



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

August 16, 2022

5:30 pm

City Council Chambers



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
August 16, 2022
5:30 p.m.
City Council Chambers

Call to Order

Roll Call

John Carr, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Brett Rinker, Kathy Chelton, Doug Wilson

- I. Approval of Meeting Summary: July 19, 2022 HDRC Meeting Summary
- II. Current Business

HDRC Comments on proposed alterations to the City Hall building, adjacent to the Liberty Square Historic District but not in a local district.

HDRC Case #22-015J Consideration of a Certificate of Appropriateness for exterior alterations to the West and East Porches at 400 E. Kansas, Jewell Historic District

HDRC Case #22-003LS Consideration of a Certificate of Appropriateness for new construction at 1-5 N. Water, Liberty Square Historic District

III. Other Business

- a. Administrative Approvals since the July 19, 2022 meeting:
 - i. Like in kind repairs and removal of Non-Historic Materials at 400 E. Kansas, Jewell Historic District
 - ii. Like in kind repairs to front steps at 247 W. Kansas
- b. Miscellaneous matters from the Commission:
- c. Miscellaneous matters from Staff:

IV. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
July 19, 2022
5:30 pm
City Council Chambers

Roll Call: Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Brett Rinker, Doug Wilson

Present: Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Doug Wilson

Absent: Brett Rinker

Staff Present: Jeanine Thill, Community Development Manager

Guest Present: Reed Oshel, 36 Moss Ave.

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

Approval of Meeting Summary: July 5, 2022 HDRC Meeting Summary

A motion was made by Vice Chairman Carr to approve the July 5, 2022 meeting summary as corrected. The motion was seconded by Commissioner Chelton. The motion passed 8-0-0.

Commissioner Gray said that the owners of 10 W Kansas are considering storefront lighting and asked if that needs to be approved. Staff said it does need approval and that it can be approved administratively.

Current Business

HDRC Case #22-004PH Consideration of a Certificate of Appropriateness for two retaining walls in the side yard at 36 Moss Ave., Prospect Heights Historic District:

- Commissioner Gray asked if either of the walls will be over four feet tall. The applicant said no. He added that they did have a boundary survey done so they know exactly where the lot lines are.
- Commissioner Gray asked if there will be a fence put in around the pool when it is installed. Mr. Oshel said yes and that the new fence will be on top of the north-most wall. The white existing fence is four feet tall.
- Commissioner Gray said the application looks good.
- Vice Chairman Carr said the proposed material for the retaining walls have an earthy stone look and he is comfortable with it.

A motion was made by Commissioner Gray to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Vice Chairman Carr. The motion passed 8-0-0.

Other Business

Administrative Approvals since the July 5, 2022 meeting:

- HDRC Case #22-013J - 403 W. Kansas, a new front storm door
- HDRC Case #22-007PH - 324 Harrison, like in-kind repairs to walkway and retaining wall
- HDRC Case # 22-009D - 416 W Franklin, like in-kind replacement of the front steps

Miscellaneous matters from the Commission:

Ranch Homes Discussion -

- Vice Chairman Carr asked staff a clarifying question about the non-contributing ranch house that was discussed at the last meeting (111 Moss) and if staff said it was now a contributing structure to the historic district because it is over 50 years old. Staff said it is eligible to be considered as contributing but is not listed as contributing. He asked if we can have training or a session on mid-century ranch houses. Staff said she will contact the State Historic Preservation Office (SHPO) to see if they have training available.
- Commissioner Armstrong commented that we might want to publicly recognize that the ranch houses are valued.
- Commissioner Hobbs said they were non-contributing because, at the time of the historic survey, the 1980's ranch homes were not of an age (50 years old) to be considered contributing.
- Commissioner Wilson commented that the age of a structure and if they are contributing or not are separate things; there are some that are old but have been deemed non-contributing because of significant alterations. He clarified that just because a home is old, that doesn't make it contributing.
- Chairman Grundy asked if we can determine how many structures are non-contributing within the historic district. Staff will look into this.
- Commissioner Armstrong said that homes in the district, regardless of the status, are in the purview of the Commission. She commented that we don't have a sense of standards for ranch homes and we don't want to do that on the fly.
- Commissioner Wilson commented that it shouldn't be an out for an applicant to comply with the standards just because a home is deemed non-contributing.
- Commissioner Armstrong said that when new construction is proposed in the historic districts, it should be harmonious without being falsely over-done. We will ask people to be sympathetic to what is appropriate for the district. Part of it is preserving the character of the neighborhood.
- Commissioner Gray said that SHPO lists the criteria if a structure is 50 years or older and if it can be deemed contributing.
- Commissioner Armstrong commented that sometimes there are design flaws that need to be changed, such as flat roofs that don't shed water away from the home.
- Commissioner Wilson asked if the current survey was done in 1987. Staff said she wasn't sure of the exact year, but that it was done in the 1980's.

Energy Efficiency/Solar Panels -

- Commissioner Armstrong suggested that for a future study session we might want to discuss energy efficiency such as solar panels.
- Commissioner Gray said that in the past we have had the standard that [solar panels] should be low profile, discrete and not visible from the primary street.
- Commissioner Wilson said Harold Phillips couldn't put them on his new house on Jewell Street because they would have been visible from the street.

Missouri Main Street Awards (HDLI) -

- Commissioner Gray said that HDLI has nominated several projects for the Missouri Main Street Awards: for the Best New Educational Campaign category they nominated the Trolley Tours, and for the Most Innovative for Repurposing a Space they nominated Corbin Mill, and for the Best Historic Renovation they nominated the Madison Miller House.

Miscellaneous matters from Staff:

- Staff said she has received plans for the new construction at 1-5 N Water and is anticipating this application to be on the August 16 HDRC meeting agenda. Public Hearing notices will be posted next week if she has all the information that was requested from the applicant. It will also be considered by the Planning Commission and City Council because it is new construction in the Historic District.
- Staff welcomed Linda Armstrong to the Commission. Commissioner Armstrong said she was appointed to HDRC in 1994 and served for about fifteen years. She added that she lives in a historic home that is not in the historic district.

The meeting adjourned at approximately 6:10 p.m.



MEMORANDUM

To: Historic District Review Commission
From: Katherine Sharp, Director of Planning and Development
Date: August 16, 2022
Subject: City Hall Atrium

INTRODUCTION

Attached are renderings of the City Hall atrium redesign options for review by the HDRC.

BACKGROUND

Liberty City Hall, located at 101 E. Kansas Street, is currently going through the process of replacing the atrium roof which leaks terribly during rain events. Staff presented the attached renderings to the City Council at the August 8, 2022 meeting. At that meeting, the City Council and Mayor requested that the HDRC review and comment on the proposed changes to the atrium, due to its location in the historic downtown and also to utilize the architectural and aesthetic knowledge of the HDRC. As the building is not in district, no formal application will be reviewed.

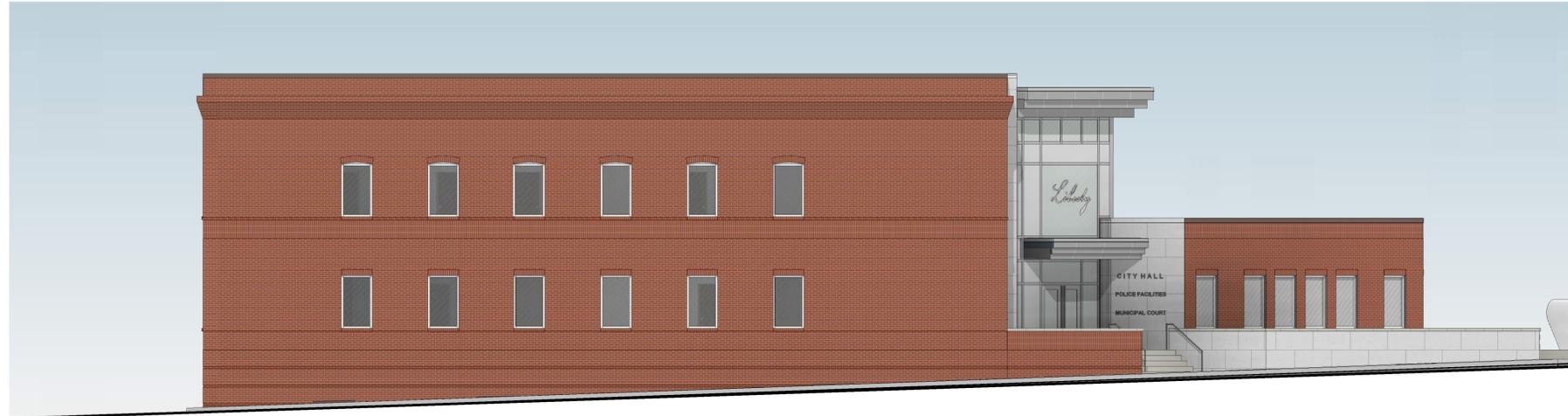
The City Council has narrowed the choice down to two options. One is a flat roof option which is titled Option 8.1 and the second is a slat roof which is Option 4.

RECOMMENDATION

Staff requests HDRC comment on the attached renderings and bring forward a recommendation to the City Council.



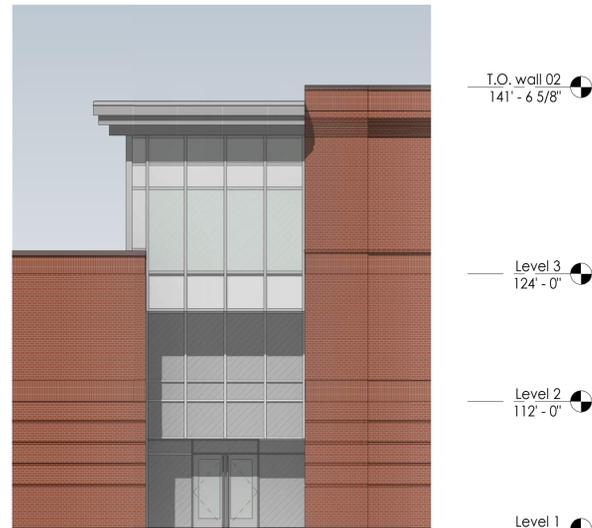
3D View - ENTRY APPROACH 5
REFERENCED FROM /



NORTH ELEVATION 1
REFERENCED FROM 1 / A-2.01 1/8" = 1'-0"



3D - SOUTH ENTRY 6
REFERENCED FROM /



SOUTH ELEVATION 4
REFERENCED FROM 1 / A-2.01 1/8" = 1'-0"



NORTHWEST ELEVATION 2
REFERENCED FROM 1 / A-2.01 1/8" = 1'-0"



3D View - KANSAS AND WATER 7
REFERENCED FROM /



WEST ELEVATION 3
REFERENCED FROM 1 / A-2.01 1/8" = 1'-0"

BUILDING ELEVATIONS - OPTION 8.1

A-3
Liberty Missouri City Hall

Exhibit 1

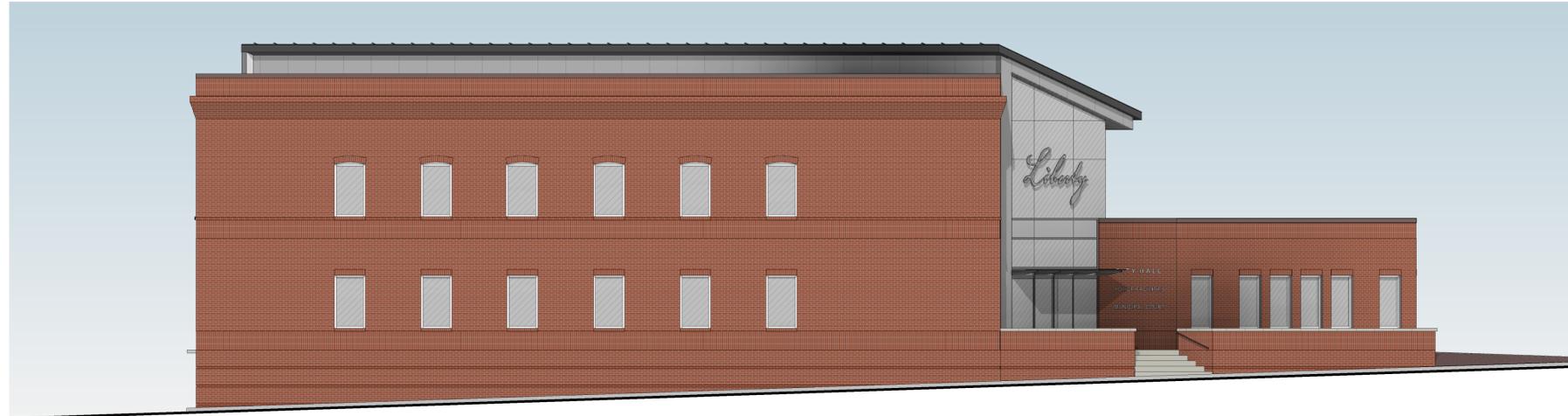


Wellner Architects, Inc.
802 Broadway, Fourth Floor
Kansas City, MO 64105
wai@wellner.com
816.221.0017

WELLNERarchitects
inc.



3D View - ENTRY APPROACH
REFERENCED FROM / **4**



NORTH ELEVATION
REFERENCED FROM 1 / A-2.01 1/8" = 1'-0" **1**

T.O. wall 02
141' - 6 5/8"

T.O. wall 01
Level 0
124' - 0"

Level 2
112' - 0"



NORTHWEST ELEVATION
REFERENCED FROM 1 / A-2.01 1/8" = 1'-0" **2**

T.O. wall 02
141' - 6 5/8"

T.O. wall 01
Level 0
124' - 0"

Level 2
112' - 0"



3D View - KANSAS AND WATER
REFERENCED FROM / **5**



WEST ELEVATION
REFERENCED FROM 1 / A-2.01 1/8" = 1'-0" **3**

T.O. wall 02
141' - 6 5/8"

T.O. wall 01
Level 0
124' - 0"

Level 2
112' - 0"

Unnamed **OPTION - 4**

A-0.00
PROJECT NAME
CLIENT NAME

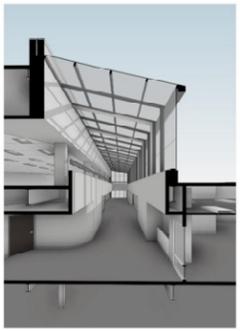
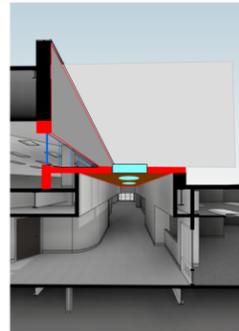
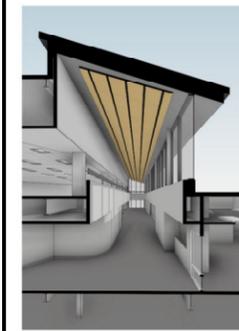
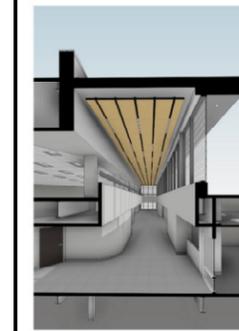
Exhibit 2



Wellner Architects, Inc.
802 Broadway, Fourth Floor
Kansas City, MO 64105
wai@wellner.com
816.221.0017

WELLNERarchitects
inc.

ATRUIM / SKYLIGHT BUILDING DESIGN OPTIONS

											
PROGRAMMING GOALS	PRIORITY FACTOR	OPTION 1 - REPAIR SKYLIGHT	OPTION 2 - REMOVE SKYLIGHT AND REPLACE WITH MODERN SKYLIGHT WITH ENERGY EFFICIENCY AND NATURAL LIGHTING CONTROL.	OPTION 3 - REMOVE SKYLIGHT AND BUILD ROOF OFF OF 3RD FLOOR STRUCTURAL FRAMING WITH NEW WALL / WINDOWS AT THE ROOF EDGE OF THE 3RD FLOOR.	OPTION 4 - REMOVE SKYLIGHT AND REPLACE WITH ROOF SLOPED ROOF PITCHED DOWN TOWARD LOWER ROOF	OPTION 5 - REMOVE SKYLIGHT AND REPLACE WITH FLAT ROOF WITH OVERHANGS	OPTION 6 - REMOVE SKYLIGHT AND REPLACE WITH UPWARD SLOPED ROOF	OPTION 7 - REMOVE SKYLIGHT AND REPLACE WITH OVERHANGING ROOF AND CURTAIN WALL GLAZING WITH VERTICAL FINIS	OPTION 8.1 - REMOVE SKYLIGHT AND REPLACE WITH OVERHANGING ROOF AND CURTAIN WALL GLAZING WITH SELECTIVE OPENNINGS	OPTION 8.2 - REMOVE SKYLIGHT AND REPLACE WITH OVERHANGING ROOF AND MASONRY WALL WITH PUNCHED WINDOW OPENNINGS	
REDUCE RISK OF WATER LEAKS	7	1	7	4	7	7	5	7	7	7	
REDUCTION OF GLARE	6	1	2	6	5	5	4	6	7	7	
PROVIDES VIEWS	6	8	8	2	8	8	8	7	6	6	
MAINTAINS USEABLE FLOOR AREA	5	8	8	1	8	8	8	8	8	8	
SUN CONTROL / SHADING	4	1	2	4	5	5	6	7	7	7	
REDUCE USE OF SUN SHADES / BLINDS	4	1	2	4	4	4	4	5	6	6	
ENERGY REDUCTION	4	1	2	6	5	5	5	6	7	7	
THERMAL COMFORT	4	1	2	5	6	6	6	6	7	7	
SOFTEN SPACE ACOUSTICS	3	1	2	8	5	6	5	6	7	7	
COLLECTS WATER TO AVOID LOWER ROOF	3	1	3	3	3	8	8	8	8	8	
WEATHER RESISTANCE	3	1	2	5	7	7	6	7	7	6	
MAINTAINABLE / CLEANABLE	2	1	2	5	6	7	6	7	7	7	
BUILDING CONTEXT AND FORM	1	7	7	2	5	7	6	7	8	8	
COST	7	8	7	5	4	4	3	4	4	5	
CONSTRUCTABILITY	1	8	7	6	5	3	3	4	4	3	
TOTAL:		199	269	258	342	362	326	375	395	398	

Historic District Review Commission

The City of



HDRC Case No. 22-015J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 16, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for improvements
Applicant: Sandy East/ Kalen Cauthon, Contractor
Location: 400 E. Kansas St.
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: August 5, 2022

SPECIFIC INFORMATION

SITE HISTORY

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

PROPOSAL DESCRIPTION

Replace West porch floor with Fir 1X4 tongue and groove flooring.
Custom build a new baluster for the West and East porches. See exhibit D for drawing and details.
Miratec Skirting
Like in Kind Repairs to: East porch flooring, shingles, two window sills, and the soffits.

ANALYSIS

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

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

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

2. **Alterations:** Alterations shall restore a structure's original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved.

Staff Analysis

The proposed materials and alterations to the West and East porch are appropriate.

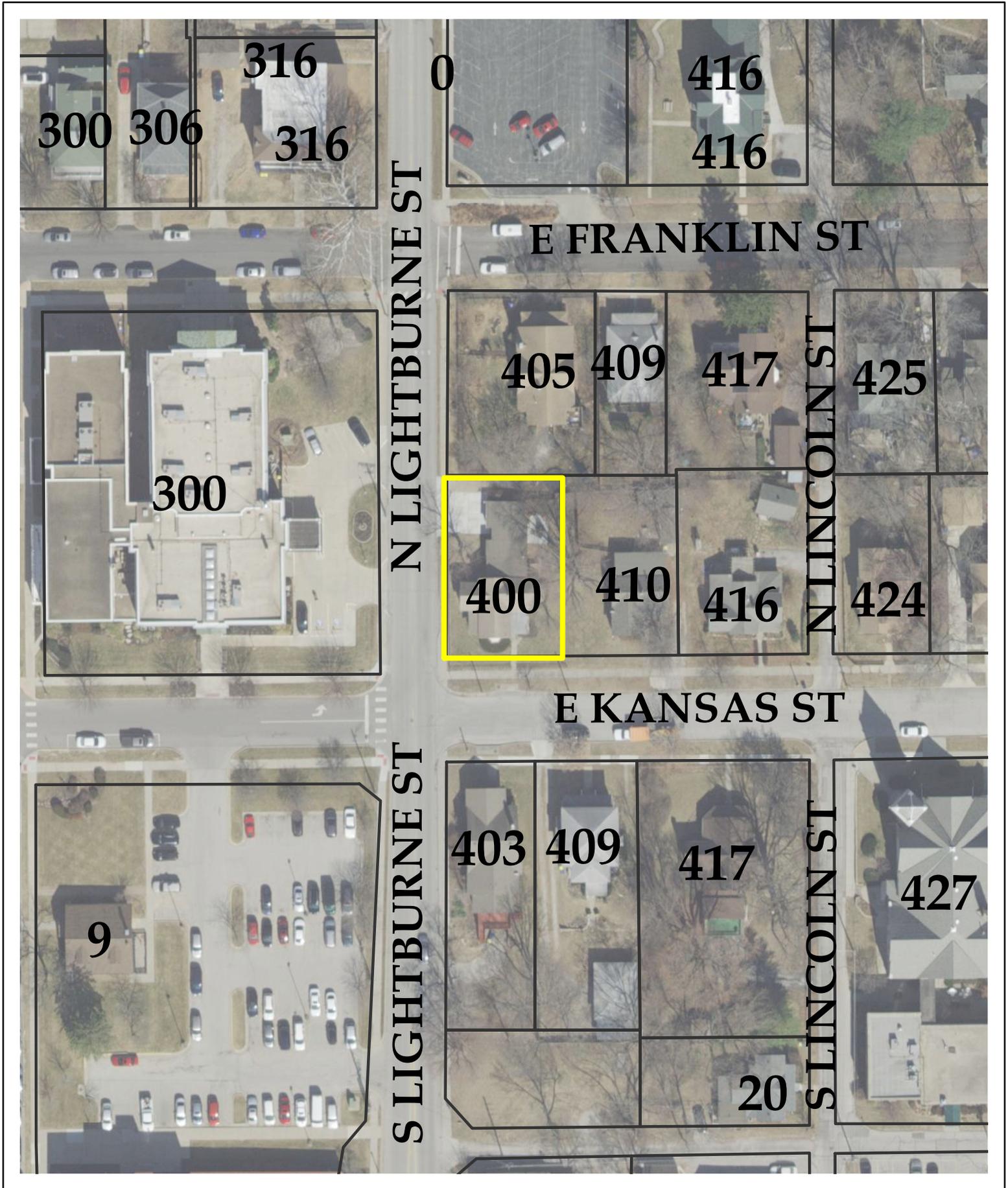
PREVIOUS CASES / ADDITIONAL INFORMATION

The application meets the standards for review or the Historic District Guidelines therefore staff recommends approval of HDRC case #22-015J

ATTACHMENTS

- 1. Exhibit A: Vicinity Map
- 2. Exhibit B: Inventory Data Sheet
- 3. Exhibit C: West and East Porches before removal of non-historic materials
- 4. Exhibit D: Drawing from applicant





HDRC Case #22-0015J
400 E Kansas



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll F #3</p> <p>2. COUNTY Clay</p> <p>3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 400 E. Kansas St.</p> <p>5. OTHER NAME(S)</p>	1. NO. Roll F #3										
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c.1911</p>	<p>28. NO. OF STORIES 1</p> <p>29. BASEMENT? full YES (X) NO ()</p>										
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p>	<p>18. STYLE OR DESIGN Folk: Gable-Front and Wing</p>	<p>30. FOUNDATION MATERIAL poured concrete</p>										
<p>8. DESCRIPTION OF LOCATION</p> <table border="1" style="width: 100%; height: 100px;"> <tr> <td style="width: 10%; text-align: center;">400</td> <td style="width: 10%;"></td> </tr> </table> <p style="text-align: center;">E. KANSAS ST.</p> <p>UTM Coordinates: A 379580 4344980 B 377440 4344700 C D</p>	400										<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 Roger C. & A. Admire 400 E. Kansas St.</p>	<p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable/asphalt shingle</p> <p>33. NO. OF BAYS FRONT 3 SIDE 5</p> <p>34. WALL TREATMENT asbestos shingle</p> <p>35. PLAN SHAPE L</p> <p>36. CHANGES IN (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()</p> <p>37. CONDITION INTERIOR unknown good EXTERIOR</p>
400												
<p>10. SITE () BUILDING (X) STRUCTURE () 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>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>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 15'</p>										
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES</p> <p>Minimal decorative embellishments on this folk house include two single stack paneled (modestly) brick chimneys; single story tripartite bay on principal South facade and a second bay on the West front; and porch handrail made of cross timbers in an 'x' design. Characteristically the rear single story has been extended.</p>	<p style="font-size: 2em; font-weight: bold;">PHOTO MUST BE PROVIDED</p>											
<p>43. HISTORY AND SIGNIFICANCE</p> <p>See 230 N. Leonard .</p>												
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS</p> <p>Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.</p>												
<p>45. SOURCES OF INFORMATION</p> <p>Water permit # 8-0690 Roger C. Admire 2-15-11</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. REVISION DATE(S)</p>											

← 2 LIGHT BUILDING

1. NO. Roll F #3

2. COUNTY Clay

4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 400 E. Kansas St.

5. OTHER NAME(S)

6. TOWNSHIP

RANGE

SECTION

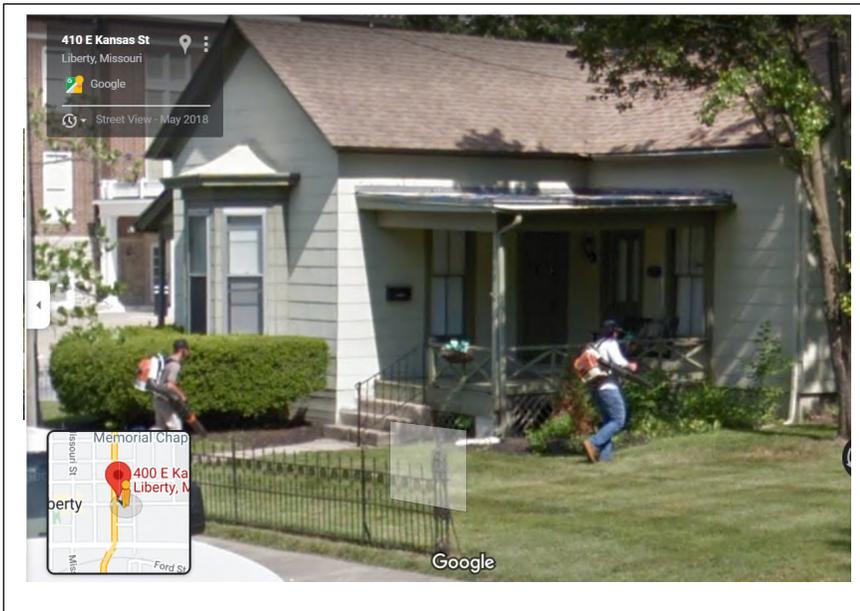
**RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102
PH. 314-751-4096**

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





West Porch



East Porch

Exhibit C
West and East
Porches

Cedar Top, balusters, bottom + 3/4 x 3 1/2
Yellow Pine Core molding

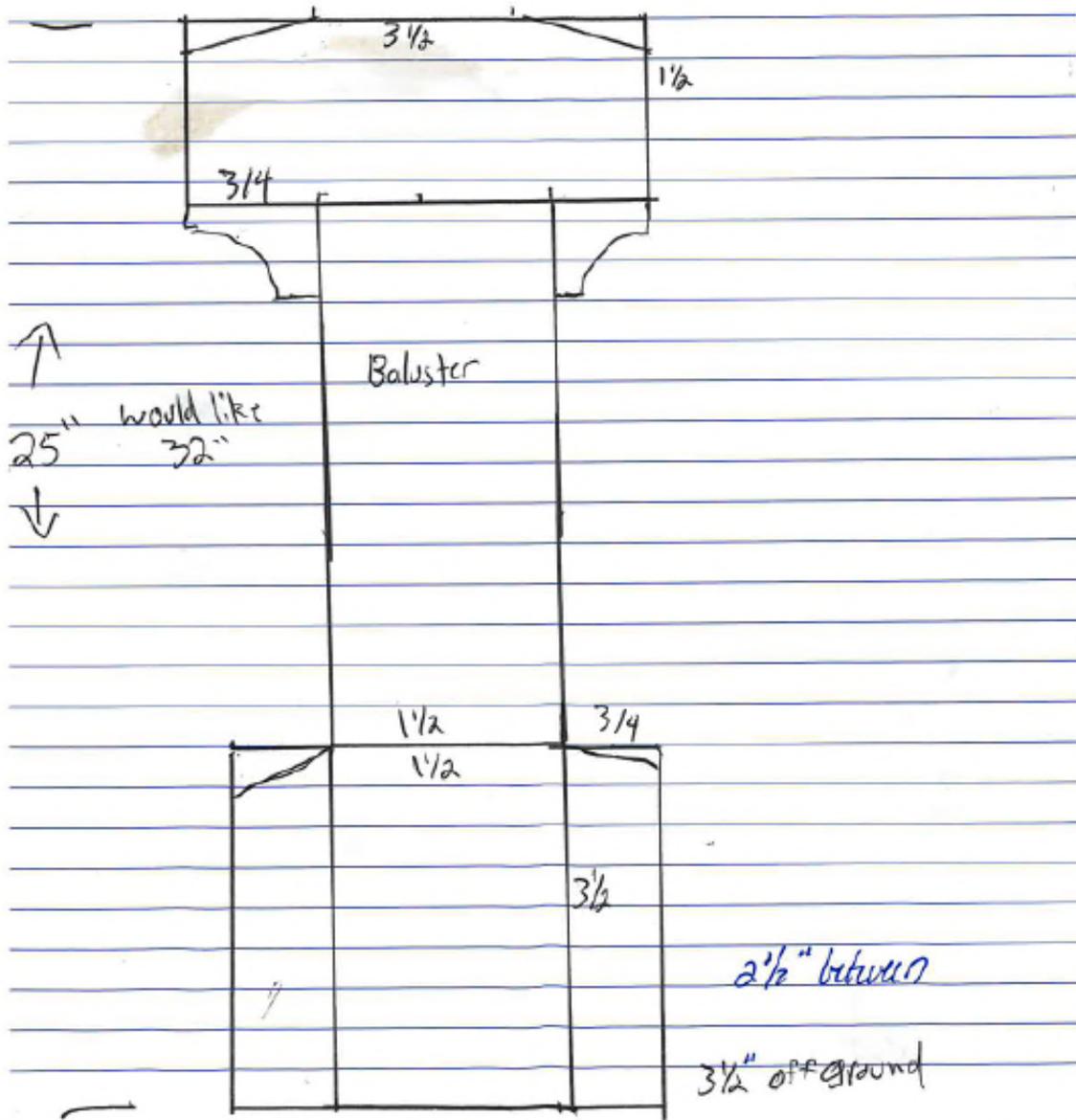


Exhibit D
Drawing of
Baluster



HDRC Case No. 22-003LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 16, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for construction of two new commercial buildings

Applicant: Shane Griffin, Downtown Liberty Investments, LLC

Location: 1-5 N. Water Street

District: Liberty Square Historic District

NRHP Status/category: N/A

File Date: July 22, 2022

Public Notice: Courier Tribune - July 28
Letter sent to property owner within 185 ft. on July 25
Sign Posted on site on July 28

SPECIFIC INFORMATION

SITE HISTORY

This prominent lot at the NE corner of E. Kansas and N. Water Street was the former site of a commercial building that partially collapsed in May 2016. The buildings were damaged beyond repair and was subsequently demolished. The site has been vacant since the collapse and demolition.

Details:

Design: The proposed red brick building will be 17,480 square feet. The buildings will be two stories tall, on the West (Water St) elevation, the highest point is next to 7 N Water and is 32'6" high. On the South elevation, on the West side it is 32'11" from the base of the steps to the top and on the East most side facing Kansas St. it is 30'3". The footprint is irregular with three storefront entrances on N. Water and 4 storefronts on E. Kansas.

Materials:

- Exterior Walls: Acme red brick. Texture: Heritage, Modular size. ACME brick "Burlington" color seen on ACME's site here <https://brick.com/582207> See Exhibit D.
- Windows: The applicant is proposing custom wood windows with true divided lights. <https://www.historicalwoodwindows.com/> See Exhibit C pages A8.0 and A8.1 and Exhibit H has sample drawing and specs for the construction they plan to use for the custom windows.
- Storefronts: The storefronts will be on the West and South elevations. See Exhibit E and Exhibit C pages A2.0 and A2.1 and A8.0 for the storefront detail. The 2' Aluminum framing will be by Kawneer, Trifab Versaglaze framing system https://www.kawneer.com/kawneer/north_america/en/info_page/home.asp See Exhibit E for the manufacturer's information.

- Exterior Doors: The applicant is proposing two different styles of exterior doors. Architectural Single Aluminum doors on the West elevation. See Exhibit C pages A2.0 and A2.1 and A8.0. And for the wood exterior doors on the South elevation the applicant plans to use VT Industries, style E209 in Exhibit G.
- Columns: The column covers will be by Melton Classics, Fiberglass Composite Column EP-146. See Exhibit F.
- Cornice: Fiberglass Cornice – See Exhibit I for details
- Roof: EPDM Membrane Roofing

STAFF ANALYSIS

Staff utilized the UDO and HDRC Design Guidelines in reviewing this application.

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”) – The 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.

UDO Sec. 30-65.3. District CBD, design principles.

Buildings and sites shall be designed and constructed in accordance with the following principles:

- (1) *Development shall be in the form of compact blocks that promote pedestrian and vehicular connectivity;*
- (2) *Development should contribute to the character of the surrounding area;*
- (3) *Appropriately sized central gathering places shall be incorporated into the development;*
- (4) *Development shall be integrated with adjacent developments;*
- (5) *Wherever possible, buildings shall be built to the minimum front yard setback;*
- (6) *The primary entrance to a building shall be oriented to the street;*
- (7) *Buildings shall be constructed primarily of traditional building materials and designed with a high degree of architectural character and detail;*
- (8) *Street-facing elevations shall include architectural detailing and transparent windows;*
- (9) *Sites should be designed with an emphasis on promoting a pedestrian friendly environment;*
- (10) *Sites should incorporate a mix of building types;*
- (11) *Off-street parking and garages shall be located at the rear of buildings;*
- (12) *Utilitarian areas such as loading docks, mechanical equipment, storage areas and trash enclosures shall be located at the rear of the building and screened;*
- (13) *Street furnishings and plantings shall be incorporated into the development;*
- (14) *Mixed-use buildings with street-level retail uses are encouraged;*
- (15) *Dwellings shall be located at least one floor above street level and have an entrance separate from that of the lower level;*
- (16) *On-street parking is encouraged; and*
- (17) *Alleys are encouraged.*

Staff feels that the design criteria set forth in UDO Section 30-65.3 are met with this application. The buildings are built to the minimum setbacks, entrances are oriented to the street, and the building is proposed with traditional materials, architectural detailing, and transparent windows.

DG: Sec. 30-72.1 District HP, Design Principles: *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 streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in harmony with neighboring structures.*

New construction within a historic district shall be held to the same principles of quality design and appropriateness that are required of all structures and properties within a designated historic district. New construction should reflect the contributing elements and character of the streetscape, neighborhood, and historic district. The intent of these guidelines is not to limit creativity but to encourage compatible design and construction.

Sites for new construction shall be placed in the context of the streetscape of character of the district. New construction shall consider the following guidelines:

- *Orientation: New buildings shall face the public street. Front entrances shall be oriented to the street and relate to the existing pattern of scale, mass, orientation, and size within the streetscape and block.*

The new buildings and its front and side entrances (on the West and South elevations) will be oriented to North Water and East Kansas Streets, and the entrances will be compatible with the scale, mass, orientation and size of those in the streetscape.

- *Placement: The location and spacing of new buildings on a lot shall be consistent with existing patterns in the block. The width of new buildings should respect the pattern within the streetscape. Setbacks for all yards around new buildings should conform to the existing uniform pattern of the streetscape. Where a pattern does not exist or is not feasible, the standard setbacks for the zoning district shall prevail.*

The placement of the new buildings will be consistent with existing patterns in the block. The setbacks will respect the existing pattern of adjacent buildings.

- *Fenestration: Windows and doors on new construction shall have proportions and patterns similar to the historic patterns within the streetscape and block. Ranking and window pattern and profile of existing structures within the streetscape shall be respected.*

The number, proportion, and pattern of windows and doors are appropriate.

- *Building scale: New buildings shall be constructed with an overall height similar to existing buildings within the streetscape. In addition, the floor-to-floor height, number of stories, and first floor elevation shall also be similar to existing buildings within the streetscape. Vertical and horizontal proportions shall also be maintained.*

The proposed buildings will match the height and scale of the existing buildings in the streetscape and is similar in style and scale to the building which had been on the site previously.

- *Roof form: Where a dominant roof form exists within the streetscape and district, new construction shall be compatible in form, pitch and shape.*

Most buildings on the square have flat membrane roofs. The roof of the proposed building will be compatible with those in the streetscape.

- *Architectural details: Architectural details on new construction shall be compatible in terms of design and scale with details found within the streetscape and district.*

The architectural details are minimal and will be compatible with those found elsewhere in the district. Staff feels that this proposal does reflect the contributing elements and character of the streetscape, neighborhood, and historic district.

- *Materials: Materials used in new construction shall be consistent in finish, texture, scale, and color to materials historically used within the streetscape and district. Wood, brick, and stone are acceptable materials for the primary façade of a new building. Stucco may be allowed where structures within the streetscape also feature stucco. Aluminum, vinyl, and artificial masonry shall not be allowed.*

The materials proposed for use in the construction are consistent with the appearance of those historic materials found on surrounding buildings.

PREVIOUS CASES / ADDITIONAL INFORMATION

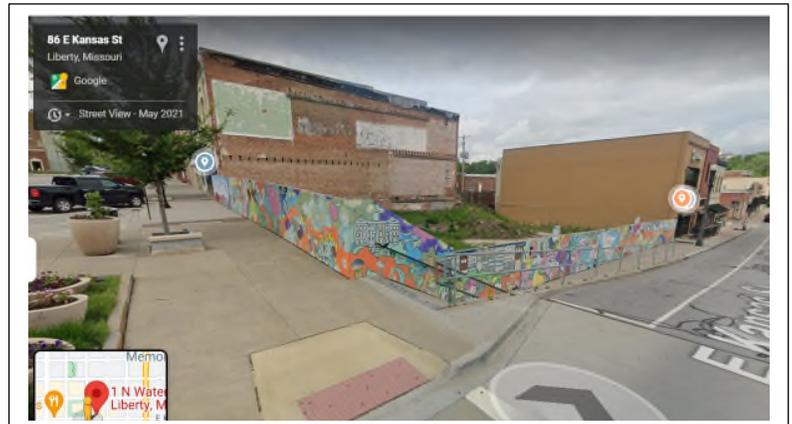
Applications for a certificate of appropriateness for new construction must be approved by the City Council. Because the building exceeds 10,000 square feet, it will also require review by the Planning & Zoning Commission and will be reviewed by City Council.

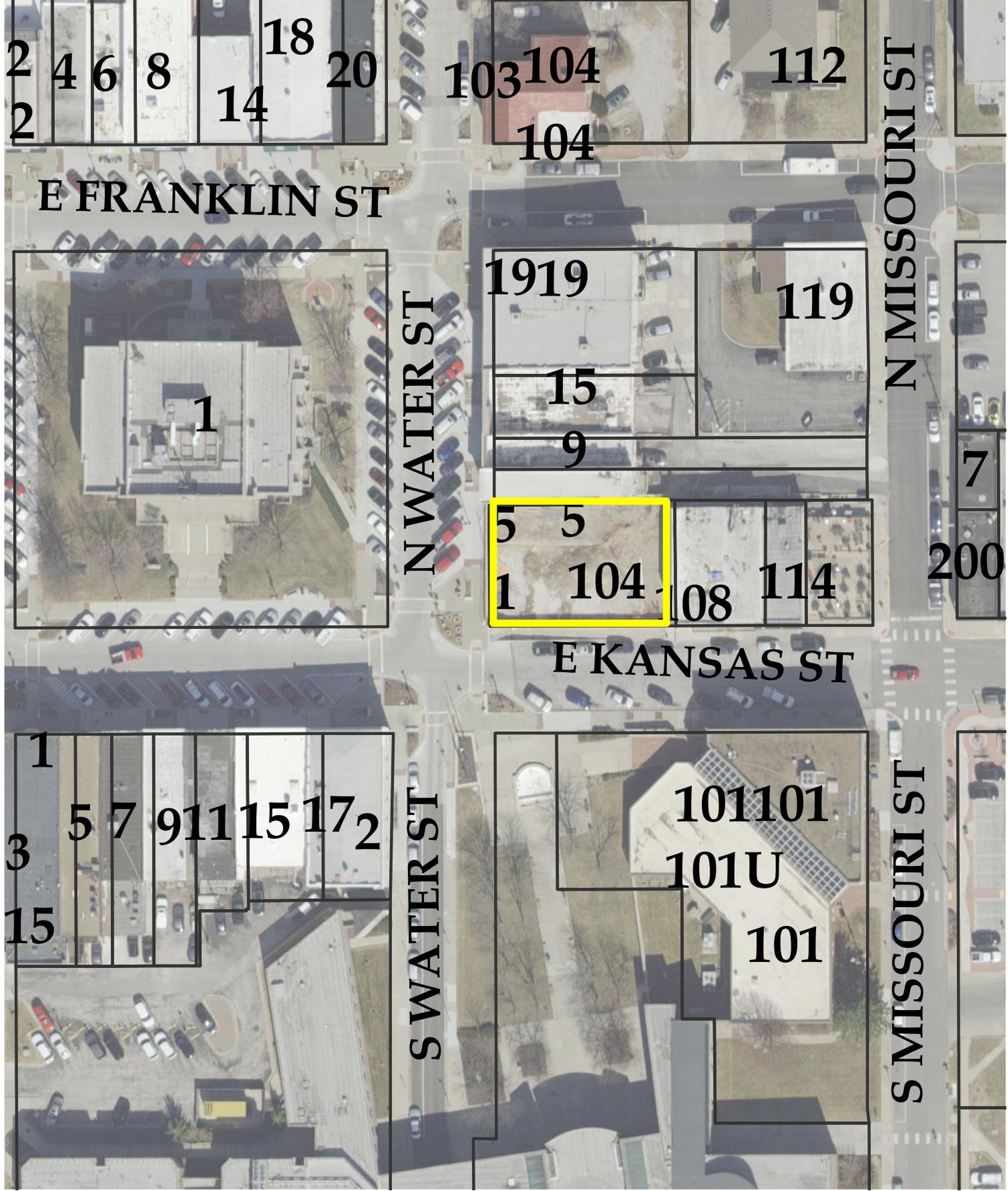
STAFF RECOMMENDATION

The application meets the standards for review in the UDO and the Historic District Design Guidelines; therefore, staff recommends approval of HDRC case #22-003LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Historic Survey
3. Exhibit C: Site Plan & Elevations 6 pages
4. Exhibit D: Brick 1 page
5. Exhibit E: Storefront Framing 2 pages
6. Exhibit F: Column Covers 3 pages
7. Exhibit G: Doors 2 pages
8. Exhibit H: Windows 3 pages
9. Exhibit I: Cornice detail 1 page



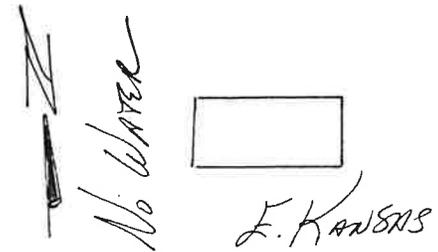


HDRC Case #22-003LS
1-5 N. Water



EXHIBIT A:
VICINITY MAP

HISTORIC INVENTORY

1. No. 8-F		4. Present Name(s) Bedinger's Liberty House Furniture	
2. County Clay		5. Other Name(s) Snelling Variety Store; Lincoln Building	
3. Location of Negatives Liberty Community Development			
6. Specific Location 1 North Water		16. Thematic Category	
7. City or Town - If Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period c. 1880	
8. Site Plan with North Arrow 		18. Style or Design	
		19. Architect or Engineer	
		20. Contractor or Builder	
		21. Original Use, if apparent Commercial	
		22. Present Use Commercial	
9. Negative No. 2-1		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
10. Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>		24. Owner's Name & Address, if known	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		27. Other Surveys in Which Included	
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
15. Name of Established District		28. No. of Stories 1	
		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		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 type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior <input type="checkbox"/> Exterior good <input type="checkbox"/>	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input 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, approx 28' on N. Water	

CLAY

42. Further Description of Important Features This building is sited at the corner of East Kansas and North Water Streets. Because of a steep grade, the building has a prominent basement level on the Kansas Street side. The building has been renovated and the storefront windows which comprise much of the main facade's surface area are multipaned. The entrance door is recessed and centrally located. Cast iron columns appear at the doorway and at the southwest corner of the building. The parapet is distinguished by brackets and rectangular panels.

43. History and Significance The Snelling Variety Store was located at the southeast corner of the square in 1889. In 1901 this building housed the C.H. Seiver Drug Store. The Snelling name was still associated with the building in 1913, as it housed the Snelling-Clark Department Store. In addition to the storefronts facing on to North Water, the building contained several basement retail spaces, with

44. Description of Environment and Outbuildings The Court House is located on the west of this building. Other commercial buildings are to the north, south, and east.

45. Sources of Information Liberty Tribune, Jan. 12, 1912; July 4, 1946; March 31, 1899. Heritage of Liberty, 1976, p. 102-03. Clay County Centennial Souvenir, 1922, p. 36.		46. Prepared by PILAND/UGUCCIONI	
		47. Organization Liberty, Comm. Dev.	
		48. Date 4/85	49. Revision Date(s)

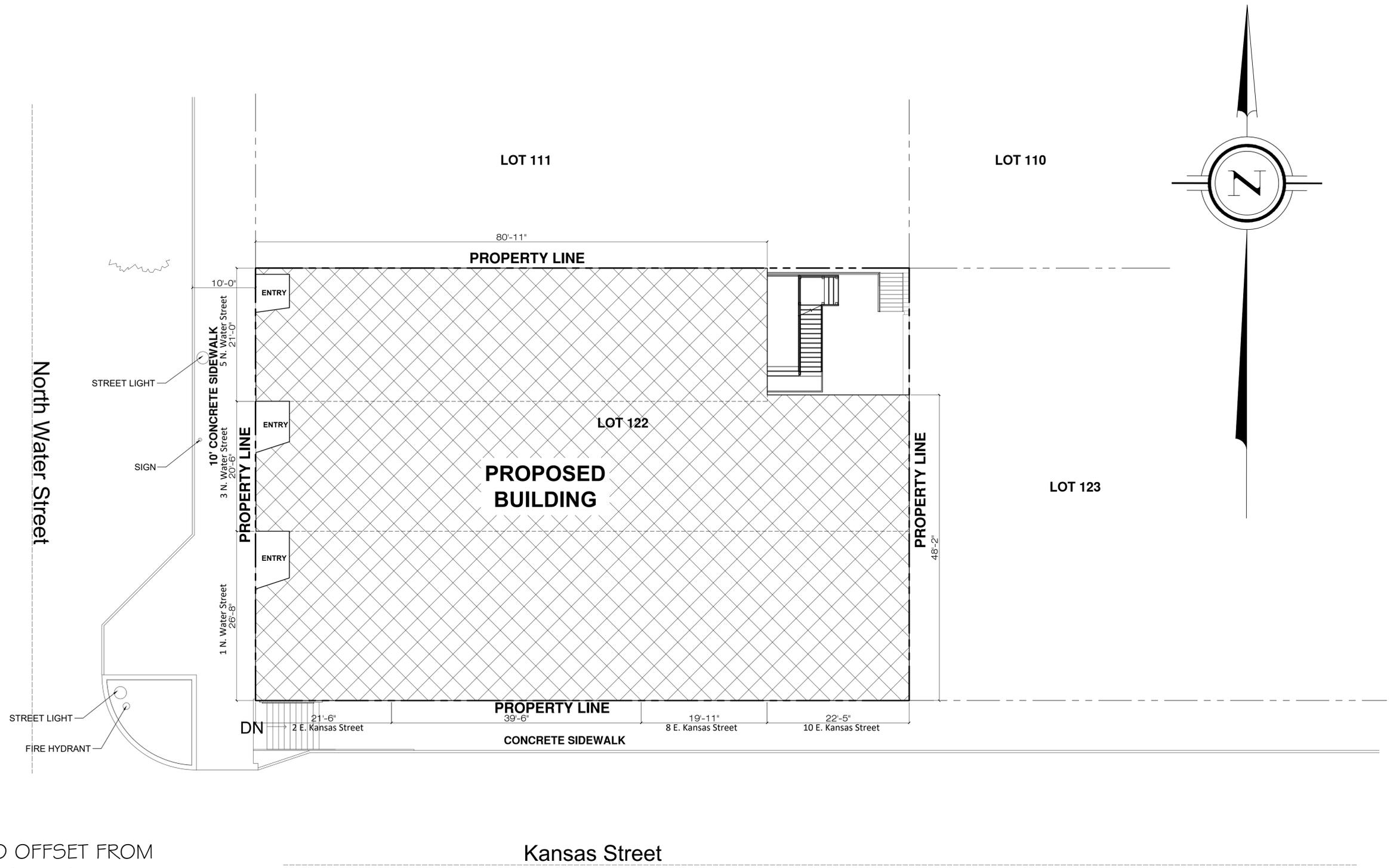
HISTORIC INVENTORY**ADDRESS:**

1 North Water
Liberty, MO

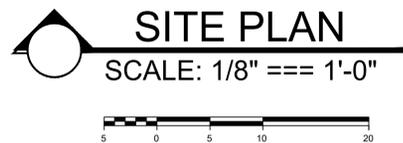
#43. (cont.)

with an entrance from West Kansas. Various firms have occupied these rooms over the years. By 1929 the J.S. Conway grocery was a tenant in the building. In the 1940's the building was owned by Enfield Lincoln, and for a period of time serves as the Union Bus Depot. It was leased to George Bedinger for a furniture store in 1946, and is still occupied by that firm.





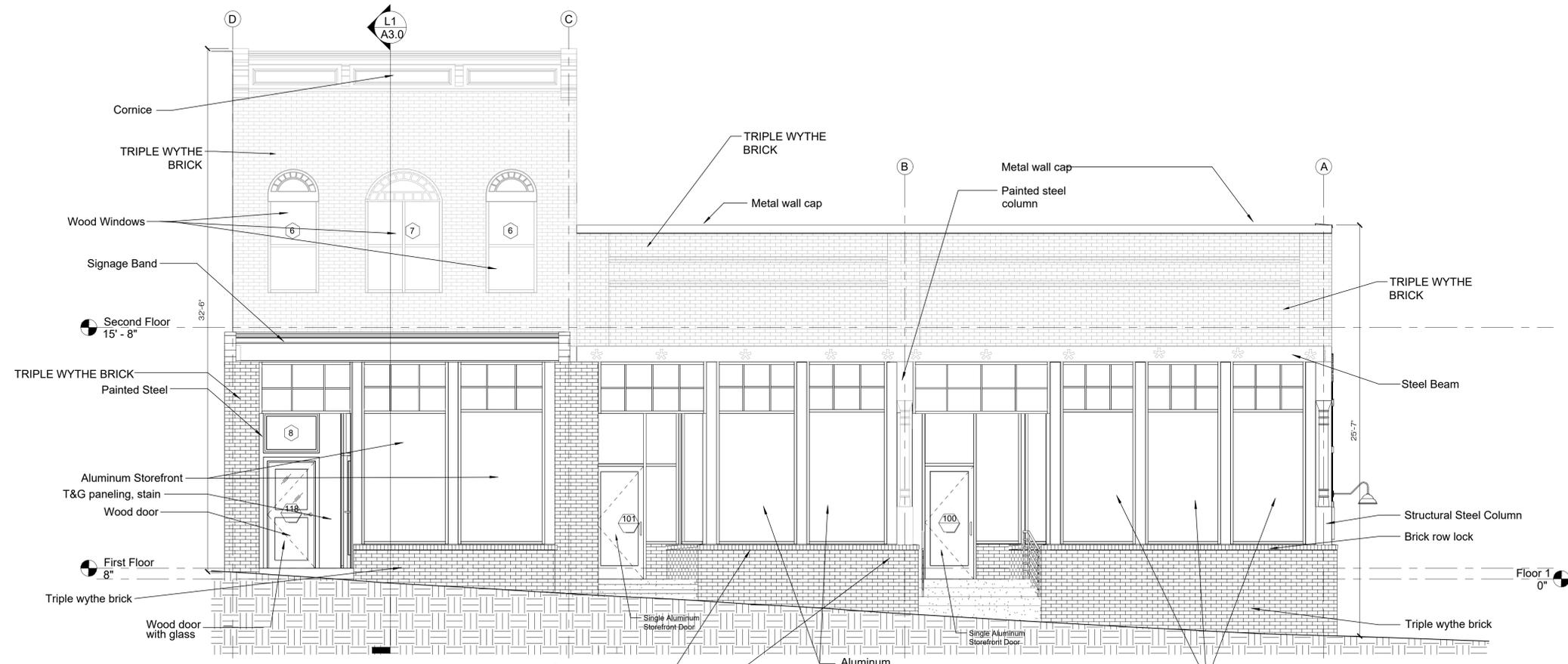
NOTE
THERE IS NO OFFSET FROM
THE PROPERTY LINE



**DESIGNER: RC ATELIER
RELEASED FOR PERMIT
AND CONSTRUCTION**

**CLIENT: DOWNTOWN LIBERTY
INVESTMENTS LLC
PROJECT: 1 - 5 N. WATER REBUILD
DATE: 03-10-22**

A1.0



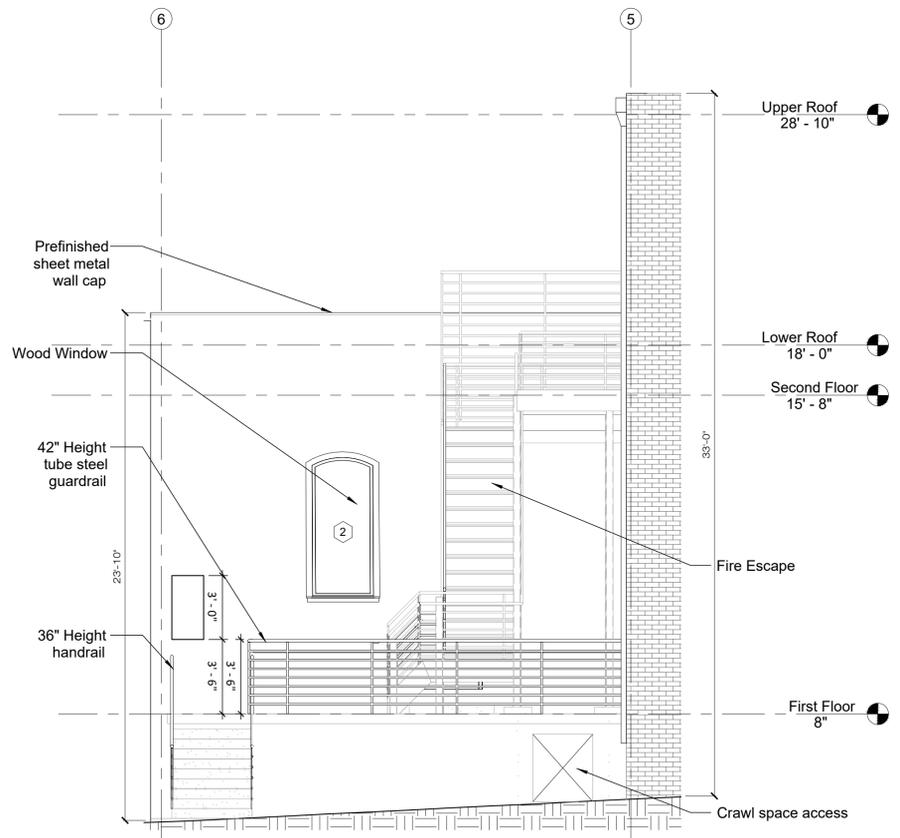
WEST ELEVATION
SCALE: 1/4" = 1'-0"

5 N. Water Street

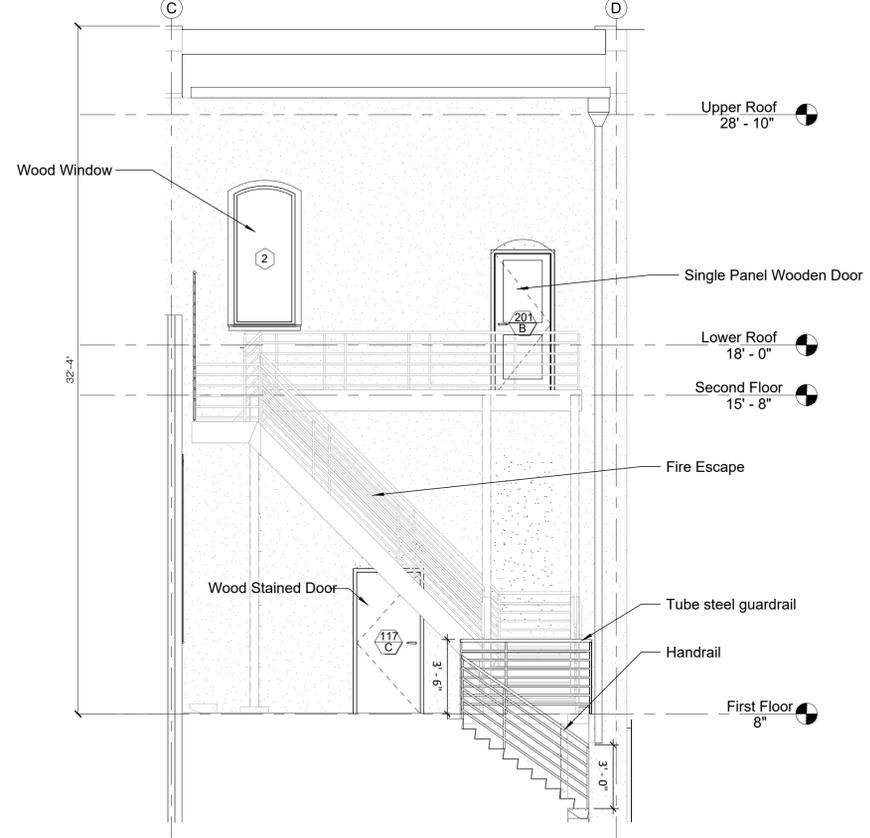
3 N. Water Street

1 N. Water Street

NOTE: 5 N. WATER STREET BUILDING IS A NEW CONSTRUCTION AND WILL PROVIDE ADA ACCESS TO THE OTHER BUILDINGS



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

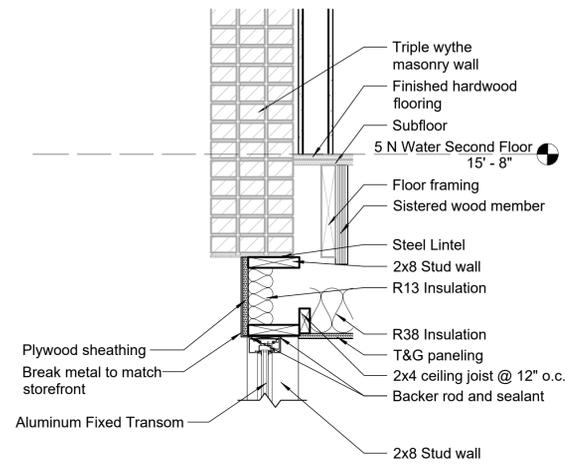


EAST ELEVATION
SCALE: 1/4" = 1'-0"

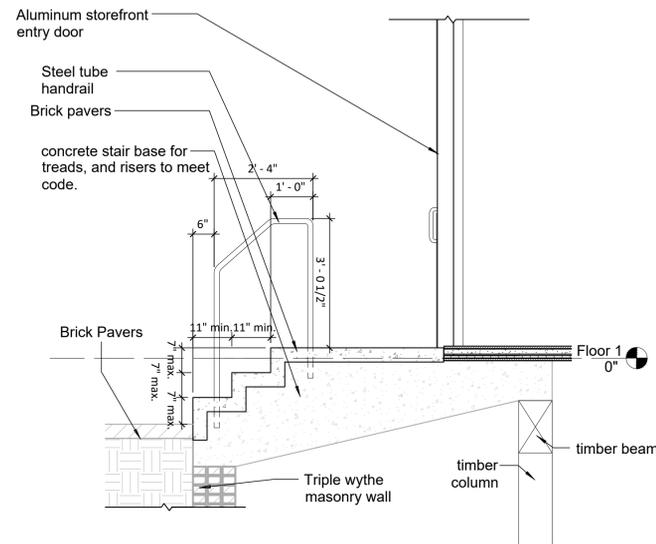
**DESIGNER: RC ATELIER
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AND CONSTRUCTION**

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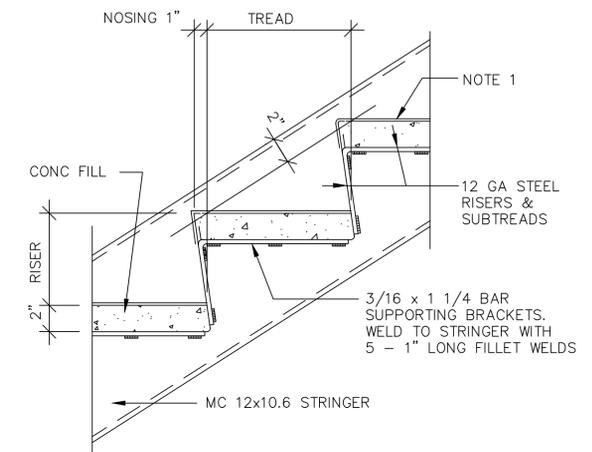
A2.1



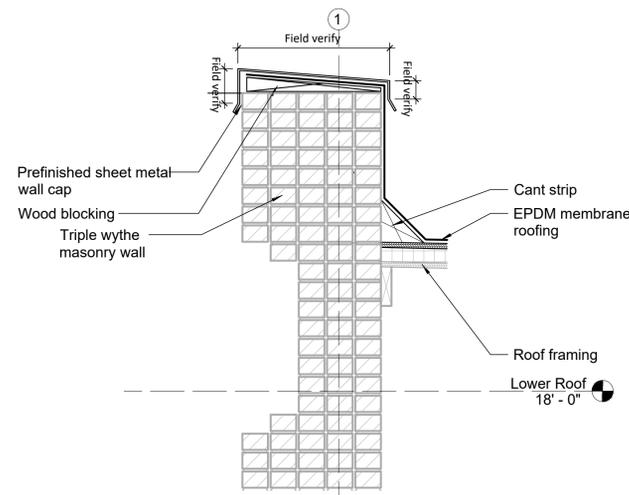
M14 TOP OF FIXED TRANSOM
SCALE: 1" === 1'-0"



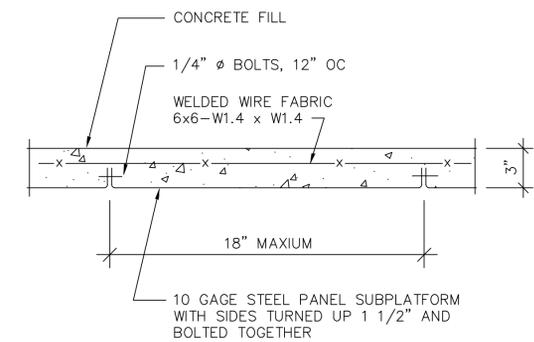
ENTRANCE STAIRS
SCALE: 1/2" === 1'-0"



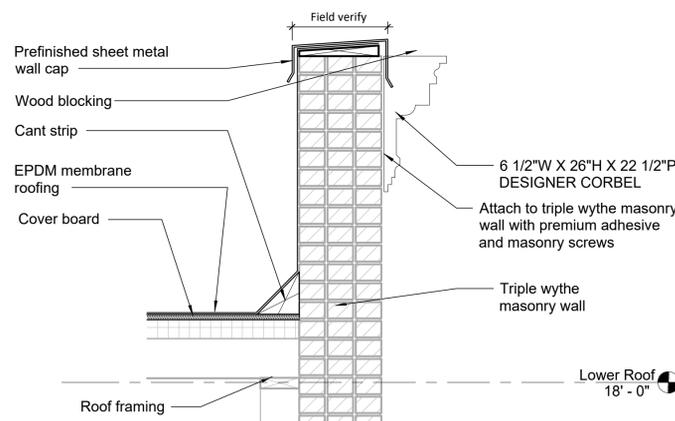
FIRE ESCAPE STAIR DETAIL



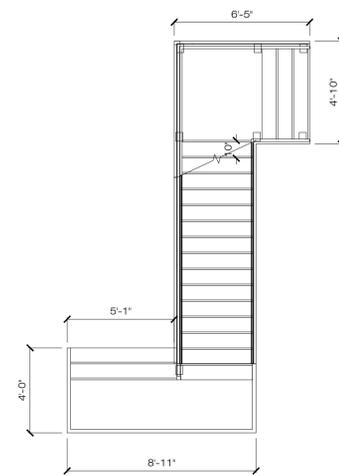
D9 TOP OF WEST PARAPET WALL
SCALE: 1" === 1'-0"



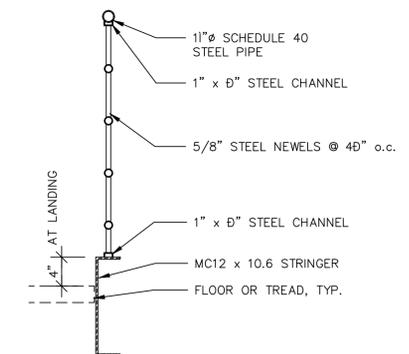
PLATFORM CONSTRUCTION



A7 CORNICE PROFILE
SCALE: 1" === 1'-0"



FIRE ESCAPE STAIR
SCALE: 1/4" === 1'-0"



RAILING DETAIL

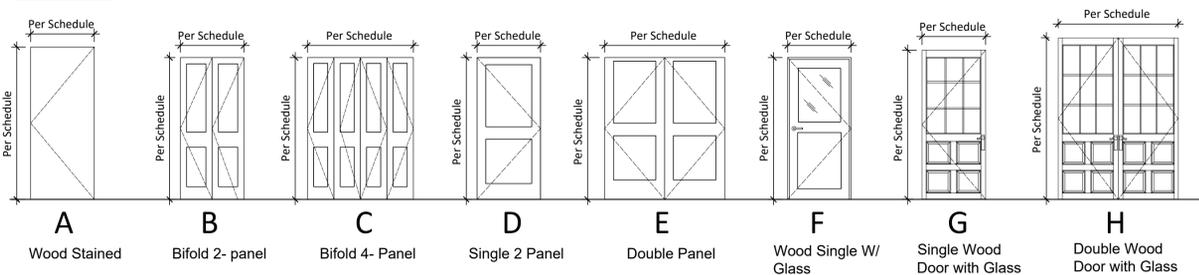
DESIGNER: RC ATELIER
RELEASED FOR PERMIT
AND CONSTRUCTION

CLIENT: DOWNTOWN LIBERTY
INVESTMENTS LLC
PROJECT: 1 - 5 N. WATER REBUILD
DATE: 03-10-22

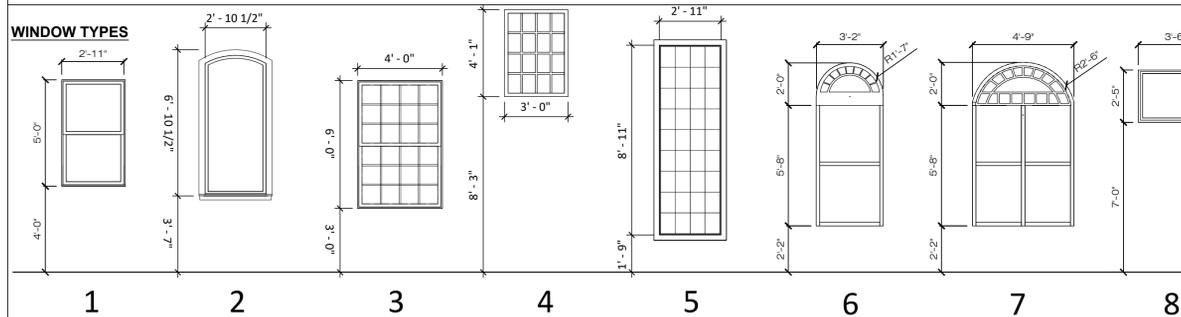
A3.2

Door and Frame Schedule											
Door #	Room Name	Door			Frame			Rating	Hardware	Comments	
		Type	Width	Height	Thickness	Type	Jamb				Head
000	A Work Room	G	2' - 8"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		5	
000	B Work Room	D	3' - 6"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		2	
001	Unisex A	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		3	
002	Unisex B	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		3	
004	Studio	H	5' - 6"	7' - 0"	1 3/4"	A	E15/A8.1	H15/A8.1		5	
005	Retail Store	G	3' - 1"	7' - 7"	1 3/4"	B	E18/A8.1	H18/A8.1		5	
006	Stair	D	3' - 1"	7' - 7"	1 3/4"	A	E18/A8.1	H18/A8.1		4	
007	A Mechanical Access	G	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1	45 MIN	2	
007	B Mechanical Access	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1	45 MIN	2	
008	A Tenant	H	5' - 1"	7' - 7"	1 3/4"	A	E18/A8.1	H18/A8.1			
008	B Tenant	H	5' - 8"	7' - 7"	1 3/4"	A	E18/A8.1	H18/A8.1			
100	Tenant 1	G	3' - 0"	7' - 0"	1 3/4"	Aluminum	E18/A8.1	H18/A8.1		5	
101	Tenant 2	G	3' - 0"	7' - 0"	1 3/4"	Aluminum	E18/A8.1	H18/A8.1			
101	B Corridor	B	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1	45 MIN	2	
102	Corridor	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1	45 MIN	1	
104	Corridor	D	3' - 0"	6' - 8"	1 3/4"	B	E18/A8.1	H18/A8.1	45 MIN	1	
105	Jan.	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1	45 MIN	2	
106	A Corridor	A	3' - 0"	6' - 8"	1 3/4"	A	E18/A8.1	H18/A8.1	90 MIN		
107	A Corridor	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1	45 MIN	2	
108	Toilet	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		3	
109	Mech.	E	6' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		1	
111	Quiet Room	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		1	
112	A Office	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1	45 MIN	2	
112	B Office	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		1	
112	C Server Room	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		1	
113	Mech.	E	6' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		1	
114	Toilet	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		3	
115	Toilet	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		3	
117	A Tenant 3	E	3' - 0"	7' - 0"	1 3/4"	Aluminum	E18/A8.1	H18/A8.1		4	
117	B Corridor	A	3' - 0"	6' - 8"	1 3/4"	A	E18/A8.1	H18/A8.1	45 MIN	2	
117	C Tenant 5	A	3' - 0"	6' - 8"	1 3/4"	A	E18/A8.1	H18/A8.1		5	
118	Entry	F	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		5	
201	A Office Suite	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		2	
201	B Office Suite	D	2' - 8"	6' - 8"	1 3/4"	A	E18/A8.1	H18/A8.1		2	
202	A Mech.	B	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		1	
202	B Mech.	B	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		1	
204	Office	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		2	
205	Office	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		2	
206	Unisex C	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		3	
207	Exec. Office	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		2	
208	Exec. Bath	D	3' - 0"	6' - 8"	1 3/4"	B	E15/A8.1	H15/A8.1		3	

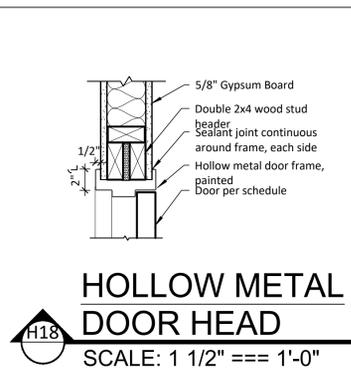
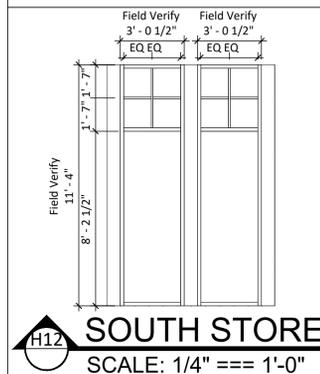
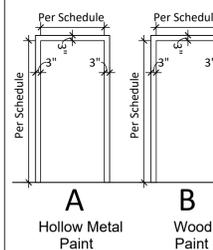
DOOR TYPES



WINDOW TYPES



FRAME TYPES

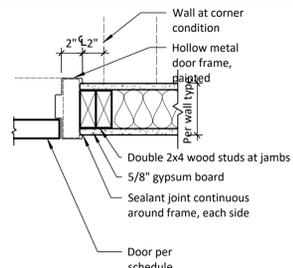


DOOR AND FRAME NOTES

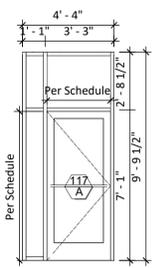
1. All new hardware to comply with ADA standards and IBC 2012. Thumb-turn style locks are not approved (tight grasping, pinching, or twisting of the wrist not approved).

HARDWARE GROUPS

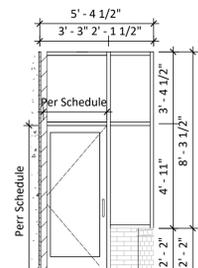
- Group 1 (Single door, no lock)
 - 3 Ea. Hinge
 - 1 Ea. Latch Set
 - 1 Set Ea. Silencer
 - 1 Ea. Wall Stop
- Group 2 (Single door, keyed lock)
 - 3 Ea. Hinge
 - 1 Ea. Lockset
 - 1 Set Ea. Silencer
 - 1 Ea. Wall Stop
- Group 3 (Single door, privacy lock)
 - 3 Ea. Hinge
 - 1 Ea. Privacy Lock
 - 1 Set Ea. Silencer
 - 1 Ea. Wall Stop
- Group 4 (Single door, keyed lock with panics)
 - 3 Ea. Hinge
 - 1 Ea. Combination
 - 1 Set Ea. Silencer
 - Threshold
 - Weatherstripping
- Group 5 (Entry door, keyed lock and deadbolt)
 - 3 Ea. Hinge
 - 1 Ea. Bored Entry Handle Set
 - 1 Ea. Bored auxiliary deadlock, key outside, thumblock inside
 - 1 Set Ea. Silencer
 - Threshold
 - Weatherstripping



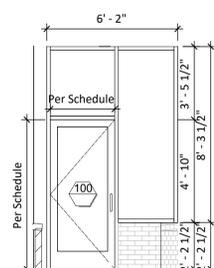
E18 HOLLOW METAL DOOR JAMB
SCALE: 1 1/2" === 1'-0"



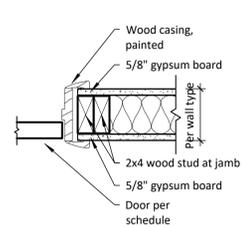
E7 ENTRY
SCALE: 1/4" === 1'-0"



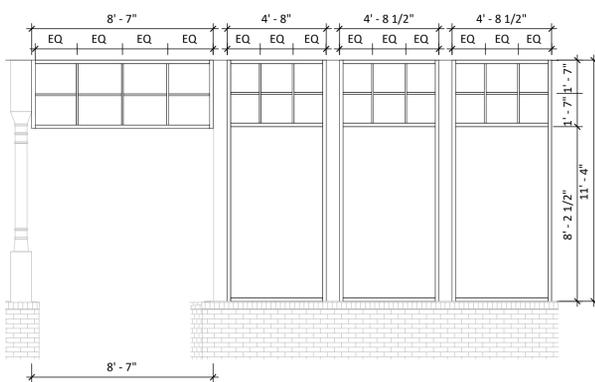
E9 ENTRY
SCALE: 1/4" === 1'-0"



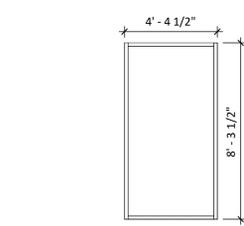
E12 ENTRY
SCALE: 1/4" === 1'-0"



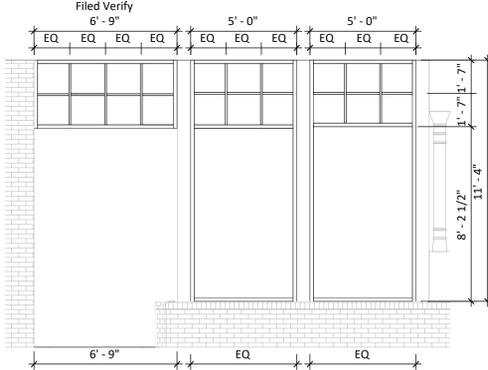
E15 WOOD DOOR JAMB
SCALE: 1/4" === 1'-0"



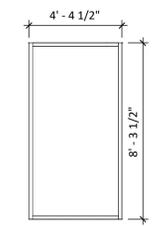
A1 STORE FRONT ELEVATION
SCALE: 1/4" === 1'-0"



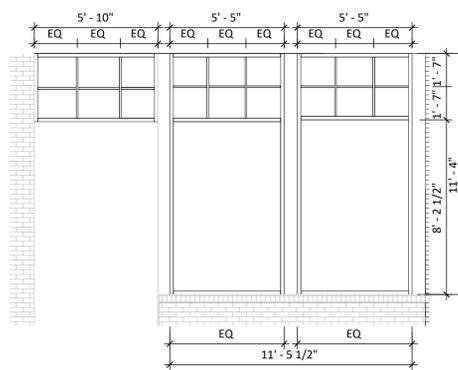
A7 SIDE OF ENTRY
SCALE: 1/4" === 1'-0"



A10 STOREFRONT ELEVATION
SCALE: 1/4" === 1'-0"



A15 SIDE OF ENTRY
SCALE: 1/4" === 1'-0"



A18 STOREFRONT ELEVATION
SCALE: 1/4" === 1'-0"

**DESIGNER: RC ATELIER
RELEASED FOR PERMIT
AND CONSTRUCTION**

**CLIENT: DOWNTOWN LIBERTY
INVESTMENTS LLC
PROJECT: 1 - 5 N. WATER REBUILD
DATE: 03-10-22**

**CLIENT:
PROJECT:
DATE:**

A8.0

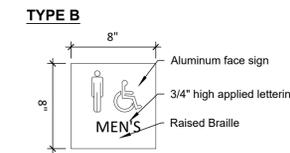
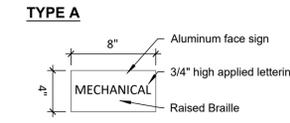
Room Finish Schedule										
Mark	Room Name	Floor Finish	Base Finish	Walls				Ceiling Finish	Ceiling Height	Comments
				North	East	South	West			
000	Work Room	SC/RF	RB1	P3	P3	P3	P3	ES	8'-1"	Type B Signage
001	Unisex A	PT1	PT3	P2	P2	P2	P2	GYP	8'-0"	Type B Signage
002	Unisex B	PT1	PT3	P2	P2	P2	P2	GYP	8'-0"	Type A Signage
003	Break Room	STC	RB2	P3	P3	P3	P3	ES	8'-9"	Surface PL1
004	Studio	STC	RB2	P3	P3	P3	P3	ES	8'-9"	
005	Retail Store	STC	RB2	P3	P3	P3	P3	ES	9'-3"	
006	Stair	RF2	RB2	P3	P3	P3	P3	GYP		
007	Mechanical Room							ES		Type A Signage
008	Tenant 4			P1	P1	P1	P1	ES	11'-1"/9'-3"	
009	Mechanical Room									
100	Tenant 1	ESF		P1	P1	EB	P1	GYP	14'-9"	
101	Tenant 2	ESF		EB	P1	EB	P1	GYP	14'-9"	
102	Woman's Restroom	PT1	PT4	P2	P2 / PT2	P2 / PT2	P2 / PT2	GYP	8'-0"	Type B Signage / Surface SS1
103	Corridor	HSF1	RB2	P3	P3	P3	P3	GYP	14'-9"	
104	Men's Restroom	PT1	PT4	P2/PT2	P2/PT2	P2	P2/PT2	GYP	8'-0"	Type B Signage / Surface SS1
105	Jan.	PT1	PT1	FRP	FRP	FRP	FRP	GYP	8'-0"	Type A Signage
106	Corridor	HSF1	RB2	EB	EB	P3	P3	GYP	16'	
107	Break Room	HSF1	RB2	P3	P3	P3	P3	GYP	14'-9"	Surface PL1
108	Toilet	PT1	PT3	P3	P3	P3	P3	GYP	8'-0"	Type B Signage
109	Mech.	ESF		P3	P3	P3	P3	GYP	12'-11"	Type A Signage
110	Open Office	LVT1	RB2	P3	EB	EB	P3	GYP	12'-11"	
111	Quiet Room	HSF1	RB2	P3	P3	P3	P3	GYP	12'-11"	
112	Office	HSF1	RB2	P3	EB	P3	P3	GYP	12'-11"	
112A	Server Room	HSF1	RB2	P3	EB	P3	P3	GYP	8'-0"	
113	Mech.	ESF		P3	P3	P3	P3	GYP	12'-11"	Type A Signage
114	Toilet	PT1	PT3	P3	P3	P3	P3	GYP	8'-0"	Type B Signage
115	Toilet	PT1	PT3	P3	EB	EB	P3	GYP	8'-0"	Type B Signage
200	Entry Corridor	HWD	WD1	EB	P1	P1	P1	GYP	11'-6"	
201	Office Suite	HWD	WD1	EB	EB	EB	P1	GYP	11'-6"	Type A Signage
202	Mech.	HWD	WD1	EB	P1	P1	P1	GYP	11'-6"	
204	Office	HWD	WD1	P3	P3	EB	P3	GYP	11'-6"	Type A Signage
205	Office	HWD	WD1	P3	P3	EB	P3	GYP	11'-6"	Type A Signage
206	Restroom	PT1	PT3	P2	P2	EB	P2	GYP	11'-6"	Type B Signage
207	Exec. Office	HWD	WD1	EB	P1	EB	P1	GYP	11'-6"	Type A Signage
208	Exec. Bath	PT1	PT4	P2	P2	EB	P2	GYP	11'-6"	

FINISH NOTES

1. Provide ADA Room Signage as prescribed by the 2012 Building Code and ADAAG.
2. Floor level changes must comply with 2012 ADA Section 303. Vertical level changes are limited to 1/4". Changes in level of 1/4" to 1/2" high shall be beveled with a slope not steeper than 1:2.

ROOM FINISH KEY

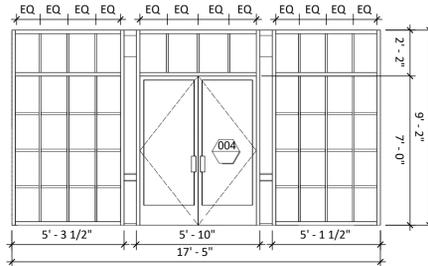
Flooring	ESF	Exposed Subfloor	
	HSF1	Hard Surface Flooring J&J Flooring Group - Kinetex - Umbra (Style 1819) 1762 "Opaque"	
	HWD	Hardwood	Installation of new hardwood flooring to match existing or existing hardwood flooring to be patched, sanded and refinished
	LVT1	Luxury Vinyl Tile	Matsinc - PURline Elements Planks - "English Oak"
	PT1	Porcelain Tile	Crossville - Reclamation AV274 "Steel City" - 12"x24"
	RF1	Resilient flooring	Roppe - Recoil Fitness Flooring - 1/2" Thick "Black"
	RF2	Rubber Stair Tread	Roppe - Tread - Style 98 - "Charcoal"
	RF3	Rubber Stair Riser	Roppe - 7" high rubber riser - "Charcoal"
	SC	Sealed Concrete	
	STC	Stained Concrete	H&C California Concrete Stain - Solid Color Water-Based - Color TBD. Prepare floor per manufacturer's instructions
Wall	EB	Exposed Brick	Existing brick to be cleaned and coated with a clear sealant
	FRP	Fiberglass Reinforced Panels	
	P1	Primer	Sherwin Williams - High Build Primer - Product Number B28W08601
	P2	Paint - Wall Epoxy	Sherwin Williams - Pro Industrial Pre-Catalyzed Water Based Epoxy - Product Number:K45W00151 - Color TBD
	P3	Paint - Field	Sherwin Williams - Property Solution Interior Latex Paint - Product Number:B20W03050 - Color TBD
	PT2	Porcelain Tile	Crossville - Vista America - "Foothills" - 12" x 12"
Wall Base	EB	Exposed Brick	Existing brick to be cleaned and coated with a clear sealant
	PT3	Porcelain Tile	Crossville - Reclamation "Steel City" - 4"x24" bullnose
	PT4	Porcelain Tile	Crossville - Vista America - "Foothills" - 6"x12" cove base
	RB1	4" Resilient Base	Roppe, Profile - 6" Pinnacle Type TS 1/8" - #100 "Black"
	RB2	4" Resilient Base	Roppe, Visuelle - 4- 1/2" Type TP, Color "Charcoal"
	WD1	3- 1/4" Wood Base	Primed
Ceilings	GYP	5/8" Gypsum Board, Paint Sherwin Williams -	
	ES	Exposed Structure	Intumescent Paint, Shield Industries Fireguard E-84
	ACT	Acoustical Ceiling Tile Armstrong ACT with regular edge, Metalworks Tin, 24"x24" Lacquered Steel with 9/16" Suspension System, Silver Gray	
Surfaces	PL1	Plastic Laminate	Owner Provided, Contractor Installed
	SS1	Solid Surface	Recycled Surfaces -Style C2 1/2 Revyvled Porcelain - Eased Edge
	SS2	Solid Surface	Owner Provided, Contractor Installed



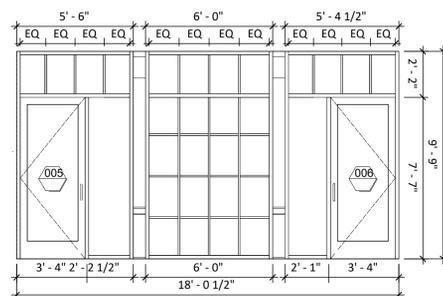
ROOM SIGNS - TYPICAL
SCALE: 1 1/2" === 1'-0"

ROOM FINISH KEY
SCALE: 1/4" === 1'-0"

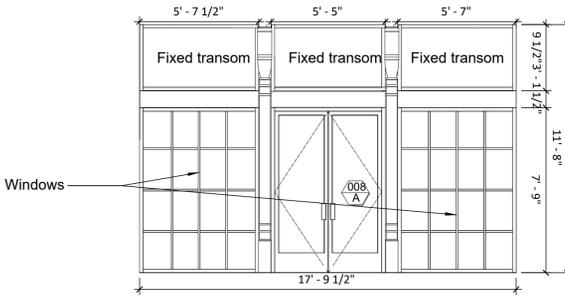
**DESIGNER: RC ATELIER
RELEASED FOR PERMIT
AND CONSTRUCTION**



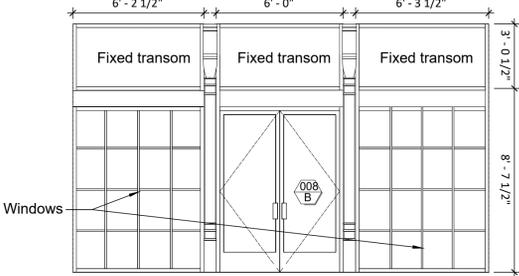
A1 ENTRY
SCALE: 1/4" === 1'-0"



A7 ENTRY
SCALE: 1/4" === 1'-0"



A13 ENTRY
SCALE: 1/4" === 1'-0"



A19 ENTRY
SCALE: 1/4" === 1'-0"

**CLIENT: DOWNTOWN LIBERTY
INVESTMENTS LLC
PROJECT: 1 - 5 N. WATER REBUILD
DATE: 03-10-22**

A8.1



brick.com

Acme Brick. The Best Thing To Have Around Your House.

[HOMEBUYER](#) ▾ [BUILDER](#) ▾ [ARCHITECT](#) ▾ [PRODUCTS](#) ▾ [BROCHURES](#) ▾ [CAREERS](#) [Q](#)



Blend: CBP140
Size: Modular
Texture: Heritage
Columbus Brick - Columbus Brick Plant



Modular Size is still the standard for much commercial construction across the Acme Brick Company service area and is becoming a popular size in residential use. These units are 2 1/4 inches tall and 7 5/8 inches long, with a bed depth of 3 5/8 inches.

Versatility, Ultra-Thermal Performance and More Design Possibilities Front and Center

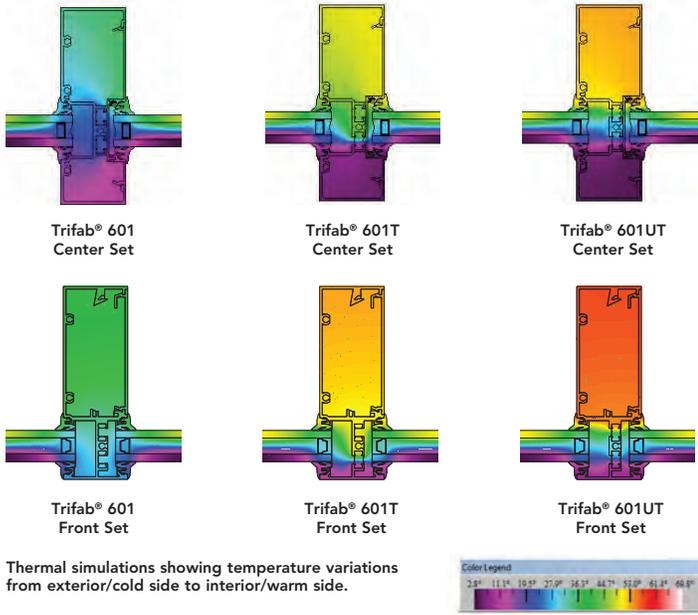


Kawneer's Trifab® VersaGlaze® 601/601T/601UT Framing System touts the first front set, ultra-thermal 6" storefront system available. By expanding on a proven platform, Trifab® VersaGlaze® 601 offers a choice of front and center plane glass applications in non-thermal, thermal and ultra-thermal configurations. Structural silicone glazing (SSG) options allow for an even greater range of design possibilities for specific project requirements and architectural styles.

PERFORMANCE

Flexible enough for a wide range of building projects, the Trifab® VersaGlaze® 601/601T/601UT Framing System has a 6" depth, which accommodates higher spans than conventional 4-1/2" storefront framing systems. The 3-in-1 series includes the non-thermal Trifab® 601, the single thermal break Trifab® 601T and the dual thermal break Trifab® 601UT. The greater system depth combined with three thermal performance options and two glass plane options make this one of the most versatile framing systems available. By combining the greater 6" depth with superior thermal performance and versatility, Kawneer is able to bridge the gap between traditional framing systems and low-rise curtain walls.

The Trifab® 601/601T/601UT Framing System is perfect for projects where an economical alternative to a low-rise curtain wall is desired. These systems meet the same high standards for air and water infiltration and thermal performance that are traditionally found in Kawneer products. The Trifab® 601/601T/601UT Framing System also has a high-performance sill design. The sill attaches to the sill flashing by way of a raceway and eliminates the troublesome blind seal method used on many flashing systems. The sill includes a screw-applied end dam, which ensures positive and tight joints between the sill flashing and end dam.



Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

PERFORMANCE TEST STANDARDS

Air Performance	ASTM E283
Water Performance	ASTM E331
Uniform Static Structural	ASTM E330
Sound Transmission Class (STC)	AAMA 1801 and in accordance with ASTM E1425
Condensation Resistance (CRF)	AAMA 1503 and CAN/CSA-A440
Thermal Transmittance (U-Value)	AAMA 1503.1
U-Value Simulations for Other Glazing Options	AAMA 507, NFRC 100, NFRC 200, NFRC 500 and CAN/CSA-A440.2

DIVERSE FABRICATION AND INSTALLATION METHODS

The Trifab® 601/601T/601UT Framing System employs various joinery construction types for efficient fabrication and installation.

Glass Plane	Center Set			Front Set		
	601	601T	601UT	601	601T	601UT
Framing Type	601	601T	601UT	601	601T	601UT
Thermal Level	Non-Thermal	Thermal	Ultra-Thermal	Non-Thermal	Thermal	Ultra-Thermal
Screw Spline Fabrication	•	•	•	•	•	•
Shear Block Fabrication	—	—	—	•	•	•
Stick Fabrication	—	—	—	•	•	•
Stick Fabrication SSG	—	—	—	•	•	•

The framing can be specified for glazing from either the inside or outside. Inside glazing can help reduce field labor costs by eliminating the need for exterior scaffolding or swing stages for installation on floors above the ground level. In addition, the frames have a two-piece receptor option that easily accommodates attachment of air-barrier systems.

AESTHETICS AND VERSATILITY



The Trifab® 601/601T/601UT Framing System is designed with cost and flexibility in mind. With a 2" x 6" frame profile, the sightline is consistent with current framing systems and the glass pockets are aligned to 4-1/2"-deep Trifab® framing systems. This allows for a shallow horizontal member that not only lowers overall metal costs, but also provides

flexibility to accommodate interior finishes, such as blinds, that can span the full uninterrupted elevation height. The flexibility of the 3-in-1 series provides a pre-designed solution for non-thermal as well as thermal entrances. Framing options include non-thermal and thermally broken door framing members to accommodate 1-3/4"-deep and 2-1/4"-deep entrance doors, an expansion mullion and a two-piece head and jamb receptor. The 6" depth accommodates higher spans than conventional 4-1/2" storefront framing systems, and an optional 2-1/4" wide vertical mullion allows for internal steel reinforcement for projects with greater structural performance requirements.

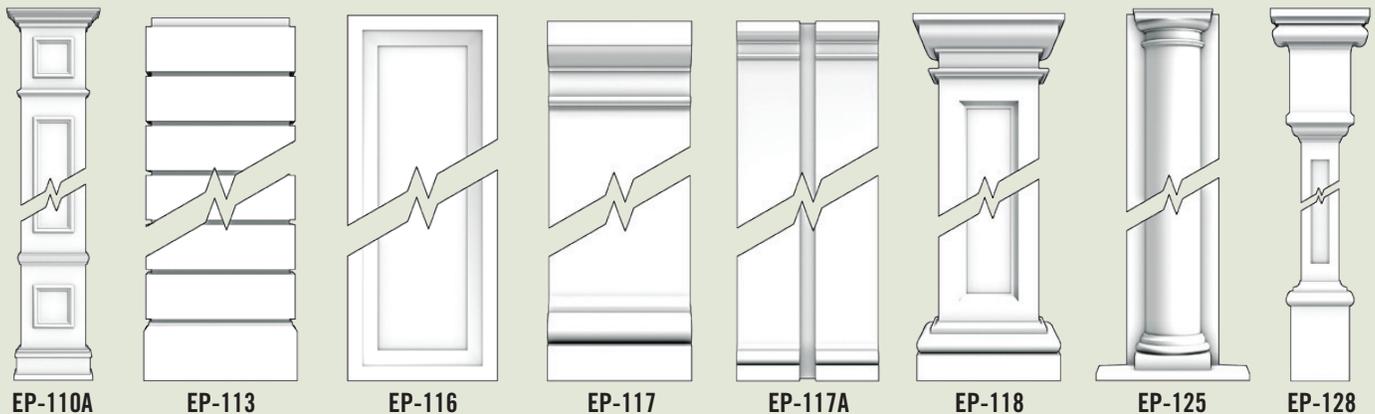
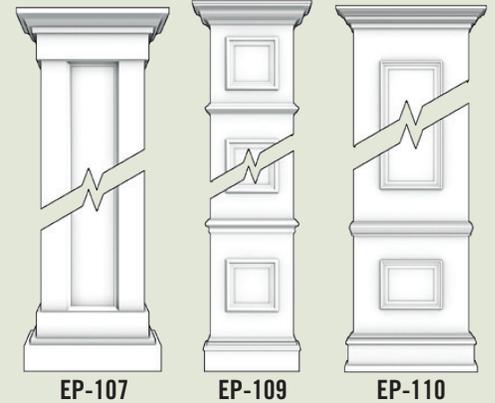
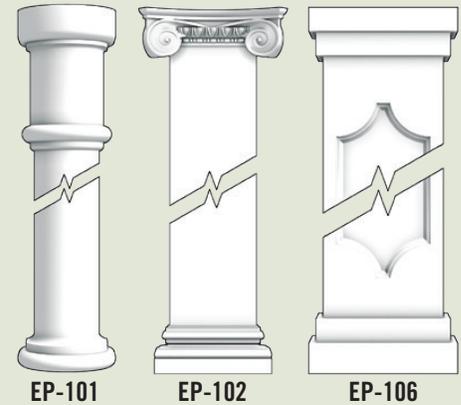
Column Covers

Ornamental Pilasters

Ornamental Pilasters can offer an enhancing touch to any structure, from a modern-day look to a conventional or traditional design.

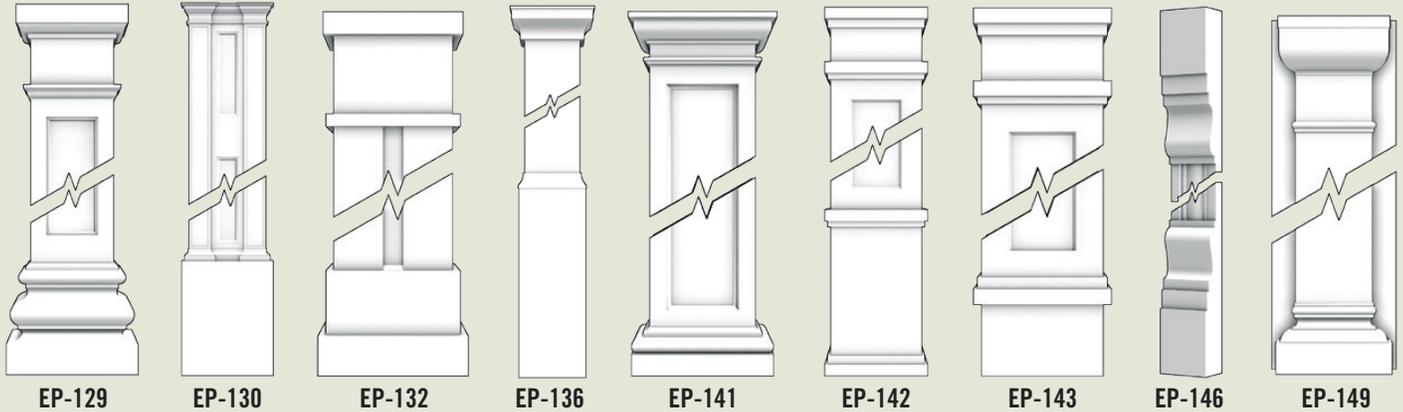
MODEL	WIDTH	HEIGHT	DEPTH	BASE WIDTH	CAP WIDTH
EP-101	10" \emptyset	10'-0"	2 3/4"	13 1/2"	13 1/2"
EP-102	13 1/2" SQ	12'-8 5/8"	6"	21 1/2"	21 1/2"
EP-106	17" SQ	12'-9 1/2"	2 3/4"	21 3/4"	26 1/4"
EP-107	19" SQ	14'-6"	3"	24 3/8"	13 1/2"
EP-109	19" SQ	11'-0"	11"	23"	27"
EP-110	28" SQ	9'-0"	7 1/2"	32"	36"
EP-110A	19" SQ	12'-0"	10 7/8"	23"	27"
EP-113	35" SQ	10'-11 3/4"	12"	12 1/2"	NO CAP
EP-116	20" SQ	13'-0 1/4"	14"	30"	34"
EP-117	18" SQ	12'-8"	4 3/4"	18"	18"
EP-117A	40 1/2" SQ	12'-8"	11 1/4"	40 1/4"	40 1/4"
EP-118 ■	13 1/2" SQ	9'-6"	3"	19"	20"
EP-125	10" SQ	10'-2"	4 5/8"	16"	NO CAP
EP-128	8 1/2" SQ	7'-9"	10 13/16"	13"	21 5/8"
EP-129 ■	18" SQ	11'-0"	9"	28"	24"
EP-130	28" SQ	14'-10"	5 1/8"	33"	33 1/4"
EP-132 ■	12" SQ	8'-3"	6"	15"	14"
EP-136	5" SQ	4'-0 5/8"	1 3/4"	6"	8 1/2"
EP-141	17" SQ	10'-0 1/2"	14"	22 1/2"	23 1/2"
EP-142	16" SQ	8'-9 1/2"	3 1/2"	18"	18"
EP-143	16" SQ	6'-7 3/4"	2 1/2"	16"	18"
Proposed EP-146	5 3/16" SQ	10'-3"	2"	5 3/16"	5 3/16"
EP-149	9 13/16" SQ	6'-11"	31 5/16"	13 7/16"	9 13/16"

■ Pilaster available as Full Square Column



Column Covers

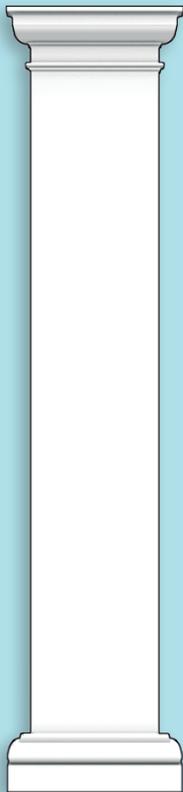
Ornamental Pilasters



Proposed
Column
Cover

Tuscan Pilasters

EDON Tuscan Pilasters are available in over 16 various sizes.



MODEL	WIDTH	HEIGHT	DEPTH	BASE WIDTH	CAP WIDTH
EP-103 † ■	10"	17'-11"	3"	13 1/2"	13 1/2"
EP-104 † ■	13 1/2"	9'-0"	6 3/4"	20 1/2"	20 1/2"
EP-105 † ■ ▲	17"	8'-6"	2 3/4"	21 3/4"	23 1/2"
EP-108 †	19"	14'-6"	3"	24 5/8"	26 1/4"
EP-111	18 5/8"	10'-0"	9 5/16"	26 1/8"	25 5/8"
EP-115 † ■	12"	8'-11"	6"	16"	17 1/2"
EP-119 †	8"	7'-1 3/4"	1 7/8"	10"	11"
EP-123 † ■ ▲	24"	11'-5"	3 1/2"	32"	31 15/16"
EP-127 † ■ ▲	16"	12'-0"	2"	21 1/2"	22 1/2"
EP-133 ■	30"	23'-6"	5"	42"	45"
EP-134 *	18"	14'-0"	4 1/2"	24"	23"
EP-135 * ❖	18"	13'-0"	6 1/8"	24 1/4"	22 1/4"
EP-139 *	25"	11'-1 1/2"	13"	31"	30"
EP-140 * ❖	20"	11'-1 1/2"	10"	26"	25"
EP-147 ■	20"	12'-0"	10"	26 5/8"	27"
EP-148	8"	10'-0"	4"	10 3/4"	11 1/4"

† May be varied to any height requested

■ Pilasters available as square columns

▲ Available with an attic base

* Entasis ❖ Doric style

EDON Fiberglass Pilasters are light-weight and cost-effective



Column Covers

Decorative Capitals

Corinthian, Tuscan, Ionic, Scamozzi, and Temple of the Winds capitals are available individually or can be combined with many standard **EDON** column covers and pilasters. Custom capitals can be made to architectural specifications. Tuscan or custom capitals may be molded as an integral part of the column (one piece). Bases are molded separately in two sections for ease of installation around internal supporting structure.



Princeton University, School of Music, NJ



Square Corinthian

ECC-1
A- 12 1/2" sq.
B- 20" sq.



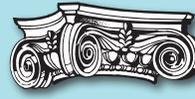
Roman Corinthian

ECC-2
A- 6"Ø
B- 12"Ø
C- 14 1/2"Ø
D- 15"Ø
E- 20"Ø
F- 30"Ø
G- 10"Ø



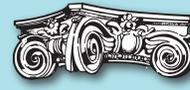
Temple of The Winds

ECC-4
A- 11"Ø
B- 20"Ø
C- 24"Ø
D- 35"Ø



Greek Ionic

ECC-5
A- 10"Ø
B- 30" sq.
C- 17" sq.



Scamozzi

ECC-6
A- 16" sq.
B- 16"Ø
C- 24"Ø
D- 25 1/2" sq.
E- 6 1/2"Ø
F- 21"Ø



Roman Ionic

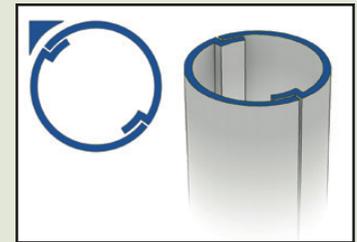
ECC-7
A- 8" sq.
B- 11 1/2"Ø
C- 12 1/2"Ø
D- 14 1/2"Ø
E- 24 1/2"Ø
F- 25 1/2"Ø
G- 20"Ø
H- 10"Ø

Column Cover Joint Details



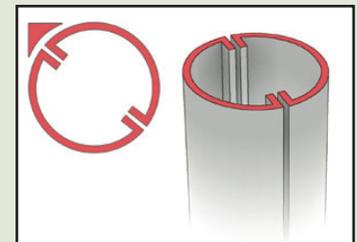
Lap Joint

- This joint is to be filled & finished for a seamless column.
- Column is to be painted in the field as desired.
- Typical applications are for installations in a high traffic area with a permanent application.



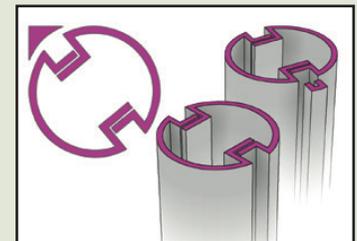
Butt Joint

- This joint is an exposed joint.
- One side is mechanically fastened to a supporting structure. Second side is attached with adhesive.
- Available in various colors & textures, but we recommend the column to be painted in the field.



Reveal Joint

- This joint allows for removal of column cover for access.
- Column and accent strip available in various colors and materials.
- Typical applications are for installations that hide important wiring or plumbing that may need to be easily accessed at a later time.

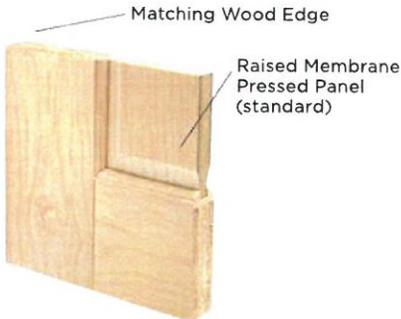


EGGERS STILE & RAIL COLLECTION

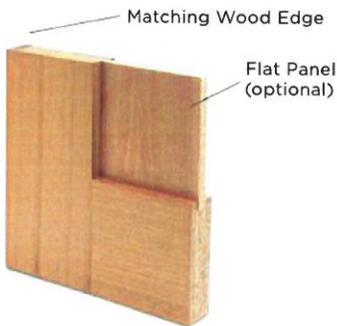
HIGH-QUALITY, BEAUTIFUL DOORS

That's what you can expect with stile and rail doors from VT. Whether you're going for a classic, refined look or the perfect addition to a modern design, we can build a door to perfectly fit your project.

- Doors meet WDMA/AWS Custom Grade or Premium Grade quality standards
- Available with 20-, 45-, 60-, and 90-minute fire ratings
- Raised membrane pressed, raised rim-banded, flat, louver and glass panel options available
- Limited lifetime warranty for interior use
- Full array of domestic and imported veneer options
- State-of-the-art production facility and equipment
- Factory-machined to exact requirements for hardware
- WDMA TR-8 / AWS System 10 Water-based UV cured acrylated polyurethane is standard. Primed and opaque coatings also available
- Non-rated exterior doors available—contact your sales representative for more information
- Acoustical ratings available upon request
- All doors CARB ULEF. FSC* constructions available upon request, contributes to LEED* v4 certifications
- Available with sketch-face veneers, laser marquetry, inlay and split species designs
- Matching wood jambs available
- Standard 10" bottom rail meets ADA requirements

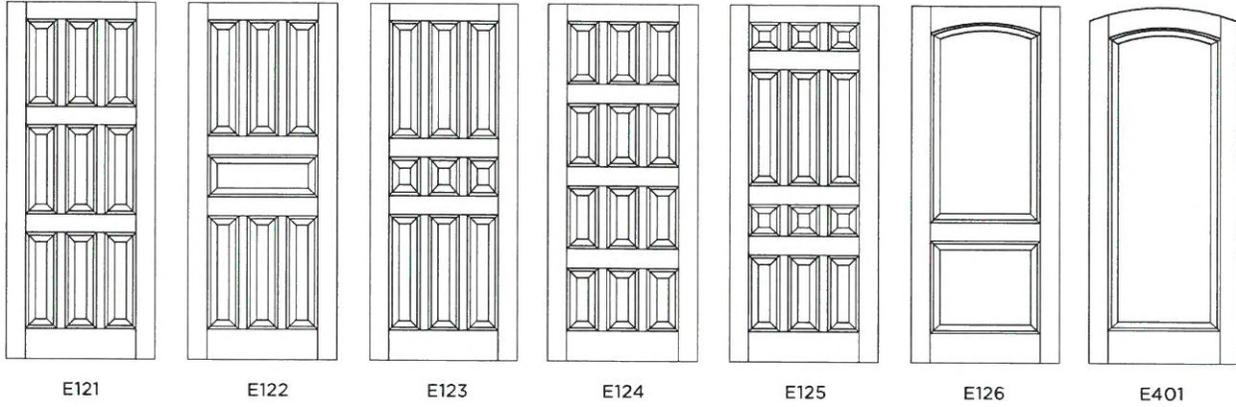


Non-Rated/20-Minute
Raised Membrane Pressed Panel
Standard Construction



Non-Rated/20-Minute
Flat Panel

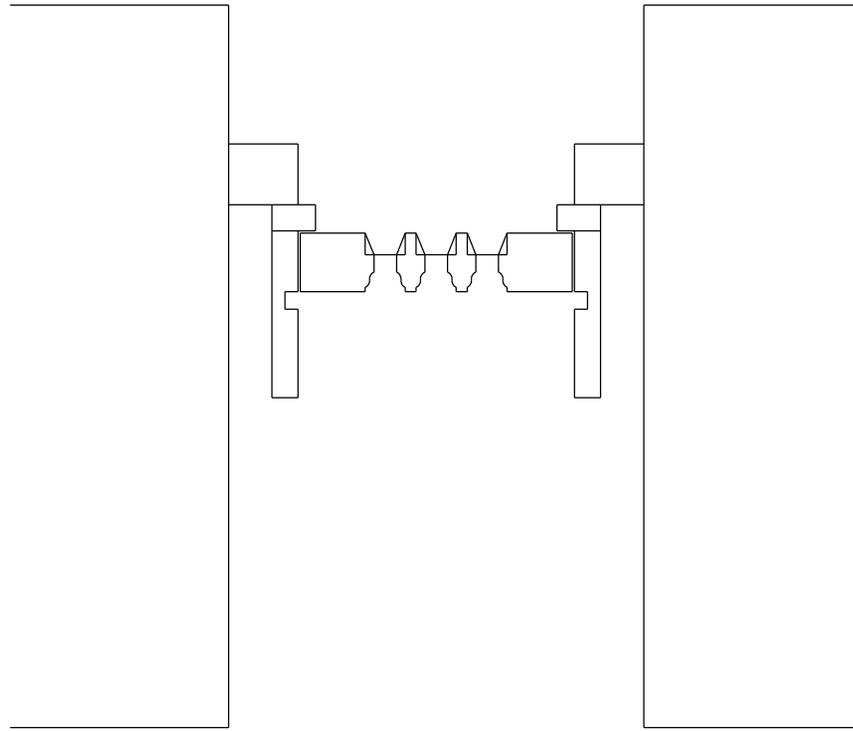
STANDARD ELEVATIONS (CONT.)



GLASS ELEVATIONS

Divided lite details available contact sales representative for more information





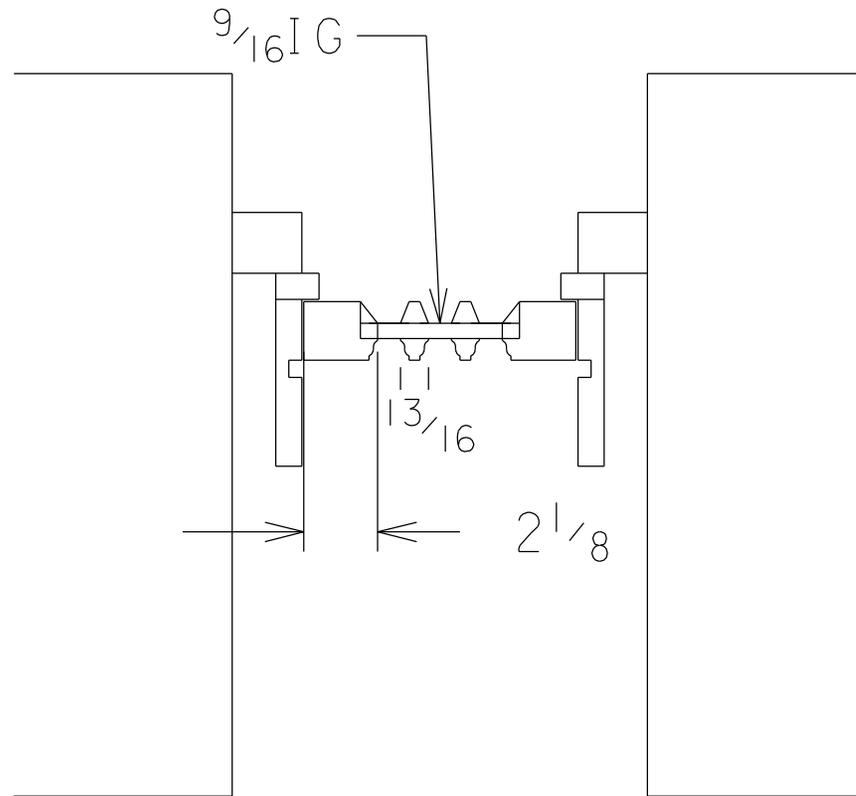
Original sash with single glass

Contact Info: (816) 820-1699

Time@precisionkc.com

Precision Windows

Job: Bellrieve



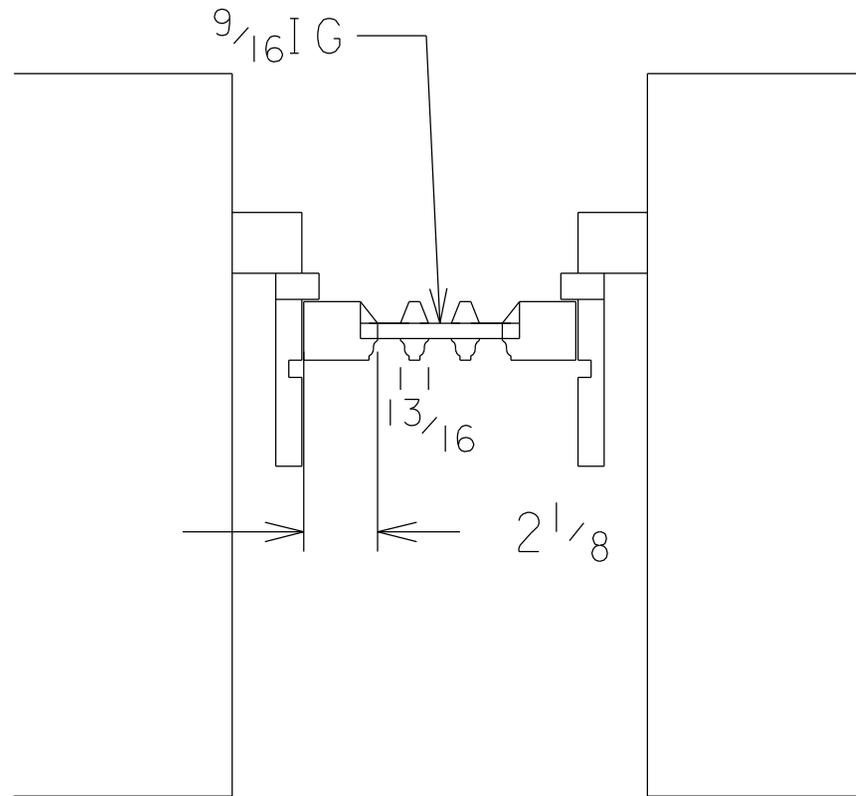
Original sash with $9/16$ IG glass

Contact Info: (816) 820-1699

Time@precisionkc.com

Precision Windows

Job: Bellrieve



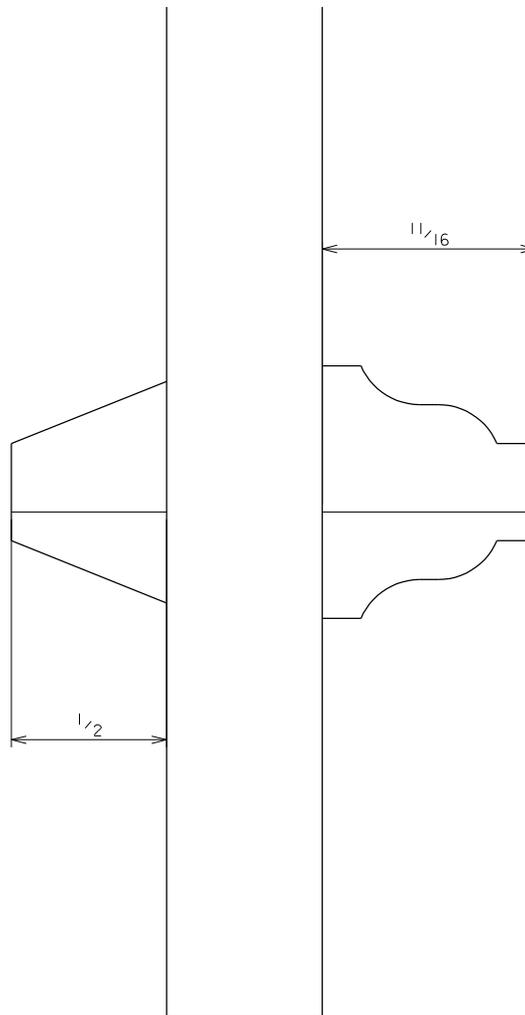
Original sash with $9/16$ IG glass

Contact Info: (816) 820-1699

Time@precisionkc.com

Precision Windows

Job: Bellrieve



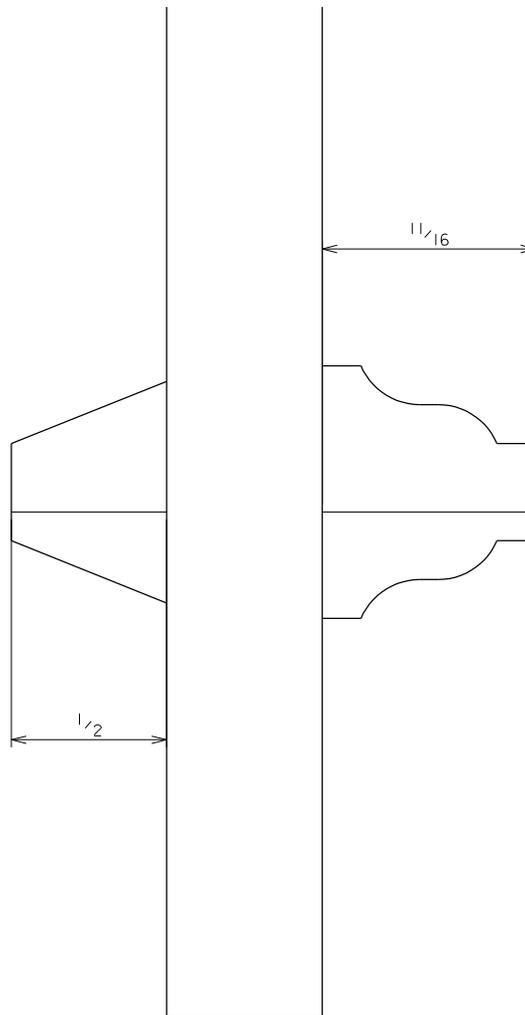
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Precision Windows

Tim Scullen

Job: Bellriever



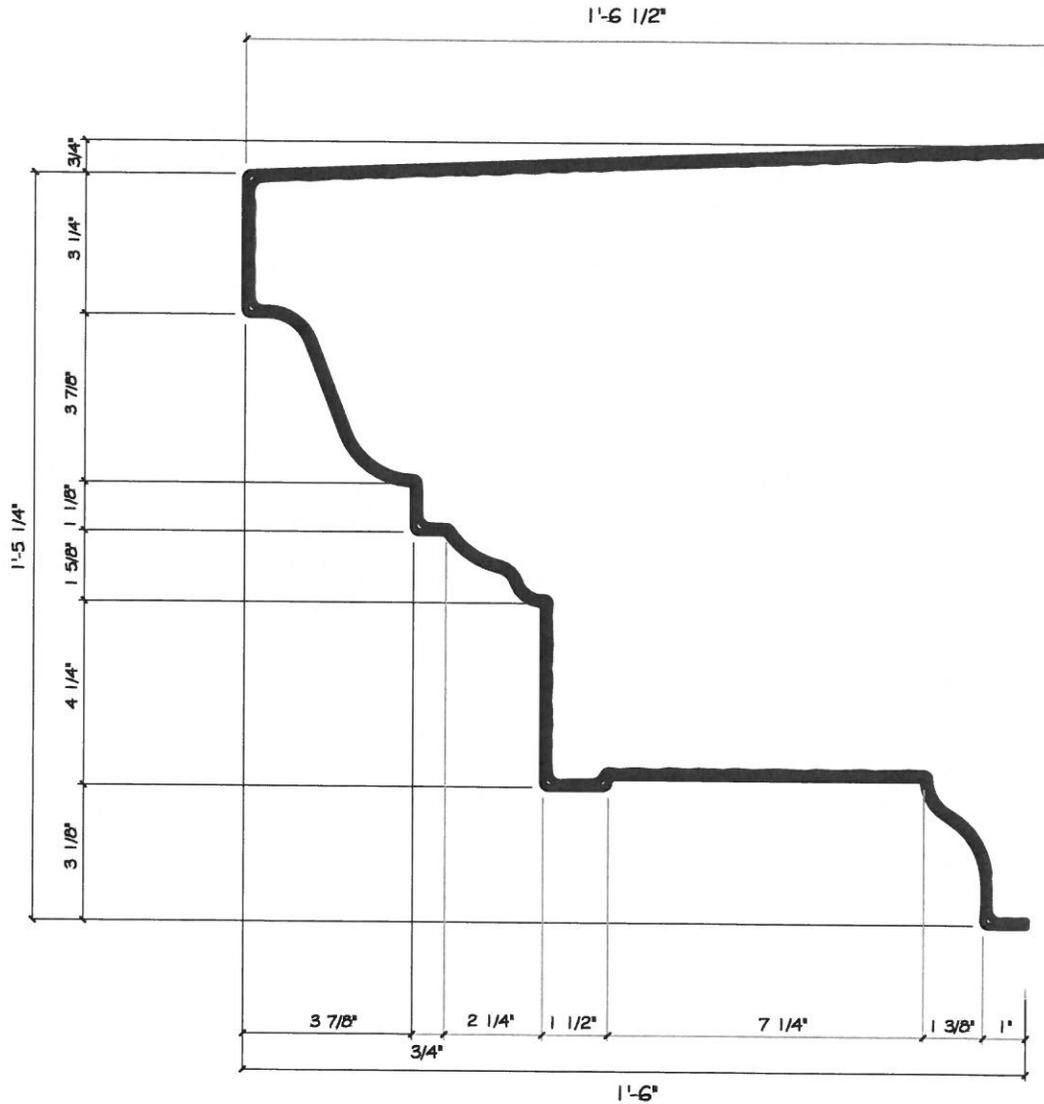
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Precision Windows

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3D

Exhibit I