



**HISTORIC DISTRICT
REVIEW COMMISSION**

January 15, 2019

5:30 p.m.

**City Hall
Council Chambers
101 E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

January 15, 2019

5:30 p.m.

City Council Chambers

- I. Call to Order**
- II. Roll Call**
John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier,
Kelley Wrenn Pozel, Brett Rinker, Doug Wilson
- III. Approval of Meeting Summary:** November 6, 2018
- IV. HDRC Case #19-001D Consideration for a Certificate of Appropriateness for exterior alterations at 232 W Franklin, Dougherty Historic District**
- V. Other Business**

Election of Officers- Chair and Vice Chair

Administrative Approvals since the November 6, 2018 meeting:
 ADA Sidewalk alterations at Jewell & Franklin Streets

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:
- VI. Adjournment**

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
November 6, 2018
5:30 p.m.

I. Call to Order

Vice Chairman Carr called the meeting to order at 5:32 p.m.

II. Roll Call

John Carr, Vern Drottz, Dail Hobbs, Clay Lozier and Doug Wilson answered roll call. Matt Grundy, Mike Gilmore, Brett Rinker and Kelley Wrenn-Pozel were absent.

Aimee Grey and Brandi Atwell were present as the applicants. Jeanine Thill, Community Development Manager represented staff.

Motion by Commissioner Lozier to accept the October 22, 2018 meeting minutes as corrected. The motion was seconded by Commissioner Hobbs. Motion passed.

HDRC Case #18-003LS Consideration for a Certificate of Appropriateness for exterior alterations and repairs at 110 N Main St., Liberty Square Historic District

Commissioner Drottz asked for clarification on the balusters on the back stairs. The applicant said they will have 2X2 balusters, similar to what is there. Vice Chairman Carr asked about the horizontal panels on the proposed front door, commenting it is a bit unusual for that vintage and conflicts with the vertical lines. The applicant said the contrast is intentional, adding they plan to stain the door.

Vice Chairman Carr added that the only other trim they might want to consider would be spires at the tips of the gables.

Staff asked for clarification on the work being proposed for the windows. The applicant said it will all be like in-kind repairs by Jim Sneed.

Commissioner Lozier made a motion to approve the application as presented because it meets the design guidelines. The motion was seconded by Commissioner Wilson. The motion passed 5-0-0.

Other Business

Administrative Approvals since the October 2, 2018 meeting:

- 427 E. Mississippi fence
- 4 N. Main Sign
- 483 E Kanas In-kind repairs

Miscellaneous matters from the Commission:

Vice Chairman Carr commented that the new Aramjoo house on Terrace is nearly complete. It is quite large and the driveway is very large.

Commissioner Carr is willing to host a window workshop for commissioners that haven't met their state training requirements. The workshop is tentatively planned for next Tuesday Nov. 13th at 5:30. Location to be determined.

Miscellaneous matters from Staff: None

The meeting adjourned at 5:52

Historic District Review Commission

The City of



HDRC Case No. 19-001D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: January 15, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for the replacement of windows on back porch addition

Applicant: John Pence Construction Co. LLC

Location: 232 W Franklin

District: Dougherty Historic District

NRHP Status/category: Non-Contributing

File Date: January 4, 2019

SPECIFIC INFORMATION

SITE HISTORY

This colonial revival ranch was built in 1952. This multi-colored brick ranch has a small entry porch inset under the main portion of the gable roof with square column. The windows are 6/6, double hung sash. There are two gable front dormers with clapboarding and an interior fireplace. According to the survey completed in 1987 it is a non-contributing, non-historic house which nonetheless matches in material and set back, although not in scale and mass, with the other houses on the block.

PROPOSAL DESCRIPTION

The applicant proposes to replace the existing double hung windows in the rear covered porch with Anderson E – Series aluminum clad double hung wood windows, with no divided lights. The existing porch windows are window sashes and sash springs only with no window frame or jam. The owner wishes to make this living space. All exterior trim will be custom milled to match existing window trim.

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.

JG: Sec. 30-72. District HP, design principles.

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. 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. On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.

It would be appropriate to replace the windows on the rear porch. Custom trim work will be wood and will replicate that of the home, respecting the surrounding building elements and materials.

STAFF RECOMMENDATION

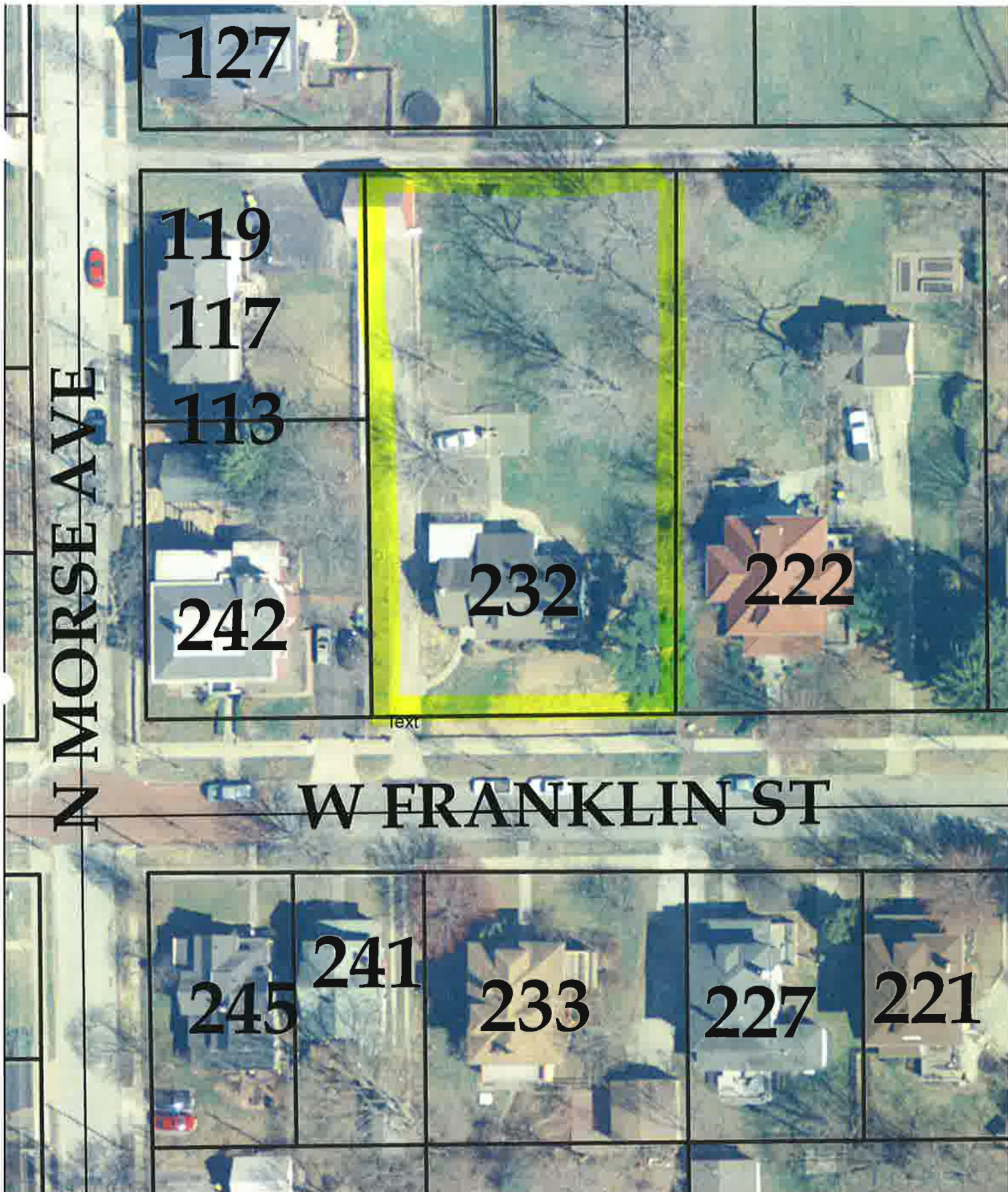
The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-001D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Manufacturers info on proposed windows
5. Exhibit E: 1958 Photo of back porch

232 W. Franklin Street





HDRC Case #19-001D
232 W Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. C-20</p> <p>2. CITY Clay</p> <p>3. LOCATION of Liberty Community Development NEGATIVES</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 232 W. Franklin</p> <p>5. OTHER NAME(S)</p>	1. NO.
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 232 W. Franklin</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD 1952</p>	2. COUNTY
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty</p>	<p>18. STYLE OR DESIGN Colonial Revival Ranch</p> <p>19. ARCHITECT OR ENGINEER</p>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
<p>8. DESCRIPTION OF LOCATION</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> </div>	<p>20. CONTRACTOR OR BUILDER</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN Faye Bedinger</p>	
<p>9. COORDINATES UTM LAT N121,500 LONG E521,750</p>	<p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	5. OTHER NAME(S)
<p>10. SITE () STRUCTURE () BUILDING (X) OBJECT ()</p> <p>11. NATIONAL HISTORIC? YES () NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)</p> <p>14. DISTRICT POTENTIAL? YES () NO (X)</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>28. NO. OF STORIES 1</p> <p>29. BASEMENT? YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL concrete</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable; composition shingle</p> <p>33. NO. OF BAYS FRONT 6 SIDE 2</p> <p>34. WALL TREATMENT brick</p> <p>35. PLAN SHAPE rectangle</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()</p> <p>37. CONDITION INTERIOR EXTERIOR excellent</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES () NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 120'</p>	
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Multi-colored brick rand has small entry porch inset under the main portion of the gable roof with square column. The windows are 6/6, double-hung sash. There are two gable front dormers with clapboarding, and an interior fireplace.</p>	<div style="border: 2px solid black; padding: 20px; width: 100%;"> <p style="font-size: 2em; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>	
<p>43. HISTORY AND SIGNIFICANCE A non-contributing, non-historic house, which nonetheless matches in material and setback (although not in scale & mass) with the other houses on the block.</p> <p style="margin-left: 40px;"><i>barn dates to 1903</i></p>	6. TOWNSHIP	
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A very large lot, once part of 242 W. Franklin, which still has the historic stone wall in front. The rest of the landscaping is modern (coved beds), and there is a chain link fence to the front of the lot. A left drive leads to the rear garage.</p>	RANGE	
<p>45. SOURCES OF INFORMATION City water permits.</p>	<p>46. PREPARED BY Deon Wolfenbarger</p> <p>47. ORGANIZATION Community Development</p>	SECTION
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102</p>		
<p>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</p>	<p>48. DATE 2/87</p> <p>49. REVISION DATE(S) EXHIBIT B</p>	

Sketch map of location

Site No. C-20

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

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.



EXHIBIT C



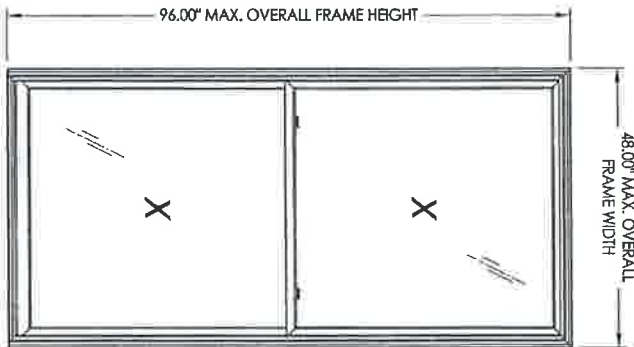
SERIES T-7
GLAD TALON DOUBLE HUNG VENT
ALUMINUM CLAD WOOD WINDOW
 "NON-IMPACT"

GENERAL NOTES

1. This product has been evaluated and is in compliance with the 5th Edition (2014) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product is required to be protected with an impact resistant covering that complies with Section 1609.1.2 of the FBC.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS

SHEET #	DESCRIPTION
1	Typical elevation, design pressures, & general notes
2	Glazing detail
3	Vertical & horizontal cross sections
4	Vertical cross sections
5	Buck & frame anchoring
6	Components
7	Bill of materials



OVERALL FRAME DIMENSION	OVERALL D.L.O. DIMENSION	GLASS TYPE	DESIGN PRESSURE (PSF)
48.00" x 96.00"	41.00" x 43.00"	G1	+50.0 -50.0



Documents Prepared By:
 Lyndon F. Schmidt
 P.E. No. 43409

Rgw
 BUILDING CONSULTANTS, INC.
 P.O. Box 230, Vairloo, FL 33595
 Phone No.: 813.659.9187
 FBPE C.A. No. 0813

PRODUCT:	EAGLE DOUBLE HUNG WINDOW
PART OR ASSEMBLY:	TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

NO.	DATE	REVISIONS	JK	JK	BY
2	4/29/15	UPDATE TO 5TH ED. (2014) FBC	JK	JK	BY
1	2/13/12	UPDATE TO 2010 FBC			

DATE: 10/30/08
 SCALE: N.T.S.
 DWG. BY: AL
 CHK. BY: LFS
 DRAWING NO.: FL-10239.7
 SHEET 1 OF 2



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- Eagle Axiom French casement windows
- Eagle Axiom 11 awning windows
- Push out casement and awning windows
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- Talon RetroFit double-hung windows
- Double-hung replacement sash kits
- Bow and bay windows
- Slide-by windows
- Auxiliary windows
- Ascent® hinged doors
- Ascent sliding doors
- Andersen® entranceways

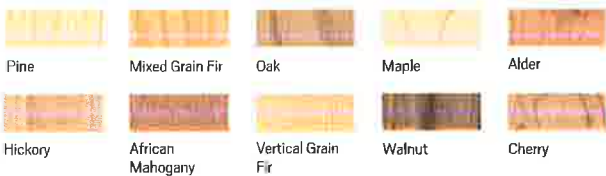


OPTIONS & ACCESSORIES

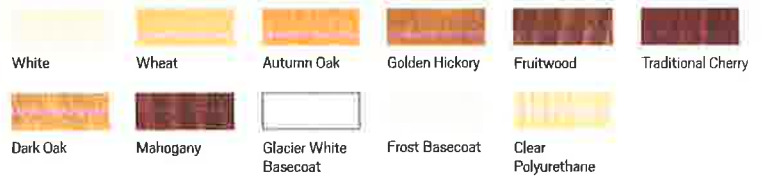
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- HarborMaster® systems for coastal applications
- Variety of divided light styles and sizes
- Blinds or shades between the glass
- Beautiful hardware
- Exterior trim options
- VeriLock™ integrated security sensors

INTERIOR OPTIONS

Wood Species



Interior Finishes



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50 EXTERIOR COLOR OPTIONS



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EXHIBIT E