



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

July 21, 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:

May 5, 2015

IV. HDRC Case 15-011J: Consideration of a request for a Certificate of Appropriateness for construction of a garage and replacement of patio doors at 439 Miller Avenue, Jewell Historic District

V. Other Business

a. Administrative Approvals

- i. Sign at 4 N. Main (Intimate Designs)
 - ii. Fence at 438 E. Mill (Jennifer Irvin)
 - iii. Gutters at 231 N. Lightburne (Debbie Russell)
 - iv. In-kind repairs to soffit & fascia at 444 E. Kansas (Jim Snead)
 - v. Tuck-pointing foundation at 439 E. Franklin (Bob Huebner)
 - vi. New awnings at 2 E. Franklin (Quilting is My Therapy)
 - vii. Renewal of COA for roof at 327 Harrison (Patty Morrow)
 - viii. Signs for 34 S. Main (White Hydrangea)
- b. Miscellaneous matters from the Commission
- c. Miscellaneous matters from staff

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

May 5, 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, Doug Wilson 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. Gilmore seconded the motion, which was approved 6-0-1 (Mr. Grundy abstained due to absence).

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

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

Mr. Carr asked the applicant, Chris Todd, if the addition will become part of the existing sleeping porch. Mr. Todd said that it will.

Mr. Carr asked if the new chimney would be brick. Mr. Todd said it would be clad in siding to match the house. Mr. Carr said cladding chimneys with siding is a more contemporary look and would not match the existing chimney. He suggested a direct vent fireplace, which would not require a chimney. Mr. Todd said the firebox is wood-burning with a gas starter, so a chimney is needed.

Mr. Carr added that the Secretary of Interior's Standards recommend new construction be differentiated from the existing, so the proposed chimney meets the standards, but he prefers the aesthetics of brick. Mr. Todd said that his contractor has found a good match for the existing brick. Mr. Drottz agreed that masonry would look better than siding on the chimney.

Mr. Wilson asked what the aluminum railing would look like. Mr. Todd said the photo was a good example of the appearance and the railing is part of the screen wall system.

Mr. Carr said he is comfortable with the screen system because it is discreet and will be used on the back of the house.

Mr. Wilson asked if the screen would be permanent, or could it be removed. Mr. Todd said he had considered a three season room, and that may be an option in the future.

Mr. Gilmore said he is comfortable with the style of the railing. It is not too different than a standard railing and the square balusters suit the Craftsman style of the house.

Mr. Todd asked the commission if he could request approval for the chimney with the option of either brick or wood siding.

Mr. Lozier made a motion to approve the application as submitted, with the option that brick may be used as an alternative for the chimney. Mr. Carr seconded the motion, which was approved 7-0.

Other Business

a. Administrative approvals

Ms. Wensel said there had been one since the last meeting.

b. Miscellaneous matters from the Commission

Mr. Carr said he would like to offer a wood window workshop in honor of Preservation Month and is looking for a suitable house in which to hold it.

Mr. Wilson asked if there are other areas that are eligible to become historic districts. Ms. Wensel said there are and new districts would need to be initiated by the residents.

c. Miscellaneous matters from staff

Ms. Wensel said that the Clay County Juvenile Court has received a proposal to rename the building at 9 S. Leonard Street in honor of Alan Gremler, a juvenile officer for Clay County courts who died in a car accident last winter. The building has been known as the Clay Seminary. As there is no formal process for renaming buildings, this information is provided as a courtesy.

Ms. Wensel said that Mr. & Mrs. Phillips, at 128 N. Jewell Street, are considering installing solar panels on their house and would like some general feedback on their use in the historic districts. The consensus of the commission is that solar panels are not appropriate on the front elevations and should not be visible from the street.

V. Adjournment

Mr. Grundy adjourned the meeting at 6:10 p.m.

Historic District Review Commission

The City of



HDRC Case No. 15-011J

Staff: Jonna Wensel, Community Development Manager

Date: July 21, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for construction of a new garage; and replacement of the patio doors

Applicant: Scott & Kathy Chelton

Location: 429 Miller Ave.

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: July 9, 2015

SPECIFIC INFORMATION

SITE HISTORY

This brick house was built in 1898 and has Queen Anne elements, such as the projecting bay window on the front, intersecting rooflines, and windows with arched brick lintels and stone sills. The full width front porch is supported by brick piers. There is a newer addition at the rear.

PROPOSAL DESCRIPTION

The applicants propose to construct a detached two car garage at the southeast corner of the property and replace the patio doors at the back of the house.

Garage: The garage will measure 20x24 feet (480 square feet) and have a front gabled roof.

- Siding: James Hardie lap siding
- Roof: Timberline architectural shingles
- Doors: One Northampton carriage-style garage door, 16x7 feet; and one half-light-over-two panel fiberglass walk through door
- Windows: Two Marvin double hung Integrity (fiberglass) on west façade
- Trim: MiraTEC engineered wood fiber composite mill work
- Accent: Brick veneer on north façade, flanking garage door
- Driveway: concrete connecting to existing concrete parking pad

Door Replacement: The existing sliding patio doors will be removed and replaced with one 3/4 light-over-one panel fiberglass door. The opening will be sided with James Hardie siding to match the existing. Exterior trim will match the existing using MiraTEC wood composite mill work.

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>1. <u>New buildings and additions to existing buildings</u>: New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in harmony with neighboring structures.</p> | <p>The new garage will be compatible with the house and the district. Scale and setbacks are appropriate.</p> |
| <p>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.</p> | <p>The patio doors are not original and their replacement with a more compatible door is encouraged and appropriate.</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. 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 proposed doors and windows are of a style and configuration that are compatible with the existing doors and windows in the house.</p> |
| <p>UDO Sec. 30-81.2. Accessory structures, residential districts. One detached accessory structure shall be allowed in the rear or side-yard at least 5 feet from the lot line and at least 10 feet from any other structure. In addition, one minor accessory structure no larger than 120 square feet in area may be allowed. Lots zoned, A, agricultural district shall not be subject to this provision.</p> <p>1. All accessory structures within any residential district shall comply with the following maximum building footprint requirements:</p> <ol style="list-style-type: none"> a. no greater than 800 square feet on lots less than ½ acre; | <p>The proposed garage will have a footprint of 480 square feet, which meets the UDO requirements for accessory structures, and will meet the mandatory setbacks from the property lines.</p> |

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 July 27.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-011J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Site Plan
4. Exhibit D: Drawings of proposed garage
5. Exhibit E: Drawing of proposed replacement door
6. Exhibit F: Photos of proposed doors





HDRC Case #15-011J
439 Miller Ave.



Exhibit A:
Vicinity Map





SCALE
1"=30'

PROPERTY DESCRIPTION:
WARRANTY DEED BK.4109-PG.804

The West 55 feet of Lot 3 and the East 15 feet of Lot 4, JEWELL ADDITION, a subdivision in Liberty, Clay County, Missouri, according to the recorded plat thereof.

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Warranty Deed recorded in Book 4109 at Page 804 in the Office of the Recorder of Deeds, Clay County, Missouri.
2. Bearings are based on the East line of Lot 3, JEWELL ADDITION as being S09°-55'-00"W.

FENCE CORNER IS 2.8' EAST OF PROPERTY CORNER

OWNER:
EUGENE WELCH
BK.3341-PG.325

4

FND. NAIL IN CONCRETE SIDEWALK 4' NORTH HELD FOR EAST/WEST LINE AND NORTH/SOUTH LINE

FND. NAIL IN CONCRETE SIDEWALK 4' NORTH HELD FOR EAST/WEST LINE

OWNER:
PATRICK PARKER
BK.2961-PG.203

2

FENCE CORNER IS 0.9'N & 5.0'E OF PROPERTY CORNER

FENCE CORNER IS 0.9'N & 0.7'W OF PROPERTY CORNER

FND. 3/8" IRON BAR 4' NORTH OF CORNER HELD FOR EAST/WEST LINE

OWNER:
CLAY COUNTY
BK.1418-PG.316

7

OWNER:
MARC HATCH
BK.6788-PG.116

8

OWNER:
DARREN GALLUP
BK.4988-PG.73

9

SURVEY MARKERS

- FOUND PROPERTY CORNER (MONUMENTATION AS NOTED)
- SET 1/2" IRON BAR WITH PLASTIC CAP
- FENCE; CHAIN LINK, STEEL OR ALUMINUM
- FENCE; STOCKADE, WOOD, VINYL OR PLASTIC
- X— FENCE; BARBED WIRE OR WOVEN WIRE TOPPED
- AC AIR CONDITIONER
- GP GUARD POST
- PP POWER POLE
- LP LIGHT POLE

FND. 1" PIPE HELD FOR EAST/WEST LINE AND NORTH/SOUTH LINE

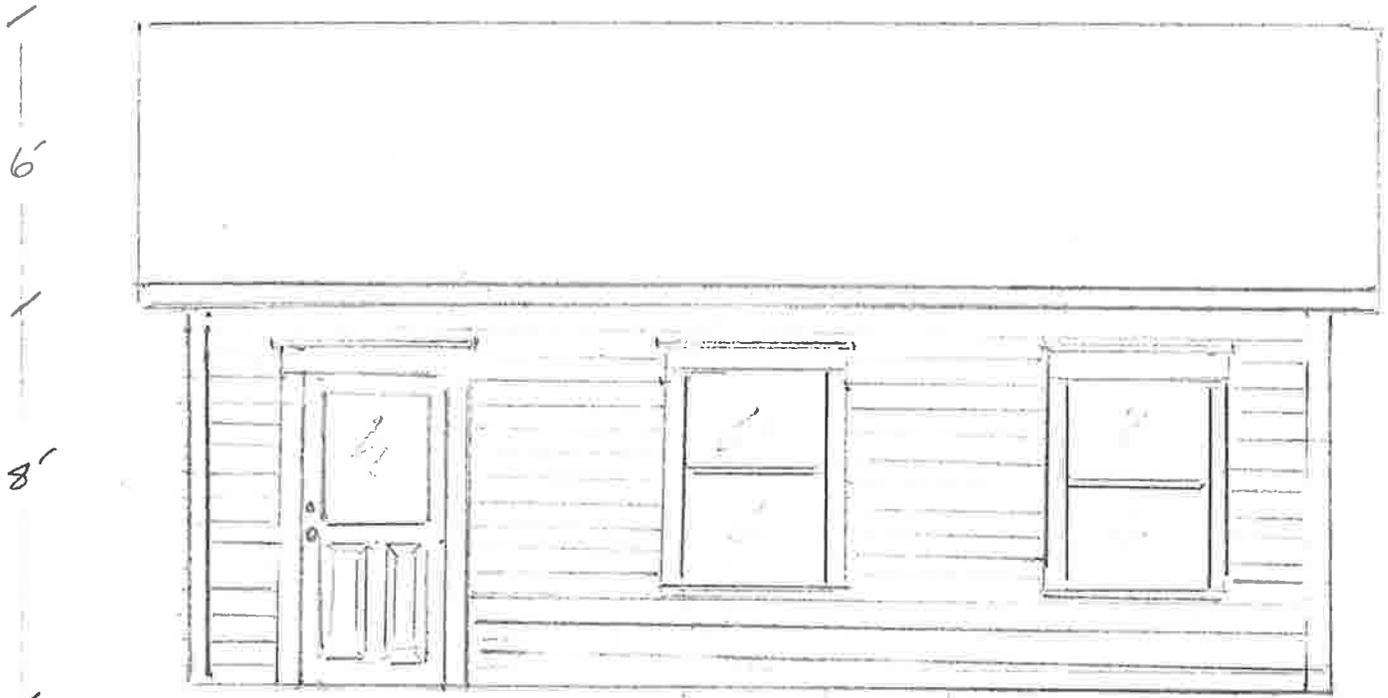
LUTJEN
Professional Land Surveyors
1611 Mallory, 1102
North Kansas City, MO 64116
314.381.1234
www.lutjen.com



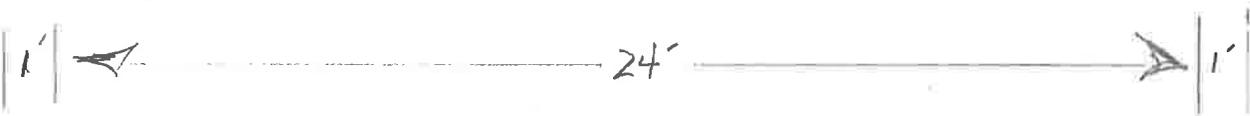
CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

Jason S. Roudebush MO. PLS 2002014092
October 29, 2014
roudebush@lutjen.com

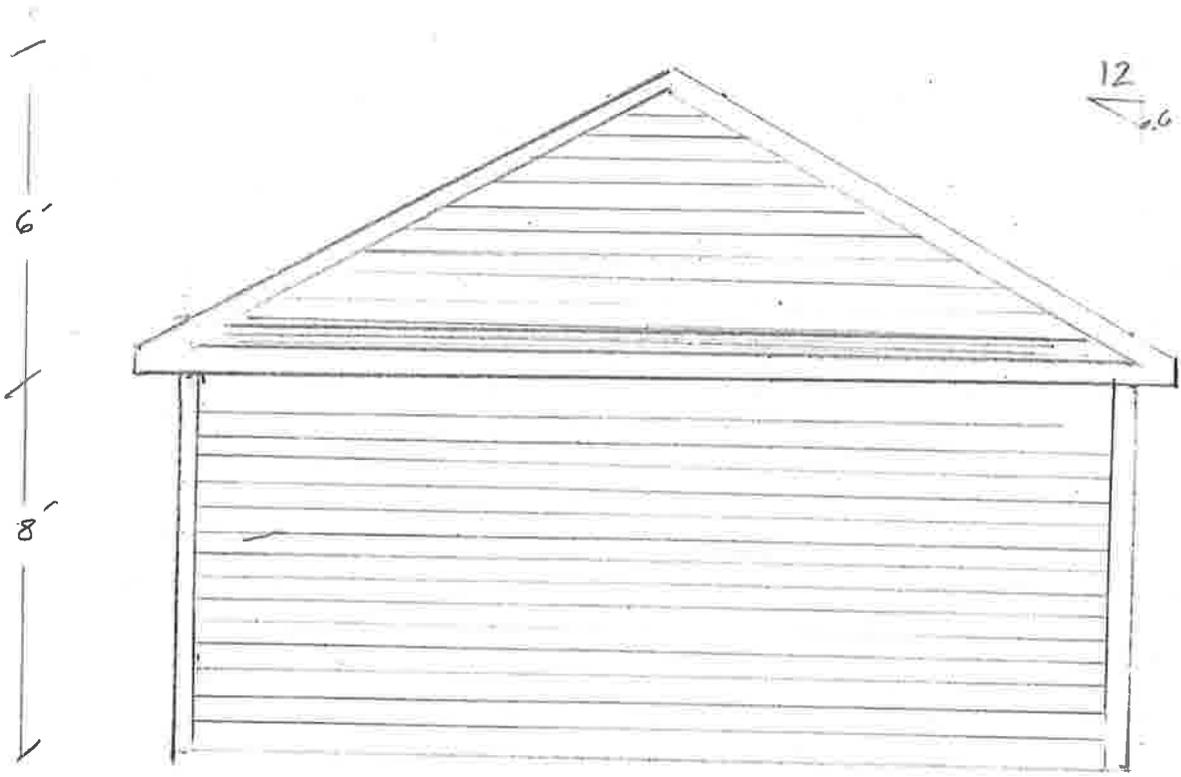


WEST ELEVATION



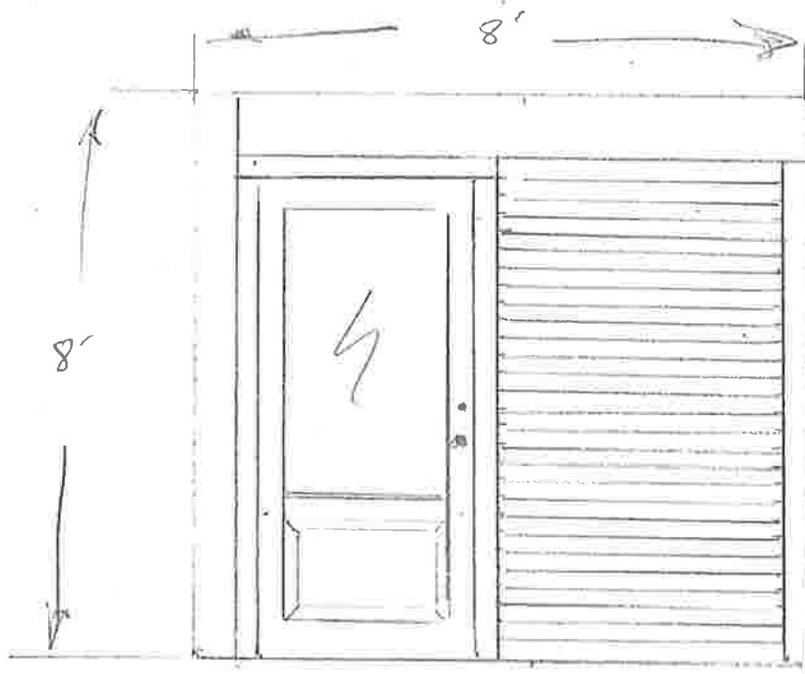
EAST ELEVATION

SCALE $\frac{1}{4}'' = 1'-0''$



SOUTH ELEVATION





SCALE $3/8" = 1'0"$

SOUTH ELEVATION

Exhibit F

- HOME
- About Us
- FAQs
- Customer Testimonials
- Contact Us
- The Delden Story
- Coupons & Deals
- Door Brochures
- Sitemap
- Residential Garage Doors
- Commercial Overhead Doors
- Openers & Accessories
- Service & Repair
- Door Parts
- Meet Our Team

Coupons & Deals
Time Sensitive

The Classica Collection Garage Doors

Connect with Us

Testimonials

Looks can be deceiving. From a distance, you see wood. Up close, it's durable, Low-Maintenance steel. Authentic carriage house looks, modern functionality to complement your home's exterior. Classica Collection garage doors come complete with our **SAFE PLUS pinch protection system** designed to reduce the risk of serious finger and hand injuries.



OPENERS | REMOTES
KEYPADS



Contact Us



Parts



• \$\$\$ [Classica Collection Garage Door Brochure](#) R-Value: 6.64-13.35, SAFE PLUS

Clicking on a garage door gallery image will present you with a high detail image. You can scroll by clicking the top/bottom arrows, or by grabbing the slider on the right.

(PLEASE GIVE GALLERY A FEW MOMENTS TO LOAD)



K.C. Showroom & Corporate HQ

3530 N.E. Kimball Drive
Kansas City, MO 64161
816-413-1650
816-413-1655 Fax

St. Louis Showroom

406 St. Louis Avenue
Valley Park, MO 63088
636-225-6317
636-825-0019 Fax

Springfield Showroom

3252 N. Glenstone, B-100
Springfield, MO 65803
417-833-1201
417-833-1383 Fax

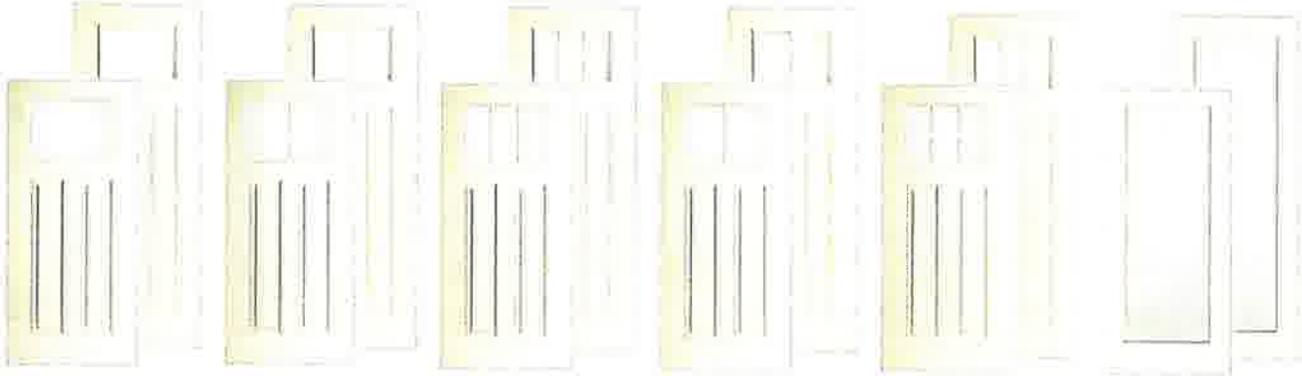
Ozark Beach Showroom

3397 Old Route 5
Camdenton, MO 65020
573-346-1020
573-346-1023 Fax

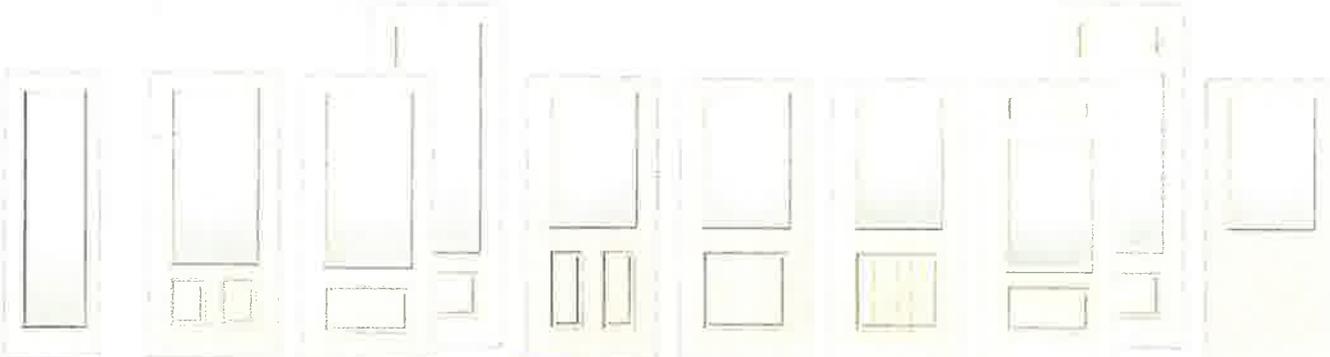


Clear Glass *Continued*

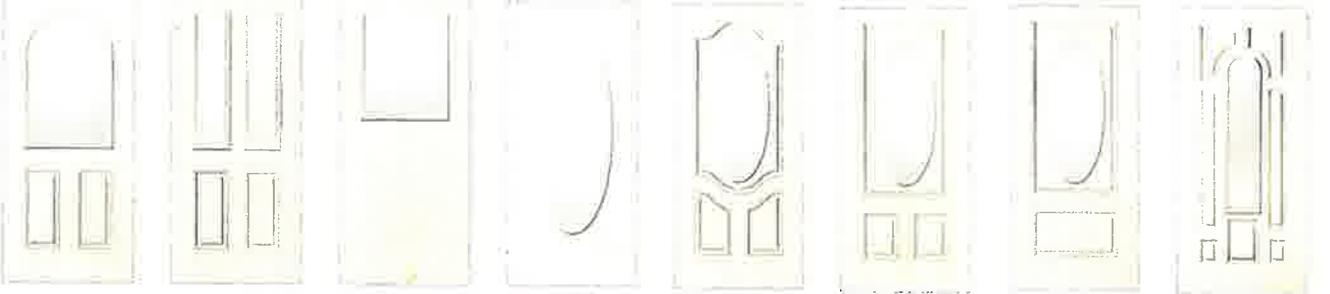
Smooth-Star®



| | | | | | | | | | | | |
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| S601 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S8601 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0" | S605 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S8605 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0" | S606 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S8606 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0" | S607 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S8607 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0" | S608 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S8608 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0" | S118 2'6" x 6'8" ★ 2'8" x 6'8" ★ 2'8" x 6'8" ★ 2'10" x 6'8" † 3'0" x 6'8" † | S818 2'6" x 8'0" ★ 2'8" x 8'0" ★ 2'10" x 8'0" ★ 3'0" x 8'0" † |
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| S140 2'0" x 6'8" 2'4" x 6'8" † 2'6" x 6'8" † 2'8" x 6'8" † † 2'10" x 6'8" † † 3'0" x 6'8" † † 3'6" x 6'8" | S80 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S90 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S880 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0" | S206 2'6" x 6'8" ★ 2'8" x 6'8" ★ 2'10" x 6'8" ★ 3'0" x 6'8" ★ | S6021 2'6" x 6'8" ★ 2'8" x 6'8" ★ 2'10" x 6'8" ★ 3'0" x 6'8" ★ | S6041 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S30 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S830 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0" | S104 2'4" x 6'8" 2'6" x 6'8" 2'8" x 6'8" † 2'10" x 6'8" † 3'0" x 6'8" † |
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| S150 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S289 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S105 2'6" x 6'8" 2'8" x 6'8" † 2'10" x 6'8" † 3'0" x 6'8" † | S102 2'4" x 6'8" † 2'6" x 6'8" † 2'8" x 6'8" † † 2'10" x 6'8" † † 3'0" x 6'8" † † | S770 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S6080 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S992 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" | S10 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8" |
|---|---|--|---|---|--|---|--|

*Visit www.thermatru.com for impact-rated product approvals.
 **PVC doorlites are not recommended for use behind storm doors or to be painted dark colors.
 ***Not recommended for placement behind storm doors.
 ****2'0" frames do not have external lite dividers option.
 Note: Colors may vary from an actual application due to fluctuations in staining or the printing process of this catalog.