



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

November 7, 2023

5:30 pm

**City Council Chambers
2nd Floor of City Hall**



**HISTORIC DISTRICT REVIEW COMMISSION
REVISED Meeting Agenda
November 7, 2023
5:30 p.m.
City Council Chambers**

Roll Call

Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

I. Call to Order

II. Approval of Meeting Summary: October 3, 2023

III. Current Business

HDCR Case#23-009 PH Consideration of exterior improvements to siding, doors, windows and corbels at 14 Moss Ave., a 353 Project

HDCR Case#23-014J (amending materials in previously approved case #23-12J) Consideration of amended materials for the rear deck at 460 E Mill Street, Jewell Historic District.

IV. Other Business

Administrative Approvals since the October 3, 2023 meeting:

23-014D 508 W Franklin Like in kind replacement of roof

23-013J 425 Miller Ave Like in kind repairs to wood rot and railing

23-015D 408 W Franklin Like in kind replacement of roof

23-016D 316 W Kansas Like in kind foundation repairs

V. Other Business

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

December meetings may need to be held elsewhere due to construction

CLG Conference Report

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
October 3, 2023
5:30 pm
City Council Chambers

Roll Call: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Present: Linda Armstrong, John Carr, Vern Drottz, Aimee Gray, Katie Schmidt

Absent: Paemon Aramjoo, Kathy Chelton, Matt Grundy, Brett Rinker

Applicants: Suzie Goertz, Reed Oshel

Staff Present: Jeanine Thill, Community Development Manager

Vice Chairman Carr called the meeting to order at 5:50 p.m.

Approval of Meeting Summary: September 5, 2023 HDRC Meeting Summary

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

Current Business

HDRC Case#23-006PH Consideration removal and replacement of a stone wall at 14 Moss Ave., Prospect Heights District

- Staff will check what is acceptable to be placed in the one-foot area between the sidewalk and the retaining wall and if river rock or other smooth rock would be acceptable.
- Ms. Goertz asked if pavers would be acceptable?
- Staff will follow up with Ms. Goertz tomorrow.
- Vice Chairman Carr said he is fine with the removal of the failing stone wall and with the new proposed wall, as it is a continuation of the recently approved wall at 36 Moss.

A motion was made by Commissioner Armstrong to approve the application because it meets the standards for review and the guidelines. The motion was seconded by Commissioner Schmidt. The motion passed 5-0-0.

HDRC Case#23-008 PH Consideration of like in kind replacement of the front porch at 36 Moss Ave., Prospect Heights District. A 353 Tax Abatement project.

- Commissioner Gray asked if the applicant plans to colorize or tint the concrete so it matches the existing. Adding that new concrete will look different than the existing.
- Mr. Oshel said that he planned to keep the look the same.

- Commissioner Gray commented that it will look new if he uses concrete, he may want it to be tinted. He said he will see if they can tint it or apply a patina afterwards to match the existing.
- Vice Chairman Carr commented it will be a different texture.
- Mr. Oshel said they plan to cut back.
- Vice Chairman Carr asked if it is all sitting on the slab.
- Mr. Oshel said there is a relief cut that they will follow.
- Commissioner Gray asked if they are going to put the nosing back.
- Mr. Oshel said it is square.
- Commissioner Gray commented that aesthetically, it is a nice detail. If you finish out the tread with the nosing, that would work.
- Commissioner Drottz suggested rebar at 12 on center instead of 24.

A motion was made by Commissioner Gray to approve the application because it meets the standards for review and the guidelines. The motion was seconded by Commissioner Armstrong. The motion passed 5-0-0.

Other Business

Administrative Approvals since the September 5, 2023 meeting:

- 511 W Franklin Removal of non-historic materials
- 302 & 337 N. Water- Like in kind repairs to siding, foundation and gutters

Miscellaneous Matters from the Commission:

- Vice Chairman Carr said he gives complements to the city staff for the improvements to the alleyway next to his house.
- 462 E Kansas- Following up from the comments at the last meeting, Vice Chairman Carr said that there is a new door frame with brickmould on the east side. To make this look appropriate, the applicant should match what was there originally, as was approved by HDRC.
- Commissioner Gray said she is having a hard time knowing the difference between a brickmould and a flat casing.
- Vice Chairman Carr explained that brickmoulding is 2 ¼" with a wide profile and flat casing is 1x with 3 ½ plus inches wide.
- The solution is to remove the brickmoulding and install a flat 1x. The original trim was about 7/8" thick. The width should be kept in harmony with what was on a house that was built in 1856. This is on the east elevation.
- Staff will provide the owner with the photographs and Vice Chairman Carr will send staff what is acceptable for a replacement.
- Commissioner Gray asked if we have this level of scrutiny on every application.
- Vice Chairman Carr said he thinks we are consistent.

- Commissioner Armstrong suggested that we have a punch list template and a level of detail that should be done by the applicant. It can be a fill in the blank form that can be developed.
- Commissioner Drottz commented that the level of detail is the same for this project as it is for all larger projects.
- Commissioner Schmidt said it would be helpful for the applicant to have such a list and to be clear with the level of expected detail that are needed in an application.
- Commissioner Gray added that usually with the City there is an inspection scheduled, maybe we should take a similar approach. The process doesn't seem smooth. We need to have some consistency with the level of detail that is needed for applications. She added that we need to think about how is HDRC going to be prepared to address the new construction at the corner of Water and East Kansas.
- Commissioner Armstrong suggested that we could have a study session.
- Staff said that she will be at a CLG conference with Vice Chairman Carr later this month and will ask for examples of how other communities handle this. Staff will report back to the commission.
- It was suggested that we look at what other commissions have for an entrance or exit / gatekeeping on projects. Brad Wolfe with Kansas City is a good resource.
- Staff will ask the state for examples of other punch lists that other communities use.

Miscellaneous Matters from Staff:

- None

The meeting adjourned at 7:02 pm.

Historic District Review Commission

The City of



HDRC Case No. 23-009PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 7, 2023

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior improvements at 14 Moss Ave., a 353 Project

Applicant: Suzanne Goertz

Location: 14 Moss Avenue

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: October 25, 2023

SPECIFIC INFORMATION

SITE HISTORY

This vernacular bungalow was built in 1911 and features wide overhanging eaves, a full width front porch with gabled roof and cornice returns. Brick columns support the porch roof on the corners, with square supports at the entry. The windows are one-over-one. The siding and trim are metal.

PROPOSAL DESCRIPTION

Siding: Remove non-historic materials, metal siding. Like in kind repairs to original lap siding.

Corbels: Eight custom-made 28"x22"x4" wood corbels to be placed on all four elevations, 16" from the windows on all four elevations at the gable roof, (see exhibit D)

Front Porch: Like in kind repairs to ceiling and like in kind replacement of front porch wood columns

Front Door: Refinish

Windows: Like in kind repairs to glass, damaged windows

ANALYSIS

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

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

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<p>5. Exterior Walls UDO Design Principle: A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original but have acquired</p>	<p>Removal of the existing metal siding and like in kind repairs and improvements are</p>

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.

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

appropriate.

Like in kind repairs to the windows and the front door is appropriate.

The proposed corbels are appropriate.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case #23-009PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Drawings of proposed corbels



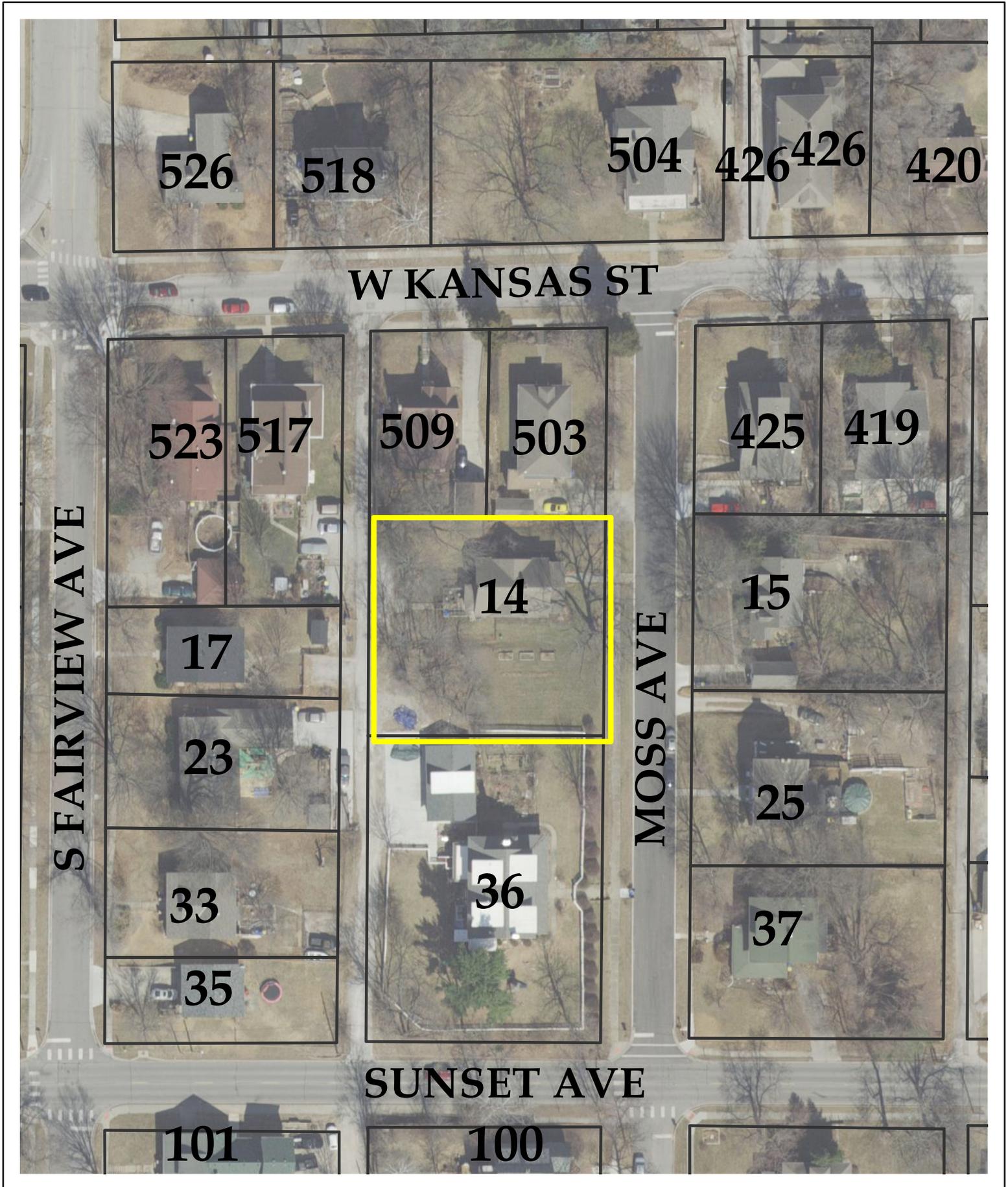
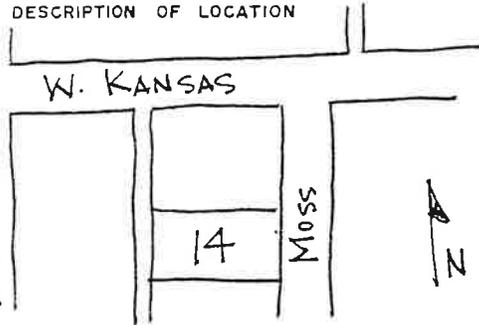


Exhibit A
VICINITY MAP

HDRC Case #23-009PH



MISSOURI OFFICE OF HISTORIC PRESERVATION
 ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. H-19a 2. COUNTY Clay 3. LOCATION of Liberty NEGATIVES Community Development	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 14 Moss Av. 5. OTHER NAME(S)	1. NO.
6. SPECIFIC LEGAL LOCATION TOWNSHIP 21N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1911	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN Craftsman bungalow	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
8. DESCRIPTION OF LOCATION 	19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN David & Angie Sexton	
9. COORDINATES UTM LAT N121,050 LONG E520,650	25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 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. OF ESTAB. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES (X) NO ()	28. NO. OF STORIES 1 29. BASEMENT? YES () NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL gable composition shingle 33. NO. OF BAYS FRONT 2 SIDE 3 34. WALL TREATMENT clapboard 35. PLAN SHAPE rectangle 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR good 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X)	
15. NAME OF ESTABLISHED DISTRICT	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 75'	6. TOWNSHIP
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A vernacular expression of the Craftsman style, lacking the exposed rafters or eave brackets, but retaining the wide, overhanging eaves. The cross gable house has a lower, extended gable front porch with boxed cornice returns. The front porch has been screened, and has square brick porch supports. There is a box bay on the left, and an interior fireplace. Most of the windows have been replaced with 1/1; and exception is the leaded glass on the right.	PHOTO MUST BE PROVIDED	6. RANGE
43. HISTORY AND SIGNIFICANCE The house is a good example of the vernacular expression of the Craftsman style in the bungalow form. The house retains its integrity in design, materials, setting, and scale, and adds to the character of the neighborhood.	44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS There are several mature trees on the lot. The yard slopes up quite steeply from the street; there is a stone retaining wall and several steps leading up to the house.	6. SECTION
45. SOURCES OF INFORMATION City water permits.	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 4/87 49. REVISION DATE(S) Exhibit B	

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

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

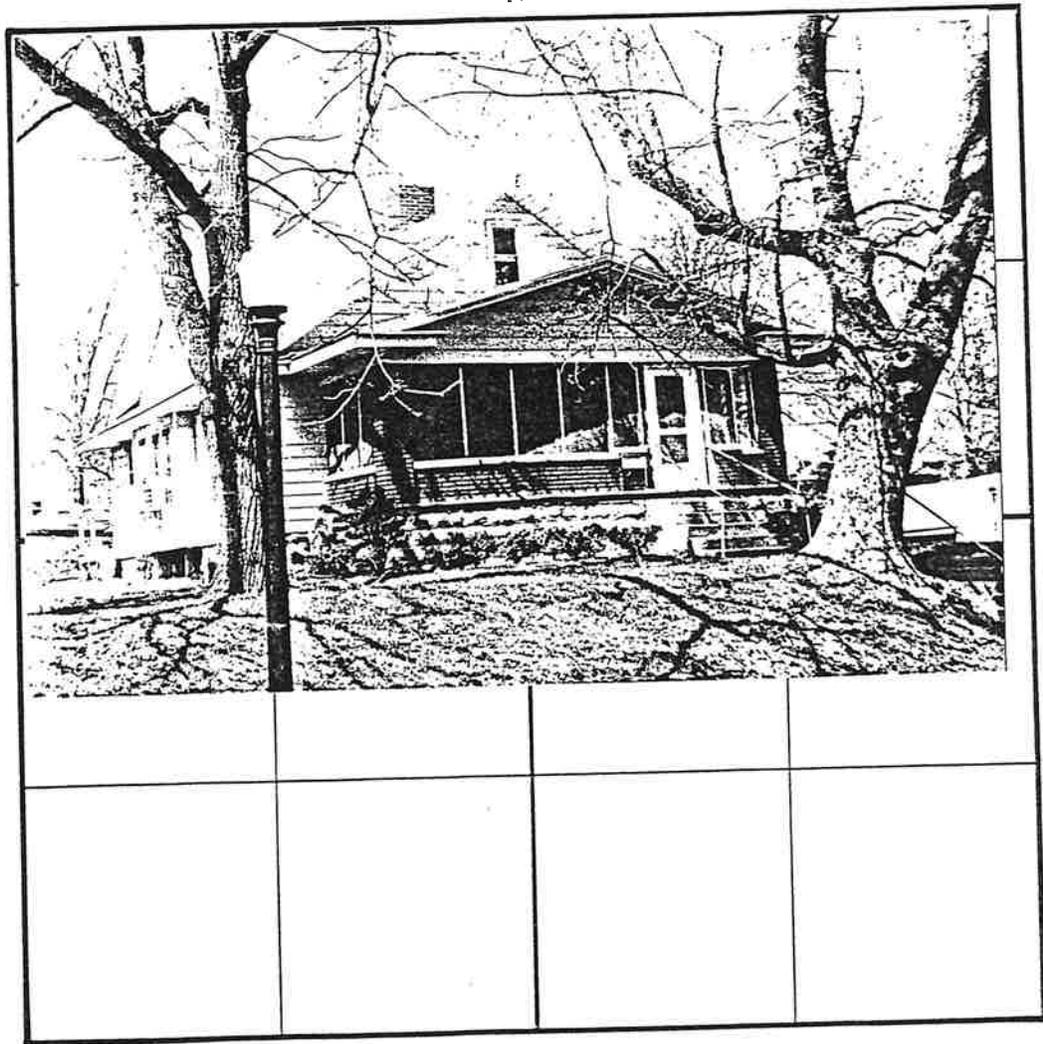
Sketch map of location

Site No. H-19a

Section 7 Township 51N Range 31W

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

Indicate part of section included in sketch map.



Notes:

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

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

Existing Conditions:



Subject: Front porch, ceiling - east side
Date: Oct 5, 2023 at 6:53:39 PM
To: Suzie Goertz sgoertz715@gmail.com

South Side Existing Conditions, Original siding exposed:



Subject: West side of house
Date: Oct 5, 2023 at 7:05:34 PM
To: Suzie Goertz sgoertz715@gmail.com



Subject: West side showing new lap siding and current metal siding
Date: Oct 5, 2023 at 7:17:17 PM
To: Suzie Goertz sgoertz715@gmail.com

From: Suzie Goertz sgoertz715@gmail.com
Subject: North side-remove all metal
Date: Oct 5, 2023 at 6:59:24 PM
To: Suzie Goertz sgoertz715@gmail.com



Exhibit C:
Existing Conditions

Proposing eight custom made wood corbels for 14 Moss Ave. They are 28"x22"x4"
As seen on homes on West Franklin as an example. Drawing of custom-made wood corbels:

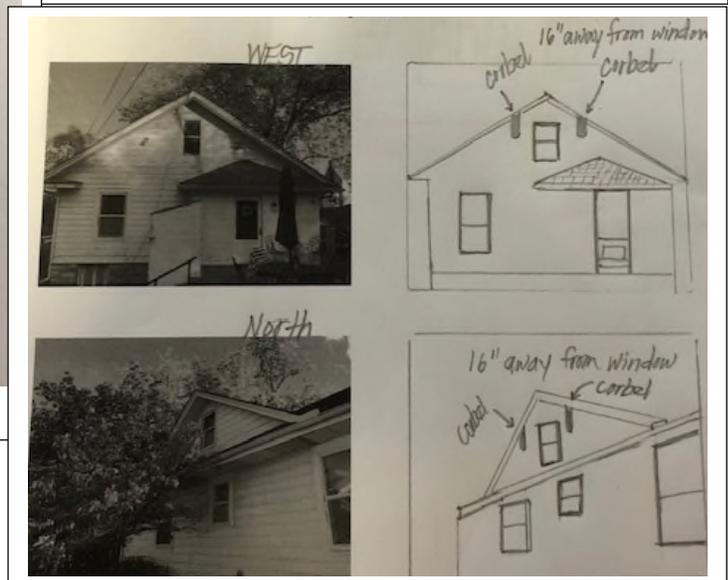
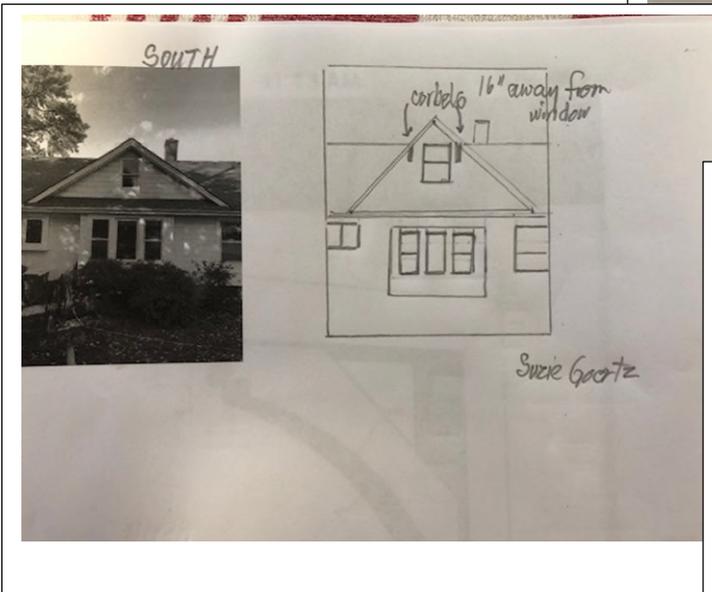
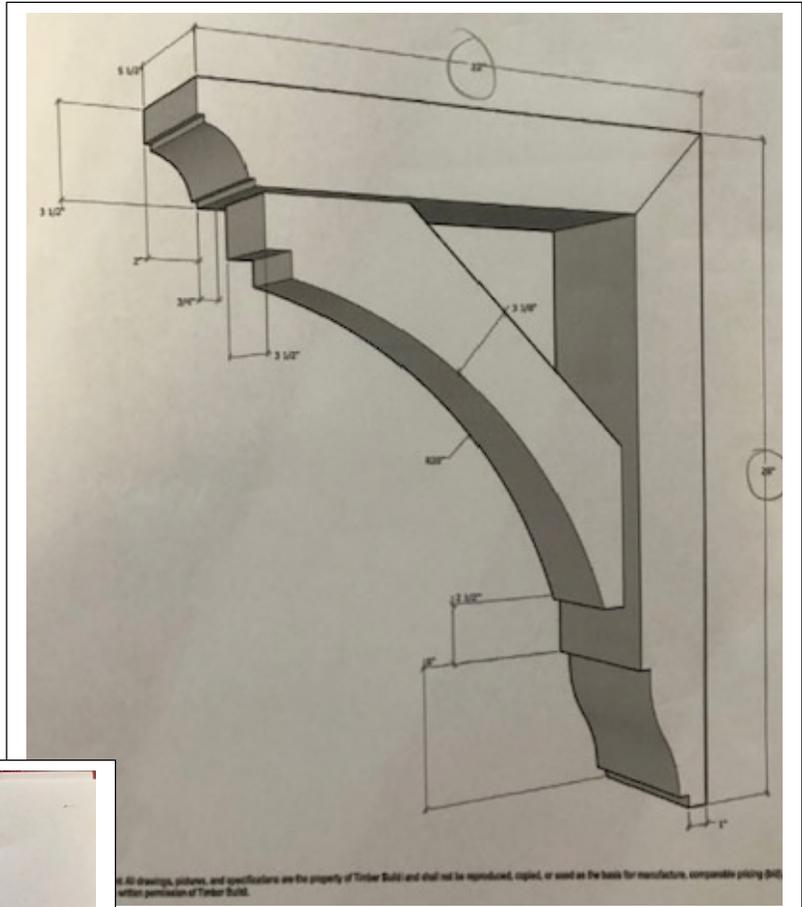


Exhibit D:
Drawing and placement
of proposed corbels



Historic District Review Commission

HDRC Case No. 23-014J (Amending 23-012J approved 9.5.23)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 7, 2023

GENERAL INFORMATION

Application: Certificate of Appropriateness to change materials on the rear deck, previously approved by HDRC.

Applicant: Tom & Diane Draper

Location: 460 E. Mill Street

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: November 4, 2023

SPECIFIC INFORMATION

SITE HISTORY

The residence at 460 E. Mill is an Eastlake variant of the Victorian style, and was built in 1885 by Judge John Chrisman. The house features turned porch posts, carved brackets, spindle work, and decorative window surrounds. Windows are one over one, double-hung.

PROPOSAL DESCRIPTION

Proposed Amended Deck Materials: Aluminum Balustrade, instead of wood as previously approved. 6"X6" support posts instead of 4"X4". There will be (4) support posts and they will sit on poured concrete footings 12" in diameter and 36" in depth. The floor joists are now 2"X8" X12' instead of the originally listed 2"X8"X10' joists. The applicant still intends to move the stairs as originally described and will use the lattice as a deck skirt also described in the initial application.

Previously Approved on 9.5.23: The applicant proposes to expand the existing rear yard deck to measure 18'X16' to emulate the existing deck, and add wood lattice. The existing porch railing has 2' X4" cap, top and bottom rails. The balusters are 1 1/2" X 1 1/2" by 25 1/4' in length spaced 1 1/2" apart. The new railings will be constructed using these dimensions. The stairs will be removed as an entire component from the existing decks rim joist and reattached at the same elevation at the midpoint of the north section of the deck. An additional post and railing will be constructed for the side of the stairs that currently has no railing.

The steps have a 7" riser height with a stair tread width of 11 1/4".

Driveway: Replace a portion of the existing grave driveway, in front of the existing garage, with 4" broom finished concrete to measure 28' wide x 45.6' in length.

ANALYSIS

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

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

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<p><i>8. Porches: Porches, porticos, stoops, entryways, loading docks, decks, and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.</i></p> <p><i>Decks: Decks are a late twentieth century invention and are a popular way to create an outdoor living space. They should be designed to complement the style of the house and the scale of the house and the back yard.</i></p>	The proposed deck materials are appropriate.

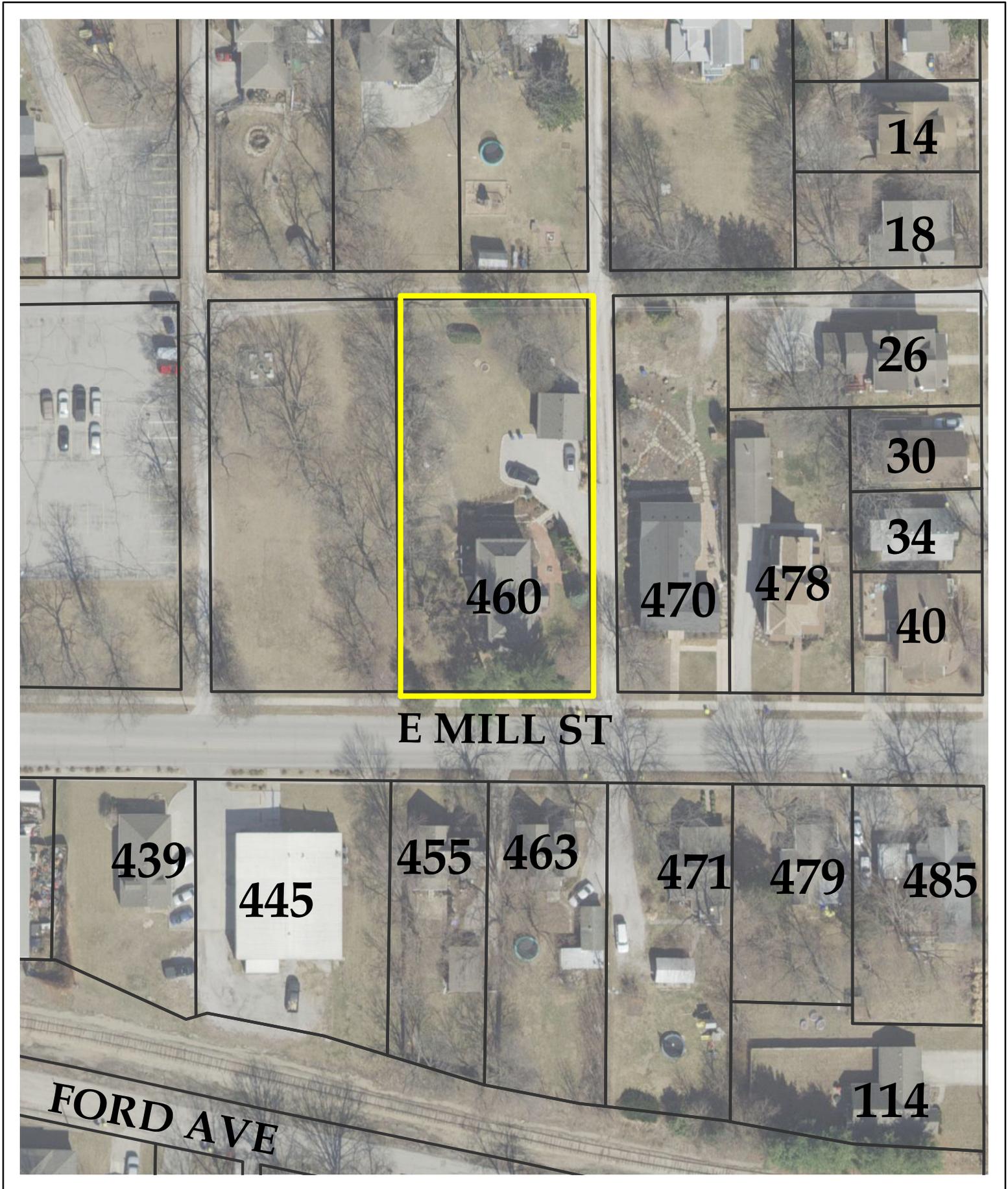
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case 23-014J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Drawings
5. Exhibit E: Materials





HDRC Case #23-014J



**EXHIBIT A:
VICINITY MAP**

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

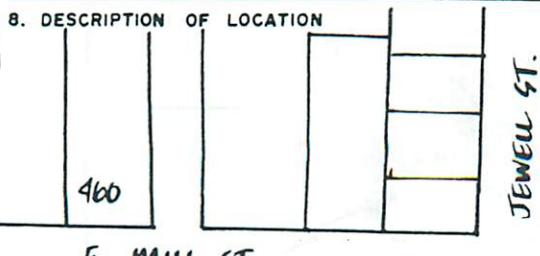
1. NO. Roll G #10,11	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 460 E. Mill Street	1. NO. Roll G #10,11 2. COUNTY Clay	
2. COUNTY Clay	5. OTHER NAME(S)		
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 460 E. Mill Street 5. OTHER NAME(S)	
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture		28. NO. OF STORIES 2 1/2 29. BASEMENT? YES (X) full NO ()
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1909		30. FOUNDATION MATERIAL poured concrete
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Victorian; Eastlake		31. WALL CONSTRUCTION frame
	19. ARCHITECT OR ENGINEER unknown		32. ROOF TYPE AND MATERIAL hip&gable/asphalt shingle
UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	20. CONTRACTOR OR BUILDER unknown		33. NO. OF BAYS FRONT 5 SIDE 6
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()	21. ORIGINAL USE, IF APPARENT residence		34. WALL TREATMENT asbestos shingle
11. ON NATIONAL REGISTER? YES () NO (X)	22. PRESENT USE residence		35. PLAN SHAPE irregular
12. IS IT ELIGIBLE? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)		36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	24. OWNER'S NAME AND ADDRESS IF KNOWN Cora H. & Georgia V. Conrad 460 E. Mill Street		37. CONDITION INTERIOR unknown EXTERIOR fair
14. DISTRICT POTENTIAL? YES () NO ()	25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO (X)	
15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.	39. ENDANGERED? BY WHAT? YES () NO (X)	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES An Eastlake variant of the Victorian style, this house is characterized by porch posts, carved brackets, spindlework and window surrounds having a robust quality. These embellishments were turned on a lathe having an appearance similar to furniture of the period. Large carved brackets and tracery on the gable are typically present under the roofline. The facade as a whole is decorative and (over)	27. OTHER SURVEYS IN WHICH INCLUDED	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 30'	
43. HISTORY AND SIGNIFICANCE Eastlake was a popular decorative style of ornamentation found on houses of the Queen Anne style. It was named for the English interior designer Charles Locke Eastlake (1833-1906).		<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">PHOTO MUST BE PROVIDED</p> </div>	
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 # 9-0120 January 26, 1909 Mrs. O.C. Canard.	46. PREPARED BY C. Millstein/P. Glenn	6. TOWNSHIP RANGE SECTION	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 316-751-4096			
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM		47. ORGANIZATION Liberty-Community Dev. 48. DATE SPR. 86 49. REVISION DATE(S)	

Exhibit B

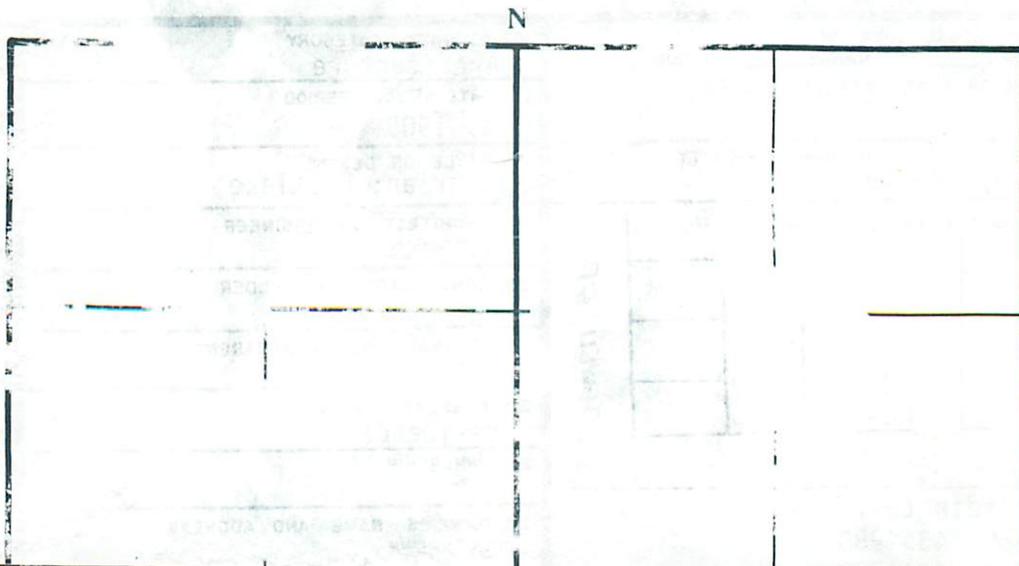
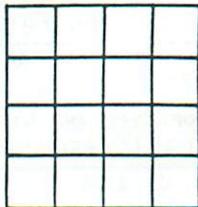
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

Indicate the chief topographical features, such as _____ elevations. Also _____ the site location by enclosing the site area with dotted line. Note scale of _____ and _____ include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.



Notes:

#42 (continued): complex and certainly if the addition of asbestos shingles were removed the original clapboard or wood shingles would add to surface texture and visual interest.

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

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



Exhibit C:
Existing Conditions

NOTE:
Property Line Distance
NORTH: 16.3'
SOUTH: 70'
WEST: 20'

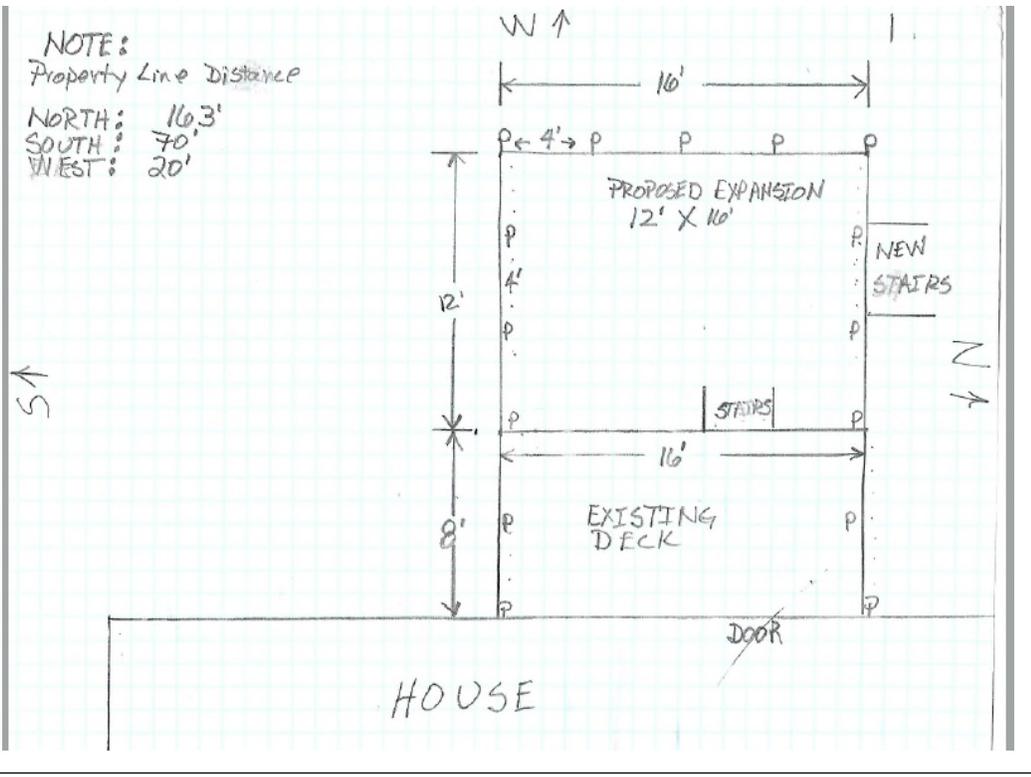
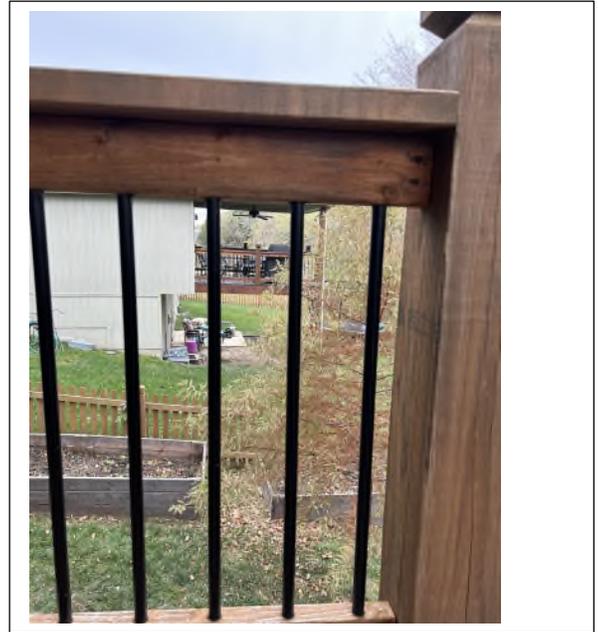


Exhibit D:
Drawing



DECK EXPANSION PROJECT 460 E. MILL STREET LIBERTY MISSOURI

Amended Materials List

Estimated Cost

1. (13) 2" X 8" X 12' pressure treated floor joists	\$273.00
2. (29) 5/4" X 5 1/2" X 16' pressure treated decking	\$493.00
3. (1) 2" X 10" X 16' rim joists	\$30.00
4. (1) 6" X 6" X 6' pressure treated post (cut to size for support posts)	\$70.00
5. (17) 2" X 4" X 8' for Railings (top & bottom rail plus rail cap)	\$204.00
6. (180) 26" aluminum railing balusters	\$310.00
7. (4) 1/2" X 24" X 8' pressure treated wood lattice panels for deck skirt	\$132.00
8. (13) joist hangers	\$39.00
9. (4) post connectors (connect treated post to concrete footing)	\$128.00
10. (10) 1/2" X 8" carriage bolts with hardware to attach rim joists to posts	\$40.00
11. (500) 3 1/2" deck screws (compatible with treated lumber)	\$70.00
12. Sakrete for post footings	\$80.00

Total Estimated Cost: \$1869.00

Exhibit E:
Materials