



**HISTORIC DISTRICT
REVIEW COMMISSION
March 18, 2025 Meeting**

5:30 pm

City Hall

Council Chambers



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
March 18, 2025
5:30 pm
at City Hall, 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 from the March 4, 2025 HDRC meeting
- III. Current Business
 - HDRC Case #25-003J Consideration of a Certificate of Appropriateness for a privacy fence at 418 E Mississippi, Jewell Historic District.
 - HDRC Case #25-001LA Consideration of a Certificate of Appropriateness for alterations to the front porch, window replacement, alterations to the garage and like in kind repairs at 316 E Franklin, Local Landmark
- IV. Other Business
 - Administrative Approvals:
 - Like in kind Roof Replacement at 459 E Franklin
 - Miscellaneous matters from the Commission:
 - Miscellaneous matters from Staff:
- V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary

March 4, 2025

5:30 pm

3rd Floor Conference Room

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

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

Absent: Brett Rinker

Applicants: Ken Personett, James Moes

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary January 7, 2025: A motion to approve the meeting summary as corrected was made by Vice Chairman Aramjoo. The motion was seconded by Commissioner Chelton. The motion passed 8-0-0

Current Business

HDRC Case #25-002J Consideration of a Certificate of Appropriateness for removal of the existing concrete front steps, building new wood steps and two new wood handrails, railings, porch balustrade. Like in kind replacement of two porch columns, the roof and gutters at 448 E Mississippi, Jewell Historic District.

- Staff read the staff report and recommended approval with the stipulation that the rise meets the building code.
- Commissioner Gray said the lattice work should be framed out rather than a raw cut and that 45 or 90 would be fine.
- Commissioner Carr said changing the lattice work as proposed would be more historic than the existing.
- The gutters will be case style.

A motion to approve the application as presented was made by Vice Chair Aramjoo with the stipulation of the 7 ¾ rise to meet code, case style gutters are used and that they trim out the lattice. The motion was seconded by Commissioner Carr. The motion passed 8-0-0.

HDRC Case #25-002L Consideration of a Certificate of Appropriateness for alterations to the front porch, building a wood raised deck on the front porch over the existing concrete per SHPO requirements at 337 N. Water Street, Lightburne Historic District.

- Commissioner Chelton commented the alterations to the front porch will make it look amazing.
- Mr. Personett clarified that the state said they didn't care about the material of the porch floor, but he will use wood.
- Commissioner Carr asked what the height of the porch floor.
- Mr. Personett said they will raise it by 12 inches.
 - They will rap the space below the porch floor with the same facia material. This will be a floating deck.
 - There will be some steps from the North and South Side.
 - There will not be a step needed into the home.
 - They are at rough-in stage inside the home.

A motion to approve the application as presented was made by Vice Chair Aramjoo. The motion was seconded by Commissioner Chelton. The motion passed 7-0-1. Commissioner Gray abstained.

Other Business

Administrative Approvals:

- 432 W Franklin Like in kind replacement of the roof, gutters and downspouts

Miscellaneous matters from the Commission:

- Vice Chairman Aramjoo reminded the group that the police station expansion will be on the next ballot.

Miscellaneous matters from Staff: None

The meeting adjourned at 6:07 pm.



HDRC Case No. 25-003J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: March 4, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for a 6-foot wood privacy fence in the rear yard and the west side yard.

Applicant: Benn Garrett

Location: 418 E Mississippi

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: February 24, 2025

SPECIFIC INFORMATION

SITE HISTORY

Inspired by a Craftsman movement with its wide porch and its wide overhand, this house type developed in the pre-railroad era of the Northeast. An open shed porch supported by paired wooden posts and wooden bracket is located at the south or main elevation. A shed dormer with exposed rafters, south slope. Fenestration is double hung, sash-type with simple wood surrounds. Wide eaves with large wooden brackets. There is an alley to the east.

PROPOSAL DESCRIPTION

Construction of a 6-foot-tall cedar wood privacy fence in the rear yard along Lincoln Street and in the west side yard.

ANALYSIS

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

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

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
11. UDO Design Principle: Fences and decorative walls should be placed and scaled in a manner that does not cover, block, or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls, and sidewalks and those that have acquired significance by virtue of age or craftsmanship should not be removed or destroyed and should be maintained and preserved.	Staff feels the proposed 6’ privacy fence in the rear yard next to the street (that functions like alley) is acceptable to screen an objectional view. Staff feels that a 6’ privacy fence in the west side year is

Page 36 of DG: "If not visible from the street, board or privacy fences may be considered for back yards when necessary to screen an objectionable view"
and 37 of DG: "Horizontal boards, split rails and solid board or privacy fences are not appropriate for the front or side yards"

not appropriate because it is not scaled in a manner so not to cover or block significant building facades or elements.

Staff does not feel there is an objectional view to warrant screening with a 6' privacy fence in the west side yard. The privacy fence as proposed will be visible from Mississippi street.

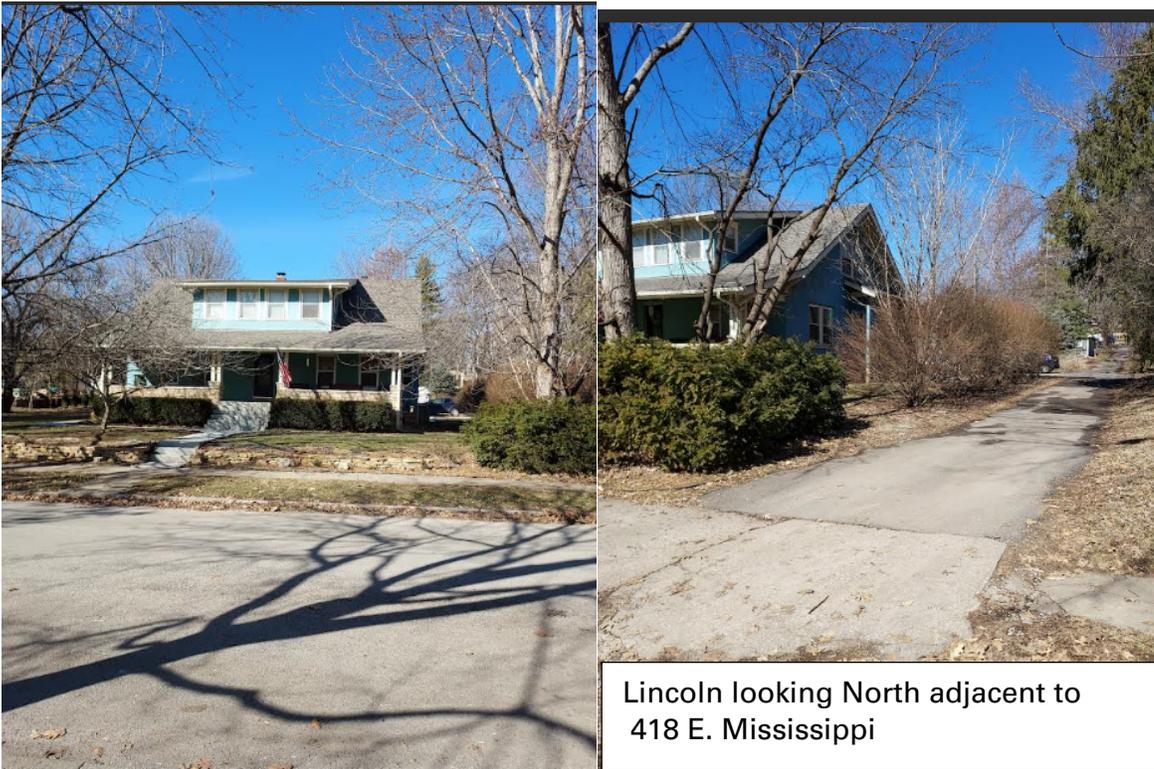
PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

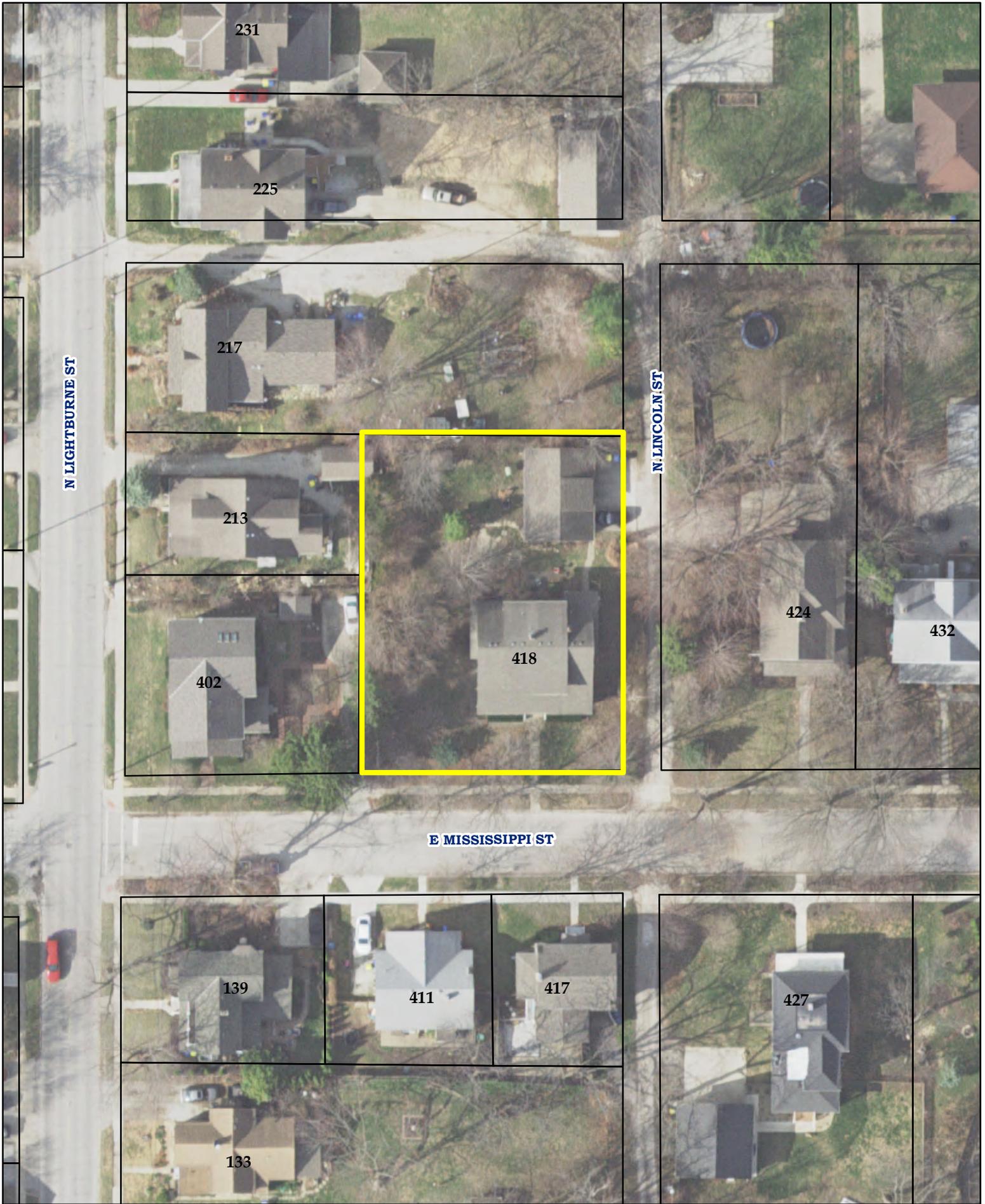
Staff recommends approval of HDRC Case# 25-003J with the stipulation that the west elevation privacy fence be moved north (back) past the existing side entry door and existing shed roof, so not to block the architectural features, significant building façades and elements of the home.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Inventory Data Sheet
- Exhibit C: Site Plan
- Exhibit D: Photos of existing conditions (2 pages)
- Exhibit E: Neighbors fences, Narrative & Materials



Lincoln looking North adjacent to
418 E. Mississippi



HDRC Case #: 25-003J
418 E Mississippi

 Parcels
 City Limits

Exhibit A:
Vicinity Map



MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll C #10	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 418 Mississippi	1. NO. Roll C #10	
2. COUNTY Clay	5. OTHER NAME(S)		
LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.		2. COUNTY Clay	
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture		
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1920		
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Folk House: Mass Plan, Side Gable		
	19. ARCHITECT OR ENGINEER unknown		
	20. CONTRACTOR OR BUILDER unknown		
	21. ORIGINAL USE, IF APPARENT residence		
9. COORDINATES UTM LAT _____ LONG _____	22. PRESENT USE residence		28. NO. OF STORIES 2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL gable/asphalt shingle 33. NO. OF BAYS FRONT 3 SIDE 3 34. WALL TREATMENT stucco 35. PLAN SHAPE rectangular
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()	23. OWNERSHIP PUBLIC () PRIVATE (X)		36. CHANGES IN NO. 42 ADDITION () ALTERED () MOVED () none
11. ON NATIONAL REGISTER? YES () NO (X)	24. OWNER'S NAME AND ADDRESS IF KNOWN Iva Lee Zimmerman		37. CONDITION INTERIOR unknown EXTERIOR fair
12. IS IT ELIGIBLE? YES () NO (X)	25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO (X)	
13. ART OF ESTAB. HIST. DISTRICT? YES () NO (X)	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.	39. ENDANGERED? BY WHAT? YES () NO (X)	
14. DISTRICT POTENTIAL? YES () NO ()	27. OTHER SURVEYS IN WHICH INCLUDED	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 25' Mississippi	
15. NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES An open shed porch supported by paired wooden posts and wooden brackets is located at the south or main elevation. Shed dormer with exposed rafters, south slope. Fenestration double-hung, sash-type with simple wood surrounds. Wide eaves with large wooden brackets.	PHOTO MUST BE PROVIDED	
43. HISTORY AND SIGNIFICANCE Inspired by the contemporary Craftsman movement with its wide porch and its wide overhang, this housing type developed in the pre-railroad era in the Northeast.		5. OTHER NAME(S)	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Alley to east. Located in a neighborhood consisting of late 19th and early 20th century housing stock.			
SOURCES OF INFORMATION water permit # 7-1130 9/23/21 Mrs. Virgil R. Porter		46. PREPARED BY C. Millstein/P. Glenn	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4088		47. ORGANIZATION Liberty-Community Dev.	
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM		48. DATE SPR. 86 49. REVISION DATE(S) Exhibit B Historic Survey	

1. NO. Roll C #10

2. COUNTY Clay

4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 418 Mississippi

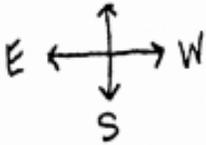
5. OTHER NAME(S)

6. TOWNSHIP

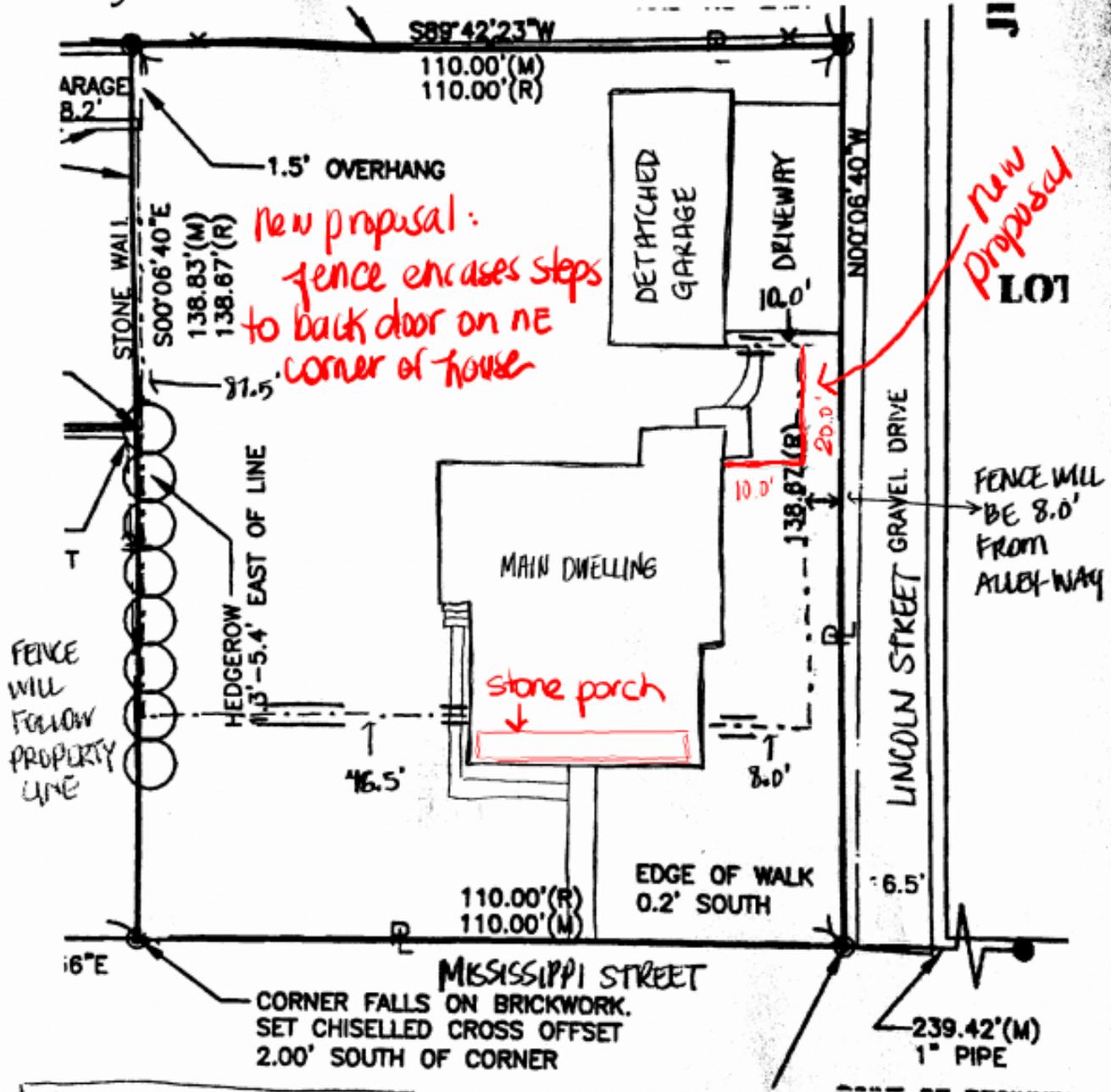
RANGE

SECTION





FENCE HEIGHT = 6.0'



*new proposal:
fence encases steps
to back door on NE
corner of house*

*new
proposal*

FENCE WILL
BE 8.0'
FROM
ALLEYWAY

FENCE
WILL
FOLLOW
PROPERTY
LINE

KEY
- - - - - = NEW FENCE
- - - - - = FENCE GATE

418 E MISSISSIPPI STREET
NEW FENCE



SE Side of the house adjacent to Lincoln



NE Side of House adjacent to Lincoln. Looking South



Lincoln Looking North
Objectional View

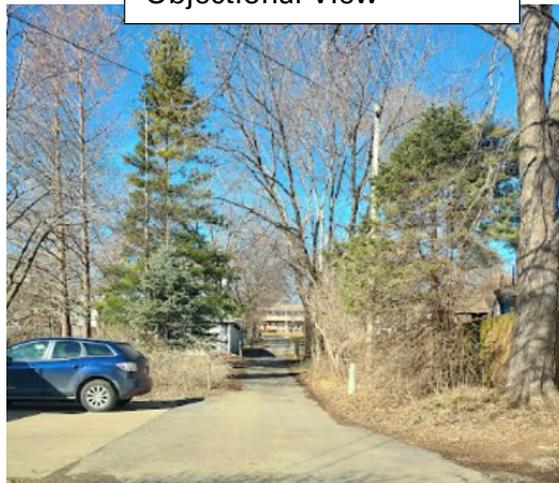


Exhibit D:
Existing
Conditions

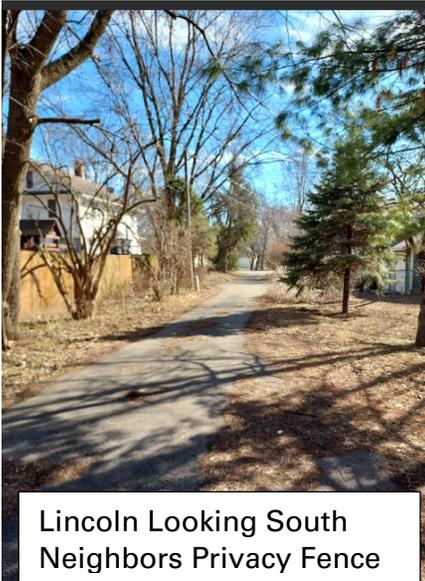


West Elevation Street View
from Mississippi





West Side Yard.
Applicants evidence of an
objectional view



Lincoln Looking South
Neighbors Privacy Fence



6' Cedar Dog Ear Picket proposed
material for fence.



Neighbors Privacy Fences

Objectionable views from my perspective:

1. Our alley way is a high traffic route. Since living here, the foot traffic throughout day and night is pretty noticeable. I attribute this to the alley directly leading to the liquor store on Mill St. I often have beer bottles thrown in my yard from people walking by. The alley looks directly into my backyard (objectionable view) and most importantly our backdoor where my kids play. For this reason I want a privacy fence so people can't see my children or items in my yard.

2. We have numerous people walk dogs through the alley way. Notably, there is a pitbull that walks daily, and I have seen him chase after people when he gets over excited. As you can imagine, I want a barrier to protect my children and I don't want them to be able to reach their hands through that barrier. I also want the fence to be high enough that a dog can't jump over.

Fence Height:

1. The fence line that will be adjacent to the alley way is 8ft from the road and has large bushes (around 7 ft in diameter) that are approximately 10 to 12 feet tall, so they provide coverage to block the fence from being seen from the road.

Fence Approval:

1. The photos provided of my neighbors fence show a 6 ft privacy fence that runs along the same alley way as mine. This fence was approved by in 2016. The COA was signed for approval by Jonna Wensel: Case No. 16-004J

Let me know your thoughts and next steps. Thanks!

Exhibit E: Neighbors
fences, Narrative &
Materials



HDRC Case No. 25-001LA

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: March 18, 2025

GENERAL INFORMATION

Application:

Certificate of Appropriateness for renovations after the fire. Replacement of seven missing windows with wood windows to fit the original openings. Like in kind repairs to all remaining windows. Like in-kind repairs the brick including tuckpointing and replacement at needed. Construct a new second floor porch railing. Alterations to the non-historic garage. Add gravel to both driveways. Like in-kind repairs to drive approaches and sidewalks as needed.

Applicant: Ken Personett

Location: 316 E Franklin

District: Landmark

NRHP Status/category: Landmark

File Date: March 7, 2025

SPECIFIC INFORMATION

SITE HISTORY

This local landmark was built in 1859 and was the home of Michael Arthur, a local slave trader. Arthur was President of the Pro-Slavery Aid Association and organized the Liberty Insurance Company. The home is significant in Criterion 1 for its character and value as part of the development and heritage of Liberty. It was thought to be a hospital and officers' quarters during the Civil War. It meets Criterion 3 for its association with Mr. Arthur, an early Clay County settler and business man. The home meets Criterion 4 for embodying characteristics of the early Italianate style. The house retains enough integrity in setting, feeling, design and association to make it suitable for restoration, thus meeting Criterion 10.

There was a fire in the second-floor apartment on October 23, 2024.

PROPOSAL DESCRIPTION

- **Windows & Doors:** Like in kind repair and replacement as needed. Where frames exist but no sash, custom wood sashes will be made to match existing. Seven windows are missing due to the fire. Most are 6/6 but some are 2/2. Where windows are missing entirely, the new windows will be Andersen 400 E-Series wood double hung windows to match the original. See exhibit G. New storm windows (blind stop) will be installed where missing. See Exhibit G.
- **Doors:** The existing on the home doors will remain. The garage door will be replaced with a Delden Vintage Collection steel door to match the existing size and style. See Exhibit G.
- **Front Porch:** Construct a new wood railing system on the second-floor porch as shown in Exhibit E. Posts will be spaced at 8' on center. The style of railing is similar to the railing at 462 E. Kansas. An older photo shows the shadow of a second-floor porch newel post. Both levels of the porch are constructed of wood and are in good condition. Decking on the upper level is a

rolled asphalt roofing material and the front façade is composed of asphalt shingles. Roofing is a combination of asphalt shingles on the sloped portions and a rolled roofing product on the flatter sections. Replace the composite asphalt with TPO. See detail in Exhibit G.

- Brick: Like in-kind repairs, tuckpointing and replacement as needed.
- Garage: The existing single car detached garage will have new lap LP SmartSiding and trim, cedar texture. Install a new garage door and replace the existing shingles with composite shingles. Remove the existing window.
- Driveways: There are two driveways, each on the West and North elevations of the home. Both are gravel and dirt with concrete drive approaches at the street. New gravel will be laid. A new concrete driveway will be poured on the north, with a private sidewalk connecting to the house. Replace any damage to public sidewalk and drive approach, like in kind. See Exhibit F for the site plan.

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>2. <u>UDO Design Principle:</u> Alterations shall restore a structure’s original elements, materials and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors windows and decorative elements. Elements that are not original, but which have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.</p> <p>7. <u>Doors and windows:</u> Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.</p>	<p>The proposed alterations to the home and the existing garage are appropriate.</p> <p>Replacement of the windows that are beyond repair or are missing with wood windows to fit the original opening is appropriate. The new storm windows, blind stop, are appropriate. The new garage door is appropriate. The existing doors on the home are in good condition and will remain.</p>

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.

12. Walkways, Driveways & Parking Areas: Parking lots, driveways and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveways and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.

*Recommended on page 41 of the Design Guidelines:
Consider installing drive ribbons of concrete or brick, rather than re-paving a gravel or concrete driveway.*

There is photo graphic evidence that there was a railing on the second-floor porch. The proposed railing is appropriate.

Alterations to the two existing driveways as proposed are appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

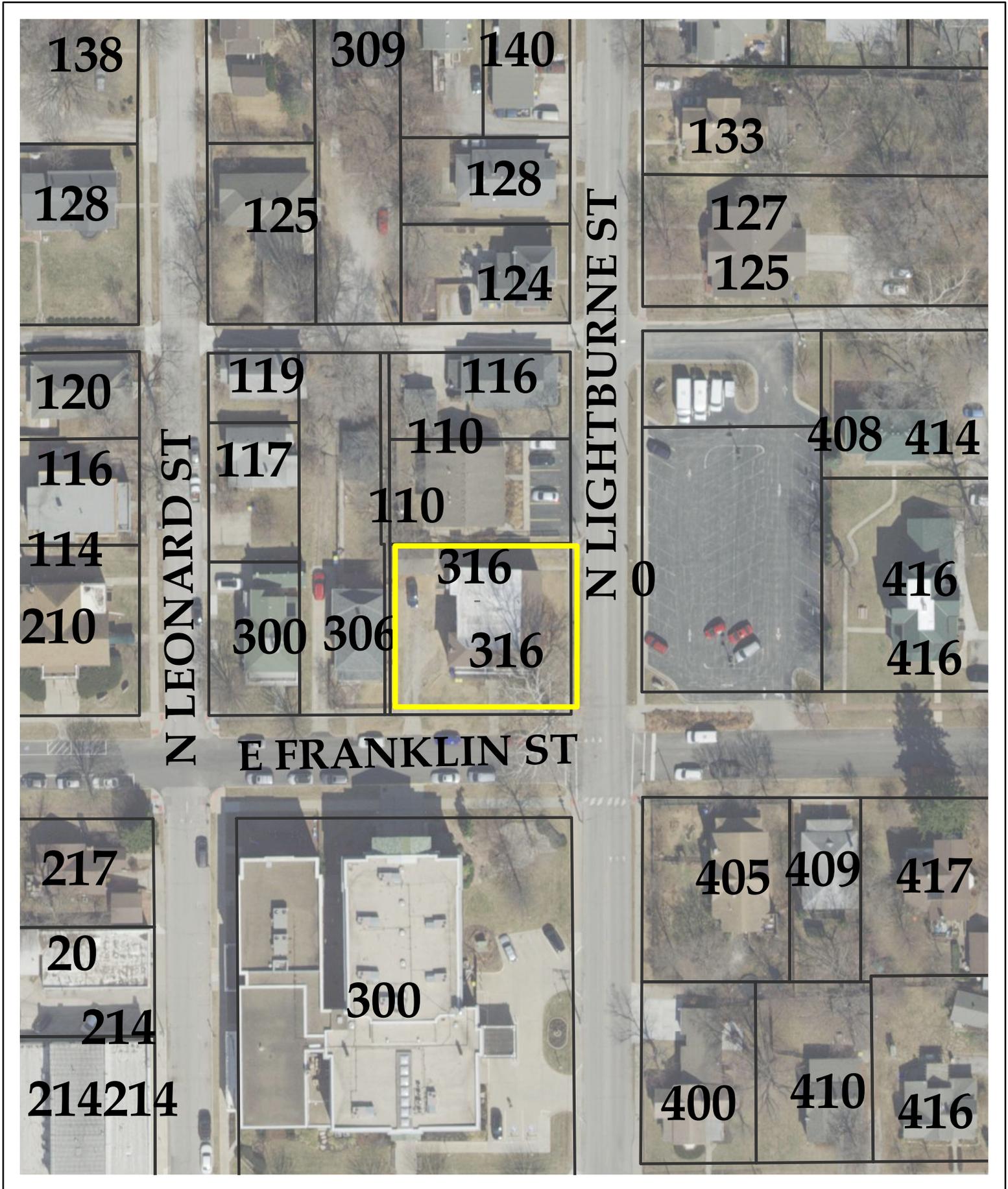
The application meets the standards for review and guidelines; therefor staff recommends approval of HDRC case # 25-001LA

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Narrative from Applicant
4. Exhibit D: Existing Conditions (2 Pages)
5. Exhibit E: Drawings- Porch Detail (2 Pages)
6. Exhibit F: Site Plan – Driveways (2 Pages)
7. Exhibit G: Manufacturers Information/Materials – Windows, Garage Door and Siding



Historic Photo with Newell Post Shadow



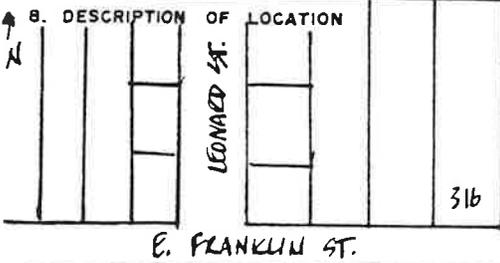
HDRC Case #25-001LA
316 E Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll E # 3		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 316 E. Franklin St.	
2. COUNTY Clay		5. OTHER NAME(S) Estes-Arthur William House; The Mansion	
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.			
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS		16. THEMATIC CATEGORY Architecture	
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri		17. DATE(S) OR PERIOD c. 1859	
8. DESCRIPTION OF LOCATION 		18. STYLE OR DESIGN Folk: I-House	
		19. ARCHITECT OR ENGINEER unknown	
UTM Coordinates: A 379580 4344980 B 377440 4344700 C D		20. CONTRACTOR OR BUILDER unknown	
		21. ORIGINAL USE, IF APPARENT residence	
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()		22. PRESENT USE residence	
11. ON NATIONAL REGISTER? YES () NO (X)		23. OWNERSHIP PUBLIC () PRIVATE (X)	
12. IS IT ELIGIBLE? YES () NO (X)		24. OWNER'S NAME AND ADDRESS IF KNOWN Timothy & Richard McMillian R5 Box29J Liberty, Mo.	
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)		25. OPEN TO PUBLIC? YES () NO (X)	
14. DISTRICT POTENTIAL? YES () NO ()		26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.	
15. NAME OF ESTABLISHED DISTRICT		27. OTHER SURVEYS IN WHICH INCLUDED Historical Drive By Tour Libert and Clay County Sesqui-centennial 1822-1972,p.3	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Typical of this folk style, the house is rectangular in shape with a wide verandah extending the length of the principal facade. Detailing is Italianate in flavor with decorative carved porch posts and modeled brackets under the eaves. The "peaked gable" set in the roof on the South facade is reminiscent of the Kansas City Peak Style houses dating from about this time on Kansas City's West bluffs.		PHOTO MUST BE PROVIDED (over)	
43. HISTORY AND SIGNIFICANCE The I-House is a traditional British folk form that became a popular post railroad housing type over the eastern half of the country. Favored in the midwest, these houses often adapted stylistic detailing to make them appear more fashionable. This house was built in 1859 by Mike Arthur, a local financier and slave dealer. It was thought to be a hospital and officers quarters during the Civil War.			
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.			
45. SOURCES OF INFORMATION Water permit # 8-1640 B.R. Mason April 1906		46. PREPARED BY C. Millstein/P. Glenn	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		47. ORGANIZATION Liberty-Community Dev.	
		49. DATE 49. REVISION DATE(S) SPR. 86	

1. NO. Roll E # 3
 2. COUNTY Clay
 3. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 316 E. Franklin St.
 5. OTHER NAME(S) The Mansion
 6. TOWNSHIP
 RANGE
 SECTION

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

Exhibit B

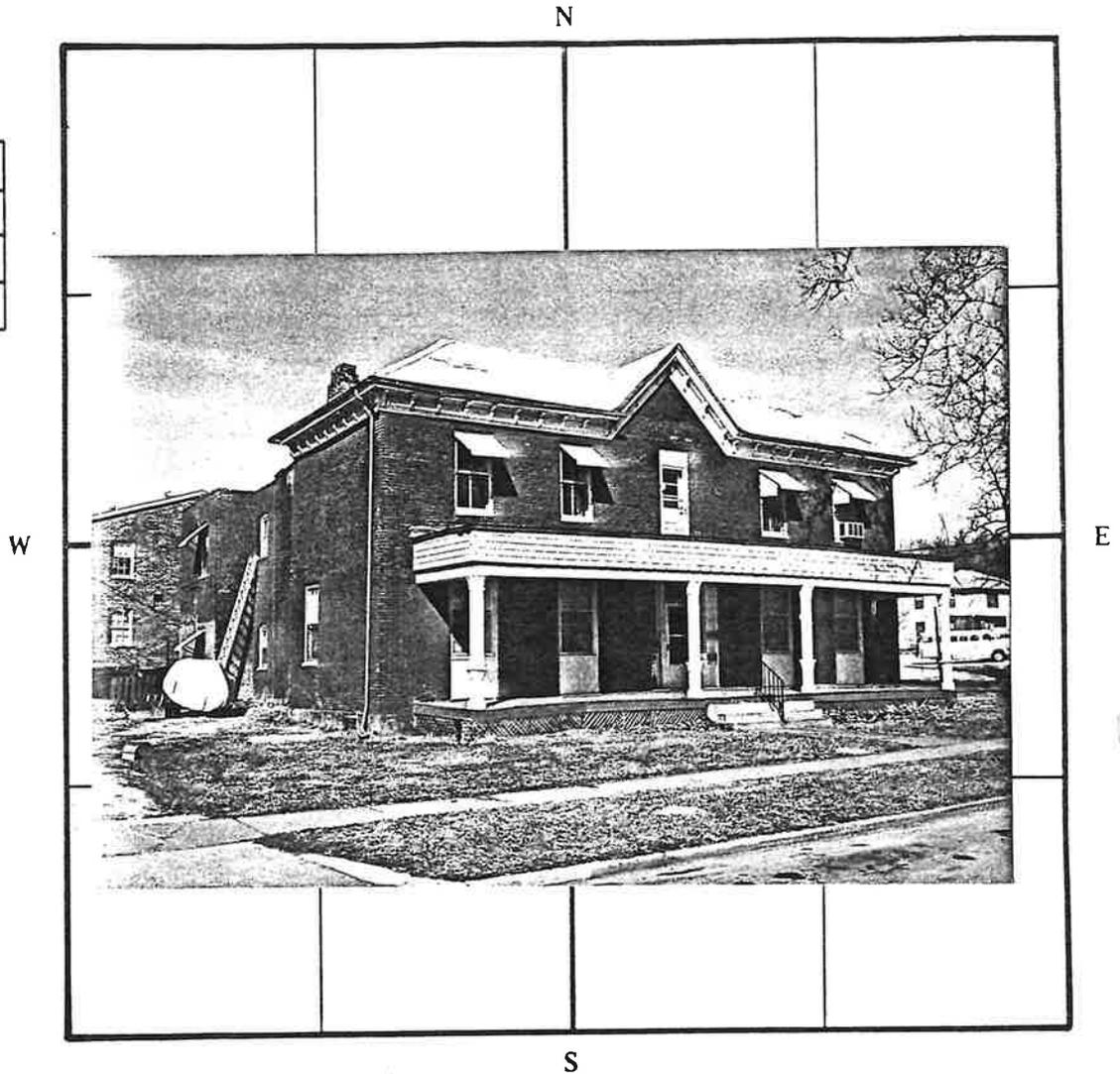
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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

Indicate part of section included in sketch map.



Notes:

The principal entrance has a tabernacle surround with a secondary, non original entrance, centrally located in the second story S facade.

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

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

The brick exterior is in fair condition with some settling and loose/missing mortar. There is evidence of previous repairs as well as paint being applied. There are areas where bricks are missing due to a fire on the west side of the second floor. Both levels of the front porch are constructed of wood in good condition. Decking on the upper level is a rolled asphalt roofing material and the front facade is composed of asphalt shingles. Roofing is a combination of asphalt shingles on the sloped portions and a rolled roofing product on the flatter sections.

The brick will require some stabilization, tuck pointing, and replacement where it is missing due to a fire on the west side of the second floor. Due to previous repairs and partial painting, I propose to paint the entire structure white after all the repairs are made. Replace the composite asphalt with new and the rolled asphalt with TPO

Wood windows, mostly 6 over 6 with some 2 over 2. Due to the fire, there are seven that are missing. There are a few storm windows. None of the 4 exterior doors appear to be original but are in good condition.

Repair existing windows by replacing any broken panes, reglaze as required, repair casings and paint. Where frames exist but no sash, custom wood sashes will be made to match existing. Where windows are missing entirely, I will install Anderson 400 wood windows to match original (2/2 in front, 6/6 side & rear). Install new storm windows where missing (blind stop).

The single car detached garage is a non-contributing structure. The siding, trim, door and roofing are in poor condition.

Install new lap siding & trim (LP SmartSiding, cedar texture). Install new garage door, same size & similar in style to existing. Tear off existing and install new composite shingles. Remove the window.

Gravel and dirt driveways on both west and north sides with concrete drive approaches at the street. Concrete public sidewalks.

Pour new concrete driveway on the north with private sidewalk connecting to the house. Add gravel to existing to the west side driveway. Tear out and replace any damage to public sidewalk & ROW drive approach.

An older photograph, prior to when the brick was painted, shows the shadow of a second-floor porch newel post, evidence of a railing system. The porch is accessible to people traffic and a railing system is needed for safety. Picture is for shadow of newel post only.

Construct a railing system as shown in the drawing and depicted in pictures of a similar house in both style and age located nearby.



Exhibit D:
Existing Conditions
Page 1 of 2



Front Bedroom Windows Existing Conditions



Kitchen Window



Living Room



Rear Bedroom Window



Rear Foyer

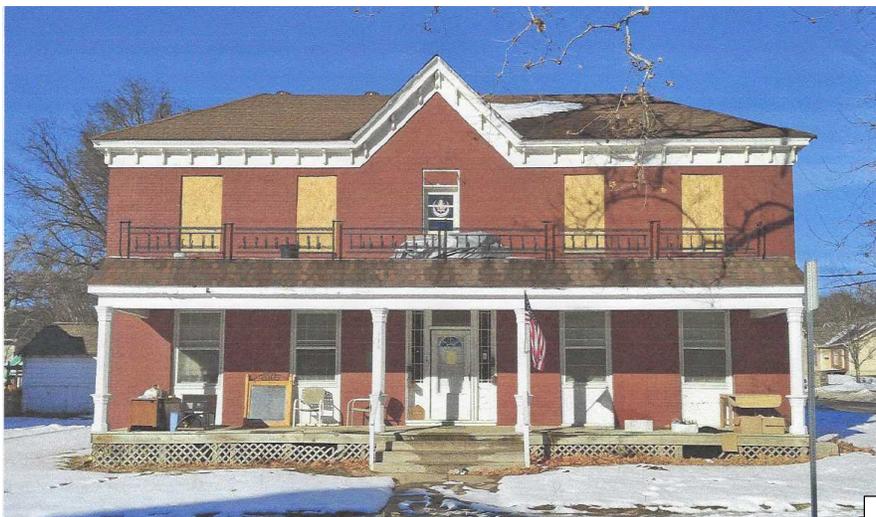
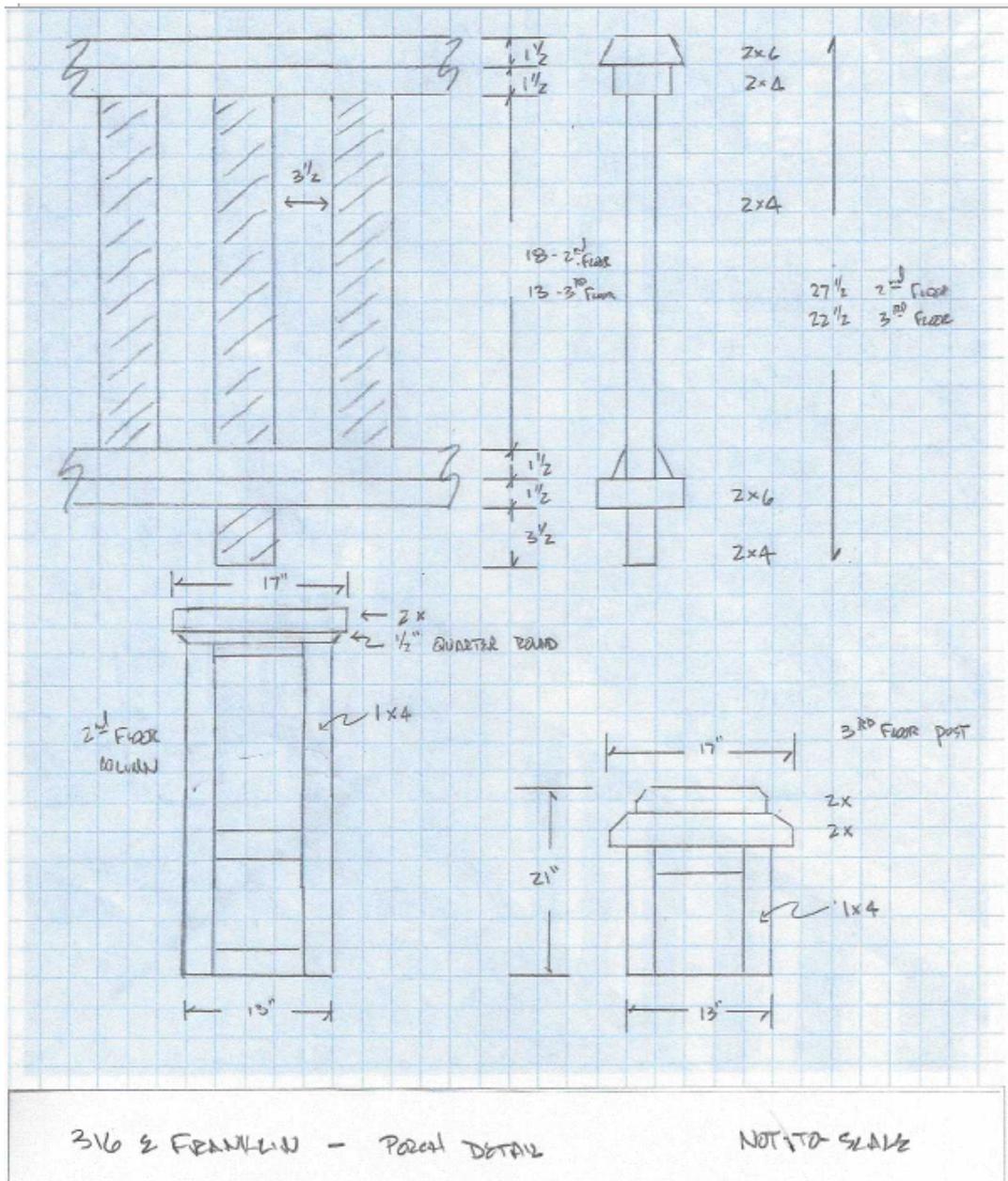


Exhibit E: Drawing
 Porch Details
 Pg 1 of 2



Exhibit E:
Example Porch
Railing Pg. 2 of 2

316 E FRANKLIN

SATELLITE VIEW



2 Track Combination Storm Windows

Series 600/660

606 BLENDSTOP 650 OVERLAP
Available in natural aluminum, white, bronze, black and brown painted finishes.

- Top sash windcheck with weatherstrip
- Drop in glazing for easy glass replacement
- Anti-bow latches
- All metal joints
- Interlocking meeting rail and weatherstrip for double protection
- Extruded screen frame
- Aluminum screen wire
- All inset corners are secured eight times at each corner
- All metal security dead bolt lock
- Vinyl screen spline
- Screen handle
- Built vinyl seal
- Latches ratchet type ventilation at every 4" on lower sash insert
- Lower sash insert in closed position locks down into a tight vinyl seal
- Sill expander and main frame sill are weeped to allow water to pass to outside of window.

Series 404/460

461 BLENDSTOP 450 OVERLAP
Available in natural aluminum, white, bronze, black and brown painted finishes.

- Top sash windcheck with weatherstrip
- Drop in glazing for easy glass replacement
- Anti-bow latches
- All metal joints
- Interlocking meeting rail and weatherstrip for double protection
- Extruded screen frame
- Aluminum screen wire
- All inset corners are secured eight times at each corner
- All metal security dead bolt lock
- Vinyl screen spline
- Screen handle
- Built vinyl seal
- Latches ratchet type ventilation at every 4" on lower sash insert
- Lower sash insert in closed position locks down into a tight vinyl seal
- Sill expander and main frame sill are weeped to allow water to pass to outside of window.

Fin Seal® Weatherstripping
Available in zinc alloy and stainless steel. A place for it is made heavy and impervious on the movable sashes, for added weathering.

Capstone Homes, LLC

Estes-Arthur House

316 E Franklin St.

Garage:

LP SmartSide Trim & Siding, cedar texture

Delden VIN-100, Bead board (SQ) garage door

CT Landmark weathered wood shingles

Storm Windows Columbia Storm Windows Series 404/450

Roof:

Pitched: CT Landmark weathered wood shingles

Flat: TPO roof membrane

Porch rail:

Treated wood

Windows:

Anderson 400 Series double hung

ANDERSEN
Windows & Doors

Windows & Doors Inspiration Parts & Support Technical Documents For Professionals Request

E-SERIES DOUBLE-HUNG WINDOW

LEARN DESIGN IT TECH SPECS

Next, grilles
Choose a grille pattern or no grilles at all. Clear My Choices X

Sizing Interior Hardware Grilles Exterior Trim Glass Summary

Grilles

Diamond - Top Sash Only

Colonial

Fractional

Victorian

You can also design your own custom grille style. You sketch it, our craftsmen will create it.

*Products designed in this tool are for visualization purposes only and are not intended to be a complete, accurate representation of the actual product ordered. For exact color and product options, please view samples available at your local Andersen window & door supplier.

Vintage Collection

Vintage Collection is a line of double-hung windows and garage doors that offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customized your home with Delden's most affordable carriage house door.

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

- Door sections are finished with a beaded polyurea top coat over hand-applied paint.
- Attractively Delden hardware is be-top grilles, including adjustable lock, hinges, top and bottom. Ensure and polished smooth-quality cast.
- Customer weatherstrip conforms to exact level conditions and seals against inclement weather.
- Enhanced finish enhances the beauty of wall wood.
- Choose from multiple panel designs and colors to create the ideal garage door that enhances the beauty of your home.
- Tension and extension spring wire is tempered for long cycle life.

Create a safe, secure and beautiful complement to your home.

WILSON DULDEN GARAGE DOORS SIDA

"Experience the Quality"

About TPO Roofing

Short for thermoplastic polyolefin, TPO is a single-ply roofing membrane that offers excellent performance and has been the most popular roofing membrane for many years. GAF EverGuard® TPO products offer a balance of long-term performance and a state-of-the-art innovation designed to help tackle your specific roofing challenge.

GAF EverGuard® TPO:

- For performance you can count on, the construction of our EverGuard TPO membrane has remained consistent for decades, during which the company has sold more than 1 billion square feet of membrane.
- A 20-plus year track record for performance.
- GAF studies of 8- to 16-year-old GAF TPO shows performance often meets current ASTM D6878-19 requirements for new membranes.
- Learn more at gaf.com/performance.
- Offers flexibility, durability, UV reflectivity, and heat-sealable properties.
- Is naturally fungal-resistant and flexible without using plasticizers.
- Offers cost-effective installation options.
- Is supported with specialized training from GAF, including iRight videos, CARE classes, and unmatched technical support from GAF.

GAF EverGuard Extreme® TPO:

- Includes an enhanced weathering package that allows GAF to offer a guarantee of up to 35 years, the longest in the industry.
- Great for high-heat and solar applications.

GAF EverGuard® Reveal-back TPO:

- Facilitates applied-polyester fleece lets you offer the proven performance of EverGuard TPO, while increasing system durability.
- Provides enhanced puncture resistance against foot traffic, hail, and other impacts.
- Great for awnings as it does not require a slip sheet and helps reduce labor when installed over a variety of existing roof systems.

GAF EverGuard® SA (self-adhesive) TPO:

- Ready to install direct from the factory.
- All the benefits of EverGuard® TPO, plus easier installation.
- Can be installed in temperatures down to 20°F.

Colors: While standard color options are listed for TPO membranes in this catalog, you can customize your membrane leveraging the industry's largest selection of color options. See Page 21 for more information.

Find out more: In the field for more than 25 years, it's no wonder TPO currently accounts for more than 50% of single-ply roofs being installed today.

Learn more at gaf.com/everguard

Specifications: LP® SmartSide® Cedar Texture Panel Siding

CEDAR TEXTURE PANEL SIDING

DURABLE FROM TOP TO BOTTOM

- Shiplap edges with alignment bevel for easier installation.
- Permit for occasional panel adhesion.
- Lighter per square foot than comparable fiber cement panel.
- Strong enough to be nailed directly to stud, making additional sheathing unnecessary in many applications.
- Helps to eliminate need for additional bracing on load-bearing walls.
- Excellent substrate for homes in areas of high winds.
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay.

Specifications: LP® SmartSide® Cedar Texture Panel Siding

DESCRIPTION	WIDTH	DEPTH	MINIMUM SPACING	MINIMUM OVERLAP	MINIMUM TOLERANCE	PER SQUARE FOOT	WEIGHT
36 SmartSide Cedar Texture Panel	6 1/8" (157.15 mm)	6 1/8" x 1/2"	3/8" (9.53 mm)	48" (1219.2 mm)	0.048" (1.22 mm)	2.910	12.10 lb
72 SmartSide Cedar Texture Panel	12 1/4" (315.13 mm)	6 1/8" x 1/2"	3/8" (9.53 mm)	48" (1219.2 mm)	0.048" (1.22 mm)	2.910	12.10 lb
36 SmartSide Cedar Texture Panel - No Groove Dual Use	6 1/8" (157.15 mm)	6 1/8" x 1/2"	3/8" (9.53 mm)	48" (1219.2 mm)	0.048" (1.22 mm)	2.910	12.10 lb
72 SmartSide Cedar Texture Panel - No Groove Dual Use	12 1/4" (315.13 mm)	6 1/8" x 1/2"	3/8" (9.53 mm)	48" (1219.2 mm)	0.048" (1.22 mm)	2.910	12.10 lb
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Based on 36-inch stud spacing.

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Exhibit G: Materials