



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting:**

**May 18, 2021
4:00 pm
Zoom Video Conference**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

May 18, 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 May 17, 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: May 4, 2021 HDRC Meeting Summary

III. HDRC Case #21-010J Consideration of a Certificate of Appropriateness for exterior alterations at 225 N. Lightburne, Jewell Historic District. A 353 Tax Abatement project.

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

V. Other Business

Administrative Approvals since the May 4, 2021 meeting:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
May 4, 2021
Zoom Video Conference & 3rd Floor Conference Room
4:00 pm

Present via Zoom Video Conference: John Carr, Vern Drottz, Clay Lozier, Martha Reppert, Brett Rinker, Doug Wilson

Absent: Matt Grundy, Mike Gilmore, Dail Hobbs

Applicants Present via Zoom: James Moes, 448 E. Mississippi

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

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

Approval of Meeting Summary: April 20, 2021 HDRC Meeting Summary

A motion was made by Commissioner Lozier to approve the April 20, 2021 meeting summary as corrected. The motion was seconded by Commissioner Reppert. The motion passed 6-0-0.

HDRC Case #21-009J Consideration of a Certificate of Appropriateness for a new deck at 448 E. Mississippi, Jewell Historic District

- Vice Chairman Carr asked the applicant if he would like to add anything. Mr. Moes said he could be convinced to do piers but that wouldn't change the appearance of the deck.
- The Commission didn't have any questions for the applicant.
- Vice Chairman Carr commented that it looks very straight forward and that he is glad that the applicant is considering piers and complies with the UDO and guidelines. Commissioners Drottz, Reppert and Wilson agreed.
- A motion was made by Commissioner Rinker to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Lozier. The motion passed 6-0-0.

Other Business

Administrative Approvals since the April 20, 2021 meeting: None

Miscellaneous matters from the Commission:

226 N. Jewell - Staff followed up with the homeowner after the last meeting to coordinate a design sub-committee meeting but has not heard back if they would like to meet. Staff will follow up again.

Commissioner Wilson asked about the house at 442 W. Franklin and the status of the stone front porch that has been under construction for a few years. Staff will reach out to the homeowner for an update. Vice Chairman Carr said it appears that he started the back forms and that there is rebar in place.

Miscellaneous matters from Staff:

Staff shared a PowerPoint presentation of the nine proposed sculptures to be installed in September in the downtown area. The Commission commented that there is a nice variety of pieces and they are very interesting. Staff said the Arts Commission is recommending that the City purchase "Growing Wings" to add to the City's permanent art collection.

Remote or In Person Meetings - Staff thanked those that filled out the survey asking for input on remote vs. in person meetings and asked for any discussion about the topic. The survey results were mixed, in that some commission members were comfortable meeting in person but others were not because of health concerns related to the pandemic. Staff will look into the options for hybrid meetings. Ms. Sharp added that hybrid meetings may be a little tricky due to staff and technology challenges. She said that if we have meetings with Zoom or remote access, then it would need to be during normal business hours so we aren't paying IT staff overtime. The evening meetings require others to be present. Vice Chairman Carr said he is good with either way. Commissioner Reppert said she is flexible. Commissioner Rinker said if they have to do 4:00 p.m. on Zoom then he can attend, but he would prefer in person at 5:30 p.m.

Other Business

The Nuisance Homes update was emailed out prior to the meeting. Staff encouraged the Commission to contact her with any questions.

The meeting adjourned at 4:27pm.

Historic District Review Commission

The City of



HDRC Case No. 21-010J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 18, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior improvements, a proposed 353 Tax Abatement project.

Applicant: Lloyd & Bunny Hartzler

Location: 225 N. Lightburne

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: May 6, 2021

SPECIFIC INFORMATION

SITE HISTORY

An adaptation of the American Four Square, with the addition of a gabled wing at the north and south elevations. Open porch, west or main façade supported by stone piers. Fenestration is double-hung, sash-type with simple wooden surrounds. Shed roof over secondary entrance, southwest corner.

PROPOSAL DESCRIPTION

The applicants propose the following:

- Replace front porch steps with concrete (Exhibit D) Handrails and spindles to be completed as previously approved by HDRC Case# 20-012J (Exhibit L)
- South Elevation:
 - Remove south steps, stoop and shed roof over the door.
 - Move secondary entrance to the back. Move the door(on the jut out) that is facing Lightburne to the back side of the jut out, where a window is and move that window to the front, where the door was. (Exhibits E thru I)
 - Like in-kind repair/replacement of the trim and siding with existing from the back of the home. 3" cedar lap siding.
- East Elevation:
 - Remove small square window from the rear of the home.
 - Move the existing window on rear elevation 43" to the left and up 23" to accommodate interior kitchen cabinets (Exhibit J)

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. <u>Porches</u> : Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.	The proposed concrete front steps are appropriate. Removal of the south steps and stoop is appropriate.
2. <u>Alterations</u> : 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 proposed alterations are compatible with the structure’s materials and appearance. The proposed like in-kind repair to the trim and siding is appropriate.
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.	Moving the secondary entrance to the back will not significantly change the appearance of the home and is appropriate. On the rear/East elevation: Removing the existing small square window is not appropriate. Moving the existing window for the kitchen cabinets will change the fenestration and is not appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case #20-012J – Detail on front railing approved. See October 6, 2020 Meeting summary in Exhibit L

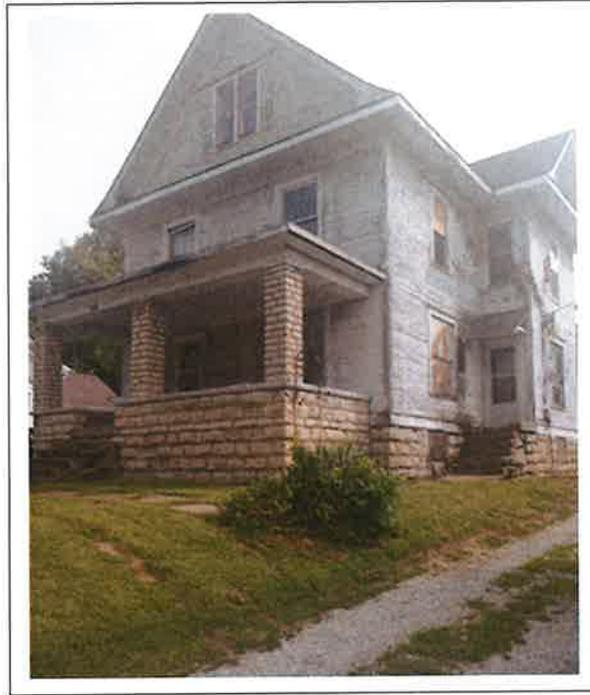
STAFF RECOMMENDATION

The application meets the standards for review and guidelines with the stipulation that the east elevation windows are not moved or altered. With this stipulation, staff recommends approval of HDRC case #21-010J

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions- Front
4. Exhibit D: Drawing of Front Concrete Steps
5. Exhibits E & F: Existing South Steps & Photoshop of After steps removed
6. Exhibit G: Window from rear elevation to replace exiting door

7. Exhibit H: Rear/East elevation Existing Conditions
8. Exhibit I: Back door proposed (from front) on rear elevation
9. Exhibit J: Drawing of rear (East) elevation, proposed window removal and moving another
10. Exhibit K: Existing Conditions of rear elevation, deck application to be submitted later
11. Exhibit L: Meeting Summary from October 6, 2020 Detail on front railing approved.





HDRC Case #21-010J
225 N. Lightburne

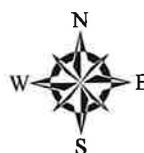
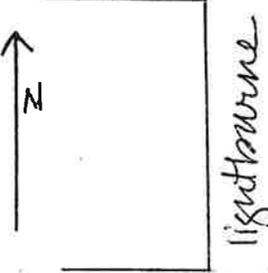


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll B #'s 9 and 10</p> <p>COUNTY Clay</p> <p>LOCATION OF POSITIVES Liberty City Hall-Comm. Dev.</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 225 N. Lightburne</p> <p>5. OTHER NAME(S)</p>	<p>1. NO. Roll B #'s 9, 10</p> <p>2. COUNTY Clay</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 225 N. Lightburne</p> <p>5. OTHER NAME(S)</p> <p>6. TOWNSHIP</p> <p>RANGE</p> <p>SECTION</p>
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p> <p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p> <p>8. DESCRIPTION OF LOCATION <i>Miller</i></p>  <p>9. COORDINATES UTM LAT _____ LONG _____</p> <p>10. SITE () STRUCTURE () BUILDING (x) OBJECT ()</p> <p>11. NATIONAL REGISTER? YES () NO (x)</p> <p>12. IS IT ELIGIBLE? YES () NO (x)</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES () NO (x)</p> <p>14. DISTRICT POTENTIAL? YES () NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1910</p> <p>18. STYLE OR DESIGN Vernacular: American 4-Square</p> <p>19. ARCHITECT OR ENGINEER unknown</p> <p>20. CONTRACTOR OR BUILDER unknown</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (x)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN R.L. and F.M. Reading</p> <p>25. OPEN TO PUBLIC? YES () NO (x)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES 2½</p> <p>29. BASEMENT? YES (x) NO ()</p> <p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable/exposed tar</p> <p>33. NO. OF BAYS FRONT 2 SIDE 3</p> <p>34. WALL TREATMENT clapboard</p> <p>35. PLAN SHAPE irregular</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () none</p> <p>37. CONDITION INTERIOR unknown EXTERIOR fair-</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 22' N. Lightburne</p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES An adaptation of the American Four Square, with the addition of a gabled wing at the north and south elevations. Open porch, west or main façade supported by stone piers. Fenestration is double-hung, sash-type with simple wooden surrounds. Shed roof over secondary entrance, southwest corner. Brick chimney, offset left.</p>		<p>PHOTO MUST BE PROVIDED</p>
<p>43. HISTORY AND SIGNIFICANCE An adaptation of the American Four Square plan, this home extends the size of the structure by the addition of side wings.</p>		
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Alley to south. Located in a neighborhood consisting of late 19th and early 20th century housing stock.</p>		
<p>SOURCES OF INFORMATION</p>	<p>46. PREPARED BY C. Millstein/P. Glenn</p> <p>47. ORGANIZATION Liberty-Community Dev.</p> <p>48. DATE SPR. 86</p> <p>49. REVISIONS EXHIBIT B</p>	
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4088</p>		

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





225

remove

remove

remove

remove

remove

EXHIBIT C

FRONT STEP PROPOSAL

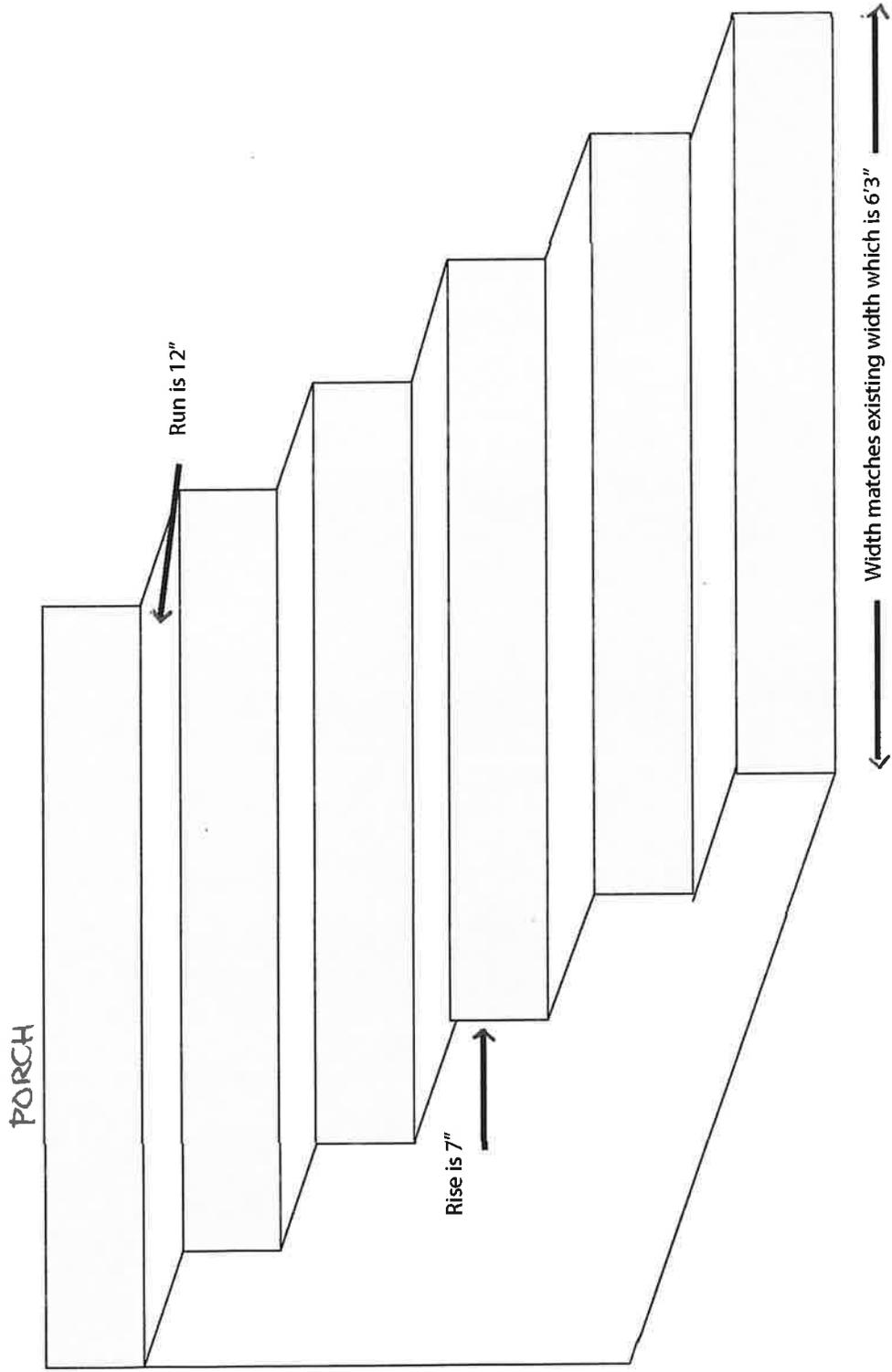




EXHIBIT E

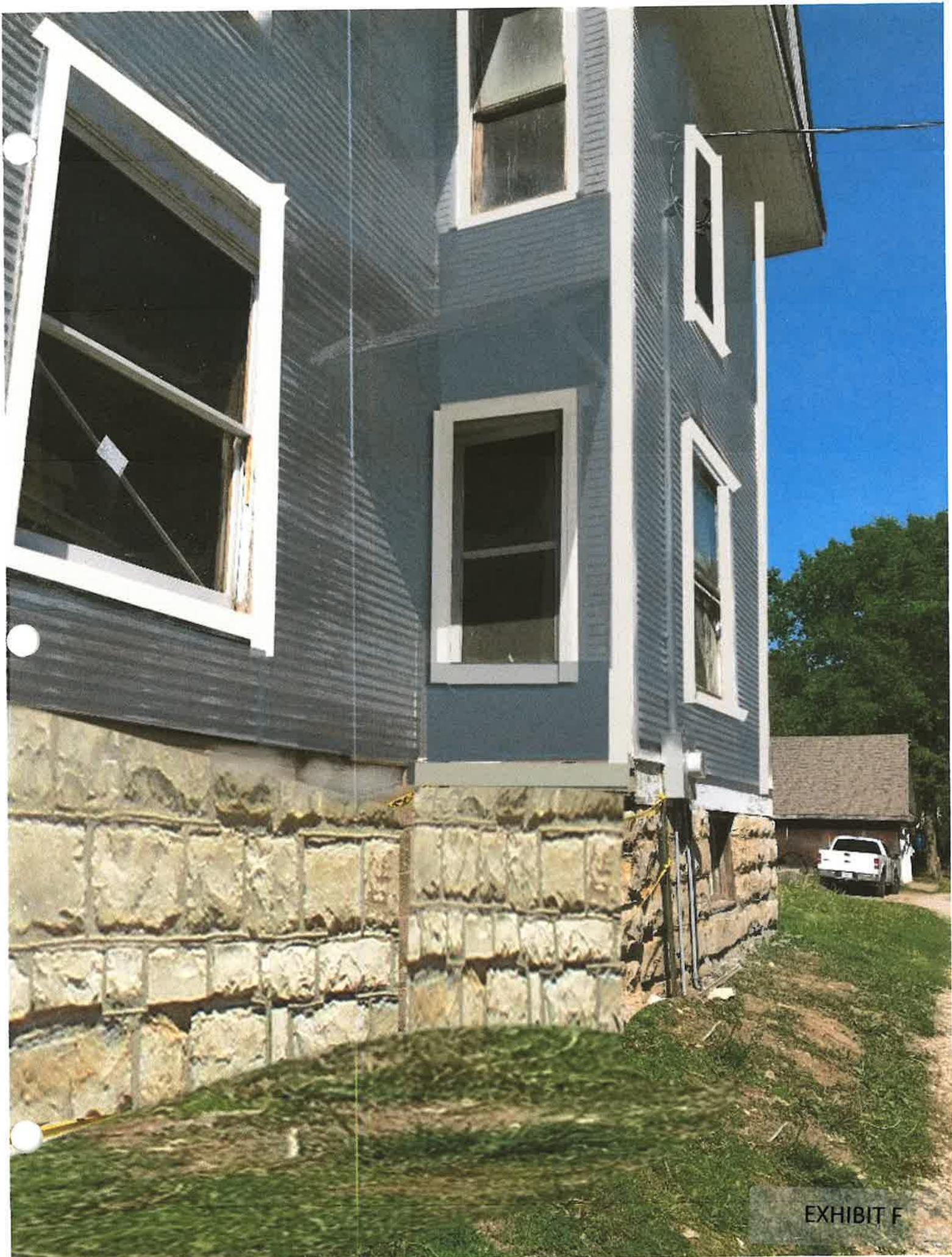
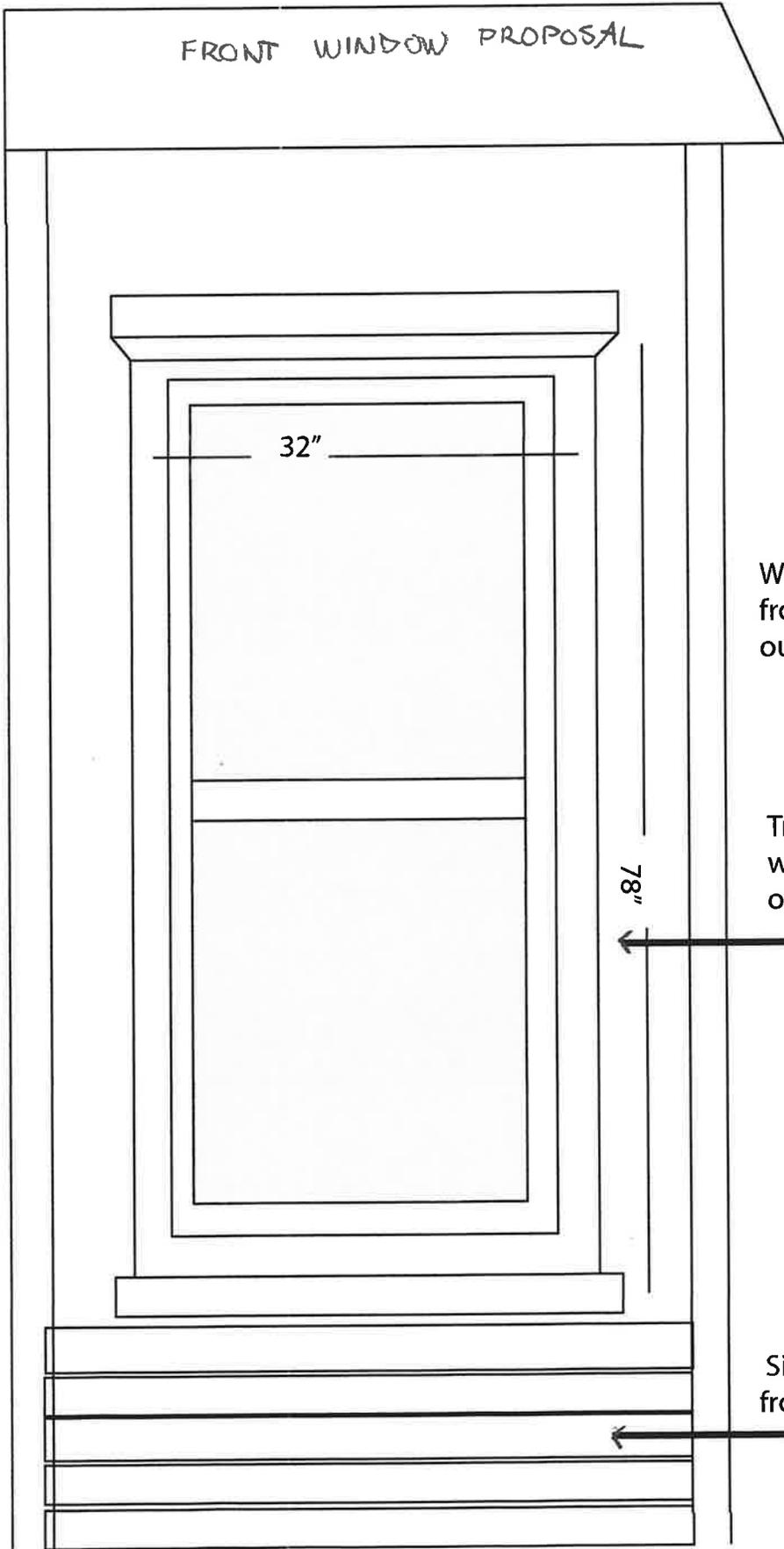


EXHIBIT F

FRONT WINDOW PROPOSAL

Remove awning



32"

78"

Window - Salvage from back side of jutt out

Trim - reuse from window on back side of jutt out

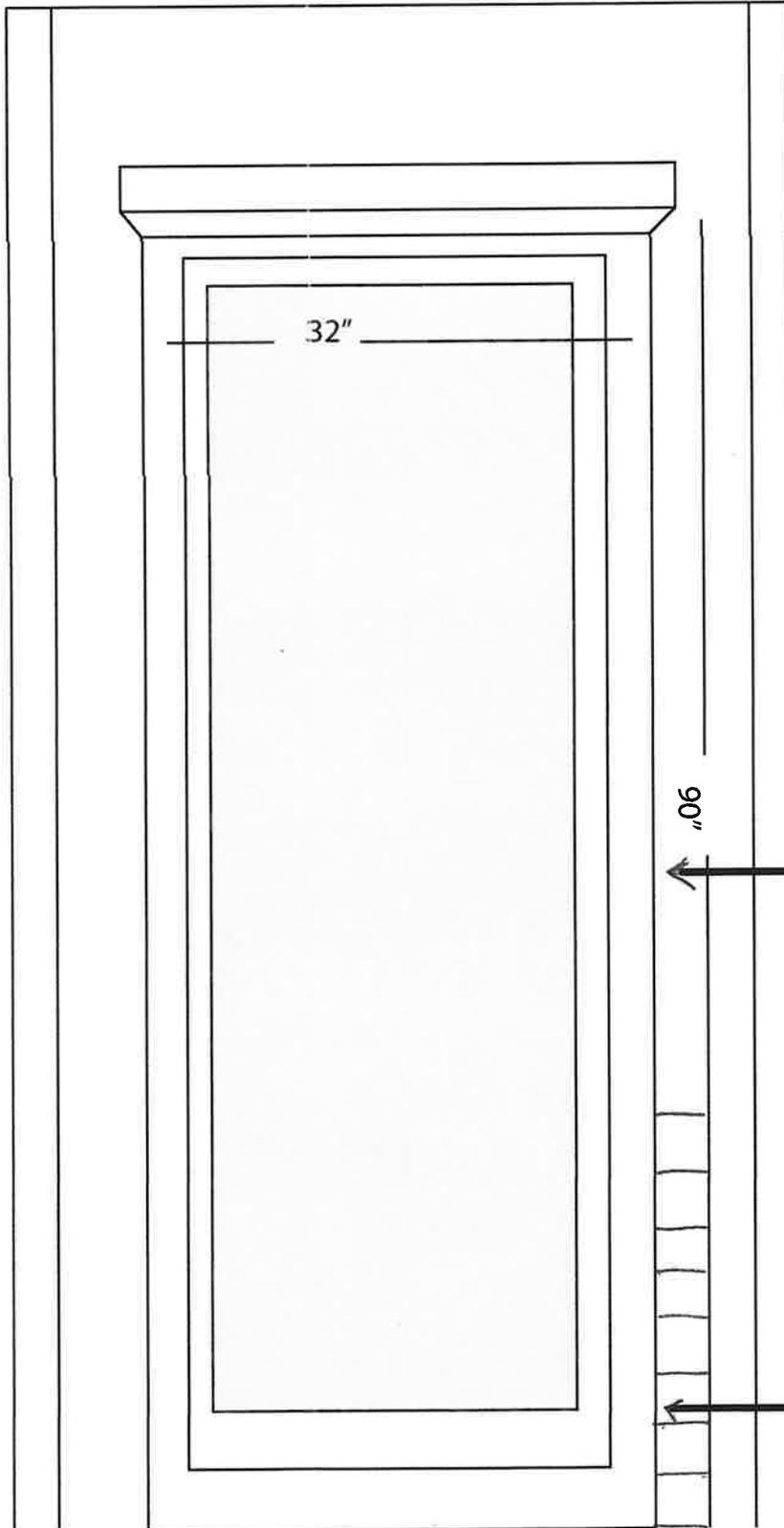
Siding - salvage from back of house



EXHIBIT H

BACK DOOR PROPOSAL

Remove awning

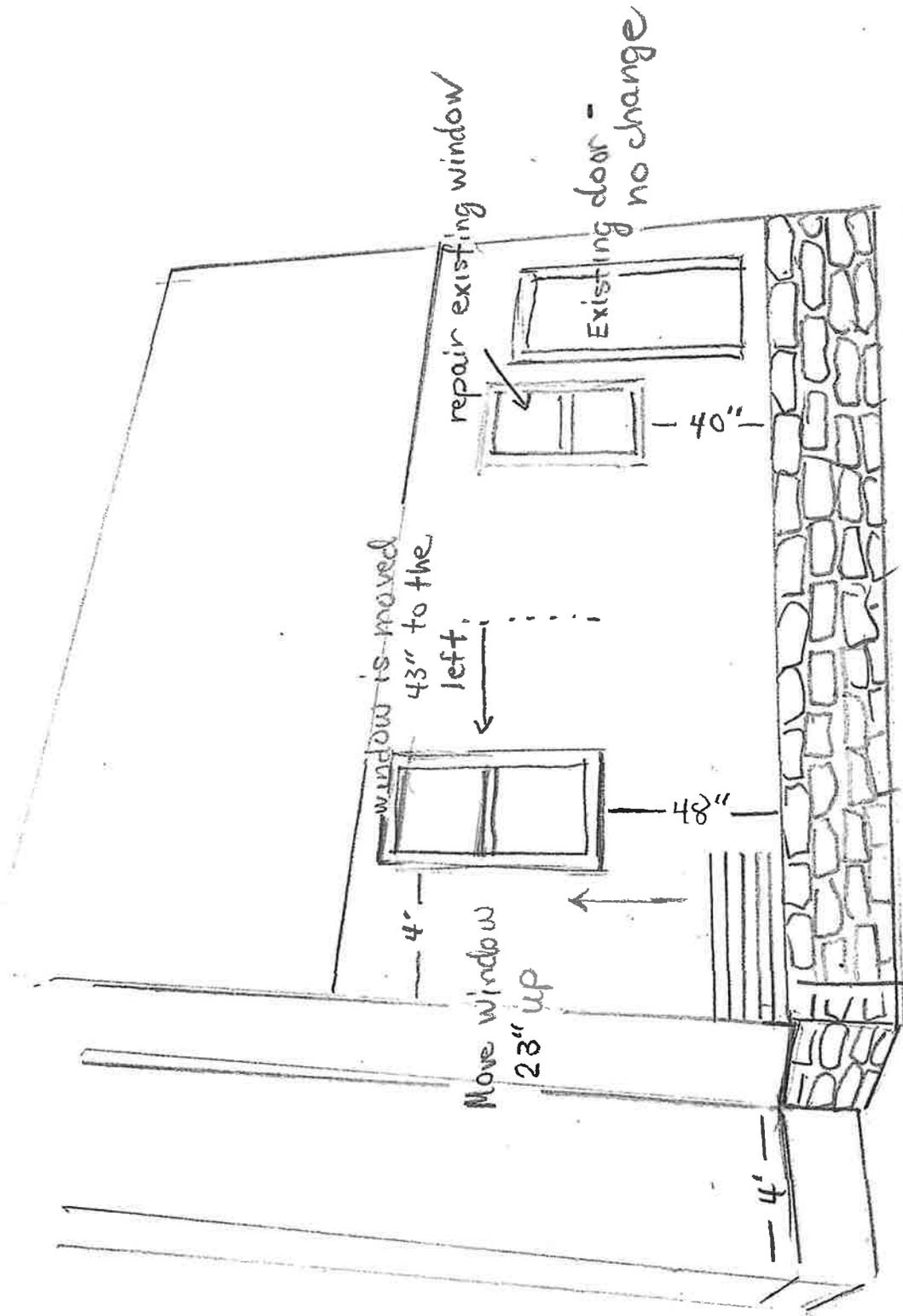


Door - Salvage from front side of jutt out

Trim - reuse from door on front side of jutt out

Siding - salvage from back of house

WINDOW PROPOSAL



Siding - Repair with like-kind 3" cedar lap siding

Little Window - Remove to accommodate large window placement.

switch this window
with the door on the
front side of the
extension

*make a
door*

small window will be
removed to allow
upper cabinets in
kitchen

window will be raised
window will move to
the left to allow for
kitchen cabinets and
sink placement

window will
be repaired

permit will be requested to enlarge
the deck when funds are available

EXHIBIT K

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
October 6, 2020
Zoom Video Conference & 3rd Floor Conference Room
4:00 pm

Present via Video Conference: Clay Lozier, Brett Rinker, Doug Wilson

Present at City Hall: John Carr and Vern Drottz

Absent: Dail Hobbs, Kelley Wrenn-Pozel, Mike Gilmore, Matt Grundy

Applicants Present: Jason & Lisa Weaver, owners of 526 E Mill and Jay Reading, the applicant for 225 N. Lightburne

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

Vice Chairman Carr called the meeting to order at 4:05 p.m.

Approval of Meeting Summary:

September 15, 2020

A motion was made by Commissioner Drottz to approve the meeting summary as presented. The motion was seconded by Commissioner Rinker. The motion passed 5-0-0.

HDRC Case #20-012J Consideration of a Certificate of Appropriateness for replacement of steps, installation of railings, new gutters and repairs to soffits at 225 N. Lightburne, Jewell Historic District

Staff asked the applicant to update the Commission on the status of repairs to the windows. Mr. Reading said that the two windows on the southwest side and on the northwest corner of the home had the sashes replaced as of last week by Weston Millwork.

As for the current application to replace the stairs to the front porch and side entrance- The applicant confirmed that the stair tread and rise proposed are the same as what is there currently. They are proposing wood stairs and railings. As far as the south side secondary entrance, they are proposing wood stairs and a wood landing. It would not be a straight stair. The soffit in need of repair is by the front porch area, they will use bead board for the repairs. There is no guttering on the home currently and they are planning to install 5" standard gutters with a 2X3 downspout.

Commissioner Drottz said he likes everything that has been proposed. He would like to see the posts on top of the steps and the 2X2 spindles on the inside of the 2X4's rails. They should be behind the 2X2's. The applicant asked for clarification if the posts should be anchored to the side of the stringer and they should extend the treads beyond to the same width of the top rail. The tread would wrap around the post. Commissioner Drottz said that is correct and would need to be done to meet code for safety. The bottom rail would be above the treads. It was suggested that he move the rail stringer flush with the outside so the 2x2's are on the inside. Vice Chairman Carr agreed. Regarding the stairs he asked if they would have riser boards on the steps. The applicant said there would be riser boards. Commissioner Rinker asked about

the stairs on the south and what he would do with the existing stone. The applicant said they were planning to remove it and save the stone in case any foundation repair is needed. Commissioner Wilson asked about the condition of the back of the house, commenting that it looks like it needs some repair and then some siding is missing. The applicant said there was a room addition in process years ago and that material was removed. The foundation for that addition remains and the proposed new owners are considering a room addition and will come back to HDRC for approval. Currently it has shiplap tongue and groove sheathing. Vice Chairman Carr suggested that he consider 6" gutters and 3X4 downspouts. The larger size will give a good crown molding look to the cornice area. Commissioner Drotz agreed.

A motion was made by Commissioner Drotz to approve the application as submitted as it meets the UDO and the Design Guidelines. The motion was seconded by Commissioner Rinker. The motion was approved 5-0-0.

Historic District Review Commission

The City of



HDRC Case No. 21-004J Amended

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 18, 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/ Amended May 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

- Replace existing siding on all sides of the addition with Smart Board siding with 3" reveal, smooth finish.
- West Side Addition- Marvin Window 47"x58":
 - 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
- Corner boards will be 1x4 flat stock
- Replace existing railing on the North elevation second story with a short wall, 3" Smart Board siding to match the addition. See Drawing Exhibit E.

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>The proposed siding with horizontal orientation is appropriate.</p> <p>The design and materials for the proposed short wall is in harmony with the addition.</p> <p>The window on the West elevation is not original and replacement would be appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

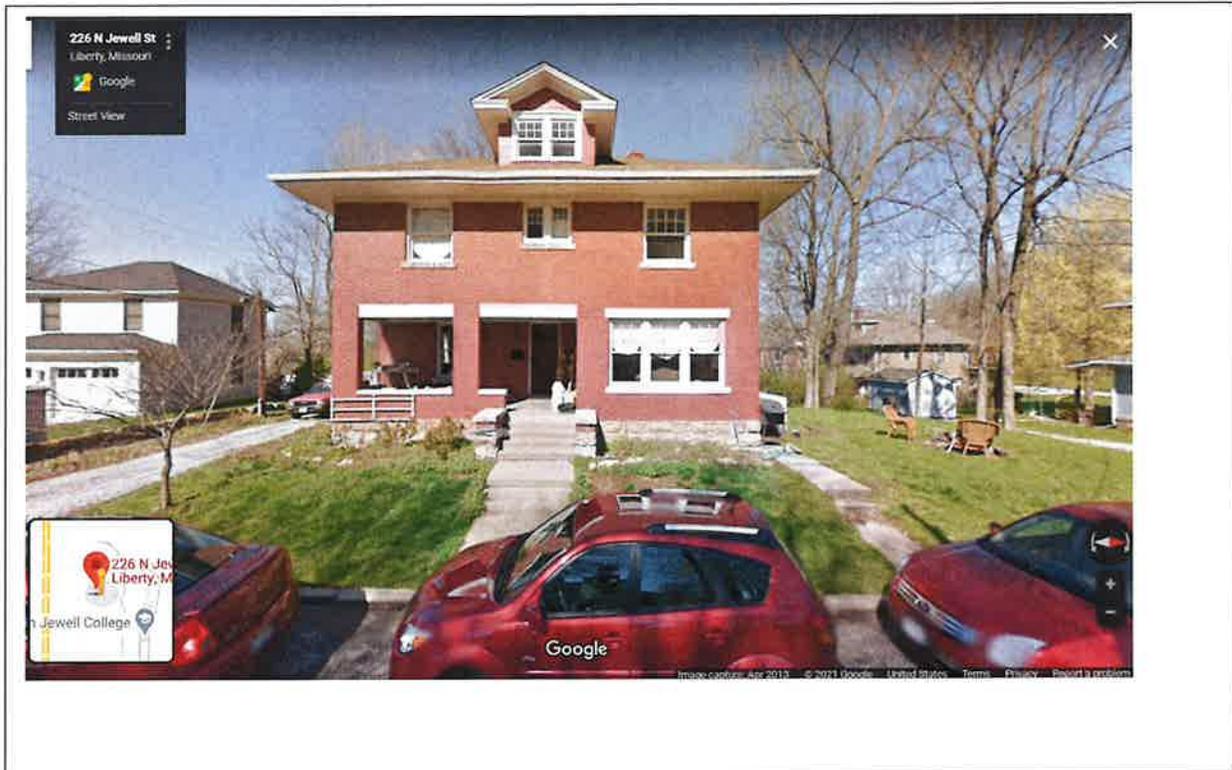
21-004J was discussed at the April 20, 2021 HDRC meeting and was tabled. The commission recommended that the Design Sub Committee meet with the applicant, the applicant declined to meet with them.

STAFF RECOMMENDATION

The application meets the standards for review or the Historic District Guidelines therefore staff recommends approval of HDRC case #21-004J Amended.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Proposed window manufacturers information
5. Exhibit E: Drawing of proposed short wall to replace rail



416

MILLER AVE

433

439

449

455

226

226

N JEWELL ST

510

432

438

448

456

E MISSISSIPPI ST

HDRC Case #21-004J
226 N. Jewell

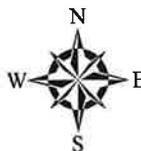


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll C #1 2. 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 2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 226 N. Jewell
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	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)	28. NO. OF STORIES 2½ 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
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri 8. DESCRIPTION OF LOCATION Miller 9. COORDINATES UTM LAT _____ LONG _____ 10. SITE () BUILDING (X) STRUCTURE () OBJECT () 11. 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	5. OTHER NAME(S)
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES 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)	PHOTO MUST BE PROVIDED	
43. HISTORY AND SIGNIFICANCE See 449 Miller	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.	6. TOWNSHIP RANGE SECTION
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102		48. DATE SPR. 86 49. REVISION EXHIBIT

Sketch map of location

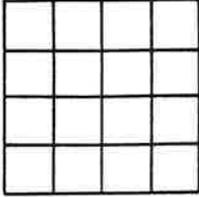
Site No. _____

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.

N

Indicate part of section included in sketch map.



W

E

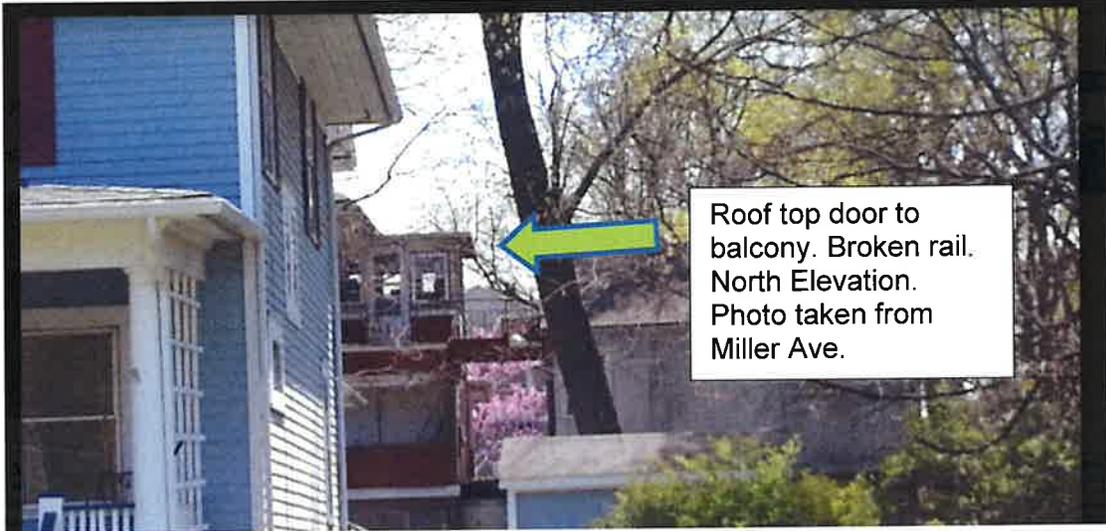
S

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 E) Proposed to replace rail. North Elevation



South Elevation

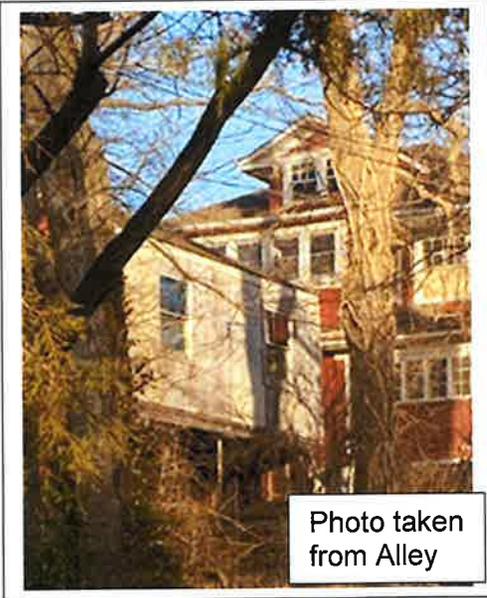


Photo taken from Alley



East Elevation

Unit Features

Ultimate Double Hung G2 Collection:

- Ultimate Single Hung G2: USHG2
- Ultimate Double Hung G2: UDHG2
- Ultimate Double Hung Picture G2: UDHP G2
- Ultimate Double Hung Transom G2: UDHTR G2
- Ultimate Double Hung Bows and Bays G2: UDHBB G2
- Ultimate Double Hung -G2 IZ3: UDH G2 IZ3
- Ultimate Double Hung Picture G2 IZ3: UDHP G2 IZ3
- Ultimate Double Hung Transom G2 IZ3: UDHTR G2 IZ3

NOTE: Ultimate Double Hung Bows and Bays G2, Ultimate Double Hung G2 IZ3, Ultimate Double Hung Picture G2 IZ3, and Ultimate Double Hung Transom G2 IZ3 are not available with CE mark.

Frame:

- Frame thickness:
 - 1 1/16" (17) thick at head and jambs
 - 1 13/32" (36) thick at sill
- Frame Width: 4 9/16" (116)

Sash:

- Operating / Stationary Sash (Single Hung, Double Hung, Transom):
 - Sash thickness: 1 3/4" (44), corner slot and tenoned
 - Top rail height: 2 13/32" (61)
 - Stiles width: 1 21/32" (42)
 - Bottom rail height (operating): 3 1/4" (83)
 - Bottom rail height (transom): 2 3/4" (70)
- Stationary Picture Sash:
 - Sash thickness: 1 3/4" (44), corner slot and tenoned
 - Top rail height: 2 13/32" (61)
 - Stile width: 2 13/32" (61)
 - Bottom rail height: 3 1/4" (83)
- Optional CW (Commercial Window) certified product
- Sash Options
 - Standard: Equal
 - Optional: Unequal, Both Sash Stationary
- Standard exterior cope profile: Putty
- Standard interior wood cope sticking: Ogee
- Optional interior wood cope sticking: Square

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 board, smart siding, or exterior grade 1/2" plywood)

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

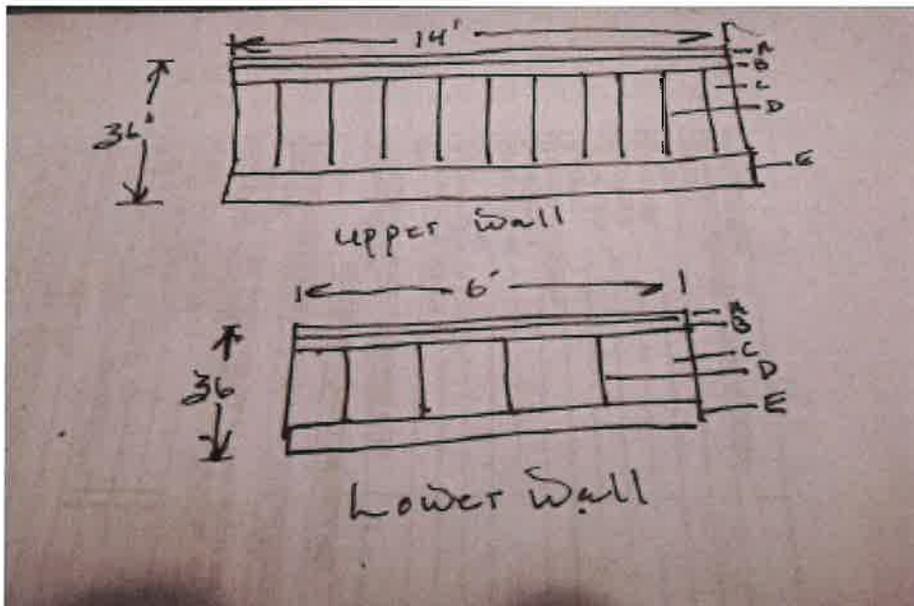


Exhibit E
Proposed Short wall
to replace balcony rail