



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

March 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:

March 3, 2015

IV. HDRC Case 15-003D: Consideration of a request for a Certificate of Appropriateness for improvements to the exterior of 312 W. Kansas Street, Dougherty Historic District

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

VI. Other Business

- a. FYI – Alterations to 100 W. Kansas St.
- b. Miscellaneous matters from the Commission
- c. Miscellaneous matters from staff

VII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

March 3, 2015
5:30 p.m.

I. Call to Order

Vice-Chairman Carr called the meeting to order at 5:28 p.m.

II. Roll Call

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

III. Approval of Meeting Summary

Mr. Lozier made a motion to approve the February 17, 2015 meeting summary. Mr. Gilmore seconded the motion, which was approved 8-0.

IV. HDRC Case 15-003LS: Consideration of a request for a Certificate of Appropriateness for signs at 1 E. Kansas Street and 3 & 15 S. Main Street, Liberty Square Historic District

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

Mr. Charles Small, applicant, said the sign at 3 S. Main indicated the handicap entrance and elevator to the upper floors. The sign on the front corner will be the only sign at the front, because the sign board on the façade will be removed and replaced with a transom.

Mr. Wilson asked how it was determined that these are separate buildings. Ms. Wensel said they have different addresses and entrances. The number of signs requested is allowed by the UDO. He said he liked the look of the signs.

Mr. Drottz said these are some of the best quality signs the HDRC has reviewed.

Mr. Lozier made a motion to approve the application as submitted. Mr. Gilmore seconded the motion, which was approved 8-0.

V. HDRC Case 15-002D: Consideration of a request for a Certificate of Appropriateness for construction of a retaining wall at 306 Harrison Avenue, Dougherty Historic District

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

Ms. Davis asked about the driveway. Ms. Wensel said that the drive on the north side is shared with the neighbor to the north.

Mr. Lozier said the two photos showed different sizes of stone and asked which one the applicant preferred. Ms. Wensel said he preferred the smaller stones, but it would be determined by the cost. Mr. Carr said he thought it would look good with either stone.

Mr. Wilson said he liked the appearance of real stone, and asked about its long term durability. Mr. Hobbs said that some mortar is used and should hold up well.

Ms. Pozel said she was pleased he was using real stone.

Mr. Lozier made a motion to approve the application as submitted. Ms. Pozel seconded the motion, which was approved 8-0.

VI. HDRC Case 15-002LS: Consideration of a request for a Certificate of Appropriateness for replacement of a door with a window at 28 S. Main Street, Liberty Square Historic District

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

Mr. Lozier asked how many living units are planned for the building. Mr. Jeff Schroeder, applicant, said four units would occupy the entire second story.

Mr. Wilson asked if the history of the door being removed was known. Mr. Shroeder said that the door was likely installed when the building was used by Antigen Labs, perhaps as an emergency exit. He said it is not needed for apartments and he would not want the residents to have access to a roof that has no railing.

Mr. Gilmore said the request is appropriate and moved to approve the application as submitted. Mr. Drottz seconded the motion, which was approved 8-0.

Other Business

a. P&Z Case 15-03SUP [For HDRC Comment Only]:

Ms. Wensel presented the information about the request for a Special Use Permit to hold special events at 342 N. Water Street.

Ms. Pozel said she would be concerned about late night events on Sundays.

Mr. Hobbs said the building used to be a church and often had more than 150 people in it. The choice presented is to allow the building to fall down or allow a tenant to use it. He said he did not believe the proposed use would negatively impact the neighborhood, as it would not be used to its full capacity every night.

Mr. Gilmore suggested limiting the larger events to certain days and times.

Mr. Carr said the concept is good and ensures the preservation of the building. He also believes that large events will not be held every day.

b. Miscellaneous matters from the Commission: none

c. Miscellaneous matters from staff: none

VII. Adjournment

Mr. Carr adjourned the meeting at 6:05 p.m.

Historic District Review Commission

The City of



HDRC Case No. 15-003D

Staff: Jonna Wensel, Community Development Manager

Date: March 17, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for improvements to exterior
Applicant: Ken Personett
Location: 312 W. Kansas St.
District: Dougherty Historic District
NRHP Status/category: Contributing
File Date: March 4, 2015

SPECIFIC INFORMATION

SITE HISTORY

This modest Folk Victorian house was built between 1880 and 1890. It has a projecting bay on the front façade, and flared gable ends with cornice returns. The front porch has square posts and a simple railing. The front door is highly decorative, with a half-light and a transom. The house has lost some of its historic character due to insensitive alterations and lack of maintenance, but still contributes to the overall style and scale of the neighborhood.

PROPOSAL DESCRIPTION

The applicant proposes to make the following improvements:

1. Remove existing door on northeast corner and re-side to match existing siding.
2. Re-open original back porch on northwest corner.
3. Replace storm windows with aluminum combination storm windows.
4. Install concrete driveway ribbons.
5. Tuck point brick foundation & repair stucco on foundation and chimney.
6. Remove cement siding on north and west sides; repair and/or replace wood siding in-kind, as needed.
7. Repair damaged trim in-kind.
8. Mud jack front stairs to raise the west end.
9. Repair existing wood fence.

ANALYSIS

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

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

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<p>5. <u>Exterior walls</u>: A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original, but have acquired significance by virtue of age or craftsmanship, shall also be maintained and preserved. These walls, siding, and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding and sheathing materials is encouraged.</p>	<p>The removal of the concrete siding and restoration of the wood siding is appropriate and encouraged.</p>
<p>7. <u>Doors and windows</u>: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated.</p>	<p>Neither the door nor the existing opening on the northeast corner appear to be original. Restoration of the exterior wall is appropriate.</p>
<p>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.</p>	<p>The original back porch has been enclosed. Restoration of the open porch is appropriate and the porch roof will be retained.</p>
<p>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.</p>	<p>The installation of drive ribbons is appropriate and encouraged.</p>

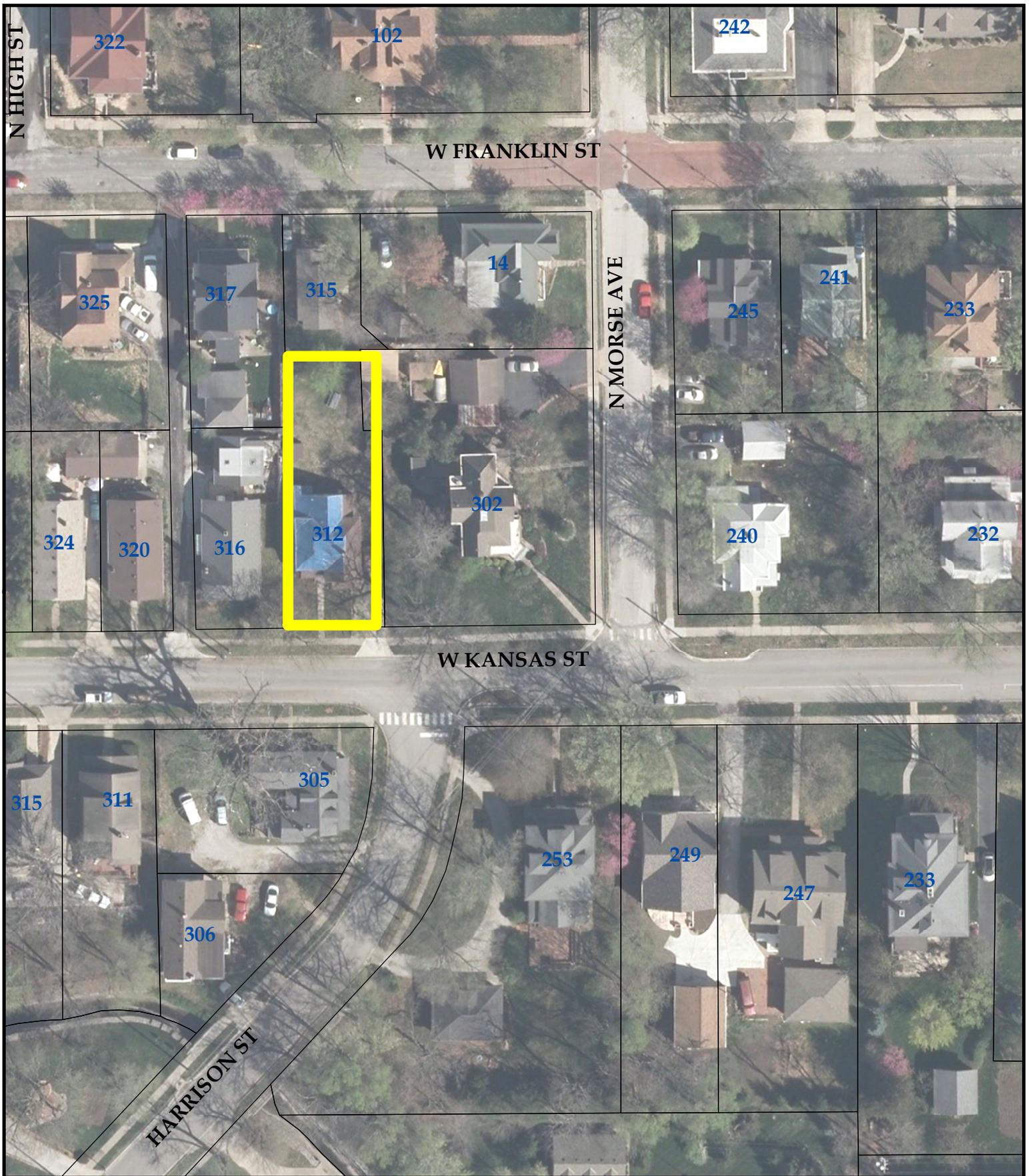
STAFF RECOMMENDATION

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

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Site plan of proposed drive





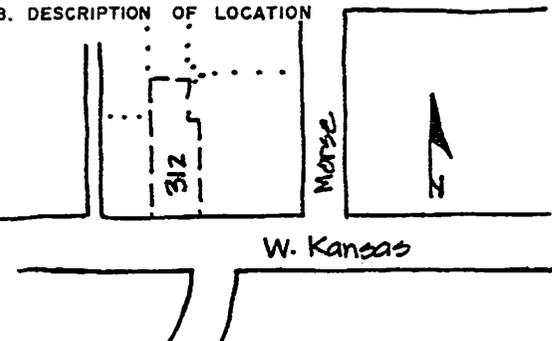
HDRC Case #15-003D
312 W. Kansas St.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. <u>A-16</u> 2. COUNTY <u>Clay</u> 3. LOCATION <u>Liberty Community Development</u> <small>NEGATIVES</small>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <div style="text-align: right; font-weight: bold; font-size: 1.2em;">Exhibit B</div> <u>312 W. Kansas</u> 5. OTHER NAME(S)	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS <u>312 W. Kansas</u>	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD <u>ca. 1860-1890</u>	28. NO. OF STORIES <u>1</u> 29. BASEMENT? YES () Crawlspace NO (X)
7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty</u>	18. STYLE OR DESIGN <u>National;</u>	30. FOUNDATION MATERIAL <u>stucco over</u>
8. DESCRIPTION OF LOCATION 	19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER	31. WALL CONSTRUCTION <u>frame</u>
9. COORDINATES UTM LAT <u>N121;250</u> LONG <u>E521;350</u>	21. ORIGINAL USE, IF APPARENT <u>residence</u>	32. ROOF TYPE AND MATERIAL <u>gable-front & hipped wing; asbestos shingle</u>
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	22. PRESENT USE <u>residence</u>	33. NO. OF BAYS FRONT <u>2</u> SIDE
11. NATIONAL HISTORIC DISTRICT? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)	34. WALL TREATMENT <u>asbestos siding</u>
12. IS IT ELIGIBLE? YES () NO (X)	24. OWNER'S NAME AND ADDRESS IF KNOWN	35. PLAN SHAPE <u>irregular</u>
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	25. OPEN TO PUBLIC? YES () NO (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()
14. DISTRICT POTENTIAL? YES (X) NO ()	26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Jared Cooper, City Hall</u>	37. CONDITION INTERIOR _____ EXTERIOR <u>fair</u>
15. NAME OF ESTABLISHED DISTRICT	27. OTHER SURVEYS IN WHICH INCLUDED	38. PRESERVATION UNDERWAY? YES () NO (X)
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES <p>36. There is a rear addition, and the asbestos siding undoubtedly removed some details which would have been helpful in dating the structure. *This modest gable-front and wing house still has some details left in spite of residing. The flared gable end has boxed cornice returns. A front, projecting square bay has a bellcast hipped roof with a wide band of trim below. The shed-roofed front porch has (over)</p>	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	<div style="text-align: center; border: 2px solid black; padding: 10px;"> PHOTO MUST BE PROVIDED </div>
43. HISTORY AND SIGNIFICANCE <p>Although somewhat altered and modest in design, this house not only lends character to the historic district by adding to the sense of time, it is also important as a transition in design from the 1-story bungalows to the left and the high-style Queen Anne residence on the right.</p>	41. DISTANCE FROM AND FRONTAGE ON ROAD <u>51'</u>	5. TOWNSHIP
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <p>The lot is extremely long and narrow. The gravel drive is located on the right, with a wood fence separating it from the lot next door. large stump in the front yard indicates a previous mature hardwood.</p>	45. SOURCES OF INFORMATION	6. RANGE
46. PREPARED BY <u>Deon Wolfenbarger</u>	47. ORGANIZATION <u>Community Development</u>	7. SECTION
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314 751 4006		48. DATE <u>12/86</u>
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM		49. REVISION DATE(S)

Sketch map of location Site No. _____

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.

N

W
E

S

Notes: 42. (cont.) simple square columns. The central fireplace has been stuccoed. Window surrounds have simple entablature crowns.

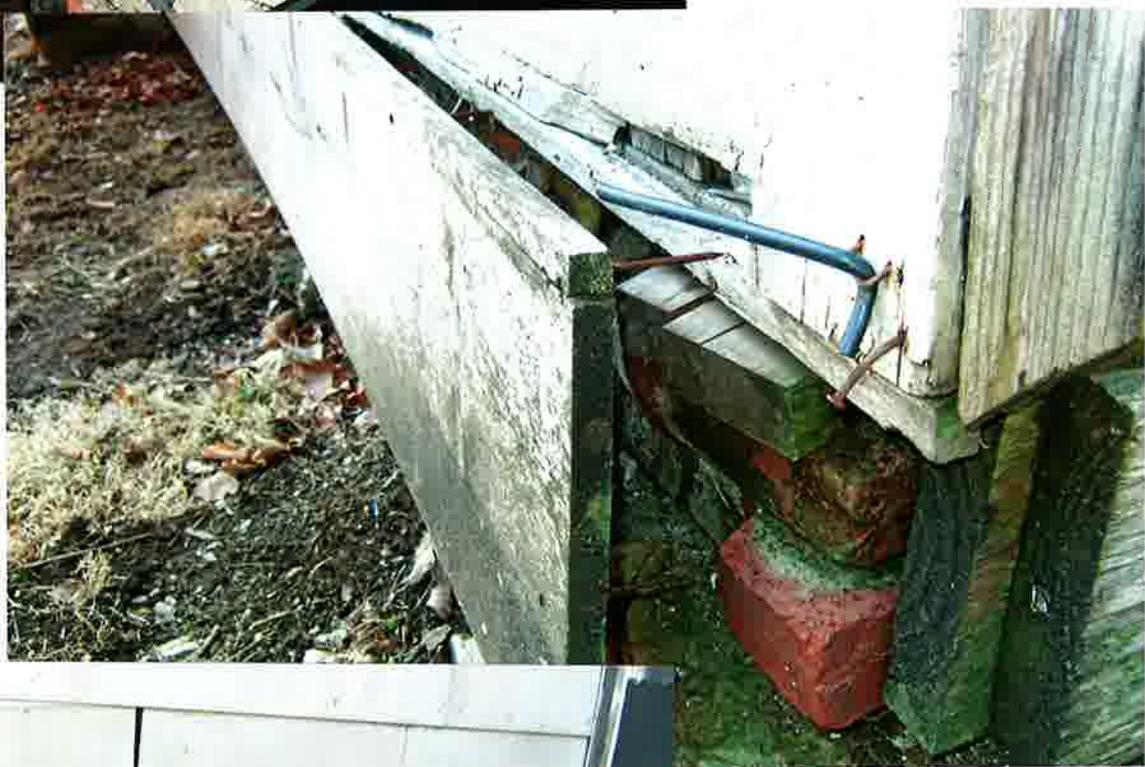
THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

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

Exhibit C







Historic District Review Commission

The City of



HDRC Case No. 14-002L (Amended March 17, 2015)

Staff: Jonna Wensel, Community Development Manager

Date: October 21, 2014

GENERAL INFORMATION

Application: Request to amend the Certificate of Appropriateness for improvements

Applicant: Ken Personett

Location: 316 N. Water St.

District: Lightburne Historic District

NRHP Status/category: Contributing

File Date: October 13, 2014 (March 4, 2015)

SPECIFIC INFORMATION

SITE HISTORY

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

PROPOSAL DESCRIPTION (Approved October 21, 2014)

The applicant proposes to make the following improvements:

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

PROPOSED CHANGES (March 17, 2015)

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

1. Rather than remove the small window on the south side of the side porch, replace it with a window to match the size, configuration, and material of the large window adjacent to it.
2. Rather than remove the door from the side porch, retain the door and construct wood stairs to the side yard. The stairs will be constructed of treated wood with 4x4 posts, 2x4 top rails, 2x2 spindles.

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. <i><u>Doors and windows:</u> Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.</i>	The existing small window is not original. A larger window that matches the existing window will better complement the fenestration. The existing porch door, if it is to be retained and usable, requires stairs to access ground level.

PREVIOUS CASES / ADDITIONAL INFORMATION

This case was originally approved by the HDRC on October 21, 2014.

STAFF RECOMMENDATION

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

ATTACHMENTS

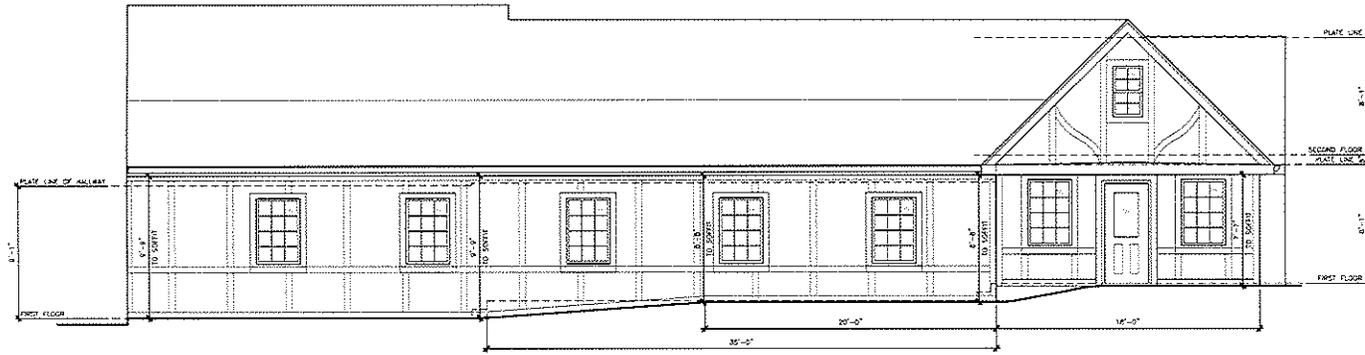
1. Exhibit A: Photos of existing conditions
2. Exhibit B: Example of proposed stairs



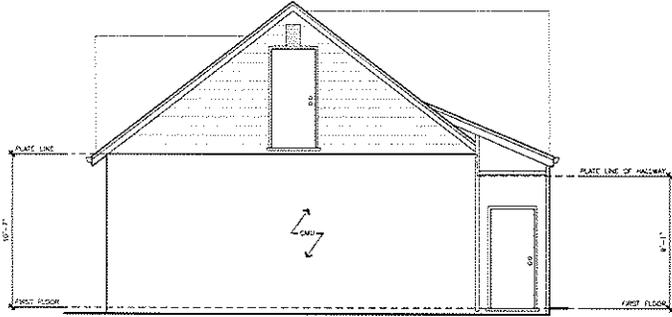




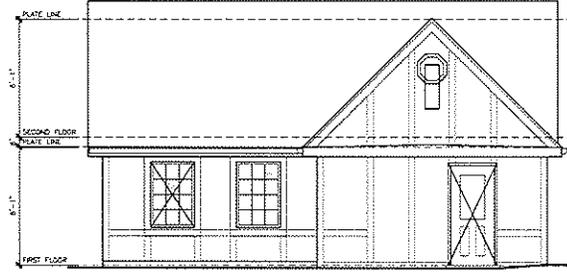




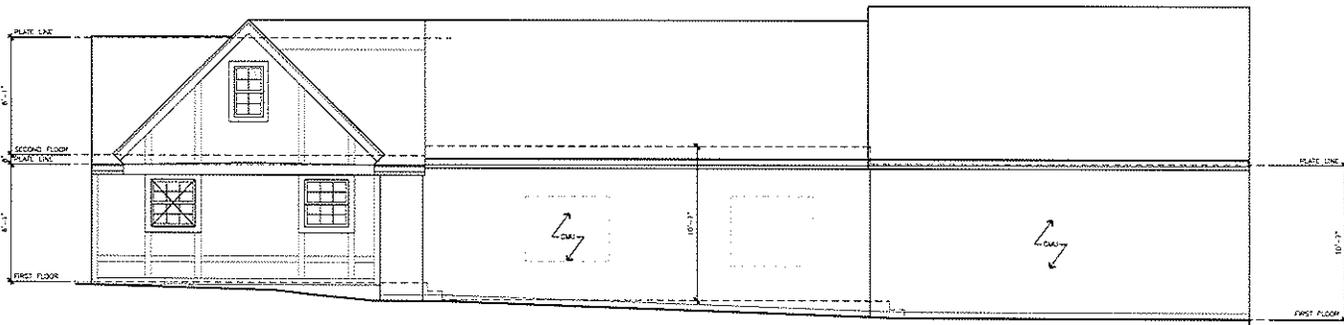
1 Front Elevation
SCALE 1/4" = 1'-0"



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



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



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

NOTE:
ALL SUBCONTRACTORS SHALL BE
RESPONSIBLE FOR REVIEWING ALL
PERMITS FOR THE SET PRIOR TO
BEGINNING WORK.

PERMIT/ CONSTRUCTION SET

A NEW DEVELOPMENT FOR:
J. Price Architecture

100 W. Kansas St.
Lincoln, Missouri 64208
City, State, Zip
© 2018, All Rights Reserved

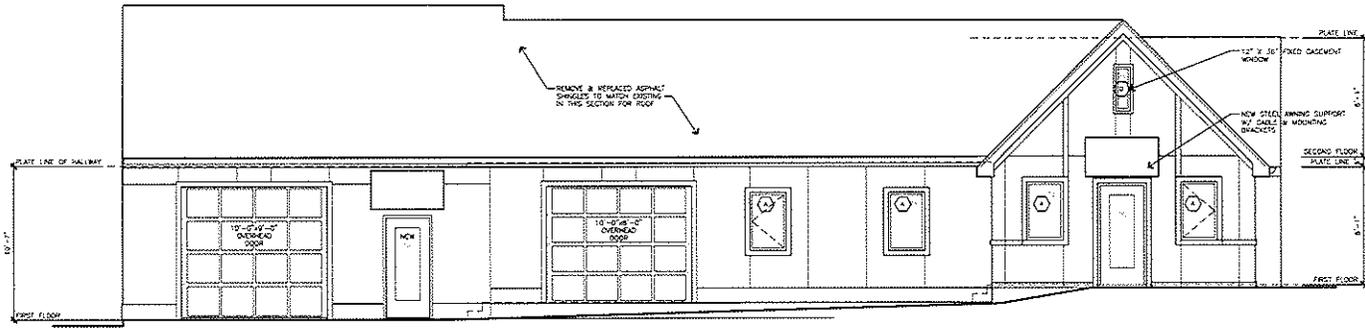


100 W. Kansas
Suite C
Lincoln, Missouri 64208
(417) 752-9281

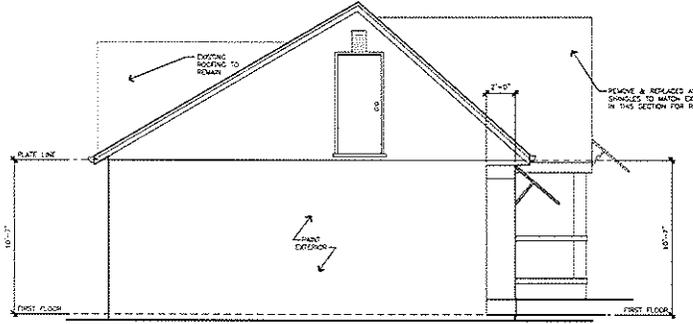
REVISIONS:

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT	NO.
SHEET NUMBER	TOTAL SHEETS

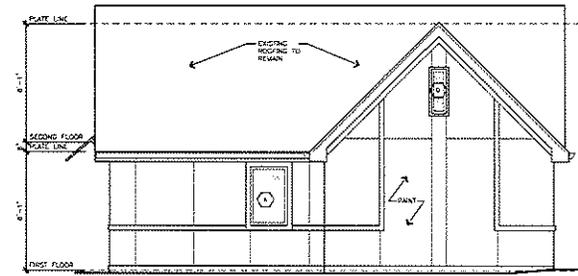
A2.0



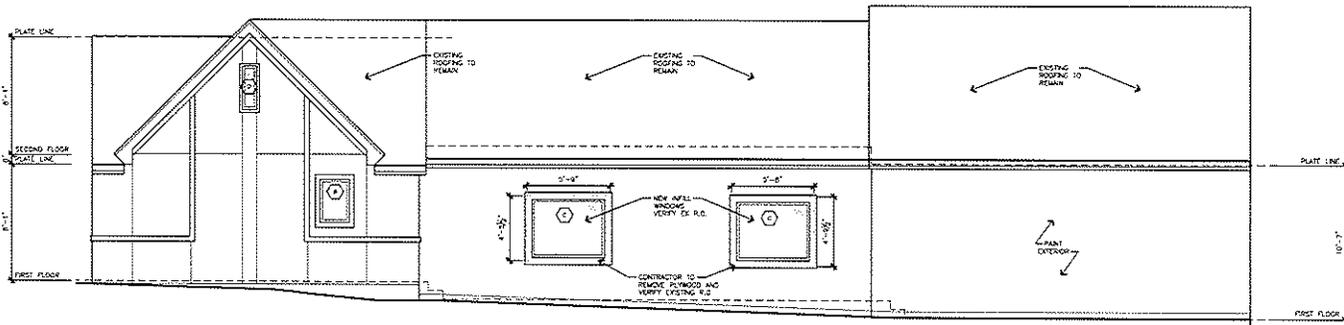
1 Front Elevation
SCALE 1/4" = 1'-0"



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



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



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

NOTE:
ALL SUBCONTRACTORS SHALL BE
RESPONSIBLE FOR REVIEWING ALL
DRAWINGS IN THE SET PRIOR TO
START OF WORK.

PERMIT / CONSTRUCTION SET

A NEW DEVELOPMENT FOR:
J. Price Architecture

100 W. Kumann St.
Ellenby, Missouri 64088
City Price Architecture, Inc. 2017 All Rights Reserved



100 W. Kumann St.
Scale C
Ellenby, Missouri 64088
(314) 750-6691

REVISIONS:

ARCHITECTURAL
ELEVATIONS
PROJECT: [blank]
DATE: [blank]
SHEET NUMBER: [blank]

A2.1