



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

February 17, 2015

5:30 p.m.

- I. **Call to Order**
- II. **Roll Call**
John Carr____, Debbie Davis ____, Vern Drottz____, Mike Gilmore____, Matt Grundy____,
Dail Hobbs ____, Clay Lozier____, Kelley Wrenn Pozel____, Doug Wilson____
- III. **Approval of Regular Meeting Summary:** January 6, 2015
- IV. **HDRC Case 15-003J:** Consideration of a request for a Certificate of
Appropriateness for improvements at 421 N. Lightburne
Street, Jewell Historic District
- V. **Election of 2015 Chair and Co-chair**
- VI. **Other Business**
 - a. Administrative Approvals
 - i. In-kind replacement of the roof at 253 W. Kansas St.
 - ii. In-kind replacement of the door at 7 E. Kansas St.
 - b. Miscellaneous matters from the Commission
 - c. Miscellaneous matters from staff
 - a. CLG Conference, Jefferson City, April 17
- VII. **Adjournment**

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

January 6, 2015
5:30 p.m.

I. Call to Order

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

II. Roll Call

John Carr, Debbie Davis, Vern Drottz, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, and Doug Wilson answered roll call. Jonna Wensel represented staff.

III. HDRC Case 15-001J: Consideration of a request for a Certificate of Appropriateness for alterations at 27 S. Jewell Street, Jewell Historic District

Ms. Wensel presented the application as described in the staff report and added that the applicants had chosen 48" wide doors for the front and a 30" wide by 12" tall window for the rear. Amy and Preston Hall were present to answer questions.

Mr. Carr said the 48" doors would maintain the proportions of the original windows. Without photos or drawings of the rear window, it is hard to determine the appropriateness. He suggests a sash with divided lights to imitate the other windows.

Mr. Grundy asked if the replacement doors would have divided lights. Mr. Hall said the front door does not have them, and the replacement doors would match the existing front door. Mrs. Hall said she had not found doors with divided lights. Mr. Grundy said if the doors had mullions, it would not be obvious from the street that the windows had been replaced.

Mr. Wilson asked if a railing would be needed around the porch. Mr. Hall said they would return with another application for the railing. Mr. Wilson asked if the replacement doors were preferable to the original five-over-one windows. Mr. Carr said the porch space should be made usable, and the wider doors that fit the openings were the proper way to address it. Mr. Wilson said he hated to lose the five light windows.

Mr. Drottz suggested that mullions could be applied to a single light door. Mr. Carr suggested wood or cellular PVC mullions applied to both sides.

Mr. Hobbs recommend they make it appear as a five light door, and recommended a structural assessment of the porch before using it as living space.

Mr. Drottz recommended five vertical lights from top to bottom for the doors on the front, and said he thought a shortened 30" window on the rear would be appropriate. He made a motion to approve "Option B" with the stipulation that the doors be made to appear as five vertical panes, and to approve the rear window as presented. Mr. Carr seconded the motion, which passed 8-0.

IV. HDRC Case 15-002J: Consideration of a request for a Certificate of Appropriateness for alterations to the roofline at 538 E. Mill Street, Jewell Historic District

Ms. Wensel presented the application as described in the staff report. Jennifer Irvin and Jon Headley were present to answer questions.

Mr. Drottz asked if a pyramidal roof was proposed for the main roof. Ms. Wensel confirmed that it was.

Mr. Wilson asked if the hipped roof on the rear was the same pitch as the main roof. Mr. Headley said it was the same as the lower roof.

Mr. Carr said the hipped roof is a great improvement and ties in nicely with the main roof. Mr. Headley said that the eaves and soffits would match those on the other roof. He asked if a shallow pitch on the main roof would be appropriate to help shed water. Mr. Carr said a slight slope was preferable and recommended Mule-Hide EPDM for the roofing material.

Mr. Drottz suggested sloping the roof back to front to avoid changing the appearance on the front. He made a motion to approve the rear hipped roof, and to approve a 1/4-inch per foot slope on the flat roof of the main house, sloping it back to front. Mr. Lozier seconded the motion, which passed 8-0.

V. P&Z Case 14-50R&PDP [For HDRC Comment Only]

HDRC is asked to comment on a Rezoning & Preliminary Development Plan for a multi-family residential development at 201 W. Mississippi Street, adjacent to the Dougherty Historic District.

Ms. Wensel described the project proposal as outlined in the memo. Carl Rinker, Doug Day, Justin Mathis, Steve Anderson, and Pat Miller represented the Dougherty neighborhood.

Mr. Grundy asked if the neighbors would like to speak.

Mr. Anderson said the neighbors are opposed to the project, as it does not comply with the city's Comprehensive Plan. The changes made since the last application are minor, as the footprint is the same and the density is excessive for that site.

Mr. Wilson said the existing site is awful and asked what would be allowed there under the current zoning. Mr. Anderson said it is zoned commercial. Mr. Wilson said the city does not own that property, so they don't get to choose what is proposed for that site.

Mr. Carr said the proposed buildings are too large for that site, and 50 units are too many. Not enough information has been presented to provide a thorough analysis.

Mrs. Pozel said it appears that there still would not be adequate parking and expressed concern about public infrastructure.

Mr. Mathis presented two graphics showing the Downtown Master Plan recommendations overlaid onto the site, and a drawing indicating the new changes. Mr. Mathis said that very little has changed from the application submitted two months ago. He read excerpts from the Planning & Zoning Commission meeting on October 14, 2014.

Mr. Mathis said they were not aware that the HDRC had discussed the previous application in October, or they would have attended the meeting at that time to express their opposition.

Mr. Mathis said this project would be a disaster for the neighborhood and would negatively impact the historic district.

Commissioner Hobbs said even he, as an architect, could not decipher the drawings. He said it appeared the applicant is asking for a "wild card" which would allow him to change the plan later. He supports a higher density on this site, but the plan must suit the environment and this one does not.

Mr. Grundy said the consensus of the HDRC is that the project would negatively impact the historic district. Mr. Wensel said she would forward the comment to the planning staff.

Mr. Lozier left the meeting.

Approval of Regular Session Meeting Summary: October 21, 2014

Mr. Carr made a motion to approve the meeting summary as presented, and Mr. Drottz seconded the motion. The motion passed unanimously, 7-0.

V. Other Business

- a. Administrative Approvals: Ms. Wensel said there had been four since the last meeting.
- b. Miscellaneous matters from the Commission: Mr. Wilson asked about the number of after-the-fact applications. Ms. Wensel said that the recent applicants were aware that their property is located in the historic district. She will be sending out the annual reminder letter to all property owners in the districts.
- c. Miscellaneous matters from staff: Ms. Wensel said the stone pillars on Franklin Street were approved by Public Works staff as part of the Franklin Street reconstruction, but were not reviewed by the HDRC. Public Works staff has also confirmed that the appearance of the new retaining walls on Liberty Drive is not as expected.
- d. Annual Review: Ms. Wensel provided a brief summary of the HDRC activity in 2014.

VII. Adjournment

Mr. Grundy adjourned the meeting at 6:55 p.m.



HDRC Case No. 15-003J

Staff: Jonna Wensel, Community Development Manager

Date: February 17, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior improvements
Applicant: Steve & Carolyn Hatcher
Location: 421 N. Lightburne Street
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: February 9, 2015

SPECIFIC INFORMATION

SITE HISTORY

The Stone-Yancey House was built in 1889 by Rockwell and Julia Withers Stone. It is a brick Queen Anne with decorative spindlework, brackets, modillions, and roof cresting. It features two-over-two double-hung windows, a wrap-around porch, and a projecting bay on the south side. The home sits on a large lot at the northernmost edge of the Jewell Historic District.

PROPOSAL DESCRIPTION

The applicants propose the following:

- Replacement of front and back porch decking and stairs with "Aeratis", a PVC tongue and groove product with a wood-grained finish.
- Installation of period-appropriate wood storm doors to the front double-entry doors.
- In-kind replacement of wood trim on bay window, as needed.
- Installation of hand rail on back porch, to match front porch rail.
- Replacement of at least 3 sections of concrete sidewalk along Lightburne, and replacement of the driveway approach.

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> : Use compatible screen/storm doors. Full view storm doors are acceptable.	The proposed storm doors are compatible and appropriate.
8. <u>Porches</u> : Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.	The proposed porch decking material replicates the appearance of wood tongue and groove porch flooring, and is paintable.
12. <u>Vacant lots, alleys, and parking areas</u> : Parking lots, driveways, and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and façades. The creation of new parking lots, driveways and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.	Improvements to the sidewalk and drive approach are encouraged and appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case will be presented to City Council on February 23.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-003J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Aeratis manufacturer information
4. Exhibit D: Storm door information
5. Exhibit E: Photos of existing conditions





HDRC Case #15-003J
421 N. Lightburne St.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll B #17	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 421 N. Lightburne Exhibit B	1. NO. Roll B #17
2. COUNTY Clay	5. OTHER NAME(S) Stone-Yancey O'Dell Home	
LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 421 N. Lightburne
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	16. THEMATIC CATEGORY Architecture	
8. DESCRIPTION OF LOCATION <div style="border: 1px solid black; padding: 5px; margin: 5px;"> Lightburne 421 ↑ N WILSON </div>	17. DATE(S) OR PERIOD c. 1890	29. BASEMENT? YES (X) NO ()
	9. COORDINATES LAT _____ LONG _____ UTM _____	18. STYLE OR DESIGN Victorian: Queen Anne Spindlework
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	19. ARCHITECT OR ENGINEER unknown	31. WALL CONSTRUCTION masonry
11. ON NATIONAL REGISTER? YES () NO (X)	20. CONTRACTOR OR BUILDER unknown	32. ROOF TYPE AND MATERIAL hipped with lower x gables wood shingle
12. IS IT ELIGIBLE? YES (X) NO ()	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT 3 SIDE 3
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	22. PRESENT USE residence	34. WALL TREATMENT brick/clapboard
14. DISTRICT POTENTIAL? YES () NO ()	23. OWNERSHIP PUBLIC () PRIVATE (X)	35. PLAN SHAPE irregular
15. NAME OF ESTABLISHED DISTRICT	24. OWNER'S NAME AND ADDRESS IF KNOWN Richard W. and Barbara O'dell	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () none
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A fine example of a Victorian Home, this structure contains two open porches (s/w and s/e façades), with carved, turned posts, lacelike spandrels and decorative rail. There is a metal roof cresting at both the porch roof line and top most hip roof line. Cornice contains carved, coupled brackets and modillions as well as large, carved wooden braces flanking the projecting bay, south end. Two brick chimneys: s/w slope and s/e slope.	25. OPEN TO PUBLIC? YES () NO (X)	37. CONDITION INTERIOR unknown EXTERIOR good+
43. HISTORY AND SIGNIFICANCE House built by Abijah Withers as a wedding gift to his daughter Julia, when she married Rockwell Stone. Home is on the Clay County Landmarks Historical Site list.	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.	38. PRESERVATION UNDERWAY? YES (X) NO ()
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Drive to north which leads to a two bay, stucco outbuilding. Stone retaining wall to the north. Located on a gracious lawn in a neighborhood consisting of late 19th and early 20th century housing stock.	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)
SOURCES OF INFORMATION Liberty Sun, October 10, 1984, p. 6; Water permit # 7-0780 4/17/12 W.B. Yancey	46. PREPARED BY C. Millstein/P. Glenn	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096	47. ORGANIZATION Liberty-Community Dev.	41. DISTANCE FROM AND FRONTAGE ON ROAD 50' N. Lightburne
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	48. DATE APR. 86	49. REVISION DATE(S)

1. NO. Roll B #17
 2. COUNTY Clay
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 421 N. Lightburne
 5. OTHER NAME(S) Stone-Yancey O'dell
 6. TOWNSHIP
 RANGE
 SECTION





Exhibit C

Aeratis Features

- > An elegant finished floor look
- > Can be painted or left natural
- > For covered and uncovered porches
- > No ventilation requirements
- > Installed with staples, nails or screws
- > Cuts like wood and can be routed
- > Approved for historic restoration
- > Can be installed over concrete
- > Mold resistant and will not rot
- > Can be made water-tight
- > Dimensionally stable
- > Compliant with WUI standards
- > ADA slip-compliant
- > Stain resistant
- > 20 year warranty
- > Will not buckle, cup or warp

WWW.AERATIS.COM

ÆRATIS

p. 888-676-2683

products@aeratis.com
www.aeratis.com



Product Details

Aeratis Porch Flooring is a solid extruded PVC tongue & groove porch plank proven to out-perform wood, polypropylene, polyethylene and open-cell PVC products.

Its unsurpassed durability coupled with a historic, traditional design, fortifies your porch floor against nature's adverse effects while standing up to the scrutiny of the most discerning traditional architects, builders, historic societies and homeowners.

Product Dimensions

Product	L	W
Classic Porch Flooring	10', 12', 16'	3-1/8"
Heritage Porch Flooring	10', 12', 16'	3-1/8"
Traditions Porch Flooring	10', 12', 16'	3-1/8"
Universal Porch Plank	12'	5-1/2"
All Trim Pieces	8'	NA
Beaded Ceiling	16'	5"

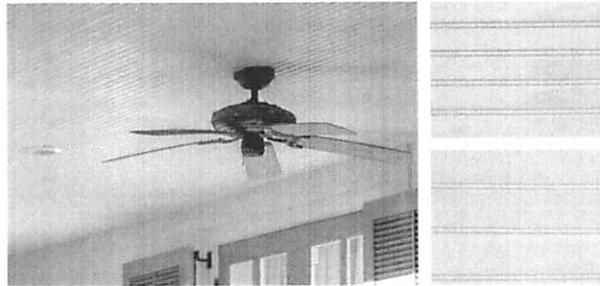
Porch flooring thickness - 7/8" (Actual)
 Universal Porch Plank thickness - 7/8" (Actual)
 Beaded Ceiling thickness - 3/8" (Actual)

TRADITIONS

PAINT-READY PORCH FLOORING

Looking for a beautiful painted porch without the maintenance? Aeratis Traditions is an uncolored board that can be painted or stained in any color. Unlike the Classic or Heritage lines which can also be painted, Traditions flooring must be painted or stained and are sold at a price competitive to wood at the time of install (see aeratis.com for price comparison chart).

When painted, Aeratis Traditions maintains a 5-A paint adhesion, the strongest paint adhesion in the industry (no priming needed). When Traditions is installed and painted with a recommended paint, the paint for the installed porch is provided FREE in the form of a rebate*.



TRADITIONS TWENTY-FOUR

Introducing the first-ever, historically accurate, synthetic beaded ceiling product that can be installed 24" on center. The Traditions beaded ceiling is paint-ready and double-sided, with 2 different styles to choose from. Made from the same formulation as our porch flooring, you will get the best performance available anywhere.

*See aeratis.com for complete paint rebate details

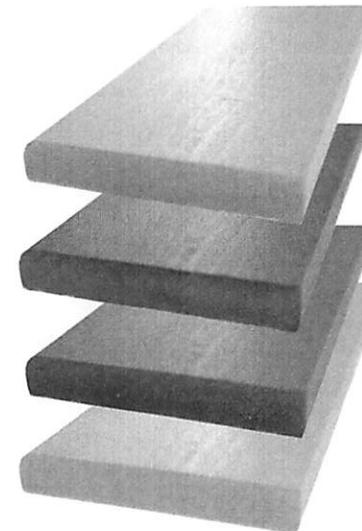


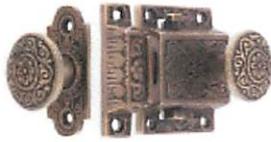
Aeratis Heritage

Aeratis Heritage comes in three pre-finished colors, with subtle, natural color variation to mimic the richness and color depth of wood. It is designed to look like an unpainted, finished wood floor. The three colors available are Weathered Wood, Redwood, and Battleship Gray. What makes Aeratis Heritage truly unique is that the profile mimics Douglas Fir, IPE, and Mahogany. It is a true double sided plank. This double sided profile provides a finished look on the walking surface as well as the surface under the porch if it is exposed.

Heritage is ADA slip complaint when it is wet or dry and carries a Class "B" fire rating, making it the second most flame resistant choice second only to Aeratis Classic.

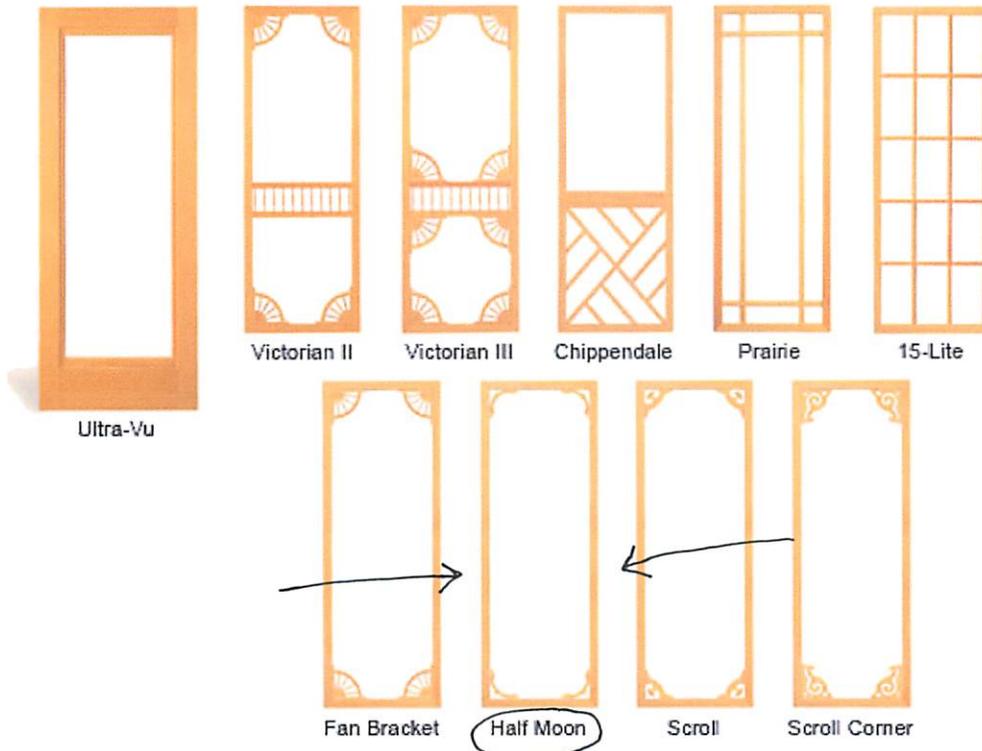
Porch Trim





Door latch hardware (above) and storm door information below:

Customize your Ultra-Vu with one of these Grilles.



CDC (The Combination Door Company) Easy-Change Combination Doors

- Sturdy. 1-1/8" thick.
- Water repellent preservative treated Ponderosa Pine.
- Includes glass and screen inserts.
- Handmade.
- Innovative design makes swapping inserts a snap!
- Maximum trimming: top rail 5/8", bottom rail 2-1/2", stiles 1/4".
- For additional information, click [here](#).
 - Stock:
 - [2/8x6/9 Ultra View](#)
 - [3/0x6/9 Ultra View](#)
 - [3/0x7/1 Ultra View](#)
 - [2/8x6/9 #50 Traditional](#)
 - [3/0x6/9 #50 Traditional](#)
 - [3/0x7/1 #50 Traditional](#)
 - [2/8x6/9 #55 Countryside](#)
 - Replacement E-Z change hardware to secure storm/screen inserts to door (4 required per door):
 - [Black \(package of 2\)](#)
 - [Satin Nickel \(package of 2\)](#)
 - [Zinc Dichromate \(package of 2\)](#)



Exhibit E

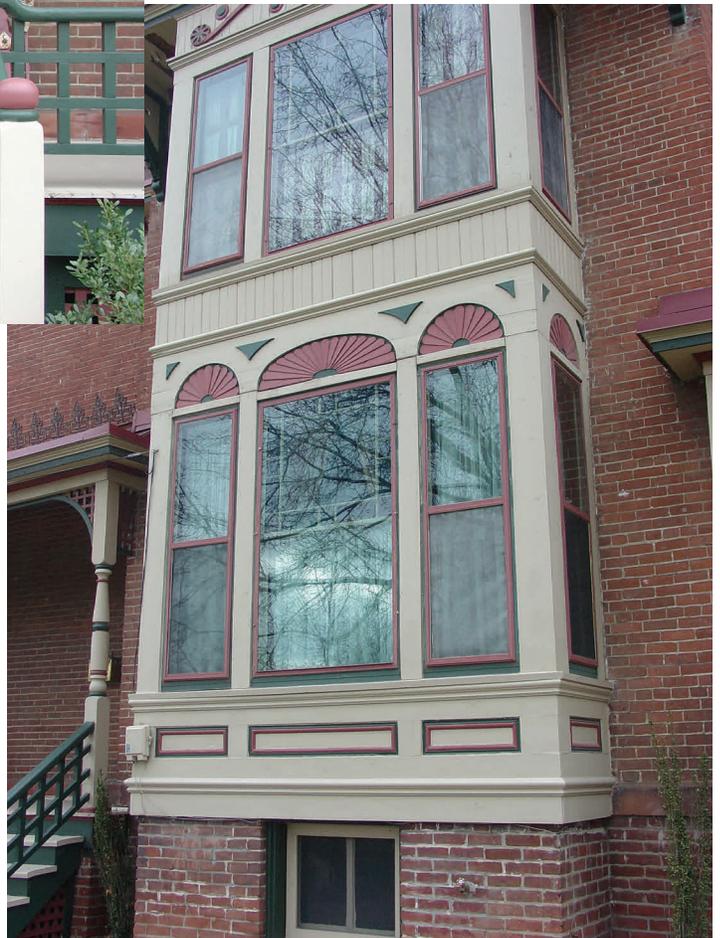
Deterioration of porch floor



Front doors — location of new storm doors



Bay window—in-kind repairs to trim





Stair rail to be replicated on back stairs



Drive approach and sidewalk to be replaced