



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

May 5, 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:

April 21, 2015

IV. HDRC Case 15-006D: Consideration of a request for a Certificate of Appropriateness for construction of an addition at 233 W. Kansas Street, Dougherty Historic District

V. Other Business

- a. Administrative Approvals
 - i. Fence at 36 Moss St.
- b. Miscellaneous matters from the Commission
- c. Miscellaneous matters from staff
 - i. 9 S. Leonard
 - ii. Solar panels at 128 N. Jewell

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

April 21, 2015
5:30 p.m.

I. Call to Order

Vice-Chairman Carr called the meeting to order at 5:30 p.m.

II. Roll Call

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

III. Approval of Meeting Summary

Mr. Lozier made a motion to approve the April 21, 2015 meeting summary. Mr. Drottz seconded the motion, which was approved 5-0-1. (Mr. Carr abstained due to absence).

IV. 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 proposed amendments as described in the staff report.

Chairman Carr said he was very comfortable with the changes. He thinks the larger window and staircase are appropriate.

Mr. Gilmore said the larger window was a good choice for a sunporch.

Mr. Lozier asked about the materials for the stairs. Mr. Personett said the stringers would be treated pine.

Mr. Lozier made a motion to approve the amendments as presented. Mr. Gilmore seconded the motion, which was approved 6-0.

V. HDRC Case 15-004D: Consideration of a request for a Certificate of Appropriateness for a stair rail at 331 W. Kansas Street, Dougherty Historic District

Ms. Wensel presented the details of the application, as described in the staff report.

Mr. Carr recused himself, due to a potential conflict of interest.

Mr. Drottz asked if the railing there now is temporary. Ms. Wensel said the materials there now would be replaced with the new materials according to the proposed design.

Mr. Drottz asked the dimensions of the top rail. Ms. Wensel said it would be a 2x4.

Ms. Pozel asked if the railing would be painted or stained. Ms. Wensel said she believes the applicant intends to paint it to match the trim on the house.

Mr. Gilmore made a motion to approve the application as submitted. Ms. Pozel seconded the motion, which was approved 6-0.

VI. HDRC Case 15-005LS: Consideration of a request for a Certificate of Appropriateness for alterations to the exterior at 6 E. Franklin Street, Liberty Square Historic District

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

Mr. Carr said he thought the front doors are a significant upgrade, and the changes to the back are good improvements.

Mr. Drottz said he supports all of the other improvements, but does not like the use of vinyl clad windows. Mr. Carr said he doesn't like vinyl clad, either. He would prefer to see wood or aluminum clad windows.

Mr. Drottz made a motion to approve the application as submitted, with the stipulation that the replacement windows be wood, aluminum clad wood, or metal. Mr. Lozier seconded the motion, which was approved 6-0.

Other Business

- a. Administrative approvals
Ms. Wensel said there had been two since the last meeting.

- b. Miscellaneous matters from the Commission

Mr. Carr asked about the divided lights in the windows at 27 S. Jewell. Ms. Wensel said the owners would not be issued a Certificate of Occupancy until the appearance of the windows matches what was approved.

Mr. Carr asked about the window configuration of the new façade at 1 E. Kansas Street. Ms. Wensel said she would investigate.

- c. Miscellaneous matters from staff
Ms. Wensel said that Debbie Davis has resigned from the HDRC, and she is seeking a new member to fill her seat.
Ms. Wensel said that she and Mr. Carr had attended the CLG conference in Jefferson City last Friday, and both enjoyed the presentations about politics in historic districts.

VII. Adjournment

Mr. Carr adjourned the meeting at 5:56 p.m.



HDRC Case No. 15-006D

Staff: Jonna Wensel, Community Development Manager

Date: May 5, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new addition and deck
Applicant: Chris and Ellen Todd
Location: 233 W. Kansas Street
District: Dougherty Historic District
NRHP Status/category: Contributing
File Date: April 22, 2015

SPECIFIC INFORMATION

SITE HISTORY

This Prairie style house was built in 1908 and features the “Shirtwaist” treatment with brick cladding on the first floor and clapboard siding on the second floor. There is a wraparound porch with brick railing and massive brick porch supports. The hipped roof has wide overhanging eaves and a front dormer with a semicircular hood.

PROPOSAL DESCRIPTION

The applicants propose to construct a porch addition with a framed wall with fireplace on the west side and screened walls on the two other sides. A new 6 foot deck will extend beyond the screened porch to the south.

- Foundation: Concrete footings with solid brick face around porch
- Roof: Shingles to match existing roof
- Chimney / fireplace: The chimney and west wall will be clad with painted wood siding to match the existing siding. A gas fireplace insert will be used in the firebox.
- Porch posts: Treated 6x6 lumber
- Trim / fascia: Painted wood to match existing. Eaves and ceiling will be bead board painted to match existing.
- Floor / stairs: Decking will be AZEK (cellular PVC)
- Railing: Simple aluminum railing with square balusters
- Screen door style: Full view door with aluminum frame and fiberglass screen

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
2. <u>Alterations</u> : Alterations shall restore a structure’s original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.	The porch addition will not affect any significant exterior elements and will complement the style, scale, and materials of the house.
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 will complement the existing façade and its roofline will match the shape and slope of the existing roof.
UDO: Sec. 30-81.2. Accessory structures, residential districts. (5) A deck, patio, or gazebo shall be allowed only in the rear yard and located at least five (5) feet from any lot line.	The new deck meets the UDO setback requirements for decks.

PREVIOUS CASES / ADDITIONAL INFORMATION

October 7, 2014: (HDRC Case 14-010D) The HDRC approved replacement of the deck, cellar doors, gutters, soffits, fascia, and installation of two transom windows. The scope of the deck project changed after its approval, so a new application for the addition was required. The other items will be completed as approved in October.

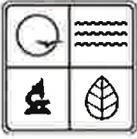
Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case will be presented to City Council on May 11.

STAFF RECOMMENDATION

The application meets the standards for review and the design guidelines; therefore staff recommends approval of HDRC case #15-006D.

ATTACHMENTS

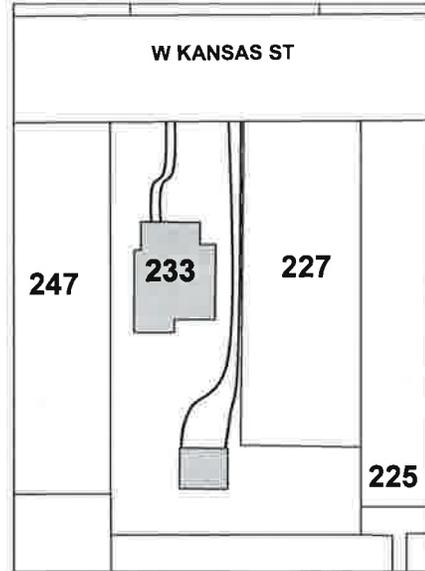
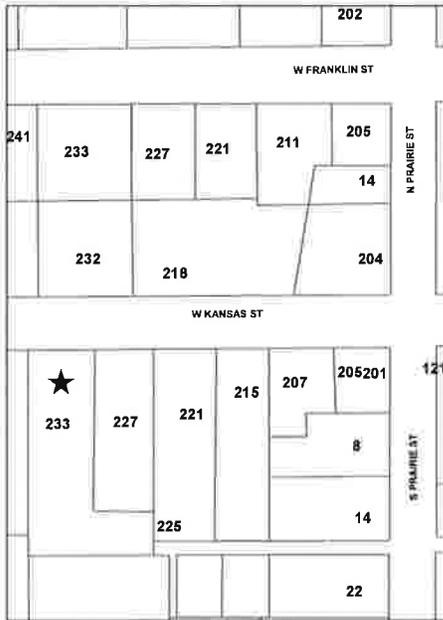
1. Exhibit A: Inventory Data Form
2. Exhibit B: Photos of existing conditions
3. Exhibit C: Drawings of new porch addition and deck
4. Exhibit D: Photos of deck railing and screen door
5. Exhibit E: Specifications of AZEK decking



MISSOURI DEPARTMENT OF NATURAL RESOURCES
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

LOCATION MAP (include north arrow)

SITE MAP/PLAN (include north arrow)



PHOTOGRAPH

PHOTOGRAPHER:

DATE:

DESCRIPTION:

Jonna Wensel

11/1/2011

North facade, looking south

INSERT PHOTOGRAPH OF PRIMARY STRUCTURE ON PROPERTY





MISSOURI DEPARTMENT OF NATURAL RESOURCES
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

1 SURVEY NO: CL-AS-012-150		2 SURVEY NAME: Dougherty Historic District	
3 COUNTY: Clay		4 ADDRESS (STREET NO) 233	STREET (NAME) West Kansas
5 CITY: Liberty	VICINITY: <input type="checkbox"/>	6 UTM: / /	7 TOWNSHIP/RANGE/SECTION: T: R: S:
8 HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):	
10. OWNERSHIP: <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A. HISTORIC USE (IF KNOWN): residence	11B. CURRENT USE: residence

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: 1908	15. ARCHITECT:	18. PREVIOUSLY SURVEYED? <input checked="" type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)
13. SIGNIFICANT DATE/PERIOD:	16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? <input type="checkbox"/> INDIVIDUAL <input checked="" type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)
14. AREA(S) OF SIGNIFICANCE:	17. ORIGINAL OR SIGNIFICANT OWNER:	20. NATIONAL REGISTER ELIGIBLE? <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input checked="" type="checkbox"/> DISTRICT POTENTIAL (<input checked="" type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED
21 HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input checked="" type="checkbox"/>		22 SOURCES OF INFORMATION ON CONTINUATION PAGE. <input checked="" type="checkbox"/>

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: <input checked="" type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT	30. ROOF MATERIAL: composite shingles	37 WINDOWS: <input checked="" type="checkbox"/> HISTORIC <input type="checkbox"/> REPLACEMENT PANE ARRANGEMENT: 1/1 and dormer diamond lights
24. VERNACULAR OR PROPERTY TYPE: Shirtwaist	31. CHIMNEY PLACEMENT: center & west side slope	38 ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input checked="" type="checkbox"/>
25. ARCHITECTURAL STYLE: Prairie Style	32. STRUCTURAL SYSTEM: masonry & wood frame	39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <input checked="" type="checkbox"/> ALTERED DATE(S): 2006 <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE: irregular	33. EXTERIOR WALL CLADDING: brick & wood clapboard	40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
27. NO. OF STORIES: 2.5	34. FOUNDATION MATERIAL: stone	
28. NO. OF BAYS (1 ST FLOOR): 2	35. BASEMENT TYPE: full	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE <input checked="" type="checkbox"/>
29. ROOF TYPE: bellcast hipped with cross hipped gables	36. FRONT PORCH TYPE/PLACEMENT: full-width front with east side wrap around	

OTHER

42. CURRENT OWNER/ADDRESS: Christopher & Ellen Todd 233 W. Kansas	43. FORM PREPARED BY (NAME AND ORG.): Jonna Wensel City of Liberty	44. SURVEY DATE: 10/18/2011
		45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:	LEVEL OF SURVEY <input type="checkbox"/> RECONNAISSANCE <input type="checkbox"/> INTENSIVE	ADDITIONAL RESEARCH NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO
NATIONAL REGISTER STATUS: <input type="checkbox"/> LISTED <input type="checkbox"/> IN LISTED DISTRICT NAME: <input type="checkbox"/> PENDING LISTING <input type="checkbox"/> ELIGIBLE (INDIVIDUALLY) <input type="checkbox"/> ELIGIBLE (DISTRICT) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED		OTHER:



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

The house is an excellent example of a regional adaptation of the Prairie style into the vernacular "Shirtwaist". Located on a prominent street leading into Liberty's historic square, the house is also significant for the character it lends to the historic neighborhood.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

1987 Survey of Dougherty Historic District
City Water Permits
HDRC Files

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

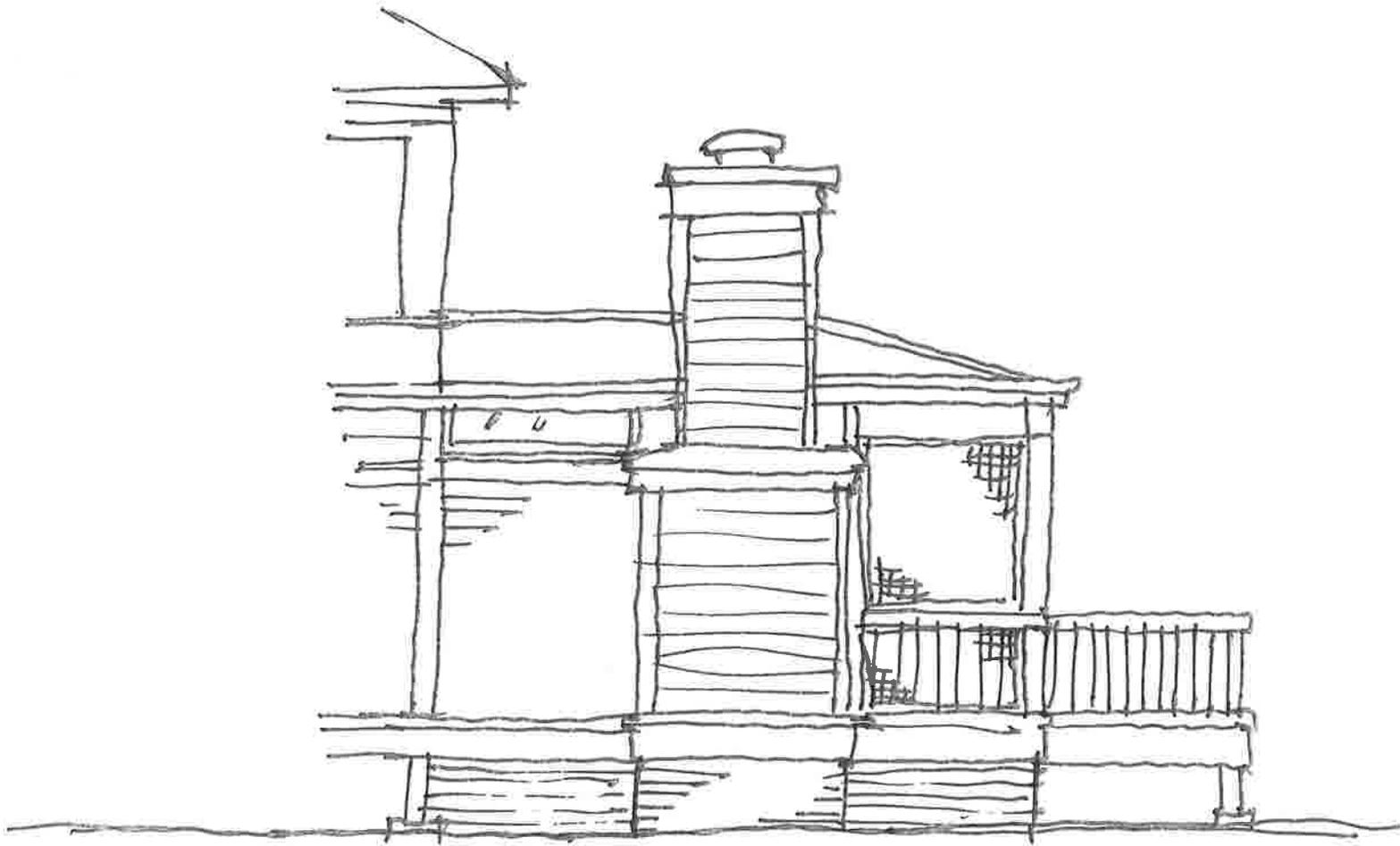
The long, narrow, treeless lot features a curved front walk. There is a one-story, front gabled clapboard garage at the rear of the house. According to the HDRC files, the garage doors on the detached garage were replaced in 2006.

41. (CONT.) FURTHER DESCRIPTION OF IMPORTANT ARCHITECTURAL FEATURES. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

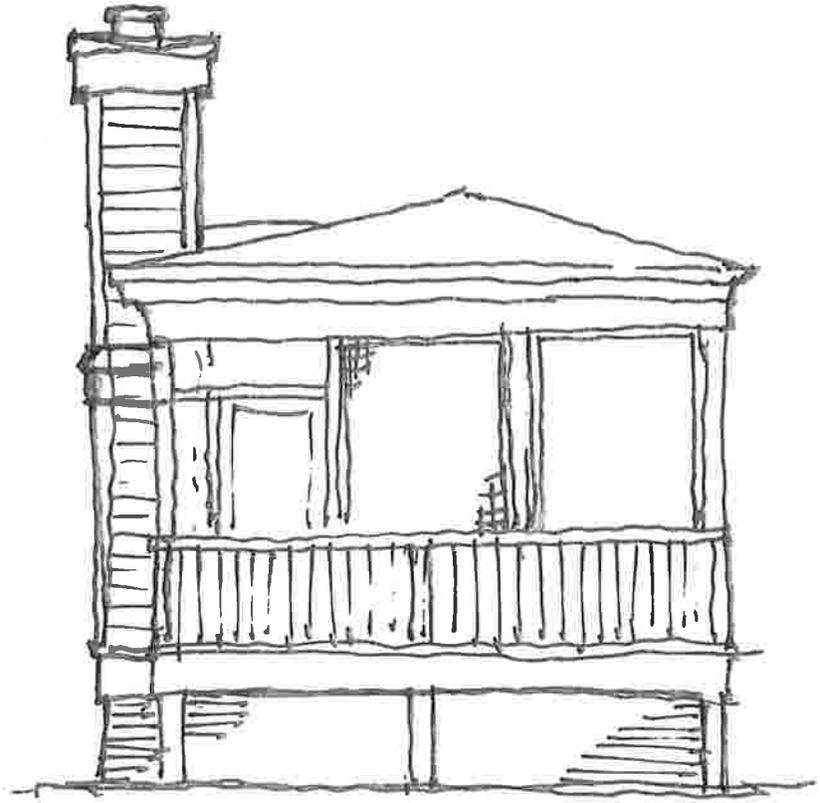
This Prairie style house (also known locally as the Shirtwaist style, primarily for its contrasting wall treatments on each floor and boxy shape) is in nearly original condition. The wide overhanging eaves of the roof and the porch are typical of the Prairie style, as are the massive brick porch supports. In spite of its upright, boxy shape, the horizontal is emphasized by the varied wall treatments: brick on the first floor and clapboard on the second, divided by contrasting wood trim. The hipped roof dormers with half-circle hoods feature paired casement windows with diamond lights. There are two one-story bays on the left side, and a box bay on the front facade with paired windows. The wrap around front porch has a brick rail with stone cap, and leads to two separate entries. There are two interior fireplaces with flared brick tops. In the rear there is an enclosed back porch and a second story sleeping porch. According to the HDRC files, a deck was added in 1997.

Exhibit B





West Elevation



South Elevation



East Elevation

Exhibit D

Gallery



[Back](#)

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Gallery



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Exhibit E

AZEK Deck

[Vintage Collection™](#)[Arbor Collection®](#)[Harvest Collection®](#)[Terra Collection](#)[XLM](#)[In-Deck Storage](#)[Bench & Planter](#)[Hardware Kits](#)[Deck Designer](#)[Home](#) > [AZEK Deck](#) > [Vintage Collection™](#)

VINTAGE COLLECTION™

[Overview](#)[Options and Accessories](#)

AZEK Deck's Vintage Collection is the next generation of capped cellular PVC decking. With its industry leading technology, the Vintage Collection sets a new standard in aesthetics giving you a more realistic wood appearance than competing alternative decking products. With its rustic texture, rich colors and superior durability, the Vintage Collection is sure to bring anyone's dream outdoor living space to life.

Refining and redefining what decking means, AZEK Deck Boards have been engineered to withstand the everyday things that happen on a deck. Even spilled wine, fruit punch, and hamburger grease are no match for AZEK Deck's stain resistance. And, since AZEK Decks are scratch resistant, you won't have to worry about marks from patio furniture or pets.

With AZEK Deck, you can rest assured your deck will continue to look great for years to come.

- Colors: Mahogany, Cypress, Dark Hickory
- Breakthrough aesthetics with a realistic wood appearance