



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

**November 16, 2021
5:30 pm
City Hall, Council Chambers**



HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda
November 16, 2021
5:30 p.m.
City Hall, Council Chambers

Call to Order

I. Roll Call

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

II. HDRC Case #21-024J Consideration of a Certificate of Appropriateness for new windows, gutters and siding at 239 N. Lightburne, Jewell Historic District.

III. HDRC Case #21-020J Consideration of a Certificate of Appropriateness exterior alterations and like in-kind repairs and replacements at 462 E. Kansas, Jewell Historic District. A 353 Tax Abatement project.

IV. Approval of Meeting Summary: November 2, 2021 HDRC Meeting Summary

V. Other Business

Administrative Approvals since the November 2, 2021 meeting:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
November 2, 2021
City Hall, Council Chambers
5:30 p.m.

Roll Call: John Carr, Vern Drottz, Aimee Gray, Mike Gilmore, Matt Grundy, Dail Hobbs, Martha Reppert, Brett Rinker, Doug Wilson

Present: Matt Grundy, John Carr, Vern Drottz, Aimee Gray, Martha Reppert, Doug Wilson

Absent: Mike Gilmore, Dail Hobbs, Brett Rinker

Applicants Present: Diane Leader, A3G Architects representing 500 W. Franklin, and Sam Lodhi, owner of 239 N. Lightburne

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

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

HDRC Case #21-021D Consideration of a Certificate of Appropriateness for an addition at 500 W. Franklin, Dougherty Historic District. A 353 Tax Abatement project.

- Ms. Gray will recuse herself from voting on this case as the architect for the project. She said she would be happy to answer any questions.
- Vice Chairman Carr said he thinks this is a good application and a great addition to the home.
- Ms. Gray was asked if the existing siding is distressed. She said it was.
- She was asked if the outside miters will work with the existing exposures. Ms. Gray said she believes it will work, adding that she has watched several videos that showed it would work. They only come in 12" lengths. She said it would be better to have it mitered.
- Commissioner Drottz asked if they make the scalloped profile. She said they do not.
- Chairman Grundy said the mitered edge, rather than the boxed-out edge, would keep the profile.

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 Drottz. The motion passed 6-1-0 with Commissioner Gray abstaining from the vote.

HDRC Case #21-022J Consideration of an After-the-Fact Certificate of Appropriateness for new vinyl windows at 239 N. Lightburne, Jewell Historic District.

- Mr. Lodhi said that this is a rental property and the renters were neglecting the property and he was having difficulty getting them out of the home, due to the Covid-19 non-eviction mandate.

- He is requesting that the Commission approves the vinyl windows. He commented that he can add grills or aluminum windows to make them look more ascetically pleasing. The windows that he removed were not original to the home and were leaking.
- Vice Chairman Carr said he appreciates his conciliatory approach. The guidelines specifically say that vinyl cannot be approved. He agrees with Staff that the Commission cannot approve this application.
- Commissioner Wilson said it's a neat house and it's a shame that he doesn't take care of it. It is in the historic district and the Commissioners are volunteers that serve to protect the district. The applicant is putting in junk windows and isn't even close to getting an approval, in his mind.
- Commissioner Gray asked if there were pictures of the windows before they were removed. Ms. Thill said there were some photos in the packet which were provided by the applicant of the non-historic windows.
- Chairman Grundy said vinyl windows are specifically prohibited, and the Commission couldn't approve them if they wanted.
- The applicant asked if the Commission can approve the size of the smaller window on the North side of the home, as it is a bathroom and the smaller window would allow for more privacy.
- Chairman Grundy said having the windows fit in the original opening is important. Curtains would be appropriate to provide privacy.

A motion was made by Commissioner Gray to **deny** the application as presented because it does not meet the UDO and Design Guidelines. The motion was seconded by Commissioner Wilson. The motion passed 7-0-0.

Commissioner Drottz suggested that we should send him types of windows that have been approved in the past. Staff will follow up with the applicant.

Approval of Meeting Summary: October 5, 2021 HDRC Meeting Summary

A motion was made by Commissioner Reppert to approve the October 5, 2021 Meeting Summary as presented. The motion was seconded by Commissioner Wilson. The motion passed 7-0-0.

Other Business

Preservation Plan Implementation – Priorities

- Ms. Thill said a copy of the Preservation Plan Implementation chapter was emailed to every Commissioner. She said we do not need to discuss in depth tonight, but asked that they be prepared to start discussing priorities at the upcoming meetings.
- Vice Chairman Carr said updating and tweaking guidelines should be a priority, in his opinion.
- Also, Vice Chairman Carr said we might want to specify that the new storm windows should be blind stop rather than overlap. A good example is at 400 E. Kansas, where overlaps were installed and they do not look good; that style goes to the edge of the frame. We should encourage blind stop rather than overlap. Adding that we may want to codify that so we can see the architectural trim. It is the difference between ordinary and extraordinary.

Administrative Approvals since the October 5, 2021 meeting:

- 430 E. Franklin - Like in-kind repairs to porch and gutters; HDRC Case #21-021J
- 327 Harrison Like in-kind storm windows HDRC Case 21-012PH

Miscellaneous matters from the Commission:

- None

Miscellaneous matters from Staff:

- We will have several agenda items on Nov. 16th, please let staff know if you are able to attend or not.

The meeting adjourned at 6:12 p.m.

Historic District Review Commission

The City of



HDRC Case No. 21-024J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 16, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for new aluminum wood clad windows

Applicant: Sam Lodhi

Location: 239 N. Lightburne

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: November 4, 2021

SPECIFIC INFORMATION

SITE HISTORY

A variation of the gable front-and-wing house, this home has a new addition at its south east end. Open porch placed within the L of the two wings and supported by wooden posts. Window box, west façade, also non- original. Brick chimney, offset right. Built in 1912. Style: Folk House: Gable-Front & Wing.

PROPOSAL DESCRIPTION

- Replace the recently installed vinyl windows with aluminum wood clad windows. The windows that were not replaced most recently will remain.
- Like in-kind replacement of siding, matching the same reveal and material as the existing. See Exhibit C.
- Install new exterior doors on the front and back of the home. See last page of Exhibit C for proposed options.
- Install 5” seamless aluminum gutters with downspouts. These will only be installed on the areas where there is currently no guttering.

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 | The proposed aluminum clad-wood double hung windows are appropriate. |

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.

The proposed exterior doors are simple in style and are appropriate.

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.

The proposed siding will match the existing with the same reveal and is appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case#21-022J After the Fact application for vinyl windows was denied on November 2, 2021

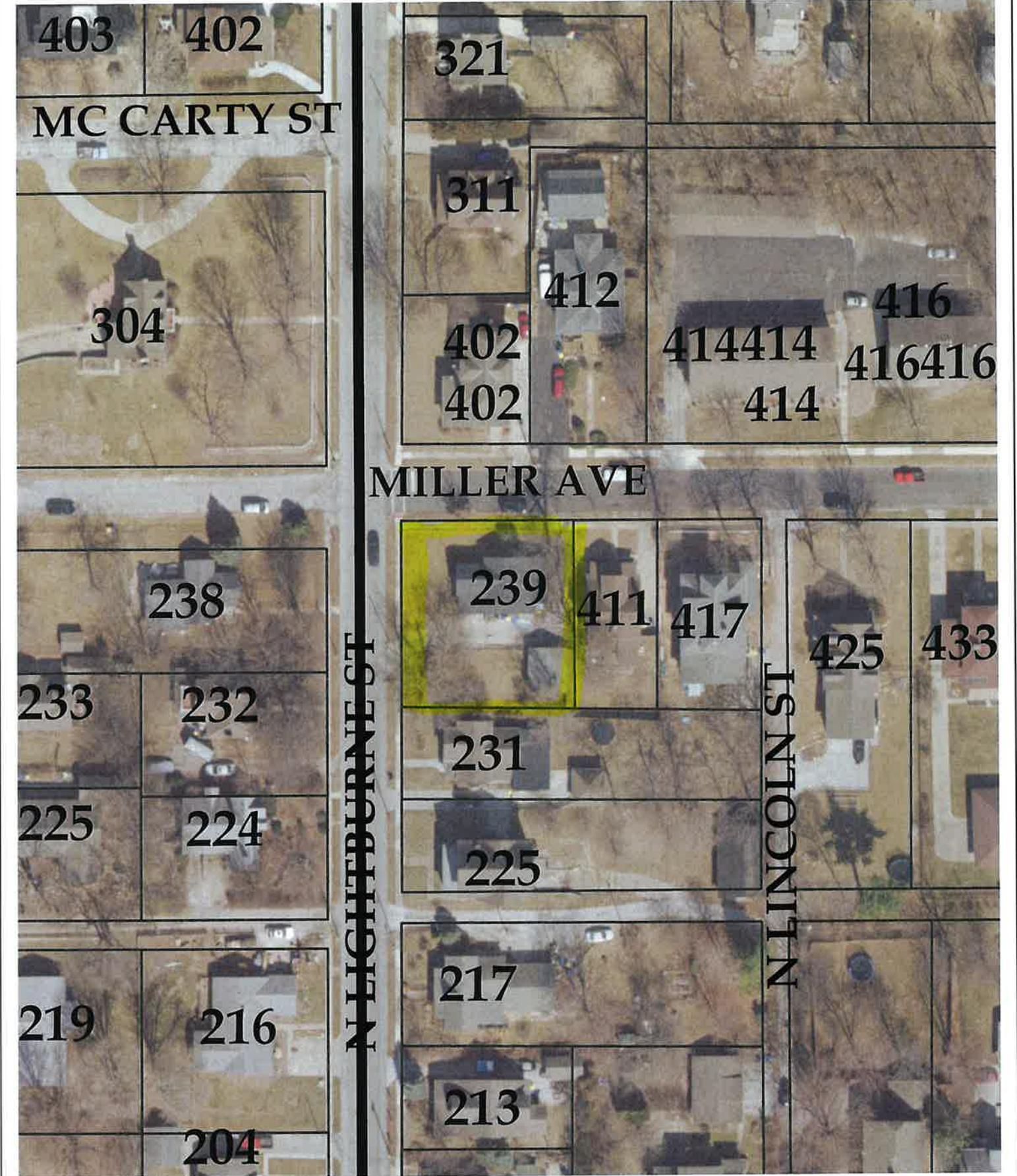
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC Case #21-024J

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Information on proposed windows, doors, gutters and siding (7 pages)





HDRC Case #21-024J
239 N. Lightburne

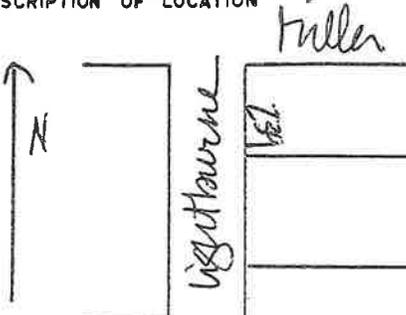


EXHIBIT A:
VICINITY MAP

COURT OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

| | |
|---|---|
| Roll B #12 COUNTY Liberty LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev. | 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 239 N. Lightburne 5. OTHER NAME(S) |
|---|---|

| | | |
|---|---|---|
| 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  9. COORDINATES LAT _____ LONG _____ UTM _____ 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 | 16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD c. 1912 18. STYLE OR DESIGN Folk House: Gable-Front-&Wing 19. ARCHITECT OR ENGINEER unknown 20. CONTRACTOR OR BUILDER unknown 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Barbara and Brenda Reeves 1101 W. Forest, Excel. Sprngs. 25. OPEN TO PUBLIC? YES () NO (X) | 28. NO. OF STORIES 1 1/2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL concrete 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL gable/asphalt shingle 33. NO. OF BAYS FRONT 2 SIDE 2 34. WALL TREATMENT weatherboard 35. PLAN SHAPE rectangular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) 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 20' N. Lightburne |
|---|---|---|

| | |
|---|---------------------------------|
| 42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A variation of the gable-front-and-wing house, this home has a new addition at its south-east end. Open porch placed within the "L" of the two wings and supported by wooden posts. Window box, west façade, also non-original. Brick chimney, offset right. | PHOTO MUST BE PROVIDED |
|---|---------------------------------|

| | |
|---|------------------|
| 43. HISTORY AND SIGNIFICANCE See 402 Doniphan Street | 5. OTHER NAME(S) |
|---|------------------|

| | |
|--|---|
| 44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Cement drive to south leading to a two bay gabled, cement block garage. Located in a neighborhood consisting of late 19th and early 20th century housing stock. | 6. TOWNSHIP RANGE SECTION |
|--|---|

| | |
|--|---|
| SOURCES OF INFORMATION Water permit # 7-1070 4/15/12 Dewey Dillon | 46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev. 48. DATE SPR. 86 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

EXHIBIT B

Pella® Lifestyle Series Wood Double-Hung Window

4.15 ★★★★★ (Based on 1889 Reviews)

Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home – from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Optional integrated security sensors for added peace of mind.
- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.



Below is the photo of 5' seamless Aluminum gutter with the downspout (as an example of what I am proposing to install) The gutters will be matched with the same color or very close to the color of wood fascia it will be attached to. I am asking to install this since there is no existing guttering. For example, the front Poarch south side, North roof near

front of the home, Bay window in front of the home and east side. Both floors. I ask to consider allowing to install proposed guttering in order to move the rainwater away from the structure of the home...



Truwood brand is the replacement siding I am requesting to approve. This is a 7/16 thick and 12 inches wide and comes in 16 ft long board. Made of OSB backing for external wall use.

The current siding on the house has been discontinued and replaced by this siding. We need to replace water damaged boards on the north side of the building removing only the damaged boards. We will use any small pieces that we can salvage from the water damaged siding to patch up small areas. There will be no difference in the reveal and look of the siding as both are identical in size and functionality. Below are the pictures of the original and the proposed siding. Please approve to replace the damaged boards as requested.



Description

7/16 X 12-Inch X 16-Foot Collins Smooth Lap Siding

Nominal product information shown. Actual product may vary by (and not limited to) dimension, color, grain, etc. See store for details.

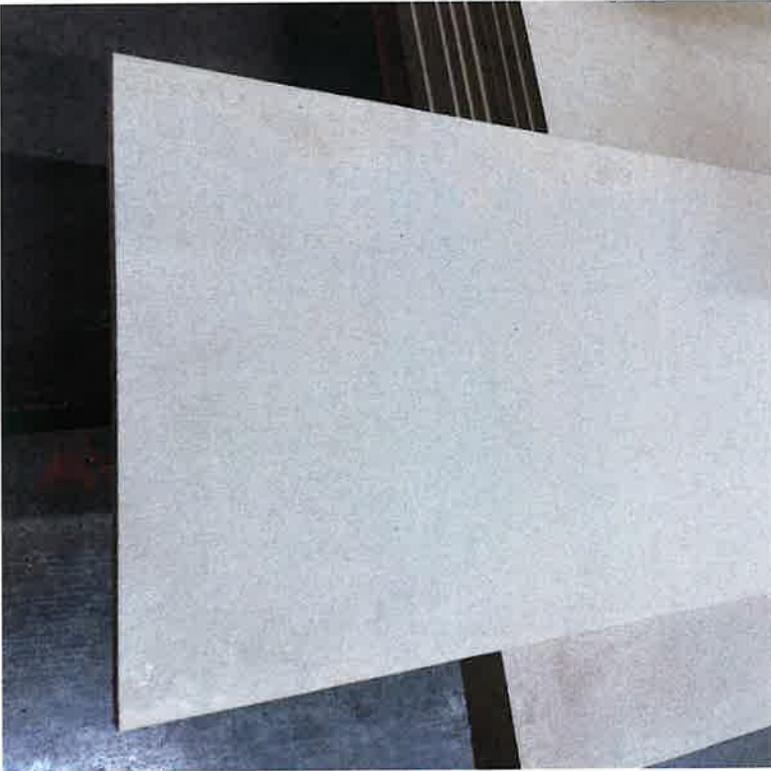
Specifications

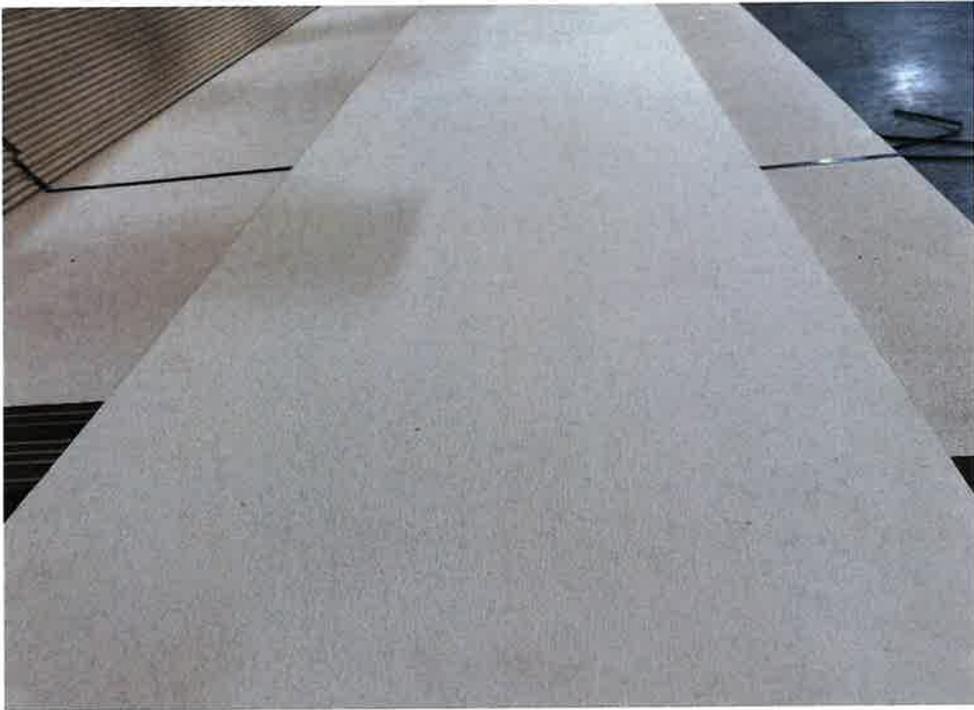
GENERAL

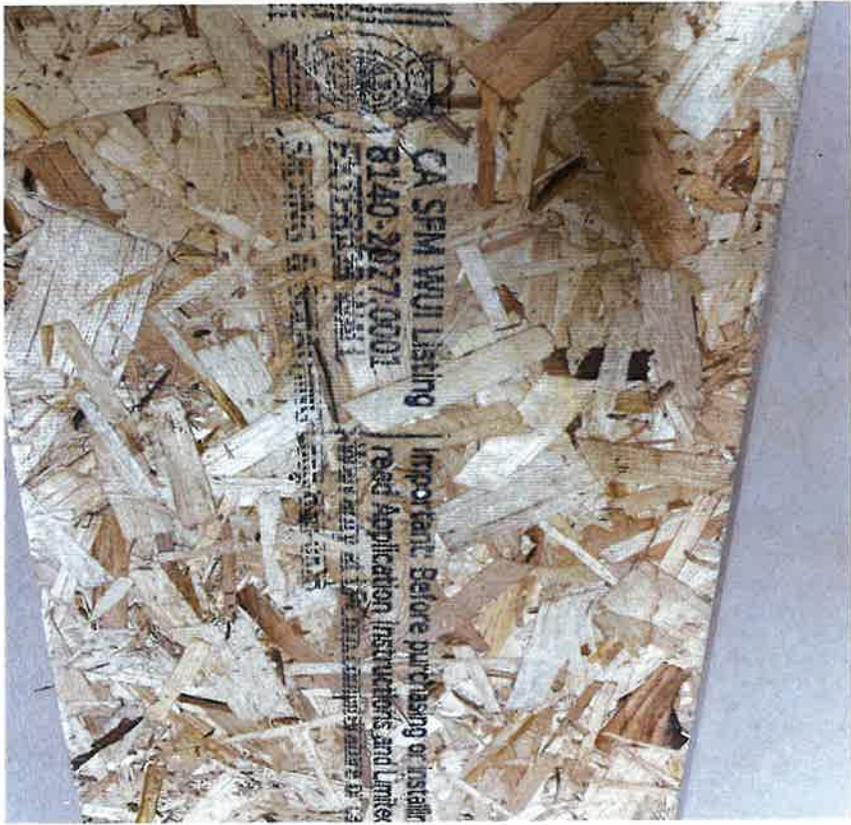
| | |
|---------|------------|
| Edge | Lap |
| Texture | Smooth |
| Type | Lap Siding |

DIMENSIONS

| | |
|-----------|------------|
| Length | 16 ft |
| Size | 7/16X12X16 |
| Thickness | 7/16 in |
| Width | 12 in |







CA SFM WUI Listing
8140-2027-0001
Important: Before purchasing or installing
read Application, Instructions and Limited

Masonite brand High Definition exterior Steel Doors

HD steel doors come with a pre-applied primer, the doors are ready to paint in the color of choice. Available in a wide range of fire ratings, HD steel doors are perfect for front door or house-to-garage applications. I am submitting the following 4 designs to approve for the main house entry door and the rear house entry door. Also attached are the pictures of the doors currently there and the condition of the jamb and the doors. There will be no change made to the size of the door. Existing door sizes will be maintained. Thanks...

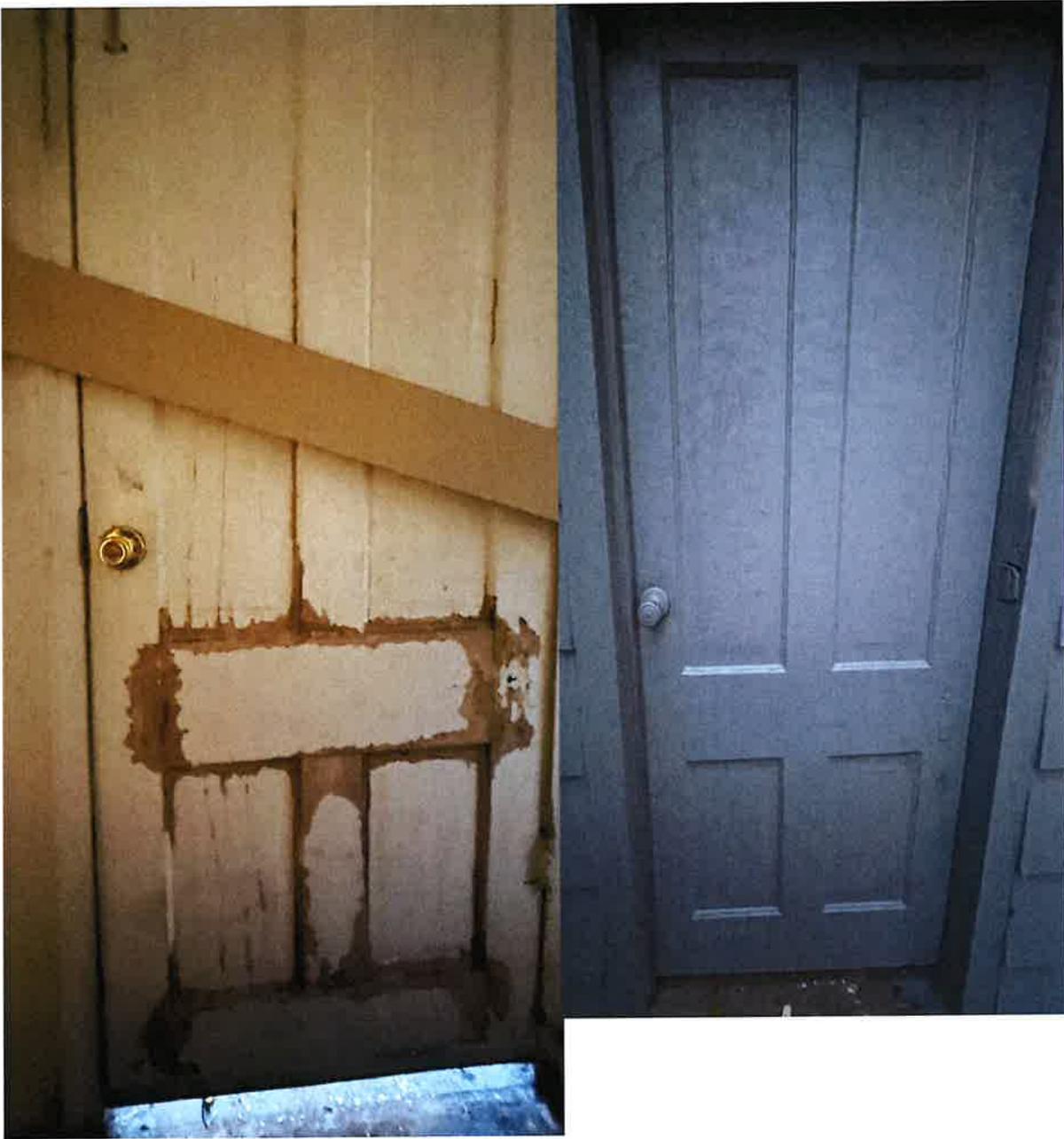




This is the front door the jamb is completely destroyed see picture.



This is the rear entry on the south side door. The door has water damaged and missing the sill plate..



I will be content with any one of the proposed doors that the council approves. If they approve more than one than I will choose from the approved ones. Thanks

Historic District Review Commission

The City of



HDRC Case No. 21-020J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 16, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior alterations and like in-kind repairs
at 462 E. Kansas, a 353 Tax Abatement Project

Applicant: Capstone Homes/ Ken Personett

Location: 462 E. Kansas St.

District: Jewell Historic District

NRHP Status/category: Contributing

SPECIFIC INFORMATION

SITE HISTORY

The house at 462 E Kansas was built circa 1857 adjacent to William Jewell College and is one of the oldest residences in Liberty. The second story loggia may be original but the third story balustrade is not original. Dormer windows facing south have been converted to doorways. The structure is undistinguished with plain wood moldings and modest decoration on the second story porch posts. There is a single stack brick chimney. (see exhibit C for additional history)

PROPOSAL DESCRIPTION & DETAILS

The applicant proposes to:

- Level the foundation and porch and tuck point.
- Remove cement siding and repair/replace with like clapboard siding (LP Smooth lap).
- Repair and replace all damaged trim, soffit, fascia and railings to match original (LP Smart Trim, see details in Exhibit D).
- Uncover boxed gutters and repair to functional. Install new round gutters in all areas where boxed gutters did not exist.
- Remove existing shingles, repair sheathing as required and install new architectural shingles.
- Repair brick chimneys.
- Repurpose the rear addition into an attached 2- car garage, extending 3 feet on the North.
- Remove any dead trees or trees likely to damage the structure.
- Pour a concrete driveway in the rear with access to Jewell Street.

Doors and Windows:

- Most original windows are in fair condition, some are newer vinyl.
- Storm windows were used to enclose the covered deck.
- The original front door is in fair condition.
- The east side door is damaged and may not be salvageable.
- The West side door to the deck is in fair condition.
- The applicant is proposing to repair existing windows by replacing any broken panes, re-glaze

as required, repair casing and repaint.

- Replace vinyl windows with Andersen 400E full framed to match original.
- Install new storm windows over all existing sash windows.
- Remove storm windows and siding from covered deck, replace with screen.
- Repair and paint front and west door.
- Replace east door, if necessary, with a door of similar style.

Materials:

- LP SmartSide Lap Siding 5” reveal to match the home, smooth finish
- Composite roof shingles
- Andersen 400E-Series Double hung windows, aluminum wood clad
- Andersen E-Series Awning Window for the garage
- Prefinished sheet metal gutters and downspouts
- Single steel carriage-style garage door
- Like in-kind repairs or replacement of porch rails
- Aluminum Half Round Singe Bead gutters & downspouts
- Replace lattice skirt to match existing

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.

| 30-72. District HP, Design Principles | |
|--|--|
| <p>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. Alterations that disguise or sheath original elements and materials will not be permitted.</p> | <p>The proposed materials and alterations to the home are appropriate. Changing the use of the addition to a garage is appropriate. The proposed garage meets the UDO’s size and set back requirements and has been approved by Planning. The garage will be compatible with the style of the house and will complement the scale, materials, roof pitch and design of the main structure.</p> |
| <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</p> | <p>The original doors and windows will be retained when possible. The proposed aluminum wood clad windows are appropriate. If the original doors are deemed beyond repair, the applicant must submit a COA application for the replacement door(s).</p> |

a manner that respects and complements the surrounding building elements, materials, and colors.

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines; therefore staff recommends approval of HDRC case #21-020J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Description of Project by applicant (2 pages)
4. Exhibit D: Drawings & Site plan (7 pages)
5. Exhibit E: Manufacturers information on the proposed materials (12 pages)
6. Exhibit F: Photos of existing conditions (8 Pages)





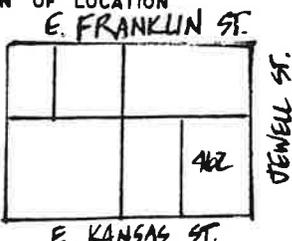
HDRC Case #21-020J
462 E. Kansas



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

| | | |
|---|--|--|
| 1. NO. Roll E #23 2. COUNTY Clay 3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev. | 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 462 E. Kansas St. 5. OTHER NAME(S) | 1. NO. Roll E #23 2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 462 E. Kansas St. |
| 6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS | 16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD c. 1909 1857-59 | 28. NO. OF STORIES 2 1/2 29. BASEMENT? full YES (X) NO () 30. FOUNDATION MATERIAL limestone block 31. WALL CONSTRUCTION frame & masonry 32. ROOF TYPE AND MATERIAL gable/ asphalt shin. 33. NO. OF BAYS FRONT 5 SIDE 2 34. WALL TREATMENT asbestos shingle 35. PLAN SHAPE rectangular |
| 7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri 8. DESCRIPTION OF LOCATION  | 18. STYLE OR DESIGN Vernacular 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 | 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () 37. CONDITION INTERIOR unknown EXTERIOR poor 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 20' |
| UTM Coordinates: A 379580 4344980 B 377440 4344700 C D | 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop. 27. OTHER SURVEYS IN WHICH INCLUDED | 5. OTHER NAME(S) |
| 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 () NAME OF ESTABLISHED DISTRICT | 42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Perhaps second story loggia is original but third story balustrade is not. Dormer windows facing S have been converted to doorways. The structure is undistinguished with plain wood moldings and modest decoration on second story porch posts. There is a single stack brick chimney. | PHOTO MUST BE PROVIDED |
| 43. HISTORY AND SIGNIFICANCE Having a similar scale, elevation and floorplan so as to be compatible with nearby structures. | 6. TOWNSHIP RANGE SECTION | |
| 44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock. | 45. SOURCES OF INFORMATION Water permit # 8=0610 J.J.Meirowsky 7-1-09 | |
| RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096 | | 46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev. 48. DATE SPR. 86 49. REVISION DATE(S) |

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

EXHIBIT B



The house at 462 E Kansas, Liberty, MO was built circa 1857 adjacent to William Jewell College and is one of the oldest residences in Liberty.

The oldest house in Liberty to have photographic evidence of its date. In a photo dated 1859 that shows Jewell Hall, this house appears in the foreground although with a different front porch. Built by Jesse Bryant, a lumber merchant from Kentucky. He along with Ovid Corbin and one or two others, founded Corbin Mill. He also served as Mayor of Liberty during the Civil War. Others to have owned this property are William H. Wymore in 1869, William Rothwell whose son built the house behind this one in 1884. From 1899 to 1904 the house was owned by William Jewell College and used for "the benefit of the Missouri Baptist Ministerial Educational Society for renting." From 1917 to 1934 William Whiteside owned this house. Mr. Whiteside ran a Jewelry Store on the north side of the square while his brother, John Whiteside, ran one on the west side of the square.

The foursquare residence features a full-length front porch on the first, second and third (attic) floors. On the first story, the porch is supported by stone columns, while the second story has square wood columns, The windows and doors are symmetrical across the front facade. The exterior walls have been covered with cement shingles. The foundation is stone and there is a partial basement under the original structure (all but the east side of the foyer). A covered porch has been added to the West side. A first-floor room addition is on the North side (rear).

Several years ago, the house was split into five apartments. It has been vacant for the last 5 plus years. Prior to my ownership, a "flipper" had purchased the house and removed the lights and plumbing fixtures.

The building is in poor condition: termite damage and wood rot, sinking foundation, plaster deteriorated, roof leaking, mechanical systems inoperable. Propose a complete restoration into a single-family residence. Re-purpose the rear bedroom addition into a 2-car attached garage, extending the room 3 feet on the north, eliminating the rear bathroom addition, and adding a concrete driveway.

Exterior

Existing - The stone foundation is in fair condition with some settling and loose/missing mortar. Original clapboard exterior walls have been covered with cement siding. Wood porches (soffit, fascia, railing) have deteriorated. Boxed gutters covered over with roofing. Roof has composite shingles in poor condition. Brick chimneys are in poor condition and listing. There is a rear one-story addition. There is a side covered deck addition.

Proposed - Level foundation & porch and tuck point. Remove cement siding and repair/replace with like clapboard siding as required (LP smooth lap). Repair or replace all damaged trim, soffit, fascia, and railings with like materials (LP Smart Trim). Uncover boxed gutters and repair to functional. Install new round gutters in all areas where box gutters did not exist. Tear off existing shingles, repair sheathing as required and install new architectural shingles. Repair brick chimneys. Re-purpose the rear addition into an attached 2-car garage. Remove any dead or trees that are likely to damage the structure. Pour a concrete driveway in the rear with access to Jewell Street.

Existing - Most original windows are present in fair condition. A few windows are newer vinyl. Storm windows were used to enclose the covered deck. The original front door is in fair condition. The east side door is damaged and may not be salvageable. The west side door to the deck is in fair condition.

Proposed - Repair existing windows by replacing any broken panes, re-glaze as required, repair casing and repaint. Replace vinyl windows with Anderson 400E full framed with to match original. Install new storm windows over all existing sash windows. Remove storm windows and siding from covered deck, replace with screen. Repair and paint front and west door. Replace east door, if necessary, with a door of similar style.

Existing: Overgrown and dead trees. Gravel driveway.

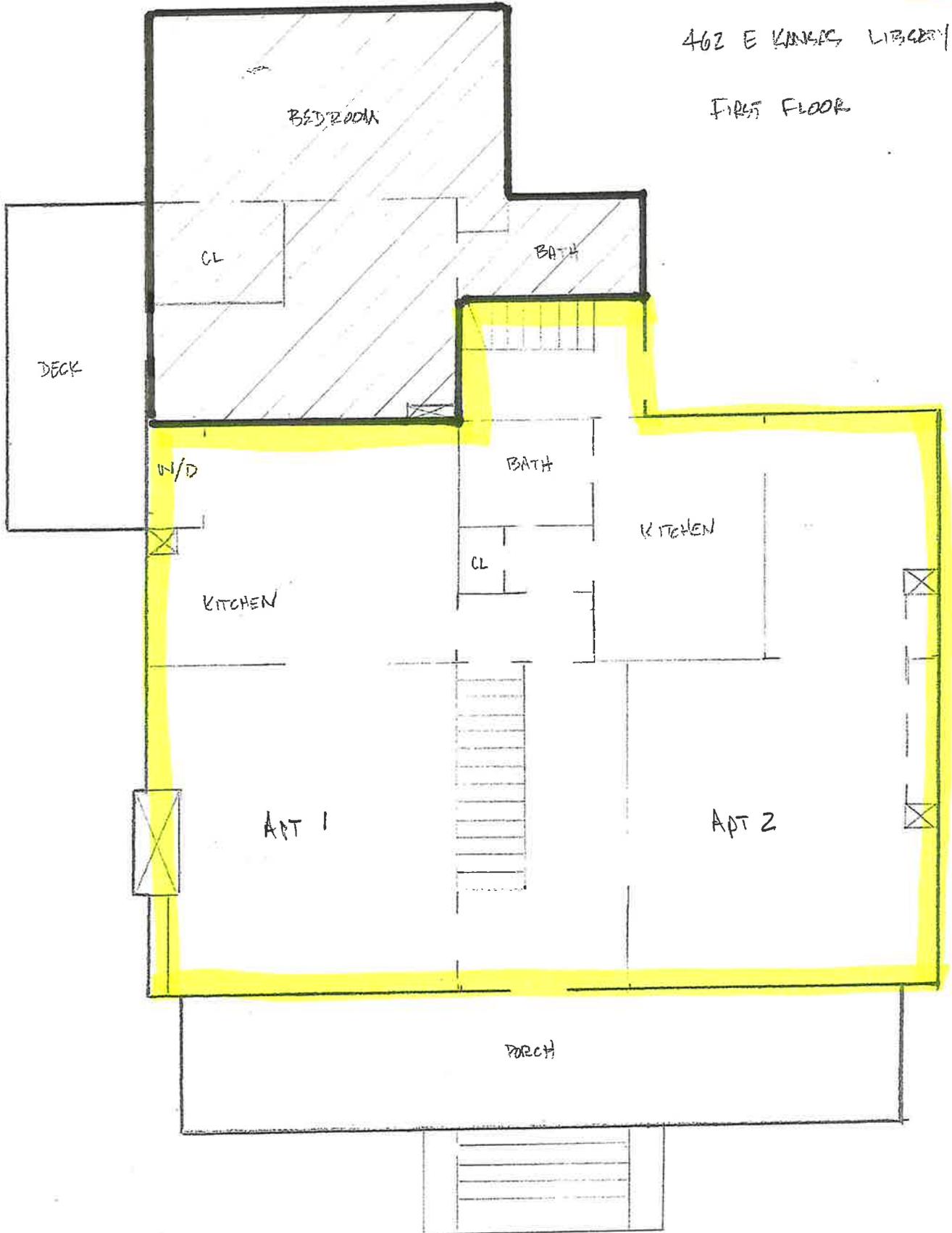
Proposed: Trim trees as needed. Remove any dead or trees that are likely to damage the structure. Pour a concrete driveway in the rear with access to Jewell Street.

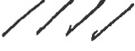
ADDITION TO BE ALTERED
ORIGINAL FOOTPRINT

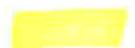
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462 E KANSAS LIBERTY MO

FIRST FLOOR



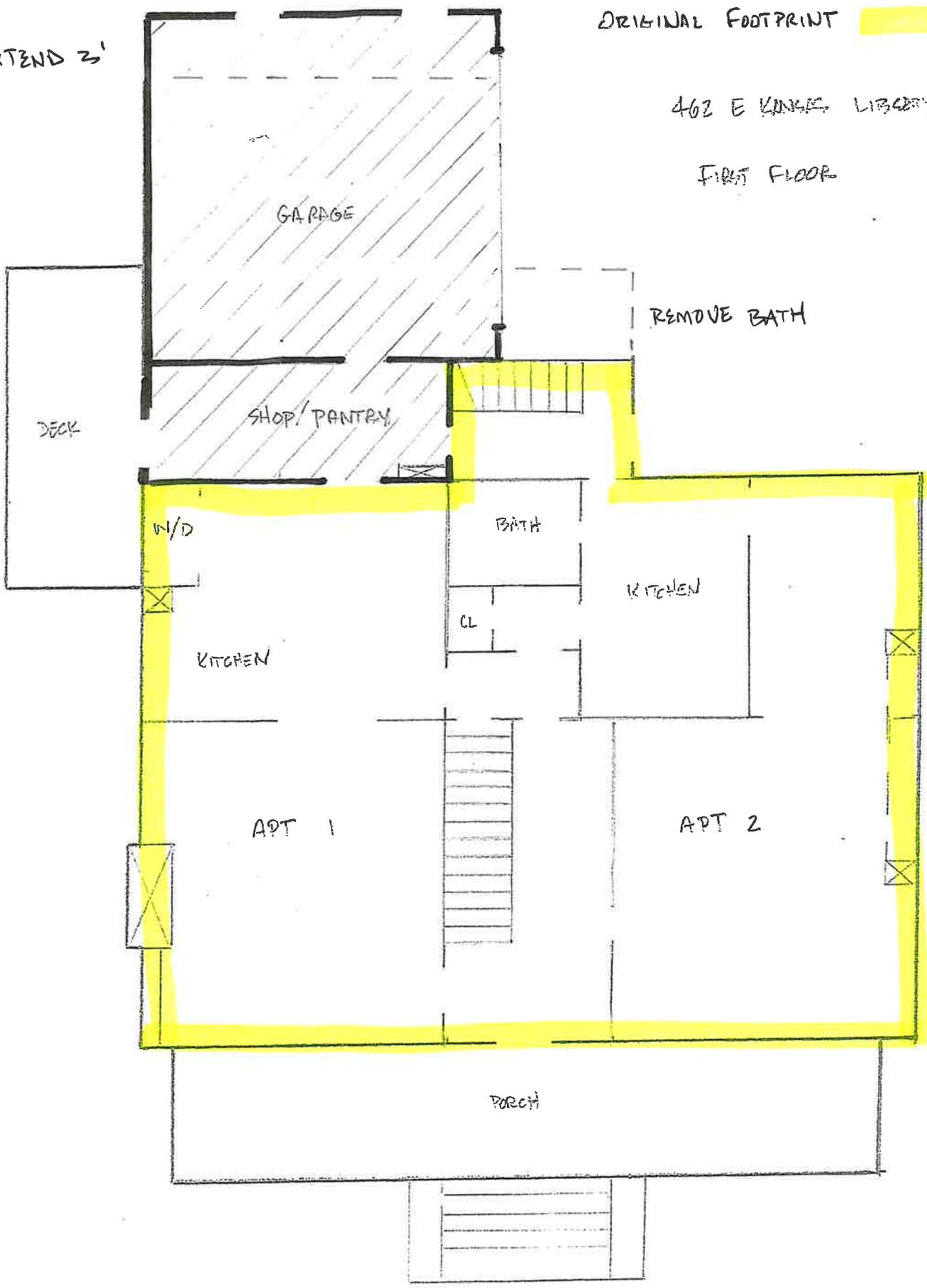
NEW ADDITION 

ORIGINAL FOOTPRINT 

EXTEND 3'

462 E KINGS LIBERTY MO

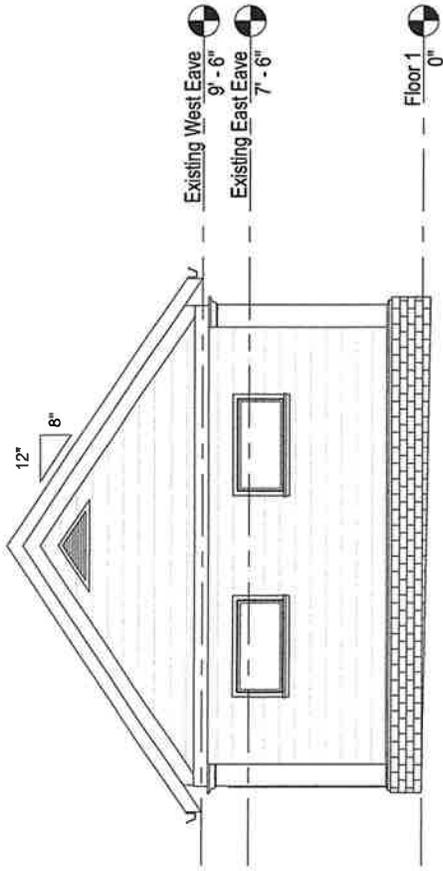
FIRST FLOOR



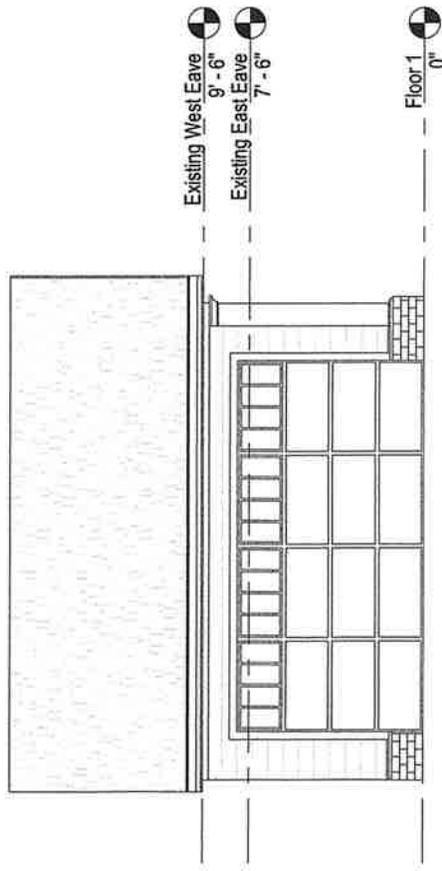




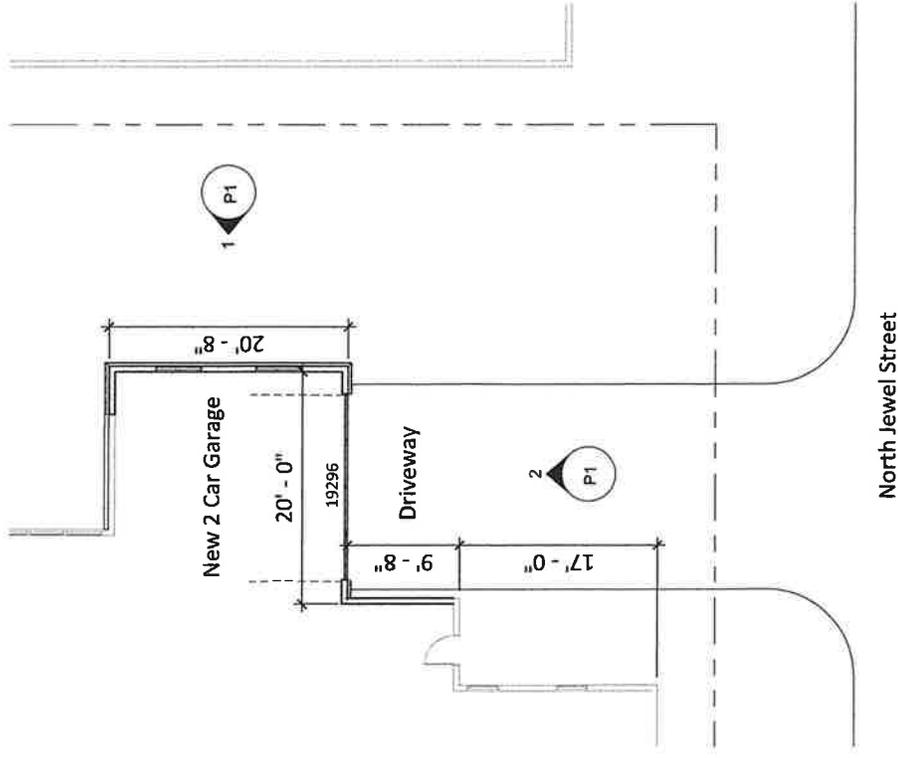
View From Northeast



1 - North Elevation



2 - East Elevation



Site Plan

Scale: 3/32" = 1'-0"



Scale: 1/8" = 1'-0"
0 2' 4' 8'

One Double Door

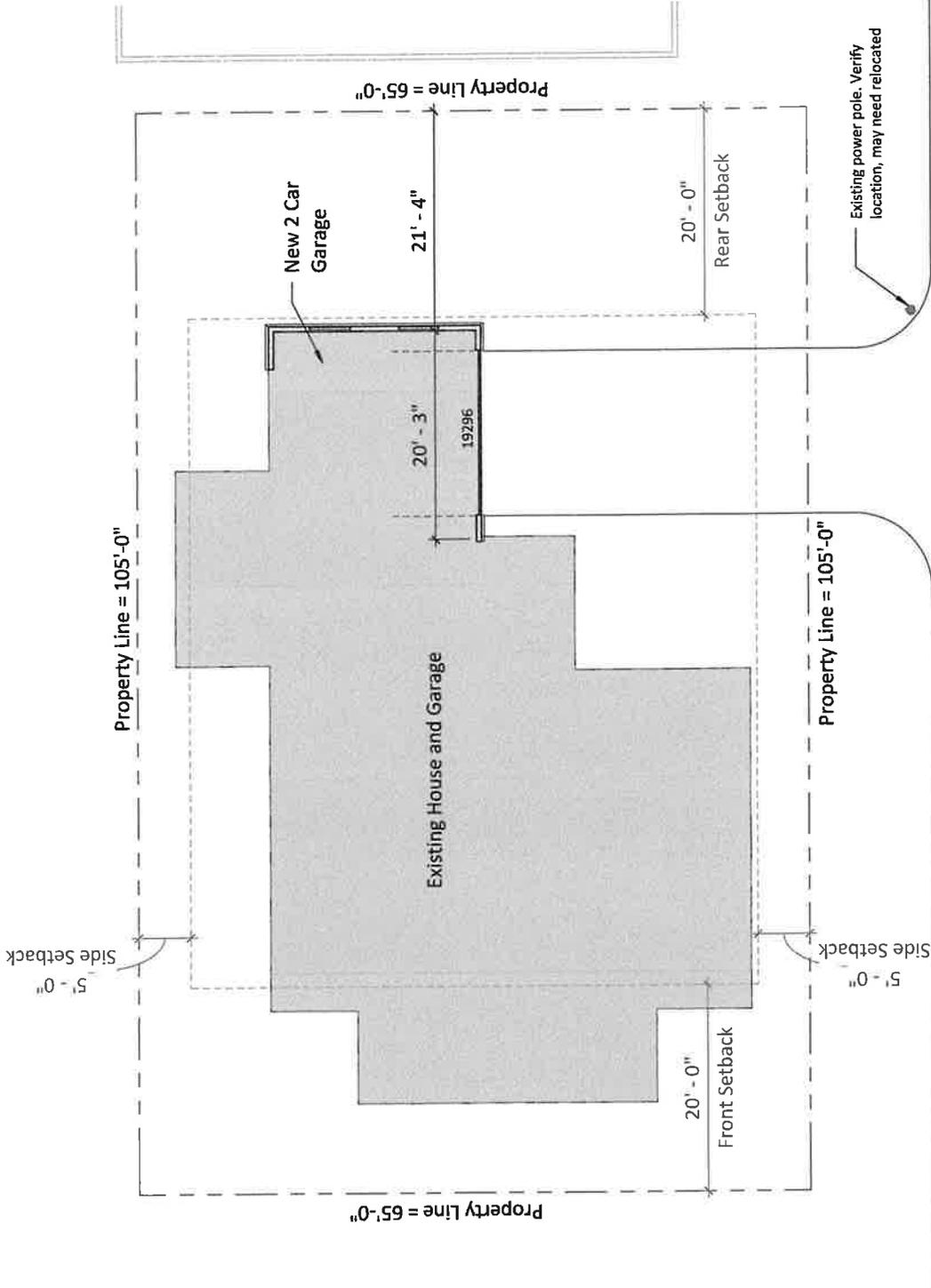
22 March 2021

462 E Kansas Street





Scale: 1/8" = 1'-0"
0 2' 4' 8'



North Jewel Street

Existing power pole. Verify location, may need relocated

Property Line = 105'-0"

Property Line = 105'-0"

Property Line = 65'-0"

Property Line = 65'-0"

New 2 Car Garage

Existing House and Garage

20' - 3"

21' - 4"

19296

20' - 0"

Rear Setback

20' - 0"

Front Setback

5' - 0"

Side Setback

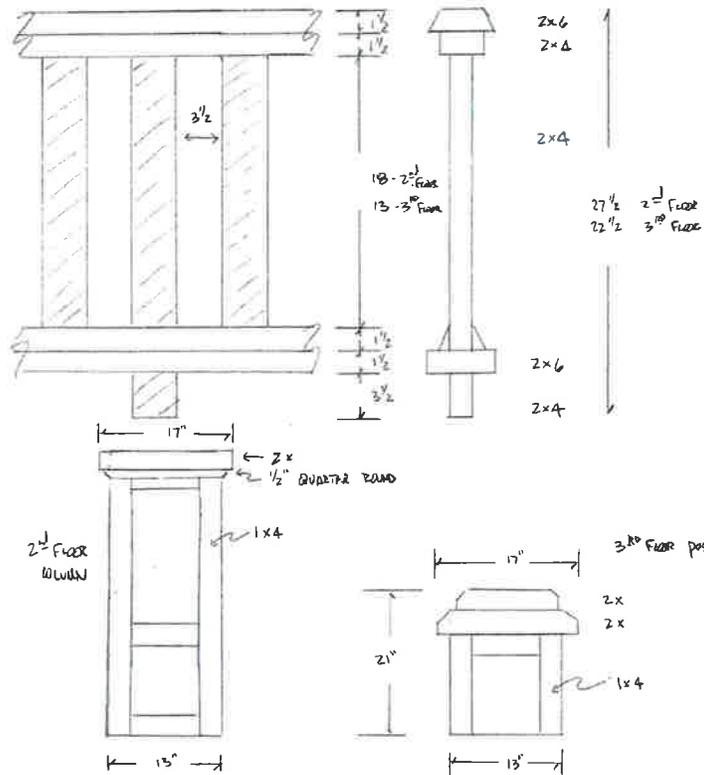
5' - 0"

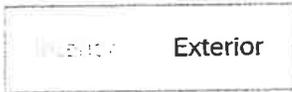
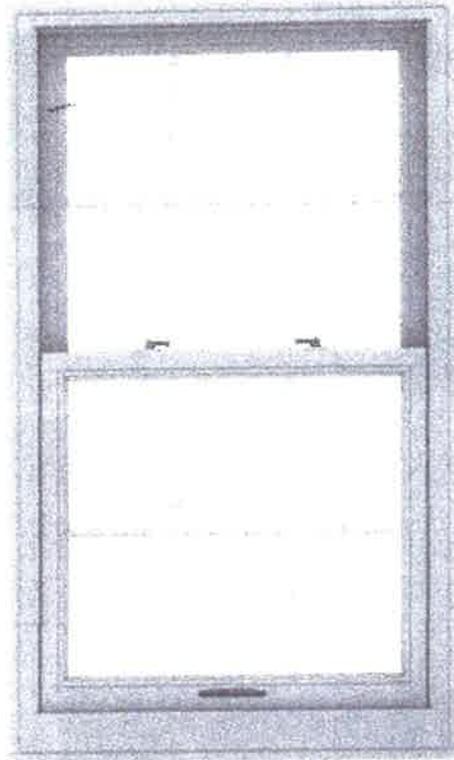
Side Setback



402 & 404S -- RAILING & COLUMNS

NOT TO SCALE





E-SERIES

Double-Hung Window

(0)

E-Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by an aluminum exterior, it's our fully customizable double-hung window.

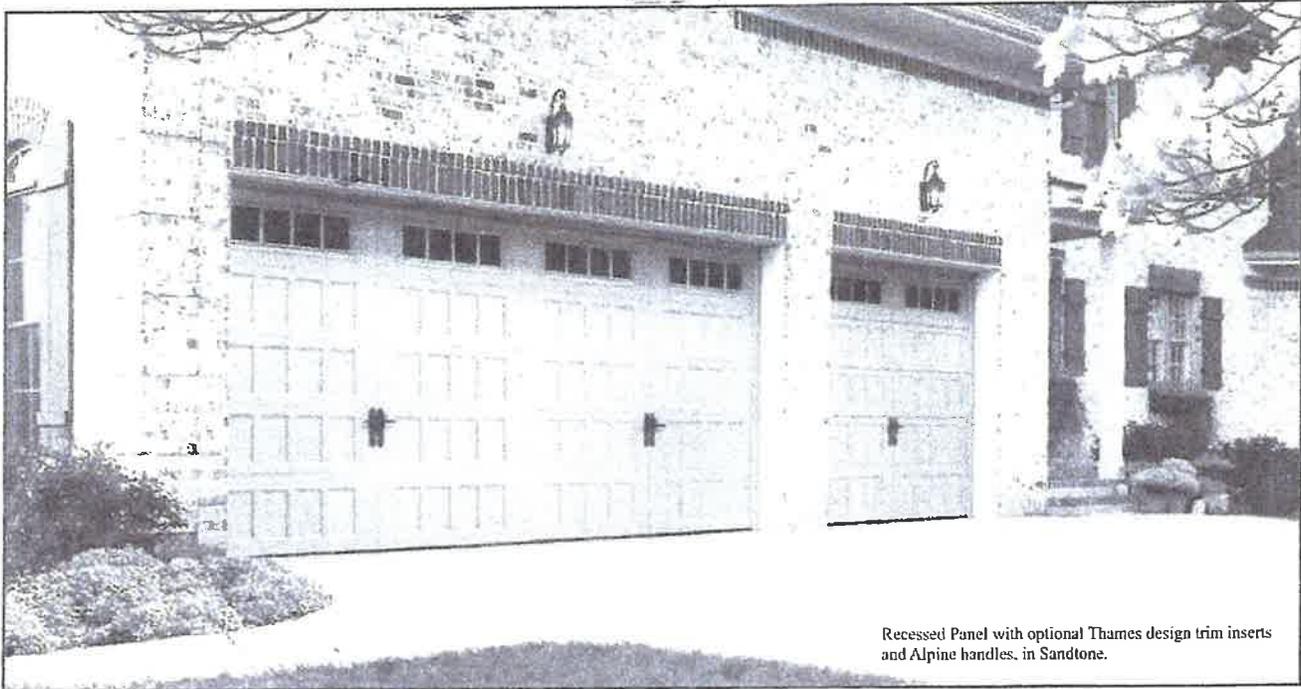
- Custom colors, interior woods and stains
- Wood protected by aluminum exterior
- Standard sizes up to 4' wide and 7'6" high. Custom sizes available.

DESIGN THIS WINDOW

REQUEST A QUOTE

Exhibit E

Vintage Plus Collection



Recessed Panel with optional Thames design trim inserts and Alpine handles. in Sandtone.

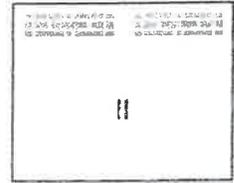
Vintage Plus Collection

Self-expression shouldn't cost a fortune. With Delden's Vintage Plus Collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with Delden's most affordable carriage house door.

Recessed Panel with optional Thames design trim insert.



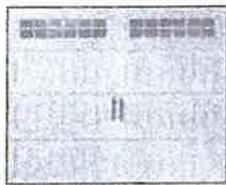
Raised Panel with optional Stockford design trim insert.



Bead Board Panel with optional Waterton design trim insert.



Long Panel Bead Board with optional Stockford design trim insert.



Recessed Panel with optional Arched Thames design trim insert.



Photos shown with optional decorative hardware.



Bead Board Panel with optional Mission estate glass windows and Blue Ridge handles & hinges. in Golden Oak.

PANEL DESIGNS

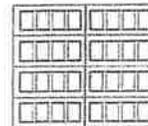
SB - BEAD BOARD PANEL



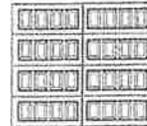
LQ - LIP BEAD BOARD PANEL



RE - RECESSED PANEL



RS - RAISED PANEL



"Experience the Quality"



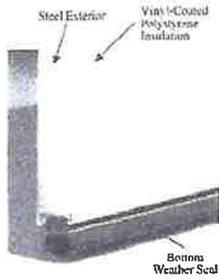
Vintage Plus Collection

CONSTRUCTION



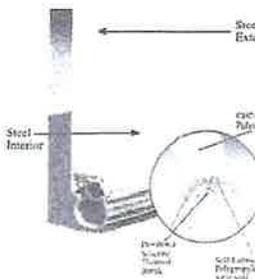
Single-Layer: Steel
Get value and durability with a Vintage Plus 1000 single-layer steel door. These heavy-duty steel doors are durable, reliable, and low maintenance.

- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance



Double-Layer: Steel + Insulation
The Vintage Plus 2000 double-layer door provides durable, low maintenance features, plus a layer of vinyl-coated insulation for increased thermal properties and quieter operation.

- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



Triple-Layer: Steel + Insulation + Steel
For the toughest, energy-efficient steel door, the Vintage Plus 3000 triple-layer door includes the ultimate in thermal properties, plus a layer of steel for a finished interior look and added durability.

- Heavy-Duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation

DELDEN DESIGN TRIM INSERTS

CLEAR



STOCKTON



CATHEDRAL



THAMES



MOONLITE



SUNRISE



GLASS OPTIONS

CLEAR



FROST



STOCKFORD



CASCADE



ARCHED THAMES



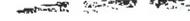
WATERTON



SHERWOOD



FULL SUNRISE



OBSCURE



DARK TINT



ESTATE GLASS™

Tempered, obscure glass with hand-applied decorative designs.

VICTORIAN



DIAMONDAIRE



HEARTLAND



PRAIRIE V-SHAPED BEVEL†



TRELLIS



TIFFANY*



AMERICANA



MISSION



JARDIN



* Clear glass with printed floral patterns.
† Obscure glass with v-graves.

DECORATIVE HARDWARE

| | Vintage Plus Series 1000 | Vintage Plus Series 2000 | Vintage Plus Series 3000 |
|----------------------------------|--------------------------|--------------------------|--------------------------|
| Panel Designs | 4 | 4 | 4 |
| Insulation ¹ | N/A | Polystyrene | Polystyrene |
| Thermal Break & Weather Seal | | | ✓ |
| R-Value ² | N/A | 6.84 | 6.48 |
| Steel Thickness | 25 ga | 25 ga | 27/27 ga |
| Door Thickness | 2" (5.1cm) | 2" (5.1cm) | 1 3/8" (3.4cm) |
| Bottom Retainer | | | |
| Steel | ✓ | ✓ | |
| Extruded Aluminum | | | ✓ |
| Window Glass Options | | | |
| Single Strength | ✓ | ✓ | ✓ |
| Insulated | | | Clear Only |
| Wind Load Available ³ | ✓ | ✓ | ✓ |
| Exterior Color Options | | | |
| True White | ✓ | ✓ | ✓ |
| Almond | ✓ | ✓ | ✓ |
| Sundtone | ✓ | ✓ | ✓ |
| Wicker Tan | ✓ | ✓ | ✓ |
| Hunter Green | | | ✓ |
| Gray | | | ✓ |
| Dark Brown | ✓ | ✓ | ✓ |
| Terratone | ✓ | ✓ | ✓ |
| Woodgrain | Price upcharge applies. | | |
| Golden Oak | ✓ | ✓ | ✓ |
| Walnut | ✓ | ✓ | ✓ |
| Mahogany | ✓ | ✓ | ✓ |
| Warranty ⁴ | | | |
| Paint Finish | 15 Years | 25 Years | Lifetime |
| Hardware | 1 Year | 2 Years | 3 Years |

ALUMINUM

10 1/2" HANDLES



17" STRAP HINGES WITH CLAWS



3 1/4" RING HANDLES



CANTERBURY

ALUMINUM

9" HANDLES



18" STRAP HINGES WITH CLAWS



1 1/2" HANDLE WITH CLAWS

VERSAILLES

STAMPED STEEL

11" HANDLES



18" STRAP HINGES



BLUE RIDGE

STAMPED STEEL

11" HANDLES



ALPINE

STEEL

4" RING HANDLES



DELLEN

¹ Insulation has passed self-ignition, flamespread and smoke developed index fire testing.
² Calculated door section R-value is in accordance with DASMA TDS-163.
³ It is your responsibility to make sure your garage door meets local building codes.
⁴ For complete warranty details, visit deldennmfg.com or contact your local Delden dealer.

Delden reserves the right to change specifications and designs without notice and without incurring obligations. Some graphics and details provided courtesy of Entrematic and used by permission.

COLORS



*Only available in Vintage Plus 3000.



"Experience the Quality"

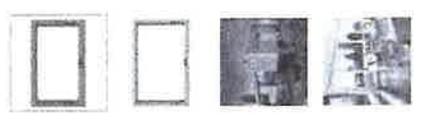
©2013 Rev 6/18



Your Local Delden Dealer:



**E-SERIES
 AWNING WINDOW**
 ★★★★★ 5.0 (1)



VIDEO



The E-Series awning window features a virtually maintenance-free aluminum exterior to resist water and stand up to the elements. Fully customizable and made-to-order in nearly any shape, size, color, interior wood species or finish, the E-Series awning offers unmatched flexibility and design freedom.

- Virtually maintenance-free aluminum exterior to resist water and stand up to the elements
- Made-to-order in nearly any shape, size, color, interior wood species or finish
- Offers the latest in window technology, including Verilock® wireless security sensors
- Standard sizes up to 4' wide and 4' high. Custom sizes available.

Need help? Find an Andersen Certified Contractor in your area.

DESIGN THIS WINDOW

REQUEST A QUOTE

SEE HOW OTHERS ARE USING THIS PRODUCT

Tag on Instagram using #andersenwindows

Feedback



LP SmartSide®
TRIM & SIDING

Product Guide & Specifications

Specifications: LP® SmartSide® Lap Siding

SMOOTH FINISH LAP (STRAND)



SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- With advanced durability for longer lasting beauty
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty

Smooth Finish

38 SERIES SMOOTH LAP (STRAND)



| DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|-------------------------------|-------------------------|---------------------|-------------------|------------|---------|
| 38 Series Smooth Lap (strand) | 16 ft. (192 in.)(4.9 m) | 5.84 in. (14.8 cm) | 0.315 in. (8 mm) | 41338 | 1.5 psf |
| | 16 ft. (192 in.)(4.9 m) | 7.84 in. (19.9 cm) | 0.315 in. (8 mm) | 41339 | 1.5 psf |
| | 16 ft. (192 in.)(4.9 m) | 11.84 in. (30.1 cm) | 0.315 in. (8 mm) | 41340 | 1.5 psf |

Specifications: LP® SmartSide® Trim

SMOOTH FINISH TRIM (STRAND)



SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- With advanced durability for longer lasting beauty
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard™ process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty

Smooth Finish

440 SERIES SMOOTH TRIM (STRAND)



540 SERIES SMOOTH TRIM (STRAND)



| DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|---------------------------------|-------------------------|---------------------|-------------------|------------|--------|
| 440 Series Smooth Trim (strand) | 16 ft. (192 in.)(4.9 m) | 3.50 in. (8.9 cm) | 0.625 in. (16 mm) | 41420 | 2 psf |
| | 16 ft. (192 in.)(4.9 m) | 5.50 in. (14.0 cm) | 0.625 in. (16 mm) | 41422 | 2 psf |
| | 16 ft. (192 in.)(4.9 m) | 7.21 in. (18.3 cm) | 0.625 in. (16 mm) | 41423 | 2 psf |
| | 16 ft. (192 in.)(4.9 m) | 9.21 in. (23.4 cm) | 0.625 in. (16 mm) | 41492 | 2 psf |
| | 16 ft. (192 in.)(4.9 m) | 11.21 in. (28.5 cm) | 0.625 in. (16 mm) | 41490 | 2 psf |
| 540 Series Smooth Trim (strand) | 16 ft. (192 in.)(4.9 m) | 3.50 in. (8.9 cm) | 0.910 in. (23 mm) | 41342 | 3 psf |
| | 16 ft. (192 in.)(4.9 m) | 5.50 in. (14.0 cm) | 0.910 in. (23 mm) | 41343 | 3 psf |
| | 16 ft. (192 in.)(4.9 m) | 7.21 in. (18.3 cm) | 0.910 in. (23 mm) | 41344 | 3 psf |
| | 16 ft. (192 in.)(4.9 m) | 9.21 in. (23.4 cm) | 0.910 in. (23 mm) | 41345 | 3 psf |
| | 16 ft. (192 in.)(4.9 m) | 11.21 in. (28.5 cm) | 0.910 in. (23 mm) | 41494 | 3 psf |

SMOOTH FINISH SOFFIT (FIBER)

THE PERFECT MATCH

- Installs quickly and easily
- Pre-primed for exceptional paint adhesion
- Smooth finish
- Treated engineered wood fiber substrate

76 SERIES SMOOTH FINISH SOFFIT (FIBER)



Smooth Finish

| DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|---|------------------------|----------------------|-------------------|------------|--------|
| 76 Series Smooth Finish Soffit and Siding Panel (fiber) | 8 ft. (96 in.)(2.4 m) | 47.94 in. (121.9 cm) | 0.375 in. (10 mm) | 25930 | 2 PSF |
| | 9 ft. (108 in.)(2.7 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 25931 | 2 PSF |
| 76 Series Smooth Finish Soffit and Siding Panel (fiber) with slip sheet | 8 ft. (96 in.)(2.4 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 39052 | 2 PSF |
| | 9 ft. (108 in.)(2.7 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 39050 | 2 PSF |



Aluminum Half Round Single Bead Gutters



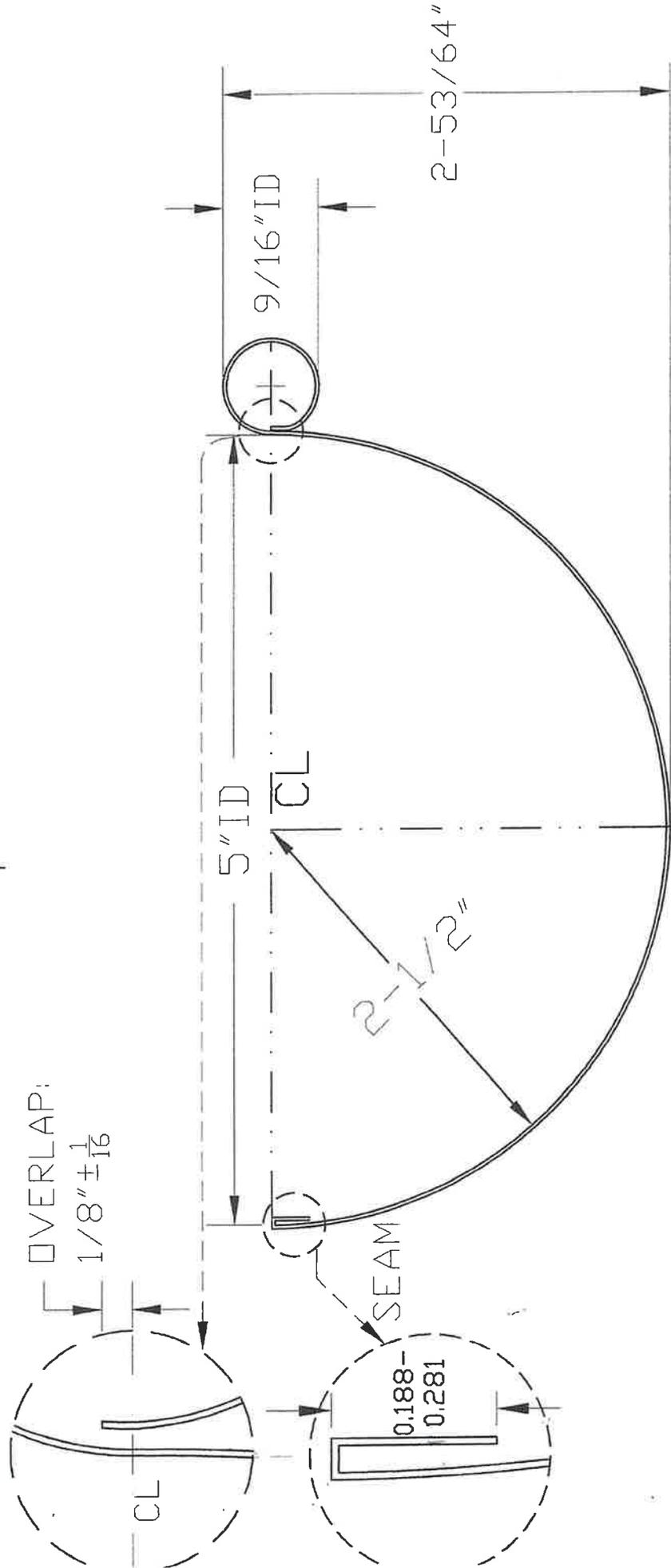
SELECT YOUR PRODUCT OPTIONS

- Size: 5" [» Reset Options](#)
- Color: HG White
- Gauge: .027
- Length: Select [» Reset Options](#)
- Quantity:

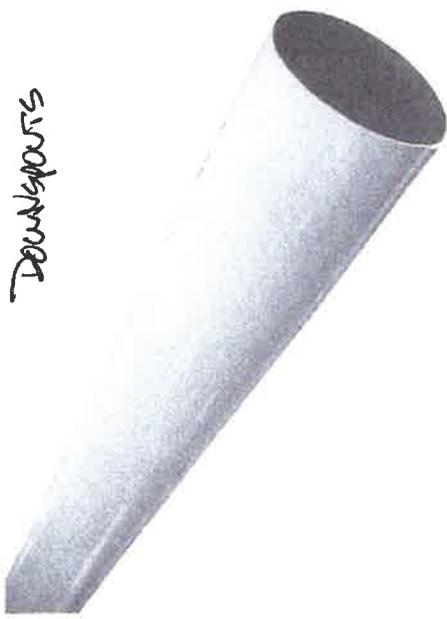
REVISIONS

| ZONE | REV | DESCRIPTION | DATE | APPROVED |
|------|-----|-------------|------|----------|
| | | | | |

- Notes:
1. Blank width = 10.00' ± .010 TYP
 2. Surface shall be visually free from scratches, lines, spots or other imperfections.
 3. Seam shall be tight along the length of the product



Search gutters, downspouts, rain chains & more



Downspouts

» [Reset Options](#)

Size
 3"

Color
 HG White

Gauge
 .019

» [Reset Options](#)

Item # HGPRD3X6XXX : 3 Plain Rnd Downspout : HG White Aluminum .019
LIST PRICE: \$29.09 / 10FT

Quantity

[Add to Cart](#)

Quick Shop Bundles

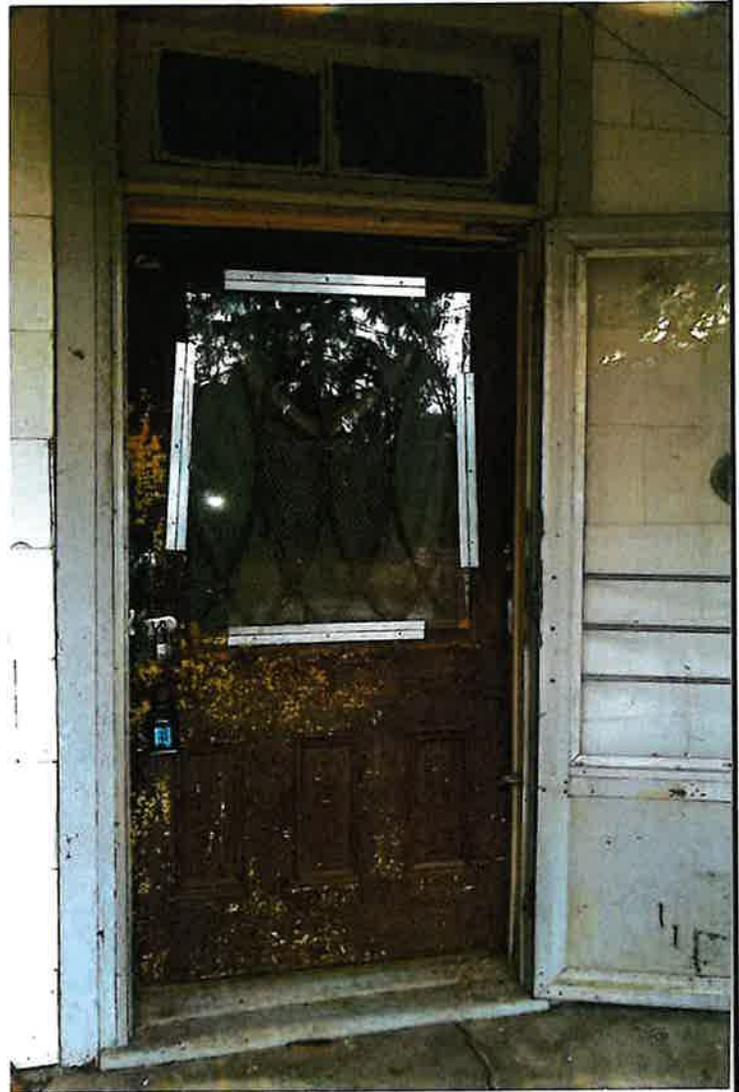
You'll find everything you need for your particular gutter installation, categorized by metal, on a single page.



FRONT



FRONT DOOR



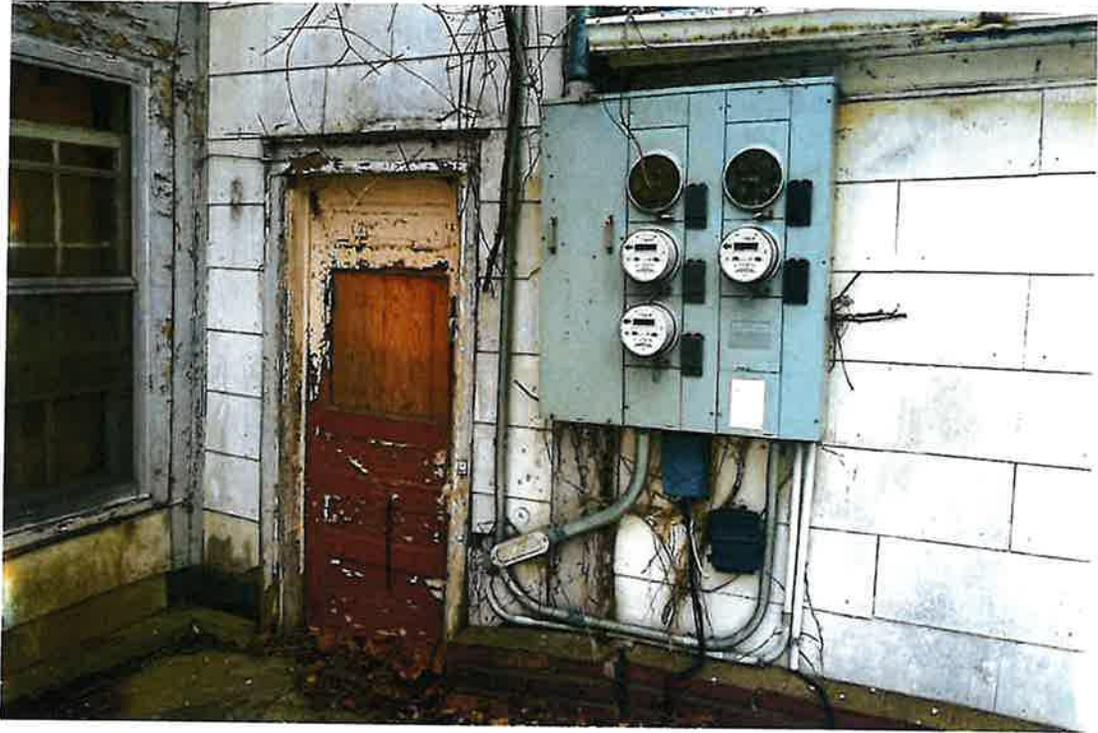
EAST SIDE



NORTH EAST
SIDES
REAR ADDITON



COMMERCIAL
METER BOX



NORTH SIDE
ADDITION



NORTH WEST
CORNER



DECK



DECK



WEST SIDE



SOUTH WEST
SIDES



SECOND
FLOOR
PORCH



THIRD FLOOR
PORCH



CHIMNEY



GUTTERS

