



HP16-07: Application for a Certificate of Appropriateness (COA) various repairs to the exterior of the residential structure located at 12916 Grandview Road, which is located in the Downtown Main Street Conservation District.

**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING**

Wednesday, December 14, 2016 at 7:00pm

APPLICANT/REPRESENTATIVE:

Teresa Hung

PROPERTY OWNER:

Michael Yau-Yan Hung

LEGAL DESCRIPTION:

Grandview Town of Lots 6 & 7
BLK 8

ZONING DISTRICT:

C-3, Downtown Commercial,
with Historic Conservation
Overlay Zoning District

OTHER INFORMATION:

The applicant has owned this property since May 2011 and has been vacant for several years (since some time in 2012). Its legal non-conformity has expired.

ATTACHMENTS:

- A – Public Hearing Script
- B – Historic Resource Survey
- C – Main ST. Design Guidelines
- D – Application
- E – Staff Documents

STAFF:

Chris Chiodini, EIT, AICP
Director of Community
Development
Ph: (816) 316-4820
cchiodini@grandview.org



Figure 1: Historic Resources Survey, 2003

Executive Summary:

The purpose of this report is to request the Historic Preservation Commission hold a public hearing in accordance with the enclosed script (**Attachment A**) and to consider a request for a Certificate of Appropriateness (COA) submitted by Teresa Hung, on behalf of the owner Michael Yau Yan, for approval of various exterior repairs including newly installed windows and front door/screen door located at 12916 Grandview Road, which is located in the Downtown Main Street Conservation District.

History:

This building and its existing footprint appears as a one-and-a-half story gable-front residential structure on the 1916 Sanborn Fire Insurance Map. It is located in a residential district characterized by early twentieth-century (20th century) residences (this and 2 to the immediate north on the west side of Grandview Road). This lot is part of the Original Town of Grandview, platted in December 1889.



SITE REVIEW: Historic Resources Survey – 801 Main Street

According to the Historic Resources Survey (**Attachment B**) conducted for the City, this residential structure has a rectangular plan that is two bays wide and three bays deep. Dominating the intersecting gable roof is a front gable clad with fishscale shingles. Defining the remaining bays are paired one-over-one light, double hung sash windows with flat board trim. Additional character-defining features include a wide band of flat board trim that forms a beltcourse along the base of the front gable, modest corner pilasters, and wide eaves.

The structure is significant for its associations with architectural development in Grandview. The building retains high architectural integrity, clearly expressing its character-defining features. However, the building is not currently eligible for listing in the National Register of Historic Places. Although the building has sufficient integrity to be listed as a contributing property to a National Register district, the surrounding properties do not have sufficient integrity to form a contiguous historic district. If they (adjacent surrounding properties) are upgraded to reveal their historic architectural features, this building could potentially be listed as a contributing element to the National Register Historic District. This building merits preservation incentives and local protection efforts.

From the progression of photographs taken for this property since 2003, it is clear that this property suffers from vacancy, no regular maintenance and some semblance of neglect. The Historic Resources Survey from 2003 shows the property occupied and well-maintained. The pictures from 2005, included on the Jackson County, Missouri Property Report, also show the property occupied and well-maintained. The pictures in this staff report, from May 2016, show the condition of the property which has been downgraded significantly, including extensive peeling and chipping paint, rotting wood siding, back stoop completely gone and the fence at the rear of the property in overall poor shape.

The Minimum Building Preservation Code (MBPC) log, maintained by the Building Services Division, shows the extent of staff's efforts to work with the property owner since 2012 to perform basic exterior maintenance to conform to minimum code standards. It appears that the owners have been doing work on the exterior of the property; however, have done so without first coming before the Historic Preservation Commission and requesting a Certificate of Appropriateness (COA). The City received an application for a Certificate of Appropriateness (COA) from Ms. Teresa Hung on December 1, 2016.

APPLICABLE DESIGN GUIDELINES:

The Design Guidelines (**Attachment C**) for the Main Street Conservation District address building and architectural elements, as well as recommendations regarding exterior features. The major items requested by the applicant, that would require a Certificate of Appropriateness (COA) would include (1) repainting the exterior, (2) replacing missing windows, and (3) repairing damaged fencing. From the pictures provided by the applicant, it appears new replacement windows have already been installed. The applicant has provided possible sample color combinations (2 options circled) for the repainting of the exterior. The existing fence that is damaged appears to be chain link fence which is not original period fencing – the applicant has not provided details about the extent of the repairs to the existing fence in their application documents.



GRANDVIEW
Building Tomorrow's Community

ZONING ORDINANCE: Section 31-25A(F)(1)(c)(ii)

States that “a Certificate of Appropriateness shall be required when action affecting the exterior architectural appearance of a building, structure or object or any landscape features, including walls, brick streets, and curbs that were defined in the ordinance designating the landmark or property within a historic or conservation district including construction, alteration, or demolition, in whole or part, not requiring a permit, but affecting the architectural feature(s), that is defined in the ordinance designating the district.”

The Zoning Ordinance also provides regulations regarding maintenance of properties located in either “District H – Historic” or “District C – Conservation” in Section 31-25A(H) of the Zoning Ordinance, which has been provided for your review. This section of the Zoning Ordinance states that “nothing in this section shall prevent the ordinary maintenance or repair of any exterior elements of the building or structure contained within the definition of “Exterior Architectural Appearance”.

Ordinary maintenance is “any work, for which a building permit is not required by municipal law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the same, as nearly as may be practical, to its condition prior to the occurrence of such deterioration, decay or damage and does not include change of materials nor of form.” **Therefore, those repair and replace items on the exterior such as siding, trim, window glass, and rear door landing would be considered ordinary maintenance.**

STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Commission hold this public hearing, consider all public comments, and consider the request for a Certificate of Appropriateness based upon the provisions and regulations listed in the city’s Design Guidelines, Zoning Ordinance and Certificate of Appropriateness Application.

Attachment A

Grandview Historic Preservation Public Hearing Script **Certificate of Appropriateness**

_____ To protect the rights of all parties involved and in order to create an opportunity for everyone to speak their opinions in an orderly fashion, the Historic Preservation Commission follows specific fact finding procedure. Your attention to this procedure is appreciated.

_____ We would like to open the hearing regarding **Case Number HP16-07**. Have any Historic Preservation Commissioners had any outside contacts regarding this case? If so, please indicate who you have spoken with and explain the nature of the conversation.

_____ Do any Historic Preservation Commissioners have a conflict of interest in this case?

_____ Is the applicant present? Please clearly state your name and address, sign in, and then provide the Commission with an explanation of the nature of your application for a Certificate of Appropriateness (COA)?

_____ Staff, please give a brief background and facts concerning this case?

_____ Is there anyone in the audience who would like to comment or ask questions concerning this case? You may have five (5) minutes to comment or ask questions. Please clearly state your name and address and sign in before commenting.

_____ Does the applicant wish to rebut any statements made in the Staff Report?

_____ Does any member of the public wish to rebut any statements made in the Staff Report?

_____ Does the Commission have any further questions of staff?

_____ If not, the public hearing is now closed.

_____ If there are no further comments, we will ask the Commission Staff to provide its recommendations regarding this case. Staff?

_____ The Chair will entertain a motion at this time.

_____ A motion to (repeat motion) based on (repeat factors) has been made and seconded. Is there any discussion?

_____ Staff, please call the roll. Motion (carries or fails).

Sample Motion:

I move that we (approve/deny/continue) a Certificate of Appropriateness for the proposed improvements with staff recommendations as proposed in the staff report for 12916 Grandview Road.

Attachment A

Grandview Historic Preservation Public Hearing Script ***Certificate of Appropriateness***

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Sample Motion:

I move that we (approve/deny/continue) a Certificate of Appropriateness for the proposed improvements with staff recommendations as proposed in the staff report for 12916 Grandview Road.



12916 Grandview Road

Reference Number

D. Address / Location		
12916	Grandview	Rd.
E. City	Grandview, MO 64030	B. County 095 Jackson

2I. Owner's Name and Address (if Different)		
Johnson Jonathan & Christine L		
12914 Grandview Rd.		
Grandview	MO	64030

A. Historic Name		
C. Other Name(s)		

N. Ownership	Private	<input checked="" type="checkbox"/>	Local	<input type="checkbox"/>	Federal	<input type="checkbox"/>	State	<input type="checkbox"/>	Mix	<input type="checkbox"/>
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2A. Architect / Builder / Designer / Engineer
Unknown

2O. Structural Systems
PR Platform Frame

2B. Architectural Style

2P. Wall Materials
20 Wood
22 Shingle Decorative

2C. Vernacular Type
18 Open Gable/Gambrel Front

2Q. Other Materials
20 Wood

2D. Construction Date	c. 1905
2E. Alteration Dates	
2F. Date Rebuilt	
2G. Date Moved	
2H. Demo Date	

2R. Roof Shapes
IG Intersecting Gable

2J. Historic Function
01 Domestic

2S. Roof Materials
63 Asphalt

2K. Historic Sub-Function
01A Single Dwelling

2T. Roof Features
DR Dormer

Present Function
01 Domestic

2L. No. of Ancillary Structures	0
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2U. Foundation Materials
40 Stone

2M. Resource Type	Building
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2N. Stories	
Primary Structure	1½
Secondary Structure	
Secondary Structure	

2V. Porch Type
R1 Recessed-1 Story

Q. Area(s) of Significance/Contexts
030 Architecture

2W. Plan Code
RC Rectangle

R. Significant Person(s)	S. Significant Event Date(s)

2X. Description of Property - Continuation Sheet	<input checked="" type="checkbox"/>
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T. Significance - Continuation Sheet	<input checked="" type="checkbox"/>
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2Y. Description of Environment and Outbuildings - Continuation Sheet	<input checked="" type="checkbox"/>
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History - Continuation Sheet	<input checked="" type="checkbox"/>
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National Register Name	NR Eligibility
	Not eligible

2Z. Sources
Plat Maps; History of Grandview, Missouri; Oral History Interviews; Truman Library Archives

Integrity
Good

Survey Report	Grandview Survey
Survey Date	March 2003

Preparer	Historic Preservation Services, LLC
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City Parcel Identification Number
64-830-21-10-00-0-00-000

Photo Roll and Frame Number	8 : 31
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D. Address / Location

12916 Grandview Rd.

E. City Grandview, MO **B. County** 095 Jackson**2X. Further Description**

This one-and-a-half-story, gable-front house has a rectangular plan that is two bays wide and three bays deep. Dominating the intersecting gable roof is a wide, slightly asymmetrical, front gable clad with fishscale shingles. The south end bay contains a recessed porch that shelters the primary entrance, which is surrounded by flat board trim and modest crown molding. Defining the remaining bays are paired one-over-one light, double-hung sash windows with flat board trim and, on the south elevation, a tripartite bay window. Additional character-defining features include a wide band of flat board trim that forms a beltcourse along the base of the front gable, modest corner pilasters, and wide eaves.

T. Significance

This building is significant for its associations with the architectural development of Grandview. The building retains historic architectural integrity, clearly expressing its character-defining features. However, the building is not currently eligible for listing in the National Register of Historic Places. Although the building has sufficient integrity to be listed as a contributing property to a National Register district, the surrounding properties do not have sufficient integrity to form a contiguous historic district. If they are upgraded to reveal their historic architectural features, this building could potentially be listed as a contributing element to a National Register Historic District. This building merits preservation incentives and local protection efforts.

2Y. Description of Environment and Outbuildings

This building is located in a residential district characterized by early twentieth-century residences. The paved street is bounded by a gravel shoulder/easement strip and sidewalks. A paved drive runs along the south end of the house.

History

This building and its existing footprint appear on the 1916 Sanborn Fire Insurance Map. According to building owner, this house pre-dates the adjacent Guckert Building (1927) located at 822-24 Main Street. This lot is part of the Original Town of Grandview, Dec 1889.

REHABILITATION OF EXISTING BUILDINGS

Commercial buildings and the streetscape they create in downtown Grandview determine both the functional and visual character of the city's Main Street Conservation District. Their appearance and physical condition play a significant role in the future of this conservation district.

Most of Grandview's commercial buildings are simple structures of one or two stories. Dating from the late nineteenth century, they include examples from almost every decade up to the present. Unfortunately, many of the façades have been inappropriately altered, have dated and ineffective signage and lighting, and unsuitable awnings. Several buildings built after the 1950s introduced a different scale and new materials. Demolition opened vacant spaces that impact the cohesiveness of the business district.

The first step in creating an attractive, cohesive sense of place is to take advantage of the existing character-defining elements in the commercial streetscapes and to enhance them through rehabilitation.

Rehabilitation begins by recognizing the style and character of an existing building. The goal of rehabilitation is to preserve or recapture the original character of the building, by adapting proposed changes to the building's basic features.

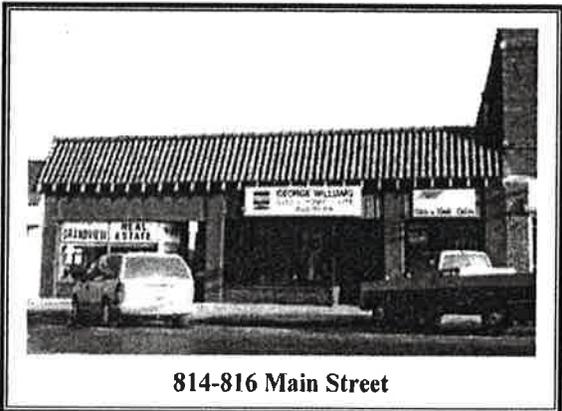
The design guidelines for Grandview's Main Street Conservation District respect the fact that the design of all buildings, whether historic or contemporary, has value as products of their own time period. In Grandview's business district, many buildings retain original design elements while others have treatments, alterations, and additions that are inconsistent with their date of construction. The following guidelines provide direction to preserve and recapture their original integrity.



822-824 Main Street



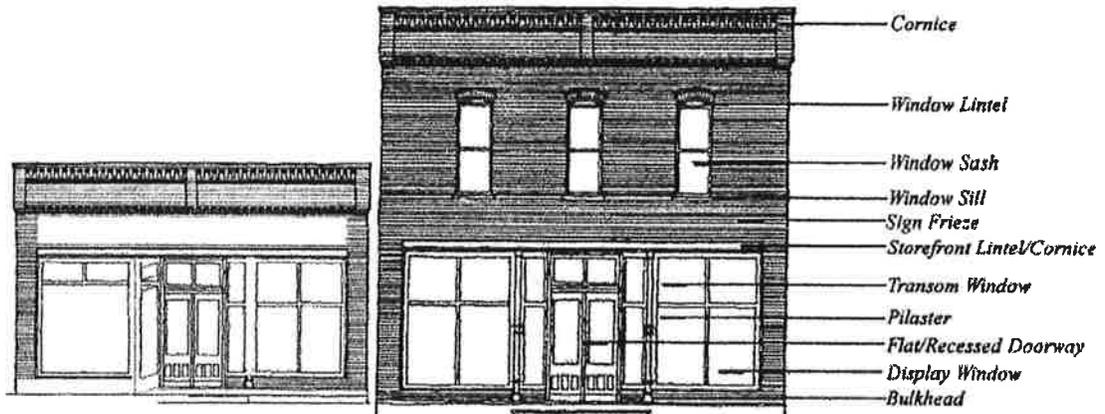
702 Main Street



814-816 Main Street

Storefronts

The storefront is the most prominent and important feature of a commercial building and is an important merchandising element. Although it does not usually extend beyond the first story, the rest of the commercial building's important design elements visually relate to it. Important character-defining elements are display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.



Consider the architectural features, materials, and proportions of historic commercial structures when rehabilitating existing structures or designing new construction

Recommended:

1. Retaining original character-defining elements. Removing inappropriate non-original cladding, false mansard roofs, and other later alterations to reveal the original design and character of the storefront.

2. Repairing storefronts by reinforcing the original materials. Repairs usually include limited replacement in kind or with compatible substitute materials of deteriorated parts when there are surviving examples (i.e., transoms, kick plates, pilasters, or signs.)

Avoid:

1. Removing or radically changing original storefronts and their character-defining features. Changing the location of a storefront's main entrance. Changing a storefront so that it appears residential rather than commercial in character. Removing original material cannot be documented as an original design treatment.

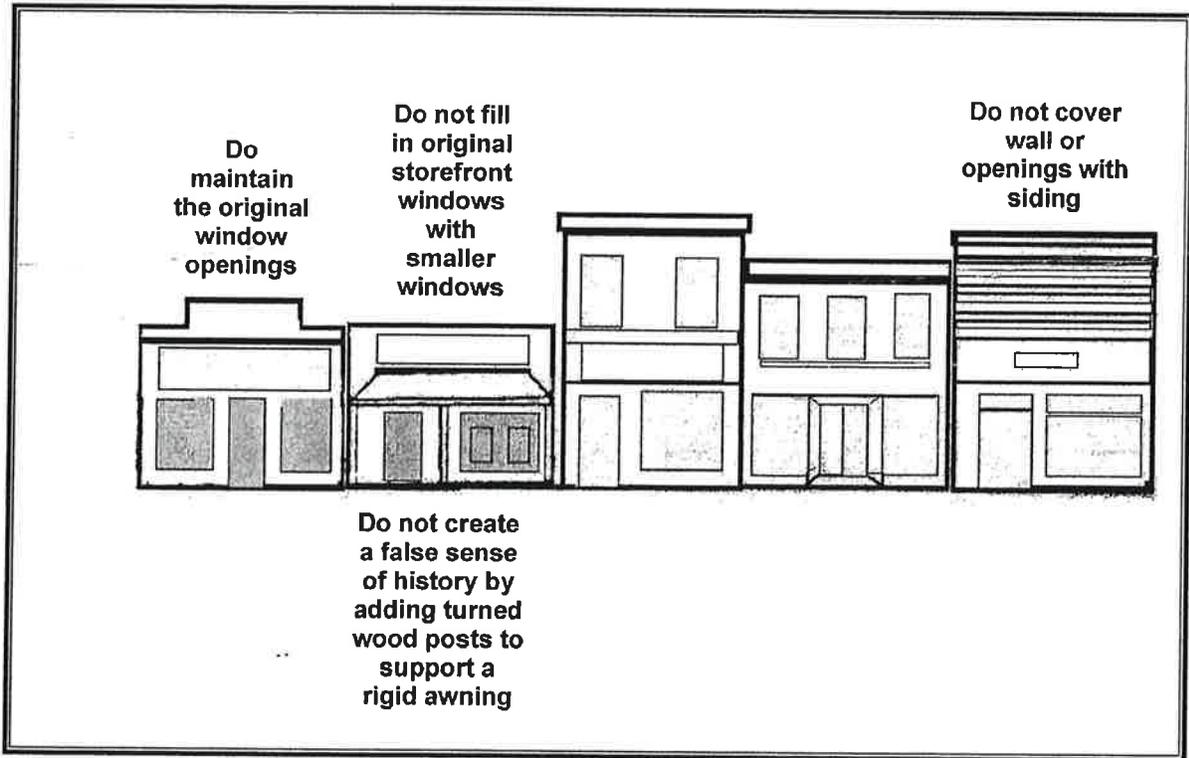
2. Replacing an entire storefront when repair of materials and limited replacement of its parts can be accomplished. Using substitute materials for replacement parts that do not convey the same visual appearance as the original.

Recommended:

3. Replacing in kind an entire or major portion of a storefront that is too deteriorated to repair. Using the physical evidence as a model if the overall form and detailing is still evident. If the original storefront is missing, replicating it based on historical, pictorial, and physical documentation. When there is no such documentation, using a new design that is compatible with the size, scale, material, and color of the building.

Avoid:

3. Removing a storefront that is repairable, and replacing it with a new storefront that does not have the same visual appearance. Using a new design that creates a false historical appearance or introducing a design that is incompatible in size, scale, material, and color.



Doors and Entrances

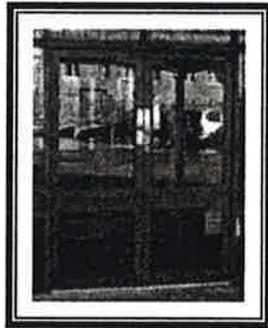
Attractive entrances are essential in making customers feel welcome. Entrances to business establishments are often the focus of the building's design. As such, they can have both decorative and functional features that include doors, sidelights, transoms, pilasters, entablatures, columns, and steps. Most of Grandview's downtown buildings also have secondary doors permitting access to upper floors and/or a rear door used as a service entrance. Some of the stores utilize their rear doors as a customer entry from parking areas. Compared to the storefront entry, these entrances are modest in design.



Recommended:

1. Retaining original entrances and their functional and decorative character-defining elements. Maintaining the original size, shape, and placement of door openings that face the street.

2. Maintaining original doors and transoms when possible. Using a door design that reproduces the original when there is documentation of its original appearance or, if unknown, a new door that is a simple design that is compatible in size, scale, and color.

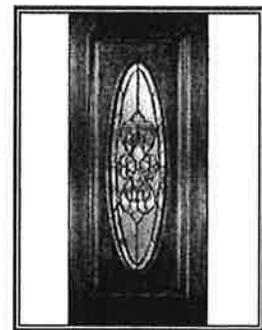


Above: Example of a simple commercial door that will blend in rather than compete with the historic streetscape

Avoid:

1. Removing or changing entrances. Removing historic material such as wood, tile, and brick. Cutting a new entrance into the front of the building.

2. Replacing a door with a "reproduction" design that is different from the original or using a new design that is incompatible with the building's period of construction. Using residential doors. Replacing tall doors with shorter ones and filling in the remainder of the opening. Using mirrored or tinted glass in doors.



Above: Example of a residential door that is an inappropriate replacement door

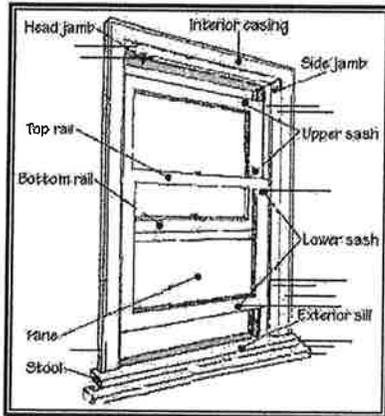
Recommended:	Avoid:
3. Using simpler secondary entrance doors. Incorporating simple glass panels in secondary doors that are not used purely as service entrances.	3. Using highly decorative doors on secondary and rear entrances, such as paneled doors, fanlights, and sidelights so that they appear to be formal entrances.

Windows

As one of the few parts of a commercial building that serves as both an interior and exterior feature, windows are always a key element in the building's character. They are an important design element that reflects changes in technology and periods of time. Their functional and decorative features include frames, sashes, muntins, glazing, sills, heads, and moldings. The dimensions and proportions of window parts greatly influence the overall appearance of the window.

Recommended:

1. Retaining and repairing, when possible, original windows and their character-defining elements. When damaged beyond repair, replacing with windows that match the original in profile, size, color, configuration, materials, and glazing. When original window openings are altered, restoring them to their original configuration and detail.



Above: Typical features of double-hung windows found on the second story of commercial buildings

Avoid:

1. Replacing windows that can be repaired. Removing or radically changing windows. Changing the number, location, size, and glazing pattern of windows by cutting new openings, blocking-in windows and installing replacement sashes that do not fit the original window openings. Changing the appearance of windows through the use of inappropriate designs, materials, and finishes that notably change the sash, depth of reveal and muntin configuration, the use of mirrored or tinted glass), or the appearance of the frame.

Recommended:

2. Using aluminum replacement windows that have a permanent colored enamel finish. Installing storm windows that resemble the size, shape, color, and design of existing windows and that minimally obscure the exterior visibility of the windows they cover and protect.
3. Removing all boards and other materials used to cover upper story façades and windows.

Avoid:

2. Using storm windows that are smaller than the window opening. Using storm windows that allow moisture to accumulate and damage the window frame.
3. Obscuring original window elements with signs, metal, or other materials.

Commercial Garage and Loading Door Openings

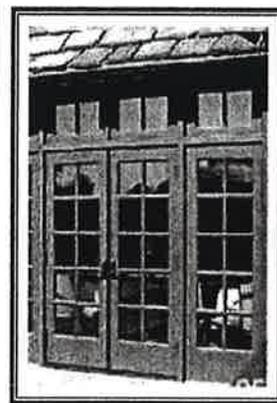
Commercial streetscapes include a number of manufacturing or service buildings that include loading bay doors or vehicular entrances. These openings were commonly fitted with roll-up metal doors or with wood or metal segmental doors that rode on overhead tracks. Other types were hinged or sliding door systems. One of the most frequent alterations to commercial buildings is the enclosure of vehicular entrances to create retail storefronts.

Recommended:

1. Retaining loading and dock doors unless a new use requires changes.
2. Using replacement windows and/or door systems that reflect the design of the original vehicular doors and thus maintain the original character of the building while servicing a new use.

Avoid:

1. Boarding up entrances or filling them with concrete block or brick.
2. Creating a residential or traditional storefront design that detracts from the original function and design of the building.



Left and Center: New infill doors and window systems used to create commercial entrances reference the horizontal lines and original opening of a garage and a loading dock door

Right: Residential French doors, fixed sidelights, transom windows, and a shingled overhang depart from the original functional design of the building and disguise rather than reference an original vehicular opening

Decorative Ornamentation

The commercial buildings of Grandview, as a whole, have very restrained ornamentation. And yet, when present, this ornamentation plays a very important role in defining the overall character of the building.

Recommended:

1. Repairing deteriorated details, decorations, and cornices whenever possible. If replacement is absolutely necessary, selecting materials that match the original in composition, design, color, and texture. Basing all repairs and replacements on accurate historical, physical, or pictorial evidence.

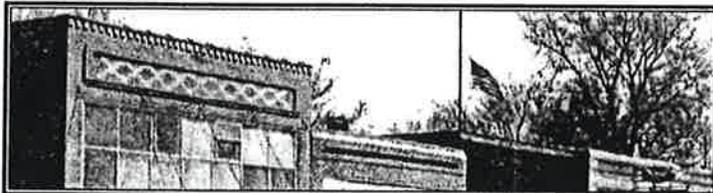
Avoid:

1. Adding false "historic" details, decorations, cornices, and permanent awnings; using decorative details secured from other buildings; using designs based on conjecture or historic reproductions of a different era.



Above: The Colonial American eighteenth century style multi-pane windows and pilasters around the entrance, sign, and multi-pane residential door replaced an original storefront and create an eighteenth century design that while attractive, does not contribute to Grandview's historic sense of place dating to the Truman era.

2. The cornice defines the top of a building and whether ornate or very restrained is an essential character-defining element of a building. If the original cornice has been removed or altered, replace or restore it with a duplicate of the original. Where this is not possible, design a simplified version of the original.



Left: Subtle variations in cornice brickwork combine to establish character-defining elements of the commercial streetscape

Color

Color is used to enhance the decorative features of buildings. Not only can it be a practical way to visually tie together individual building elements, it can also unify individual building façades along a street.

Recommended:

1. Using paint colors based on a building's historical appearance. Contrasting colors may be appropriate for storefronts dating to the late nineteenth and early twentieth centuries. If the original color treatment cannot be determined, the color palette should complement the traditional character of the buildings in the downtown. Many paint companies have a line of historic exterior paint colors that provide an appropriate range of colors for Grandview's downtown. Earth tones are very compatible with the downtown buildings. Generally, medium to dark colors in earth tones should be used on the main part of the building, with compatible lighter or darker colors for details. The color of the cornice should offset the color of the sky. The color combination should tie all the building's elements together — cornices, decorations, signs, and storefront. Only two colors for detail in addition to the color of the body of the building should be used.

2. A building should be visually consistent on all sides and use a consistent color palette throughout the upper and lower portions of the building's façade. The building color should be complimentary with adjoining buildings.

Avoid:

1. Painting wall surfaces and architectural details that have never been painted. Painting brick buildings that have not been previously painted.

2. Using large areas of bright primary or pastel colors. Using more than three colors.

3. Painting different sides or portions of the building different colors. Painting a building a glaringly different color and hue than that of adjoining buildings.



Certificate of Appropriateness Application

Community Development Department, 1200 Main Street, Grandview MO 64030
www.grandview.org phone: 816-316-4822 fax: 816-316-4809

Applicant Name: Teresa Hung

Address: 11209 Greenbrier Ln, Kansas City, MO 64137

Phone: _____ Cell: 408-921-6752 Fax: _____

Email: teresa.hung@gmail.com

Owner Name: Michael Y Y Hung

Address: 3000 Darby Falls, Las Vegas, NV

Phone: 702-968-9990 Cell: 702-858-8813 Fax: _____

Email: myghung@gmail.com

Address of Property: 12916 Grandview Rd, Grandview, MO 64137

Approximate Date of Original Building Construction: 1906

Existing Use of Property: Residential Commercial Mixed Use

Proposed Work: (Check all that apply)

- New Construction
- Rehabilitation/Renovation
- Building Addition
- Landscaping
- Signage
- Demolition

Description of Proposed Work (attach separate sheet and any supplementary materials if necessary):

- Repair/replace damaged siding/trim
- Repair/repaint throughout exterior
- Repair/replace damaged/missing windows
- Replace landing at back door
- Repair damaged fencing
- Build new landing

Application must include all required documentation and application fee of \$150 (set by Ordinance #6348).
Incomplete applications will not be accepted.

Applicant Signature: Teresa Hung Date: 11/30/16

- Photos of exterior improvements with measurements
- Check for \$150.⁰⁰ processing fee

received 12/1/2016

November 29, 2016

To whom it may concern
City of Grandview, MO

I give my daughter Teresa Hung (Lau) permission to represent me on matters concerning the house located at 12916 Grandview Rd, Grandview MO. There is renovation required on the house and she is apply for certificate of appropriateness for some of the exterior renovations.

Thank you
Sincerely,

A handwritten signature in black ink, appearing to read "Michael Yau Yan Hung", with a stylized flourish at the end.

Michael Yau Yan Hung
Owner,
Tel: 302-858-8813



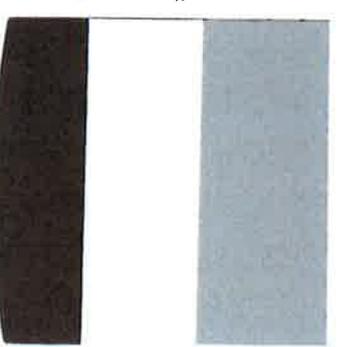
- 1 Tanglewood N820-3^u
- 2 Gladiator Gray N870-6^p
- 3 Chocolate Therapy N150-7^p



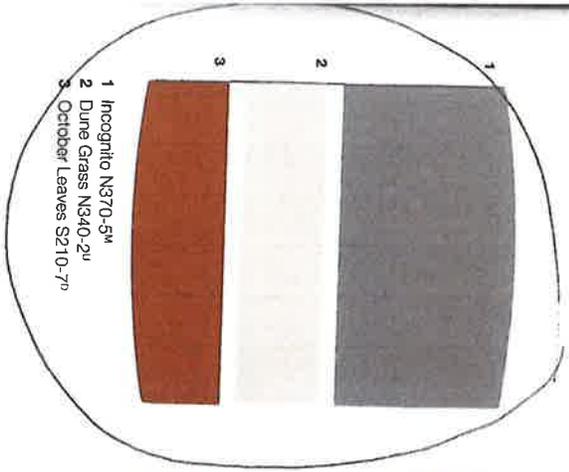
- 1 Explorer Khaki N330-4^M
- 2 Private Black N530-7^p
- 3 Shasta Lake M490-7^p



- 1 Flannel Gray N520-3^M
- 2 Very Navy M500-7^p
- 3 Dark Crimson M140-7^p



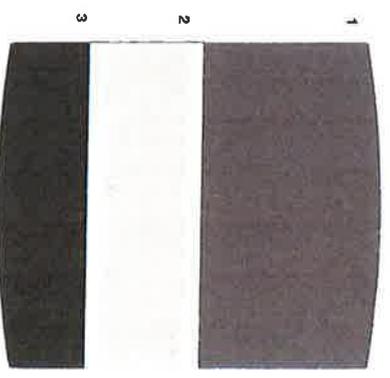
- 1 Norwester N470-4^M
- 2 Tibetan Jasmine M310-1^u
- 3 Night Club N500-7^p



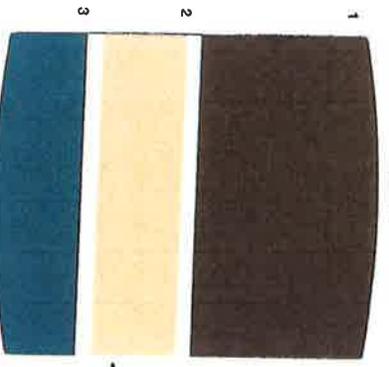
- 1 Inognito N370-5^M
- 2 Dune Grass N340-2^u
- 3 October Leaves S210-7^p



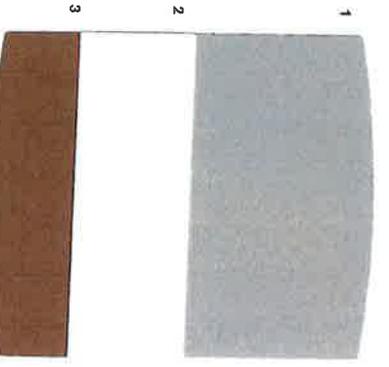
body: eschultura: Flagstaff Green N400-3M
 trim: holduras: Spun Cotton YL-W09p
 accent: accento: Black Garnet N110-7p



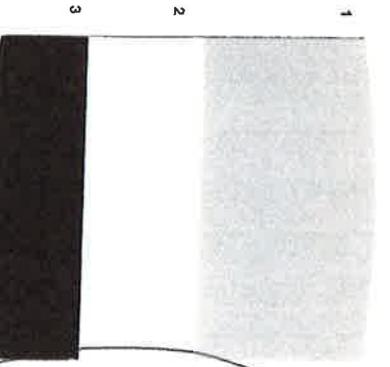
- 1 Iron Mountain N520-6^p
- 2 Doeskin Gray N200-2^u
- 3 Vine Leaf N400-7^p



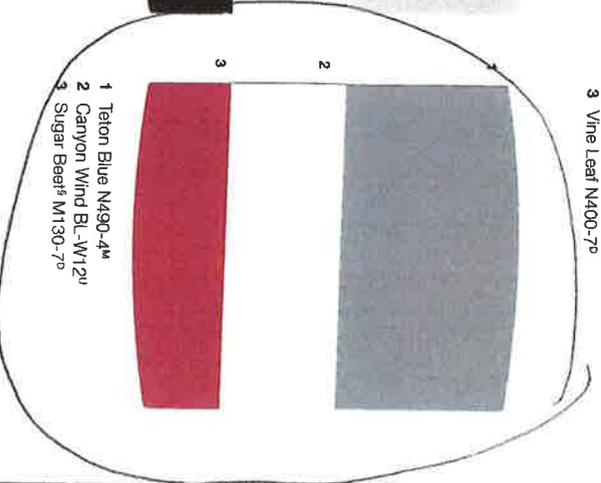
- 1 Swiss Brown N210-6^p
- 2 Curious Collection N290-4^M
- 3 Tornado Season S450-6^p



- 1 Jungle Camouflage N350-4^M
- 2 Authentic Tan N290-2^u
- 3 Wild Mustang N210-6^p



- 1 Flagstaff Green N400-3^M
- 2 Spun Cotton YL-W09p
- 3 Black Garnet N110-7^p



- 1 Teton Blue N490-4^M
- 2 Canyon Wind BL-W12^u
- 3 Sugar Bee M130-7^p

Replace damage/missing windows

27x67"
24x55"



Do not remove until final inspections by code official.

ENERGY STAR® Certified in Highlighted Regions
Certifie ENERGY STAR dans les régions en surbrillance

Canada
 energystar.gc.ca



ENERGY STAR

U.S. / É.U.
 energystar.gov



DO NOT REMOVE UNTIL FINAL INSPECTION/NE PAS RETIRER AVANT L'INSPECTION FINALE



National Fenestration
 Rating Council®

CERTIFIED



CPDM SIL-N-2-00644-00001
1200 Double Hung Vinyl Dual Glazed
SmartSun Argon Fill Foam
Insulation

ENERGY PERFORMANCE RATINGS

U-Factor		Solar Heat Gain Coefficient
0.30 (U.S./I-P)	1.70 (Metric/SI)	0.25

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	_____
0.50	

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org



Hallmark Certified
www.wdma.com

Licensee **440-H-003**
Silver Line Windows
1200 Double Hung Vinyl Dual Glazed

Manufacturer Stipulates Certification to the following standards

STANDARD	RATING
AWMA/WDMA/CSA 101/I.S.2/A440-09	CLASS R-PG35 Size Tested 36" x 63" in DP +35/-35 psf
	LAN #22

FL 14996

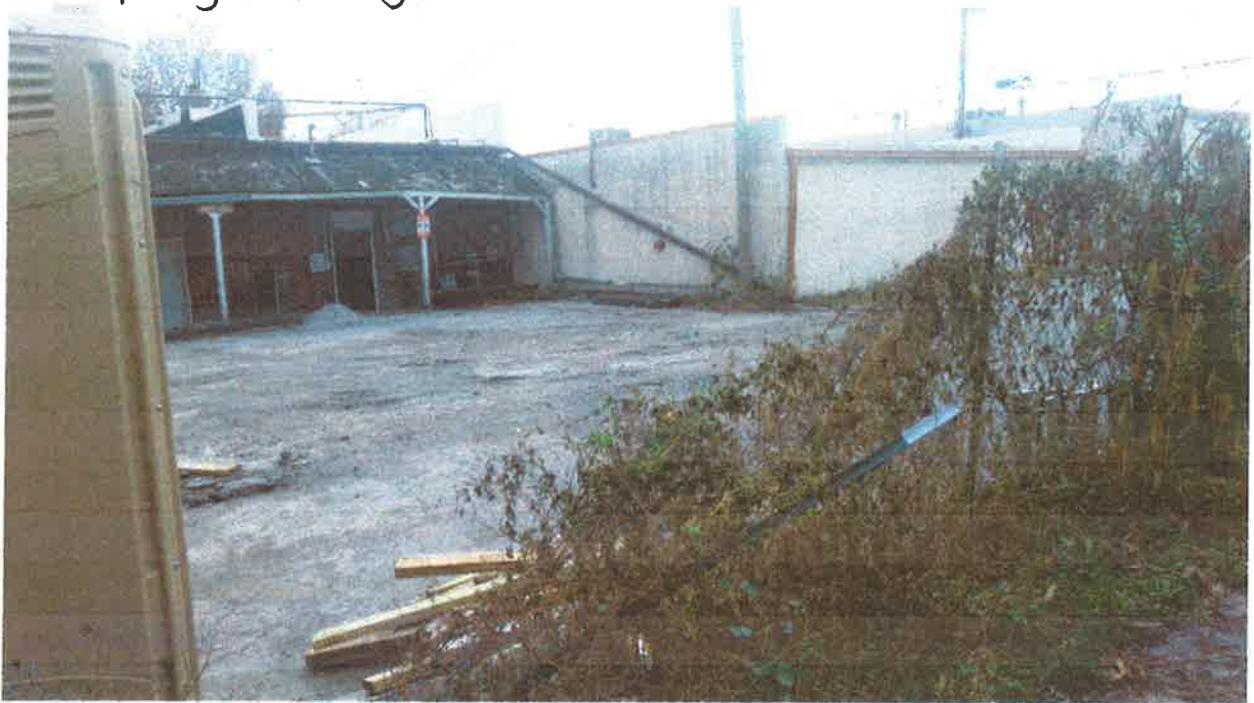
Glazing 2.2 mm Single Str AN Outer/
 2.2 mm Single Str AN Inner

Complies with HUD UM Bulletin 111
 IGCC₀/IGMA₀ 06-16

23174548.1.3

Meets or exceeds MEC, CEC & IECC Air Infiltration Requirements WDMA Hallmark Certification Program

Repairing / Replacing fence



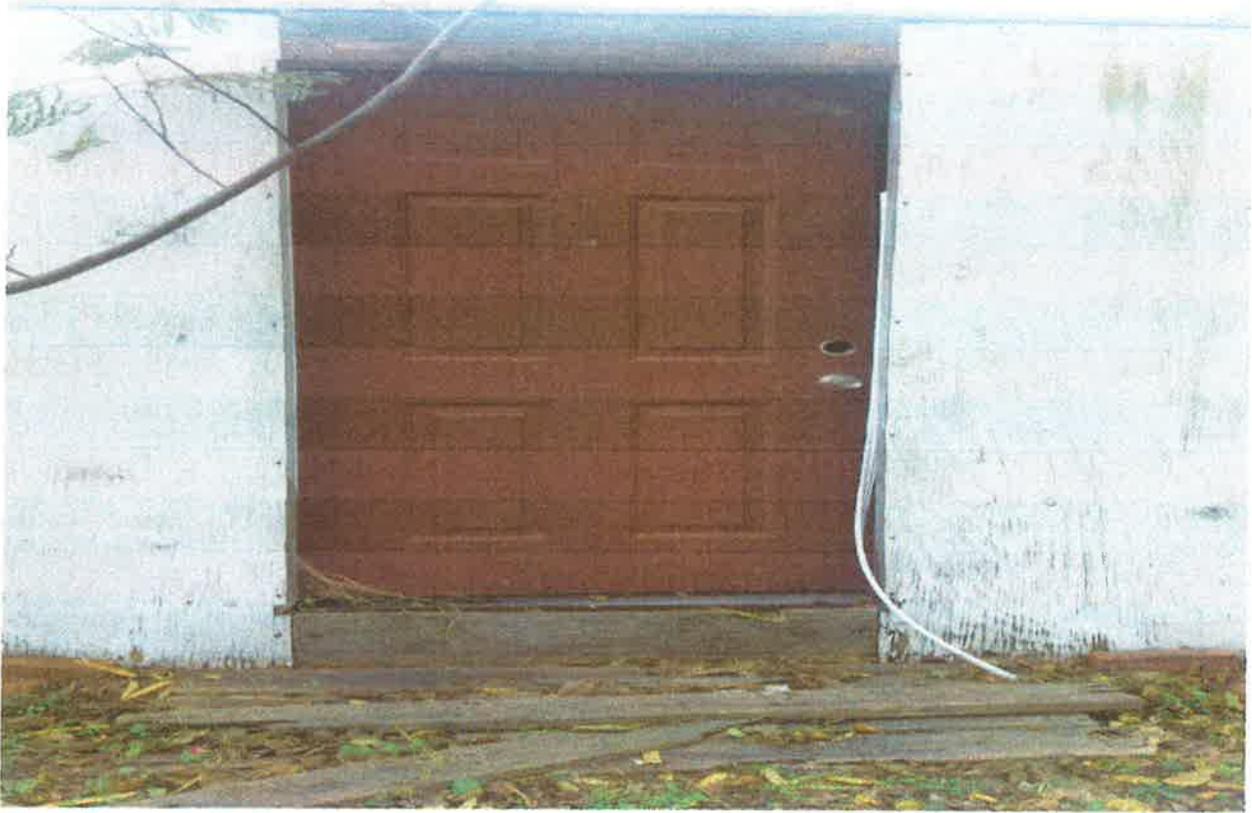
Replace landing



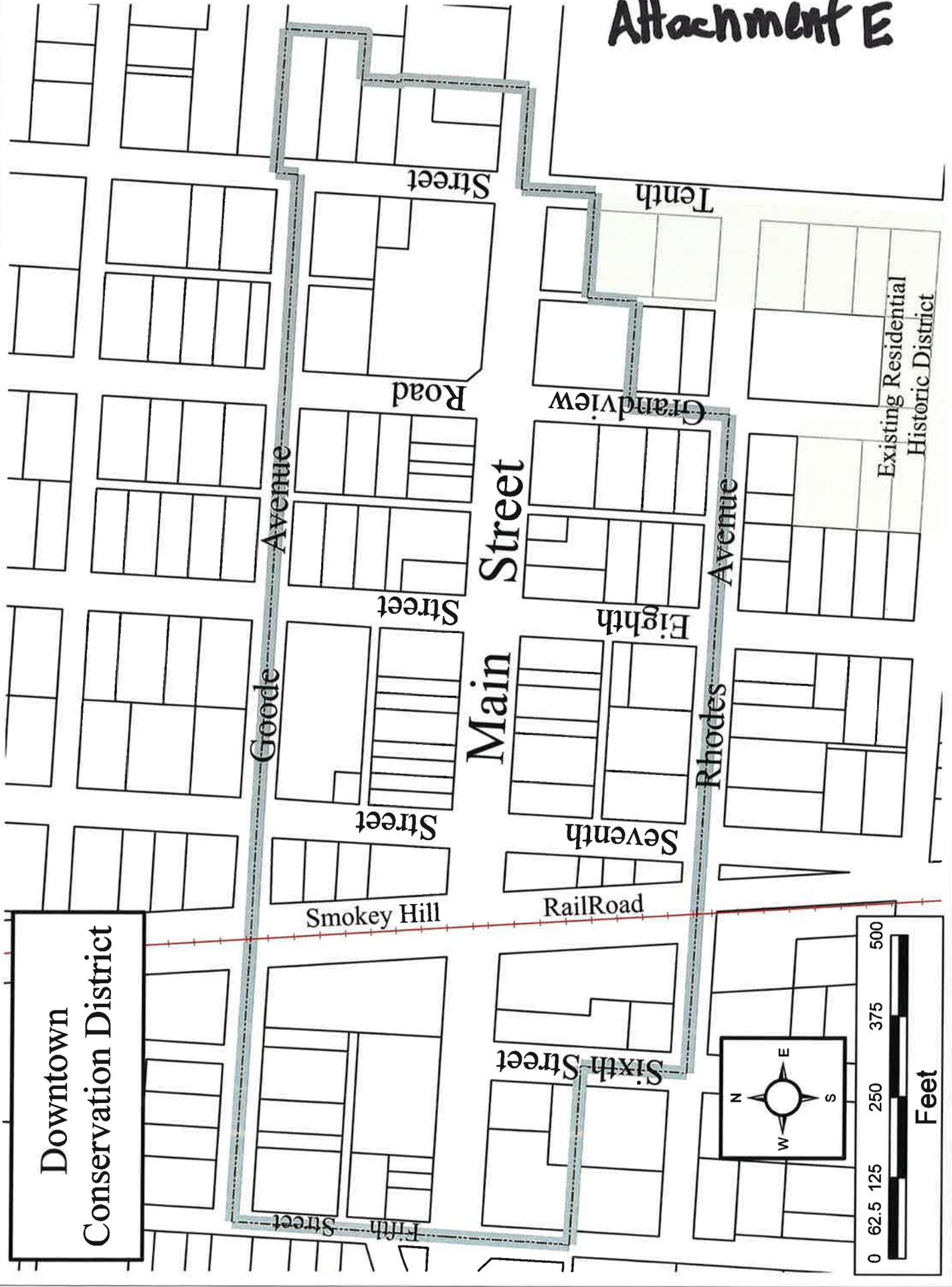
Build new landing



Shed already has door

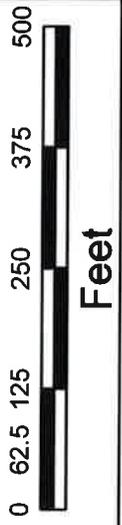
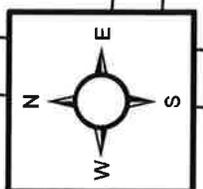


Attachment E



Downtown
Conservation District

Existing Residential
Historic District







Property Information



Parcel ID: 64-830-21-10-00-0-00-000

Address on this Parcel:
12916 GRANDVIEW RD
GRANDVIEW, MO 64030

Owner Information:
HUNG MICHAEL YAN YAN
3000 DARBY FALLS DR
LAS VEGAS, NV 89134

Mortgage Holder Information:
No Mortgage Holder Information.

Property Characteristics:
Year Built: 1905
Living Area (Approx. sq. ft.): 1470
Tax Neighborhood Code: 3045
Parcel Area (Approx.): 0.15 (acres), 6,530.15 (SqFt)

Property Class (PCA Code): Single Family Residential Improved (code: 1010)

Land Use Type: Single Family Residence (code: 1110)

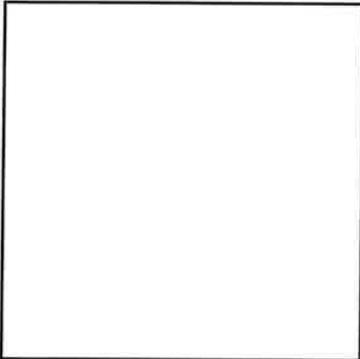
Tax Code Area:
Code: 24
City: Grandview
Fire: NA
Library: Mid Continent
School: Grandview C-4
Water: NA

Assessment Information:
Tax Year: 2016
Market Value: \$57,415
Assessed Value: \$10,909
Taxable Value: \$10,909
[Where are my tax dollars going?](#)

Exemptions and Abatements Status (2014):
No exemptions or abatements.

Community Improvement District (CID):
Property is not in a CID for which Jackson County collects a tax or assessment.

TIF Information:
TIF Plan: Downtown TIF 08
TIF Project: Downtown Project 1 Guckert Building



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Property Tax Account Summary

[Direct Link to Jackson County Assessment Profile](#)

Parcel Number 64-830-21-10-00-0-00-000 Property Address 12916 GRANDVIEW RD , GRANDVIEW, MO 64030

General Information

Property Description GRANDVIEW TOWN OF LOTS 6 & 7 BLK 8
 Property Category Land and Improvements
 Status Active, Host Other Property, Locally Assessed
 Tax Code Area 024

Property Characteristics

Property Class 1010

Parties

Role	Percent	Name	Address
Taxpayer	100	HUNG MICHAEL YAN YAN	3000 DARBY FALLS DR, LAS VEGAS, NV 89134
Owner	100	HUNG MICHAEL YAN YAN	3000 DARBY FALLS DR, LAS VEGAS, NV 89134

Property Values

Value Type	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012
Market Value Total	57,415	57,415	56,289	56,289	54,082
Taxable Value Total	10,909	10,909	7,313	7,313	7,313
Assessed Value Total	10,909	10,909	10,695	10,695	10,276

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	8.050000
CITY - GRANDVIEW	162.450000
GRANDVIEW SCHOOL C-IV	633.230000
JACKSON COUNTY	54.820000
MENTAL HEALTH	13.100000
METRO JUNIOR COLLEGE	25.520000
MID-CONTINENT LIBRARY	34.400000
STATE BLIND PENSION	3.270000

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/15/2015 00:00	9420743	931.02	931.02	931.02	0.00
12/10/2014 15:12	8772917	929.68	929.68	929.68	0.00
01/31/2014 12:17	8487037	1,475.70	1,475.70	1,475.70	0.00
12/27/2012 10:09	7805508	894.52	894.52	894.52	0.00
12/29/2011 10:54	7285825	894.38	894.38	894.38	0.00

[Printable Version](#)

REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

ATTENTION: This website will close at 11:00 p.m. on December 31. Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

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