HISTORIC DISTRICT
REVIEW COMMISSION MEETING
June 17, 2025

5:30 pm
City Hall, 2nd Floor
City Council Chambers

HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
June 17, 2025
5:30 pm 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 May 20, 2025 HDRC meeting

III. Current Business

- HDRC Case#25-005LS (24-013LS Amended) **Public Hearing**. Consideration of a Certificate of Appropriateness for construction of a mixed-use building totaling 23,116 square feet at 1 - 11 N. Water Street.

- HDRC Case #25-011J Consideration of a Certificate of Appropriateness for replacement of a man door to the garage at 448 E. Mississippi, Jewell Historic District.

- HDRC Case #25-005D Consideration of a Certificate of Appropriateness for a new addition on the rear of the home at 118 N. Morse, Dougherty Historic District.

IV. Other Business

Administrative Approvals:

528 W. Franklin like in-kind porch floor and handrail repairs
16 N. Main like in-kind replacement of gutters
15 S. Main Storefront Sign
34 S. Main Storefront Sign

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
May 20, 2025
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

Absent: Paemon Aramjoo, Matt Grundy, Brett Rinker, Katie Schmidt

Staff Present: Katherine Sharp, Director Planning & Development; Jeanine Thill, Community Development Manager

Commissioner Carr called the meeting to order at 5:32 pm.

Approval of Meeting Summary April 1, 2025: A motion to approve the meeting summary, as presented was made by Commissioner Gray. The motion was seconded by Commissioner Chelton. The motion passed 5-0-0

HDRC Case #25-001PH Consideration of an After the Fact Certificate of Appropriateness at 120 S. Terrace for 1/1 aluminum clad wood windows in the dormers, Prospect Heights Historic District.

- Staff read the Staff Report and recommended approval because the windows match the rest of the home.
- The applicant was not able to attend the meeting.
- Commissioner Gray asked what the space is used for. If it is a bedroom, then the window may not be large enough for egress.
- Commissioner Carr said when he owned this home and build the addition in the 1980's he installed casement windows for egress.
- Commissioner Gray said aesthetically the 1/1 windows are fine, but it may be a code issue if it is a bedroom.
- Commissioner Carr said he wanted to honor the original fenestration of the home to give it some context but not be part of the decision. The 1/1 double hung windows may not be appropriate. The change was made without prior approval.
- Ms. Thill said it may have been a misunderstanding by the homeowner, she feels he thought the 1/1 windows were approved for the entire home.
- Commissioner Drottz commented that he would have recommended they do a casement window with a bar to have the look of a double hung so they could keep the egress window.
- Commissioner Armstrong said it doesn't seem that we should be approving something that doesn't meet code. If the building official said the double hung windows will satisfy code, then are we need to determine if we are okay with the aesthetic of the window.
- Commissioner Carr said we don't want people doing changes without approval.
- Ms. Sharp suggested they vote on it with a stipulation of approval from the building official regarding the concern for removing the bedroom egress.

- Commissioner Drottz commented that only one window would have to be egress if it is used as a bedroom, but we would want them to match. The casement windows may not meet code but the double hung being smaller makes the opening not large enough. It could be one single window to allow for a bigger opening. They cut it in half by making them double hung.

A motion was made by Commissioner Armstrong to approve the after the fact application with the stipulation that it be approved by the city building official that it conforms to the building code for residential egress for a bedroom. The motion was seconded by Commissioner Gray. The motion passed 5-0-0.

Other Business

Administrative Approvals:

- 414 Miller Like-in-kind repairs and replacement of deck and rails
- 10 W Franklin Like-in-kind tuckpointing

Miscellaneous matters from the Commission:

- Commissioner Chelton commented that the garage doors at 38 S. Terrace Street have not been changed from the plywood. We had a Design Sub-Committee meeting there some time ago.
    - Staff will follow up with a letter.

- Commissioner Carr said that at 120 S. Terrace the head casing or lentil triangles were removed and they should be replaced. There were corner blocks with triangles that have been removed and not replaced.
    - Staff will talk to the homeowner about this.

- Commissioner Carr said 18 S. Jewell removed the overhead door and replaced it with two six panel doors with plywood side panels. Bob and Pam Hankins still own the home.
    - Staff will follow up.

- Commissioner Carr asked about asphalting the alley way next to his home. He asked if it can be paved because there is a run off issue and it has a lot of traffic.
    - Staff said that in the past the public works director has said paving any alley is a low priority.
    - Also, Commissioner Carr said that there is a cable that seems to be left by AT&T that was moved into a nearby yard, at 460 Mill.

- Commissioner Armstrong commented that it might be a good idea for HDRC to get a better handle on properties in-district that were not contributing but may now be eligible. We need to tighten up what is contributing in-district. A survey may be in order. People could come forth with a demolition request based on the fact that it wasn't considered to be contributing in the 1980's when the historic surveys were done, but they might be contributing now. Newer construction such as mid-century buildings that have been added give us a historical context.

- Commissioner Drottz asked about the sidewalk platform at 10 Kansas.

    - Commissioner Gray said the access to the platform/patio does not appear to be ADA compliant and it doesn't provide equal service. She commented that last month the Commission approved this with the stipulation that it would be build to meet ADA standards.
    - Staff will follow up and check with the building official.

Public Hearing Process

- Ms. Sharp said when we have a public hearing, the City is required to have legal posting and obligations. We should be following a protocol. When there is a difference of opinions, we should follow Roberts Rules of Order.
- Soon this commission will be having a public hearing for the Water Street lofts and perhaps a new single-family home in district. We need be sure we stay on point with the process. During a public hearing, the role of this group is to listen and not to dialogue with the audience. The commission shouldn't have conversations with the audience. We also have to remember that when decisions are made that it is based in the code and findings of fact.
- When we are having a public hearing, the commission shouldn't have decided how they will vote or expressed their opinion prior to the meeting. If commissioners are on social media giving an opinion prior to the public hearing, it may give the impression that we are talking to others about the case prior to the public hearing. It could be dangerous from a legal perspective for a commissioner to give an opinion prior to the public hearing. Commissioners can't talk about the case prior to the public hearing. You have to appear that you are un-biased, which is difficult if you have already stated your opinion on social media prior to the meeting.
- Commissioner Armstrong asked if there is a digital presence for the application.
    - Ms. Sharp said the meeting packet will be posted on the city's website the week prior to the meeting. If anyone request information, staff will send it to them.

Miscellaneous matters from Staff:

- Aug 5th Meeting SHPO –
    - Staff will email a list of presentation topics for the Commission to choose from that SHPO staff will present at the HDRC meeting on August 5th.
    - Also, at that meeting the new police station building design will be presented to the Commission for comments.

The meeting adjourned at 6:55pm

HDRC Case No. 25-005LS (24-013LS Amended)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 17, 2025

GENERAL INFORMATION

Application:	Certificate of Appropriateness for construction of a mixed-use building totaling 23,116 square feet at 1 - 11 N. Water Street.
Applicant:	Star Development, LLC
Location:	NE Corner of North Water & East Kansas Street
District:	Liberty Square Historic District
Public Notice:	Letter sent to property owners within 185 ft. on May 22, 2025 Sign Posted on site on May 21, 2025
File Date:	May 9, 2025

SPECIFIC INFORMATION

SITE HISTORY

This prominent lot at the corner of Kansas and Water was the former site of a furniture store that was destroyed by collapse in May 2016. This building and adjacent building were subsequently deemed dangerous and demolished. The GM Peters building,11 N. Water, was approved for demolition by the City Council on March 11, 2024.

- HDRC 2024 Meeting Date: On August 20, 2024 HDRC voted 5-3-0 to recommend approval of HDRC Case# 24-013LS
- City Council 2024 Date of Approval: September 23, 2024

PROPOSAL DESCRIPTION

The applicant proposes to construct a mixed-use building totaling 23,116 square feet at the NE corner of North Water & East Kansas. Including lots 1-11 N. Water. The proposed two-story mixed-use building has 11,284 square feet of commercial space and 9 residential units/apartments on .43 acres. There are 6 tuck under parking stalls for residents in the rear of the building.

Narrative from Applicant: See Exhibit D

Design

The footprint of the building is irregular with a 1,608 square foot front patio on the ground floor and balconies on the second-floor corner residential units. There are four front entrances that face Water Street, two under the second-floor balcony, supported by three brick columns with stone bases. The fenestration is irregular, with various sizes of large windows with large metal mullions. See Detail on A200 and Materials Board. There are several balconies with metal railings on the west, south and east elevations. The south elevation garage door is for the trash compactor. On the north elevation there is an air and light well. The intent of this is to continue to allow the existing adjacent building windows to have light and air and also act as a means of egress.

Building - The building is two stories tall and the overall height of the building changes to accommodate the natural slope of the site, approximately 43’ 7” at the corner of Water and Kansas, and 33” 7” high at the North

end of the building.

- First Floor: Three to five different tenant spaces and retail space on Kansas Street for a total of 11,248 square feet including 1,600 sf patio.
- Second Floor: Nine units: 5 one-bedroom and 4 two-bedroom units.

Materials – **All materials, including size and manufacturer of the windows and doors, remain the same as previously approved with the exception of the removal of the acid etched concrete. It was removed because it was used for the parking garage above grade. Since the parking garage has been removed from the project, the material is no longer necessary.**

- **Exterior Walls**: The building is predominately red brick with areas of blonde brick and white brick on the west and south elevations. A major visual component is the stone at the base level of the patio area wrapping around to the south elevation. There are also accents of stucco on the rear. See Material Board Exhibit E.
- **Foundation:** The stone material at the base of the building is a split faced Kansas limestone cladding closely stacked creating a jointless pattern without mortar joints by US Stone®, McKinley – Silverdale as the proposed stone color. Cast Stone. See Exhibit B page A200 & 201 and Exhibits E & F and at this link: https://usstoneindustries.com/stones/architectural-and-building-stone/natural-stone-veneer/classic-collection/mckinley/
- **Storefronts**: Kawneer® Dark Bronze Aluminum Storefront. An 18" decorative insulated metal panel to match is at the base of the storefront within the storefront system. See Exhibit B. To provide a recess of the storefront doors, additional depth is added to the trim surrounding the storefront, a plan detail is provided on detail 3A sheet A200 showing the additional depth. See Exhibit B page A200 and at: https://www.kawneer.us/products/storefront-framing/trifab-400-framing-system/
- **Storefront Doors and Windows:** All doors and windows and will have clear view glass. The commercial door is the same as the window, it will be 6' wide and not have bottom panels. See Exhibit B page A200.
- **Residential Windows:** Pella Impervia® fiberglass windows with clear view glass. For all window types and dimensions See Exhibit B page A200 and at https://www.pellabranch.com/windows-doors/windows/fiberglass-windows/
- **Columns:** Brick and decorative metal- King Metals item number 11-990 See Exhibit F and at https://www.kingmetals.com/ECCatalog.aspx?SortColumn=score&Descending=Yes&SearchText=11-990&Page=1
- **Cornice:** GFRC (Glass Fiber Reinforced Concrete) simulates natural stone and is specifically designed to represent historical material, finishes, textures and colors. The applicant is proposing pre-finished pieces with integral color throughout. It is naturally fire resistant but light weight. See Exhibit B, pages A201 & A300 and at https://columnsandbalustrades.com/gfrc/
- **Garage Door**: Sectional steel door by Overhead Door® model 424 similar to the doors to the sally port on the east elevation of City Hall. See Exhibit B, Sheet A201 and Exhibit F https://www.overheaddoor.com/commercial/commercial-details/sectional-steel-doors-424
- **Balconies and Rail on Patio:** Decorative black metal balconies. See typical balcony section detail on Exhibit B, Sheet A200. Metal Railing on the Patio – Will be the same style as the balconies. See Exhibit F.
- **Awnings**: Sunbrella® fabric, black wedge awnings. See Exhibit B page A300 section detail 13. •

Sconce Lighting: Lumascape® LS 121 LED Cassia Wall mount 2"x10" WLED Black powder coated aluminum See Exhibit F https://www.lumascape.com/asset/download/5451/gUGS9vff60beS4V4/ls121led-190306.pdf?inline=1

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.

<u>Design Guidelines ("DG")</u> - 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.

Standards for Review	Staff Analysis
<u>Sec. 30-65.1 Permitted Uses</u> *In district CBD, no buildings, structures, land or premises shall be used and no buildings or structures shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:* *(1) Business uses; and* *(2) Mixed-use buildings that may include residential loft space.*	The proposed new construction meets the UDO regulations for permitted uses in that the ground floor is retail and the second floor is residential.
Sec. 30-65.2. District CBD, height and area regulations. *The height and area regulations of structures and lots within the district CBD shall be as follows, except for lots of record existing on the effective date of this UDO and those exceptions provided in Article X:* *(1) Height: Maximum three (3) stories.* *(2) Yard requirements:* *a. Front yard: No front yard is required.* *b. Rear yard: No rear yard is required.* *c. Side yard: No side yard is required, except where an existing structure adjacent to the proposed building is located less than three (3) feet from its property line, a minimum three (3) feet side yard shall be required.*	The proposed new construction meets the UDO regulations for area, setback, and yard requirements.

Sec. 30-65.3. District CBD, design principles. *Buildings and sites shall be designed and constructed in accordance with the following principles:* *(1) Development shall be in the form of compact blocks that promote pedestrian and vehicular connectivity;* *(2) Development should contribute to the character of the surrounding area;* *(3) Appropriately sized central gathering places shall be incorporated into the development;* *(4) Development shall be integrated with adjacent developments;* *(5) Wherever possible, buildings shall be built to the minimum front yard setback;* *(6) The primary entrance to a building shall be oriented to the street;* *(7) Buildings shall be constructed primarily of traditional building materials and designed with a high degree of architectural character and detail;* *(8) Street-facing elevations shall include architectural detailing and transparent windows;* *(9) Sites should be designed with an emphasis on promoting a pedestrian friendly environment;* *(10) Sites should incorporate a mix of building types;* *(11) Off-street parking and garages shall be located at the rear of buildings;* *(12) Utilitarian areas such as loading docks, mechanical equipment, storage areas and trash enclosures shall be located at the rear of the building and screened;* *(13) Street furnishings and plantings shall be incorporated into the development;* *(14) Mixed-use buildings with street-level retail uses are encouraged;* *(15) Dwellings shall be located at least one floor above street level and have an entrance separate from that of the lower level;* *(16) On-street parking is encouraged; and* *(17) Alleys are encouraged.*	1. The development promotes pedestrian and vehicular connectivity. 2. It contributes to the character of the surrounding area. 3. The central gathering space is incorporated into the development with the patio. 4. It is integrated with adjacent buildings. To the North, the air and light well will provide egress. 5. It is to the appropriate setback. 6. All entrances are oriented to the street. 7. The building is constructed with traditional materials such as brick and stone providing architectural character and detail. 8. Street-facing elevations include architectural detailing and transparent windows. 9. The site is designed with an emphasis on promoting a pedestrian friendly environment. 10. The site incorporates a mix of building types. 11. Off street parking is at the rear of the building with additional tuck under parking. 12. Utilitarian areas are at the rear of the building. 13. Street furnishings and plantings will be incorporated to the patio area. 14. It is a mixed use building with street level retail uses. 15. Dwellings are located at least one floor above street level and have entrances separate from the lower level. 16. On street parking is present. 17. The alley is at the rear.

UDO: Sec. 30-72. District HP, design principles. *1. <u>New buildings and additions to existing buildings</u>: 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.*	The design of the building appears to be compatible with the architecture of the district. The scale, placement and setback are similar to that of the surrounding area. The style of architecture is sympathetic to the character of the neighborhood.
Per the Design Guidelines new construction shall consider the following guidelines:	
New construction within a historic district shall be held to the same principles of quality design and appropriateness that are required of all structures and properties within a designated historic district. *New construction should not emulate a historic building, but should reflect the contributing elements and character of the streetscape, neighborhood, and historic district. The intent of these guidelines is not to limit creativity but to encourage compatible design and construction.* *Sites for new construction shall be placed in the context of the streetscape of character of the district.*	New construction is not expected to emulate a historic building. The new building respects the character of the streetscape and the historic district.
o *Orientation: New buildings shall face the public street. Front entrances shall be oriented to the street and relate to the existing pattern of scale, mass, orientation, and size within the streetscape and block.*	The entrances are oriented to Water Street and Kansas Street. The scale, mass, and size appear to relate to the existing patterns within the streetscape and block.
o *Placement: The location and spacing of new buildings on a lot shall be consistent with existing patterns in the block. The width of new buildings should respect the pattern within the streetscape. Setbacks for all yards around new buildings should conform to the existing uniform pattern of the streetscape. Where a pattern does not exist or is not feasible, the standard setbacks for the zoning district shall prevail.*	The manner in which the vertical breaks in the facades respect the patterns of the streetscape. The requirements for setbacks have been met.
o *Fenestration: Windows and doors on new construction shall have proportions and patterns similar to the historic patterns within the streetscape and block. Ranking and window pattern and profile of existing structures within the streetscape shall be respected.*	Window and door placement and style are irregular, matching the irregular massing of the design. The windows and storefronts appear to have proportions and patterns similar to the historic patterns within the streetscape and block.
o *Building scale: New buildings shall be constructed with an overall height similar to existing buildings within the streetscape. In addition, the floor-to-floor height, number of stories, and first floor elevation shall also be similar to existing buildings within the streetscape. Vertical and horizontal proportions shall also be maintained.*	The building scale of the proposed building is similar to those surrounding this parcel. The height of the proposed building is a similar height as the existing building to the north. The

	proposed design is two stories and has both vertical and horizontal proportions that are appropriate.
o *Roof form: Where a dominant roof form exists within the streetscape and district, new construction shall be compatible in form, pitch and shape.*	There are a variety of roof forms in the district, and many have flat roofs such as that proposed. The proposed roof cornice is compatible to those on surrounding buildings.
o *Architectural details: Architectural details on new construction shall be compatible in terms of design and scale with details found within the streetscape and district.*	The architectural details are compatible in terms of design and scale with details found within the streetscape and district.
o *Materials: Materials used in new construction shall be consistent in finish, texture, scale, and color to materials historically used within the streetscape and district. Wood, brick, and stone are acceptable materials for the primary façade of a new building. Stucco may be allowed where structures within the streetscape also feature stucco. Aluminum, vinyl, and artificial masonry shall not be allowed.*	The materials are consistent with those found in the historic districts. Brick and stone are the primary materials for the façade. Wrought iron is found occasionally, and is generally found as a secondary finish or accent with stone or brick. Stucco is on the rear.

STAFF RECOMMENDATION

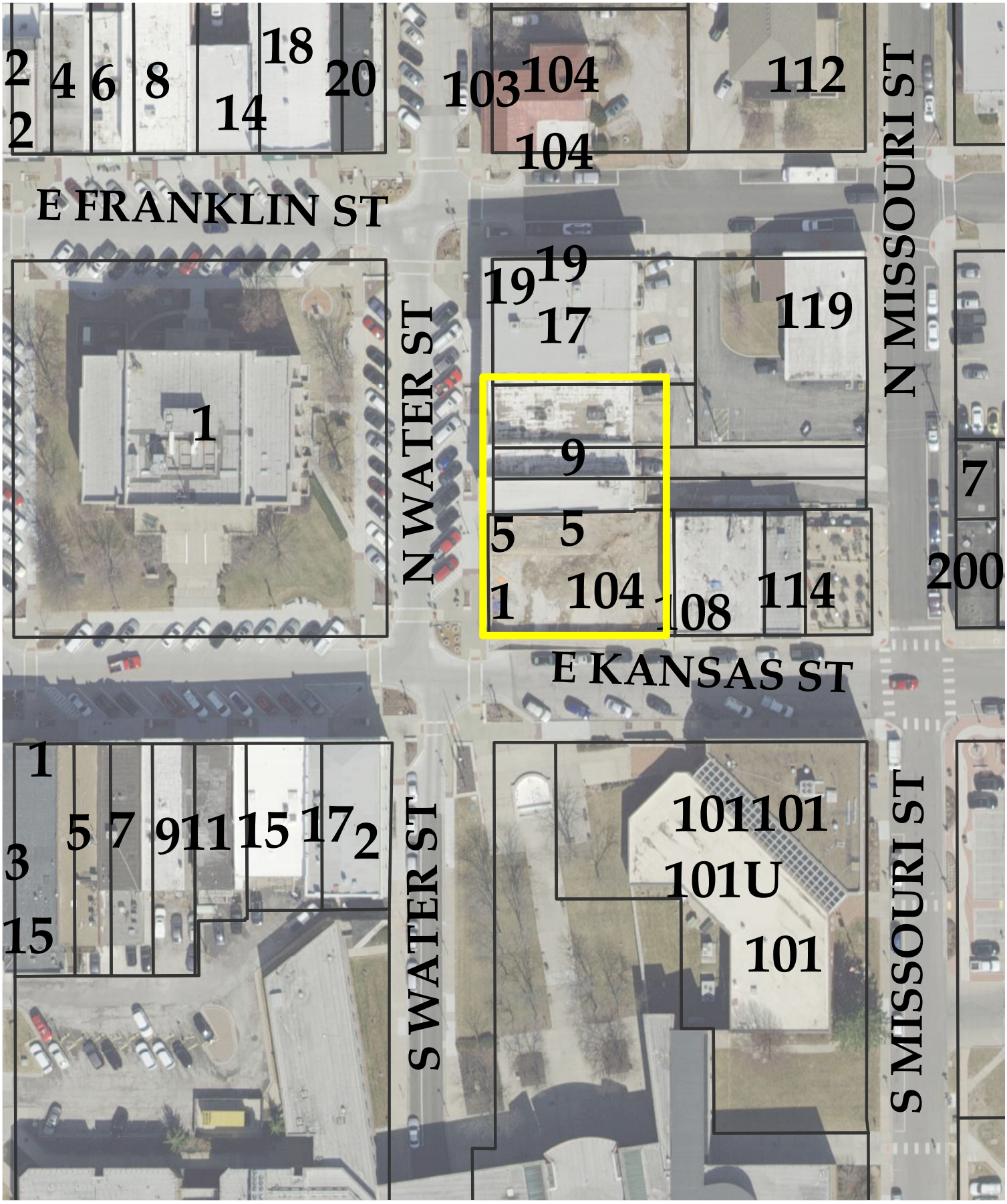
The application meets the standards for review and the Historic District Design Guidelines; therefore, staff recommends approval of the HDRC Case# 25-005LS (HDRC Case#24-013LS Amended)

ADDITIONAL INFORMATION

Applications for Certificates of Appropriateness for new construction of primary structures within the historic districts must be approved by the City Council following a public hearing.

ATTACHMENTS

Exhibit A: Vicinity Map
Exhibit B: Concept Façade Design & Drawings
Exhibit C: Site Plan
Exhibit D: Narrative from the Applicant
Exhibit E: Materials Board
Exhibit F: Supplemental Images & Manufacturers Information Cut Sheets
Exhibit G: Photos of Surrounding Area



HDRC Case #25-005LS (24-013LS Amended)

1 5 7 9 11 N Water Street

N
W E
S

EXHIBIT A:
VICINITY MAP

N WATER ST

E KANSAS ST

CONCEPT FACADE DESIGN

klover architects incorporated

STAR DEVELOPMENT | MXD - RETAIL CONDOS - LIBERTY, MO | MAY 2025

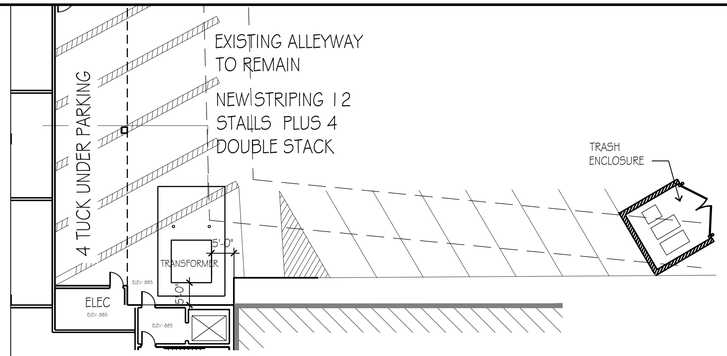
Exhibit B

WATER STREET - FACADE DESIGN

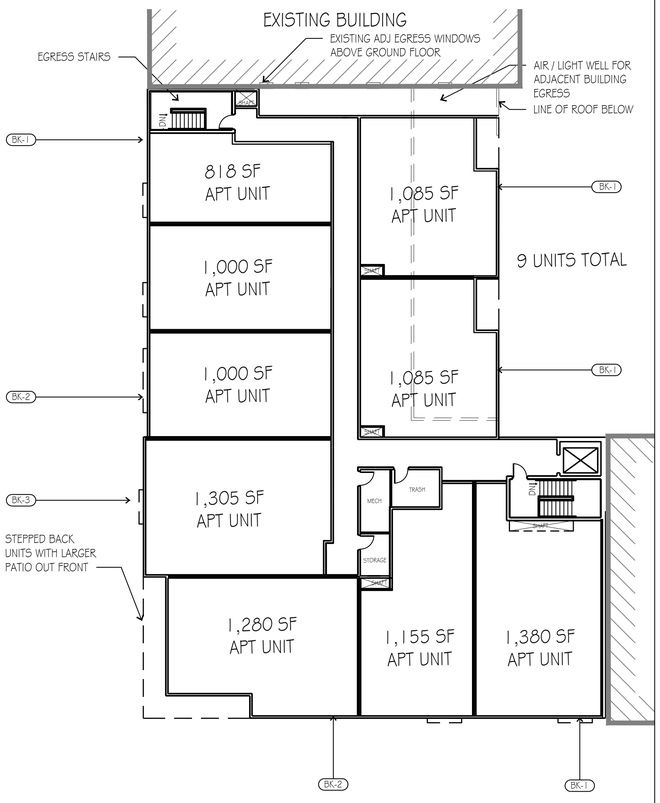
klover architects incorporated

STAR DEVELOPMENT | MXD - RETAIL CONDOS - LIBERTY, MO | MAY 2025 | EXHIBIT D

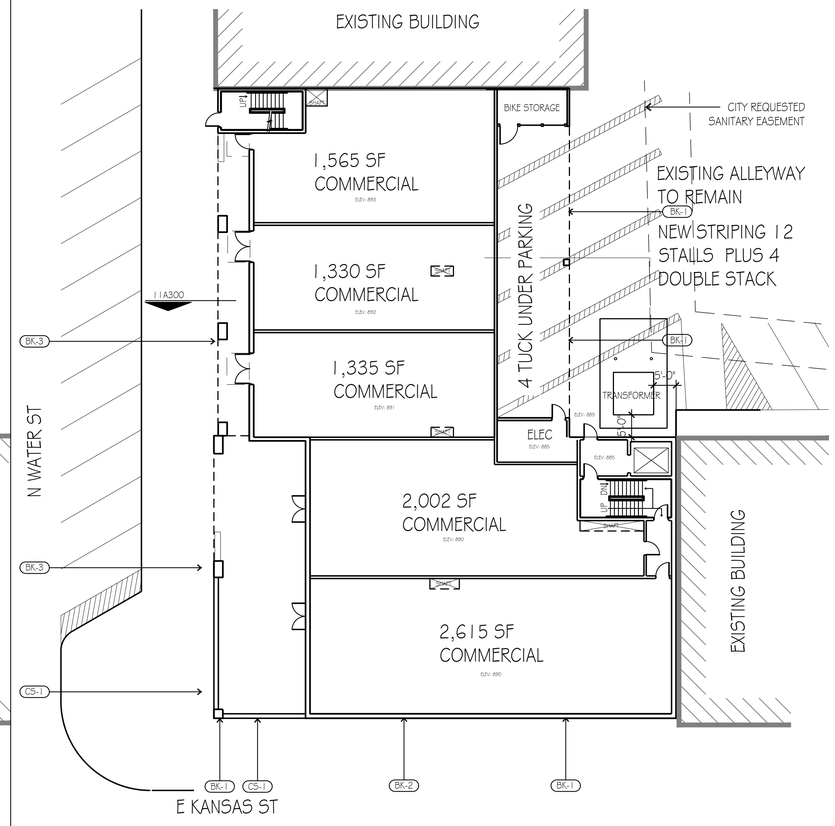
KANSAS STREET - FACADE DESIGN



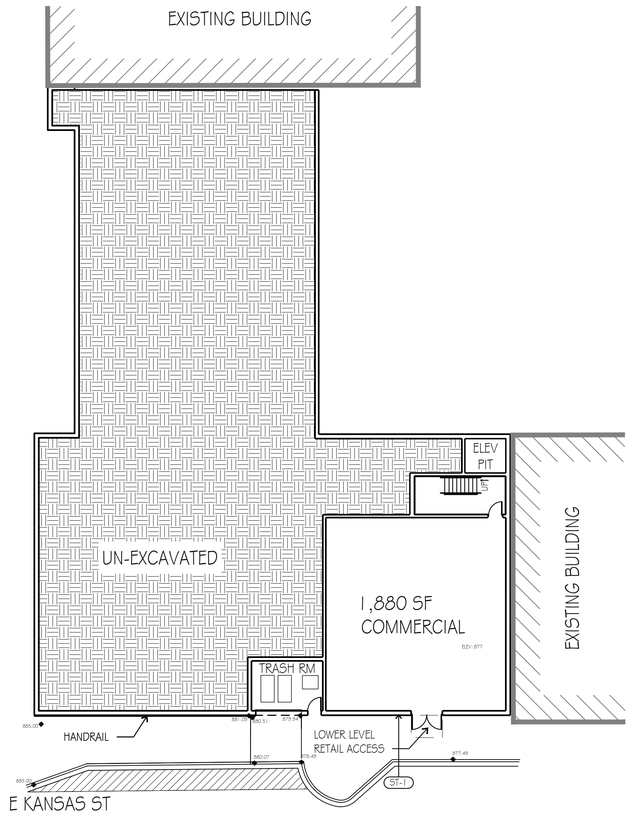
GROUND LEVEL ALLEY AND TRASH ENCLOSURE (4)
SCALE: 1/16" = 1'-0"



SECOND FLOOR APARTMENTS (3)
SCALE: 1/16" = 1'-0"



GROUND LEVEL COMMERCIAL (2)
SCALE: 1/16" = 1'-0"



0 8' 16' 32'

BASEMENT LEVEL COMMERCIAL (1)
SCALE: 1/16" = 1'-0"

kloverarchitects
incorporated
8813 PENROSE LANE, SUITE 400 • LENEXA, KS 66219
ph: 913.649.8181 • fx: 913.649.1275 • www.klover.net

project title

INFILL MXD SITE PLANNING
STAR DEVELOPMENT

N WATER ST & E KANSAS ST
LIBERTY, MO

project number
23082.002

drawing issuance

HDRC RESUBMITTAL	05.27.25

drawing revisions

No.	Description:	Date:

professional seal

Exhibit B AS100

drawing title
FLOOR
PLAN

drawing number
AS100

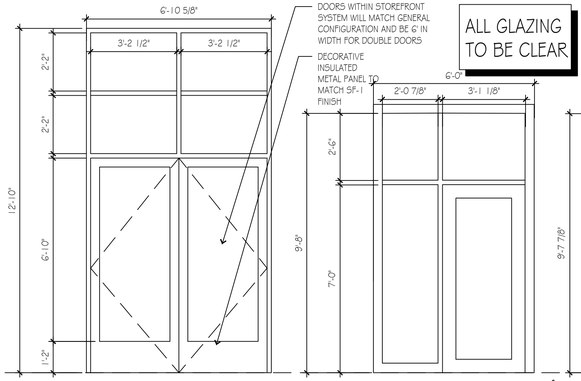
FINISH SCHEDULE

ITEM	DESCRIPTION	MANUF / COLOR	REMARKS
BK-1	FULL BRICK	GLEN-GERY / 52-DD	
BK-2	FULL BRICK	GLEN-GERY / ASPEN WHITE SMOOTH	
BK-3	FULL BRICK	GLEN-GERY / OSLO	
CS-1	CAST STONE	MIDWEST CAST STONE / 25AC	
ST-1	STONE	US STONE / MCKINLEY / SILVERDALE	
STC-1	STUCCO	SW 7504 - KEYSTONE GRAY	
SF-1	COMMERCIAL STOREFRONT & DOORS	KAWNEER / DARK BRONZE	
MT-1	BREAK METAL	FIRESTONE (OR EQ.) / DARK BRONZE	
MT-2	BALCONY METAL	FIRESTONE (OR EQ.) / DARK BRONZE	
MT-3	GARAGE DOOR	OVERHEAD DOOR / MODEL #424 - PAINT TO MATCH SF-1	
AWN-1	FABRIC AWNING	SUNBRELLA / BLACK	
WND-1	FIBERGLASS WINDOW & DOORS	TBD / BLACK TRIM	
WND-2	FIBERGLASS WINDOW & DOORS	TBD / WHITE TRIM	
CRN-1	GFRC CORNICE	ARCHITECTURAL MALL, INC / SW 9111 - ANTLER VELVET	
CRN-2	GFRC CORNICE	ARCHITECTURAL MALL, INC / SW 9111 - ANTLER VELVET	
LT-1	UP/DOWN SCONCE LIGHTING	LUMASCAPE / L512 LED / CASSIA / BLACK	

WINDOW TYPES 6

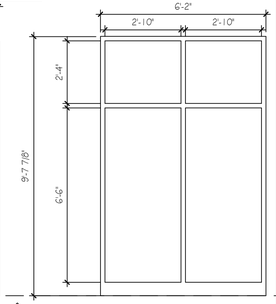
SCALE: 3/8" = 1'-0"

ALL GLAZING TO BE CLEAR

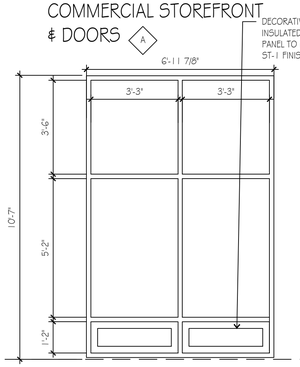


COMMERCIAL STOREFRONT & DOORS A

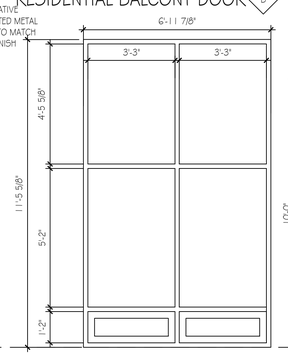
RESIDENTIAL BALCONY DOOR B



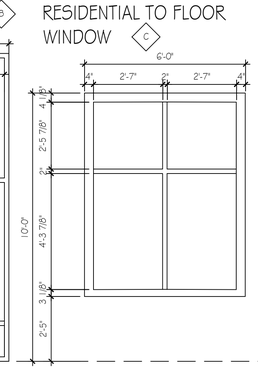
RESIDENTIAL TO FLOOR WINDOW C



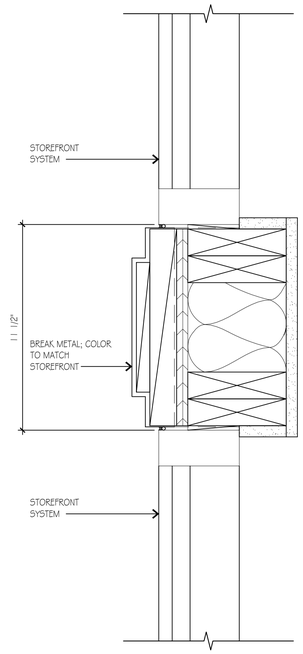
COMMERCIAL STOREFRONT D



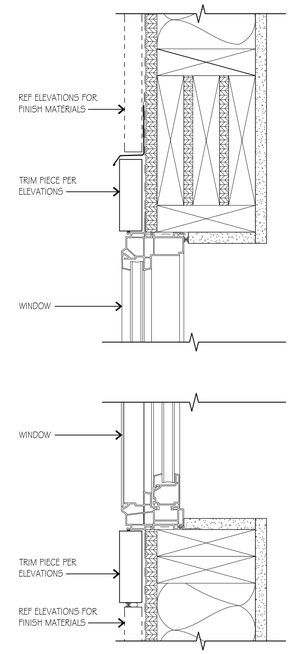
COMMERCIAL STOREFRONT E



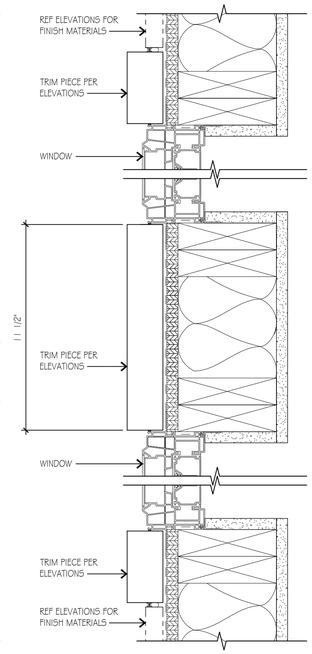
RESIDENTIAL WINDOW F



A) STOREFRONT PLAN DETAIL



B) WINDOW SECTION DETAIL



C) WINDOW PLAN DETAIL

WINDOW DETAILS 3

SCALE: 3/8" = 1'-0"

WEST ELEVATION 1

SCALE: 1/8" = 1'-0"

klover architects incorporated
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project title

INFILL MXD SITE PLANNING
STAR DEVELOPMENT
N WATER ST & E KANSAS ST
LIBERTY, MO

project number
23082.002

drawing issuance
HDRC RESUBMITTAL 05.27.25

drawing revisions

No.	Description:	Date:

professional seal

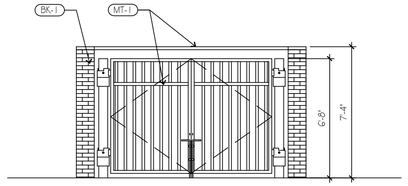
Exhibit B A200

drawing title
EXTERIOR ELEVATIONS

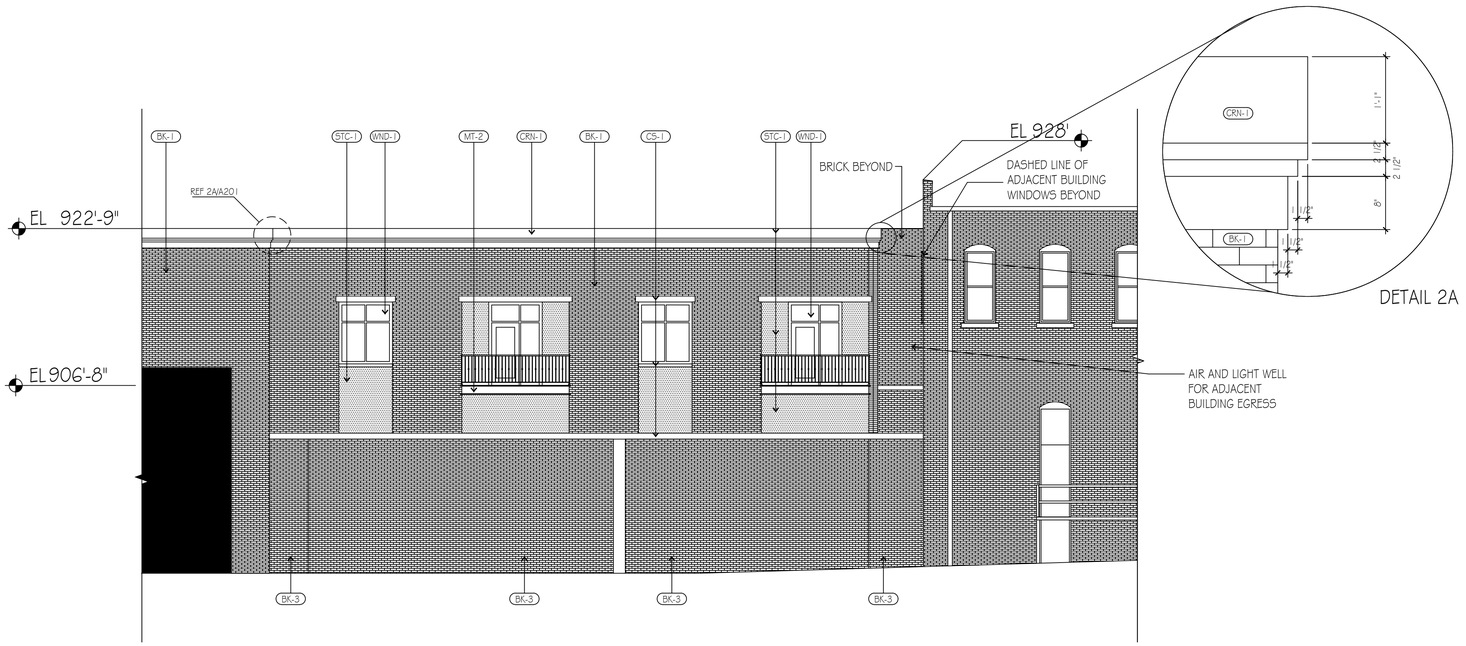
drawing number
A200

FINISH SCHEDULE

ITEM	DESCRIPTION	MANUF / COLOR	REMARKS
BK-1	FULL BRICK	GLEN-GERY / 52-DD	
BK-2	FULL BRICK	GLEN-GERY / ASPEN WHITE SMOOTH	
BK-3	FULL BRICK	GLEN-GERY / OSLO	
CS-1	CAST STONE	MIDWEST CAST STONE / 25AC	
ST-1	STONE	US STONE / MCKINLEY / SILVERDALE	
STC-1	STUCCO	SW 7504 - KEYSTONE GRAY	
SF-1	COMMERCIAL STOREFRONT & DOORS	KAWNEER / DARK BRONZE	
MT-1	BREAK METAL	FIRESTONE (OR EQ.) / DARK BRONZE	
MT-2	BALCONY METAL	FIRESTONE (OR EQ.) / DARK BRONZE	
MT-3	GARAGE DOOR	OVERHEAD DOOR / MODEL #424 - PAINT TO MATCH SF-1	
AWN-1	FABRIC AWNING	SUNBRELLA / BLACK	
WND-1	FIBERGLASS WINDOW & DOORS	TBD / BLACK TRIM	
WND-2	FIBERGLASS WINDOW & DOORS	TBD / WHITE TRIM	
CRN-1	GFRC CORNICE	ARCHITECTURAL MALL, INC / SW 7008 - ALABASTER	
CRN-2	GFRC CORNICE	ARCHITECTURAL MALL, INC / SW 9111 - ANTLER VELVET	
LT-1	UP/DOWN SCONCE LIGHTING	LUMASCAPE / LS12 LED / CASSIA / BLACK	

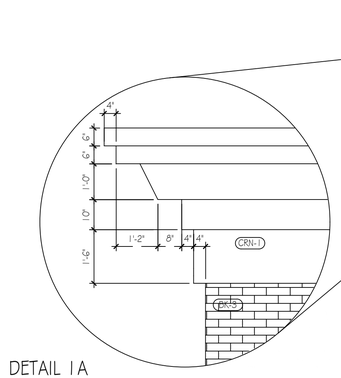


TRASH ENCLOSURE ELEVATION 3
SCALE: 1/4" = 1'-0"

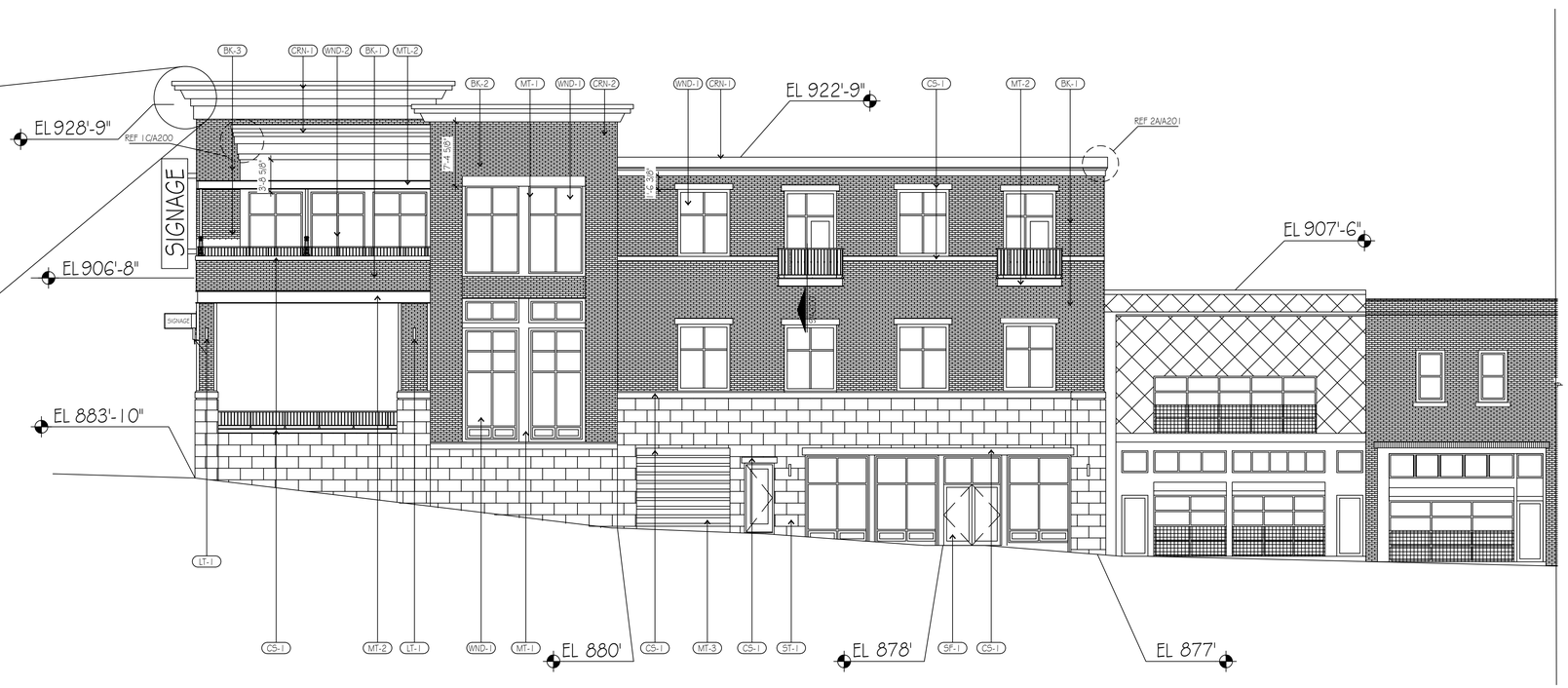


DETAIL 2A

EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



DETAIL 1A



SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

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projectnumber
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drawingissuance
HDRC RESUBMITTAL 05.27.25

drawingrevisions

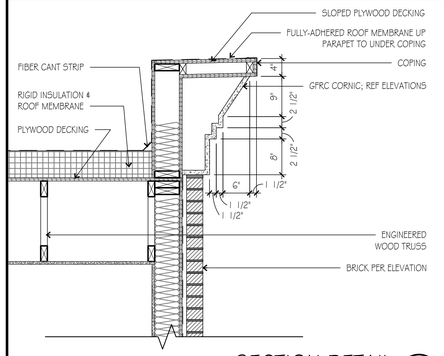
No.	Description:	Date:

professionalseal

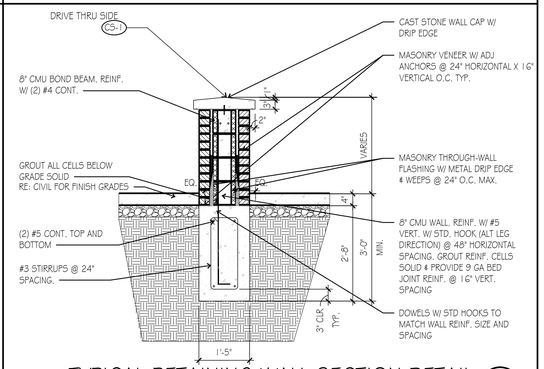
Exhibit B A201

drawingtitle
EXTERIOR ELEVATIONS

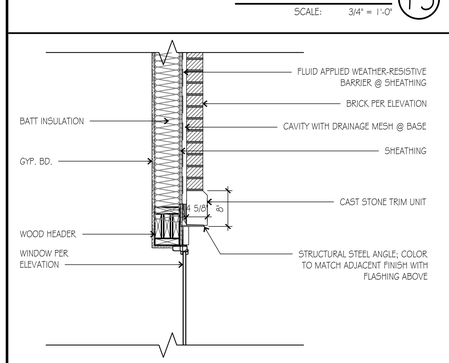
drawingnumber
A201



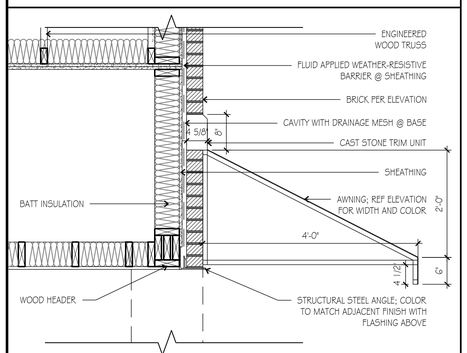
SECTION DETAIL 15
SCALE: 3/4" = 1'-0"



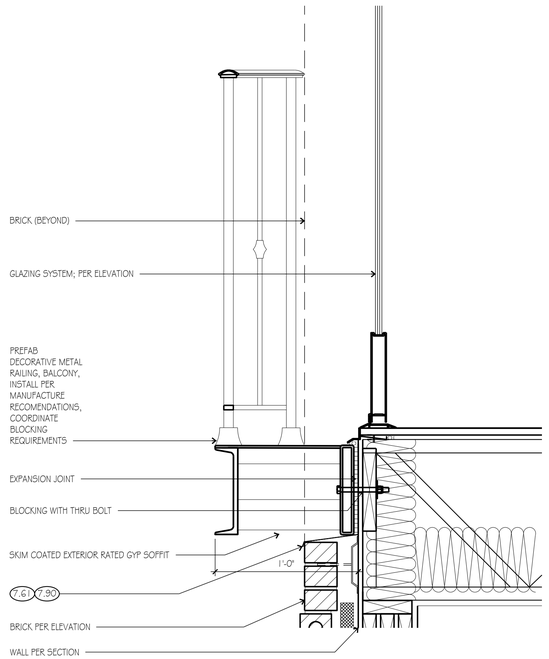
TYPICAL RETAINING WALL SECTION DETAIL 11
SCALE: 1/2" = 1'-0"



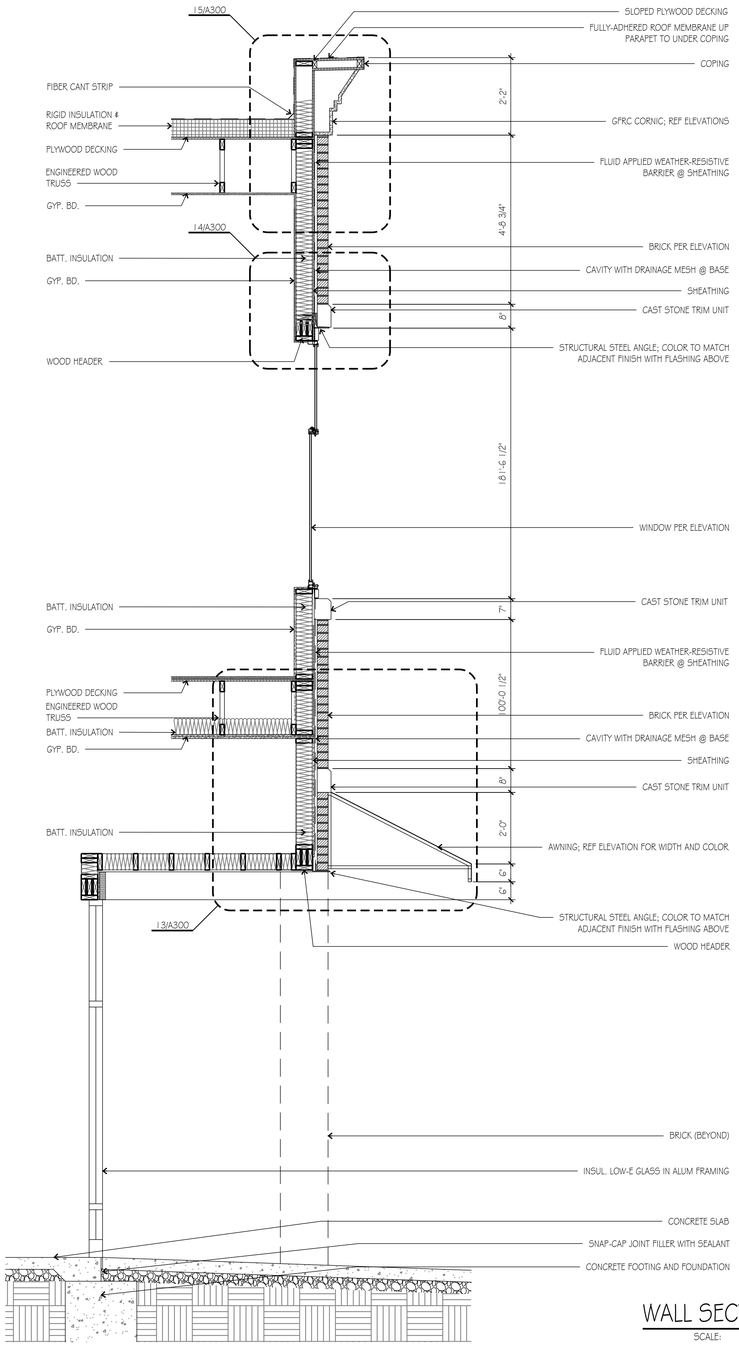
SECTION DETAIL 14
SCALE: 3/4" = 1'-0"



SECTION DETAIL 13
SCALE: 3/4" = 1'-0"



SECTION DETAIL 9
SCALE: 3/4" = 1'-0"



WALL SECTION 1
SCALE: 1/2" = 1'-0"

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project number
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drawing issuance
HDRC SUBMITTAL 05.09.25

drawing revisions
No. Description: Date:

professional seal

Exhibit B A300

drawing title
SECTIONS AND DETAILS

drawing number
A300

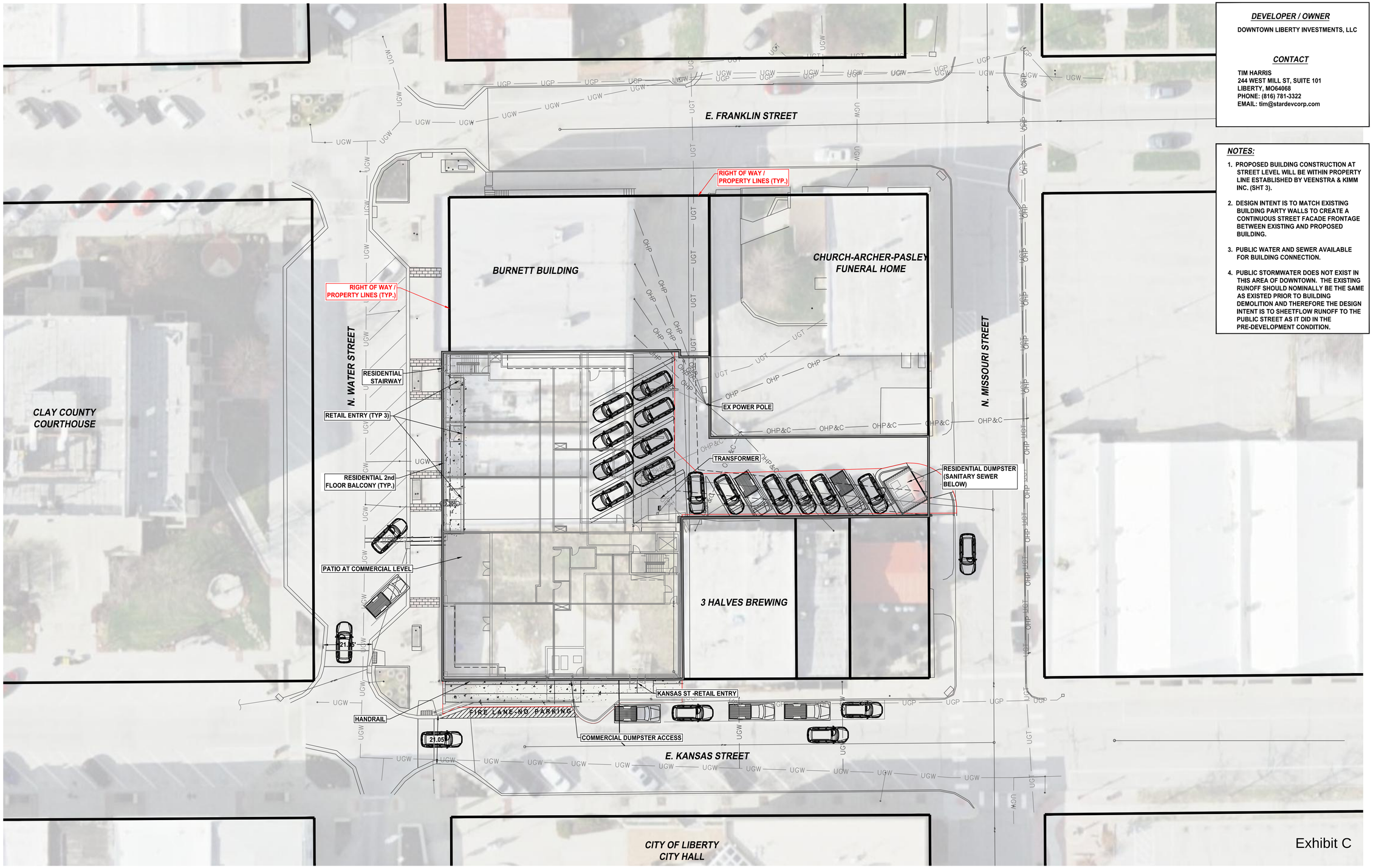

Exhibit C

DEVELOPER / OWNER

DOWNTOWN LIBERTY INVESTMENTS, LLC

CONTACT

TIM HARRIS
244 WEST MILL ST, SUITE 101
LIBERTY, MO64068
PHONE: (816) 781-3322
EMAIL: tim@stardevcorp.com

NOTES:

1. **PROPOSED BUILDING CONSTRUCTION AT STREET LEVEL WILL BE WITHIN PROPERTY LINE ESTABLISHED BY VEENSTRA & KIMM INC. (SHT 3).**
2. **DESIGN INTENT IS TO MATCH EXISTING BUILDING PARTY WALLS TO CREATE A CONTINUOUS STREET FACADE FRONTAGE BETWEEN EXISTING AND PROPOSED BUILDING.**
3. **PUBLIC WATER AND SEWER AVAILABLE FOR BUILDING CONNECTION.**
4. **PUBLIC STORMWATER DOES NOT EXIST IN THIS AREA OF DOWNTOWN. THE EXISTING RUNOFF SHOULD NOMINALLY BE THE SAME AS EXISTED PRIOR TO BUILDING DEMOLITION AND THEREFORE THE DESIGN INTENT IS TO SHEETFLOW RUNOFF TO THE PUBLIC STREET AS IT DID IN THE PRE-DEVELOPMENT CONDITION.**

BY	REVISION	DATE
--	--	--
--	--	--
--	--	--
RC	ALLEY CHANGES	6-02-25
RC	RESUBMIT TO HDRC (remove garage)	5-9-25
ACA	SUBMITTED TO HDRC	7-19-24

20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

AGC Engineers, INC.
405 S. Leonard St., Suite D
Liberty, Missouri 64068
816.781.4200 ■
fax 792.3666
www.agcengineers.com

WATER STREET LOFTS

LIBERTY, CLAY COUNTY, MISSOURI

--

PROPOSED SITE PLAN

klover architects

Project Narrative

May 27, 2025

Water Street Lofts – NE corner of N Water and E Kansas St.
Liberty, MO

Narrative:

The resubmittal for the Water Street Lofts is to remove the underground parking and reduce the density of the building. The layout and building design for the project is substantially similar to the original approval, and as revised for comments with the FDP approval. The originally approved underground parking has been replaced by tuck under parking off the alley. One level of apartments has been removed, reducing the total apartment units from 18 to 9 units. Additional retail has been added on Kansas Street below the commercial to enhance the elevation. There is still an overhead door to conceal the trash area. The previous approval had two overhead doors on Kansas Street and has been reduced to one overhead door.

By utilizing a base, middle, top strategy we have a rusticated base level made of cast stone to compliment the courthouse and add a level of detail at the pedestrian ground plane. This coupled with the red brick that is also found around the city helps to ground this building and make it a natural transition from the adjacent Burnett building with several brick corbeling details on several of the ground level column elements. The lower bay storefront windows utilize trim elements with heavier mullions to mimic other buildings in the square such as the 1 E Kansas building.

These bay window elements are carried up the corner façade to give the building an open presence with additional glazing on the corner. The built in, wrap around balcony also features decorative metal columns and cast stone caps for the brick areas.

White brick facades located strategically help break up the overall massing of the building creating a rhythmic pattern most often found in this area. The brick is also a design element found in other buildings along the square.

The mix of both fabric awnings and steel supported brick patio coverings further add to breaking the building up into different bays. As the building transitions to the upper floor, we utilize stone caps at the tops of windows to accentuate supporting elements along with cast stone sills.

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Lastly the articulated roof cornice and elements utilize a variety of trim and projections to achieve caps that compliment the surrounding buildings in the square.

Below is a bullet list of changes to the building design.

- The cornice designs remain unchanged from what was requested and approved for FDP.
- A canopy was added for the corner unit to provide shelter, which was previously provided by an upper balcony above. This also permits retaining the decorative metal corner column.
- We've added iron rails to the top of the cast stone patio walls to provide the required fall protection but also create a sense of openness for the patio. This is consistent with the balcony design for the unit above. This permits guests when seated to not be looking into a solid wall.
- The locations of the street level stone knee walls have been revised due to the grade change along the street and to align with the residential retail and wall that are now in line with each other. This redesign is necessary to allow for at grade entry for each commercial tenant space and removed all internal steps and additional walls that were necessary.
- Along E. Kansas St. there is now one overhead door and a man door for the trash room, and storefront for the new proposed commercial space. Previously, there were two overhead doors for the garage and a storefront door for the stairwell.
- For the east elevation along the alley, we've removed the stairs since access and level changes is now internal to the building and the exit is now at grade.
- The acid etched concrete has been removed due to the removal of the basement parking garage. In its place, the brick is brought to grade for the tuck under parking.
- Secured, covered bicycle parking is added to the Northeast corner.
- The parking is now angled as the vehicle maneuverability was limited.

The general layout of the building consists of ground floor commercial area anticipated to be 3-6 different tenant spaces and retail space on Kansas Street for a total of 10.727 SF. There is a floor-to-floor transition of 3' as we transition up the street, so the northern tenant space sits up a bit higher than the spaces on the south with the patio out front. Beside the street parking, there is recessed tuck under parking provided to replace the originally approved underground parking.

There are also two residential units facing the alley on the ground level with private access to stairs and elevator. These residential units are elevated above the rear alley with tuck under parking due to the grade change across the site.

The second level of the building is residential units of varying sizes consisting of 1- and 2-bedroom units. There is a common corridor with access to trash room, elevators, stairs and miscellaneous storage and mechanical rooms for servicing the building. There are 9 units per floor, for a total of 9 units for the project. All units have exterior balconies.

The basement trash room and retail of the building is accessed only on E Kansas St as it's the only "at grade" location for this floor. The basement trash room is necessary for the commercial tenants. Because the basement level is on average more than 6' below grade it is considered a basement per the IBC definition and not a story above grade according to the building code. The basement is completely buried on 2 sides and approximately 6-7' buried on the east side with only the south side being exposed to allow for parking. An at grade pedestrian lobby for guest entry into apartments is located in the alley with the tuck under parking. Several utility service entry rooms are also on this level along with building maintenance rooms. There is also a covered and secured bike rack within the tuck under parking area for residents to use.

Lastly in the rear alleyway, restriping of the alley will provide additional stalls with striped areas for the new building transformer. A trash enclosure for residential use has been added on the east side of the alley along N. Missouri St. for ease of truck access. The enclosure is designed with brick and metal coping to match the building design. There are utilities on the inside alley corner and a new required electrical transformer in this area and truck turning issues to put the trash enclosure on the inside corner.

End of Narrative

MATERIAL BOARD

SF-1
STOREFRONT
KAWNEER
DARK BRONZE

MT-1/MT-2
BREAK METAL/BALCONY
FIRESTONE (OR EQ.)
DARK BRONZE
(MATCH SF-1)

MT-3
STEEL GARAGE DOOR
OVERHEAD DOOR
MODEL 424
(PTM MATCH SF-1)

AWN-1
FABRIC AWNING
SUNBRELLA
BLACK

WND-1
FIBERGLASS WINDOW
BLACK TRIM

WND-2
FIBERGLASS WINDOW
WHITE TRIM

BK-1
BRICK
GLEN-GERY
52-DD

BK-2
BRICK
GLEN-GERY
ASPEN WHITE SMOOTH

BK-3
BRICK
GLEN-GERY
OSLO

CS-1
CAST STONE
MIDWEST CAST STONE
25AC

ST-1
STONE
US STONE
MCKINLEY

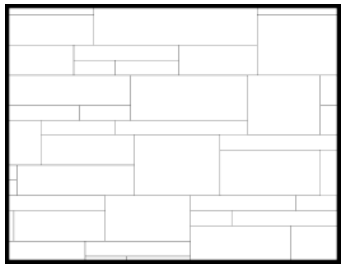
STC-1
STUCCO
SW 7504
KEYSTONE GRAY

CRN-1
CORNICE
GFRC
ARCHITECTURAL MALL, INC.
SW 7008
ALABASTER

CRN-2
CORNICE
GFRC
ARCHITECTURAL MALL, INC.
SW 9111
ANTLER VELVET

U.S. STONE
INDUSTRIES

McKinley
Non-Tumbled Dimensional Dry Stacked Veneer
Common Name
Sawn Bed Split Face, Dimensional, Random Ashlar, Building Stone



Additional Information
Sawn Bed, Split Face, Split Ends

Standard 4-rise mix: 7% 4″, 31% 6″, 31% 8″ and 30% 10″ rises

and 3-rise mix: 20% 3 1/2″, 40% 7″, 40% 10 1/2″ rises

Thin Veneer will be 3/4″ to 1-1/4″ thickness

Full Bed will have nominal 4 1/2″ (+/- 1/2″) bed depth

Installed with Dry Stack/No Joint

Available Stone Types: Cottonwood, Silverdale, Onaga, Prairie Shell, Chestnut Shell, Flint Hills Gray, Gray Variegated, Plaza Gray

Exhibit F:
Supplemental Images

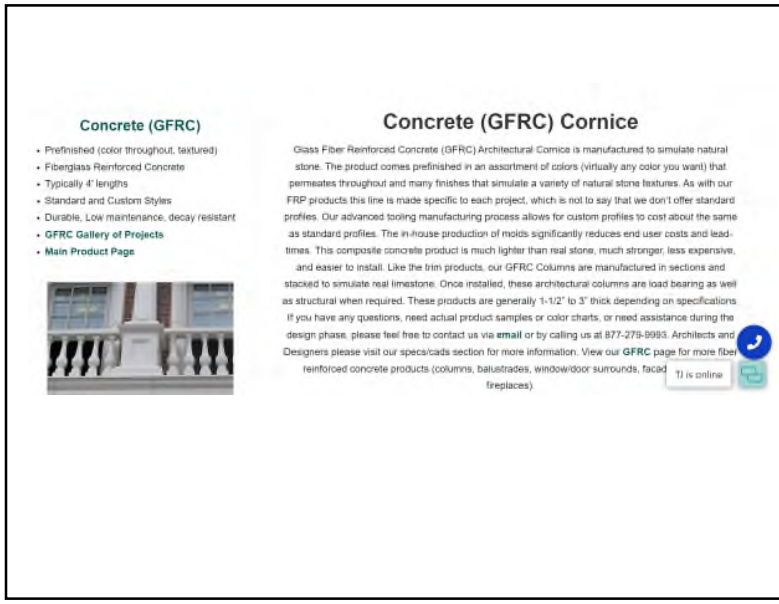
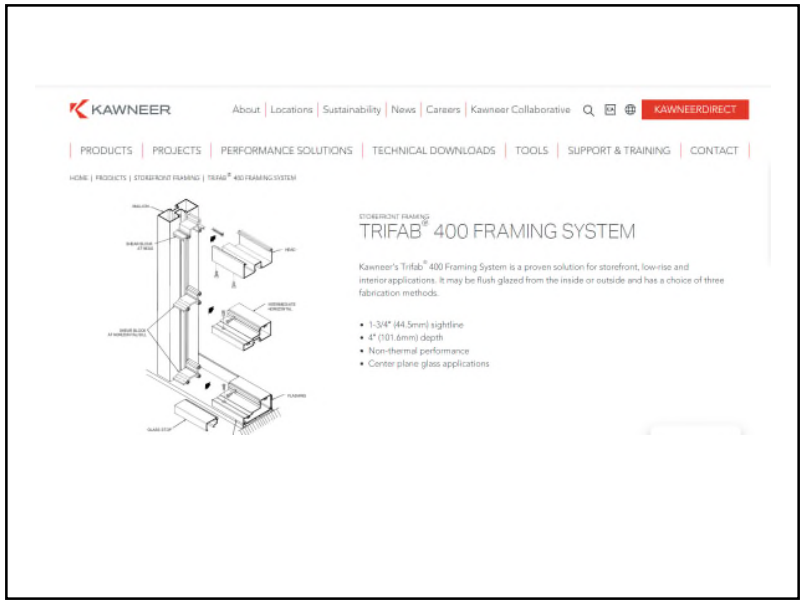


Exhibit F:
Supplemental Images



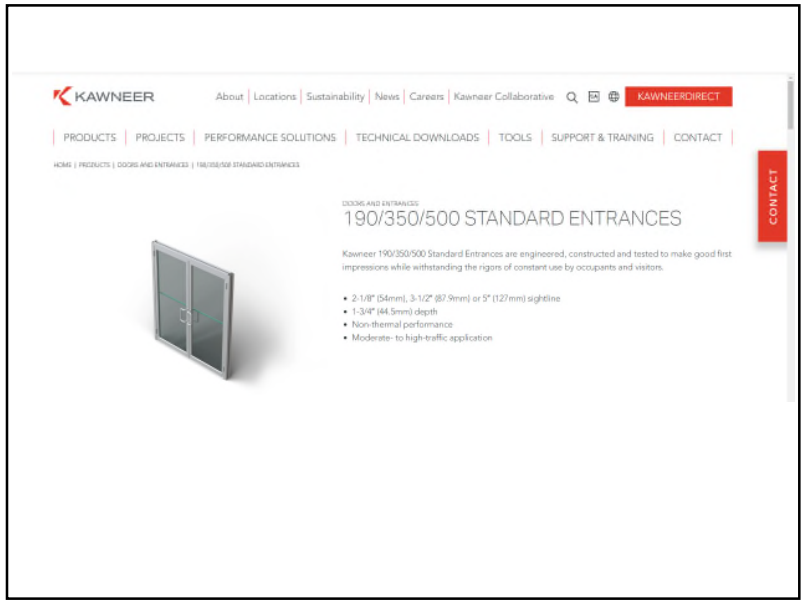


Exhibit F:
Supplemental Images

Exhibit F:
Supplemental Images

SECTION 084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

This suggested guide specification has been developed using the current edition of the Construction Specifications Institute (CSI) "Manual of Practice", including the recommendations for the CSI 3 Part Section Format and the CSI Page Format. Additionally, the development concept and organizational arrangement of the American Institute of Architects (AIA) MASTERSPEC Program has been recognized in the preparation of this guide specification. Neither CSI, AIA, USGBC nor ILFI endorse specific manufacturers and products. The preparation of the guide specification assumes the use of standard contract documents and forms, including the "Conditions of the Contract", published by the AIA.

PART 1 - GENERAL

1.1 Related Documents

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 Summary

A. Section Includes: Kawneer Architectural Aluminum Storefront Systems, including perimeter trims, stools, accessories, shims and anchors, and perimeter sealing of storefront units.
   1. Types of Kawneer Aluminum Storefront Systems include:
      a. Trifab® 400 Framing System – 1-3/4" x 4" (44.5 mm x 101.6 mm) nominal dimension; Non-Thermal; Center Plane, Screw Spline, Shear Block, Stick or Punched Opening Fabrication.

EDITOR NOTE: BELOW RELATED SECTIONS ARE SPECIFIED ELSEWHERE HOWEVER KAWNEER RECOMMENDS SINGLE SOURCE RESPONSIBILITY FOR ALL OF THESE SECTIONS AS INDICATED IN PART 1.6 QUALITY ASSURANCE.

B. Related Sections:
   1. 072700 "Air Barriers"
   2. 079200 "Joint Sealants"
   3. 083213 "Sliding Aluminum-Framed Glass Doors"
   4. 084113 "Aluminum-Framed Entrances and Storefronts"
   5. 084329 "Sliding Storefronts"
   6. 084413 "Glazed Aluminum Curtain Walls"
   7. 084433 "Sloped Glazing Assemblies"
   8. 085113 "Aluminum Windows"
   9. 086300 "Metal-Framed Skylights"
   10. 088000 "Glazing"
   11. 107113 "Exterior Sun Control Devices"
   12. 122600 "Interior Daylighting Devices"

1.3 Definitions

A. Definitions: For fenestration industry standard terminology and definitions refer to American Architectural Manufacturers Association (AAMA) – AAMA Glossary (AAMA AG).

1.4 Performance Requirements

A. Storefront System Performance Requirements:

EDITOR NOTE: AIR AND WATER PERFORMANCE RESULTS ARE BASED UPON ASTM AND AAMA STANDARDS FOR STOREFRONT FRAMING SYSTEMS. CONSULT YOUR LOCAL KAWNEER REPRESENTATIVE CONCERNING SPECIFIC PROJECT PERFORMANCE REQUIREMENTS.

EDITOR NOTE: PROVIDE WIND LOAD DESIGN PRESSURES IN PSF AND INCLUDE APPLICABLE BUILDING CODE AND YEAR EDITION

   1. Wind loads: Provide storefront system; include anchorage, capable of withstanding wind load design pressures of (____) lbs./sq. ft. inward and (____) lbs./sq. ft. outward. The design pressures are based on the (____) Building Code; (____) Edition.
   2. Air Infiltration: The test specimen shall be tested in accordance with ASTM E 283. Air infiltration rate shall not exceed 0.06 cfm/ft^2 (0.3 l/s · m^2) at a static air pressure differential of 6.24 psf (300 Pa).
   3. Water Resistance: The test specimen shall be tested in accordance with ASTM E 331. There shall be no leakage at a minimum static air pressure differential of 8 psf (383 Pa) as defined in AAMA 501
   4. Uniform Load: A static air design load of 20 psf (958 Pa) shall be applied in the positive and negative direction in accordance with ASTM E 330. There shall be no deflection in excess of L/175 of the span of any framing member. At a structural test load equal to 1.5 times the specified design load, no glass breakage or permanent set in the framing members in excess of 0.2% of their clear spans shall occur.

B. Environmental Product Declaration (EPD): Shall have a Type III Product-Specific EPD created from a Product Category Rule.

1.5 Submittals

*EDITOR NOTE: ADD RECYCLED CONTENT SECTION **IF REQUIRED TO MEET PROJECT REQUIREMENTS** AND/OR GREEN BUILDING CERTIFICATIONS SUCH AS LEED, LIVING BUILDING CHALLENGE (LBC), ETC. ARE REQUIRED.*

** IF RECYCLED CONTENT REQUIREMENTS **ARE NOT SPECIFIED - PRIME (ZERO RECYCLED CONTENT) ALUMUNUM COULD BE SUPPLIED.***

A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, hardware, finishes, and installation instructions for each type of aluminum-framed storefront system indicated.
   1. Recycled Content:
      a. Provide documentation that aluminum has a minimum of 50% mixed pre- and post-consumer recycled content with a sample document illustrating project specific information that will be provided after product shipment.
      b. Once product has shipped, provide project specific recycled content information, including:
         1) Indicate recycled content; indicate percentage of pre- and post-consumer recycled content per unit of product.
         2) Indicate relative dollar value of recycled content product to total dollar value of product included in project.
         3) Indicate location recovery of recycled content.
         4) Indicate location of manufacturing facility.
   2. Environmental Product Declaration (EPD).
      a. Include a Type III Product-Specific EPD created from a Product Category Rule.

B. Shop Drawings: Include plans, elevations, sections, details, hardware, and attachments to other work, operational clearances and installation details.

C. Samples for Initial Selection: For units with factory-applied color finishes including samples of hardware and accessories involving color selection.

D. Samples for Verification: For aluminum-framed storefront system and components required.

E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type, of aluminum-framed storefront.

F. Fabrication Sample: Of each vertical-to-horizontal intersection of aluminum-framed systems, made from 12" (304.8 mm) lengths of full-size components and showing details of the following:
   1. Joinery, including concealed welds.
   2. Anchorage.
   3. Expansion provisions.
   4. Glazing.
   5. Flashing and drainage.

G. Other Action Submittals:
   1. Entrance Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of entrance door hardware, as well as procedures and diagrams. Coordinate final entrance door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of entrance door hardware.

1.6 Quality Assurance

A. Installer Qualifications: An installer which has had successful experience with installation of the same or similar units required for the project and other projects of similar size and scope.

B. Manufacturer Qualifications: A manufacturer capable of providing aluminum-framed storefront system that meet or exceed performance requirements indicated and of documenting this performance by inclusion of test reports, and calculations.

C. Source Limitations: Obtain aluminum-framed storefront system through one source from a single manufacturer.

D. Product Options: Drawings indicate size, profiles, and dimensional requirements of aluminum-framed storefront system and are based on the specific system indicated. Refer to Division 01 Section “Product Requirements”. Do not modify size and dimensional requirements.
   1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.

E. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
   1. Build mockup for type(s) of storefront elevation(s) indicated, in location(s) shown on Drawings.

F. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section “Project Management and Coordination”.

1.7 Project Conditions

A. Field Measurements: Verify actual dimensions of aluminum-framed storefront openings by field measurements before fabrication and indicate field measurements on Shop Drawings.

1.8 Warranty

A. Manufacturer’s Warranty: Submit, for Owner’s acceptance, manufacturer’s standard warranty.
   1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by manufacturer.

PART 2 - PRODUCTS

2.1 Manufacturers

A. Basis-of-Design Product:
   1. Kawneer Company Inc.
   2. Trifab® 400 Framing System (Non-Thermal)
   3. System Dimensions: 1-3/4" x 4" (44.5 mm x 101.6 mm)
   4. Glass: Center Plane

EDITOR NOTE: PROVIDE INFORMATION BELOW INDICATING APPROVED ALTERNATIVES TO THE BASIS-OF-DESIGN PRODUCT

B. Subject to compliance with requirements, provide a comparable product by the following:
   1. Manufacturer: (_____)
   2. Series: (_____)
   3. Profile dimension: (_____)

C. Substitutions: Refer to Substitutions Section for procedures and submission requirements
   1. Pre-Contract (Bidding Period) Substitutions: Submit written requests ten (10) days prior to bid date.
   2. Post-Contract (Construction Period) Substitutions: Submit written request in order to avoid storefront installation and construction delays.
   3. Product Literature and Drawings: Submit product literature and drawings modified to suit specific project requirements and job conditions.
   4. Certificates: Submit certificate(s) certifying substitute manufacturer (1) attesting to adherence to specification requirements for storefront system performance criteria, and (2) has been engaged in the design, manufacturer and fabrication of aluminum storefront for a period of not less than ten (10) years. (Company Name)
   5. Test Reports: Submit test reports verifying compliance with each test requirement required by the project.
   6. Samples: Provide samples of typical product sections and finish samples in manufacturer's standard sizes.

D. Substitution Acceptance: Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.

2.2 Materials

A. Aluminum Extrusions: Alloy and temper recommended by aluminum storefront manufacturer for strength, corrosion resistance, and application of required finish and not less than 0.070" (1.8 mm) wall thickness at any location for the main frame and complying with ASTM B 221: 6063-T6 alloy and temper.

*EDITOR NOTE: ADD RECYCLED CONTENT SECTION **IF REQUIRED TO MEET PROJECT REQUIREMENTS** AND/OR GREEN BUILDING CERTIFICATIONS SUCH AS LEED, LIVING BUILDING CHALLENGE (LBC), ETC. ARE REQUIRED.*

** IF RECYCLED CONTENT REQUIREMENTS **ARE NOT SPECIFIED - PRIME (ZERO RECYCLED CONTENT) ALUMUNUM COULD BE SUPPLIED**.*

   1. Recycled Content: Shall have a minimum of 50% mixed pre- and post-consumer recycled content.
      a. Indicate recycled content; indicate percentage of pre-consumer and post-consumer recycled content per unit of product.
      b. Indicate relative dollar value of recycled content product to total dollar value of product included in project.
      c. Indicate location recovery of recycled content.
      d. Indicate location of manufacturing facility.

B. Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with aluminum framing members, trim hardware, anchors, and other components.

C. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.

D. Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.

E. Sealant: For sealants required within fabricated storefront system, provide permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.

F. Tolerances: Reference to tolerances for wall thickness and other cross-sectional dimensions of storefront members are nominal and in compliance with AA Aluminum Standards and Data.

2.3 Storefront Framing System

A. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.

B. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials. Where exposes shall be stainless steel.

C. Perimeter Anchors: When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action

D. Packing, Shipping, Handling and Unloading: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

E. Storage and Protection: Store materials protected from exposure to harmful weather conditions. Handle storefront material and components to avoid damage. Protect storefront material against damage from elements, construction activities, and other hazards before, during and after storefront installation.

2.4 Glazing Systems

A. Glazing: As specified in Division 08 Section "Glazing".

B. Glazing Gaskets: Manufacturer's standard compression types; replaceable, extruded EPDM rubber.

C. Spacers and Setting Blocks: Manufacturer's standard elastomeric type.

D. Bond-Breaker Tape: Manufacturer's standard TFE-fluorocarbon or polyethylene material to which sealants will not develop adhesion.

E. Glazing Sealants: For structural-sealant-glazed systems, as recommended by manufacturer for joint type, and as follows:
1. Weatherseal Sealant: ASTM C 920 for Type S, Grade NS, Class 25, Uses NT, G, A, and O; single-component neutral-curing formulation that is compatible with structural sealant and other system components with which it comes in contact; recommended by structural-sealant, weatherseal-sealant, and aluminum-framed-system manufacturers for this use.

2.5 Entrance Door Systems

A. Entrance Doors: As specified in Division 084113 Section "Aluminum-Framed Entrances and Storefronts".

B. Entrance Door Hardware: As specified in Division 084113 Section "Door Hardware".

2.6 Accessory Materials

A. Joint Sealants: For installation at perimeter of aluminum-framed systems, as specified in Division 07 Section "Joint Sealants".

B. Bituminous Paint: Cold-applied, asphalt-mastic paint complying with SSPC-Paint 12 requirements except containing no asbestos; formulated for 30 mil (0.762 mm) thickness per coat.

2.7 Fabrication

A. Extrude aluminum shapes before finishing.

B. Framing Members, General: Fabricate components that, when assembled, have the following characteristics:
1. Profiles that are sharp, straight, and free of defects or deformations.
2. Accurately fit joints; make joints flush, hairline and weatherproof.
3. Means to drain water passing joints, condensation within framing members, and moisture migrating within the system to exterior.
4. Physical and thermal isolation of glazing from framing members.
5. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
6. Provisions for field replacement of glazing.
7. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.

C. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.

D. Structural-Sealant-Glazed Framing Members: Include accommodations for using temporary support device to retain glazing in place while structural sealant cures.

E. Storefront Framing: Fabricate components for assembly using manufacturer's standard installation instructions.

F. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.8 Aluminum Finishes

A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.

B. Factory Finishing:
1. Kawneer Permanodic® AA-M10C21A44, AAMA 611, Architectural Class I Color Anodic Coating (Color _____).
2. Kawneer Permanodic® AA-M10C21A41, AAMA 611, Architectural Class I Clear Anodic Coating (Color #14 Clear) (Optional).
3. Kawneer Permanodic® AA-M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard).
4. Kawneer Permafluor™ (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color _____).
5. Kawneer Permadize® (50% PVDF), AAMA 2604, Fluoropolymer Coating (Color _____).
6. Kawneer Permacoat™ AAMA 2604, Powder Coating (Color _____)
7. Other: Manufacturer _____ Type _____ Color _____.

Pella® Impervia®

Fiberglass windows and patio doors

Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.[1]

Revolutionary hardware

The patent-pending Easy-Slide Operator simply slides to open, without the effort of cranking, on casement and awning windows.

Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

- **100x more impact resistant[2]**
  Pella's fiberglass is 100x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.
- **Proven performance**
  Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.[3]
- **Installation solutions and expertise**
  With nearly 100 years in business, we've got you covered with products and installation solutions for your exact situation.
- **Exceptional mulling capabilities**
  With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.
- **Up-to-date color palette**
  Achieve your design style with up-to-date frame color options, including Black.
- **Tested beyond requirements**
  Tested beyond industry standards and to extremes from -40ºF to 180ºF, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.[4] Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.
- **Durable three-way corner joints**
  For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.
- **The confidence of a strong warranty[5]**
  We know your reputation matters, so we have one of the strongest warranties in the business.

Available in these window and patio door styles:

Special shape windows also available.

[1,2,3,4,5] See back cover for disclosures.

TYPE B
LS121LED-12 W4 NR 23 BL/LSLED-24V12W277

1300 Industrial Road, Unit #19
San Carlos, CA 94070
FREE CALL 1-866-695-5862 US & Canada
info@lumascape.com

LUMASCAPE

LS121LED Cassia

Wallmount

humantouch™ microantileach™

CADdetails Dimmable IP65 Intertek

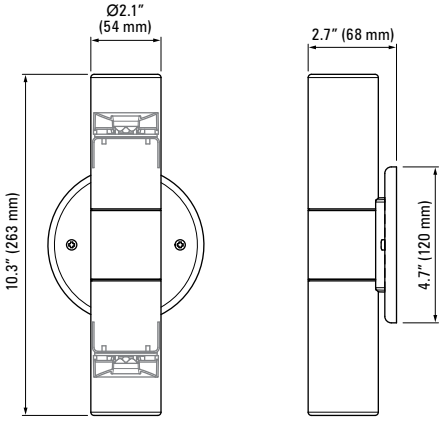
The LS121LED is a compact, fixed position, direct/indirect accent used for grazing walls or other accent illumination tasks. The luminaire is constructed from either copper or powder coated aluminum, providing a variety of aesthetic options. This luminaire is ideal for use in modern architectural designs, and now features new Lumascape d5 driver technology for advanced dimming and control options.

Specifications

Lamp Source	2 x 6 W LED ☐ White (4 300 K typical) ■ Warm white (3 000 K typical) ■ Blue (470 nm)
Approved Use	Suitable for wet locations
Control Options	0-10 V On-site or factory-programmable brightness
IP Rating	IP65
Construction	Powder coated aluminum ■ Black ■ Silver Polished copper
Installation Type	Wall mount
Remote Transformers / Power Supplies *Order separately*	**LSLED-15V20W277** J-box power supply for non-dimming applications
Ambient Operating Temperature	-4 °F to 104 (-20 °C to 40 °C)
Photometrics	Refer to www.lumascape.com

Any luminaire can become hot - take care with appropriate use and placement

LS121LED Cassia



LS121LED → [ ] → [ ] → 23 → [ ]

LAMP

Description	Wattage	Color	Code
LED	2 x 6 W	White (4 300 K typical)	12W4
		Warm white (3 000 K typical)	12H6
		Blue (470 nm)	12B4

OPTICAL SYSTEM

Beam		Code
Narrow	14°	NR
Narrow Medium	25°	NM
Medium	30°	ME
Wide	40°	WD

INPUT VOLTAGE

Description	Code
PWM Dimmable Driver, 12-15 V, 60 Hz or 12-24 V DC	23[1]

[1] For appropriate transformer.

FINISH

Description	Material	Code
Black, powder coated	Aluminum	CB
Silver, powder coated	Aluminum	CS
Polished	Copper	CU

Wiring Diagram Reference

Input Voltage	LED Color	Control Type	Wiring Diagram
23	Single Color	Non Dim	2
23	Single Color	0-10 V	3,4

General Features and Benefits

Solidly Constructed for Reliable Performance

- 16, 20, or 24-gauge steel door panels result in a solidly constructed door for years of dependable service
- Standard steel doors available in sizes up to 32'2" (9804 mm) in width and 24'1" (7341 mm) in height
- Insulated steel doors available in up to 32'2" (9804 mm) in width and 24'1" (7341 mm) in height
- Heavy-duty track and hardware are fabricated of high-quality galvanized steel and engineered for precise, trouble-free performance
- Flexible PVC bottom weatherseal with retainer lessens conductivity of heat and cold, minimizes air and water penetration and accommodates irregular floor conditions
- Option of insulated steel doors provides enhanced thermal efficiency and R-values* of 7.35 (1.29 K m²/W)
- Baked-on, polyester paint finish eliminates field painting and provides long-lasting protection against the elements
- Superior panel strength and well-engineered track design meets wind load requirements and codes

Specialized Options for Customized Solutions

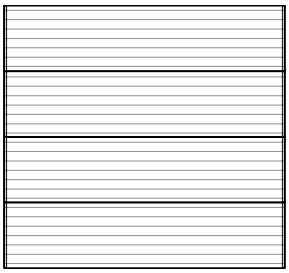
- Full-section or individual-panel glazing satisfies requirements for external light and visitor identification
- Higher-cycle springs in optional 25k, 50k, 75k or 100k-cycles promote long-life in high-usage applications
- Optional steel strutting provides reinforcement for structural integrity on wider doors
- Other options include: electric and chain hoist operation, aluminum sash sections with choice of DSB, acrylic, polycarbonate, tempered, or wire glazing, as well as movable center posts, 3" (76 mm) track, jamb seals
- Impact bottom section available for doors exposed to damage from fork lifts and other warehouse traffic
- FBC approved wind load options available

* R-Value is a measure of thermal efficiency. The higher the R-Value the greater the insulating properties of the door. Overhead Door Corporation uses a calculated door curtain R-Value for our insulated doors.

Cover image: *Model 432, Ribbed Panel, custom paint finish, Aluminum Sash Section with DSB glazing*

Image above: *Model 424 Ribbed Panel, Industrial Brown baked-on polyester finish*

Panel Options

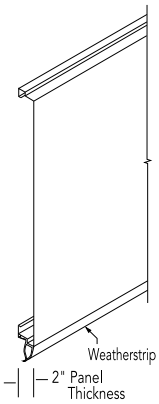


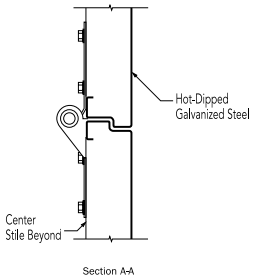
Ribbed Panel

Flush Panel

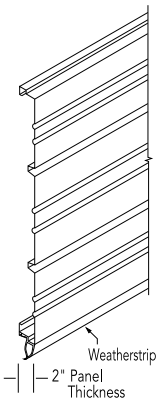
Steel Door Panel Detail

Model 416



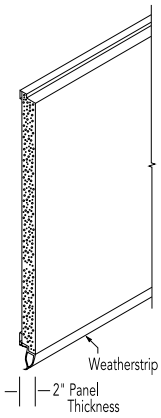


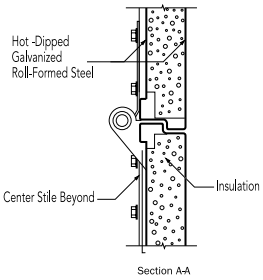
Models 420/424/430



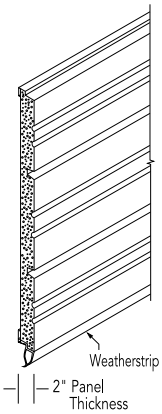
Insulated Steel Door Panel Detail

Model 418





Models 422/426/432



Glazing Options

All Models:

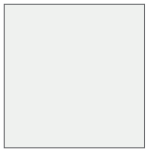
Aluminum Sash Section with DSB glazing

Available Only on 418, 422, 430, 432:

Insulated DSB (24"x 7")

Color Options

All Models:



White

Available Only on 424, 426, 430, 432:

Industrial Brown

Actual colors may vary from these shown due to fluctuations in the printing process.
Ask your Overhead Door™ Distributor for color samples.


COURT HOUSE
THE PARLOR
Brant's CLOTHING
Exhibit G


HALVES BREWING CO


G.M. PETER
NCY. INC.
ONE WAY


HISTORIC
Liberty
WELCOME
City Hall/Police
County/City Offices
Museums
ONE WAY
OPEN


ONE WAY

The City of Liberty missouri

Historic District Review Commission

HDRC Case No. 25-011J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 17, 2025

GENERAL INFORMATION

Application:	Certificate of Appropriateness for replacement of man door to the garage
Applicant:	James & Katherine Moes
Location:	448 E Mississippi
District:	Jewell Historic District
NRHP Status/category:	Contributing
File Date:	May 28, 2025

SPECIFIC INFORMATION

SITE HISTORY

This house is an example of the shingle style because of the use of wood shingles as wall cladding on the second story and gable ends. The irregular, steeply pitched roof with cross gables, irregular wall surfaces, and bands of windows are typical elaborations of this style. The full-width porch is supported by simple square posts and enclosed by a geometric railing, which does not appear to be original. There is a brick chimney that is offset to the right. First story windows are double-hung, one-over-one, and the second story windows are sash type with diamond shaped panes. There is an addition on the north side and a garage addition on the west.

PROPOSAL DESCRIPTION

- Remove the existing man door to the garage and replace it with a salvaged five panel wood door to fit the existing opening.
- See existing conditions and door replacement options in Exhibit C. Option A is the door the applicant prefers.

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
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.	Staff Analysis: Replacement of the non-historic existing man door to the garage to fit the existing opening is appropriate.

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 #25-0011J

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photo of existing conditions and door options

HDRC Case #25-011
448 E Mississippi

N
W E
S

EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll C #3

2. COUNTY Clay

LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.

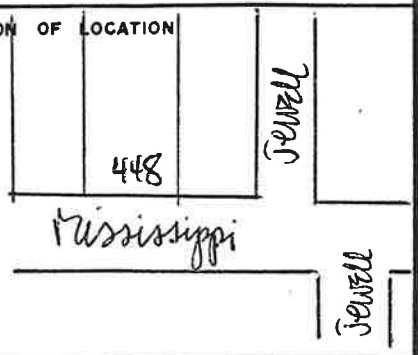
4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
448 Mississippi

5. OTHER NAME(S)

6. SPECIFIC LEGAL LOCATION
TOWNSHIP _____ RANGE _____ SECTION _____
IF CITY OR TOWN, STREET ADDRESS

7. CITY OR TOWN IF RURAL, VICINITY
Liberty, Missouri

8. DESCRIPTION OF LOCATION



9. COORDINATES UTM
LAT
LONG

10. SITE ( ) STRUCTURE ( )
BUILDING (X) OBJECT ( )

11. ON NATIONAL REGISTER? YES ( ) NO (X)

12. IS IT ELIGIBLE? YES ( ) NO (X)

ART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X)

14. DISTRICT POTENTIAL? YES ( ) NO ( )

15. NAME OF ESTABLISHED DISTRICT

16. THEMATIC CATEGORY
Architecture

17. DATE(S) OR PERIOD
c. 1906

18. STYLE OR DESIGN
vernacular

19. ARCHITECT OR ENGINEER
unknown

20. CONTRACTOR OR BUILDER
unknown

21. ORIGINAL USE, IF APPARENT
residence

22. PRESENT USE
residence

23. OWNERSHIP PUBLIC ( ) PRIVATE (X)

24. OWNER'S NAME AND ADDRESS IF KNOWN
Jesse F. and Helen C. Flassing
Box 45 Leeton, MO 64761

25. OPEN TO PUBLIC? YES ( ) NO (X)

26. LOCAL CONTACT PERSON OR ORGANIZATION
Liberty, MO; Community Develop.

27. OTHER SURVEYS IN WHICH INCLUDED

28. NO. OF STORIES 2½

29. BASEMENT? YES (X) NO ( )

30. FOUNDATION MATERIAL
stone

31. WALL CONSTRUCTION
frame

32. ROOF TYPE AND MATERIAL
gable/gambrel asphalt shingle

33. NO. OF BAYS
FRONT 3 SIDE 2

34. WALL TREATMENT
clapboard/wood shingle

35. PLAN SHAPE irregular

36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED ( ) MOVED ( )
none

37. CONDITION
INTERIOR unknwon
EXTERIOR good

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
30' Mississippi

42. FURTHER DESCRIPTION OF IMPORTANT FEATURES
This vernacular structure has an open porch at its south or main elevation. Steep gable, south elevation and gambrel, east elevation, contain wood shingles. Fenestration double-hung, sash-type with diamond shaped panes. Lean-to addition, north end. Brick chimney, offset right.

PHOTO MUST BE PROVIDED

43. HISTORY AND SIGNIFICANCE
This residence is made of readily available materials and has a similar floor plan, elevation and scale to neighboring structures.

44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS
Cement drive, west, leading to a one bay garage. In addition, alley to west. Located in a neighborhood consisting of late 19th and early 20th century housing stock.

SOURCES OF INFORMATION
Water permit # 7-1330 8/30/06 J.F. Flassing.

46. PREPARED BY
C. Millstein/P. Glenn

47. ORGANIZATION
Liberty-Community Dev.

48. DATE
SPR. 86

49. REVISION DATE(S)

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

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

1. NO. Roll C #3
2. COUNTY Clay
4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 448 Mississippi
5. OTHER NAME(S)
6. TOWNSHIP
RANGE
SECTION

James Moes
448 E Mississippi St
Liberty, MO 64068
(206) 817-4398

Replace door that is beside our garage door.

It’s falling apart!

24” wide
~75” tall

James Moes
448 E Mississippi St
Liberty, MO 64068
(206) 817-4398

Replace door that is beside our garage door.

Option A

Solid wood 5 block vintage door
from John Carr's warehouse

23 1/4" x ~80"

5 block design most matches both
garage door design and interior
doors of house.

Will need to resize.

Option B

Solid wood 4 panel vintage door
from John Carr's warehous

24" wide

James Moes
448 E Mississippi St
Liberty, MO 64068
(206) 817-4398

Replace door that is beside our garage door.

Option C

Solid core 6 panel door
from Home Depot

24” x ~80”

Historic District Review Commission

HDRC Case No. 25-005D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 17, 2025

GENERAL INFORMATION

Application:	Certificate of Appropriateness for an addition on the rear of the home
Applicant:	Mark St. Clair
Location:	118 N. Morse
District:	Dougherty
NRHP Status/category:	Contributing
File Date:	June 3, 2025

SPECIFIC INFORMATION

SITE HISTORY

The Tudor-style residence at 118 N. Morse was constructed in 1928. It entails a modified hipped gable roof, prominent cross gables, decorative half-timbering on the second story, and a two-story entry with stone quoins and arch. The windows are six over six double-hung. The home is significant for the character that it lends to this portion of the neighborhood, which consists of larger homes set back from the road.

PROPOSAL DESCRIPTION

Addition to the back (West) side of the home:
Expand the first-floor kitchen by adding a 12'x22' addition to the existing kitchen with a new mud room with a flat roof. Remove existing mudroom, estimated to be built in the 1970's. A living spring is under the mudroom, so it needs to be removed to address the water problem.
Add a full basement addition under the kitchen to address foundation problems.
Add a 2nd floor addition that is 12'x 16". This will include a bathroom and a 2nd floor laundry room.
Add a covered patio/carport 22'X22'. This roof pitch will be 10/12 pitch to match the existing garage.

Materials & Details:

- Windows - Andersen 100 Series Fibrex® Double Hung 6/6 windows to match the existing with internal grids. The windows were replaced by previous owner with internal grids. The applicant would like the new windows to match the existing. The windows are various sizes as noted on the drawings, See Exhibit D.
- Door - Custom 18 lite exterior door 36X80. The type of door is Masonite VitaGrande®.
- Stucco - To match existing
- Ceiling of Carport & Soffits - Bead board to match the existing bead board ceiling of the 1929 screened in porch. See Exhibit E.
- Columns on Carport- The columns are 2'x 2'. The north and west side of the front columns will be slightly thicker due to brick veneer on column on the North view and West view.
- Trim & Timbers- Douglas Fir to match the existing style and thickness. See details and dimensions in Exhibits D & E. The existing window and door trim are 4 3/4". This will be duplicated around the new windows and doors.

- Brick - To match existing. See Exhibit E
- Handrailing – Metal, bronze color. The power posts are 2 ½", 37" height. The top rail is 1 ¾" W x 1 3/8" H with round hand rail. In note on addition plans.
- Roof Shingles - To match existing in style and color. Owens Corning TruDefinition, Duration Flex Color-Teak https://www.owenscorning.com/en-us/roofing/shingles See Exhibit E.
- Roof Pitch- To match existing. See Exhibit D
- Gutters: 5" K-Style to match existing. See Exhibit E

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, design principles.	Staff Analysis
UDO: Sec. 30-50.3. District RNC, 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 setbacks, building scale, parking, building and garage orientation of the neighborhood.*	The addition maintains the visual style and character of the neighborhood. The scale, placement and setback are similar to that of the surrounding area.
UDO: Sec. 30-72.1 District HP, design principles. *New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in harmony with neighboring structures.*	The style of architecture is compatible with the architecture
Per the Design Guidelines additions shall consider the following guidelines: **Recommended** • **Additions should be smaller than the original structure** • **New additions should be designed to respect the architectural style, materials, shape, detail, and color of the historic building an its surroundings.** • **Additions should be made distinguishable from the original structure by using a subtle change in materials, an offset in the wall planes or a trim board to define the connection.** • **Rooftop, or vertical, additions should respect the original building in mass, scale, shape and materials.** • **New dormers should be in scale with historic ones on similar historic structures, and should reflect the roof and slope of the original roofline.** • **Older additions that have historic or architectural significance should be preserved.** • **Newer additions that are not historically or architecturally significant may be removed**	The addition is designed to respect the style, materials, shape, detail and color of the historic building and its surroundings. The addition is distinguishable from the original structure. The vertical additions respect the original building in mass, scale, shape and materials. There are no new dormers on the addition. Removal of the non-historic mudroom is appropriate.

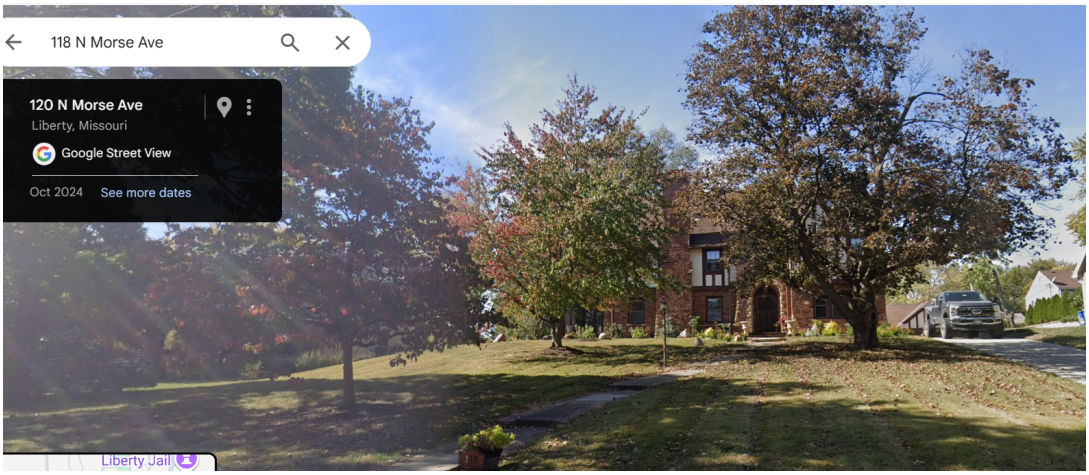
PREVIOUS CASES / ADDITIONAL INFORMATION

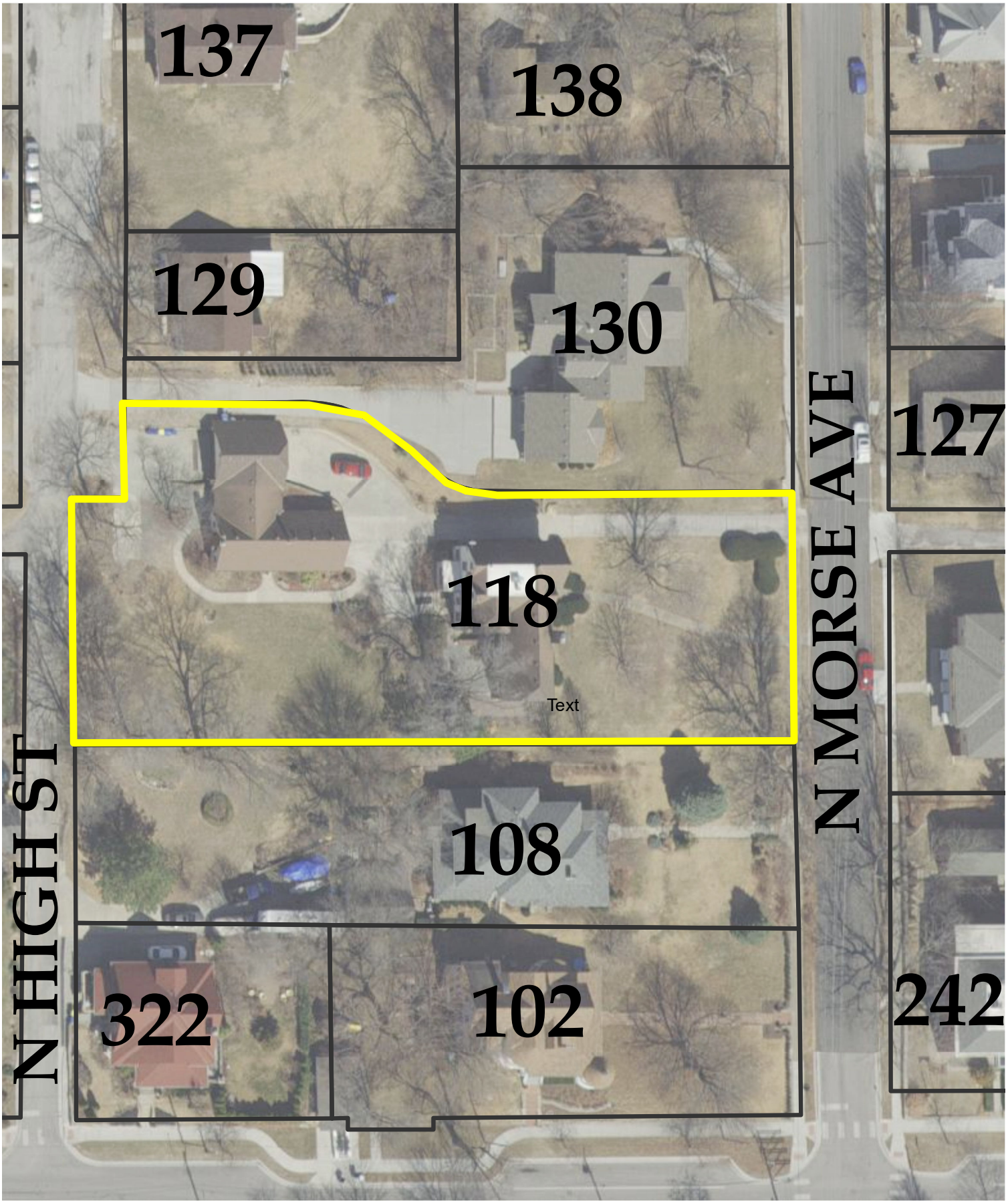
STAFF RECOMMENDATION

Staff recommends approval of the application because the application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #25-005D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Site Plan
4. Exhibit D: Drawings
5. Exhibit E: Materials, Existing Conditions & Manufacturers Information





HDRC Case #25-005D
118 N. Morse

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EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. F-1

2. COUNTY Clay

3. LOCATION OF NEGATIVES Liberty Community Development

4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 118 Morse

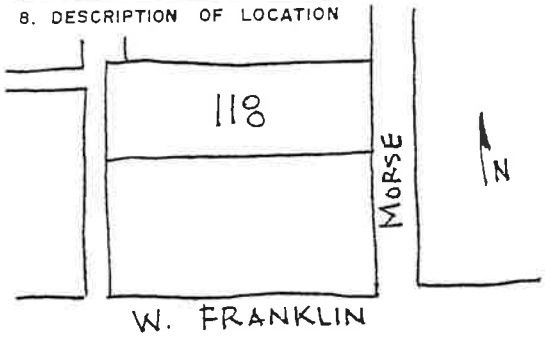
5. OTHER NAME(S)

6. SPECIFIC LEGAL LOCATION TOWNSHIP 51 RANGE 31W SECTION 7

IF CITY OR TOWN, STREET ADDRESS 118 Morse

7. CITY OR TOWN Liberty IF RURAL, VICINITY

8. DESCRIPTION OF LOCATION



9. COORDINATES UTM
LAT N121,750
LONG E521,550

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 (X) NO ( )

15. NAME OF ESTABLISHED DISTRICT

16. THEMATIC CATEGORY

17. DATE(S) OR PERIOD 1928

18. STYLE OR DESIGN Tudor

19. ARCHITECT OR ENGINEER

20. CONTRACTOR OR BUILDER

21. ORIGINAL USE, IF APPARENT residence

22. PRESENT USE residence

23. OWNERSHIP PUBLIC ( ) PRIVATE (X)

24. OWNER'S NAME AND ADDRESS IF KNOWN
GM & Jean Peters

25. OPEN TO PUBLIC? YES ( ) NO (X)

26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director

27. OTHER SURVEYS IN WHICH INCLUDED

28. NO. OF STORIES 2

29. BASEMENT? YES (X) NO ( )

30. FOUNDATION MATERIAL stone

31. WALL CONSTRUCTION frame

32. ROOF TYPE AND MATERIAL cross-gable; wood shingle

33. NO. OF BAYS FRONT 4 SIDE 2

34. WALL TREATMENT stucco; brick

35. PLAN SHAPE rectangle

36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED ( ) MOVED ( )

37. CONDITION INTERIOR ____ EXTERIOR excellent

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 94.3'

42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This steeply pitched, hipped gable roof has a prominent cross gable and a lower projecting entry gable. There is decorative half-timbering on the stuccoed second floor, and brick on the first. There is a massive exterior chimney on the front facade. The two story entry is brick with stone quoins and decorations, and a stone arch over the front door. The windows are 6/6, and the arched front door is panelled with six (cont.)

PHOTO MUST BE PROVIDED

43. HISTORY AND SIGNIFICANCE An excellent example of the Tudor style, which became extremely popular in this country in the 1920's and '30's. The house is also significant for its contribution to the visual character of this section of the neighborhood, which consists of fine, larger homes set back from the road.

44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Situated on a very large yard, which slopes up to the house. An asphalt drive on the right leads to a rear stucco garage. A stone retaining wall is on the right side of the property.

45. SOURCES OF INFORMATION City building permits

46. PREPARED BY Deon Wolfenbarger

47. ORGANIZATION Community Development

48. DATE 2/87

49. REVISION DATE(S)

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

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

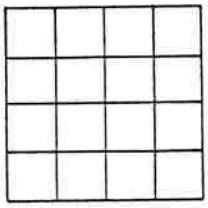
1. NO. 2. COUNTY 3. LOCATION OF NEGATIVES 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION

Sketch map of location Site No. F-1

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.



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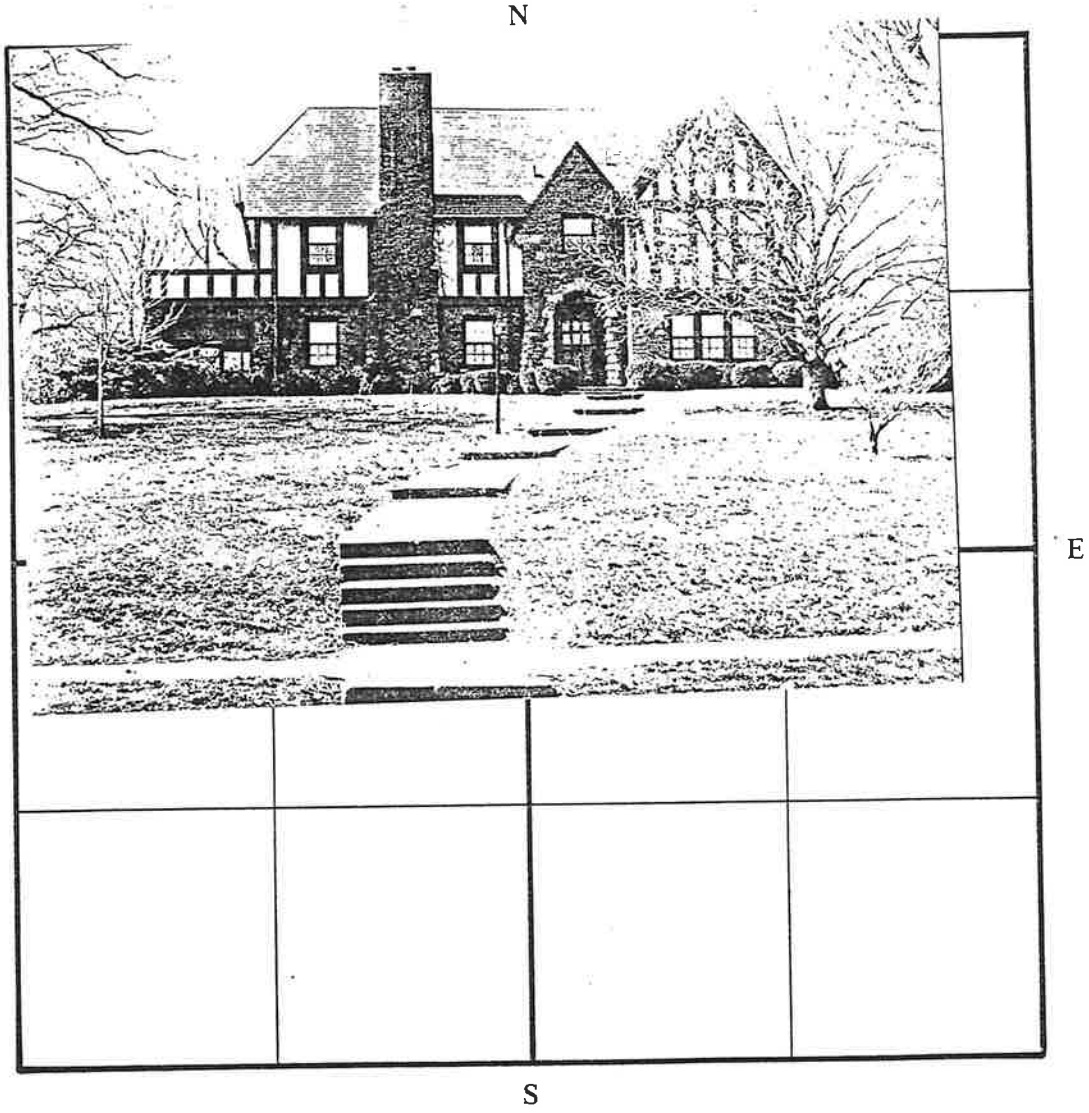
W

E



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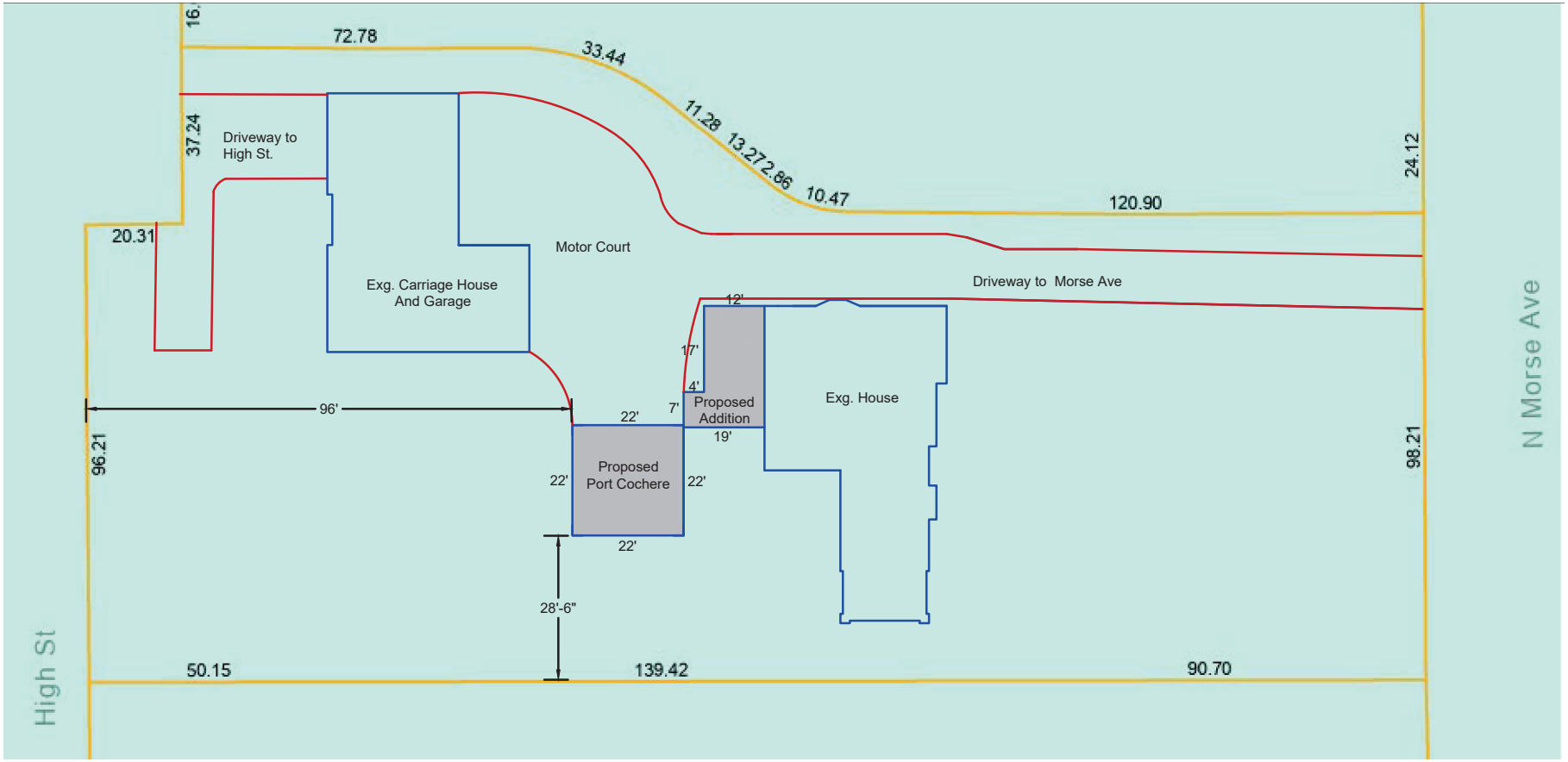
Notes: 42. (cont.) A porch on the left has arched brick openings for screen windows, and the second story rails are stucco and timbering.

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

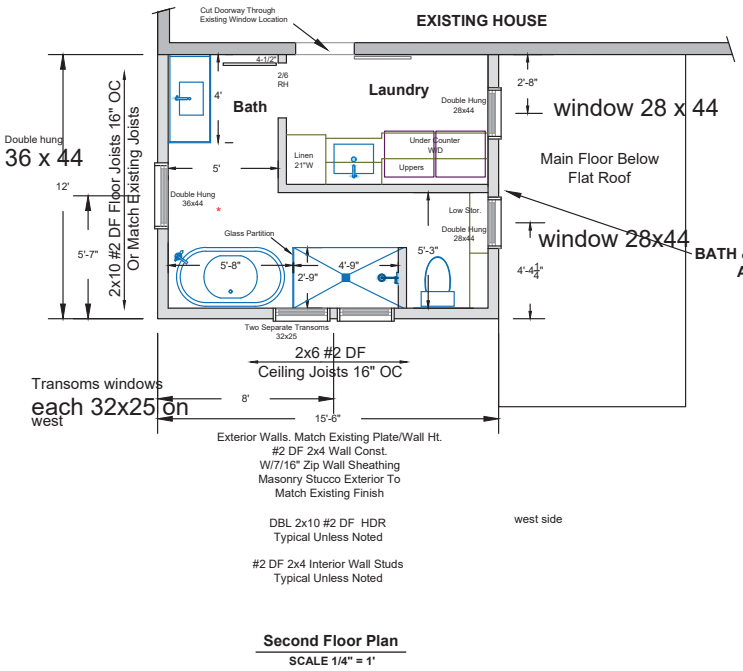
Please Attach a copy of a topographic map with the site marked on it.



e Plan
Proposed Addition To 118 N. Morse
Mark St. Claire-Foster
Skillman Homes. 816-830-8519

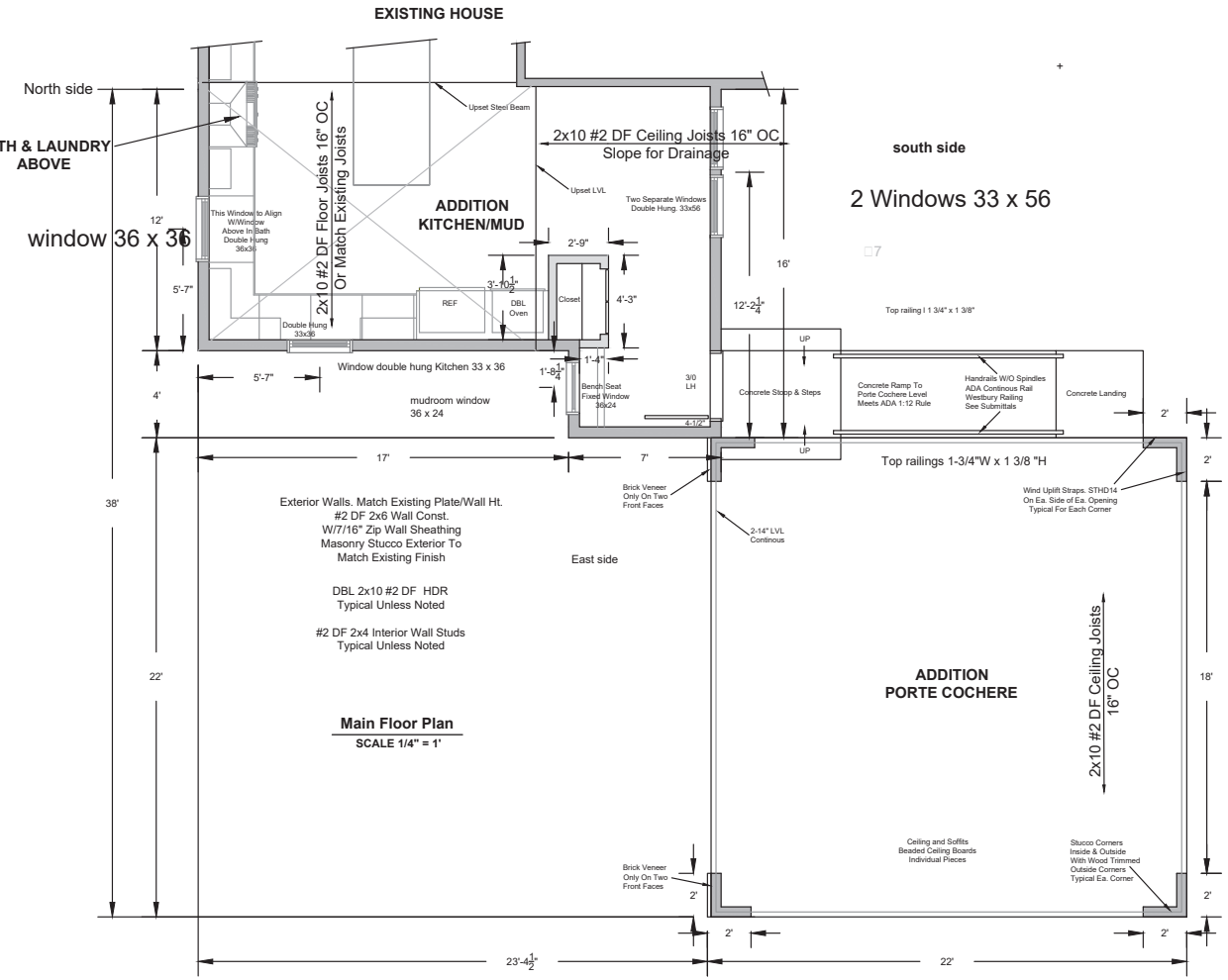
Exhibit C
Site Plan

North Side



Second Floor Plan
SCALE 1/4" = 1'

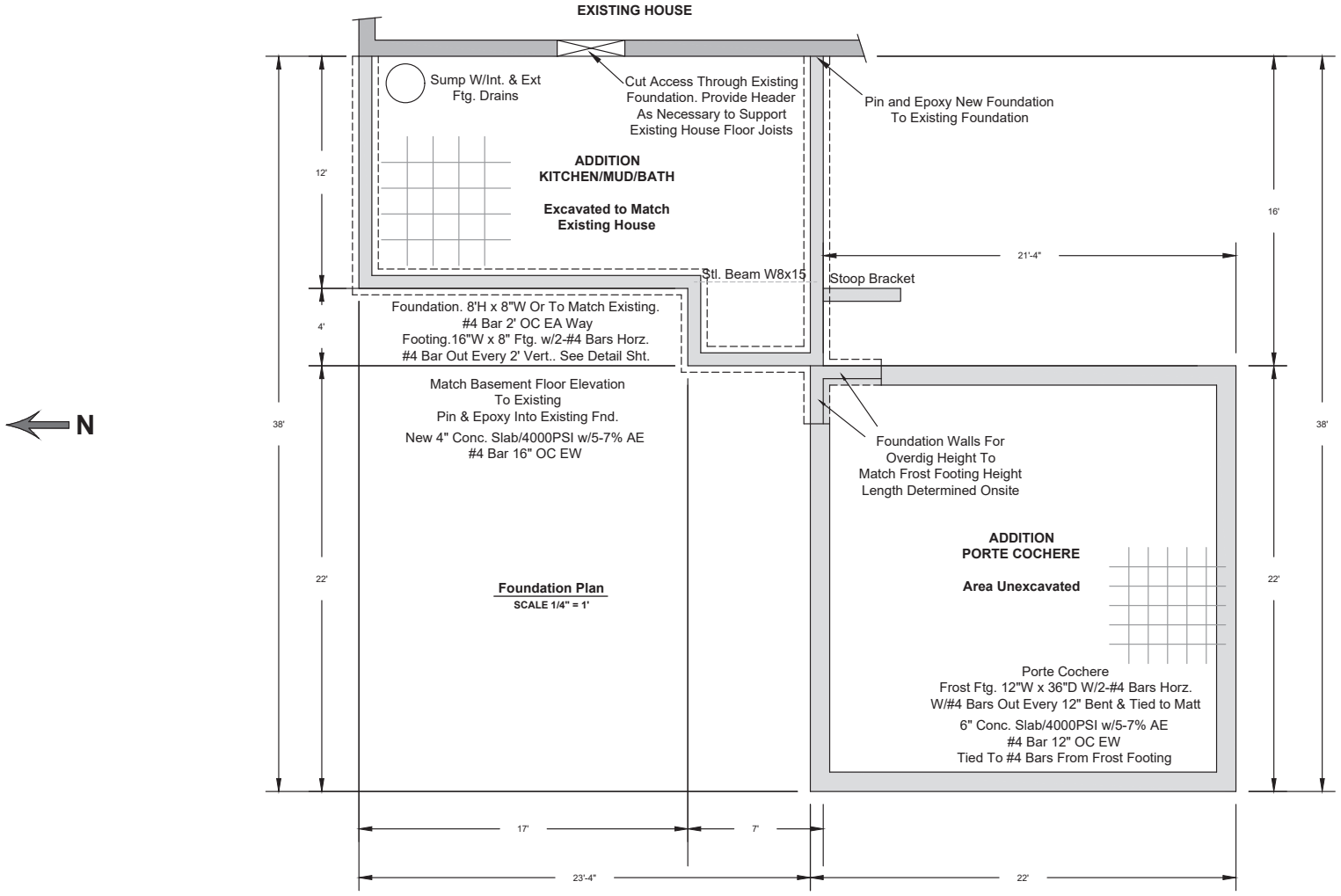
South side



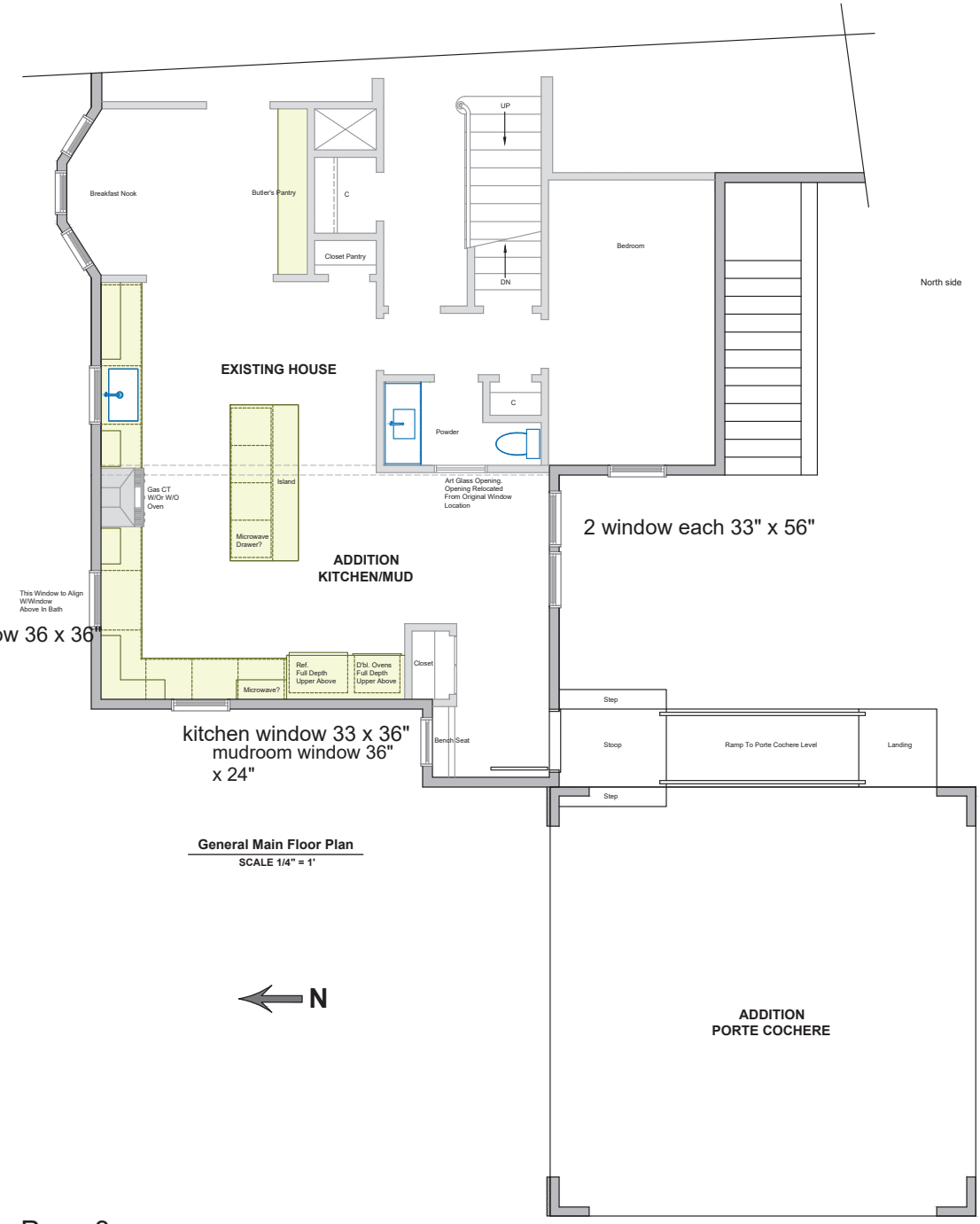
Main Floor Plan
SCALE 1/4" = 1'

N

FOSTER ST. CLAIRE ADDITION		
SCALE: 1/4"= 1'-0"	PREPARED BY:	REVISION DATE 5-31-25
DATE: 4-26-2025	SKILLMAN HOMES	
MAIN FLOOR AND SECOND FLOOR PLAN		



FOSTER ST. CLAIRE ADDITION		
SCALE: $\frac{1}{4}$"= 1'-0"	PREPARED BY:	REVISION DATE 5-31-25
DATE: 4-26-2025	**SKILLMAN HOMES**	
FOUNDATION PLAN		



General Main Floor Plan

SCALE 1/4" = 1'

window 36 x 36"

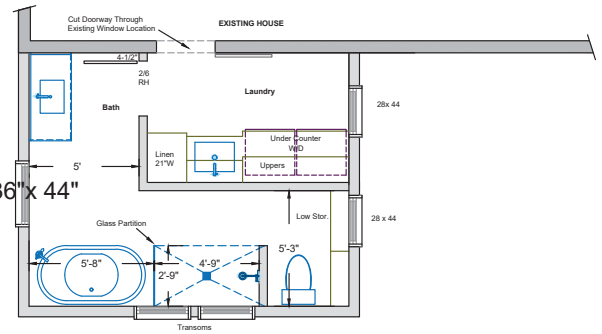
kitchen window 33 x 36"

mudroom window 36" x 24"

2 window each 33" x 56"

North side

window 36" x 44"



window 32 x 25

Second Floor Plan

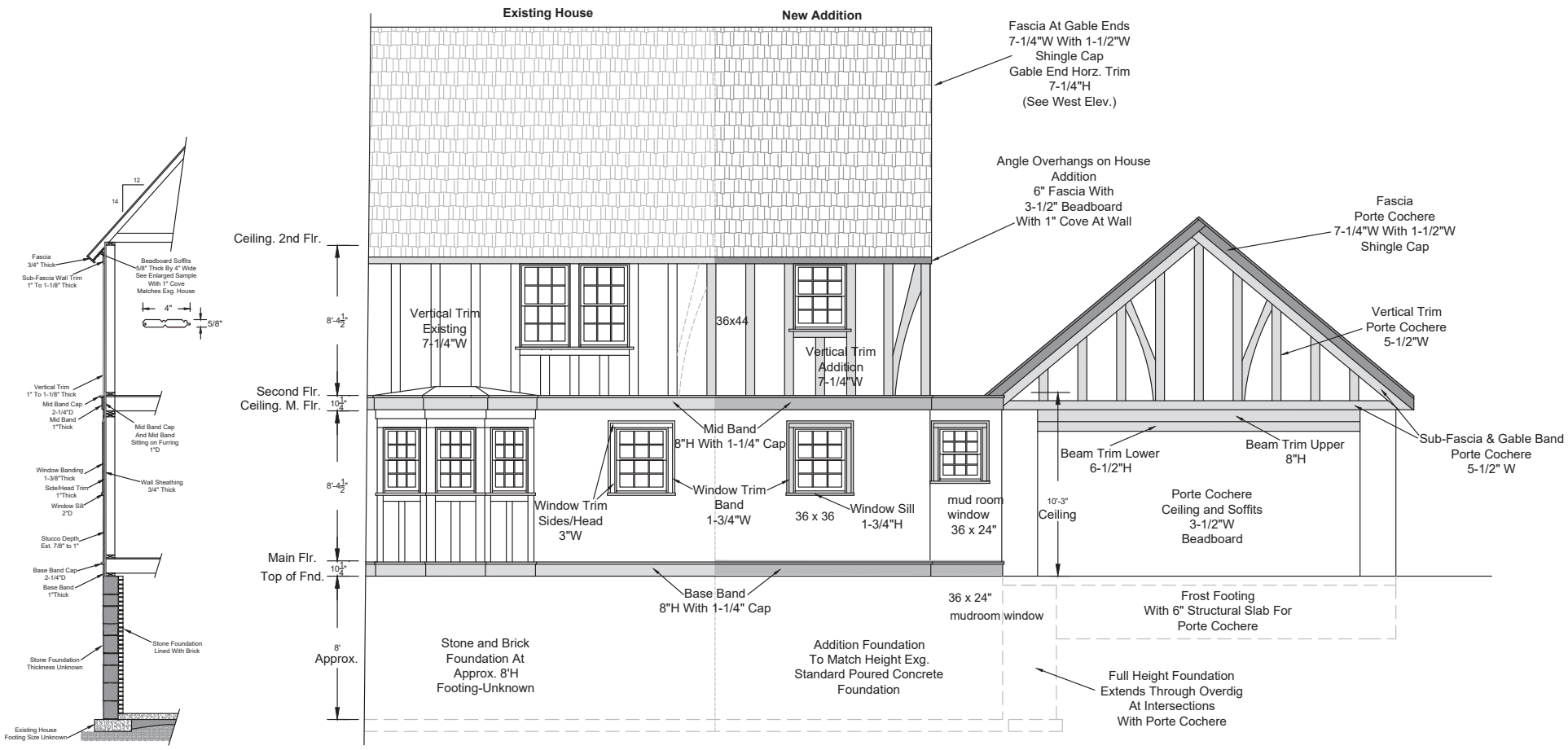
SCALE 1/4" = 1'

west side

Railing-for rampChocolate color Post 2/1/2 " The power post is 43" H. Top rail square 1 3/4 " W x 1 3/8 " H with a round 1 3/8" ADA continuous hand rail. Westbury Aluminum Railing Tuscany Model. no spindles

FOSTER ST. CLAIRE ADDITION		
SCALE: 1/4"= 1'-0"	PREPARED BY:	REVISION DATE
DATE: 4-26-2025	SKILLMAN HOMES	5-31-25
GENERAL MAIN FLOOR & SECOND FLOOR PLAN		

Shingle main house and carriage house. -OwensCorning, TruDefinition ,Duration Flex Color-Teak(mix of gray, medium and brown and tan granules)



FOSTER ST. CLAIRE ADDITION

SCALE: 1/4"= 1'-0"	PREPARED BY:	REVISION DATE
DATE: 4-26-2025	**SKILLMAN HOMES**	5-31-25

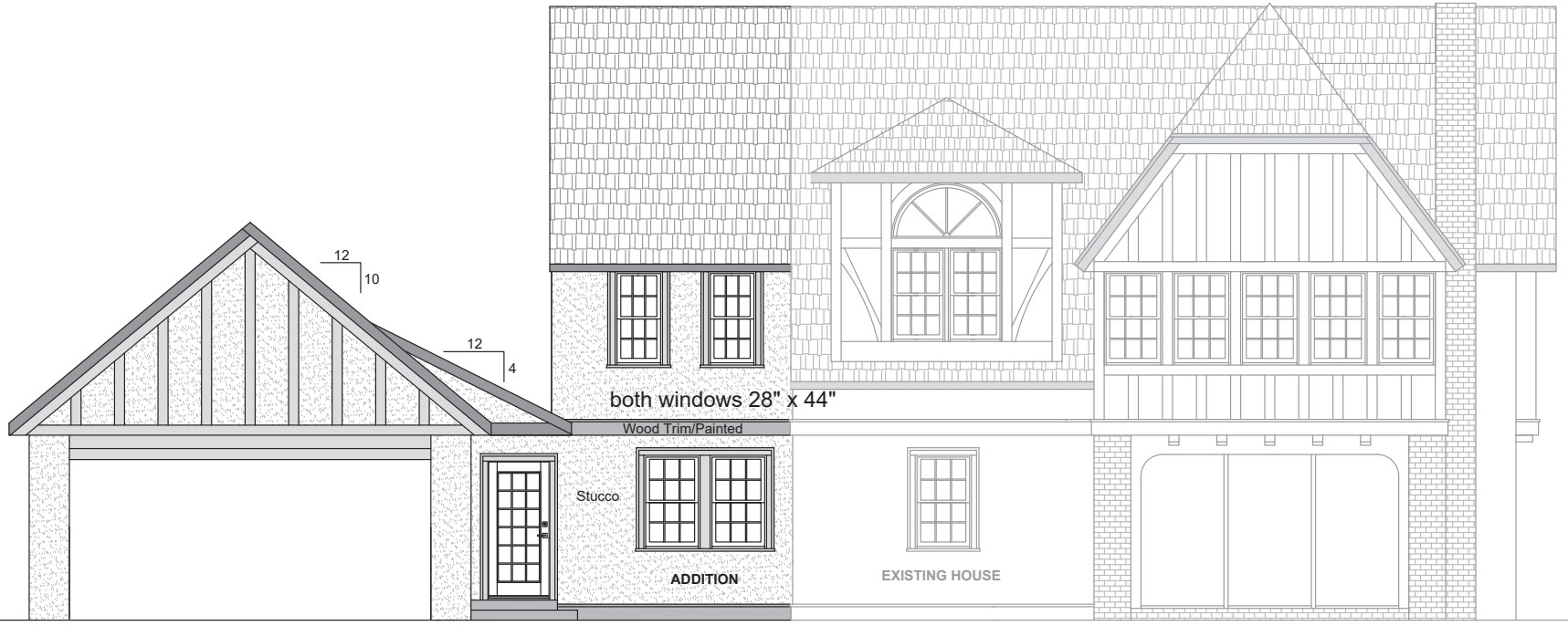
NORTH ELEVATION. Trim Details & Wall Heights. Typical.
Wall Section With Trim Thickness Detail. Typical

Addition:

- Stucco Style, Type, and Thickness to Match Existing.
- Exterior Trim Style and Thickness to Match Existing. Douglas Fir #2 KD Will Be Used As The Trim.
- Brick to Match Existing House As Close to Possible On Front Face (N. Side) of Porte Cochere.

Shingles -OwensCorning, TruDefinition ,Duration Flex Color-Teak(mix of gray, medium and brown and tan granules) new guttes will match exiting gutters (plan to use existing gutter,if any are damaged and need to be replace it will be the same as on the house)

FOSTER ST. CLAIRE ADDITION		
SCALE: $\frac{1}{4}$"= 1'-0"	PREPARED BY:	REVISION DATE 5-31-25
DATE: 4-26-2025	**SKILLMAN HOMES**	
WEST ELEVATION		



Addition:

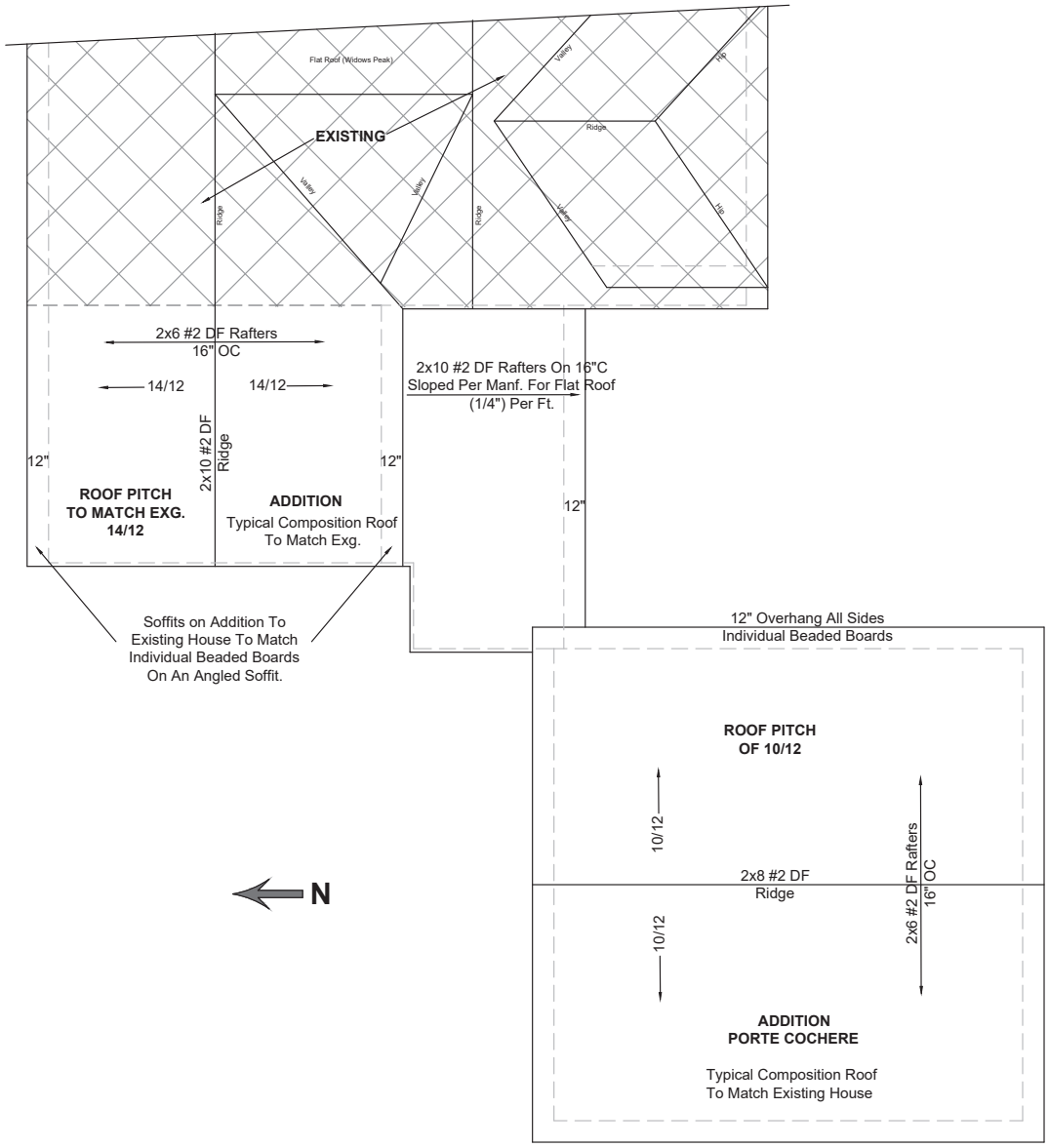
- Stucco Style, Type, and Thickness to Match Existing.
- Exterior Trim Style and Thickness to Match Existing. Douglas Fir #2 KD Will Be Used As The Trim.
- Brick to Match Existing House As Close to Possible On Front Face (N. Side) of Porte Cochere.

windows each 33" x 56"

Door 36" x 80 " Masonite Vista Grande

18 lite door in brown to match existing trim color

FOSTER ST. CLAIRE ADDITION		
SCALE: $\frac{1}{4}$"= 1'-0"	PREPARED BY:	REVISION DATE 5-31-25
DATE: 4-26-2025	**SKILLMAN HOMES**	
SOUTH ELEVATION W/COVERED STOOP & RAMP		



FOSTER ST. CLAIRE ADDITION		
SCALE: $\frac{1}{4}$"= 1'-0"	PREPARED BY:	REVISION DATE
DATE: 4-26-2025	**SKILLMAN HOMES**	5-31-25
ROOF PLAN		

North View of house

North view of house

West view

Exhibit E
Existing Conditions,
Materials & Manufacturers
Information

1928 Bead board porch ceiling-duplicate for patio/carport ceiling-builder to match new ceiling.

Exhibit E

Existing Conditions, Materials & Manufacturers Info.

1928 Brick Column 2’ x 2’ Builder to match with new brick for patio/carport brick columns such as Rustic. From Brick It – should age over time to match existing brick.

Existing Window and Door Trim—4 ¾”—duplicate around new windows and door in new addition

Current West Side of House

Current South side of House- 2 images


Gutters-use existing or replace in kind.

https://www.homedepot.com/p/Amerimax-Home-Products-5-in-x-10-ft-Royal-Brown-Aluminum-K-Style-Gutter-24002015120/205627126

Back door

Masonite Vista Grande with grids added to custom made door

18 lite door in brown to match existing trim color

Shingles

https://www.owenscorning.com/en-us/roofing/shingles

Teak

PERFORMANCE

100 Series products simply perform like modern windows and doors should. They're made from our proprietary Fibrex® material, which is extremely low maintenance and blocks thermal transfer 700 times better than aluminum to help your customers save money on heating and cooling costs.

ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern look.

COLORS THAT LAST

Durable factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel,* even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black.**

ENERGY EFFICIENT IN EVERY CLIMATE

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S. so they can help reduce heating and cooling bills.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.

ASK ABOUT ENERGY STAR

DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states.† See pages 103-104 for details.

PG50 ††
PERFORMANCE
OPTIONAL PERFORMANCE UPGRADE
100SHS4066 DPUP +50/-50
(AAMA/WDMA/CSA 101/I.S.2/A440-08 & -11)

EASY TO OPERATE FOR YEARS TO COME

All 100 Series products are tested to the extreme to deliver years* of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

OWNER2OWNER LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details. **Products with Sandtone, dark bronze and black interiors have matching exteriors. †See your local code official for code requirements in your area. ††100SHS4066 DPUP IG +50/50 (AAMA/WDMA/CSA 101/I.S.2/A440-08 & -11). Optional PG50 performance grade upgrade is available for most sizes. For more information, visit andersenwindows.com/100series. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

FIBREX® MATERIAL

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it's composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help

See how Andersen created Fibrex material at andersenwindows.com/fibrex.

*Visit andersenwindows.com/warranty for details.

**When tested against five leading competitors' painted vinyl window products.

GRILLE OPTIONS

Grilles for Andersen® 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.

Finelight grilles-between-the-glass

Finelight grilles-between-the-glass with permanent exterior grilles

Permanent exterior and permanent interior grilles with spacer

Permanent exterior and permanent interior grilles with no spacer

FINELIGHT™ GRILLES BETWEEN-THE-GLASS

Make glass easy to clean and have an elegant, sculpted profile. Choose a two-sided color scheme to match both the interior and exterior of the window or patio door. Also available with exterior grilles to provide architectural style and detail.

FULL DIVIDED LIGHT

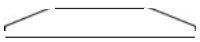
Permanently applied to the exterior and interior of the window, with a spacer between the glass.

SIMULATED DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with no spacer between the glass.

Grille Bar Widths Actual width shown.

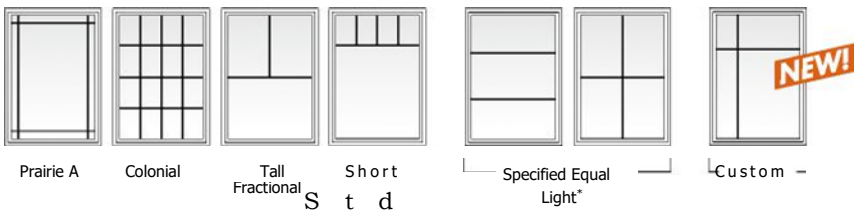
3/4" (19) width grille bar for windows.



1" (25) width grille bar for patio doors.

A 2 1/4" (57) width profile is available for most units to simulate a meeting rail or a multi-unit combination, such as a transom over a window or patio door.

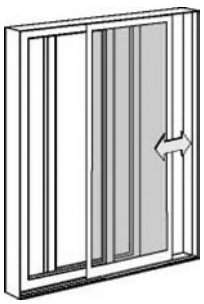
Grille Patterns



To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.

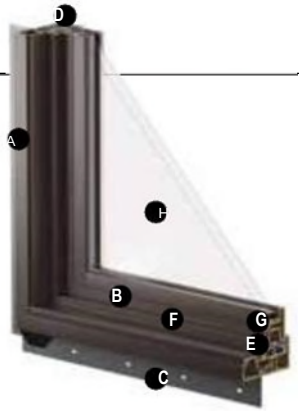
INSECT SCREEN OPTIONS

Insect screens for venting windows have a fiberglass screen mesh. Optional TruScene® insect screens are made with a micro-fine stainless steel mesh, providing 50% greater clarity than our conventional insect screens. Insect screen frames for casement and awning windows are color matched to the product interior and for single-hung and gliding windows are matched to the product exterior.



Gliding insect screens for 2-panel gliding patio doors have a fiberglass screen mesh. Insect screen frames for doors are color match ed to the pı roduct exterior.

*Specify number of same-size rectangles across or down.
Dimensions in parentheses are in millimeters.



GLIDING

FRAME

A The frame is constructed with Fibrex® composite material. This construction produces a rigid frame.

B Durable, low-maintenance finish won't fade, flake, blister or peel.*

C Four frame options are available. See "Common Features" for details.

SASH

The operating sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily.

D Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

E Dual felt weatherstrip provides a long-lasting,* energy-efficient barrier against wind, water and dust.

F Operating sash has four metal rollers mounted at the bottom for easy, smooth travel over the sill.

GLASS

@ A glazing bead and silicone provide superior weathertightness and durability.

H See "Common Features" for details.

HARDWARE

Sash Lock

The sash lock engages automatically when the operable sash is closed. The standard sash lock matches the window's interior color.

PICTURE, TRANSOM & SPECIALTY

FRAME

A The frame is constructed with Fibrex composite material. This construction produces a rigid frame.

B Durable, low-maintenance finish won't fade, flake, blister or peel.*

C Four frame options are available. See "Common Features" for details.

GLASS

D A glazing bead and silicone provide superior weathertightness and durability.

E See "Common Features" for details.

SHAPES

Along with rectangular windows, half circle, quarter circle, circle, Springline™ and arch windows are available in both standard and custom sizes. Custom windows are also available in unequal leg arch, trapezoid, pentagon, octagon and triangle shapes.

HARDWARE

Casement & Awning

Antique Brass | Black
Dark Bronze | Sandtone
Satin Nickel | White

Folding handles avoid interference with window treatments.

Single-Hung & Gliding

Standard Lock Optional Lift/Pull

Hardware color matches the window's interior color.

Optional Slim Line Metal Lock

Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Bold name denotes color or finish shown.

HARDWARE FINISHES

Antique Brass | Black | Dark Bronze | Sandtone | Satin Nickel | White

ACCESSORIES Sold Separately

HARDWARE

Window Opening Control Device

A window opening control device is available for casement, single-hung and gliding windows, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone, white and black.

Vent Limiter for Awning Windows

A vent limiter is available for awning windows, which prevents opening the sash more than 4" (102). Available factory applied or as a field-applied kit.

GRILLES

Grilles are available in a variety of configurations. See page 13 for details.

INSECT SCREENS

Conventional Insect Screens

Insect screens have charcoal gray fiberglass screen mesh. For casement and awning windows, frames are color matched to the product interior. For single-hung and gliding windows, stainless steel springs hold the insect screen tightly to the window frame, and their frames are available in colors to match the product exterior.

TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air** and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. For casement and awning windows, the frame color matches the product interior. For single-hung and gliding windows, the frame color matches the product exterior.

*Visit andersenwindows.com/warranty for details.

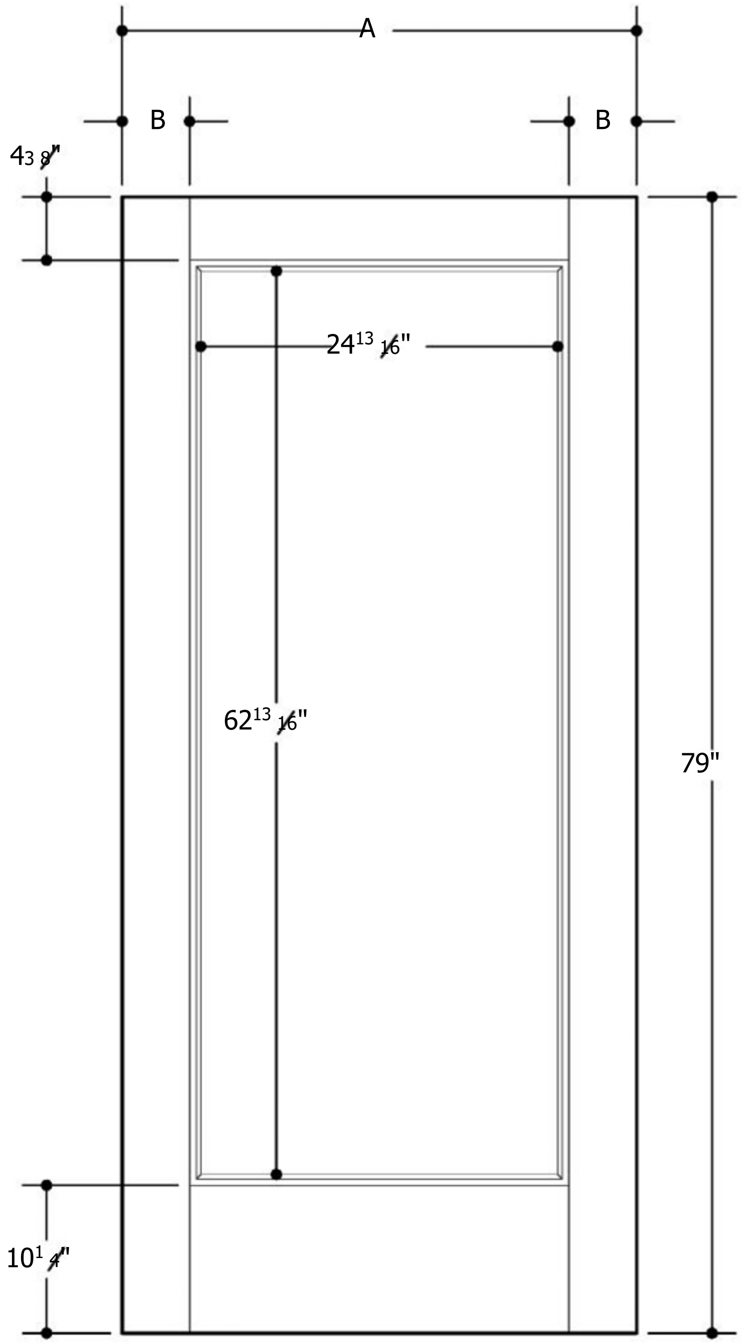
**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

MASONITE

VISTAGRANDE® 26 x 64 FLUSH GLAZED 6'8"

MASONITETM SPEC*



6'8"	A	35-3/4"	3'0"
	B	4-11/16"	

Note:
1. Overall Length and Width Dimensions are +/- 1/16 inch

*Available as Prem Spec

Filename: TM-VG-2664 GL-68 001
Revision: A
Date: 01-23-2017
Section XX XX.X.X

VistaGrande®
Flush-Glazed Fiberglass Doors

PART 1: GENERAL

1.1 Scope: Subject to local building codes, this product is intended for use in:

1.1.1 One and two family dwellings.

1.1.2 Low-rise multifamily dwellings, low-rise professional offices, libraries and low-rise motels.

1.1.3 Lighter use industrial buildings and factories, hotels, and retail sales buildings.

1.2 Product Description: Side-hinged door systems manufactured by Masonite or meeting Masonite specifications.

1.2.1 Door system components include: door panel(s), sidelite panel(s), glass inserts, transom, door frame, hinges, weather seals.

PART 2: BASIC MATERIALS

2.1 Door Panel: VistaGrande fiberglass doors shall be fabricated using 7-piece construction that includes fiberglass reinforced facings, laminated lock stile, laminated wood hinge stile, wood top rail, and composite bottom rail. Door facings are to be bonded to stiles and rails forming a structural attachment. Insulated core to be poured-in-place polyurethane foam forming a secure attachment to all door components.

2.1.1 Bottom rail may be machined to accept weather seal. Mounting surface for latching hardware to be reinforced with solid internal blocking. Hinge preparations are to be placed at Masonite specifications and are to be machined for standard weight full mortise 4" butt hinges. Latch preparations are to be placed at Masonite specifications. Face bore(s) for cylindrical lock and deadbolt are to be 2-1/8" diameter at 2-3/4" or 2-3/8" backset and 5-1/2" on center (5-1/2" or 10-1/2" on 8'0" panels).

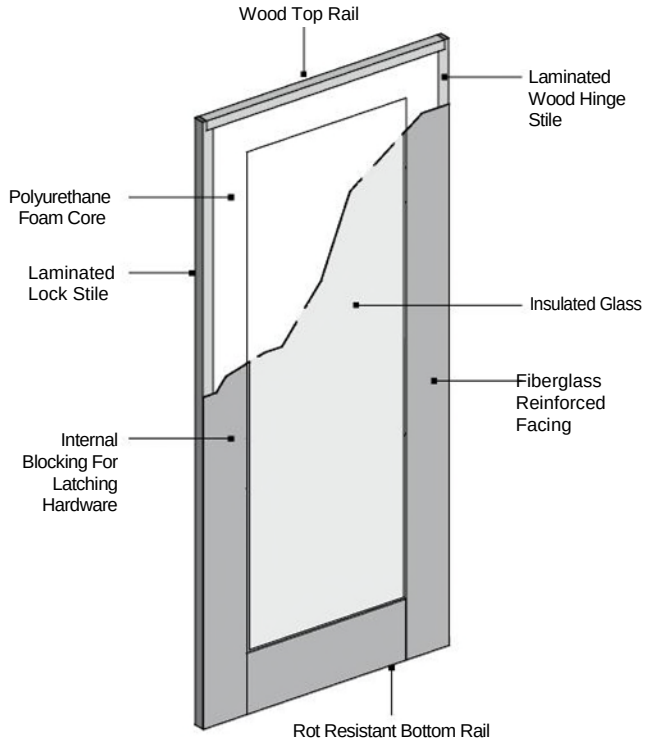
2.2 Sidelite Panel:

2.2.1 VistaGrande fiberglass sidelites shall be fabricated using 6-piece construction that includes fiberglass reinforced facings, wood stiles, wood top rail, and rot resistant composite bottom rail. Door facings are to be bonded to stiles and rails forming a structural attachment. Insulated core to be poured-in-place polyurethane foam forming a secure attachment to all door components.

2.3 Glass Insert: Insulated glass shall be fabricated 1" double pane or 1" triple pane construction.

2.4 Transom: Specialty insulated transoms shall be fabricated with 3/4" double pane or 1" triple pane glass mounted to the framing system as a non-operable panel.

2.5 Door Frame: Wood frames shall be fabricated as a single rabbet jamb design. Hinge jamb(s), strike jamb, head jamb, and mullion(s) shall be machined to accept a kerf applied weather seal. Hinge jamb preparations are to be placed at Masonite specifications and are to be machined for standard weight full mortise 4" butt hinges. Strike jamb preparations are to be placed at Masonite specifications and are to be machined for full lip cylindrical strike plate. Inswing or bumper outswing threshold shall be high-dam design. Low profile threshold shall be required for handicap accessible openings. Double door units shall include a t-astragal attached to the "passive" panel with top and bottom flush bolts that securely strike into the head jamb and threshold.



2.6 Hinges: (3) standard weight full mortise 4" butt hinges are required on doors 7'0" height or smaller & (4) on doors greater than 7'0".

2.7 Weather Seal: Door frame shall be fabricated featuring a vinyl wrapped foam filled compression design that is kerf installed. Corner seals shall be installed to the rabbet section of the door frame at the bottom of the hinge and lock jamb. Door bottom sweep shall be sealed and securely attached to the glazed door panel(s).

PART 3: DELIVERY, STORAGE & HANDLING

3.1 Delivery: Reasonable care shall be exercised during shipping and handling in keeping with the decorative nature of product.

3.2 Storage & Protection: Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place units on wood blocks at least 2" high to prevent moisture at threshold and/or possible damage. Do not place in non-vented plastic or canvas shelters.

PART 4: EXECUTION

4.1 Examination: Site verification of substrate conditions, which have been previously completed, are acceptable for the product installation instructions in accordance with manufacturer's specifications. Verify that door frame openings are constructed plumb, true and level before beginning installation process. Select fasteners of adequate type, number and quality to perform the intended functions.

4.2 Installation: Remove protective packaging just prior to installation. Installer shall be experienced in performing work required and shall be specialized in the installation of work similar to that required for this project. Comply with manufacturer's product data, including product technical bulletins, product catalog installation instructions and product packaging instructions for installation.

4.3 Flashing, Insulating & Trimming: Exterior of installed unit shall be flashed, trimmed & sealed to prevent air infiltration and/or water penetration. Interior of installed unit shall be insulated & trimmed to prevent thermal and/or acoustical transmission.

4.4 Finishes: Various types of materials are used in the construction of the door system; each shall be sealed in accordance with manufacturer's specifications to protect against various environmental conditions. Make sure to seal and inspect all 5-surfaces (top, hinge side, lock side, exterior face and interior face) of the active door panel(s). Finishing and/or re-finishing must be completed within 45-days from the time the protective packaging was removed and/or the installation was performed. Conduct periodic inspections of all coated surfaces to insure that door components are not exposed. Inspections should occur at least once a year. Reseal the surface as needed.

PART 5: BUILDING CODE & REGULATORY COMPLIANCE

5.1 Structural Performance & Impact Rating: Unit scheduled for installation in openings requiring compliance with national, state or local wind load and/or missile impact resistance shall be clearly noted when product is ordered. Design pressure (DP) ratings are available for a wide selection of door styles and configurations are listed under the National Accreditation & Management Institute (NAMI). VistaGrande fiberglass door unit at +55.0 / -55.0 maximum rating. (See structural performance data for unit specific DP information).

5.2 Thermal Performance: Unit Scheduled for installations in openings requiring compliance with national, state, or local thermal resistance and/or solar heat gain shall be clearly noted when product is ordered. U-Value & SHGC ratings in accordance with the International Energy Conservation Code (IECC) and/or the National Fenestration Rating Council (NFRC) are available for a wide selection of door styles. ENERGY STAR® compliance / labeling is available for various door styles. VistaGrande fiberglass at U-value of 0.36 & SHGC of 0.34 minimum rating. (See thermal performance data for unit specific thermal information).

5.3 Acoustical Performance: Unit scheduled for installation in openings requiring a specified noise control rating shall be clearly noted when product is ordered. VistaGrande fiberglass full lite operable sound transmission classification (STC) rating 30 for clear and 32 for laminated insulated glass (IG) units. (See acoustical performance data for unit specific acoustical information).

5.4 General Performance: All door systems are designed to comply with water penetration guidelines in accordance with ASTM E331 and/or Florida Building Code TAS202; air infiltration guidelines in accordance with ASTM E283 and/or Florida Building Code TAS202; forced entry resistance guidelines in accordance with Florida Building Code TAS202.

PART 6: WARRANTY

6.1 Manufacturer warrants the panel to be free of manufacturing defects in material and workmanship under limited lifetime warranty of the VistaGrande product. Please check with manufacturer or distributor for current warranty terms and conditions.