



**HISTORIC DISTRICT
REVIEW COMMISSION
Meeting**

July 2, 2024

5:30 pm

City Council Chambers

2nd Floor of City Hall



**HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
July 2, 2024
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 June 18, 2024 HDRC meeting

III. Current Business

HDRC Case #24-007D Consideration of a Certificate of Appropriateness for a new garage at 402 W. Franklin, Dougherty Historic District.

HDRC Case #24-017J Consideration of a Certificate of Appropriateness for a new door on the rear/north elevation of the home, replace the existing side entry door on the garage and an after the fact fence at 430 E. Kansas, Jewell Historic District.

HDRC Case #24-001L Consideration of a Certificate of Appropriateness for exterior alterations at 337 N Water Street, Lightburne Historic District.

HDRC Case #24-018J Consideration of a Certificate of Appropriateness for an addition on the garage and the home at 430 E Franklin, Jewell Historic District

IV. Administrative Approvals since June 18, 2024:

337 N Water like in kind gutters, storm windows and window repairs

V. Other Business

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary

June 18, 2024

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, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker

Absent: Paemon Aramjoo, Katie Schmidt

Applicant: Chanda Moran

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary June 4, 2024: A motion to approve the meeting summary, as corrected was made by Vice Chairman Carr. The motion was seconded by Commissioner Chelton. The motion passed 7-0-0

Current Business

HDRC Case #24-011J Consideration of a Certificate of Appropriateness for front porch alterations at 425 E. Franklin, Jewell Historic District. A 353 Project.

- Vice Chairman Carr said he is good with the application, adding it is a comprehensive application. On the 6X6 posts at the bottom of the steps, it shows a cap, he asked the applicant for clarification.
- Ms. Moran confirmed that it will be a 2x.
- Commissioner Rinker said he likes the design and the height of the porch is under 3 feet, so a railing on the porch isn't an issue.
- Commissioner Drottz asked if the top and bottom rails will be horizontal.
- Ms. Moran confirmed that both will be parallel to the porch floor.
- Commissioner Gray suggested that she may not want to paint the treated wood for six months.

A motion was made by Commissioner Armstrong to approve the application as presented with clarification that the 6X6 newel posts will have caps as presented in the drawing and because it meets the design guidelines and UDO. The motion was seconded by Vice Chairman Carr. The motion passed 7-0-0.

Other Business

Administrative Approvals since the June 4, 2024 meeting:

- 528 West Franklin, Foundation Repairs, like in kind

Miscellaneous matters from the Commission:

- Vice Chairman Carr asked what the results were of 38 S Terrace.
- Staff said they did not appear in court.
- Vice Chairman Carr asked if the alley next to his house can be paved.
- Staff will ask Public Works.
- Vice Chairman Carr asked about the Kansas & Water lot.
- Staff said there has not been an application submitted.
- Commissioner Drottz said that drawings for 430 E. Franklin will be submitted soon.
- Vice Chairman Carr commented that at 337 N Water they have cleared all the over growth as of today and you can see the house.
- Commissioner Armstrong said we might want to be more proactive and have a check list for applicants with big projects. There are details that are missing in may applications. We might be able to make it clearer about what is needed for a complete application.
- The Commission and the applicant both need to know what like in kind is, so the house is treated respectfully.
- Commissioner Gray suggested that we could have examples of good applications on the website.
- Commissioner Rinker said checklist would be helpful so that the commission can also refer to it when reviewing an application.
- Vice Chairman Carr said we need a lot more detail if it is like in kind, they should identify that information in the application. It verifies our commitment to maintain the architectural detail
- We may want to do a pre-application meeting. If the applicant doesn't know what makes the home distinct it might be helpful for us to do an onsite visit to talk to applicants. That is more proactive than reactive.
- Commissioner Chelton said sometimes you don't know what you have until you get into a project. It would be nice to get someone out there to take a look at changes on site to help not hold up or have to amend an application.

Miscellaneous Matters from Staff:

- Make Music Day is this Friday.
- Chairman Grundy said that there is a homeless person living at the Presbyterian gazebo.
- Staff will let Police know.

For the July 2nd meeting we will likely have at least three applications.

The meeting adjourned at 6:08 pm.



HDRC Case No. 24-007D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 2, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for construction of a new garage and parking pad and privacy fence in the rear yard and install a lattice fence along High Street

Applicant: Carly Riley

Location: 402 W Franklin

District: Dougherty Historic District

File Date: June 10, 2024

SPECIFIC INFORMATION

SITE HISTORY

This Queen Anne residence was built in 1890, and features many of the Victorian devices used to create interest and asymmetry. The front gable has decorative patterned shingles and boxed returns. The one-story wrap-around porch features an arched entrance, spindle work, turned columns and spindles, and decorative corner brackets. There are one-story bays on either side, with similar decorative trim. The windows are one-over-one. The house was previously clad in asbestos siding, but was covered with vinyl siding. Nevertheless, the house has retained most of its character defining details, and is a good example of the Queen Anne style.

PROPOSAL DESCRIPTION

Construct a new garage: The applicant is proposing to construct a 752 sq ft detached garage in the rear lot, with a concrete parking pad off of High Street.

Existing Single Garage to remain, applicant will apply for a variance.

Siding: James Hardie Fiber Cement smooth lap siding 5.25" primed to be painted

Windows: Wood, see sizes in drawings Exhibit E

Trim: The trim will be James Hardie smooth trim to match the home. Size: 3 1/2"

Roof: Royal Sovereign Three-Tab Shingles to match the home

Cedar Shingles: In the Gables to emulate gable shingle style on home. See Exhibit C page 2

Eaves: To match existing house

East Elevation:

Garage Doors: Two 8'x7' steel garage doors, Wayne Dalton Classic Steel Model 8000. See Exhibit F page 2

Gable Window: One 1/1 wood window 24x60

Gable Roof Pitch: 15"/12"

Cedar Shingles in the gable will emulate the gable shingles style on the home. See Exhibit C page 2

West Elevation:

Gable roof pitch 10"/12"
Two 72x48 Wood Windows

South Elevation:

Gable roof pitch 11"/12"
Gable cedar shingles to emulate the home
Porch balustrade and fret work to emulate that on the home, see Exhibit C page 2
Porch rail to match existing on home. Wood, 27" high. For detail and design See Exhibit F page 2 and Exhibit E page 2
84x80 Fiberglass Shed Door. See Exhibit F Page 2
36" x 80" Masonite Steel door.
72x48 Wood Window

North Elevation:

Both gables - Roof Pitch 11"/12"
36" x60" Wood Window 1/1
36" x 80" Masonite Steel door with a 36x16 transom window
Wood stair with 7" rise and 11" run. Wood decking. See Exhibit E Page 2 for deck and stair rail detail.

Parking Pad: Off of West High St/ alleyway will be concrete and measure: 18x18.

Fences: The wood 6 ft. privacy fence is proposed to be in the rear yard at the NW corner of the new garage. The wood 4ft. lattice fence will be painted white to match the existing along the east elevation and a portion at the SW corner of the home. See Exhibit D.

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.

<i>DG: Sec. 30-72.3. District HP, design principles.</i>	Staff Analysis
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UDO Sec. 30-81.2. Accessory structures, residential districts. *One detached accessory structure shall be allowed in the rear or side-yard at least 5 feet from the lot line and at least 10 feet from any other structure.*

1. *All accessory structures within any residential district shall comply with the following maximum building footprint requirements:*

b. *no greater than 1000 square feet on lots ½ acre to one acre.*

Sec. 30-81.2.6 - Accessory structures, residential districts.

In districts A, R-1A, RNC, RN, and MU, one accessory apartment shall be allowed, in accordance with the following: a. The apartment shall be secondary to an owner-occupied dwelling; b. At least one hundred fifty (150) square feet of living space shall be provided for each occupant; and c. Detached structures shall be built in accordance with the area requirements for accessory structures as noted above.

The 752 sq ft garage meets the UDO's size and setback requirements.

The UDO only allows one detached accessory structure, so the applicant is in the process of receiving a variance to allow them to keep the historic garage and build a new garage.

There will be at least 150 sq ft. provided for the ADU and the home will remain owner occupied.

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

1. New buildings and additions to existing buildings: *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.*

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.

The style, scale, and materials of the proposed garage will complement the house.

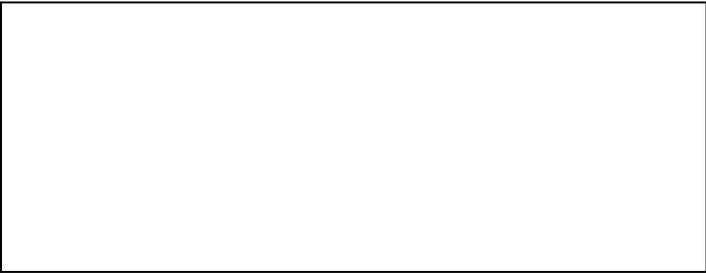
The proposed parking area will need to be included in the variance request as it exceeds the allowable curts cuts per lot.

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

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*

The proposed fences are appropriate.

and should be maintained and preserved.
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"



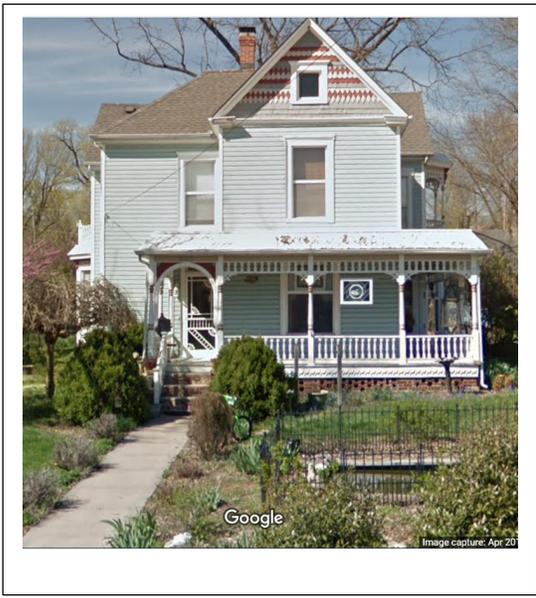
PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case 24-007D.

ATTACHMENTS

- 1. Exhibit A: Vicinity Map
- 2. Exhibit B: Inventory Data Sheet
- 3. Exhibit C: Existing Conditions & Design Precedence
- 4. Exhibit D: Site Plan
- 5. Exhibit E: Drawings & Elevations
- 6. Exhibit F: Materials List 2 pages





HDRC Case #24-007D
402 W Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

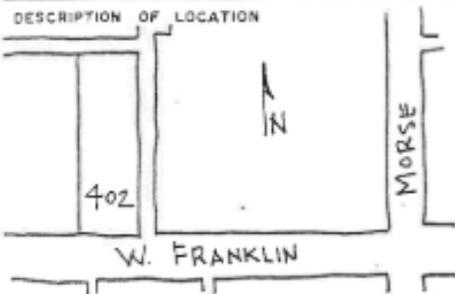
NO. <u>C-12</u> CITY <u>Clay</u> LOCATION <u>of Liberty Community Development</u> NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>402 W. Franklin</u> 5. OTHER NAME(S)	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
SPECIFIC LEGAL LOCATION TOWNSHIP <u>31N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS CITY OR TOWN IF RURAL, VICINITY <u>Liberty</u> DESCRIPTION OF LOCATION  COORDINATES UTM LAT <u>N121,500</u> LONG <u>E521,200</u> SITE () STRUCTURE () BUILDING (X) OBJECT () ON NATIONAL YES () 12. IS IT YES () P TER? NO (X) ELIGIBLE? NO (X) PART OF ESTAB. YES () 14. DISTRICT YES (X) HIST. DISTRICT? NO (X) POTENTIAL? NO () NAME OF ESTABLISHED DISTRICT	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD <u>ca. 1890 (prior to 1907)</u> 18. STYLE OR DESIGN <u>Queen Anne</u> 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u> 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN <u>Judy Dian Mark</u> 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Community Development Director</u> 27. OTHER SURVEYS IN WHICH INCLUDED	28. NO. OF STORIES <u>2</u> 29. BASEMENT? YES () NO (X) 30. FOUNDATION MATERIAL <u>stone</u> 31. WALL CONSTRUCTION <u>frame</u> 32. ROOF TYPE AND MATERIAL <u>composition shingle</u> 33. NO. OF BAYS FRONT <u>0/8</u> SIDE 34. WALL TREATMENT <u>asbestos shingle</u> 35. PLAN SHAPE <u>irregular</u> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR <u>good</u> 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>70'</u>
FURTHER DESCRIPTION OF IMPORTANT FEATURES <p>Typical of high style Queen Anne houses, this residence has many devices which were used to avoid flat-wall surface. The front gable with boxed returns has patterned angles. On the right side, there is a one-story bay with a second story balcony porch above. The left side also has a one-story bay, which has bracketed eaves and spindlework railings above. The one-story wrap-around porch has elaborate Eastlake details, (cont.)</p>		<div style="border: 2px solid black; width: 100px; height: 100px; margin: 0 auto;"> <div style="text-align: center; padding: 10px;"> <p>PHOTO MUST BE PROVIDED</p> </div> </div>
HISTORY AND SIGNIFICANCE <p>Although the asbestos siding does alter the appearance of the use, it still has a significant amount of original detailing. As part of a grouping of larger, prominent homes, the house matches in size, mass, set-back, and detailing with the historic character of the neighborhood. It represents the exuberance of the Queen Anne style.</p>		
DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <p>Situated on a large lot, set back a distance from the road, as are a small grouping of other homes on W. Franklin. A garage on the right rear is entered from the alley at back. The lot is enclosed with rolled wire fence.</p>		
SOURCES OF INFORMATION <u>City water permits.</u>	46. PREPARED BY <u>Deon Wolfenbarger</u> 47. ORGANIZATION <u>Community Development</u> 48. DATE OF REVISION DATE(S)	
TURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION		

Exhibit B:
Historic
Survey

Sketch map of location

Site No. C-12

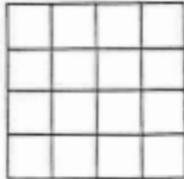
Section 7

Township 51N

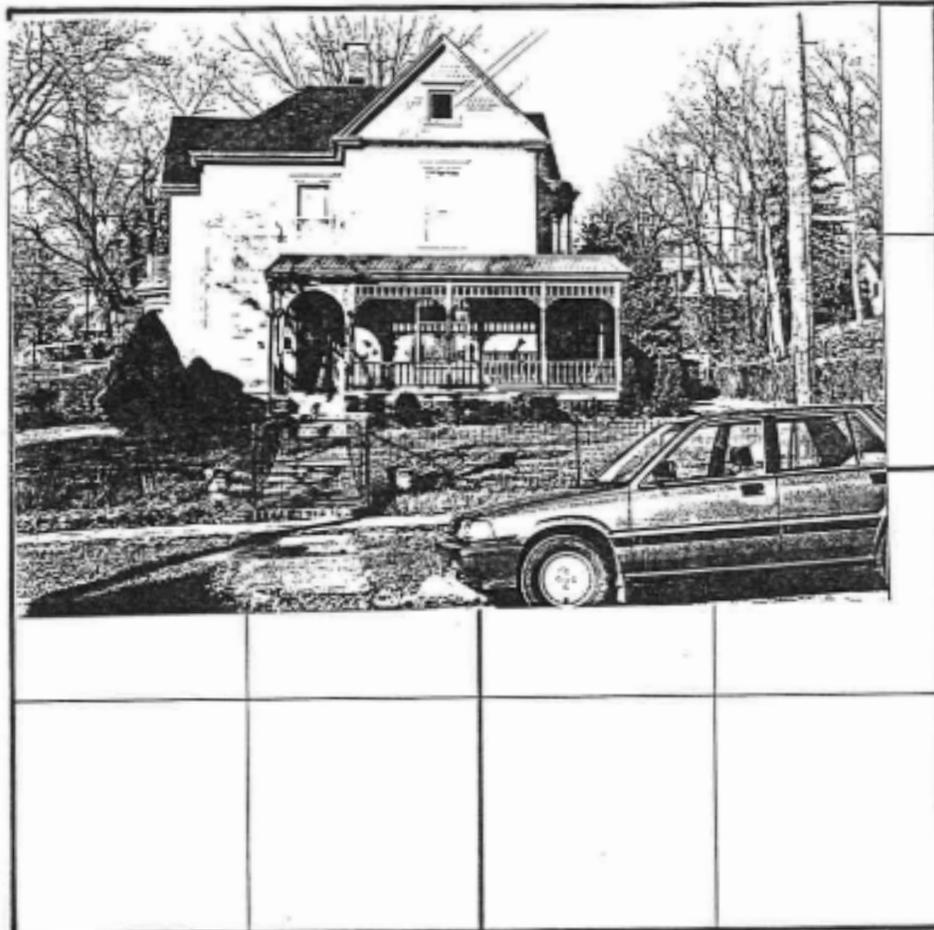
Range 31W

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.



W



E

S

Notes: 42.(cont.) such as an arched porch entry with corner sunbursts, spindlework frieze, columns and rails, and lace-like brackets. The second story porch on the right has similar detailing. The mansard roofs of the porches have the original patterned wood shingles, now painted. The front entry has a spindlework screen door. There is an interior fireplace, and rear additions. The windows are 1/1, and have entablature surrounds.

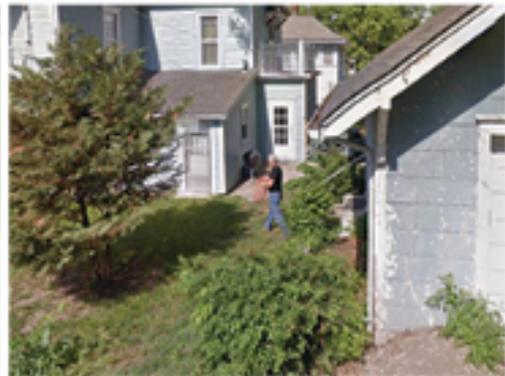
Existing Conditions



FRONT OF HOUSE



BACK DOOR AND GARAGE



BACK DOOR AND GARAGE



PARKING PAD AND BACKYARD



BACKYARD



EXISTING 402 FRONT PORCH RAILING
 NEW RAILINGS ON NEW GARAGE TO MATCH EXISTING HOUSE - 25" HIGH



EXISTING 402 EAST ORNAMENTAL RAILING
 NEW RAILINGS ON NEW GARAGE TO MATCH EXISTING HOUSE - 25" HIGH



EXISTING 402 SOUTH GABLE FACE
 NEW CEDAR TRIM DETAILING ON THE NEW GARAGE WILL EMULATE THIS STYLE



EXISTING 402 EAST GABLE FACE
 NEW CEDAR TRIM DETAILING ON THE NEW GARAGE WILL EMULATE THIS STYLE



EXISTING 402 FRONT PORCH DETAIL
 NEW PORCH ON NEW GARAGE WILL EMULATE THIS STRUCTURE, WITH SIMILAR CEDAR SHINGLE DETAILING ON THE FRONT FACE AND A LOW-SLOPE TOP



EXISTING 402 ROOF OVERHANG
 NEW OVERHANGS AND GUTTERS ON NEW GARAGE WILL USE THIS SIMILAR STYLE, WITH A SMALL OVERHANG

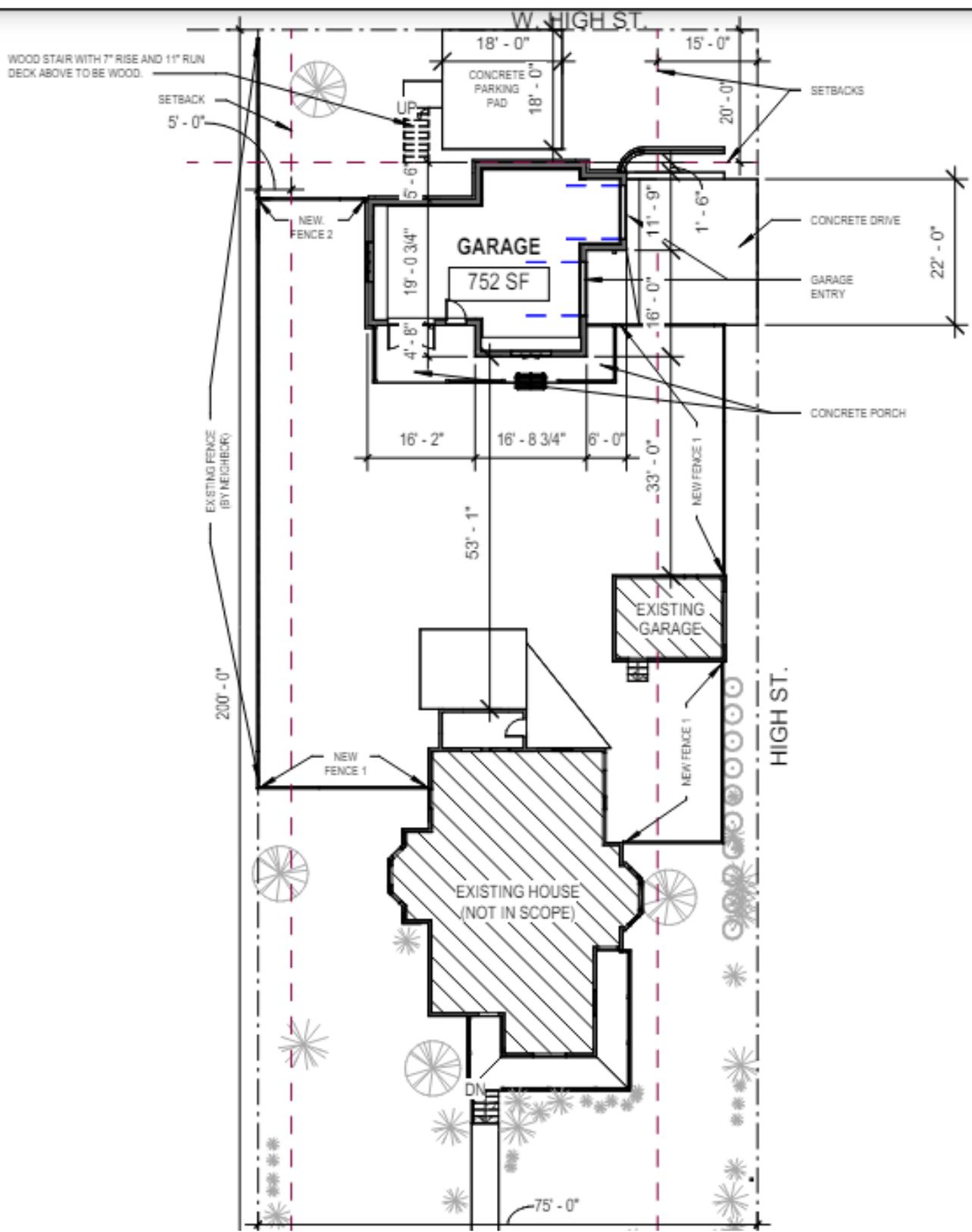
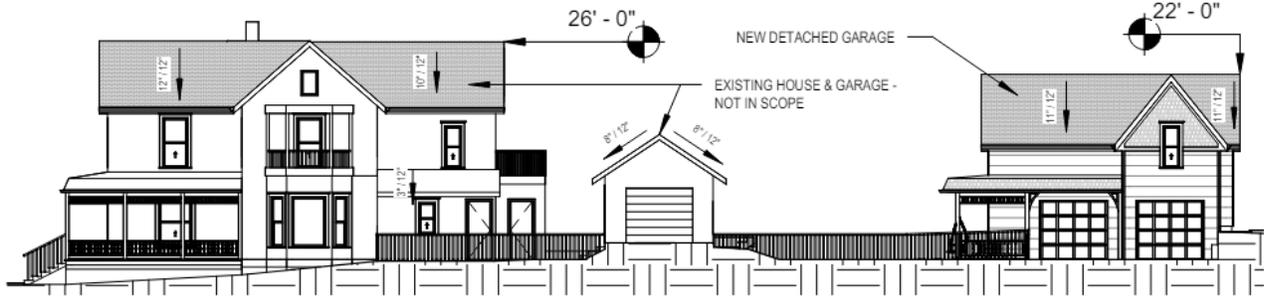
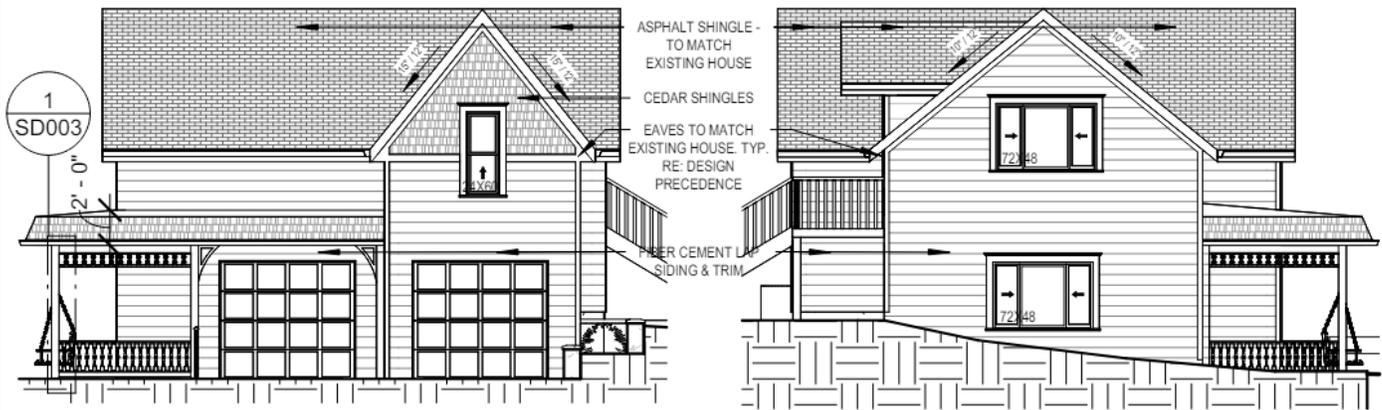


Exhibit D: Site Plan



SITE ELEVATION - EAST



EAST ELEVATION

WEST ELEVATION



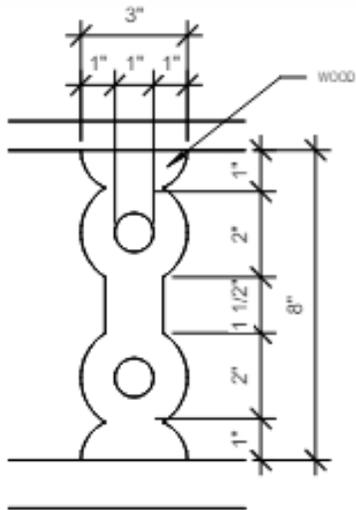
NORTH ELEVATION



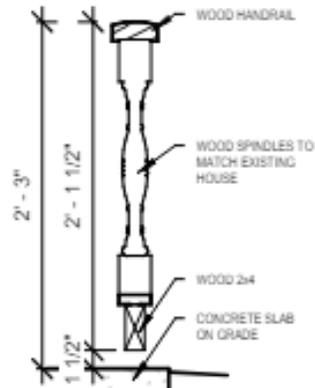
SOUTH ELEVATION

06/18/2024

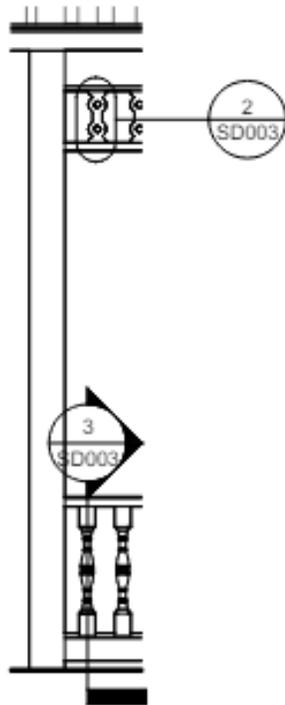




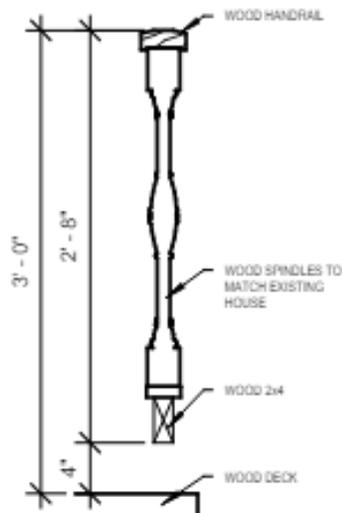
2	Porch Detail
SD003	3" = 1'-0"



3	Porch Rail Section
SD003	1" = 1'-0"



1	Porch Details
SD003	1/2" = 1'-0"



4	Deck and Stair Rail Section
SD003	1" = 1'-0"



Shingles



Royal Sovereign Three-Tab Shingles

Siding



James Hardie Fiber Cement Smooth Lap Siding (5.25") Primed to be painted

Siding - Shingle



Cedar Shingle Siding. Shape/design to match existing house. See "Design Precedence" Sheet.

Trim



James Hardie Fiber Cement Smooth Trim. 3-1/2" to match existing house. Primed to be painted

Garage Doors



Wayne Dalton Classic Steel Model 8000 8' x 7'

Man Doors



Masonite Steel Doors
36" x 80"
Note: Door to have no mullions in window

Man/Shed Door



Fiberglass Slab Shed Door
7' x 6'-8"
Note: Door to have no mullions in window

06/18/2024



Porch Rail



27" Porch rail to match existing house.
Wood, 27" high.

Deck Rail



36" Deck rail to match existing house
but will be elongated to 36" high.
Wood.

Fence 1



Wood Fence with Lattice. 4' Tall.
Paint White

Fence 2



Wood Fence. Solid base to 4' with
lattice to 6' tall. Paint White

Windows



Wooden Window



Wooden Window

Proposed Materials



The proposed fence will be built of wood with lattice panels (as seen below)
and painted white (as seen above)





HDRC Case No. 24-017J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 2, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new door opening on the rear of the home, replacing the existing garage entry door, as well as an after the fact horizontal board privacy fence in the rear yard.

Applicant: Milton Chamberlin

Location: 430 E. Kansas

District: Jewell Historic District

NRHP Status/category: Contributing

SPECIFIC INFORMATION

SITE HISTORY

This simple Free Classic Victorian style house was built around 1907. It has paired Doric columns set on paneled plinths, which support a flat roof over the full-width front porch. There is a box bay window on the second story of the front façade and a bay on the east side of first story. There is a later rear addition, and the back porch has been enclosed. The front porch has been screened in.

PROPOSAL DESCRIPTION

The applicant proposes:

- Install a door on the north elevation of the home, taking an existing historic door from the garage.
- Replace that door taken from the garage with an interior historic door.
- All trim will be wood, custom made to match the existing
- After the fact approval of a non-conforming horizontal board fence in the rear yard.

Salvaged Rear/North elevation Door:

Move the existing 32" x79" wood garage entry door to the North elevation of the home. This door appears to be historic and possibly original to the home, with original hardware. New clear view glass to be installed. Custom trim to match the trim on the home.

Garage - New Side Entry Door:

The applicant proposes to replace the side entry / East elevation garage door with a wood interior door found in the basement of the home. Custom wood trim to match the home. See Exhibit C

After the Fact Non-Conforming Fence:

There was an administrative COA issued for a picket fence, to replace the previously existing non-

conforming horizontal board fence. Due to lack of communication between the applicant and the contractor, they replaced the fence with a horizontal wood board fence instead of the approved picket fence. The previous horizontal wood board fence was put up without COA approval or permit, therefore it is not considered a “grandfathered” structure.

6 ft Horizontal wood privacy fence along rear lot line

5 ft Horizontal wood privacy fence front facing

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. Alterations: <i>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.</i></p>	<p>The addition of a door on the rear of the home will not compromise the historic integrity of the structure. The replacement door on the garage is appropriate and will fit the original opening.</p>
<p>DG: Sec. 30-72. District HP, design principles. 11. UDO Design Principle: <i>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.</i> <i>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”</i></p>	<p>The horizontal board fence is placed in a manner that covers architectural elements of the rear porch. It was built in a contemporary style instead of a style that corresponds with the Victorian style of the home. The fence is visible from the street and is a privacy fence which may only be considered “when necessary to screen and objectional view”.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

In May 2024 an Administrative COA was issued for a picket fence to be built in the rear yard. The previous horizontal board fence was not approved therefore it cannot be considered legally non-conforming.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines for the two doors, therefore staff recommends approval of the two doors. However, staff recommends denial of the fence because a picket fence was approved, the style is contemporary and privacy fence is not blocking an objectional view as required by code. Therefore, staff recommends denial of the horizontal board fence portion of *HDRC case 24-017J*.

ATTACHMENTS

Exhibit A: Vicinity Map

Exhibit B: Inventory Data Sheet

Exhibit C: Existing Conditions and drawing of the door on the North elevation, proposed new garage entry door





HDRC Case #24-017J
430 E Kansas



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll E #29		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 430 E. Kansas St.		1. NO. Roll E #29								
2. COUNTY Clay		5. OTHER NAME(S)			2. COUNTY Clay							
3. LOCATION OF NEGATIVES Liberty City Hall- Comm. Dev.						4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 430 E. Kansas St.						
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS		16. THEMATIC CATEGORY Architecture		28. NO. OF STORIES 2								
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri		17. DATE(S) OR PERIOD c. 1907		29. BASEMENT? full YES (X) NO ()								
8. DESCRIPTION OF LOCATION <div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-around; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small;">← LIGHT GUIDE</div> <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td style="width: 25%; height: 20px;"></td><td style="width: 25%; height: 20px;"></td><td style="width: 25%; height: 20px;"></td><td style="width: 25%; height: 20px;"></td></tr> <tr><td style="width: 25%; height: 20px;"></td><td style="width: 25%; height: 20px;"></td><td style="width: 25%; height: 20px; text-align: center;">430</td><td style="width: 25%; height: 20px;"></td></tr> </table> </div> <p style="text-align: center; margin-top: 5px;">E. KANSAS ST.</p>								430		18. STYLE OR DESIGN Vernacular		30. FOUNDATION MATERIAL limestone
		430										
9. UTM Coordinates: A 379580 4344980 B 377440 4344700 C D		19. ARCHITECT OR ENGINEER unknown		31. WALL CONSTRUCTION frame								
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()		20. CONTRACTOR OR BUILDER unknown		32. ROOF TYPE AND MATERIAL cross gable/ asphalt shin.								
11. ON NATIONAL REGISTER? YES () NO (X)		21. ORIGINAL USE, IF APPARENT residence		33. NO. OF BAYS FRONT 3 SIDE 3								
12. IS IT ELIGIBLE? YES () NO (X)		22. PRESENT USE residence		34. WALL TREATMENT wood clapboard								
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)		23. OWNERSHIP PUBLIC () PRIVATE (X)		35. PLAN SHAPE rectangular								
14. DISTRICT POTENTIAL? YES () NO ()		24. OWNER'S NAME AND ADDRESS IF KNOWN P.L. & Dorothy M. McClain 430 E. Kansas		36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()								
15. NAME OF ESTABLISHED DISTRICT		25. OPEN TO PUBLIC? YES () NO (X)		37. CONDITION INTERIOR unknown EXTERIOR FAT								
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES The front porch, detailed with paired Doric columns set on paneled plinths has been screened in at a later date. The rectangular double hung sash windows have entablature surrounds. There is a tripartite bay window on the first floor E facade and a shallow rectangular bay window centered on the second story S facade.		<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%;"> <p style="font-size: 1.5em; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>		38. PRESERVATION UNDERWAY? YES () NO (X)								
43. HISTORY AND SIGNIFICANCE Having a similar scale, floorplan and elevation so as to be compatible with neighboring structures.				39. ENDANGERED? BY WHAT? YES () NO (X)								
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.		40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()		41. DISTANCE FROM AND FRONTAGE ON ROAD 15'								
45. SOURCES OF INFORMATION Water permit #8-0650 Mrs. Mary and Margaret Mc Connell 4-17-07		46. PREPARED BY C. Millstein/P. Glenn		5. OTHER NAME(S)								
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176		47. ORGANIZATION Liberty-Community Dev.			6. TOWNSHIP							
		48. DATE		RANGE								
		49. REVISION DATE(S)			SECTION							

Exhibit B
Historic Survey





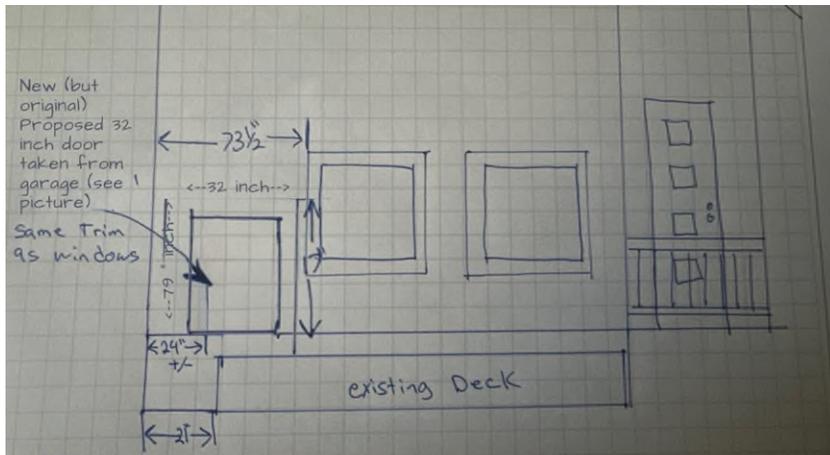
Sub 6 feet on back fence
 sub 5 feet on front fence
 Materials included pressure treated posts and cedar pickets



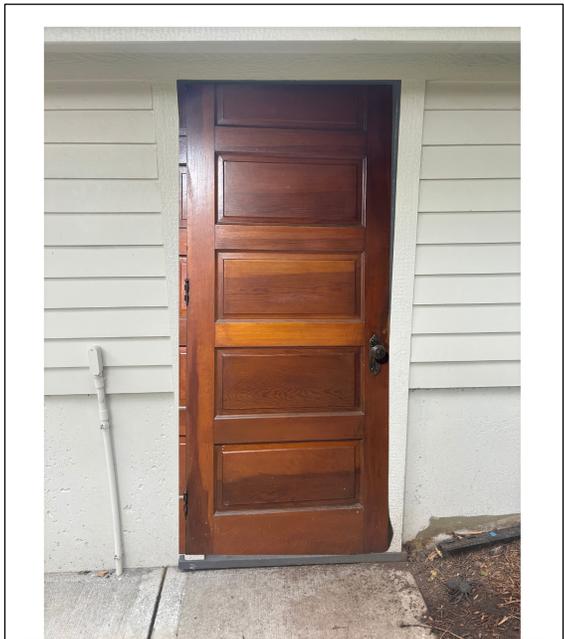
This is only pic I have of old fence at this time.



Door is 78" tall and 32" wide. It is an original door with original hardware. Then there would be basic lumber from menards used to frame the door on the exterior.



This is an image using the exact door HOWEVER this image is missing the proposed white trim. Which will match other trim on the home. My understanding is that this door is a historical door with historical hardware. Door on detached garage will be replaced with a modern door



Proposed interior door to be installed on east elevation of garage with custom trim to match existing trim.

Exhibit C: Existing Conditions and Drawings



Custom Trim will be made to match the existing.



Historic District Review Commission

The City of



HDRC Case No. 24-001L

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 2, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for replacement as needed of siding, doors, corner boards, soffits and trim

Applicant: Ken Personett

Location: 337 N. Water

District: Lightburne Historic District

NRHP Status/category: Contributing

File Date: June 21, 2024

SPECIFIC INFORMATION

SITE HISTORY

This house's debt to Queen Anne style is evident in the complex silhouette and steep valleys of the hip/gable roof. Note the wooden tracery in the apex of the gable ends filled with imbricated shingles; and the projecting bay window and bracketed briel surmounting it in the south east portion of the south façade. Narrow double hung sash windows are framed with decorated entablature surrounds. There is a single stack, straddle ridge chimney at center.

PROPOSAL DESCRIPTION

- Siding & Trim Existing to remain if salvageable and replace as needed with Hardie Board siding with the 4 ½" lap and trim in dimensions matching existing.
- Soffits T&G 1x4 Wood
- Replace Corner Boards as need to match the existing
- Replace Doors with Belleville Fir Textured Fiberglass with clear glass to fit the original opening

Administrative Approval:

- Existing windows repaired and re-glazed as needed
- Storm Windows Columbia, Blind Stop
- Like in kind K-Style Gutters
- Like in kind roof replacement
- Removal of non-historic material

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 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.</p> <p>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.</p>	<p>Replacement as needed of the existing siding, trim and soffits is appropriate.</p> <p>The existing doors are not original to the home, replacement is appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

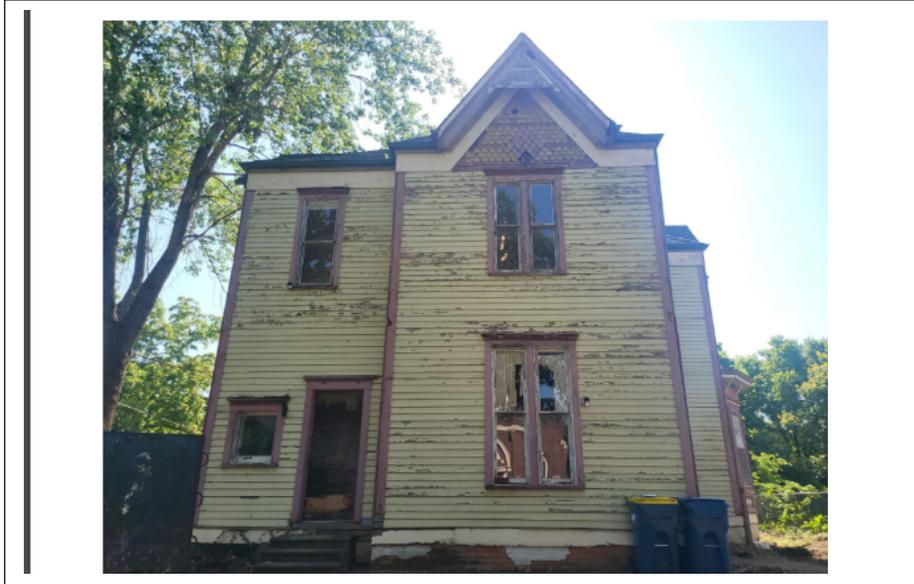
STAFF RECOMMENDATION

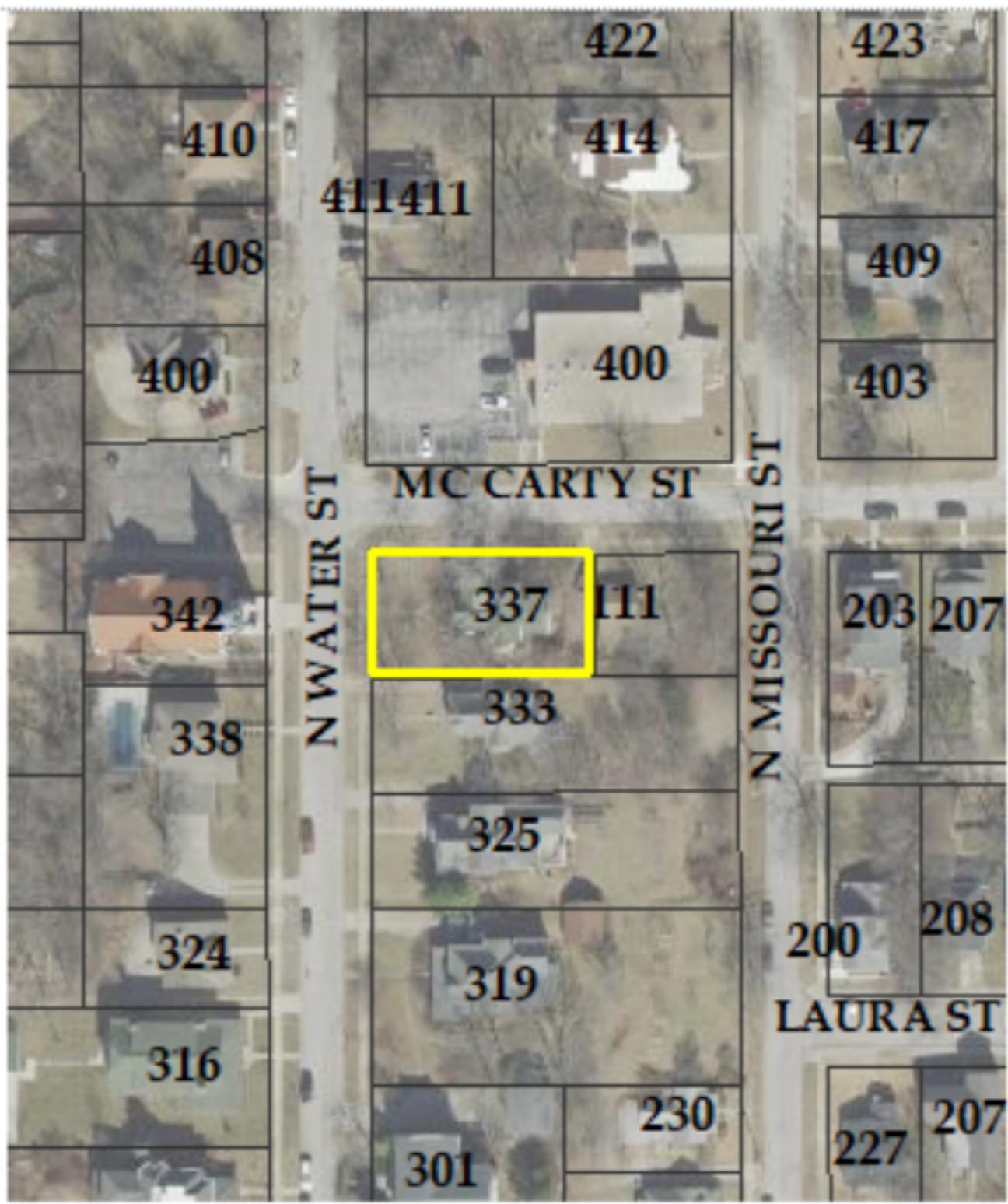
The application meets the standards for review or the Historic District Guidelines therefore staff recommends approval of HDRC case #24-001L

ATTACHMENTS

- 1. Exhibit A: Vicinity Map

2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions with dimensions (4 pages)
4. Exhibit D: Proposed Doors





HDRC Case #24-001L
337 N Water



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll II #41		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 337 N. Water Street		1. NO. Roll II #41
COUNTY Clay		5. OTHER NAME(S)		
2. 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. 1900		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 337 N. Water Street
8. DESCRIPTION OF LOCATION		18. STYLE OR DESIGN vernacular		
<div style="border: 1px solid black; padding: 5px; width: 100%;"> <p style="text-align: center;">N. WATER ST.</p> <p style="text-align: center;">M^c CARTHY ST.</p> <p style="text-align: center; font-size: 2em;">337</p> </div>		19. ARCHITECT OR ENGINEER unknown		
		20. CONTRACTOR OR BUILDER unknown		
9. COORDINATES UTM LAT _____ LONG _____		21. ORIGINAL USE, IF APPARENT residence		
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()		22. PRESENT USE residence		
11. ON NATIONAL REGISTER? YES () NO (X)		23. OWNERSHIP PUBLIC () PRIVATE (X)		
12. IS IT ELIGIBLE? YES () NO ()		24. OWNER'S NAME AND ADDRESS IF KNOWN John H. and Donna R. Watt 8700 Linda Lane		
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		
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This house's debt to the Queen Anne style is evident in the complex silhouette and steep valleys of the hip/gable roof. Note, too, the wooden tracery in the apex of the gable ends filled with imbricated shingles; and the projecting bay window and bracketed briel surmounting it in the southeast protion of the south facade. Narrow double hung sash windows are enframed with decorated (over)		<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%;"> <p style="font-size: 1.5em; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>		
43. HISTORY AND SIGNIFICANCE This house maintains the original flavor of its late nineteenth century Queen Anne detailing and stands as one of the few unaltered houses in the neighborhood from that period.				
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Situatied in a corner lot, this house is skirted on the north, east and south by a broad lawn.				
45. SOURCES OF INFORMATION City of Liberty Water Permit #8-0200 October 8, 1910 R.W. Stogdale		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 <small>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</small>		47. ORGANIZATION Liberty-Community Dev.		
		48. DATE Dec 85		

1. NO. Roll II #41

2. COUNTY Clay

4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 337 N. Water Street

5. OTHER NAME(S)

6. TOWNSHIP

RANGE

SECTION

Exhibit B:
Historic Survey

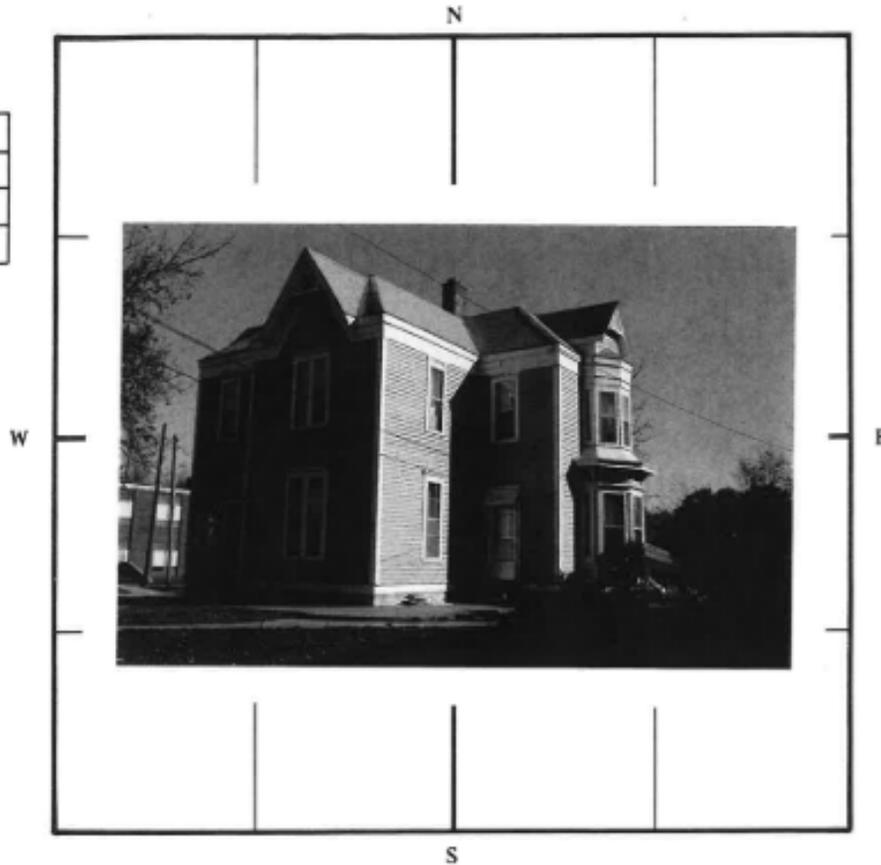
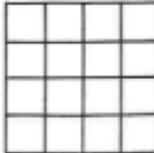
Sketch map of location

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: #42 from other side. entablature surrounds. There is a single stack, straddle ridge chimney at center.

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.

337 NORTH WATER STREET



WEST ELEVATION

Siding and Trim: Existing to remain if salvageable and replaced with James Hardie Smooth plank siding with 4 1/2" lap and trim in dimensions matching existing
Roof: Architectural 3-tab shingle
Gutters: 4" K Style aluminum gutters
Soffits: T&G 1x4 wood



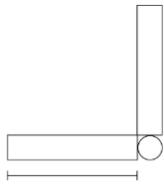
NORTH ELEVATION

Windows: Existing windows are to be repaired and reglazed as needed.
Storm Windows: Columbia
Doors: Belleview fir textured fiberglass doors with clear glass

337 NORTH WATER STREET

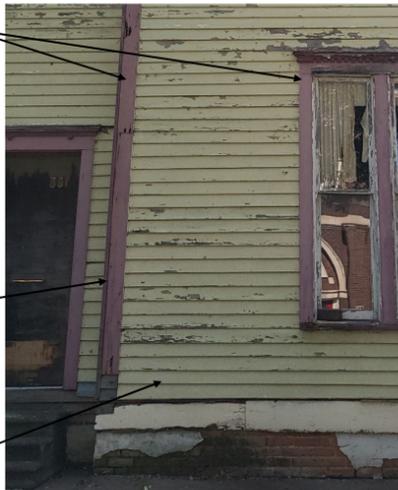
5 1/2" Trim

Corner Trim



5 1/2"

4 1/2" Lap



Dental Trim— cut profiled wood trim evenly spaced to be replicated

5 1/2" Trim



SIDING, WINDOW, AND TRIM

337 NORTH WATER STREET



SOUTH ELEVATION



EAST ELEVATION

337 NORTH WATER STREET



4"

5 1/2"

10 1/2"

SOUTH ELEVATION

337 NORTH WATER STREET

5 1/2" Trim

Existing wood detail to be repaired

Existing columns to be repaired

Reconstruct wood deck with 2x wood framing & T&G wood or composite decking



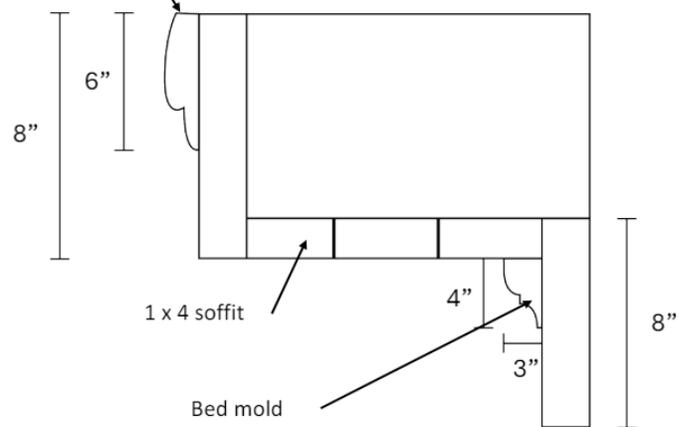
REAR PORCH

337 NORTH WATER STREET



Crown profile to be verified

SECTION VIEW



*All measurements are approximate until demolition is approved and scaffolding/ lift are onsite for verification

GABLE ELEMENTS

Existing
Conditions
Page 3 of 4



How to Choose Your Door

1

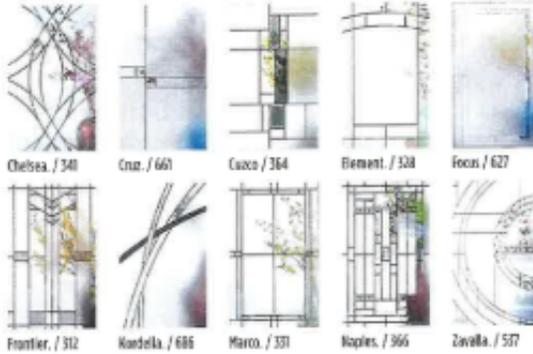
CHOOSE YOUR GLASS



Shown: Cruz, from EXPO glass collection

EXPO p33

ARTISTIC | CONTEMPORARY | SLEEK



Chelsea / 340

Cruz / 661

Cuzco / 364

Element / 328

Focus / 627

Frontier / 312

Kardella / 686

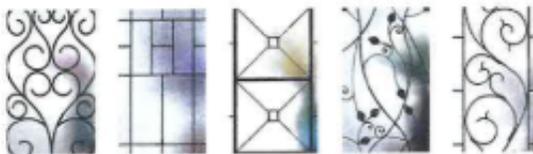
Marco / 331

Noxles / 366

Zavala / 537

IRON p55

SOLID | BOLD | STYLISH



Iron Springs / 698

Optimus / 928

Quattro / 957

Sierra / 817

Tanglewood / 686

2

CHOOSE YOUR MATERIAL



Shown: Belleville Fir Textured Fiberglass

TEXTURED FIBERGLASS

Designed with the characteristics of real wood doors, but with superior durability and low maintenance.



Belleville® Mahogany Textured Fiberglass / BMT

Belleville® Fir Textured Fiberglass / BFT

Belleville® Oak Textured Fiberglass / BOT



HDRC Case No. 24-018J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 2, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for materials for the previously approved addition to the second floor of the home, like in kind repairs and replacement to original structure, and a second-floor addition on the garage

Applicant: Karen O'Dell (Ken Personett, Contractor. Vern Drottz, Architect)

Location: 430 E. Franklin

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: June 21, 2024

SPECIFIC INFORMATION

SITE HISTORY

Characteristic of this style (Colonial Revival) is the accentuated front door set within a tabernacle frame having a multi-paned glass transom and side lights; a classically detailed front porch with slender columns set upon profiled plinths; a side gabled roof with exterior brick chimney. The façade is symmetrically disposed with the door off-center. Windows are multi-paned double-sash type. An extensive screened in front porch forms an extension to the North. Built in 1853. There was a fire in Spring 2024.

PROPOSAL DESCRIPTION

Addition to the second floor, north elevation of the home and a second-floor addition to the garage:

- **All new construction and trim to be cedar or PVC Trim.**
- **Siding:** New cedar beveled lap siding. Exposure to match existing.
- **Trim:** All new trim at windows and doors to match existing in all dimensions.
- **Corner Trim:** New corner trim to match existing in width and thickness. TYP.
- **Shutters:** To match existing in all dimensions and materials
- **New cedar sub fascia and angled fascia:** to match existing
- **Casings:** Casings to match like and kind existing exterior casings
- **Windows:** Andersen e-series 6/6 wood windows to match the existing. Note: On the North elevation addition there will be one 3/3 half window (half the size of the adjacent windows)
- **New gable end on North elevation addition:** Size and length to match existing in all dimensions. Roof Pitch 12/8

- **East Elevation ground level:** New door location to match adjacent door as close as possible with salvaged door. New cedar beveled lap siding. Exposure to match existing at door infill.
- **Shutters:** Like in kind to match the existing
- **Chimney:** Extend existing chimney brick to match existing
- **Shingles:** New asphalt shingles to match existing
- **Existing Porches:** Like in kind repairs and replacement as needed to the existing porches on South and West elevation.

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.

UDO Sec. 30-50. District HP, design principles.	Staff Analysis
<p>3. UDO Design Principles: 1. New construction shall maintain the visual style and character of the surrounding neighborhood; and 2. New construction and additions shall complement the setback, building scale, parking, building and garage orientation of the neighborhood.</p> <p>DG: Additions- Compatible additions that do not compromise the character of the historic building or destroy significant architectural features are appropriate within the historic districts. Efforts should be made to minimize the loss of original materials. For example, try to locate the addition so that existing doors or windows may be used for access.</p>	<p>The design, materials and fenestration of both additions are appropriate and will complement the home.</p>
<p>UDO Sec. 30-81.2. Accessory structures, residential districts. <i>One detached accessory structure shall be allowed in the rear or side-yard at least 5 feet from the lot line and at least 10 feet from any other structure.</i></p> <p>1. <i>All accessory structures within any residential district shall comply with the following maximum building footprint requirements:</i></p> <p style="padding-left: 40px;"><i>b. no greater than 1000 square feet on lots ½ acre to one acre.</i></p> <p>Sec. 30-81.2.6 - Accessory structures, residential districts. <i>In districts A, R-1A, RNC, RN, and MU, one accessory apartment shall be allowed, in accordance with the following: a. The apartment shall be secondary to an owner-occupied dwelling; b. At least one hundred fifty (150) square feet of living space shall be provided for each occupant; and c. Detached structures shall be built in accordance with the area requirements for accessory structures as noted above.</i></p>	<p>The addition to the garage is 643.87 square feet total and is appropriate in size and set back.</p> <p>The garage does contain an accessory dwelling unit which will contain the minimum square ft of the living space. The home will be owner occupied therefore allowing the accessory dwelling apartment.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines therefore staff recommends approval of HDRC case #24-018J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions (2 pages)
4. Exhibit D: Drawings – Garage Elevations (2 pages)
5. Exhibit E: Drawings – House Elevations (2 pages)
6. Exhibit F: Materials



Historic Photo:



North Elevation Before the Fire:





HDRC Case #24-018J
430 E Franklin

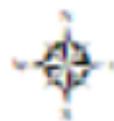


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

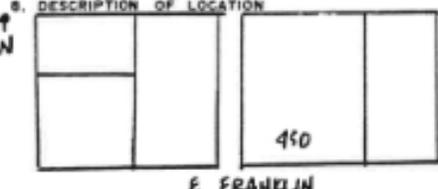
1. NO. <u>Roll E # 10</u> 2. COUNTY <u>Clay</u> 3. LOCATION OF NEGATIVES <u>Liberty City Hall-Comm. Dev.</u>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>430 E. Franklin St.</u> 5. OTHER NAME(S) <u>Liberty Female College Dorm; Davis Home</u>	1. NO. <u>Roll E#10</u> 2. COUNTY <u>Clay</u> 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>430 E. Franklin St.</u>
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS _____ 7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty, Missouri</u> 8. DESCRIPTION OF LOCATION  UTM Coordinates: A 379580 4344980 B 377440 4344700 C _____ D _____	16. THEMATIC CATEGORY <u>Architecture</u> 17. DATE(S) OR PERIOD <u>c. 1853</u> 18. STYLE OR DESIGN <u>Colonial Revival</u> 19. ARCHITECT OR ENGINEER <u>unknown</u> 20. CONTRACTOR OR BUILDER <u>unknown</u> 21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u> 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN <u>Eugene S. & Catherine Welch</u> <u>430 E. Franklin</u> 25. OPEN TO PUBLIC? YES () NO (X)	28. NO. OF STORIES <u>2</u> 29. BASEMENT? YES (X) NO () <u>full</u> 30. FOUNDATION MATERIAL <u>limestone</u> 31. WALL CONSTRUCTION <u>frame</u> 32. ROOF TYPE AND MATERIAL <u>gable/asphalt shin.</u> 33. NO. OF BAYS FRONT 3 SIDE 4 34. WALL TREATMENT <u>wood clapboard</u> 35. PLAN SHAPE <u>irregular</u> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED () 37. CONDITION INTERIOR <u>unknown</u> EXTERIOR <u>good</u> 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? YES () NO (X) BY WHAT? _____ 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>15'</u>
10. SITE () STRUCTURE () BUILDING (X) OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO () 15. NAME SOURCE/ESTABLISHED DISTRICT <u>*Clay County Landmark</u>	26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Liberty, Mo; Community Develop.</u> 27. OTHER SURVEYS IN WHICH INCLUDED <u>Liberty Mo. Sun, Vol. 15, No. 32,</u> <u>4-25-84; Clay County Centennial</u> <u>Souvenir, 1822-1972, p. 134;</u> <u>Historical Drive By Tour, Lib-</u>	5. OTHER NAME(S) <u>Liberty Fem. Col. Dorm;</u> 6. TOWNSHIP _____ RANGE _____ SECTION _____
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Characteristic of this style is the accentuated front door set within a tabernacle frame having a multi-paned glass transom and side lights; a classically detailed front porch with slender columns set upon profiled plinths; a side gabled roof with exterior brick chimney. The facade is symmetrically disposed with the door off-center. Windows are multi-paned double-sash type. An extensive screened in front porch forms an extension to the N	<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>	
43. HISTORY AND SIGNIFICANCE Colonial Revival refers to a rebirth of interest in early English and Dutch houses of the Atlantic seaboard. Often mixtures of Georgian and Adam styles are combined with Post-medieval English or Dutch Colonial prototypes. This was the dominant style of building for domestic architecture throughout America for the first half of the 20th century. Built originally in 1853 for J.K. Baird and John T. Davis. Reputedly has circular staircase. Dormitory for adjacent Liberty Female College built in 1859.	44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <u>Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.</u> 45. SOURCES OF INFORMATION _____	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4086 IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	46. PREPARED BY <u>C. Millstein/P. Glenn</u> 47. ORGANIZATION <u>Liberty-Community Dev.</u> 48. DATE <u>SPR. 86</u> 49. REVISION DATE(S) _____	

Exhibit B:
Historic Survey

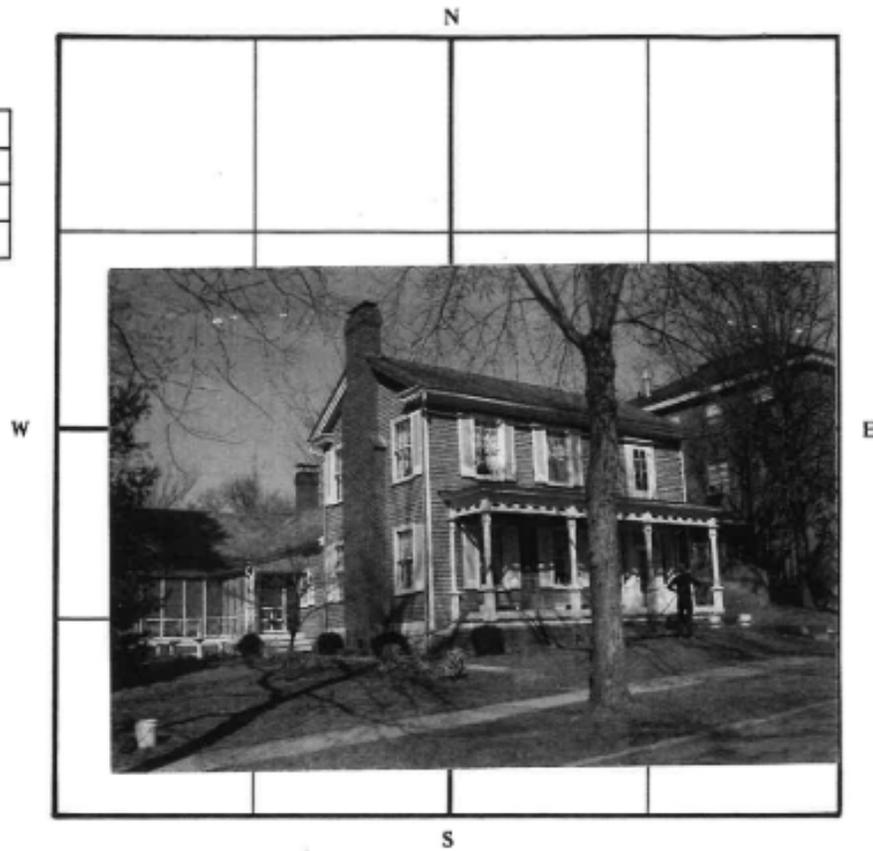
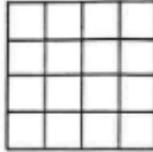
Sketch map of location

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:

27. ert and Clay County Sequecenntennial 1822-1972.

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.

**PROJECT
PHOTOS**



WEST SIDE



EAST SIDE



EAST SIDE



GARAGE FRONT AND
SIDE





East Elevation of Garage



South Elevation of Garage

ALL NEW CONSTRUCTION TO
BE CEDAR OR PVC TRIM

NEW ASPHALT SHINGLES (TO
MATCH EXISTING)

NEW CEDAR SUB FASCIA AND
ANGLED FACIA
(TO MATCH EXISTING HOUSE)

OVERHANGS DEPTH IS TO MATCH
EXISTING HOUSE.

NEW CORNER TRIM TO MATCH
EXISTING
HOUSE IN WIDTH AND THICKNESS.
TYP.

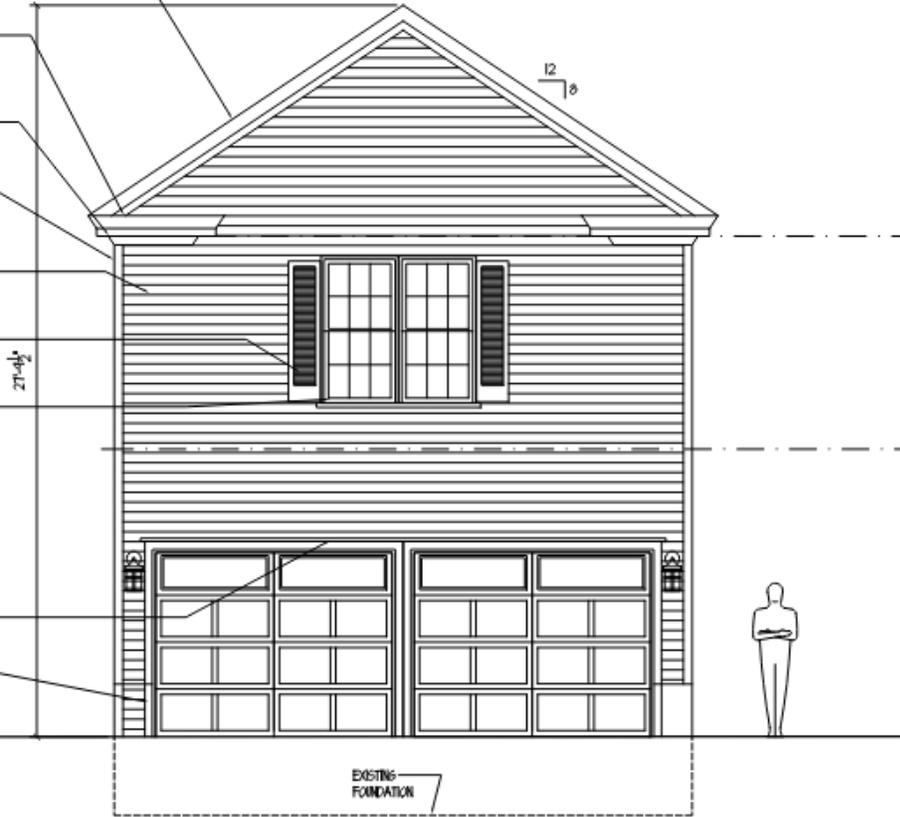
NEW CEDAR BEVELED LAP SIDING.
EXPOSURE TO MATCH EXISTING
HOME.

NEW SHUTTERS, MATCH EXISTING
HOUSE IN WIDTH AND HEIGHT,
MATCH EX. MATERIALS.

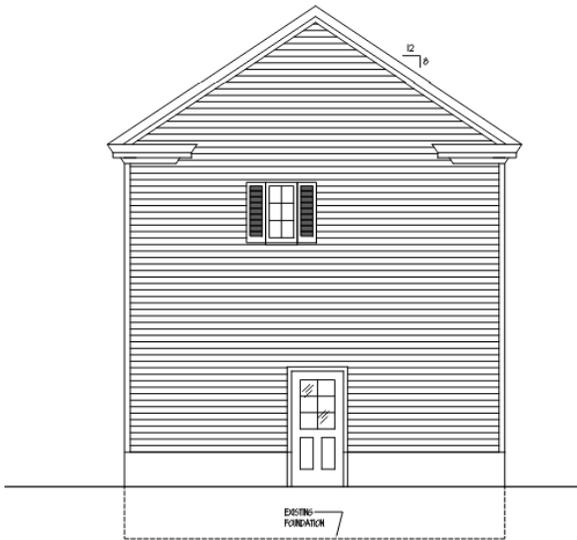
ALL NEW TRIM AT WINDOWS AND
DOORS ARE TO MATCH EXISTING
IN ALL DIMENSIONS.

1 1/2" THICK CAP

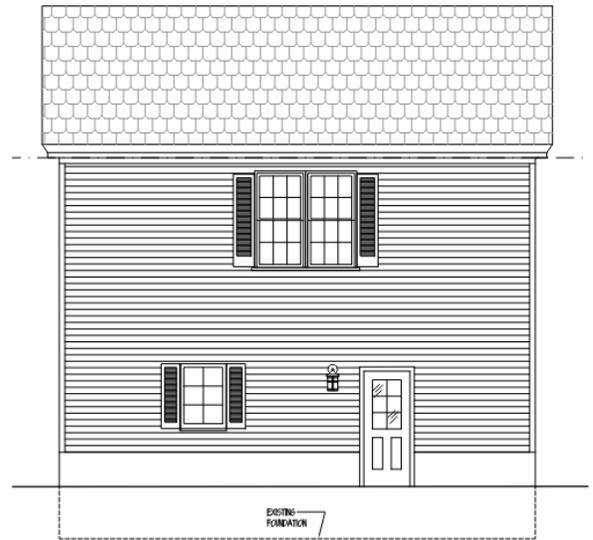
NEW CORNER TRIM TO MATCH
EXISTING
HOUSE IN WIDTH AND THICKNESS.
TYP.



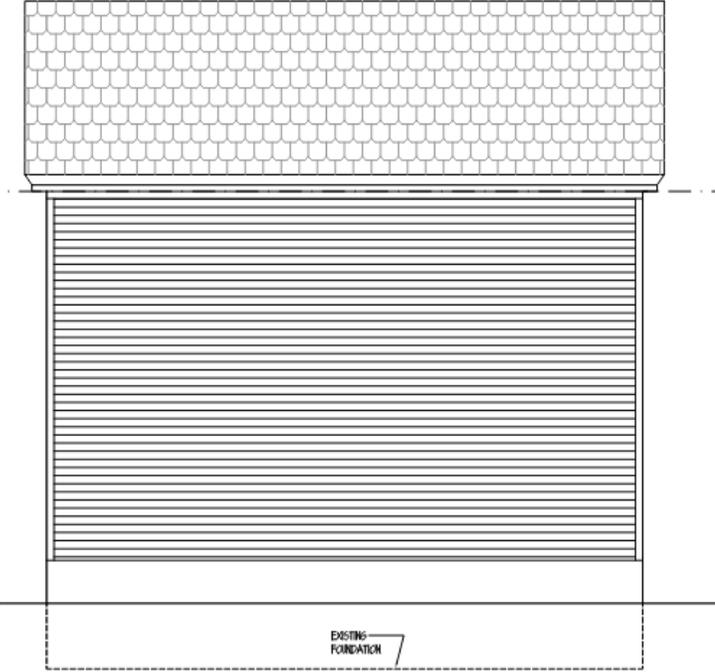
1 West
Elevation
SCALE 1/4" = 1'-0"



2 East Elevation
SCALE 1/4" = 1'-0"



3 South Elevation
SCALE 1/4" = 1'-0"



4 North Elevation
SCALE 1/4" = 1'-0"

ALL NEW CONSTRUCTION TO
BE CEDAR OR PVC TRIM



SOUTH ELEVATION

PAUL AND KAREN
430 EAST FRANKLIN, LIBERTY, MO

Drott Design Group LLC

Copyright 2024

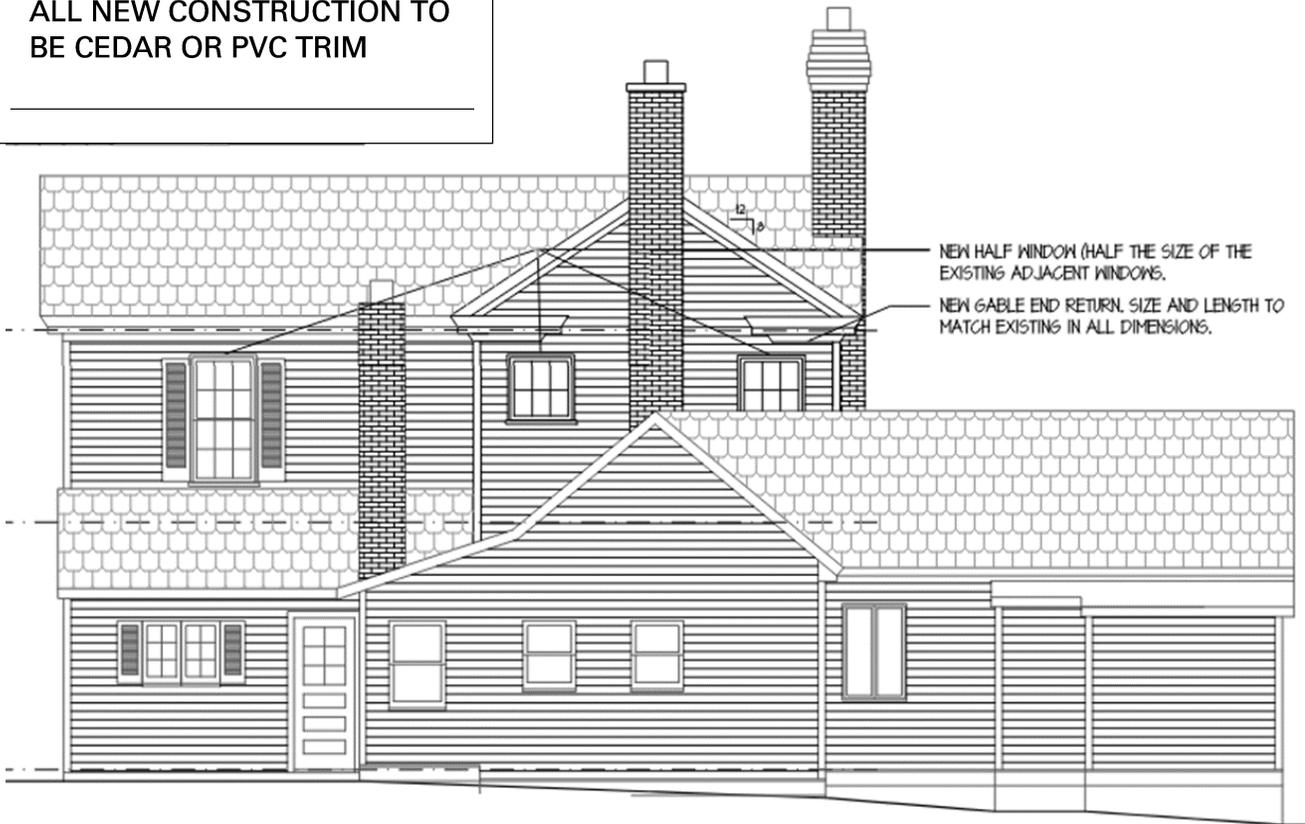
- EXTEND EXISTING CHIMNEY
BRICK TO MATCH EXISTING.
- NEW ASPHALT SHINGLES (TO MATCH EXISTING)
- NEW CEDAR SUB FASCIA AND ANGLED FACIA
(TO MATCH EXISTING)
- OVERHANG DEPTH IS TO MATCH EXISTING.
- NEW CORNER TRIM TO MATCH EXISTING
IN WIDTH AND THICKNESS, TYP.
- NEW CEDAR BEVELED LAP SIDING.
EXPOSURE TO MATCH EXISTING.
- NEW SHUTTERS, MATCH EXISTING IN ALL
DIMENSIONS AND MATERIALS.
- ALL NEW TRIM AT WINDOWS AND DOORS ARE
TO MATCH EXISTING IN ALL DIMENSIONS.



2 West
Elevation

Exhibit E:
Drawings of
House
Elevations Page
1 of 2

ALL NEW CONSTRUCTION TO
BE CEDAR OR PVC TRIM



4 North
Elevation
SCALE 1/4" = 1'-0"



3 East
Elevation
SCALE 1/4" = 1'-0"

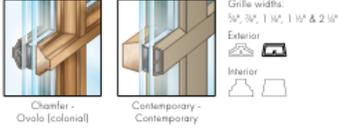
NEW DOOR LOCATION.
MATCH ADJACENT DOOR AS CLOSE AS
POSSIBLE WITH SALVAGED DOOR.
NEW CEDAR BEVELED LAP SIDING.
EXPOSURE TO MATCH EXISTING AT DOOR INFILL.

ARCHITECTURALLY AUTHENTIC GRILLES

We offer a variety of grille styles and patterns to choose from, or design your own with varying lines, curves and shapes.

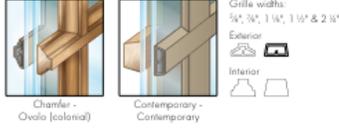
FULL DIVIDED LIGHT

Features permanent interior and exterior grilles with grille spacer bars between two panes of insulating glass. A traditional divided light look with modern energy efficiency.



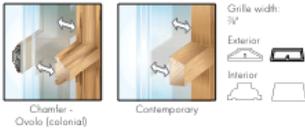
SIMULATED DIVIDED LIGHT

An economical solution featuring permanent interior and exterior grilles without grille spacer bars.



REMOVABLE INTERIOR WOOD GRILLES

Removable interior wood grilles. Available with optional surround and an optional permanent exterior grille, shown to left below.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Aluminum grilles conveniently placed between two panes of glass for easy cleaning inside and out.



Flat grilles are available in colony white, white bronze, pebble tan and forest green.
Contoured grilles are available in all 50 colors and two-tone combinations: colony white paired with black, terra bronze, pebble tan or forest green.

SCREEN OUT THE INSECTS, NOT THE VIEW

E-Series insect screens let the beauty of the outdoors in, while keeping even small insects out. Choose from a wide selection of insect screen styles, including options that blend seamlessly with your window.

TRUSCENE® INSECT SCREENS*

TruScene insect screens for windows are made with a micro-fine stainless steel mesh that offers 50% more clarity than our conventional aluminum mesh insect screens. TruScene insect screens let in 25% more fresh air,** all while keeping out unwanted small insects.

WOOD VENEER INSECT SCREENS

For a clean appearance, E-Series interior window insect screens can feature a wood veneer to blend into your window.

RETRACTABLE INSECT SCREENS FOR WINDOWS AND PATIO DOORS

Retractable insect screens for casement and awning windows offer a sleek addition to any home. In place, the insect screen keeps insects out. When retracted, it provides a beautiful clear view.

For patio doors, retractable insect screens are built with an innovative color-matched housing that hides the insect screen when not in use. It's there when you need it and gone when you don't.



Retractable insect screen for casement and awning windows.

*TruScene wood-veneered insect screens utilize a different frame profile than other E-Series wood-veneered insect screens.
**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.
†Retractable insect screens are available on hinged awning, hinged outswing and gliding patio doors. See your Andersen supplier for details.

Wayne Dalton Classic Steel Model 9405 9-ft x 7-ft Insulated White Single Garage Door with Windows

Item #5497146 | Model #WD9405NPWCR197



- Made to order
- Three-layer steel construction (made of steel, insulation, upgraded steel)
- Newport panel design in color white

Manufacturer Color/Finish: White



Common Size (W x H): 9-ft x 7-ft

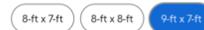


Exhibit F:
Materials