



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

April 7, 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 17, 2015

IV. HDRC Case 14-002L (Amendment) (Continued from March 17):

Consideration of a request to amend the Certificate of Appropriateness for improvements to 316 N. Water Street, Lightburne Historic District

V. HDRC Case 15-001PH: Consideration of a request for a Certificate of Appropriateness for replacement of the garage doors at 100 S. Terrace Avenue, Prospect Heights Historic District

VI. HDRC Case 15-004LS: Consideration of a request for a Certificate of Appropriateness for repairs to the exterior and new signs at 110 N. Main Street, Liberty Square Historic District

VII. Other Business

- a. Miscellaneous matters from the Commission
- b. Miscellaneous matters from staff
 - a. Update on 27 S. Jewell St.

VIII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

March 17, 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, Vern Drottz, Mike Gilmore, Matt Grundy, Clay Lozier, Kelley Wrenn Pozel, and Doug Wilson answered roll call. Jonna Wensel represented staff.

III. Approval of Meeting Summary

Mr. Gilmore made a motion to approve the March 3, 2015 meeting summary. Mr. Carr seconded the motion, which was approved 6-0-1 (Mr. Grundy abstained due to absence.)

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

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

Mr. Carr said he appreciated Mr. Personett's attention to detail and said he had done a good job of opening up the back porch at 430 East Kansas Street.

Mr. Wilson asked about the storm windows. Ms. Wensel said the new storms would replace the old storm windows currently on most windows. Mr. Carr said the quality and condition of the existing storms vary.

Mr. Lozier made a motion to approve the application as submitted because it meets the design guidelines. Mr. Gilmore seconded the motion, which was approved 7-0.

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

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

Mr. Carr asked if Mr. Personett would be using two separate windows. Ms. Wensel said he was.

Mr. Carr said the design of the stair rail is too contemporary for this house. He would like to see the details of the rail and the newel post.

Mr. Wilson said the spindles should not be attached to the stairs, but rather to a bottom rail.

Mr. Grundy said he would like to see the details of the new window.

Mr. Lozier made a motion to continue the application until further information is provided. Mr. Carr seconded the motion, which was approved 7-0.

Other Business

a. Alterations to 100 W. Kansas

Ms. Wensel said this property is not in a historic district, but because it may benefit from the Chapter 353 program, the HDRC is informed of it.

Mr. Wilson said he likes the Tudor look of it, and it would be preserved if it were in a historic district.

Mr. Lozier said the building was formerly a gas station and garage, so the proposed doors would be appropriate. He believes the applicant will do a good job.

Mr. Carr said he liked the faux Tudor look of the building, but is not opposed to the changes.

Mr. Gilmore said he believed that nothing on the building of significance would be altered.

b. Miscellaneous matters from the Commission

Mr. Carr said that no changes had been made at 27 S. Jewell Street.

Mr. Lozier asked about retaining walls on Liberty Drive. Ms. Wensel said that the walls are not as the HDRC had recommended. She has discussed it with Public Works staff, who have agreed that the HDRC's recommendation should be given more consideration.

c. Miscellaneous matters from staff

Ms. Wensel said that the retaining wall approved for 306 Harrison has been reduced to a small portion of the proposed wall. It will no longer line the front sidewalk, but will frame a portion of the south lawn.

VII. Adjournment

Mr. Grundy adjourned the meeting at 5:55 p.m.

Historic District Review Commission

The City of



HDRC Case No. 14-002L

Staff: Jonna Wensel, Community Development Manager

Date: October 21, 2014 (Amended March 17, 2015)(Continued April 7, 2015)

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) (Amended April 7, 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. The railing will be metal as shown in Exhibit .
3. The wood railings on the north side of the house will be removed. A metal railing, to match the stair railing, will be installed on the deck. No railing will be installed at ground level.

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>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.</p>	<p>The existing small window is not original. A larger window that matches the existing window will better complement the fenestration.</p> <p>The existing porch door, if it is to be retained and usable, requires stairs to access ground level.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

This case was originally approved by the HDRC on October 21, 2014.
The amended case was continued by the HDRC on March 17, 2015.

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 porch windows (existing & proposed)
2. Exhibit B: Rendering of proposed porch stairs & railing
3. Exhibit C: Photo of north façade deck railing (existing & proposed)



Exhibit A



Porch windows—existing



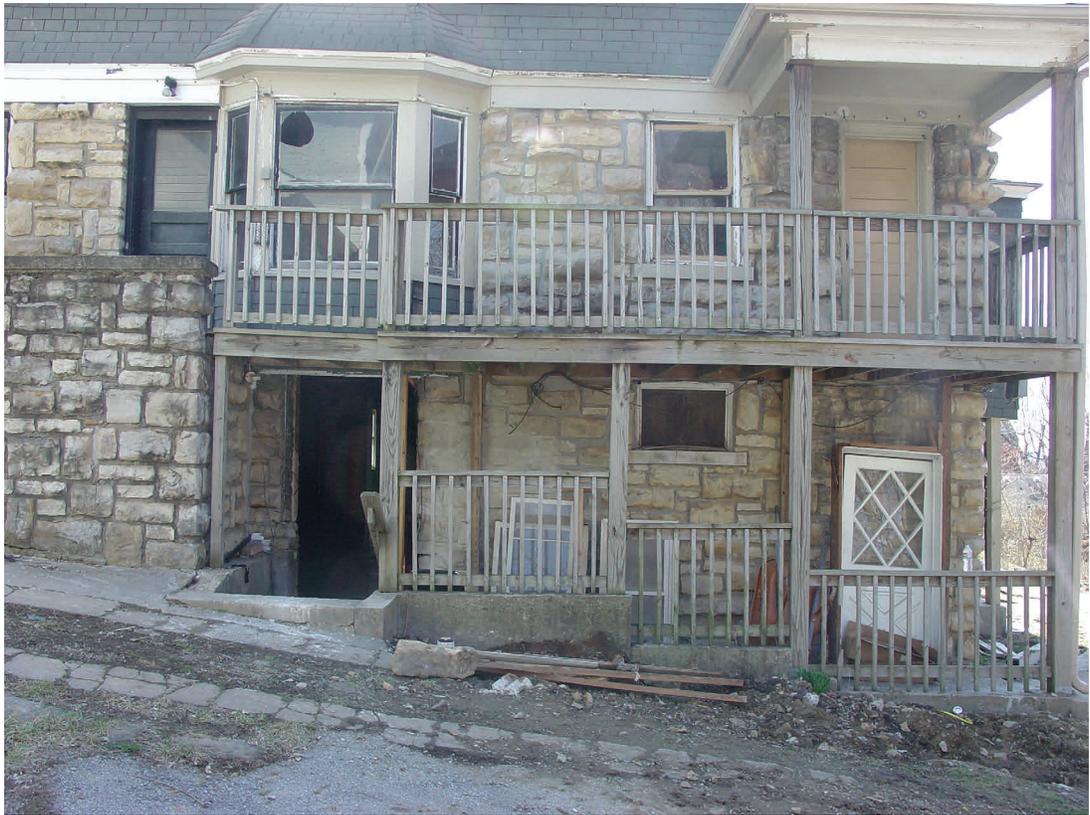
Porch windows—proposed



Porch without stairs



Porch with stairs and railing



Existing railing on north side deck



Proposed metal railing for north side deck



HDRC Case No. 15-001PH

Staff: Jonna Wensel, Community Development Manager

Date: April 7, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for replacement of garage doors
Applicant: Rob Hulse
Location: 100 S. Terrace Ave.
District: Prospect Heights Historic District
NRHP Status/category: Contributing
File Date: March 20, 2015

SPECIFIC INFORMATION

SITE HISTORY

This Prairie foursquare was built around 1906 and features wide overhanging eaves, a full-width front porch with classical round porch columns, and a hipped roof dormer. A two car garage is situated in the rear. The house sits in a prominent location at the intersection of Liberty Drive, Sunset Drive, and Terrace Avenue.

PROPOSAL DESCRIPTION

The applicant proposes to replace the two existing garage doors.

Details: The new steel doors are 16-panel doors that measure 8' wide by 7' high, and will fit the existing openings. They will be painted to match the house.

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. Doors and windows: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated.

The existing garage doors do not appear to be original and are different styles. The replacement garage doors match the style of one of the existing garage doors.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-001PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photo of existing garage doors
4. Exhibit D: Photo of proposed garage doors





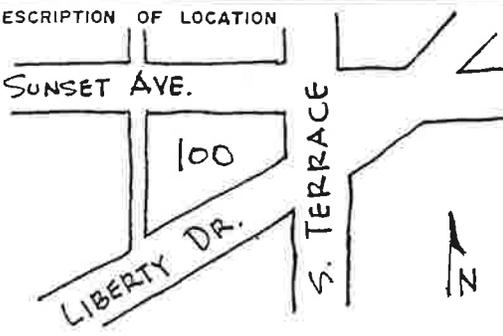
HDRC Case #15-001PH
100 S. Terrace Ave.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. H-14a	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 100 S. Terrace Av.	1. NO.
2. COUNTY Clay	5. OTHER NAME(S)	2. COUNTY
3. LOCATION of Liberty NEGATIVES Community Development	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)	
6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>21N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY	28. NO. OF STORIES <u>2</u>
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD ca. 1906	29. BASEMENT? YES (<input checked="" type="checkbox"/>) NO ()
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Prairie 4-square	30. FOUNDATION MATERIAL stone
9. COORDINATES UTM LAT N120.700 LONG E521,000	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION frame
10. SITE () STRUCTURE () BUILDING (<input checked="" type="checkbox"/>) OBJECT ()	20. CONTRACTOR OR BUILDER	32. ROOF TYPE AND MATERIAL hip: composition shingle
11. ON NATIONAL REGISTER? YES () NO (<input checked="" type="checkbox"/>)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT <u>2</u> SIDE <u>2</u>
12. IS IT ELIGIBLE? YES () NO (<input checked="" type="checkbox"/>)	22. PRESENT USE residence	34. WALL TREATMENT asbestos shingle
13. OF ESTAB. HIST. DISTRICT? YES () NO (<input checked="" type="checkbox"/>)	23. OWNERSHIP PUBLIC () PRIVATE (<input checked="" type="checkbox"/>)	35. PLAN SHAPE square
14. DISTRICT POTENTIAL? YES (<input checked="" type="checkbox"/>) NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (<input checked="" type="checkbox"/>) MOVED ()
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (<input checked="" type="checkbox"/>)	37. CONDITION INTERIOR _____ EXTERIOR <u>fair-good</u>
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A Praire 4-square, noted by its boxy floorplan and wide, overhanging hip-roof eaves, with classical round porch columns on the one-story, hip-roof porch. There is a front, hip-roof dormer with 4 narrow windows, and a left shed-roof dormer. Tehre is a central interior fireplace.	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	38. PRESERVATION UNDERWAY? YES () NO (<input checked="" type="checkbox"/>)
43. HISTORY AND SIGNIFICANCE Although somewhat modified by the siding alteration, the house is important nonetheless for its pivitol location at an intersection. Directly in front of a traffic light, it is part of the character of the historic area due to its size, setting, and design.	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (<input checked="" type="checkbox"/>)
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The odd-shaped lot is bounded on three sides by streets, and in the rear by an alley. The house is set high up from the streets. There are several mature evergreens. A rear, gable-roof, clapboard garage is reached fr the alley.	40. VISIBLE FROM PUBLIC ROAD? YES (<input checked="" type="checkbox"/>) NO ()	41. DISTANCE FROM AND FRONTAGE ON ROAD <u>50'</u>
45. SRCES OF INFORMATION City water permits	5. OTHER NAME(S)	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096	46. PREPARED BY Deon Wolfenbarger	6. TOWNSHIP
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	47. ORGANIZATION Community Development	RANGE
48. DATE 4/87	49. REVISION DATE(S)	SECTION

Sketch map of location

Site No. H-14a

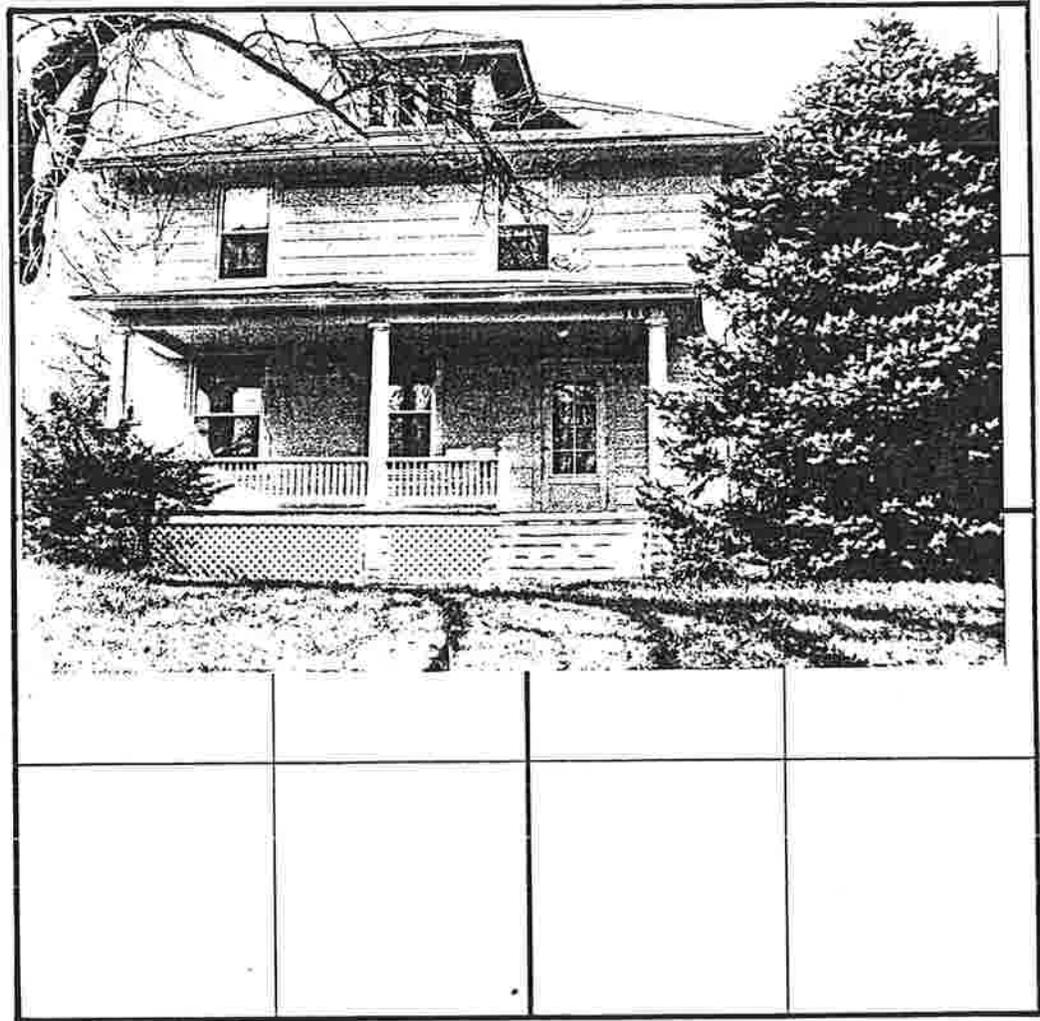
Section 7 Township 51N Range 31W

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.

N

Indicate part of section included in sketch map.

W



E

S

Notes:

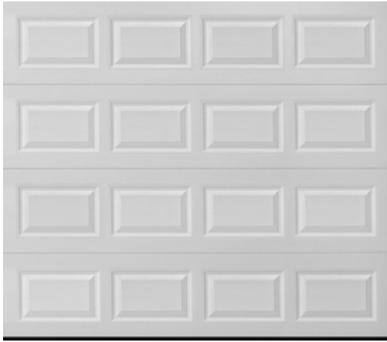
THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

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



Your Store:
Liberty, MO

Your Store: **Liberty, MO**



Pella Traditional Series 8-ft x 7-ft Insulated White Garage Door

Item #: 579993 | Model #: 99119568

Be the first to

~~\$529.00~~

FREE
Store Pickup
 Your order can be available for pickup in **Lowe's Of Liberty, MO** today.

Lowe's Truck Delivery
 Your order will be ready for delivery to you from your selected store.

Parcel Shipping
Unavailable for This Order
 Sent by carriers like UPS, FedEx, USPS, etc.

Pella Traditional Series 8-ft x 7-ft Insulated White Garage Door ~~\$529.00~~

Tweet 0 email

Description

Traditional Series 8-ft x 7-ft Insulated White Garage Door

- Double-layer, insulated garage door
- Energy efficient and quiet operation
- SAFE Shield Section design

Specifications

Actual Height (Inches)	84	Warranty	25 year
Actual Width (Inches)	96	R Value	6.64
Thickness (Inches)	2	Construction Type	Vinyl-back construction
Insulated	Yes	Decorative Hardware Included	No
Windows	No	Hardware Finish	N/A
Type	Single	Hardware Included	Yes
Series	Traditional	Window Material	N/A
Material	Steel	Spring Type	Extension
Carriage House	No	Manufacturer Color/Finish	White
High Impact	No	Color/Finish Family	White

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****Privacy Statement (updated February 19, 2015)**

Historic District Review Commission

The City of



HDRC Case No. 15-004LS

Staff: Jonna Wensel, Community Development Manager

Date: April 7, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for repairs to exterior and signs

Applicant: Lonna Bissonnette

Location: 110 N. Main Street

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: March 26, 2015

SPECIFIC INFORMATION

SITE HISTORY

This Gothic Revival building was built in 1869 as a residence. It has three steeply-pitched gables, Gothic-arched windows, and a pedimented portico. The front door is surrounded by a transom and sidelights. The building was used for offices for many years. It was most recently two retail stores: a bookstore and an engraving shop. The new owners plan to open a home décor shop here next year.

PROPOSAL DESCRIPTION

The applicant proposes to restore the stucco, repair the windows, replace the storm door, and install two new signs.

1. Stucco: The cracks and holes in the stucco will be repaired in-kind. The building and trim will be painted.
2. Windows: Windows will be restored. Existing Plexiglass will be removed. Windows on the north side that have been partially covered will be reopened. Windows will be reglazed and repaired as needed.
3. Storm door: The existing storm door will be replaced by a wood storm door with a half light above and vertical lights below.
4. Signs: Two wood signs will be installed on the existing sign brackets. The signs will measure 36 inches wide by 24 inches high and read "Two Dames Décor".
5. Miscellaneous: The awning above the second floor window on the front façade will be removed. The gutters and downspouts will be replaced.

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:
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.	The stucco does not appear to be original, but should be maintained. Repair of the stucco is appropriate.
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.	Restoration of the existing windows is appropriate and encouraged. The proposed storm door will better complement the style of the house.
13. <u>Signs and awnings</u> : Signs that disguise, obstruct, or detract from significant façade elements shall not be allowed. Signs and awnings shall be designed to complement the style, materials, and color of the building.	The proposed signs will complement the style of the building.
UDO: Sec. 30-87.4. CBD and MU districts. 1. Each freestanding commercial building shall be allowed a total of 2 signs, each of which shall be designed in a manner that is suitable and complementary to adjacent development, from the following: b. A projecting sign in accordance with the following provisions: i. the sign shall not exceed 6 square feet in area; ii. the sign shall have an 8 foot minimum vertical clearance; iii. the sign shall not project more than 5 feet from the face of the building; and iv. the sign shall not be lit.	The proposed signs will meet the standards for projecting signs.

PREVIOUS CASES / ADDITIONAL INFORMATION

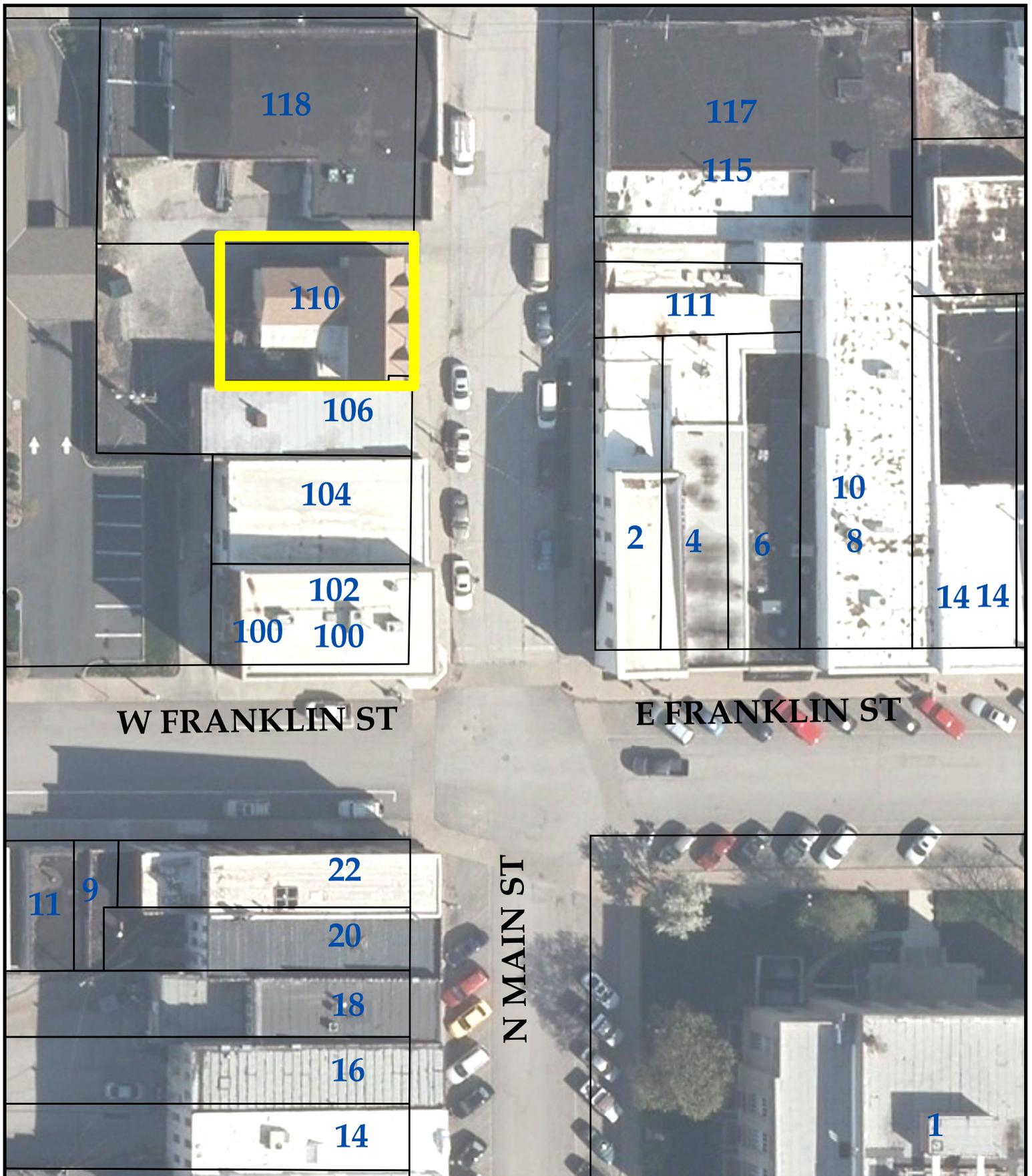
Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case will be presented to City Council on April 27.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-004LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of proposed improvements

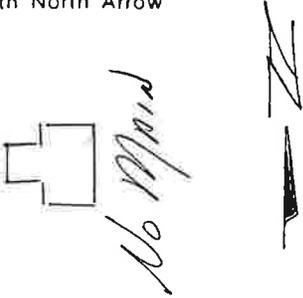


HDRC Case #15-004LS
110 N. Main St.



Exhibit A:
Vicinity Map

HISTORIC INVENTORY

1 No 3-E		4 Present Name(s) 110 North Main	
2 County Clay		5 Other Name(s)	
3 Location of Negatives Liberty Community Development			
6 Specific Location 110 North Main		16 Thematic Category	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period c. 1870's	
8 Site Plan with North Arrow 		18 Style or Design Gothic Revival	
9 Neg. No. 4-19		19 Architect or Engineer	
10 Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>		20 Contractor or Builder	
11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21 Original Use, if apparent Residence	
12 Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22 Present Use unknown	
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
14 District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24 Owner's Name & Address, if known	
15 Name of Established District		25 Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
42 Further Description of Important Features The residence is characterized by an eclectic combination of architectural features that derive from popular Period Revival styles. They include: three steeply pitched gables; round and pointed arched windows; and a projecting pedimented doorway.		26 Local Contact Person or Organization Liberty Mo, Community Devel.	
43 History and Significance The original resident of this house has not been identified. In 1908 it was probably the home of Zella Wynn. It also was the home for a number of years of Zachary Taylor Hodges and his wife. Hodges was a furniture merchant.		27 Other Surveys in Which Included	
44 Description of Environment and Outbuildings Commercial buildings are to the north, south, east, and west of this residence.		28 No of Stories 2	
45 Sources of Information Liberty City Directories The Heritage of Liberty, 1976, p. 98. Obituary Scrapbooks		29 Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		30 Foundation Material stone	
		31 Wall Construction masonry	
		32 Roof Type & Material gable	
		33 No of Bays Front 3 Side	
		34 Wall Treatment stucco	
		35 Plan Shape \square	
		36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
		37 Condition Interior Exterior good	
		38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		41 Distance from and Frontage on Road approx 20' on N. Main	
		Photo	
		46 Prepared by PILAND/UGUCCIONI	
		47 Organization Liberty, Comm. Dev.	
		48 Date 4/85	
		49 Revision Date(s)	

CLAY

Continuation

HISTORIC INVENTORY

ADDRESS: 110 North Main
Liberty, Missouri



Exhibit C





West façade (rear of house)

Proposed storm door



Proposed sign (shape)

