



## HISTORIC DISTRICT REVIEW COMMISSION

### Regular Meeting Agenda

April 21, 2015

5:30 p.m.

**I. Call to Order**

**II. Roll Call**

John Carr\_\_\_\_, Debbie Davis \_\_\_\_, Vern Drottz\_\_\_\_, Mike Gilmore\_\_\_\_, Matt Grundy\_\_\_\_,  
Dail Hobbs \_\_\_\_, Clay Lozier\_\_\_\_, Kelley Wrenn Pozel\_\_\_\_, Doug Wilson\_\_\_\_

**III. Approval of Regular Meeting Summary:**

**April 7, 2015**

**IV. HDRC Case 15-004D:** Consideration of a request for a Certificate of Appropriateness for installation of a stair rail at 331 W. Kansas Street, Dougherty Historic District

**V. HDRC Case 15-004LS:** Consideration of a request for a Certificate of Appropriateness for alterations to the exterior at 6 E. Franklin Street, Liberty Square Historic District

**VI. HDRC Case 14-002L (Amendment) (Continued from April 7):**  
Consideration of a request to amend the Certificate of Appropriateness for improvements to 316 N. Water Street, Lightburne Historic District

**VII. Other Business**

- a. Administrative Approvals
  - i. Replacement of front windows at 27 S. Jewell St.
  - ii. In-kind replacement of the wood shingles at 328 W. Kansas
- b. Miscellaneous matters from the Commission
- c. Miscellaneous matters from staff

**VIII. Adjournment**

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Regular Session Summary**

**April 7, 2015**  
**5:30 p.m.**

**I. Call to Order**

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

**II. Roll Call**

Vern Drottz, Matt Grundy, Clay Lozier, Kelley Wrenn Pozel, and Doug Wilson answered roll call. Jonna Wensel represented staff.

**III. Approval of Meeting Summary**

Mr. Lozier made a motion to approve the March 17, 2015 meeting summary. Ms. Pozel seconded the motion, which was approved 5-0.

**IV. HDRC Case 14-002L (Amendment):** Consideration of a request to amend the Certificate of Appropriateness for improvements to 316 N. Water Street, Lightburne Historic District

The applicant was not in attendance, so the case was continued to the next meeting.

**V. HDRC Case 15-001PH:** Consideration of a request for a Certificate of Appropriateness for replacement of the garage doors at 100 S. Terrace Ave., Prospect Heights Historic District

Ms. Wensel presented the application as described in the staff report.

Mr. Lozier said this application was very straightforward and made a motion to approve it. Ms. Pozel seconded the motion, which was approved, 5-0.

**VI. HDRC Case 15-004LS:** Consideration of a request for a Certificate of Appropriateness for repairs to the exterior and new signs at 110 N. Main Street, Liberty Square Historic District

Ms. Wensel presented the application as described in the staff report.

Mr. Drottz asked what style of gutters would be used. The applicant, Mr. John Bissonnette, said there were short runs of gutters and he would use the K-style gutters.

Mr. Drottz asked if the arched windows on the front would be restored to their full height. Mr. Bissonnette said the frames had been destroyed when the air conditioners were installed. Mr. Drottz asked if the holes left by the air conditioners would be stuccoed. Mr. Bissonnette said they would.

Mr. Wilson asked if the glass was to be replaced. Mr. Bissonnette said it was, but the frames would be preserved. Mr. Wilson asked if the lines in the stucco below the windows would be repaired. Mr. Bissonnette said they would be repaired and made smooth.

Mr. Wilson asked if the awning on the front façade was historic. Ms. Pozel guessed it was from the 1930s or 40s. Mr. Bissonnette said the window beneath it is arched and the building will look better without the awning. Ms. Pozel asked if the portico was original. Mr. Drottz said it likely replaced a porch.

Mr. Drottz made a motion to approve the application. Mr. Lozier seconded the motion, which was approved 5-0.

### **Other Business**

- a. Miscellaneous matters from the Commission  
None.
- b. Miscellaneous matters from staff  
Ms. Wensel said that she had met with the owners of 27 S. Jewell, who are considering replacing the existing doors to the sleeping porch with original looking windows. The owners are researching their options in replacement windows.

### **VII. Adjournment**

Mr. Grundy adjourned the meeting at 5:56 p.m.



**HDRC Case No. 15-004D**

**Staff: Jonna Wensel, Community Development Manager**

**Date: April 21, 2015**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for stair rail  
Applicant: Debe Grantham  
Location: 331 W. Kansas St.  
District: Dougherty Historic District  
NRHP Status/category: Contributing  
File Date: March 9, 2015

**SPECIFIC INFORMATION**

**SITE HISTORY**

This simple Craftsman bungalow was built in 1910. It features a shed dormer with paired windows. The dormer once had exposed rafter tails, which have since been covered. The side gabled roof covers a half-width porch that is supported by a single square column.

**PROPOSAL DESCRIPTION**

The applicant proposes to construct a hand rail at the front stairs. Construction of the railing has already been started, although the existing materials do not represent the proposed design.

**Details:** Two 5x5" cedar posts topped with cedar caps will support a 2 inch rail. The rail will be 36" high.

**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**

8. Porches: Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements. Loading docks and service entrances shall be located inconspicuously and should be considered a part of a building's overall design scheme.

The simple design of the proposed rail will complement the façade.

**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-004D.

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Drawing of proposed rail
4. Exhibit D: Photo of existing conditions





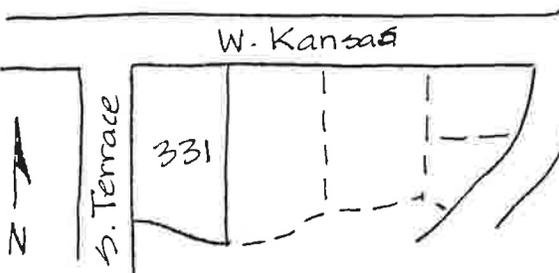
HDRC Case #15-004D  
331 W. Kansas St.



Exhibit A:  
Vicinity Map

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. E-15</p> <p>2. NTY Clay</p> <p>3. LOCATION of Liberty Community Development NEGATIVES</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 331 W. Kansas</p> <p>5. OTHER NAME(S)</p>	<p><b>Exhibit B</b></p>	<p>1. NO.</p>
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS 331 W. Kansas</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD 1910</p>	<p>28. NO. OF STORIES <u>1</u></p> <p>29. BASEMENT? YES (X) NO ( )</p> <p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable; composition shingle</p> <p>33. NO. OF BAYS FRONT <u>2</u> SIDE <u>2</u></p> <p>34. WALL TREATMENT clapboard</p> <p>35. PLAN SHAPESquare</p> <p>36. CHANGES ADDITION ( ) (EXPLAIN IN ALTERED ( ) NO. 42) MOVED ( )</p> <p>37. CONDITION INTERIOR _____ EXTERIOR <u>fair</u></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 <u>100'</u></p>	<p>2. COUNTY</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)</p>
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty</p> <p>8. DESCRIPTION OF LOCATION</p> 	<p>18. STYLE OR DESIGN Vernacular Craftsman bungalow</p> <p>19. ARCHITECT OR ENGINEER</p> <p>20. CONTRACTOR OR BUILDER</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence - rental</p> <p>23. OWNERSHIP PUBLIC ( ) PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN</p>	<p>9. COORDINATES UTM LAT N121,250 LONG E521,050</p> <p>10. SITE ( ) STRUCTURE ( ) BUILDING (X) OBJECT ( )</p> <p>11. 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 (X) NO ( )</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>5. OTHER NAME(S)</p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This very modest Craftsman bungalow nonetheless has a few distinguishing details, such as trianlur brackets underthe rake roof edge. The front shed-roof dormer has exposed rafter tails and paired windows. The set-in left front porchhas a square, tapered porch column. The side gabled roof has wide, unenclosed eave overhangs.</p>		<p><b>PHOTO MUST BE PROVIDED</b></p>	<p>6. TOWNSHIP</p>
<p>43. HISTORY AND SIGNIFICANCE While being a very modest home, the bungalow represents a housing type available to the working class. As part of a section of vernacular historic homes on W. Kansas, it lends character to the neighborhood.</p>			<p>RANGE</p>
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The large, corner lot has a drive on the right side with a stone retaining wall. The rear property line is defined by a small creek.</p>			<p>SECTION</p>
<p>45. SOURCES OF INFORMATION City water permits</p>		<p>46. PREPARED BY Deon Wolfenbarger</p> <p>47. ORGANIZATION Community development</p> <p>48. DATE 1/87</p> <p>49. REVISION DATE(S)</p>	
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4006</p>			
<p>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</p>			

Sketch map of location

Site No. E-15

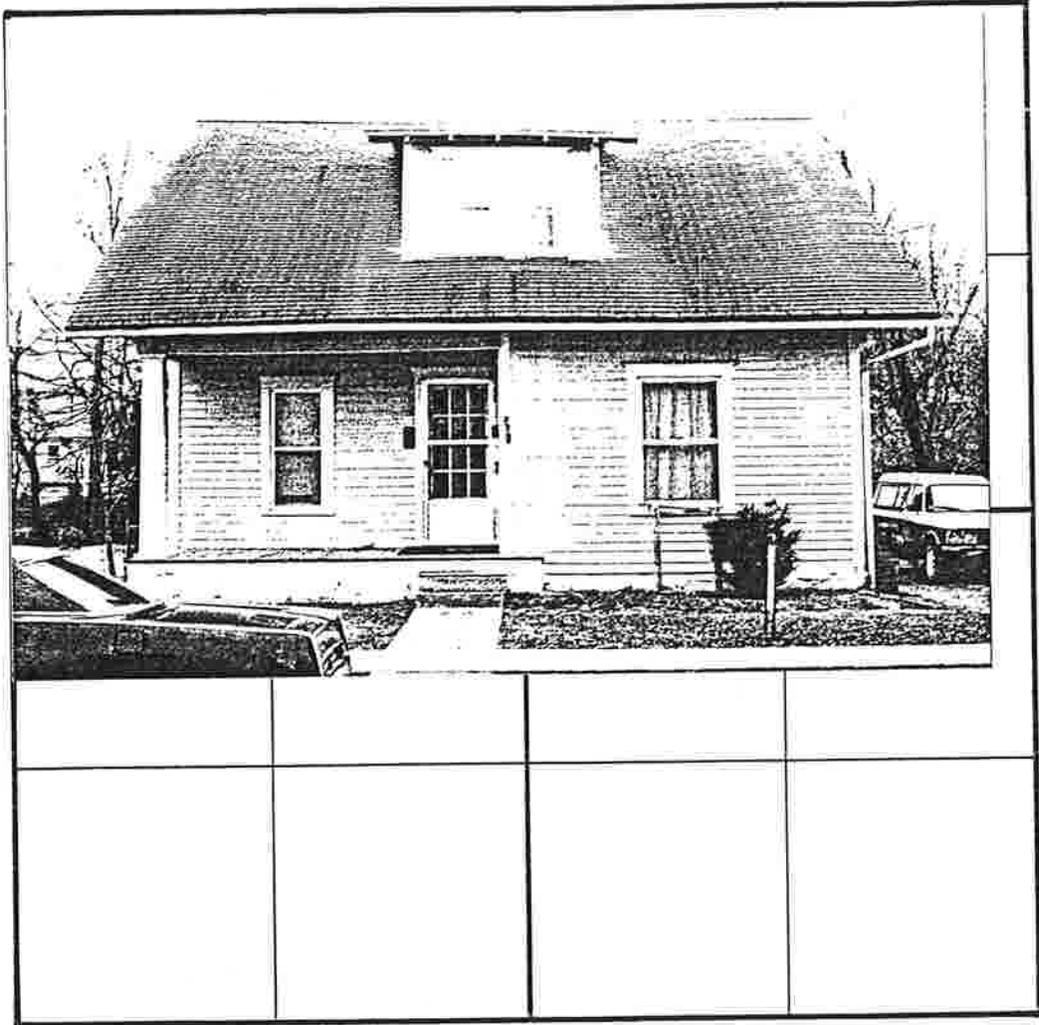
Section 7 Township 51N Range 31W

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.

N

Indicate part of section included in sketch map.


W



E

S

Notes:

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

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

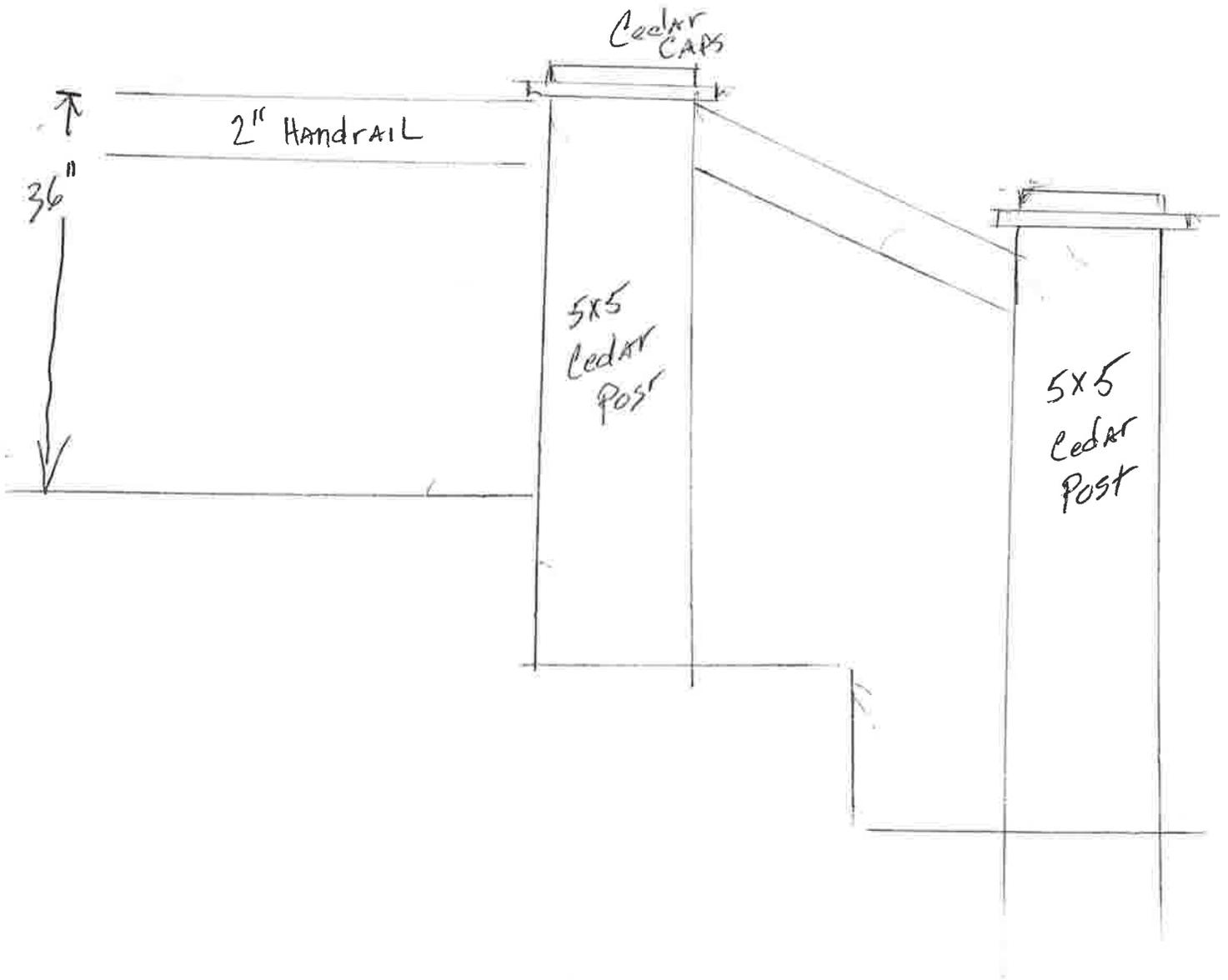
Atten: Jonna Wensele

Exhibit C

Sam Andersen Carpentry 816 699 8979

Purpose: for Debbie Grathum  
331 W. KANSAS

4/8/15



**Exhibit D**





HDRC Case No. 15-005LS

Staff: Jonna Wensel, Community Development Manager

Date: April 21, 2015

## GENERAL INFORMATION

Application: Certificate of Appropriateness for improvements to the exterior  
Applicant: Chris Todd / Curry Real Estate Services  
Location: 6 E. Franklin St.  
District: Liberty Square Historic District  
NRHP Status/category: Non-contributing  
File Date: April 10, 2015

## SPECIFIC INFORMATION

### SITE HISTORY

The building at 6 East Franklin was constructed around 1956 after a fire destroyed the original building. It is considered "non-contributing" due to its age and lack of architectural significance. It has housed a pizzeria, ceramics shop, restaurants and bars. It is now known as the Morning Day Café.

### PROPOSAL DESCRIPTION

The applicant proposes to replace the roof, front doors, back doors and rear windows.

- 1. Roof:** replace existing roofing material and flashing with TPO roofing membrane system.
- 2. Front doors:** replace existing two front doors with fiberglass, 3/4 light, paneled doors with wood grain finish to fit the existing openings. Replace the trim in-kind.
- 3. Back doors:** replace existing French doors on rear façade with full view wood patio doors to fit the existing openings. Replace the trim in-kind.
- 4. Rear windows:** replace three existing large pane, fixed windows on rear façade with three new vinyl clad wood stationary windows to fit the existing openings. Replace the trim as needed.

## ANALYSIS

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

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

<b>DG: Sec. 30-72. District HP, design principles.</b>	<b>Staff Analysis</b>
<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.</p>	<p>The existing doors are not original. The style of the proposed doors is more appropriate for commercial use than the existing doors, and their replacement is encouraged. The existing windows are not original.</p>
<p>9. <u>Roofs</u>: Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of roofing materials appropriate to the style and period of the building is encouraged. The use of roofing materials that reflect an earlier or later style or period is discouraged.</p>	<p>The proposed roofing material will not be visible and is appropriate for a commercial building with a flat roof.</p>

**PREVIOUS CASES / ADDITIONAL INFORMATION**

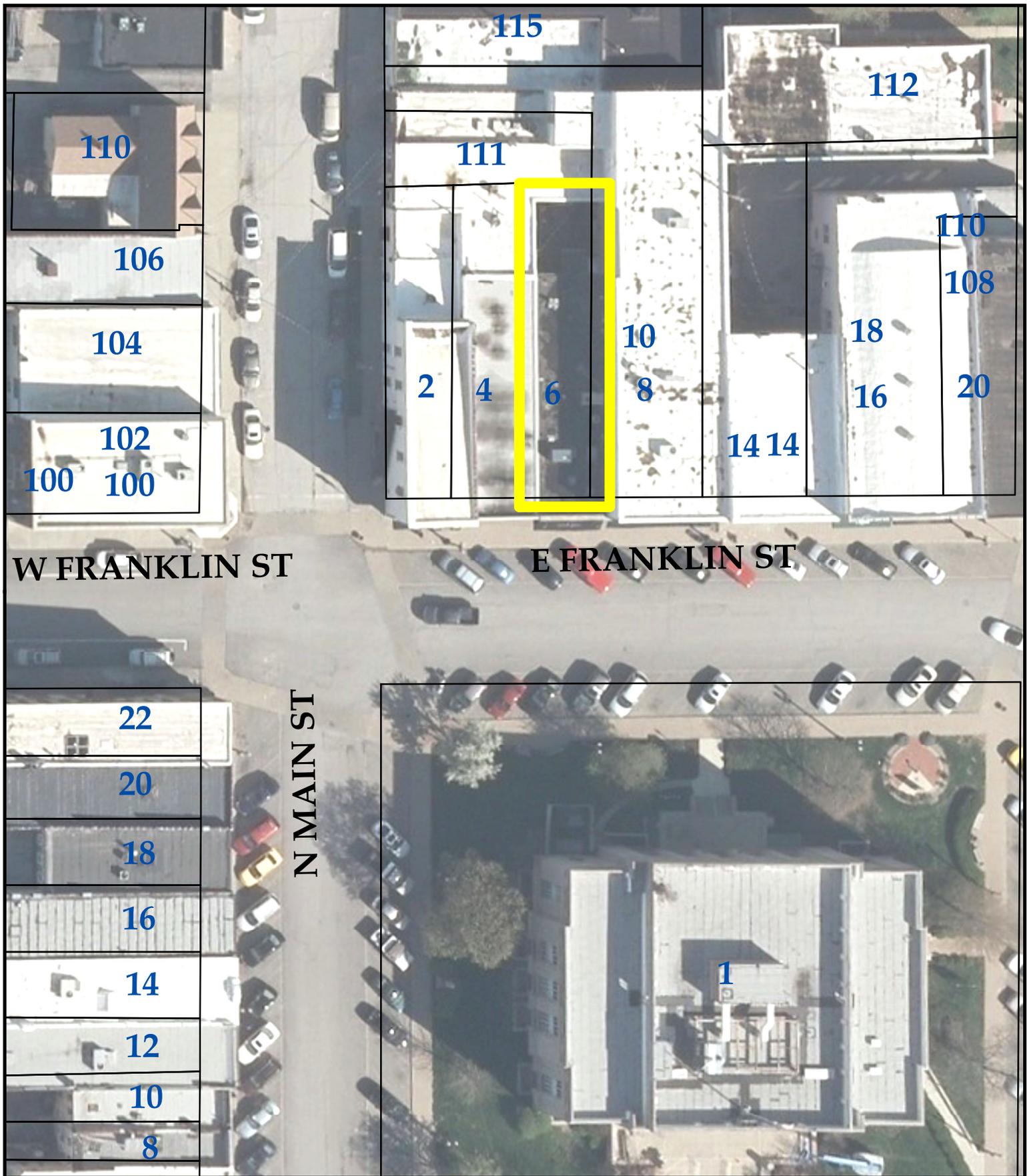
Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case will be presented to City Council on April 27.

**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-005LS.

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Photos of existing conditions (front façade and rear façade)
3. Exhibit C: Photos of proposed materials



HDRC Case #15-005LS  
6 E. Franklin St.



Exhibit A:  
Vicinity Map

**Chris B. Todd**

---

**From:** Chris Todd [acetodd1@yahoo.com]  
**Sent:** Wednesday, April 08, 2015 3:58 PM  
**To:** Chris B. Todd



**Chris Todd**  
*Property Manager*

***Curry Real Estate Services***  
2700 Kendallwood Pkwy | Suite 208 | [Gladstone, MO 64119](#)  
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# 400 SERIES FRENCHWOOD HINGED PATIO DOOR

[INTERIOR WOOD \(3\)](#)[INTERIOR FINISH \(2\)](#)[HARDWARE FINISH \(12\)](#)[EXTERIOR COLOR \(4\)](#)[EXTERIOR TRIM COLOR \(11\)](#)[EXTERIOR TRIM PROFILES \(6\)](#)[REQUEST A BROCHURE](#)[SHARE +](#)[OVERVIEW](#)[SIZES & SHAPES](#)[GLASS](#)[GRILLES](#)[HARDWARE & ACCESSORIES](#)[PERFORMANCE](#)[INSTALLATION & WARRANTY](#)[TECHNICAL DOCUMENTS](#)

## OVERVIEW

Andersen® 400 Series Frenchwood® hinged patio doors not only open your home to the world outside, they bring the beauty of nature inside. They can flood a room with sunlight and provide panoramic views, and their wide wood profiles add an undeniable elegance to their surroundings—yet they are just as effective in sealing the elements out.

Our 400 Series Frenchwood hinged patio doors are available as inswing or outswing models with optional sidelights and transom windows. Transom windows go above a door while sidelights flank one or both sides of the door. Alone or combined, they can turn your doorway into a focal point while letting more natural light into your home.

- Traditional French door styling
- Energy efficient
- Solid wood door
- Quality construction with mortise-and-tenon dowel joints
- Multipoint locking system that seals the doors tight at the top, center and bottom
- Extensive array of options and accessories, including sidelights and transom windows
- Available in one-, two- and three-panel configurations (inswing) or one- and two-panel configurations (outswing)

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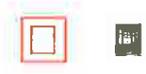
HOME \ PRODUCTS \ WINDOWS \ PICTURE \ 400 SERIES COMPLEMENTARY PICTURE WINDOW

# 400 SERIES COMPLEMENTARY PICTURE WINDOW



- INTERIOR WOOD (3)
- INTERIOR FINISH (2)
- EXTERIOR COLOR (6)
- EXTERIOR TRIM COLOR (11)
- EXTERIOR TRIM PROFILES (6)

REQUEST A BROCHURE



SHARE +

OVERVIEW

SIZES & SHAPES

GLASS

GRILLES

HARDWARE & ACCESSORIES

PERFORMANCE

INSTALLATION & WARRANTY

TECHNICAL DOCUMENTS

## OVERVIEW

Andersen® 400 Series complementary picture windows are rectangular and stationary (non-opening) windows characterized by their dramatic sizes. They can be used to provide singular points of light and architectural accents, or combined to create a signature statement.

- Six exterior colors
- Signature design element of home
- Natural pine or white Interiors
- Energy efficient

- ✓ Superior PG Performance
- ✓ Replacement
- ✓ Custom Sizing

\*Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.

Historic District Review Commission

The City of



**HDRC Case No. 14-002L**

**Staff: Jonna Wensel, Community Development Manager**

**Date: October 21, 2014 (Amended March 17, 2015)(Continued April 7, 2015)**

**GENERAL INFORMATION**

Application: Request to amend the Certificate of Appropriateness for improvements  
Applicant: Ken Personett  
Location: 316 N. Water St.  
District: Lightburne Historic District  
NRHP Status/category: Contributing  
File Date: October 13, 2014 (March 4, 2015)

**SPECIFIC INFORMATION**

**SITE HISTORY**

This large Craftsman style house was built around 1900 as a single family residence. It features a full-width front porch with rusticated stone columns, half-timbering in the gable, decorative gable ends, and massive stone chimneys. It has one-over-one windows and decorative brackets under the eaves. The house was carved into nine apartments in the 1920s when it was owned by the Catholic diocese of Kansas City. It remained an apartment building until recently. The new owner plans to convert it back to a single family residence.

**PROPOSAL DESCRIPTION (Approved October 21, 2014)**

The applicant proposes to make the following improvements:

1. **Garage:** A new two-car garage will be constructed at the rear of the property. It will measure 20'x20' (400 s.f.); the roof will be composite shingles to match the house; siding will be fiber-cement (LP Smartside) lap; fascia and soffit will be fiber-cement (LP Smartside) trim; one carriage-style garage door; one reclaimed wood paneled walk-through door.
2. **Restore bay:** A second front door was installed in the bay window. This door will be removed and replaced with a window and lower panel to restore the bay. The new window will be aluminum-clad wood with one-over-one sashes to match the existing windows. The new lower panel will be constructed of wood to match the existing side panels.
3. **Back porch:** The non-historic windows in the back porch will be replaced with one-over-one aluminum-clad wood windows.
4. **Side porch:** Remove non-historic door and small window on south side and install shake shingles to match the existing siding.

**PROPOSED CHANGES (March 17, 2015) (Amended April 7, 2015)**

The applicant proposes to amend the changes to the side porch (#4 above).

1. Rather than remove the small window on the south side of the side porch, replace it with a window to match the size, configuration, and material of the large window adjacent to it.
2. Rather than remove the door from the side porch, retain the door and construct wood stairs to the side yard. The stairs will be constructed of treated wood. The railing will be metal as shown in Exhibit .
3. The wood railings on the north side of the house will be removed. A metal railing, to match the stair railing, will be installed on the deck. No railing will be installed at ground level.

## ANALYSIS

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**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.

<b>DG: Sec. 30-72. District HP, design principles.</b>	<b>Staff Analysis</b>
<p>7. <i><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.</i></p>	<p>The existing small window is not original. A larger window that matches the existing window will better complement the fenestration.</p> <p>The existing porch door, if it is to be retained and usable, requires stairs to access ground level.</p>

## PREVIOUS CASES / ADDITIONAL INFORMATION

This case was originally approved by the HDRC on October 21, 2014.  
The amended case was continued by the HDRC on March 17, 2015.

## STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of the amendments to HDRC case #14-002L.

## ATTACHMENTS

1. Exhibit A: Photos of porch windows (existing & proposed)
2. Exhibit B: Rendering of proposed porch stairs & railing
3. Exhibit C: Photo of north façade deck railing (existing & proposed)



**Exhibit A**



Porch windows—existing



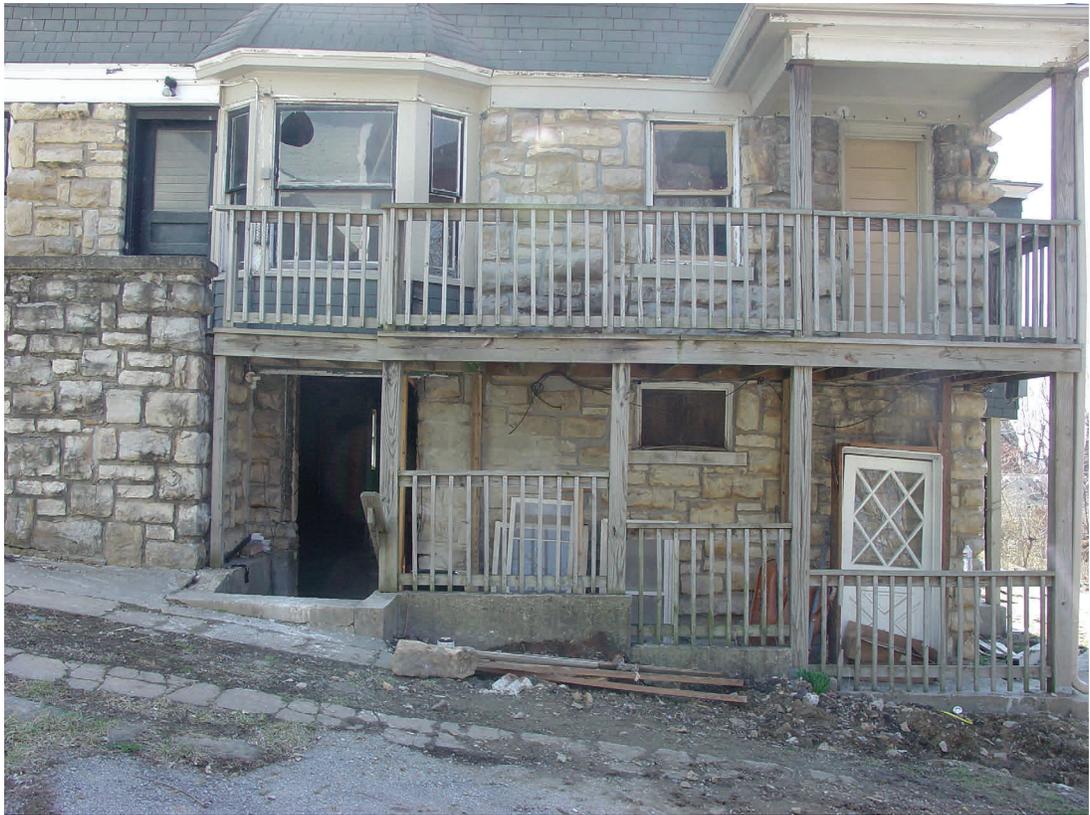
Porch windows—proposed



Porch without stairs



Porch with stairs and railing



Existing railing on north side deck



Proposed metal railing for north side deck