For almost 70 years Quaker has been crafting windows and doors for homes like yours. With Quaker, you know you are getting windows and doors from a family-owned company built on tradition, craftsmanship and quality that been the hallmark of our growth and success.
- **Quality and Quantity of Wood** — Quaker wood windows are engineered with as much as 40% more solid wood than other popular brands. Using the highest quality lumber, this ensures a strong, long-lasting window that will stand the test of time.
- **Wood Preparation** — The wood Quaker uses in every window is specially treated to prevent water penetration, mold, mildew and rot meaning your windows will continually look beautiful and perform for years to come.
- **Painted Aluminum Clad Exterior** — Quaker is an industry leader when it comes to aluminum exterior finishes and unlimited color options. Using only AAMA 2604 and 2605 exterior powder coatings means your windows will resist fading and maintain their color without chipping or peeling.
- **Architectural Engineering** — Quaker leverages years of commercial / architectural engineering expertise that goes into large buildings into the design of our residential windows and doors. Designing and manufacturing residential windows to higher standards mean that you will get a window system that will endure.
- **Testing and Quality Control** — Quality Control and Performance testing is an essential part of the Quaker Difference. Product testing is done both internally and certified independently, to meet the highest possible industry standards against water, wind and structural integrity.



WINDOWS

HUNG WINDOWS

The Brighton Hung Series helps you to create a home in harmony with your surroundings. Whether you select a double hung or single hung style window, the Brighton window series will enhance your home's architectural design.

THE QUAKER DIFFERENCE

Custom and Built to Order — Quaker custom builds their windows to your desired specifications and doesn't just offer you an off-the-shelf solution that you have to adapt to your specific needs. Installed stock windows need filler around the window which breaks down over time causing your windows to loosen.

Sash Balance System — Quaker utilizes an enhanced block and tackle balance system designed for long-lasting durability.

Locking and Safety Hardware — Quaker hardware not only looks great, but the locking and safety system has been designed and tested to keep your windows secure with long-lasting performance.

Easy Clean System — Quaker hung windows are designed so that the sashes can easily be tilted in for easy cleaning, while utilizing a dual latch safety release system for increased safety.

WHY IS THAT IMPORTANT TO YOU?

The Quaker Difference is important because your Brighton Windows and Doors will stand the test of time. Your products will continue to look beautiful and operate year after year, through bitter harsh winters and stifling hot summers. Many popular brands of windows and doors claim to be the best, but can not meet the stringent industry standards set for performance longevity like Quaker products do year after year.



Historic District Review Commission

The City of



HDRC Case No. 21-009D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: April 9, 2021

GENERAL INFORMATION

Application: After the Fact Certificate of Appropriateness for new doors on the rear of the home

Applicant: Alexander Gray

Location: 102 N. Morse

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: April 8, 2021

SPECIFIC INFORMATION

SITE HISTORY

Typical of Queen Ann Style, this house features a highly irregular roofline, consisting of deeply pitched gables, bellcast hip (porch) and conical. Also typical of Queen Anne are the many devices used to avoid a smooth surface, such as the round tower, bay windows, shingling on the gable ends, etc. The windows also vary from all sizes and types. The front attic features a Palladian window. The right side of the house features a one-story curved bay. The paneled front door with stained glass light may be a later addition. The left fireplace features a tall chimney stack.

PROJECT DESCRIPTION

Non-historic French doors were removed from the rear of the home.

New Replacement Door: 72 wide X 80" tall Fiberglass French Doors, full lite. The applicant expanded the original opening to accommodate the new doors. The new doors are 3 inches wider than the old doors.

The Trim/Casing is Exterior wood that will be painted white to match. Overall width including trim is 76". Total height including the transom window is 102 inches. The owner believes that the transom is original and it is 66 inches wide.

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.

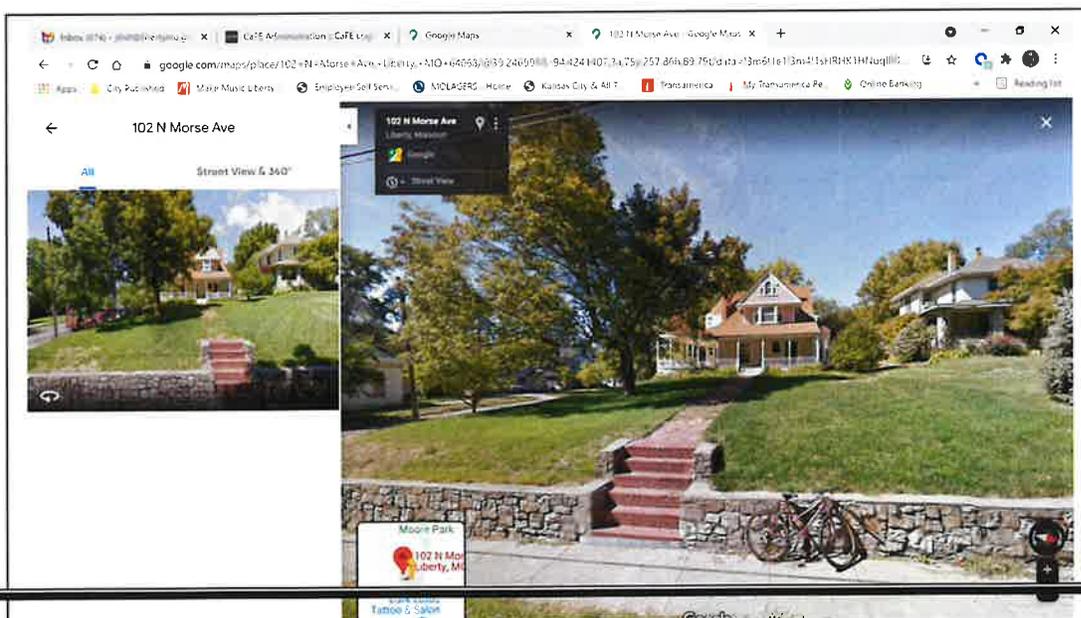
DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<p>7. <u>Doors and windows:</u> Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, 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 previous non-historic doors that were removed appear to have had significant wood rot. The new door does not significantly change the size of the original opening and will not significantly change the appearance of the home.</p>

STAFF RECOMMENDATION

The After the Fact application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #21-009D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions/ New Doors
4. Exhibit D: Old Non-Historic Doors removed





HDRC Case #21-009D
102 N. Morse Ave.

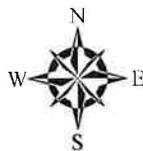
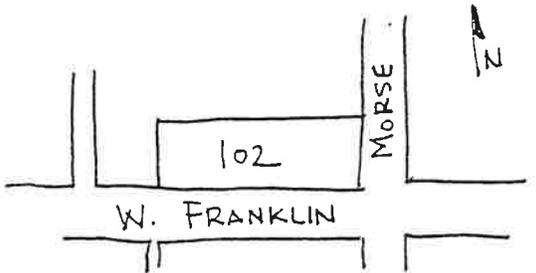


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

NO. F-12,14 TYPE Clay LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 102 Morse 5. OTHER NAME(S)
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1. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 102 Morse CITY OR TOWN IF RURAL, VICINITY Liberty 1. DESCRIPTION OF LOCATION  COORDINATES UTM LAT N121,600 LONG E521,550 2. SITE () STRUCTURE () BUILDING (X) OBJECT () NATIONAL INTEREST? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES (X) NO () 3. NAME OF ESTABLISHED DISTRICT	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD ca. 1890's 18. STYLE OR DESIGN Queen Anne 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 Richard & Estia Snyder Randall & Patricia Cole 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED	28. NO. OF STORIES 2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION Frame 32. ROOF TYPE AND MATERIAL varying composition shingle 33. NO. OF BAYS FRONT n/a SIDE 34. WALL TREATMENT clapboard; shingle 35. PLAN SHAPE irregular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR fair 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 70'
--	--	---

2. FURTHER DESCRIPTION OF IMPORTANT FEATURES Typical of Queen Anne style; this house features a highly irregular orrflne, consisting of deeply pitched gables, bellcast hip (porch), and conical. Also typical of Queen Anne are the many devices used to avoid a smooth-all surface, such as the round tower, bay windows, shingling on the able ends, etc. The windows also vary from all sizes and types; most are 1/1 double-hung sash. The front attic features a (cont.)	<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%;"> <p style="font-size: 24px; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>
--	---

3. HISTORY AND SIGNIFICANCE In spite of its later Craftsman style front porch, this house represents one of the more exuberent Queen Anne style residences in Liberty. It is also significant for the character it lends to this portion of the neighborhood, which consists of larger homes set back from the road. Local rumor states that the small house in the rear is connected to the main house by a tunnel.

4. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A stone retaining wall, needing some repair, helps set this house up off the street in its prominent corner location. A small gable-roofed & bracketed garage is directly off W. Franklin, and a small cross-gable building is behind the main house.

5. SOURCES OF INFORMATION	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 2/87 49. REVISION DATE(S) EXHIBIT B
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RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102
 PH 314-751-4096

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

1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION

Sketch map of location

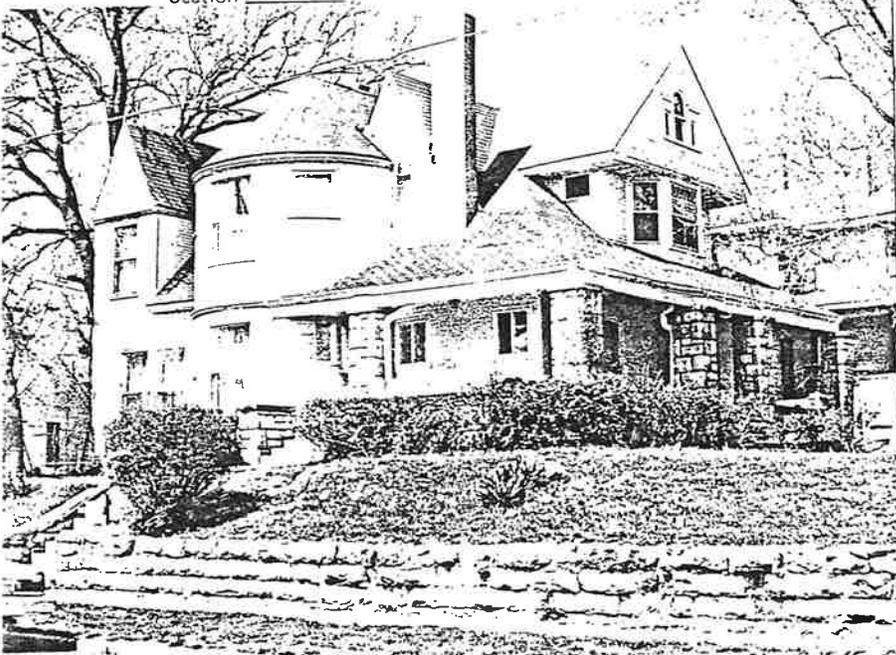
Site No. F-12,14

Section 7

Township 51N

Range 31W

Indicate houses and roads. Indicate the site location by a dot. Indicate the site location by a dot included in sketch map. Include drawings, photographs, etc.



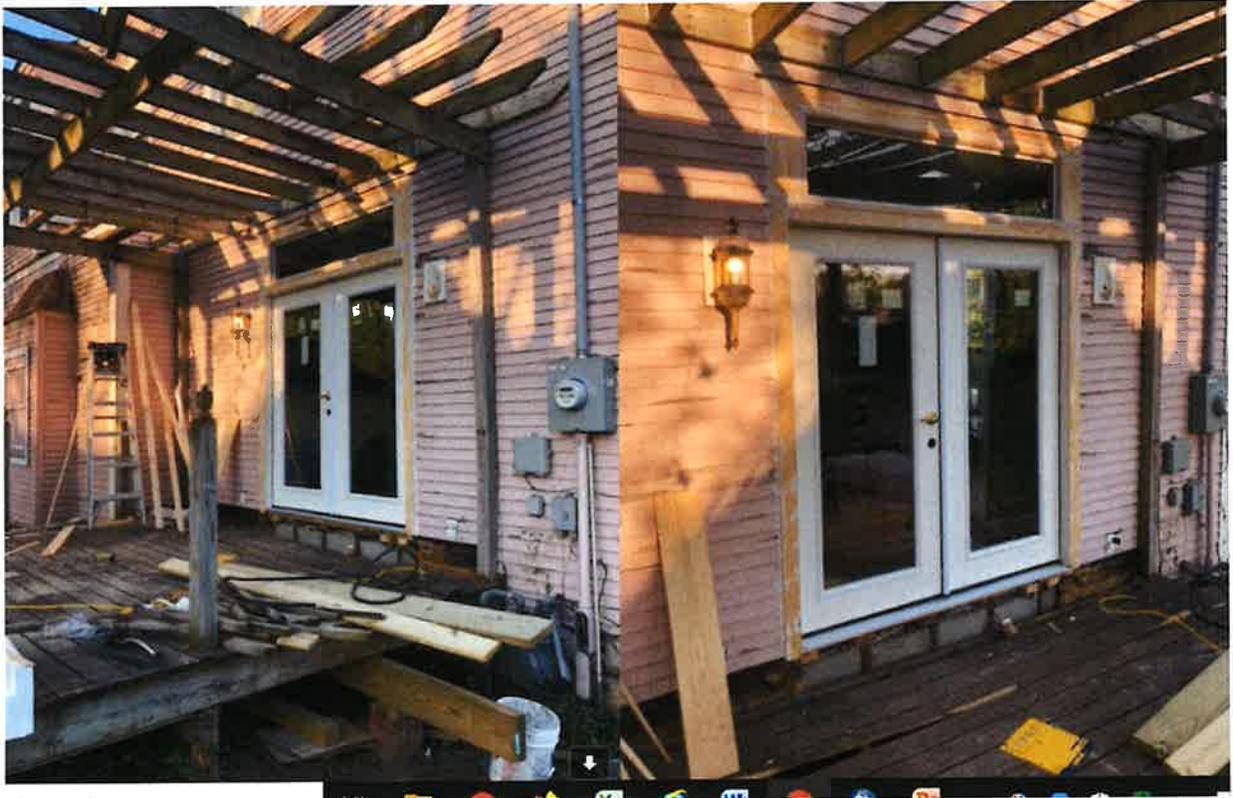
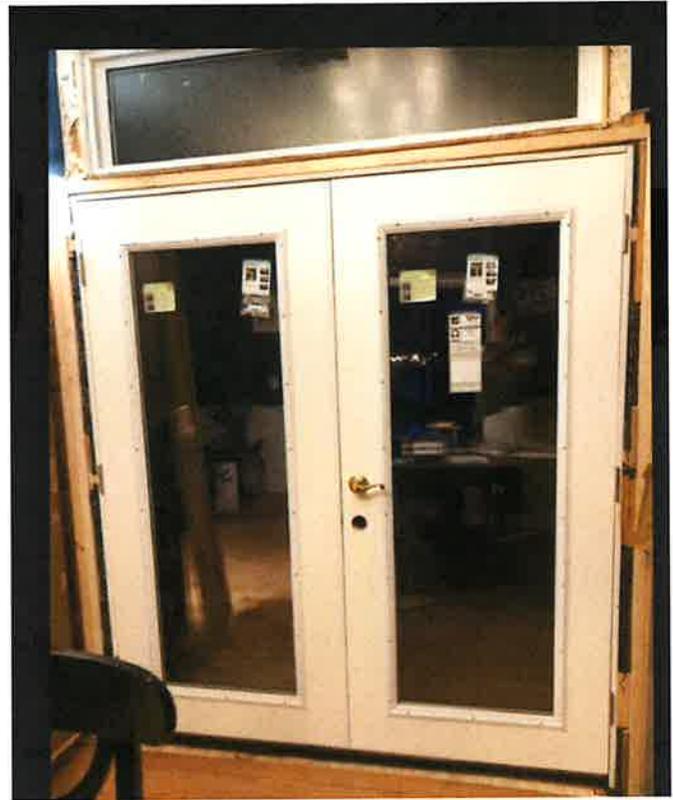
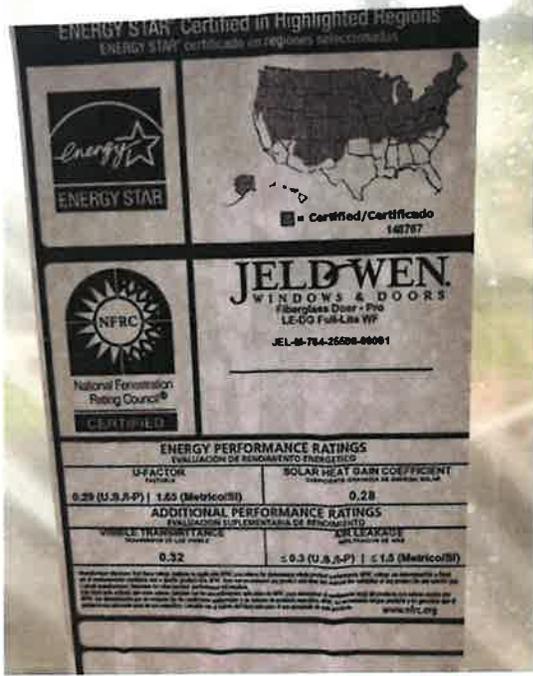
W



Notes: 42. (cont.) Palladian window. The right side of the house features a one-story curved bay. The massive, Craftsman style stone porch columns are probably a later addition. The panelled front door with stained glass light may also be a later addition. The left fireplace features a tall chimney stack. The roof cornices are rotting in places and in need of repair.

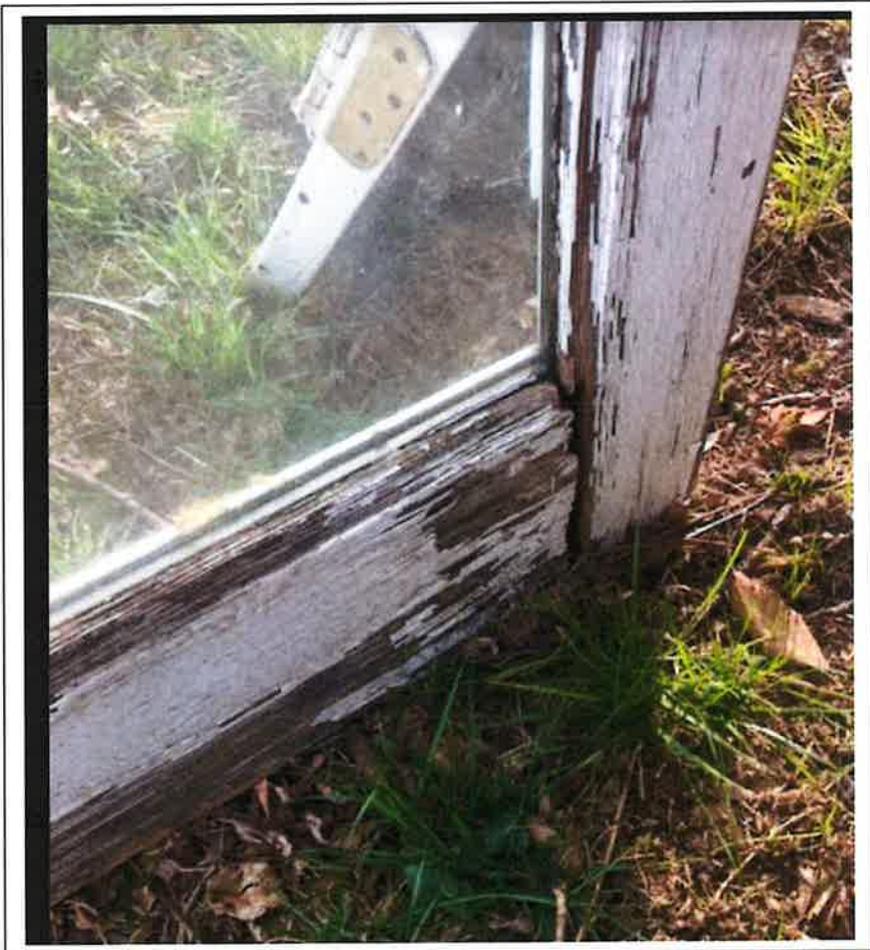
THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

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



New Fiberglass Doors
Exhibit C





Old Doors Removed
Exhibit D

Historic District Review Commission

The City of



HDRC Case No. 21-004J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: April 20, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for new siding, window and rail on rear addition

Applicant: Mark Buhlig

Location: 226 N. Jewell

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: March 30, 2021

SPECIFIC INFORMATION

SITE HISTORY

This American Four Square home was at one time turned into apartments, altering the original box-like shape. At the main or east elevation, an open porch measuring 2x1 bays contains strong brick piers in-between wide entablatures. Fenestration has, at the first-story level, stone sills. Roof has wide eaves and at its eastern slope, a gabled dormer, exterior brick chimney with stone coping, south elevation. The addition to the west is non-original, once accommodating apartment tenants.

PROPOSAL DESCRIPTION

The applicant is proposing:

- Remove remaining siding on West and East side, replace with simulated batt and board siding, batts 16" on center. See Exhibits D & E.
- West Side Window and Siding:
 - Replace existing window with a 1 over 1 window with the nearest stock size to existing opening, wood frame and trimmed with 1X4 flat stock See Exhibit D
- North, South & Sides: Install batts 16" on center
- Corner boards will be 1x4 flat stock
- The rail, both above and below is proposed to be replaced with a short wall with the same batt and board siding. See Drawing Exhibit C.

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>5. Exterior Walls UDO Design Principle: A structure’s original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original but have acquired significance by virtue of age or craftsmanship shall also be maintained and preserved. These walls, siding and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding, and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.</p> <p>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.</p>	<p>Replacement of the existing siding and railing is appropriate.</p> <p>Vertical siding is not recommended per the Secretary of Interior Guidelines.</p> <p>The design and materials for the proposed short walls should be in harmony with the addition. Staff recommends cement board siding with horizontal orientation for the addition and the short walls.</p> <p>The window on the East elevation is not original and replacement would be appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

With the stipulation that the siding (on the addition and the short wall) is cement board and replaced to match the existing in size and orientation (horizontal siding not vertical as proposed), the application meets the standards for review or the Historic District Guidelines therefore staff recommends approval of HDRC case #21-004J

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibits D & E: Photos and details of proposed siding materials
5. Exhibit F: Drawing of proposed short wall to replace rail





HDRC Case #21-004J
226 N. Jewell



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll C #1 COUNTY Clay 3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 226 Jewell 5. OTHER NAME(S)	1. NO. Roll C #1
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS 7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri 8. DESCRIPTION OF LOCATION <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p style="text-align: center;">Miller</p> </div> 9. COORDINATES UTM LAT _____ LONG _____	16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD c. 1915 18. STYLE OR DESIGN Vernacular: American 4 Square 19. ARCHITECT OR ENGINEER unknown 20. CONTRACTOR OR BUILDER unknown 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE apartment 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Frank W. and J.E. Hester 37 Fulkerson Cr., Liberty, MO 25. OPEN TO PUBLIC? YES () NO (X)	2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 226 N. Jewell
10. SITE () BUILDING (X) STRUCTURE () OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO () 15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop. 27. OTHER SURVEYS IN WHICH INCLUDED	28. NO. OF STORIES 2 1/2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION masonry 32. ROOF TYPE AND MATERIAL hip/asphalt shingle 33. NO. OF BAYS FRONT 3 SIDE 3 34. WALL TREATMENT brick 35. PLAN SHAPE irregular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED () MOVED () 37. CONDITION INTERIOR unknown EXTERIOR good 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 15' N. Jewell
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES <p>This American Four Square home has been turned into apartments, altering the original box-like shape. At the main or east elevation, an open porch measuring 2 x 1 bays contains strong brick piers in-between wide entablatures. Fenestration has, at the first-story level, stone sills and lintels and at the second-story level, stone sills. Roof has wide eaves and at its eastern slope, a gabled dormer. (Over)</p>	<div style="border: 2px solid black; padding: 20px; width: 100%;"> <p style="font-size: 1.2em; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>	5. OTHER NAME(S)
43. HISTORY AND SIGNIFICANCE See 449 Miller		6. TOWNSHIP RANGE SECTION
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Alley and drive to south, leading to a garage. Located in a neighborhood consisting of late 19th and early 20th century housing stock.		
SOURCES OF INFORMATION water permit # 7-1190 11/22/15 C. Williard Smith	46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev.	48. DATE SPR. 86 49. REVISION DATE(S) EXHIBIT
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102		

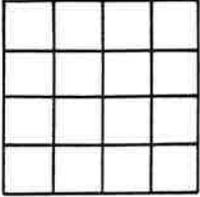
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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

Indicate part of section included in sketch map.

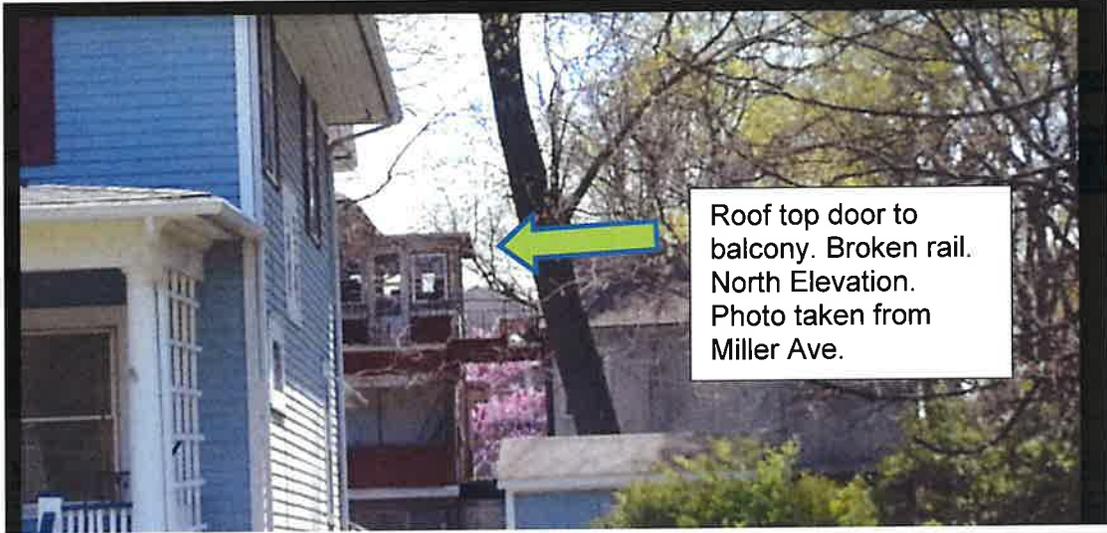


Notes: # 42, con't:

Exterior brick chimney with stone coping, south elevation. Addition to west is non-original, accommodating apartment tenants.

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.



Roof top door to balcony. Broken rail. North Elevation. Photo taken from Miller Ave.



West Elevation



Existing broken rail. Short Wall (exhibit F) Proposed to replace rail. North Elevation



South Elevation



Photo taken from Alley



East Elevation

226 North Jewell Street -West Addition Repairs Upper Level

West side: Window and Siding

Window replacement

- Install a one over one window nearest stock size to existing opening, wood frame and trimmed with 1x4 flat stock

Siding incomplete

- Remove remaining siding
- Replace with simulated batt and board siding, batts 16" on center

Example:



North side: Siding incomplete
Install batts 16" on center to complete siding



South side:
● Install batts 16" on center to complete siding



East side: Siding incomplete
● Remove remaining siding
● Replace with simulated batt and board siding, batts 16" on center



Upper missing rail section - solution:

Replace existing rail with a short wall which will fill the 14' span between the main house and the addition. The wall will be 2x4 frame with sheet siding and batts 16" oc. Trimmed below the 2x6 top rail with a horizontal 1x4. At the base the 1x2 batts will meet a horizontal 1x10

Lower missing guardrail - solution:

Fill the 6' span between the main house and the addition with a short wall. The wall will be 2x4 frame with sheet siding and batts 16" oc. Trimmed below the 2x6 top rail with a horizontal 1x4. At the base the 1x2 batts will meet a horizontal 1x10

A=2x6 wood top rail

B=1x4 wood top trim

C= Sheet siding (cement siding, smart siding, or exterior grade 1/2" plywood)

D=1x2 wood batts E=1x10 wood bottom trim

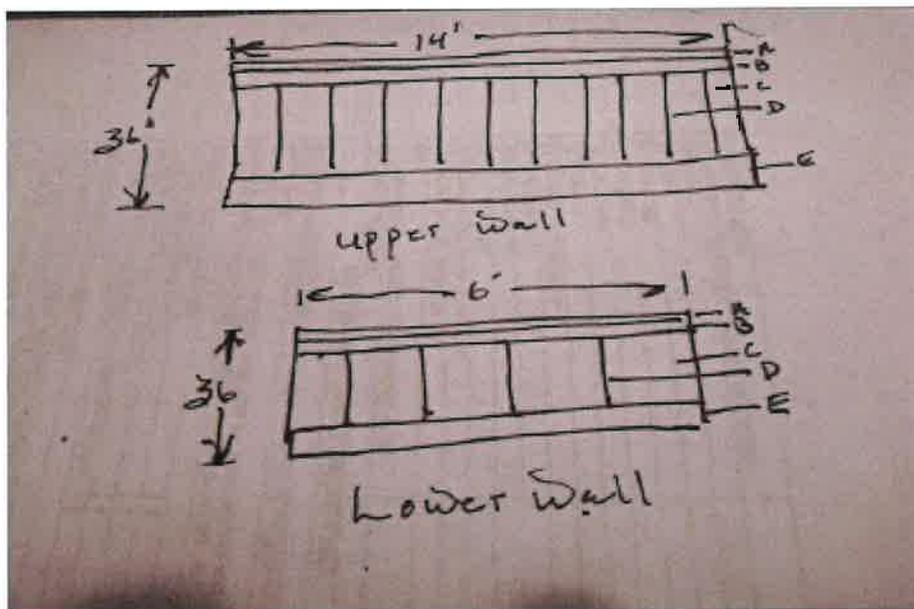


Exhibit F
Proposed Short wall
to replace balcony rail