



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting:**

**July 6, 2021
5:30 pm
Council Chambers**



HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda
City Council Chambers
July 6, 2021
5:30 p.m.

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: June 15, 2021 HDRC Meeting Summary

III. HDRC Case #21-006LS Consideration of a Certificate of Appropriateness for new windows and like in kind repairs at 22 N. Main, Liberty Square Historic District, a 353 tax abatement project

IV. HDRC Case #21-009PH Consideration of a Certificate of Appropriateness for a privacy fence at 134 S. Terrace, Prospect Heights Historic District

V. HDRC Case #21-010PH Consideration of a Certificate of Appropriateness for exterior alterations at 100 S. Terrace, Prospect Heights Historic District

VI. HDRC Case #21-012J Consideration of an After the Fact Certificate of Appropriateness for a shed at 407 N. Lightburne, Jewell Historic District

VII. Other Business

Administrative Approvals since the June 15, 2021 meeting:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VIII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
June 15, 2021
5:30 p.m.
City Council Chambers

Present: John Carr, Vern Drottz, Dail Hobbs, Clay Lozier, Doug Wilson

Absent: Matt Grundy, Mike Gilmore, Martha Ann Reppert, Brett Rinker

Staff Present: Jeanine Thill, Community Development Manager

Guests Present: Aimee Gray and Caitlin Seal of A3G Architecture, representing 139 N. Water and Bennett Wyllie, 331 W. Kansas

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

Approval of Meeting Summary: May 18, 2021 HDRC Meeting Summary and the May 24, 2021 Design Sub Committee meeting summary.

A motion was made by Commissioner Wilson to approve the meeting summary as amended. The motion was seconded by Commissioner Hobbs. The motion passed 5-0-0.

HDRC Case #21-011D Consideration of an After-the-Fact Certificate of Appropriateness for alterations to the front porch at 331 W. Kansas, Dougherty Historic District

- The applicant said the column is tapered. The bottom 8 inches of the column was rotted and replaced with a 4X4. They will replace it like in-kind.
- Vice Chairman Carr said he should duplicate what was there and use the same dimensions.
- Commissioner Wilson said the applicant should submit the dimensions of the top and bottom to staff.
- Vice Chairman Carr said he was on site and the replacement porch floor boards are 5¼". It is all treated wood. The applicant said he went as tight as he could.
- Vice Chairman Carr commented that the appearance change from tongue and groove is minimal and it is close to what was there before. They replaced joists also. There isn't enough room for a skirt board now.
- Vice Chairman Carr said he is comfortable with the application. The applicant said any color or stain on the porch floor will complement the house.
- Commissioner Wilson said the porches are so important to the historic character of the home. The wider the porch floor boards the less it looks historic. He added that if the porch is stained it will look like a deck and that is not recommended. He added that pine tongue and groove would have been ideal.

A motion was made by Commissioner Hobbs to approve the application as presented because it meets the UDO and Design Guidelines. And we would ask that he gives staff the dimensions of the tapered column. The motion was seconded by Commissioner Lozier. The motion passed 5-0-0.

HDRC Case #21-001L Consideration of a Certificate of Appropriateness for exterior alterations at 139 N. Water, Lightburne Historic District, a 353 tax abatement project

- Ms. Gray said that the applicants are planning to put in a new floor structure. The new room will be where the deck is currently. There are three divided lite windows on the south side and the new windows are proposed to match.
- Vice Chair Carr said staff could not find a previous application for the divided lite windows on the south side. He feels they should all be one over one and there shouldn't be grills on the doors.
- Commissioner Hobbs agreed. Commissioner Hobbs said the divided lites were approved many years ago. The siding looks to be vertical at the roofline and it should be horizontal and should match the existing reveal.
- Commissioner Drottz asked about the lower slope of the roof. If they come up to the ridge line it functions better. Commissioner Drottz said it would look better if it was a hipped roof. It's a difficult one.
- Commissioner Wilson asked if there are two separate gables. Ms. Gray said the new roof goes from the outside edge to the outside peak. It's a tough transition with the horizontal vs vertical. Vice Chair Carr commented that the vertical is preferred and the one over one windows would also be preferred.

A motion was made by Commissioner Wilson to approve the application as presented because it meets the UDO and Design Guidelines with the stipulation that the windows are one over one and the doors with no grills and approval is contingent on approval with the Planning department. The motion was seconded by Commissioner Hobbs. The motion passed 5-0-0.

Other Business

Administrative Approvals since the May 18, 2021 meeting:

- HDRC Case # 21-007J 432 E. Mississippi, Flag pole
- HDRC Case #21-011J 430 E. Franklin, Like in kind repairs
- HDRC Case# 21-008PH 110 E. Moss, Gutter Guards

A written update on the nuisance homes was provided to the Commission.

Miscellaneous matters from the Commission:

- Commissioner Hobbs said there were no parking signs on the north side of Kansas St. from Fairview Ave. down the hill. People have been parking there and the signs are gone. Staff will check into this.
- Staff will follow up with Code Enforcement to find out the status of the garage on Mill St. owned by William Jewell.

Miscellaneous matters from Staff:

- A Design Sub Committee meeting at 138 S. Terrace was set for June 17 at 5:00 p.m. John, Doug, and Vern can attend.

The meeting adjourned at 6:55 pm.

Historic District Review Commission

The City of



HDRC Case No. 21-006LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 6, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for Window Replacement and like in-kind repairs including wood rot, tuck pointing and roof repairs, a 353 Tax Abatement project

Applicant: Greg Canuteson

Location: 22 N. Main Street

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: June 21, 2021

SPECIFIC INFORMATION

SITE HISTORY

The main façade of this corner building faces east. The entrance door is recessed at the south end of this façade. Glass display windows comprise the remainder of the first floor façade. An addition of an unknown date extends the building to the west and has an entrance from West Franklin.

PROPOSAL DESCRIPTION

- The applicant is proposing to replace the non-original windows with Anderson 100 Series Fibrex windows to fit the original opening.
- Like in-kind repairs or replacement of wood rot, tuck pointing and 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.

Staff Analysis

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.

Replacement of the non-original windows is appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

Applications using tax incentives shall be considered by HDRC and approved by City Council.

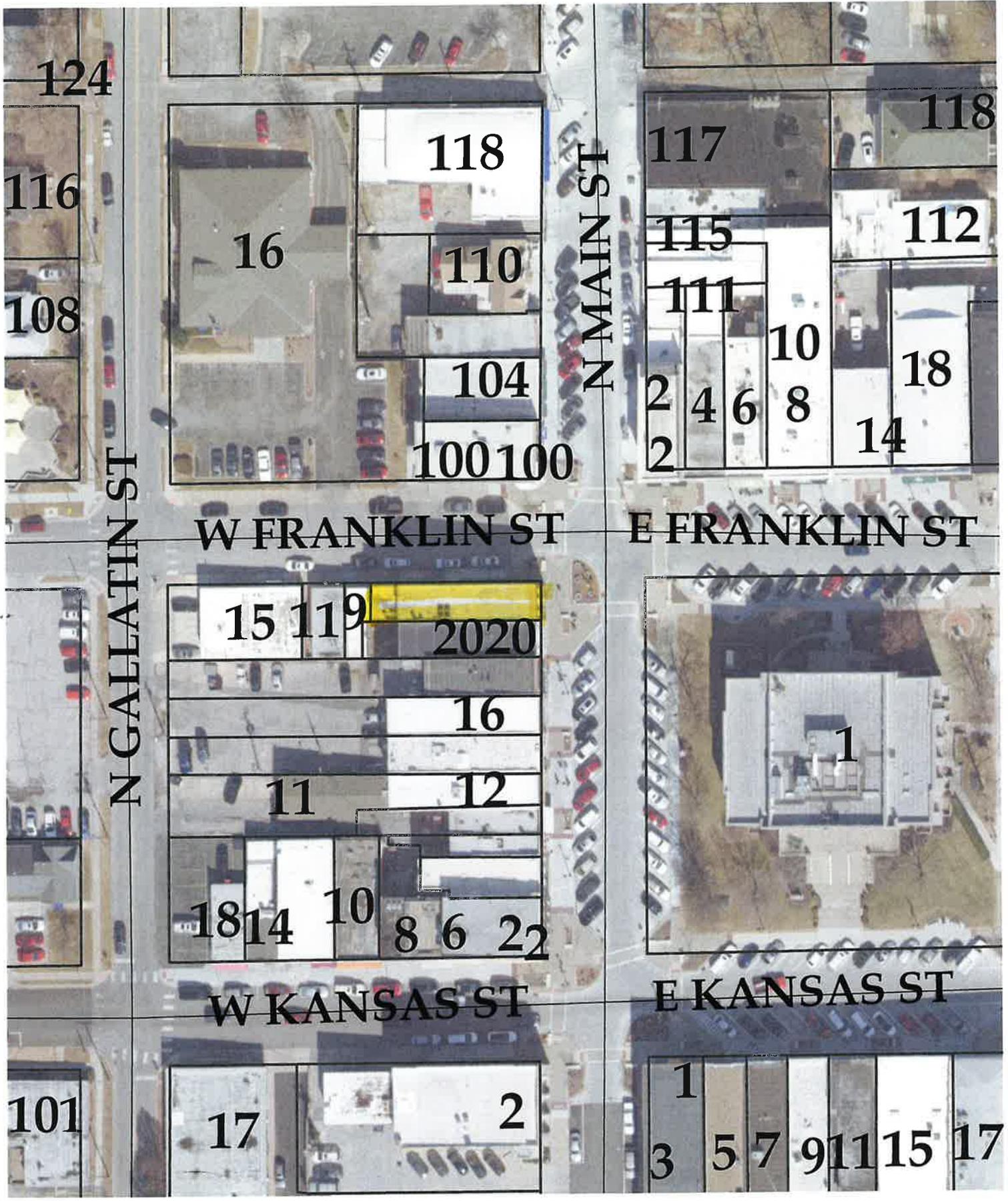
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case # 21-006LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Manufacturers Information on the Windows



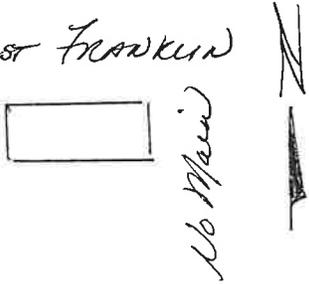


HDRC Case #21-006LS
22 N Main



EXHIBIT A:
 VICINITY MAP

HISTORIC INVENTORY

1. No. 6-D		4. Present Name(s) 22 North Main Street	
2. County Clay		5. Other Name(s) 126 North Main	
7. Location of Negatives Liberty Community Development		16. Thematic Category	
6. Specific Location 22 North Main		17. Date(s) or Period c. 1890	
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		18. Style or Design	
8. Site Plan with North Arrow <i>West Franklin</i> 		19. Architect or Engineer	
9. Negative No. 2-17 & 5-1		20. Contractor or Builder	
10. Site: Building <input checked="" type="checkbox"/> Structure: Object <input type="checkbox"/>		21. Original Use, if apparent Commercial	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use Commercial	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known	
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
15. Name of Established District		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
16. Further Description of Important Features The main facade of this corner building faces east. The entrance door is recessed at the south end of this facade. Glass display windows comprise the remainder of the first floor facade. An addition of an unknown date extends the building to the west and has an entrance from West Franklin Street.		27. Other Surveys in Which Included	
43. History and Significance In 1900 a millinery shop, operated by Mrs. Minnie Duncan was located in this building. In the 1920's it housed the Pyle Hardware Company		28. No. of Stories 2	
44. Description of Environment and Outbuildings Commercial buildings are to the north, south and west of this structure. To the east is the Court House.		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
45. Sources of Information Clay County Centennial Souvenir, 1922, p.37 Heritage of Liberty, 1976, p.66 Liberty Tribune, May 21, 1923		30. Foundation Material	
		31. Wall Construction masonry	
		32. Roof Type & Material flat; tar & gravel	
		33. No. of Bays Front 3 Side	
		34. Wall Treatment Brick	
		35. Plan Shape rectangular	
		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior Exterior <u>good</u>	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		41. Distance from and Frontage on Road 30' on No. Main	
		46. Prepared by PILAND/UGUCCIONI	
		47. Organization Liberty, Comm. Dev.	
		48. Date 4/85 49. Revision Date(s)	

CLAY

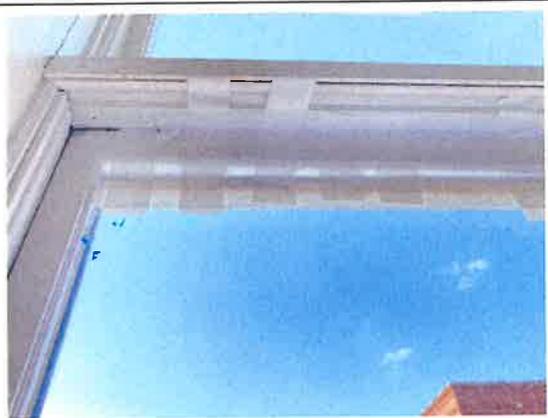
EXHIBIT B

Continuation

HISTORIC INVENTORY

ADDRESS: 22 North Main Street
Liberty, MO





100 SERIES
WINDOWS • DOORS



CONTENTS

100 SERIES WINDOWS & PATIO DOORS

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For warranty information,
visit andersenwindows.com/warranty.



**The MOST RECOGNIZED, TRUSTED
and RECOMMENDED
brand of windows and patio doors.***



**Hanley Wood Builder Brand Use Study
1998-2019
Windows – Wood & Clad-Wood Category**



**Hanley Wood Remodeling Brand Use Study
2006, 2010, 2013, 2015, 2017
Windows – Wood & Clad-Wood Category**



**Awarded Most Environmentally Friendly
Windows 7 years running
2011-2018**



**Andersen Corporation, including its
subsidiaries, has been named a 2019
ENERGY STAR Partner of the Year –
Sustained Excellence Award winner, the
highest honor given by ENERGY STAR,
for continued leadership in protecting
the environment through superior energy
efficiency achievements.**

* 2018 U.S. Homeowner Brand Study of Andersen and Renewal by Andersen brands vs. competitive brands.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

100 SERIES WINDOWS & DOORS

DELIVER BEAUTY, PERFORMANCE & DURABILITY.

ATTRACTIVE CORNER SEAMS.

100 Series products feature **low-visibility corner seams** for a cleaner and more contemporary look.

COLORS THAT LAST.

Durable, factory-finished interiors and exteriors never need painting and **won't fade, flake, blister or peel**, even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS.

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black.**

ENERGY EFFICIENT IN EVERY CLIMATE.

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S., so they can help reduce heating and cooling bills. What's more, Fibrex® composite material **blocks thermal transfer nearly 700 times better** than aluminum.



EASY OPERATION FOR YEARS TO COME.

All 100 Series products are **tested to the extreme** to deliver years* of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE.

Our weather-resistant construction **seals out drafts, wind and water** so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE.*

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner** for real added value.

OWNER2OWNER
LIMITED WARRANTY

DESIGNED FOR PERFORMANCE.

100 Series products are designed to meet or exceed performance requirements in all 50 states†. See pages 103-104 for details.



* Visit andersenwindows.com/warranty for details.

** Units with black, dark bronze or Sandtone interiors have matching exteriors.

† See your local code official for code requirements in your area.

†† 100SHS4066 DPUP IG +50/50 (AAMA/WDMA/CSA 101/1.5.2/A440-08 & -11). Optional PG50 Performance Upgrade is available for most sizes. For more information, visit andersenwindows.com/100series

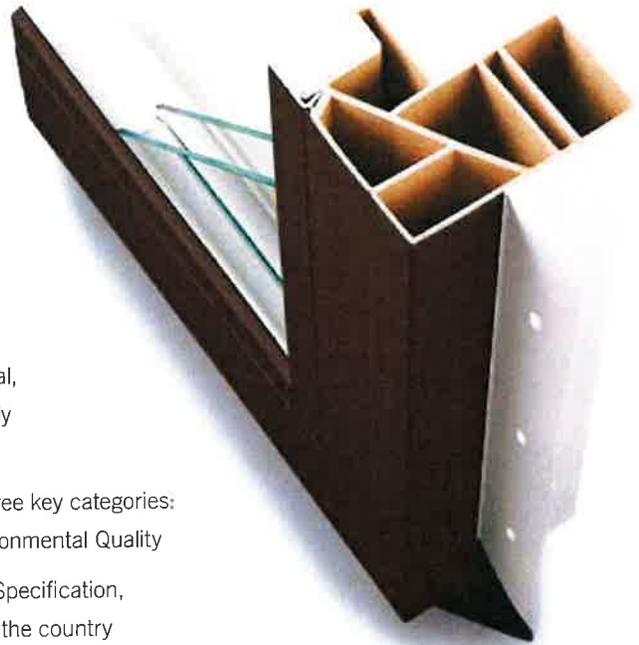
FIBREX® MATERIAL

STRONG ON PERFORMANCE. GENTLE ON THE ENVIRONMENT.

Developed by Andersen, Fibrex® material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it is composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl, so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*



ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams



See how Andersen created Fibrex material at andersenwindows.com/fibrex

* Visit andersenwindows.com/warranty for details.

** When tested against five leading competitors' painted vinyl window products.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS	ENERGY		LIGHT	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
SmartSun™ Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	★★★★☆	★★★★★	★★★★☆	★★★★★
SmartSun with HeatLock® Coating Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	★★★★☆	★★★★★	★★★☆☆	★★★★★
Low-E Outstanding overall performance for climates where both heating and cooling costs are a concern.	★★★★☆	★★★★☆	★★★★☆	★★★★☆
Low-E with HeatLock® Coating Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	★★★★☆	★★★★☆	★★★☆☆	★★★★☆
Sun Outstanding thermal control in southern climates where less solar heat gain is desired.	★★★★☆	★★★★★	★★★☆☆	★★★★☆
Clear Dual-Pane High visibility with basic thermal performance.	★★★☆☆	★★★☆☆	★★★★★	★★★☆☆

Center of glass performance only. Ratings based on glass options available as of June 2019. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

TIME-SAVING FILM

We help protect our products during delivery and construction with a translucent film that peels away for a spotless window.



ADDITIONAL GLASS OPTIONS

Tempered safety glass is available and is standard on gliding patio doors. Sound reducing glass options are also available.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.



Obscure Reed Cascade Fern

Cascade and Reed patterns are only available in a vertical orientation.

Historic District Review Commission

The City of



HDRC Case No. 21-009PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 6, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for a side and back yard privacy fence
 Applicant: Kevin Riordan
 Location: 134 S. Terrace Ave.
 District: Prospect Heights Historic District
 NRHP Status/category: Contributing
 File Date: June 16, 2021

SPECIFIC INFORMATION

SITE HISTORY

A vernacular example of the Craftsman style, the hip roof has wide, overhanging, unenclosed eaves. The porch has a lower hip roof with simple square columns and frieze. The windows vary in size and treatment. There is a shed roof dormer on the left side, and a small hip-roof dormer on the front.

PROPOSAL DESCRIPTION

Construction of two 6 foot tall x 50 feet long cedar wood privacy fence between 130 and 134 S. Terrace

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>11. UDO Design Principle: Fences and decorative walls should be placed and scaled in a manner that does not cover, block, or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls, and sidewalks and those that have acquired significance by virtue of age or craftsmanship should not be removed or destroyed and should be maintained and preserved.</p> <p>Page 36 of DG: “If not visible from the street, board or privacy fences may be considered for back yards when necessary to screen an objectionable view”</p> <p>and 37 of DG: “Horizontal boards, split rails and solid board or privacy fences are not appropriate for the front or side yards”</p>	<p>The proposed fence in the side yard is not appropriate. Staff does not believe the home to the north qualifies an “objectionable view” also, the proposed fence will likely be visible from the street and it is not in the back yard.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

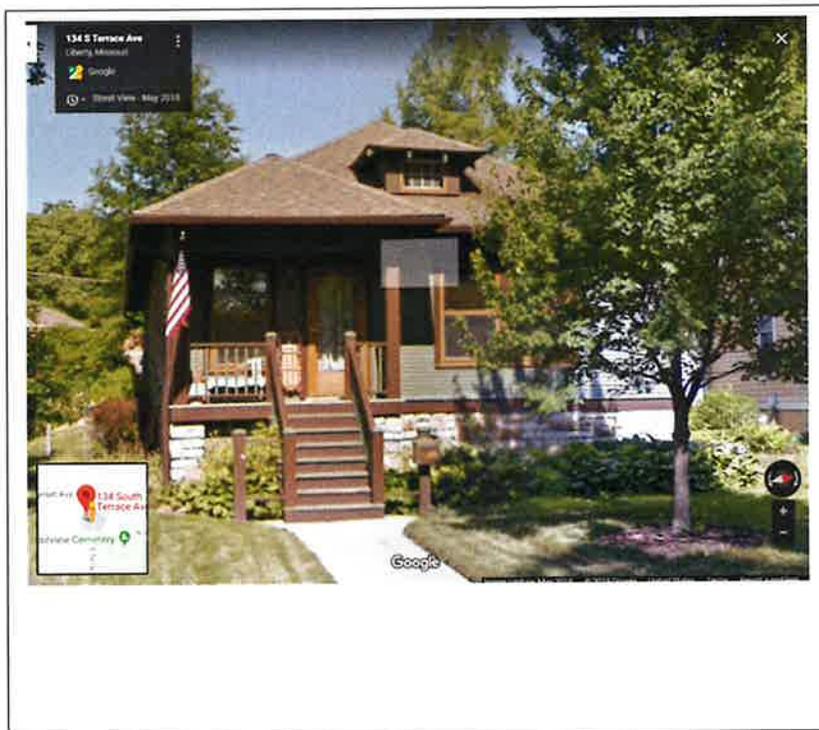
HDRC Case #20-004PH A privacy fence between these two yards was denied by the Commission in July 2020. The applicant at that time was the occupant of 130 S. Terrace Ave.

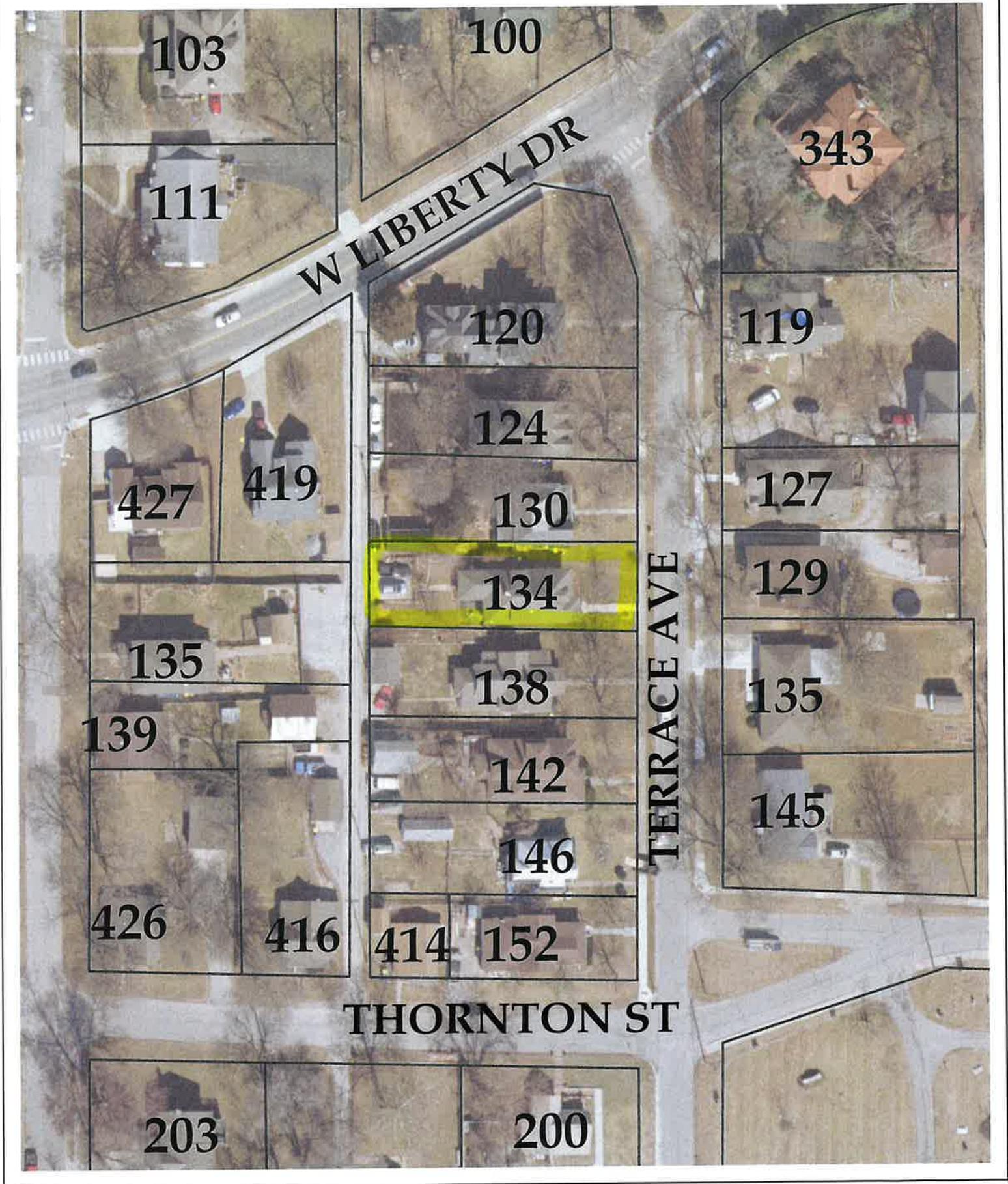
STAFF RECOMMENDATION

The application for a side yard privacy fence does not meet the standards for review and guidelines therefore staff recommends denial of HDRC Case# 21-009PH.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Inventory Data Sheet
- Exhibit C: Site Plan
- Exhibit D: Photos of existing conditions (3 pages)
- Exhibit E: Photo of proposed fence
- Exhibit F: Previously Recommended Landscape Screening
- Exhibit G: Meeting summary from July 20, 2020





HDRC Case #21-009PH
134 S. Terrace Ave.

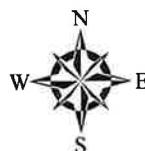
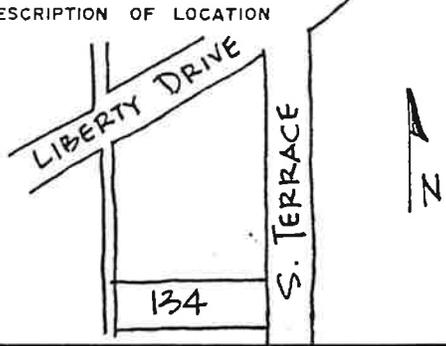


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. <u>H-12</u> 2. COUNTY <u>Clay</u> 3. LOCATION of <u>Liberty</u> NEGATIVES <u>Community Development</u>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>134 S. Terrace</u> 5. OTHER NAME(S)	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S)
5. SPECIFIC LEGAL LOCATION TOWNSHIP <u>31N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD <u>ca. 1913</u>	28. NO. OF STORIES <u>1</u> 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL <u>stone</u> 31. WALL CONSTRUCTION <u>frame</u> 32. ROOF TYPE AND MATERIAL <u>hip; composition shingle</u> 33. NO. OF BAYS FRONT <u>3</u> SIDE <u>4</u> 34. WALL TREATMENT <u>clapboard</u> 35. PLAN SHAPE <u>rectangle</u> 36. CHANGES ADDITION () (EXPLAIN IN NO. 42) ALTERED () MOVED () 37. CONDITION INTERIOR _____ EXTERIOR <u>good</u> 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X)
7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty</u> 8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN <u>Craftsman</u> 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u> 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN <u>Kevin & Karen Riordan</u> 25. OPEN TO PUBLIC? YES () NO (X)	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S)
9. COORDINATES UTM LAT <u>E521,000</u> LONG _____ 10. SITE () STRUCTURE () BUILDING (X) OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES (X) NO () 15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Community Development Director</u> 27. OTHER SURVEYS IN WHICH INCLUDED	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>50"</u>
12. FURTHER DESCRIPTION OF IMPORTANT FEATURES A vernacular example of the Craftsman style, the hip roof has wide, overhanging, unenclosed eaves the porch has a lower hip roof with simple square columns and frieze the windows vary in size and treatment. There is a shed roof dormer on the left side, and a small hip-roof dormer on the front.		PHOTO MUST BE PROVIDED
13. HISTORY AND SIGNIFICANCE A modest example of the Craftsman style, changed in this instance by reducing the porch size in response to the small lot. The house is similar in scale, size, detail, and setting with the other houses on this block of S. Terrace.		5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
14. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A very small lot with no off-street parking. A chain link fence encloses the back yard.		46. PREPARED BY <u>Deon Wolfenbarger</u> 47. ORGANIZATION <u>Community Development</u> 48. DATE <u>4/87</u> 49. REVISION DATE(S)
15. SOURCES OF INFORMATION <u>City water permits</u>		46. PREPARED BY <u>Deon Wolfenbarger</u> 47. ORGANIZATION <u>Community Development</u> 48. DATE <u>4/87</u> 49. REVISION DATE(S)

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

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

EXHIBIT B

Sketch map of location

Site No. H-12

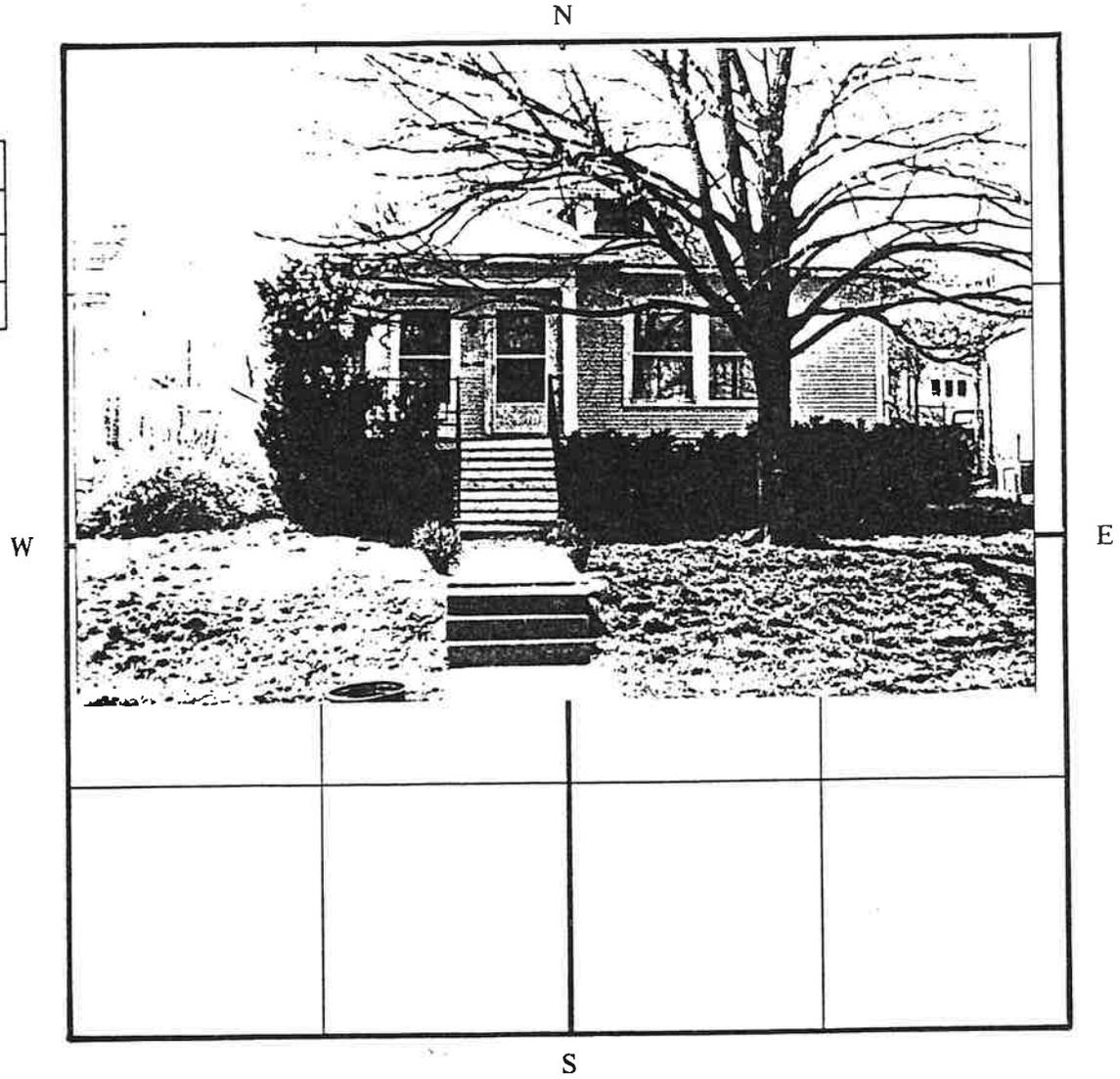
Section 7

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.



Jeanine Thill <jthill@libertymo.gov>

New Fence Drawing

Kevin Riordan <riordan4x5@gmail.com>
To: Jeanine Thill <jthill@libertymo.gov>

Tue, Jun 15, 2021 at 1:33 PM

Jeanine here is a better drawing showing the garage, the alley and how far past the house the fence will extend.

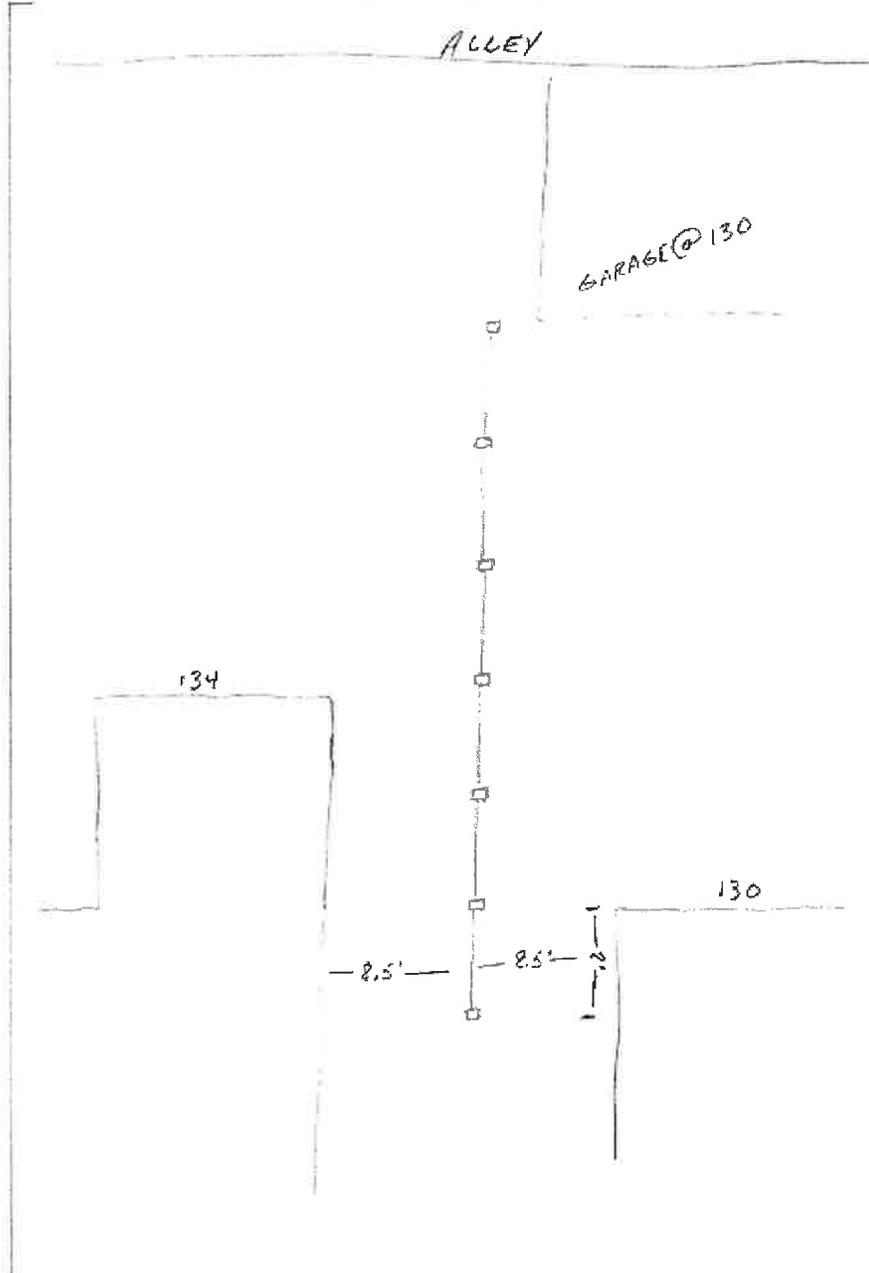


EXHIBIT C



Jeanine Thill <jthill@libertymo.gov>

Fencce

1 message

Kevin Riordan <riordan4x5@gmail.com>

Tue, Jun 15, 2021 at 11:22 AM

To: Jeanine Thill <jthill@libertymo.gov>

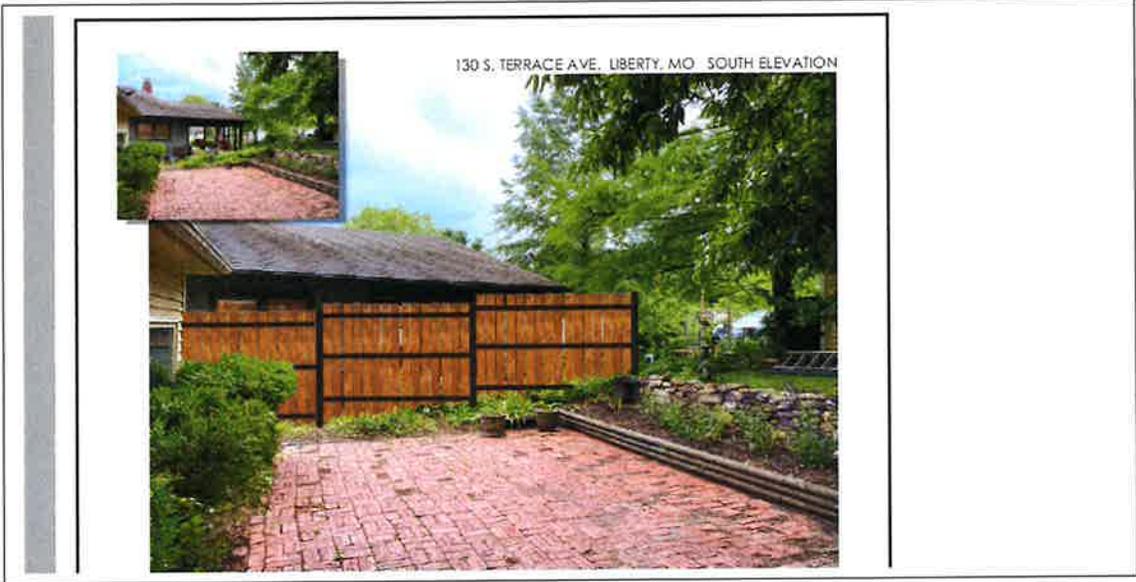
Jeanine here iare the photos you wanted. Nice talking to you again.



EXHIBIT D



130 S. Terrace is not an objectionable view
(Photo Submitted in 2020 with previous application)



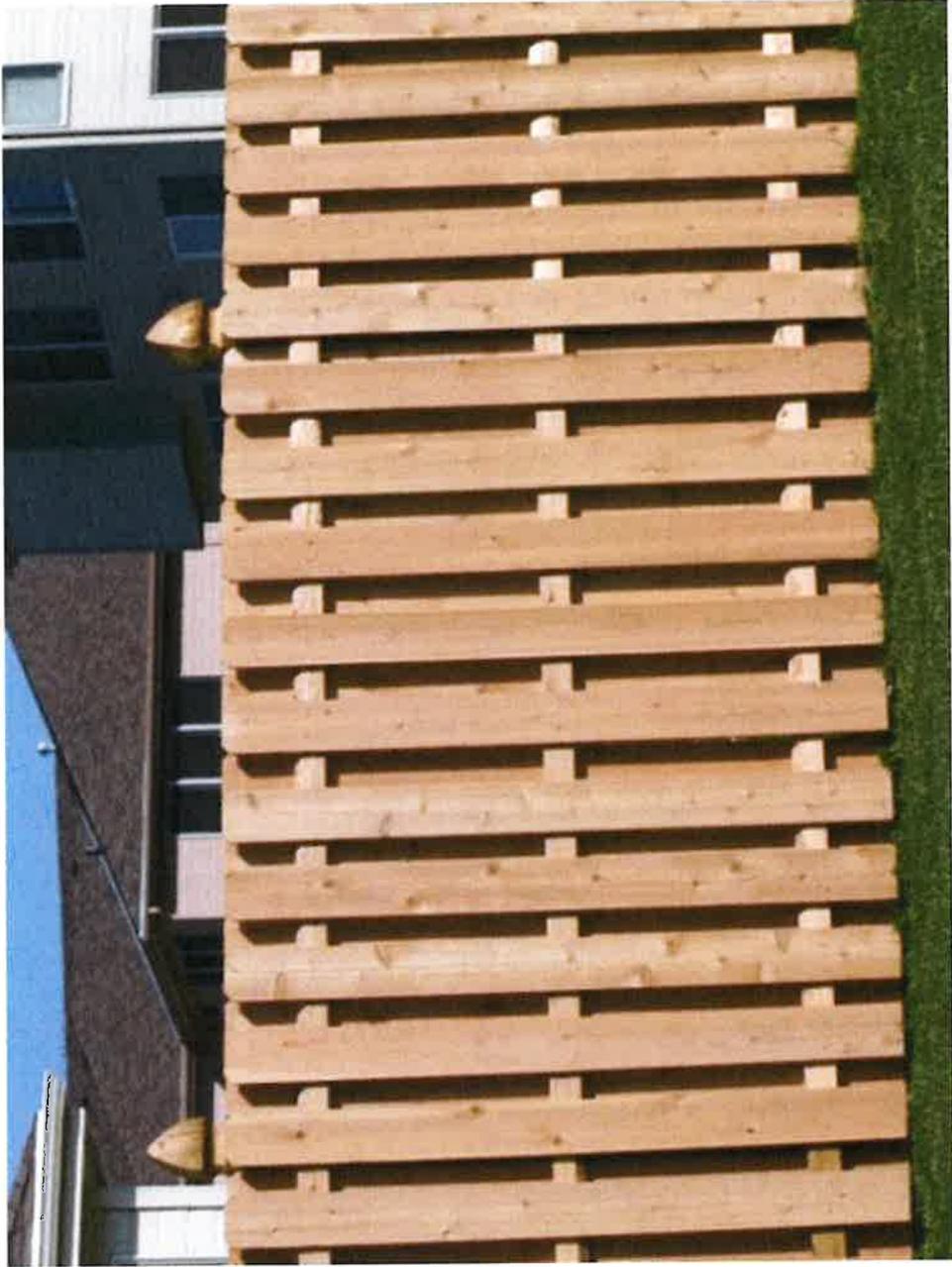


Exhibit E



PRIVACY
WITH PLANTS
 TIPS ON USING PLANTS TO CREATE PRIVACY



Where space is tight, as in a side yard, fast-growing columnar evergreens like Italian cypress and arborvitae or a sheared privet hedge can provide a simple solution for separating adjoining yards or blocking sight lines out a kitchen window.

- *This Old House* website.

16 MAY **18 Best Privacy Shrubs and Fast Growing Privacy Plants**

Posted By Ervin in Gardening



When you are looking for privacy in your garden or lawn, there's bound to be some best plants for

MEETING EXERPT

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

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

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

Absent: Dail Hobbs.

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

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

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

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

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

Staff read from the Design Guidelines that privacy fences are only allowed in the rear yard if screening an objectionable view. Ms. Sharp said if the Commission is not following the Design Guidelines then they are weakening our own guidelines. Commissioner Gilmore said typically when privacy fences are approved it has to screen an objectionable view. It doesn't mean that other screenings such as landscaping aren't possible. Chairman Grundy said we aren't saying there can't be a fence, it just can't be that height and density. A less dense fence or plantings would be appropriate. Commissioner Pozel said she would hate to see the Commission change the guidelines. Commissioner Rinker said he agrees that he would hate to see privacy fences around a full yard, although that isn't what we are considering. Rather than a fence, something could be done with arbors or plant barriers. Applicant Carr said addressing the privacy fence issue should be done at some point. He added two things – the proposed south fence can't be seen from the street and the Commission just approved a privacy fence on Franklin.

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

Commissioner Gilmore made a motion to approve the portion of the application for the privacy fence that shields the alley way but not approve the south fence because it doesn't meet the UDO. The motion was seconded by Commissioner Pozel. The motion passed 7-0-1. There were no objections.

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

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

###

Exhibit G: Meeting Excerpt
From July 21, 2020 for a 6 ft
fence at the same location

Historic District Review Commission

The City of



HDRC Case No. 21-010PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 6, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for replacement door to a window and removal of non-historic material

Applicant: Rob Hulse

Location: 100 S. Terrace Ave.

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: June 24, 2021

SPECIFIC INFORMATION

SITE HISTORY

This Prairie foursquare was built around 1906 and features wide overhanging eaves, a full-width front porch with classical round porch columns, and a hipped roof dormer. A two car garage is situated in the rear. The house sits in a prominent location at the intersection of Liberty Drive, Sunset Drive, and Terrace Avenue.

PROPOSAL DESCRIPTION

The applicant proposes to:

Replace the non-original door on the west elevation with a custom wood one over one window measuring 23 3/4" x 62 1/4" to match the window on the north elevation with trim to match the existing, and also install a metal storm window. It is believed that in approx. 1970 this window was removed and the door added when it was converted to a duplex.

Remove of non-original wood structure on west elevation and the overhang, guttering and existing wood covering to expose the existing basement door.

Like in-kind repair and replacement of lap siding as needed.

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.

Staff Analysis

The existing door does not appear to be original. The custom replacement window will match the style and size of the existing windows and is appropriate

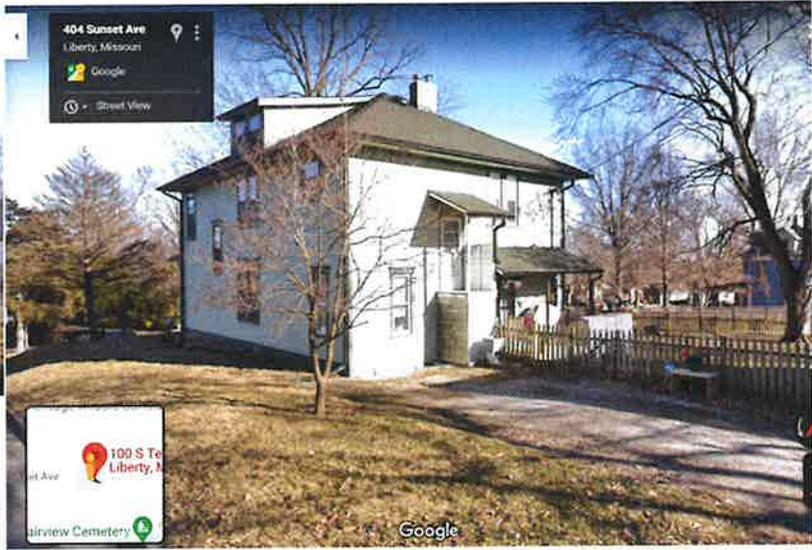
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #21-010PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibits C & D: Photos of existing conditions







HDRC Case #21-010PH
100 S. Terrace Ave.

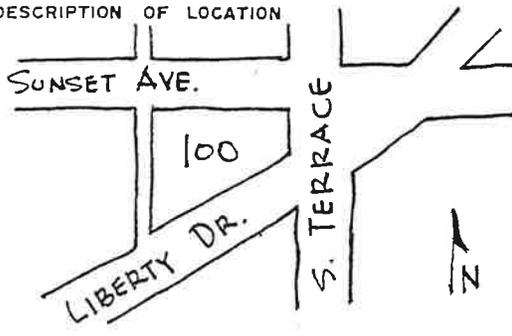


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. H-14a	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 100 S. Terrace Av.
2. COUNTY Clay	5. OTHER NAME(S)
3. LOCATION of Liberty NEGATIVES Community Development	

6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY	28. NO. OF STORIES <u>2</u> 29. BASEMENT? YES (<input checked="" type="checkbox"/>) NO ()
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD ca. 1906	30. FOUNDATION MATERIAL stone
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Prairie 4-square	31. WALL CONSTRUCTION frame
9. COORDINATES UTM LAT <u>N120.700</u> LONG <u>E521.000</u>	19. ARCHITECT OR ENGINEER	32. ROOF TYPE AND MATERIAL hip composition shingle
10. SITE () STRUCTURE () BUILDING (<input checked="" type="checkbox"/>) OBJECT ()	20. CONTRACTOR OR BUILDER	33. NO. OF BAYS FRONT <u>2</u> SIDE <u>2</u>
11. ON NATIONAL REGISTER? YES () NO (<input checked="" type="checkbox"/>)	21. ORIGINAL USE, IF APPARENT residence	34. WALL TREATMENT asbestos shingle
12. IS IT ELIGIBLE? YES () NO (<input checked="" type="checkbox"/>)	22. PRESENT USE residence	35. PLAN SHAPE <u>square</u>
13. OF ESTAB. HIST. DISTRICT? YES () NO (<input checked="" type="checkbox"/>)	23. OWNERSHIP PUBLIC () PRIVATE (<input checked="" type="checkbox"/>)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (<input checked="" type="checkbox"/>) MOVED ()
14. DISTRICT POTENTIAL? YES (<input checked="" type="checkbox"/>) NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN	37. CONDITION INTERIOR _____ EXTERIOR <u>fair-good</u>
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (<input checked="" type="checkbox"/>)	38. PRESERVATION UNDERWAY? YES () NO (<input checked="" type="checkbox"/>)
16. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	26. LOCAL CONTACT PERSON OR ORGANIZATION	39. ENDANGERED? BY WHAT? YES () NO (<input checked="" type="checkbox"/>)
17. OTHER SURVEYS IN WHICH INCLUDED	27. OTHER SURVEYS IN WHICH INCLUDED	40. VISIBLE FROM PUBLIC ROAD? YES (<input checked="" type="checkbox"/>) NO ()
18. DISTANCE FROM AND FRONTAGE ON ROAD <u>50'</u>	41. DISTANCE FROM AND FRONTAGE ON ROAD <u>50'</u>	42. PHOTO MUST BE PROVIDED

2. FURTHER DESCRIPTION OF IMPORTANT FEATURES A Praire 4-square, noted by its boxy floorplan and wide, overhanging hip-roof eaves, with classical round porch columns on the one-story, hip-roof porch. There is a front, hip-roof dormer with 4 narrow windows, and a left shed-roof dormer. Tehre is a central interior fireplace.	PHOTO MUST BE PROVIDED
--	------------------------

3. HISTORY AND SIGNIFICANCE Although somewhat modified by the siding alteration, the house is important nonetheless for its pivitol location at an intersection. Directly in front of a traffic light, it is part of the character of the historic area due to its size, setting, and design.	
--	--

4. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The odd-shaped lot is bounded on three sides by streets, and in the rear by an alley. The house is set high up from the streets. There are several mature evergreens. A rear, gable-roof, clapboard garage is reached by the alley.	
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5. SOURCES OF INFORMATION City water permits	46. PREPARED BY Deon Wolfenbarger
47. ORGANIZATION Community Development	48. DATE 4/87
49. REVISION DATE(S)	EXHIBIT B

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102
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. H-14a

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.

N

S

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.

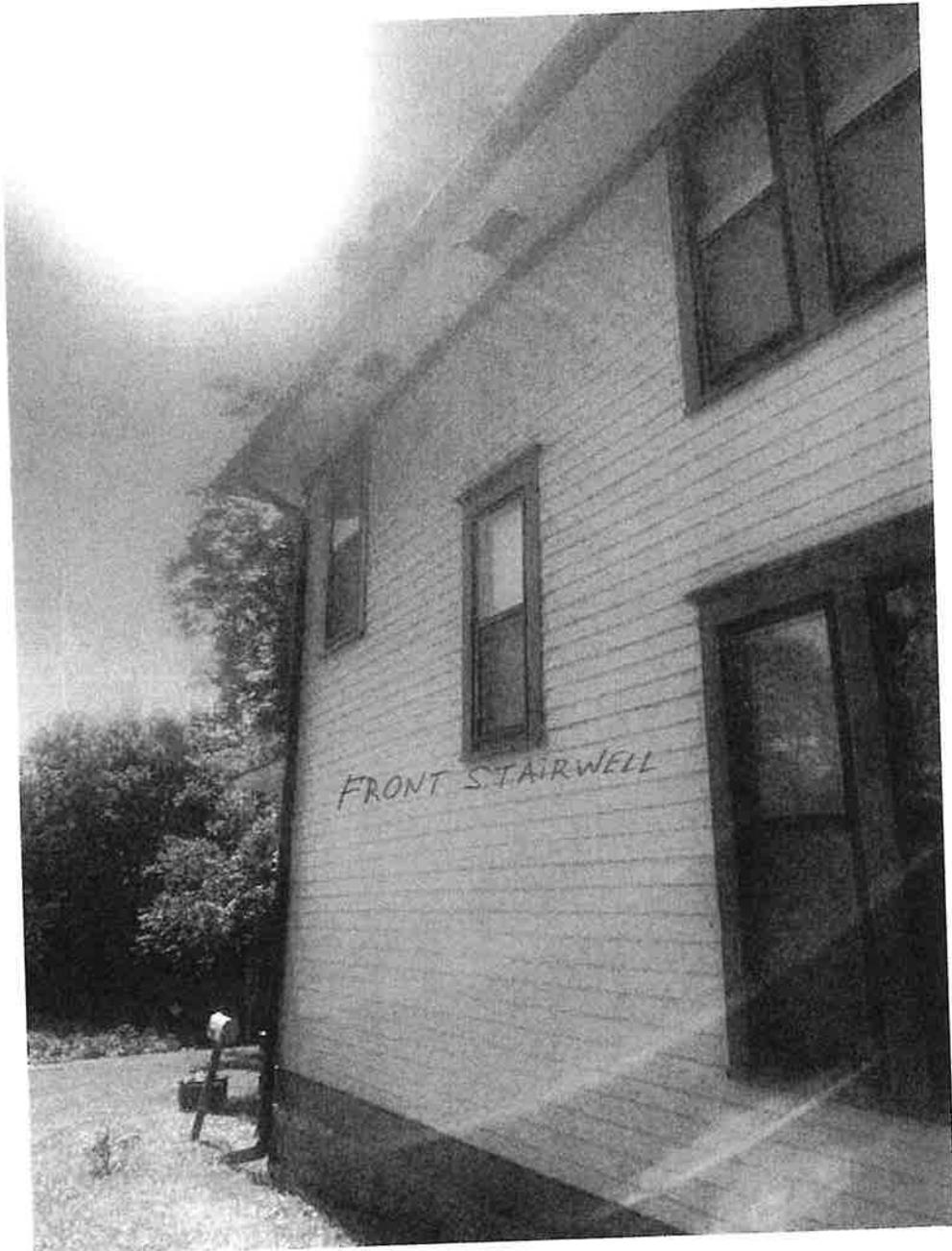


THE NEW WINDOW
WILL BE SET AT THE
SAME HEIGHT AS THE
FRONT STAIRWELL
SINCE THIS IS THE
BACK STAIRWELL.

REMOVING OVERHANG,
GUTTERING AND
EXISTING WOOD
COVERING TO EXPOSE
BASEMENT DOOR.

VIEWING WEST SIDE

EXHIBIT C



VIEWING
NORTH
SIDE

NEW WINDOW
DIMENSIONS:
23³/₄" x 62¹/₄"
ALL WOOD WINDOW
CUSTOM MADE BY
WESTIN MILLWORK Co.

FRONT STAIRWELL

Historic District Review Commission

The City of



HDRC Case No. 21-012J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 6, 2021

GENERAL INFORMATION

Application: After the Fact Certificate of Appropriateness for new shed

Applicant: Craig Johnson

Location: 407 N. Lightburne

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: June 28, 2021

SPECIFIC INFORMATION

SITE HISTORY

Built in 1912 this Colonial Revival is similar to 403 and 321 N. Lightburne. There is an asymmetrically placed front entrance below a Dutch gambrel on the west façade. The French doors serve as a secondary entrance on the southwest end. A brick chimney is offset to the right.

PROPOSAL DESCRIPTION

The applicant built a 10'X8' steel shed and placed it in the rear yard of the home, it is not visible from the street. Wood sheathing will be installed to complement the materials of the house. See Exhibit C for photos of existing conditions
See Exhibit D for the manufacturer's information

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
11. UDO Design Principle: New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and	The design of the shed is simple, and appropriate in scale. The exterior, if sheathed in wood, will be in harmony with the neighboring structures.

streetscapes. Style of architecture will not be controlled only to ensure that their exterior design, materials and color are in harmony with neighboring structures.

PREVIOUS CASES / ADDITIONAL INFORMATION

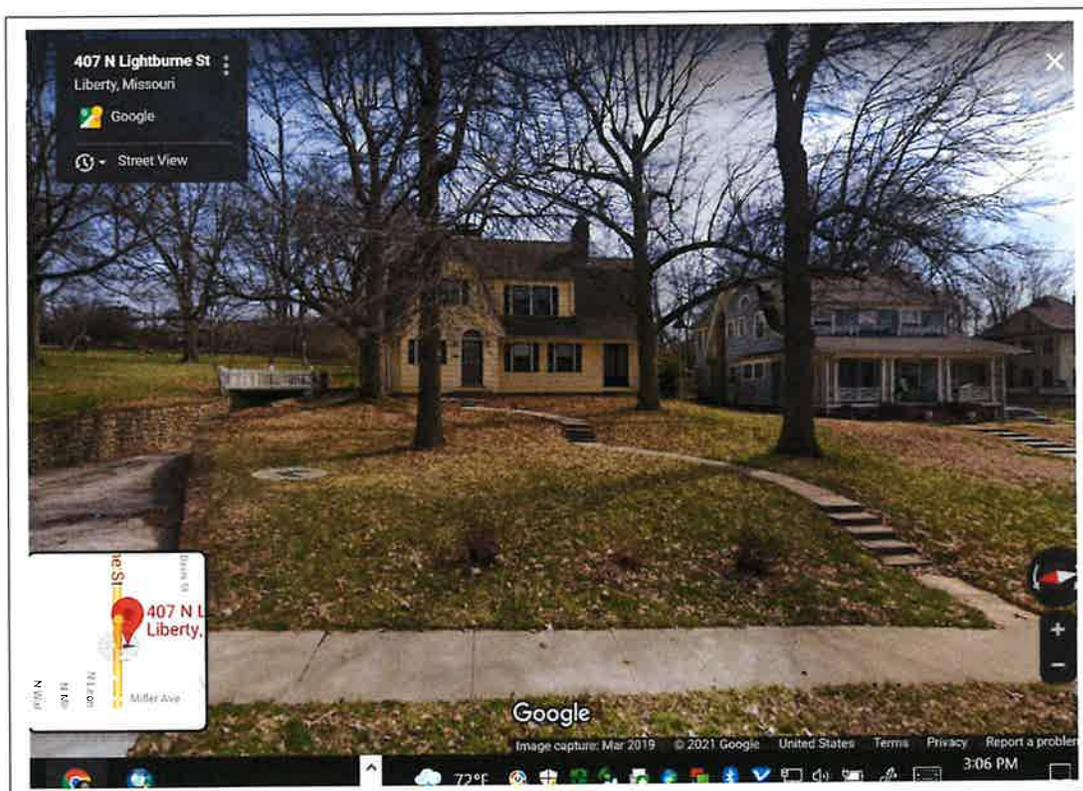
The setbacks of the new proposed location of the shed have been approved by the Planning department.

STAFF RECOMMENDATION

With the stipulation that the shed is sheathed in a wood material compatible with the home and it is moved to the new proposed location to meet the setback requirements, the application meets the standards for review or the Historic District Guidelines, therefore staff recommends approval of HDRC case #21-012J

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions (3 pages)
4. Exhibit D: Manufacturers Information
5. Exhibit E: Site plan
6. Exhibit F: Proposed wood sheathing





HDRC Case #21-012J
407 N. Lightburne



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll B #16</p> <p>2. COUNTY Clay</p> <p>LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 407 N. Lightburne</p> <p>5. OTHER NAME(S)</p>	1. NO. Roll B #16 2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 407 N. Lightburne 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
<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 <div style="border: 1px solid black; padding: 5px; margin: 5px;"> </div> </p> <p>9. COORDINATES UTM LAT _____ LONG _____</p> <p>10. SITE () STRUCTURE () BUILDING (X) OBJECT ()</p> <p>11. ON 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. 1912</p> <p>18. STYLE OR DESIGN Colonial Revival</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 J.G. and L. Denny</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 2</p> <p>29. BASEMENT? YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL brick</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL Dutch gambrel asphalt shingle</p> <p>33. NO. OF BAYS FRONT 3 SIDE 1</p> <p>34. WALL TREATMENT weatherboard</p> <p>35. PLAN SHAPE rectangular</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()</p> <p>37. CONDITION INTERIOR unknown EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 30' N. Lightburne</p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Similar to 403 and 321 N. Lightburne. Asymmetrically placed front entrance below a Dutch gambrel, west façade. French door as secondary entrance, south-west end. Brick chimney, offset right.</p>	<div style="border: 2px solid black; padding: 20px; width: 100%;"> <p style="font-size: 24px; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>	
<p>43. HISTORY AND SIGNIFICANCE See 321 N. Lightburne</p>		
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Drive to north of structure that leads to a shed. Located in a neighborhood consisting of late 19th and early 20th century housing stock.</p>		
<p>SOURCES OF INFORMATION water permit # 7-0790 8/5/12 Gilbert Denny</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. PHOTO DATE(S) 8/10/12</p>	
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4096</p>		
<p>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</p>		



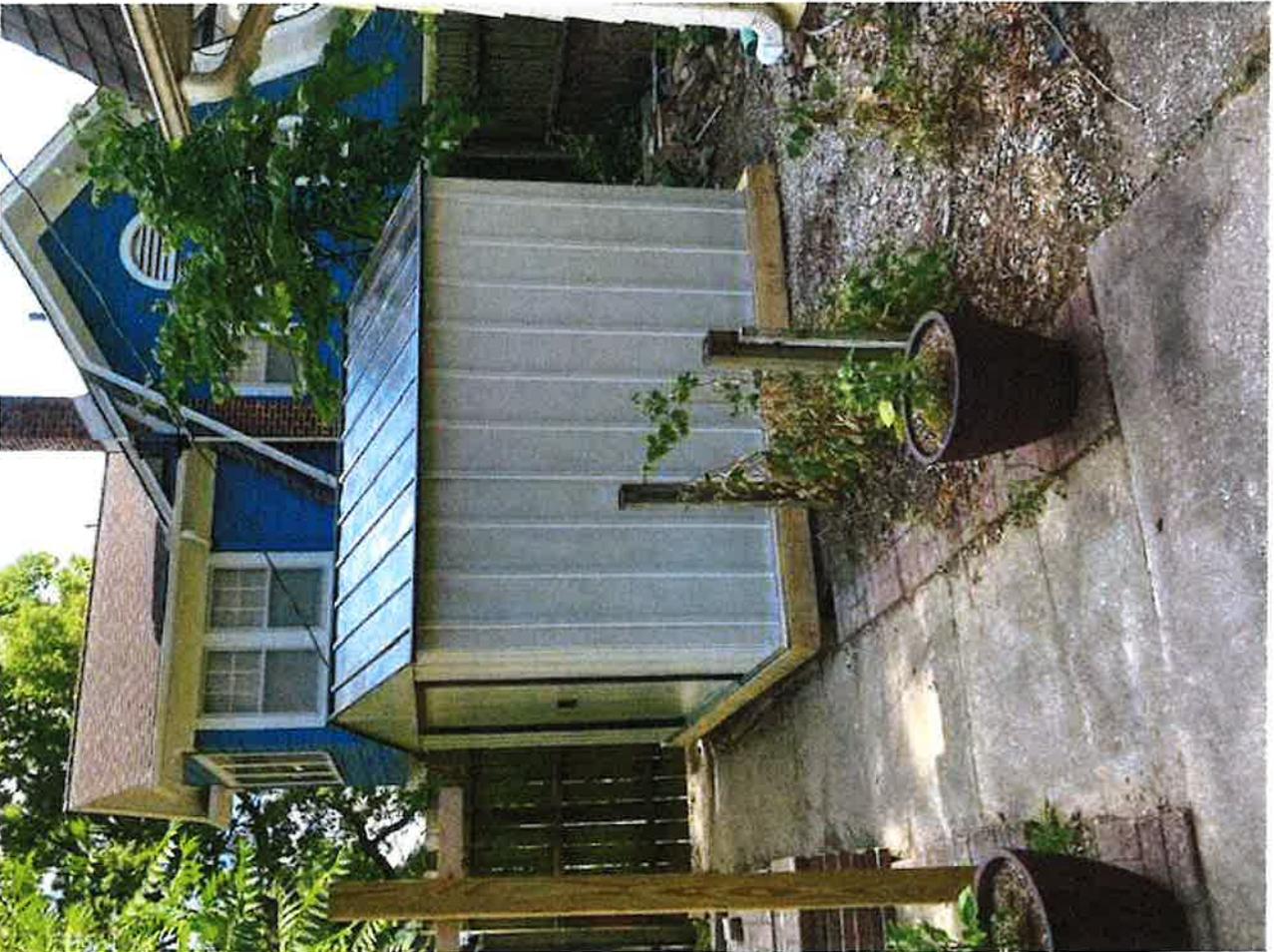
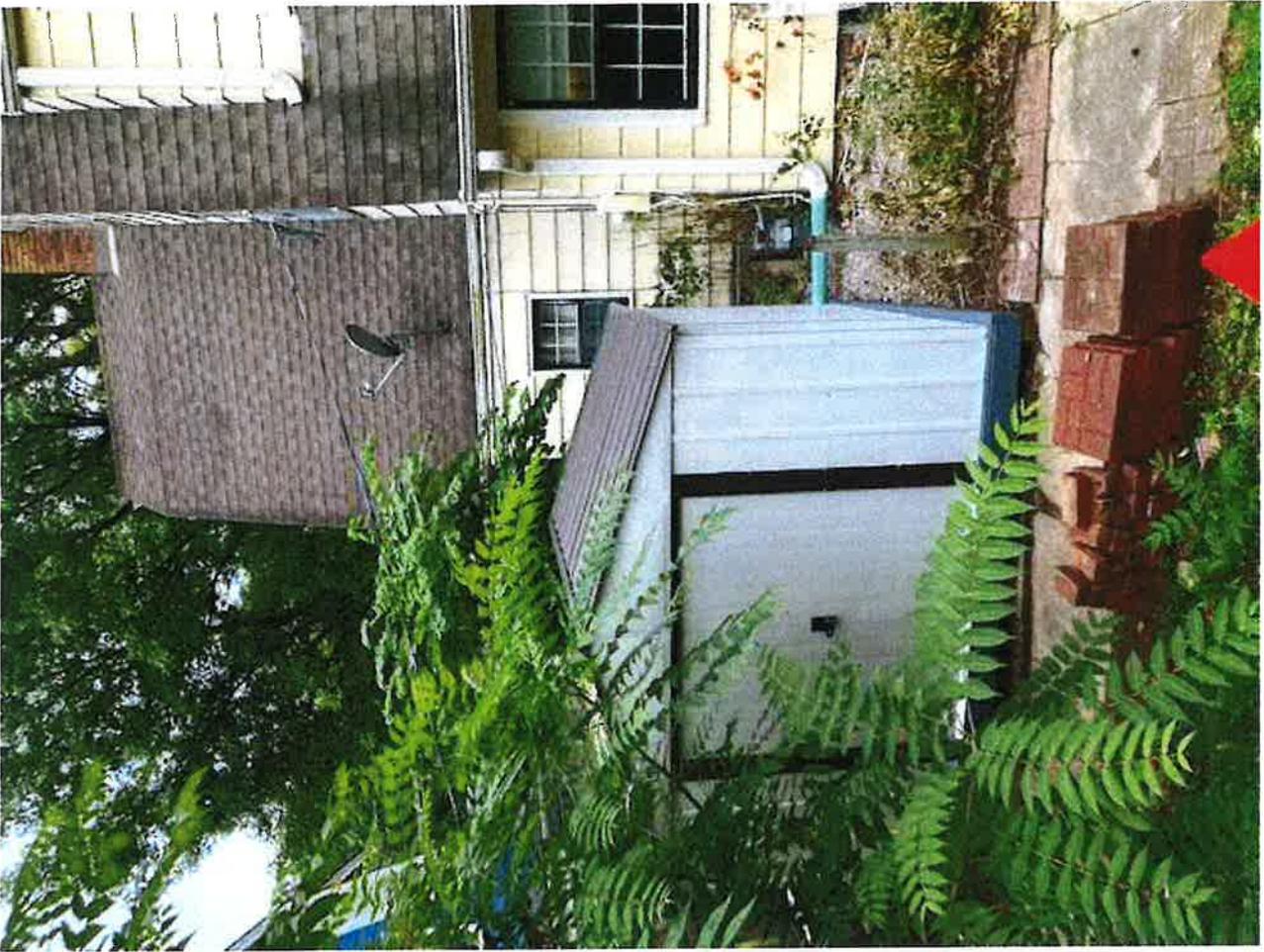


EXHIBIT C





Not visible from the street at any angle.



location of shed -
Not visible from the street at any angle.

717420218

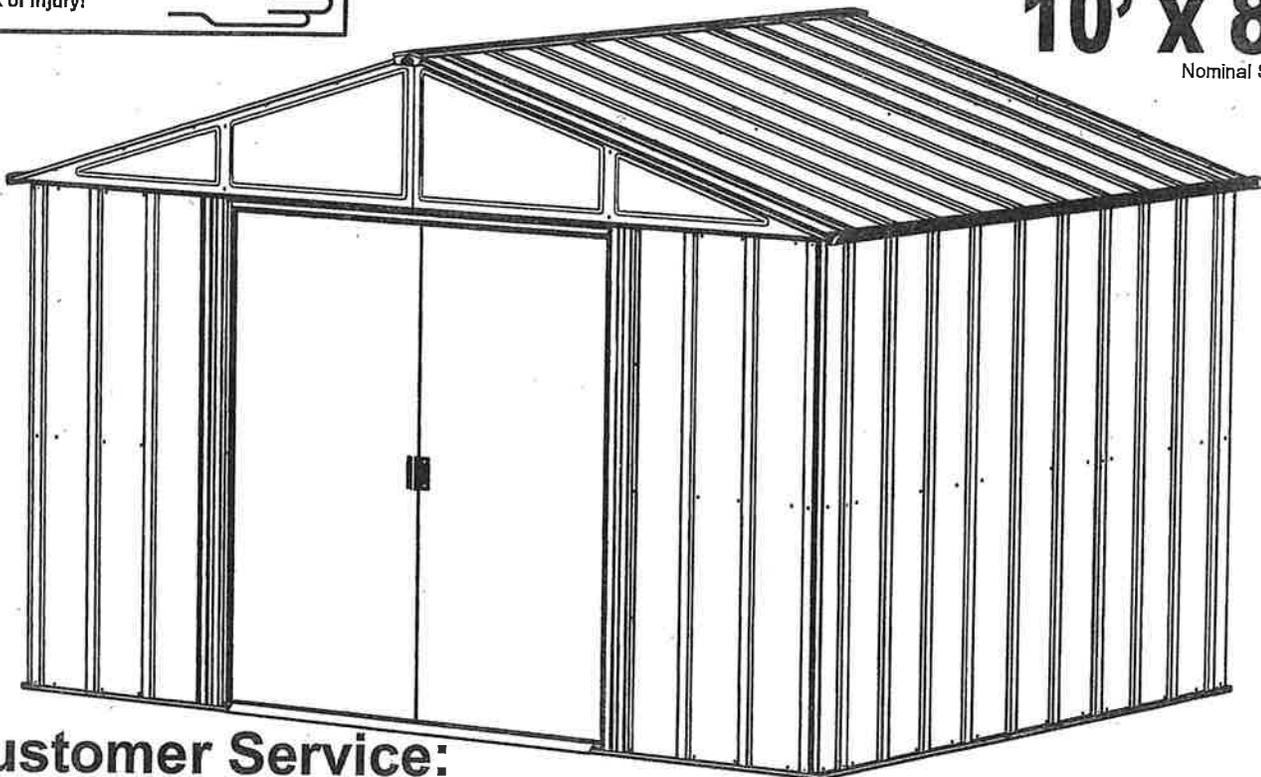
Owner's Manual & Assembly Guide



www.arrowsheds.com

Model No. **AR108** **LW108**
LW108LM

10' x 8'
Nominal Size



Customer Service:
1-800-851-1085 or
assist@arrowsheds.com

Base Size	121" x 92 3/4" 307,3 cm x 235,6 cm
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For proper base construction see page 12

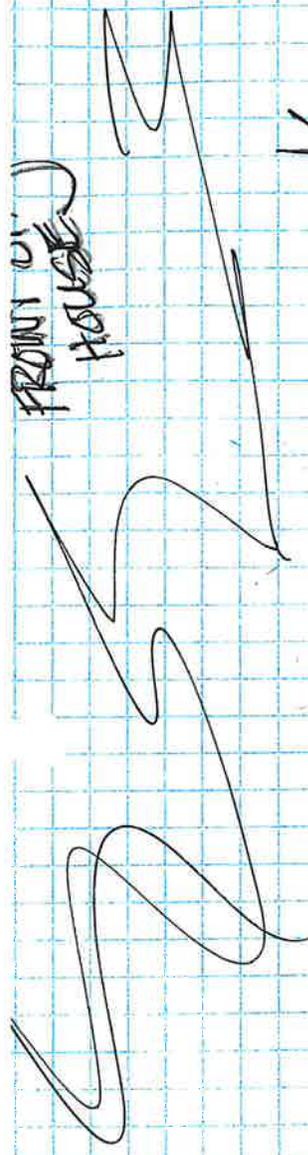
BUILDING DIMENSIONS

† Size rounded off to the nearest foot

Approx. † Size	Storage Area		Exterior Dimensions (Roof Edge to Roof Edge)			Interior Dimensions (Wall to Wall)			Door Opening	
			Width	Depth	Height	Width	Depth	Height	Width	Height
10' x 8'	74 Sq. Ft.	440 Cu. Ft.	123 1/4"	95 1/4"	81 3/8"	118 1/4"	90"	80 1/8"	55 1/2"	60"
3,0 m x 2,3 m	6,9 m ²	12,5 m ³	313,1 cm	241,9 cm	206,7 cm	300,4 cm	228,6 cm	203,5 cm	141,0 cm	152,4 cm

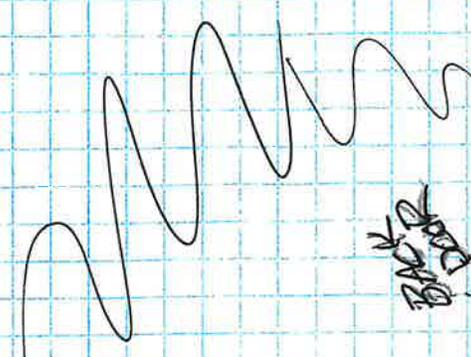
* See Inside for Detailed Safety Information.

FRONT OF HOUSE

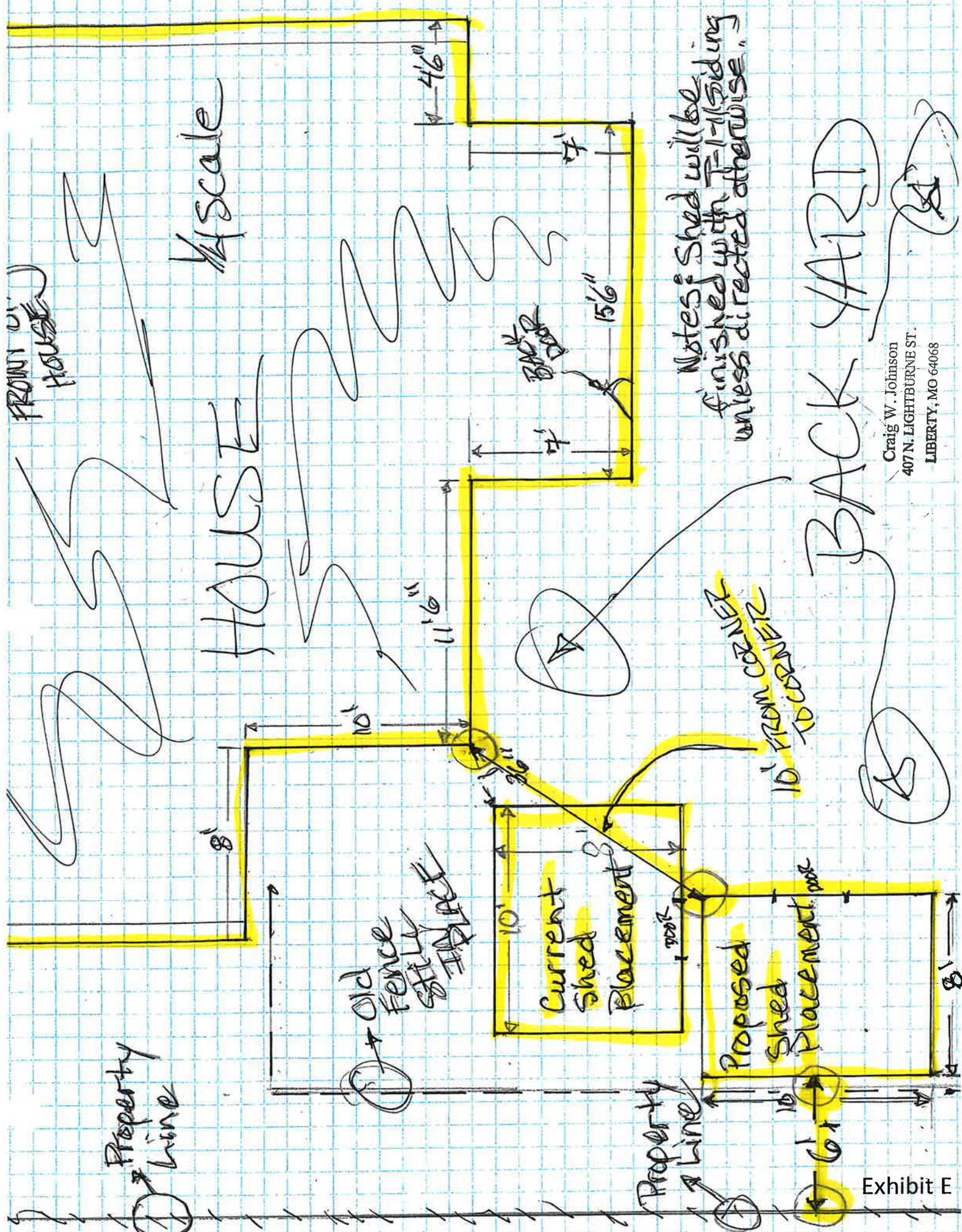


1/4 scale

HOUSE



BACK OF HOUSE



Notes: Shed will be finished with T-1-11 siding unless directed otherwise.

BACK YARD

Craig W. Johnson
407 N. LIGHTBURNE ST.
LIBERTY, MO 64068

Exhibit E



T-1-11 wood siding
To be Horizontal
on Shed

EXHIBIT F