



**HISTORIC DISTRICT
REVIEW COMMISSION
Meeting**

Monday, November 4, 2024

5:30 pm

**City Council Chambers
2nd Floor of City Hall**



**HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda**

MONDAY November 4, 2024

(regular meeting rescheduled to Monday 11.4.24, due to election day)

5:30 pm

at City Hall, Council Chambers

Roll Call

Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

- I. Call to Order
- II. Approval of Meeting Summary from the October 15, 2024 HDRC meeting
- III. Current Business
 - HDRC Case #24-013D Consideration of a Certificate of Appropriateness for back-porch steps and like in kind repairs to wood rot and adding a door on the accessory structure at 14 N. Prairie, Dougherty Historic District, a 353 project.
 - HDRC Case #24-018LS Consideration of a Certificate of Appropriateness for an ADA ramp and railing, tuckpointing, re-glazing one window, like in kind repairs and replacement of the rear decking and railings at 24 S. Main, Liberty Square Historic District, a 353 project.
 - HDRC Case#24-014D Consideration of a Certificate of Appropriateness for repairs and replacement after storm damage, rebuild the front porch, replace siding and two windows at 405 W. Franklin, Dougherty Historic District.
- IV. Administrative Approvals since October 15 meeting:
 - 438 E. Franklin- Like in kind repairs and replacement of front steps and handrails
- V. Other Business:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:
- VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
October 15, 2024
5:30 pm
City Council Chambers

Roll Call: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Present: Paemon Aramjoo, Linda Armstrong, Kathy Chelton, Vern Drottz, Aimee Gray,

Absent: John Carr, Matt Grundy, Brett Rinker, Katie Schmidt

Applicants: Milton Chamberlin 430 E Kansas, Shem Ringenberg 25 S Lightburne, Jim Drew 11 Gallatin

Staff Present: Jeanine Thill, Community Development Manager

Commissioner Aramjoo called the meeting to order at 5:30 p.m.

Approval of Meeting Summary from September 17, 2024: Commissioner Chelton made a motion to approve the meeting summary. The motion was seconded by Commissioner Armstrong. The motion passed 5-0-0.

Current Business

HDRC Case #24-026J Consideration of a Certificate of Appropriateness for a vertical board privacy fence in the rear yard to screen an objectional view and installing a step to the back door at 430 E. Kansas, Jewell Historic District.

- The backdoor was previously approved, so he is asking for approval of the step.
- The existing non-conforming fence will be corrected. There is an objectional view in the rear yard and therefore, they are requesting a privacy.
- Commissioner Armstrong commented that said she is grateful for all of their efforts to bring it into compliance.

A motion was made by Commissioner Gray to approve the application as presented. The motion was seconded by Commissioner Chelton. The motion passed 5-0-0.

HDRC Case #24-009J Consideration of a Certificate of Appropriateness for siding replacement on the garage and on the addition to the home as well as a new garage door at 25 S. Lightburne, Jewell Historic District.

- Commissioner Gray asked what corner boards would be used.
- Shem Ringenberg said he will use the same and match what is there.
- As long as it matches the corner trim. Existing lap is 4 ½.
- Commissioner Armstrong commented that it will look good.

A motion was made by Commissioner Armstrong to approve the application as presented. The motion was seconded by Commissioner Gray. The motion passed 5-0-0.

HDRC Case#24-013LS Consideration of a Certificate of Appropriateness for exterior alterations at 11 N. Gallatin, Liberty Square Historic District.

- Mr. Drew said they put new gutters on the building but they need to reconfigure the steps because in the winter water freezes and it is dangerous. There are also dumpsters in that area, so moving the steps will be nicer for the new tenants. They are adding windows to add light to the interior space.
- Commissioner Gray commented that it makes sense to rotate the steps.

A motion was made by Commissioner Drottz to approve the application as presented because it meets the standards and guidelines. The motion was seconded by Commissioner Gray. The motion passed 5-0-0.

HDRC Case #24-027J Consideration of a Certificate of Appropriateness for alterations to the garage (as shown in the V2 revised drawings, not as shown in the packet) at 430 E. Franklin, Jewell Historic District.

- The applicant is proposing to make alterations to the garage. They are adding window to the back of the garage and also eyebrow roofs over the garage and man doors.

A motion was made by Commissioner Gray to approve the application as amended. The motion was seconded by Commissioner Chelton. The motion passed 4-0-1. Commissioner Drottz abstained.

Administrative Approvals since September 17 meeting:

- 430 E Kansas like in kind repairs to the front porch and picket fence
- 249 W Kansas like in kind gutters and roof

Miscellaneous matters from the Commission:

- Commissioner Aramjoo asked if solar panels are allowed in district. Staff explained that they are allowed, in some cases.

Miscellaneous matters from Staff:

- The November 5th meeting will be rescheduled for Monday, Nov. 4th due to election day, if there are applications to consider.

The meeting adjourned at 6:19 pm.



HDRC Case No. 24-013D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 4, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for like in kind repairs to a rear window and replacement of the back-porch screens. A new sliding door on the garage. Sidewalk repairs as needed. A 353 Project.

Applicant: Jamie Goodwin

Location: 14 N Prairie

District: Dougherty Historic District

File Date: August 28, 2024

SPECIFIC INFORMATION

SITE HISTORY

This vernacular housing form has a front porch inset in the “L” between the intersection of the two wings. The hip-roof porch has simple, round classical columns. The tall, narrow windows are paired on the first floor, and a single on the second with an entablature surround. The porch has a small multi-paned casement window. The stucco appears to be non-historic; there is a band separating the first from the second floor.

PROPOSAL DESCRIPTION

Build new steps to the back porch. See Exhibit D

Like in kind repairs to wood rot on the back-porch windows and like in kind replacement of screens.

Like in kind repairs to the garage siding

Add a new wood sliding door to the east elevation of the garage. See Exhibit D

Sidewalk repairs as needed.

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.

	<i>DG: Sec. 30-72. District HP, design principles</i>	Staff Analysis

2. Alterations: 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. Storefronts and commercial building facades shall be treated as a whole, and alterations to the first floor should be compatible with the upper floor(s).

The proposed alterations to the existing garage are appropriate.

8. Porches: Porches, porticos, stoops, entryways, loading docks, decks, and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.

The proposed alterations to the rear porch and new steps are appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

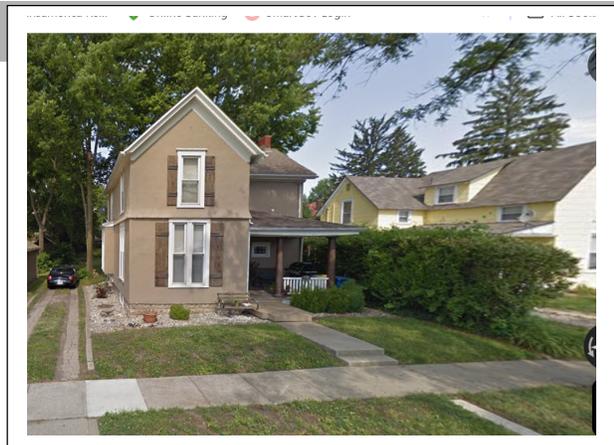
Applications using tax incentives shall be considered by HDRC and approved by City Council.

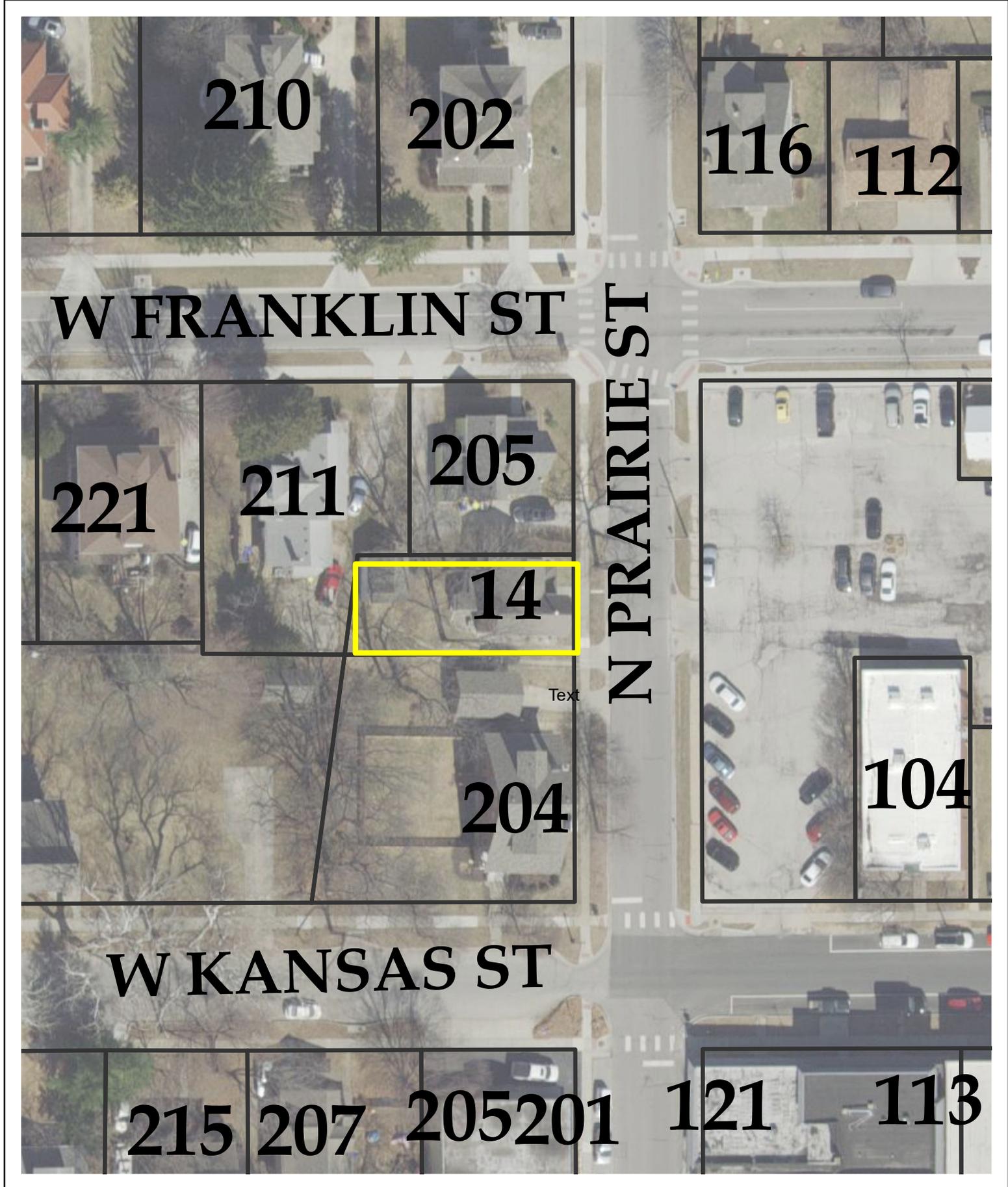
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case 24-013D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Drawings & Materials





W FRANKLIN ST

N PRAIRIE ST

W KANSAS ST

210

202

116

112

221

211

205

14

Text

204

104

215

207

205

201

121

113

HDRC Case #24-013D
14 N Prairie



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-32 2. COUNTY Clay 3. LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 14 N. Prairie 5. OTHER NAME(S)	1. NO.
6. SPECIFIC LEGAL LOCATION TOWNSHIP 51S RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD late 19th cent.	2. COUNTY 28. NO. OF STORIES 2 29. BASEMENT? YES () NO () 30. FOUNDATION MATERIAL stone
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN National - gable-front-and-wing	31. WALL CONSTRUCTION frame
9. DESCRIPTION OF LOCATION W. FRANKLIN 	19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X)	32. ROOF TYPE AND MATERIAL cross gable; composition shingle 33. NO. OF BAYS FRONT 3 SIDE 2 34. WALL TREATMENT stucco 35. PLAN SHAPE L
9. COORDINATES UTM LAT N121,400 LONG E522,000	24. OWNER'S NAME AND ADDRESS IF KNOWN	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR fail
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()	25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO (X)
11. ON NATIONAL REGISTER? YES () NO (X)	12. IS IT ELIGIBLE? YES () NO (X)	39. ENDANGERED? BY WHAT? YES (X) NO () encroaching business district
13. OF ESTAB. HIST. DISTRICT? YES () NO (X)	14. DISTRICT POTENTIAL? YES (X) NO ()	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 40'
15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S) OR DESIGNATION(S)
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This vernacular housing form has a front porch inset in the "L" between the intersection of the two wings. The hip-roof porch has simple, round classical columns. The tall, narrow windows are paired on the first floor, and single on the second with an entablature surround. The porch has a small, multi-paned casement window. The stucco appears to be non-historic; there is a band separating the first from the second floor.	PHOTO MUST BE PROVIDED	5. OTHER NAME(S) OR DESIGNATION(S)
43. HISTORY AND SIGNIFICANCE Although quite modest in its execution, the house is nonetheless representative of the many simple, vernacular houses built. Its scale and setting lend character to the edge of the historic district.	6. TOWNSHIP	6. TOWNSHIP
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The current lot is very small, and the house is set close to the street. It is on the edge of a potential historic district, and is important in anchoring the visual character. It is across the street from a parking lot.	7. RANGE	7. RANGE
45. SOURCES OF INFORMATION	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 4/87 49. REVISION DATE(S) Exhibit B	8. SECTION

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102
 PH. 314-751-4096

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

Sketch map of location

Site No. _____

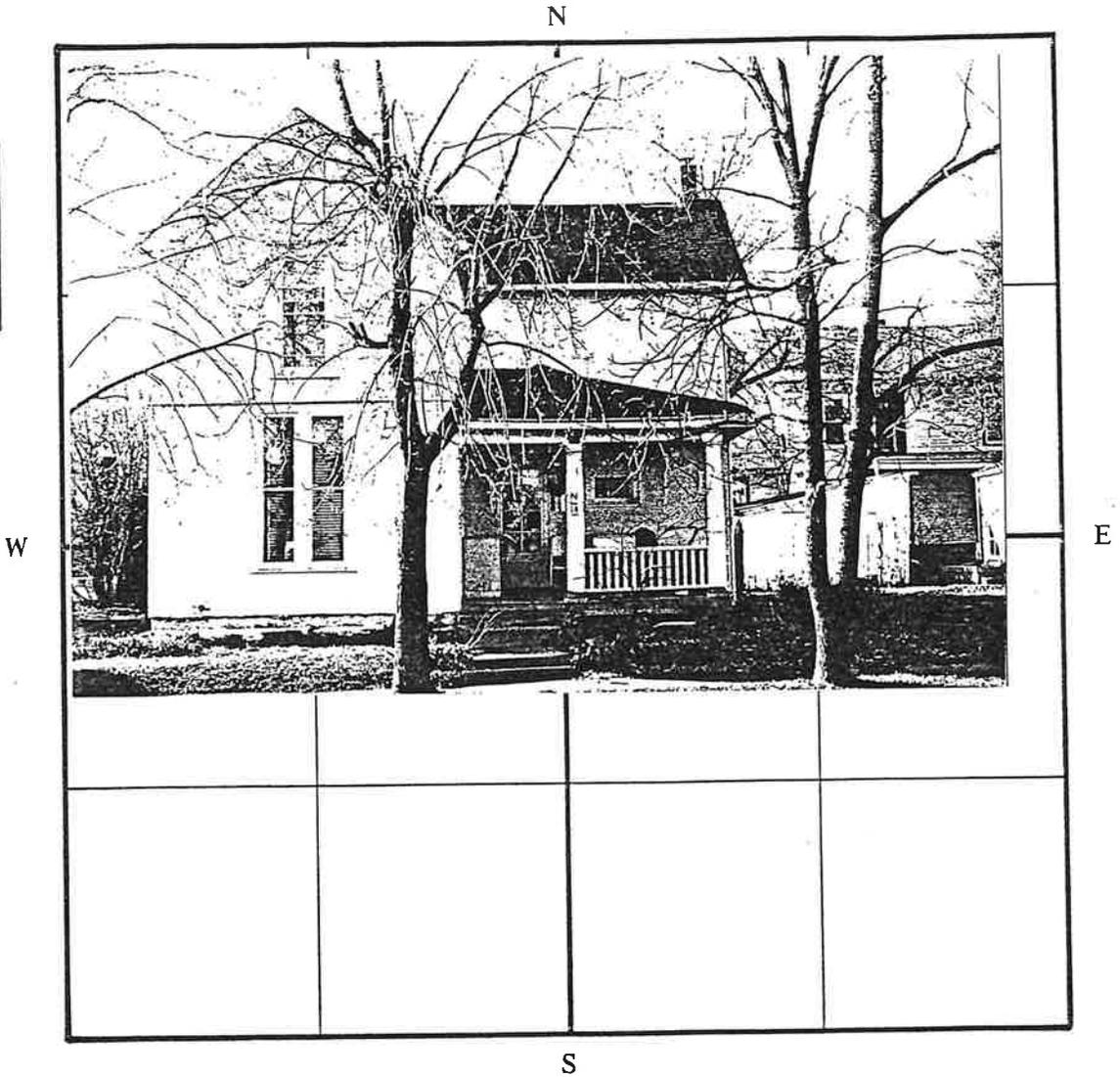
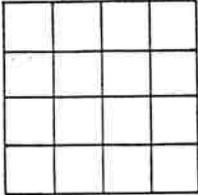
Section 7

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.



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.

The panels will be made to slide open, just like the front door. This will give access to the interior from the new patio area, to open up the space and allow the old dormate garage to give new life and enjoyment by providing a small outdoor area for family enjoyment: covered eating area with a foosball & pin ball tables. Lighting will be hung and installed inside the garage.



East Elevation of Garage

The door in the side will exist of the panel boards to look intentionally as if there is no door, but blend in with the remainder of the side.



South Elevation of Garage



East Elevation of Garage

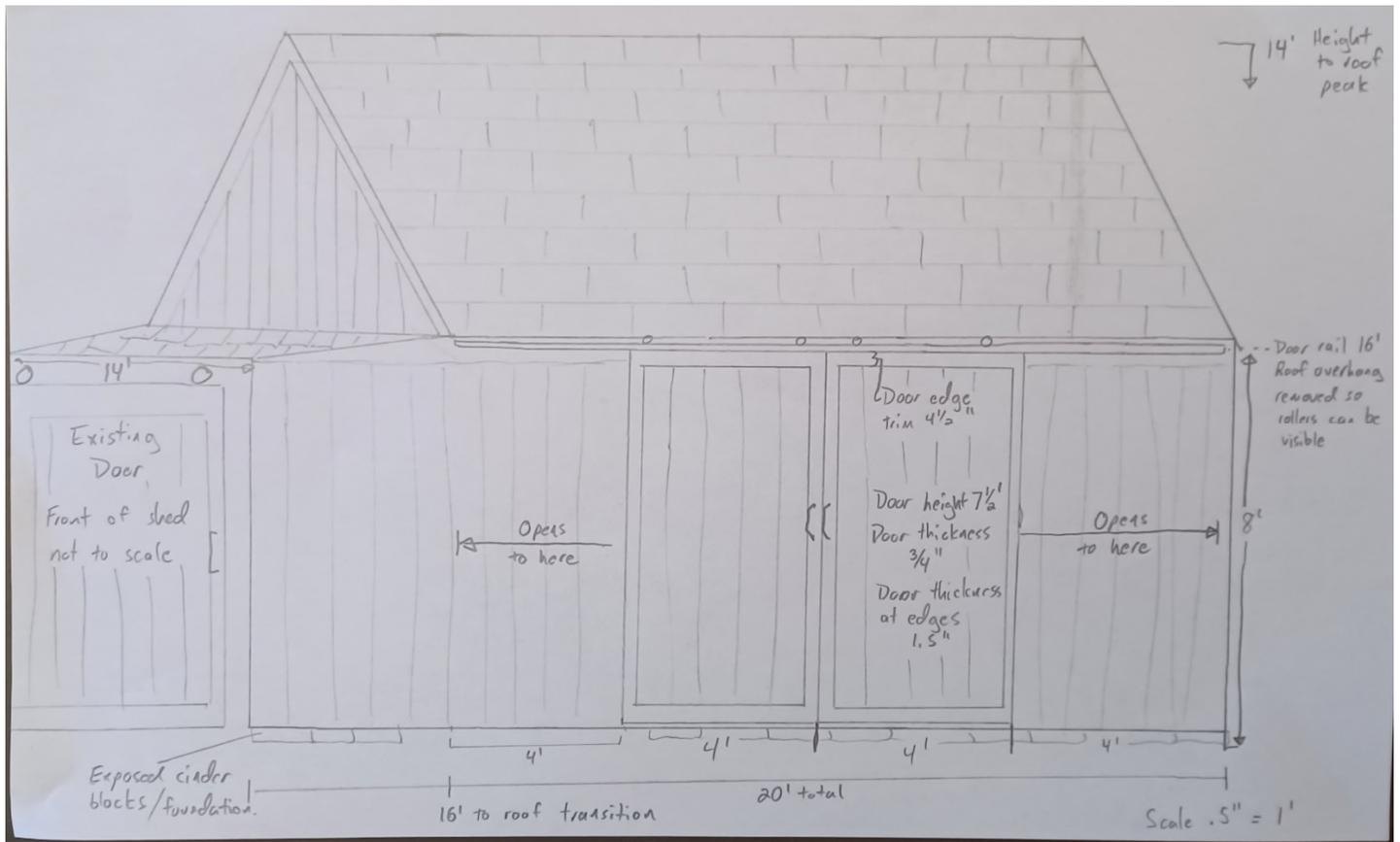


North Elevation of Garage

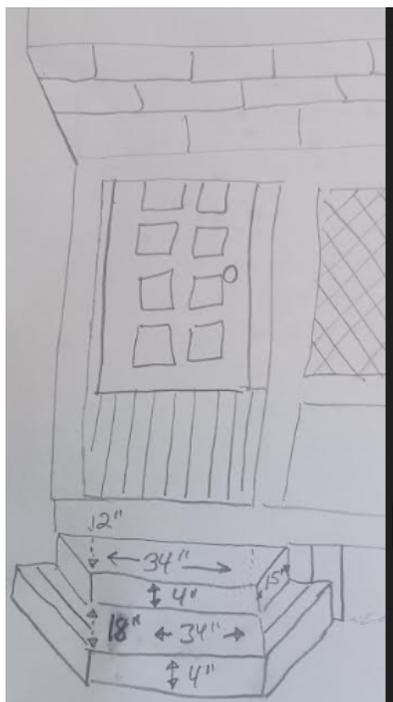


Back Porch -
West Elevation

Existing Back Porch
Steps



Alterations to East Elevation of the existing garage



Drawing Back porch steps



Hardware for new garage doors



Materials:
 Detached Garage: Replace wood like in kind, wood siding 2x12
 Steps to the back porch: Wood

Exhibit D: Drawings & Materials



Historic District Review Commission

HDRC Case No. 24-018LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 4, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for like in kind repairs and an ADA Ramp in the front and new steps and decking on the rear of the building, a 353 project.

Applicant: David Pence

Location: 24 S. Main

District: Liberty Square Historic District

NRHP Status/ category: Contributing

File Date: October 18, 2024

SPECIFIC INFORMATION

SITE HISTORY

The main façade of this building faces east. Because of the grade change the south portion of the building is not as tall as the north portions. Cast iron columns extend across the east façade, with multipaned display windows recessed behind them. A recessed entrance is centrally located on the north section of the structure. Another entrance is recessed at the south end of the east façade.

PROPOSAL DESCRIPTION

The applicant proposes to do like in kind repairs or replacement; replace one broken window pane, re-glaze windows as needed, like in kind tuckpointing and replace the roof cap. Add an ADA ramp to the front elevation with a handrail. On the rear elevation, replace the existing decking material and handrail. Sidewalk repairs as needed.

Materials:

- Like in kind materials, with no change of appearance.
- Concrete ADA ramp on east/front elevation- design to be regulated by Public Works to meet ADA standards. See Exhibit E
- Rear New Full Lite Exterior Door: Masonite 26X48 See Exhibit E
- Rear Decking and Rail: Timber Tek <https://www.timbertech.com/ideas/all-weather-decking/composite> decking to replace existing and 36" Aluminum Rail with Stainless Steel Cable - See Exhibits D&E

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.

	Staff Analysis
<p>DG: Sec. 30-72. District HP, design principles.</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. Storefronts and commercial building facades shall be treated as a whole, and alterations to the first floor should be compatible with the upper floor(s).</p>	<p>The proposed alterations will provide a safer and more appealing entry to the building, and are appropriate.</p> <p>Like in kind tuckpointing and repairs to the building are 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>Replacement of the non-original doors is appropriate.</p>

PREVIOUS CASES/OTHER INFORMATION

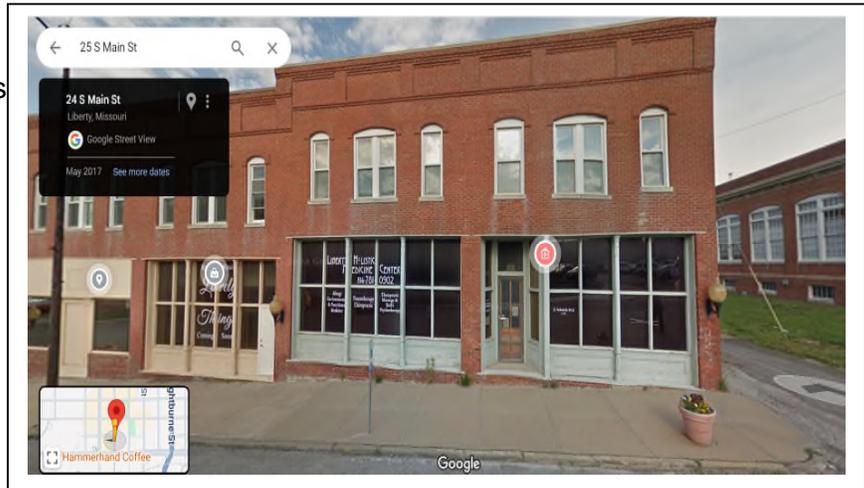
Applications using tax incentives shall be considered by HDRC and approved by City Council.

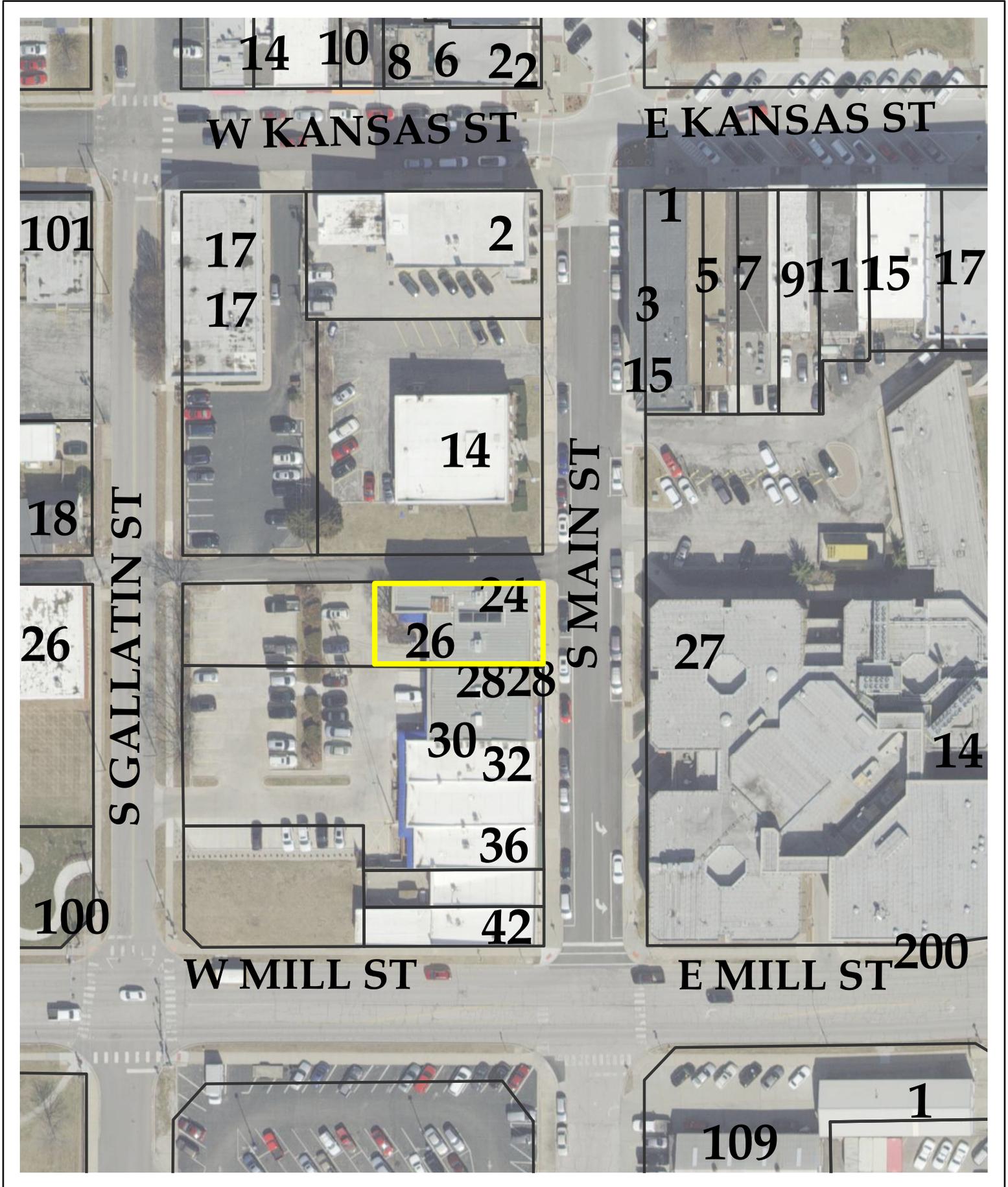
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore, staff recommends approval of HDRC case #24-018LS

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of Existing Conditions
4. Exhibit D: Drawings
5. Exhibit E: Materials





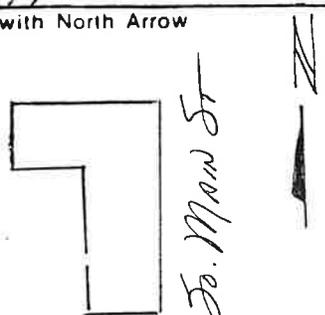
HDRC Case #24-018LS
24 S. Main



EXHIBIT A:
VICINITY MAP

HISTORIC INVENTORY

1. No. 10-D	4. Present Name(s) 24-30 South Main
2. County Clay	5. Other Name(s) Metropolitl Hotel; Hotel Ieland
Location of Negatives Liberty Community Development	

6. Specific Location 24-30 South Main Street	16. Thematic Category	28. No. of Stories 2
	17. Date(s) or Period c. 1880	29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>
7. City or Town If Rural, Township & Vicinity Liberty, Missouri	18. Style or Design	30. Foundation Material
8. Site Plan with North Arrow 	19. Architect or Engineer	31. Wall Construction Masonry
	20. Contractor or Builder	32. Roof Type & Material Flat; Tar & gravel
9. Negative No. 5-15 ; 5-16	21. Original Use, if apparent commercial	33. No. of Bays Front 4 Side
10. Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>	22. Present Use commercial	34. Wall Treatment Brick
	23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35. Plan Shape irregular
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	37. Condition Interior <input type="checkbox"/> Exterior excellent
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	26. Local Contact Person or Organization Liberty Mo, Community Devel.	38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
15. Name of Established District		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
		41. Distance from and Frontage on Road approx 80' on S. Main

CLAY

42. Further Description of Important Features
 The main facade of this building faces east. Because of the grade change the south portion of the building is not as tall as the north portion., Cast iron columns extend across the east facade, with multipaned display windows recessed behind them. A recessed entrance is centrally located on the north section of the structure. Another entrance is recessed at the south end of the east facade.

43. History and Significance This building is known to have been a hotel by 1901. It has also housed various retail firms over the years.

44. Description of Environment and Outbuildings A surface parking lot is to the west of this building. To the south is a commercial building. The Board of Education Building is to the north. To the east is the recently constructed Clay County Justice Center.

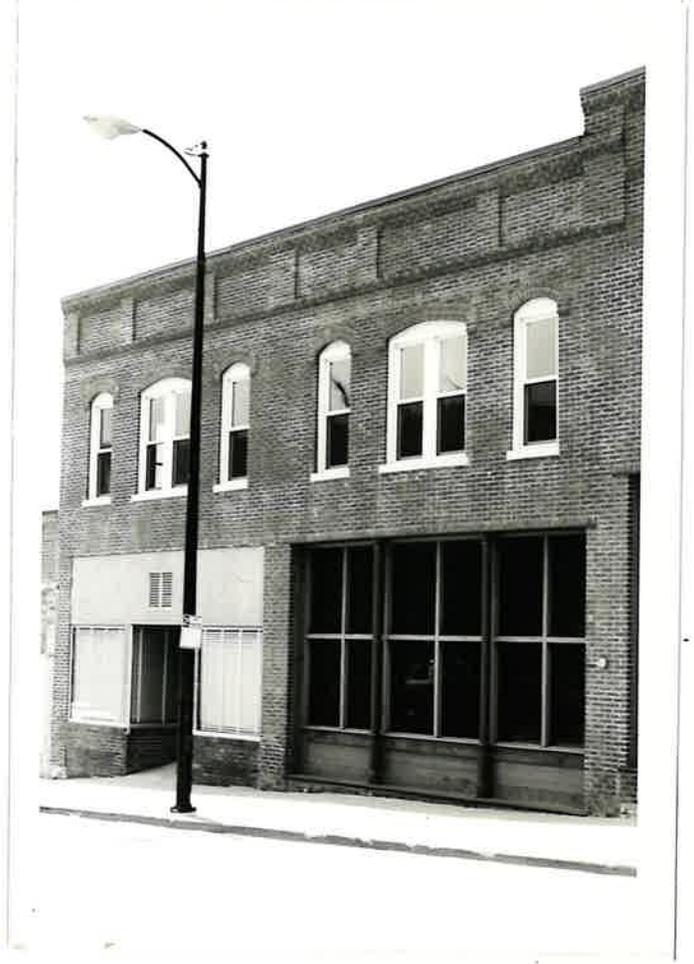
45. Sources of Information Liberty City Directories Liberty Tribune, May 9, 1946; May 16, 1946 Clay County Centennial Souvenir, 1922, p.38	46. Prepared by PILAND/UGUCCIONI
	47. Organization Liberty, Comm. Dev.
	48. Date 4/85
	49. Revision Date(s)

Continuation

HISTORIC INVENTORY

ADDRESS:

24-30 South Main Street
Liberty, MO



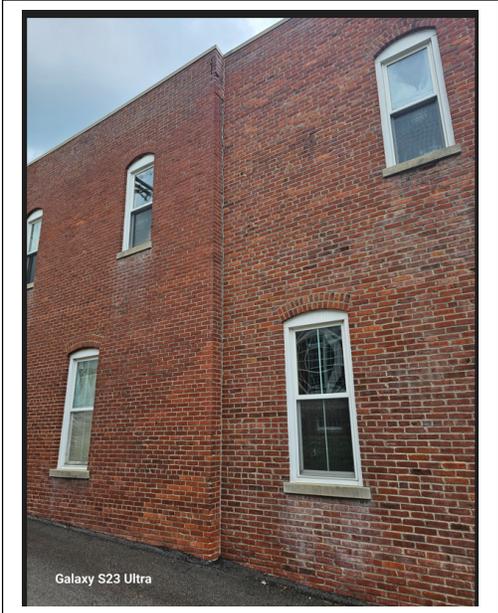
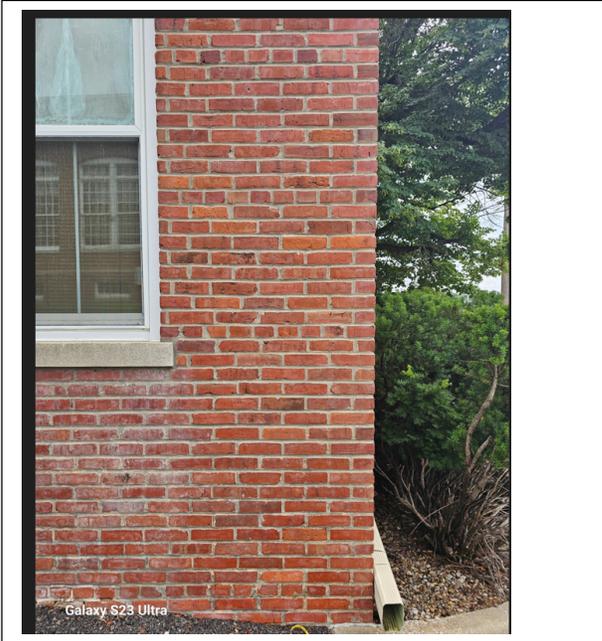


Exhibit C:
Existing Conditions



BRICK REPAIR,
TUCKPOINTING AND
CLEANING AS NEEDED

NEW ROOF AND
ROOF CAP

EXISTING WINDOWS
TO REMAIN

EXISTING WINDOWS
TO REMAIN

BRICK REPAIR,
TUCKPOINTING AND
CLEANING AS NEEDED

EXISTING STOREFRONT TO
REMAIN
NEW GLAZING, CAULK & PAINT

EXISTING LIGHT FIXTURE
TO REMAIN

REPLACE BROKEN
WINDOW PAIN

EXISTING DOOR TO REMAIN
FULL RESTORATION

NEW ADA RAMP AND RAILING



NEW ROOF AND ROOF CAP

EXISTING WINDOWS TO REMAIN

BRICK REPAIR, TUCKPOINTING AND CLEANING AS NEEDED

BRICK REPAIR, TUCKPOINTING AND CLEANING AS NEEDED

EXISTING LIGHT FIXTURE TO REMAIN

NEW ADA RAMP AND RAILING

EXISTING STOREFRONT TO REMAIN
NEW GLAZING, CAULK & PAINT

NEW ROOF &
ROOF CAP

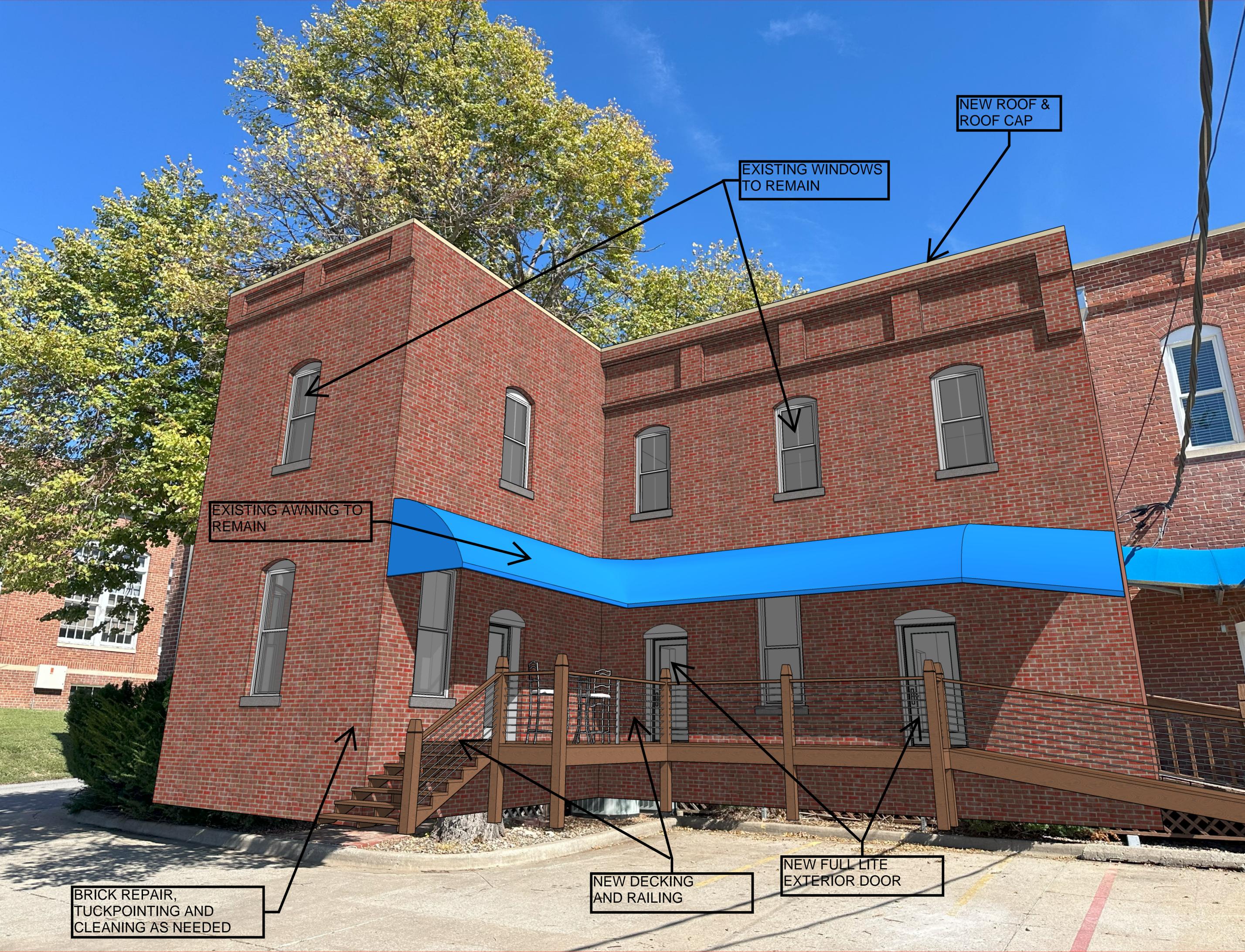
EXISTING WINDOWS
TO REMAIN

BRICK REPAIR,
TUCKPOINTING AND
CLEANING AS NEEDED

EXISTING AWNING
TO REMAIN

NEW DECKING
AND RAILING





NEW ROOF &
ROOF CAP

EXISTING WINDOWS
TO REMAIN

EXISTING AWNING TO
REMAIN

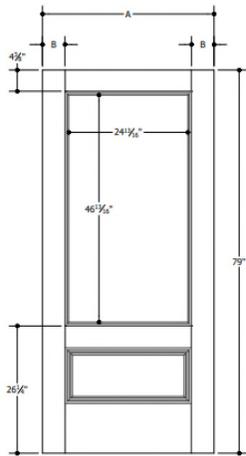
BRICK REPAIR,
TUCKPOINTING AND
CLEANING AS NEEDED

NEW DECKING
AND RAILING

NEW FULL LITE
EXTERIOR DOOR



VISTAGRANDE® 26 x 48 FLUSH GLAZED 6"®
MASONITE™ SPEC®

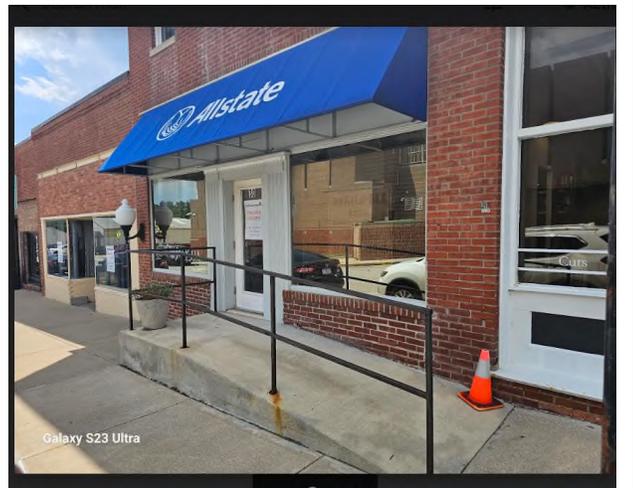


68"	A	35-3/4"
	B	4-11/16"
79"		

Note:
1. Overall Length and Width Dimensions are +/- 1/16 inch

*Available as Prem Spec:
www.masonite.com
© 2017 Masonite International Corporation. All Rights Reserved.
Our continuing program of product improvement makes specifications, design and product detail subject to change without notice.

Filename: TM-VG-2648-GL-48-023
Revision: 0
Date: 01-23-2017
Section: 22.00.X.X.X

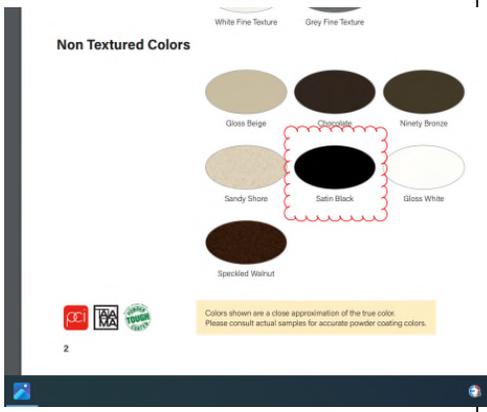


Ramp and Rail will meet ADA standards, as approved by Public Works. To emulate that of the neighboring building as seen here.

Rear new full lite exterior doors on rear of building



Rear entry rail and decking to replace existing.



VertiCable® Aluminum Railing

VertiCable (C80) with Mounts
3/8" Round Baluster
1/8" Stainless Steel Cable

VertiCable (C80) without Mounts
3/8" Round Baluster
1/8" Stainless Steel Cable

CCRB-0163 and CCBR-0530 Complies with IBC, IRC, and FBC. For code compliance information visit westburyrail.com

Section Type	Length				Height	
	4'	5'	6'	7'	36"	42"
Straight w/Aluminum Balusters	•	•	•	•	•	•
Straight w/Aluminum Balusters and Railing Support	•	•	•	•	•	•
Straight w/Stainless Steel Balusters	•	•	•	•	•	•
Stair w/Stainless Steel Balusters	•	•	•	•	•	•

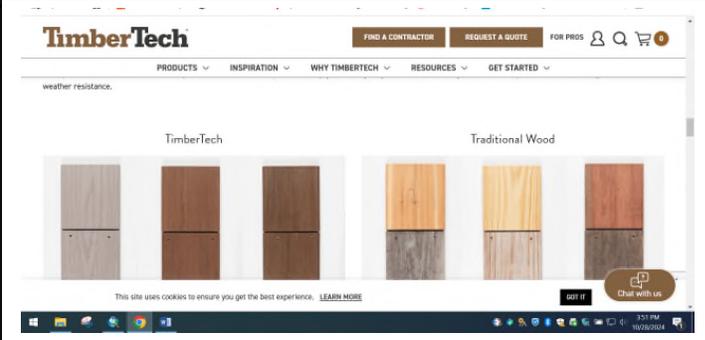


Exhibit E:
Materials



HDRC Case No. 24-014D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 4, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior alterations and repairs after storm damage to the north and west elevation of the home

Applicant: Jamey & Dana Combs

Location: 405 W Franklin

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: September 19, 2024

SPECIFIC INFORMATION

SITE HISTORY

Although currently a rectangle due to later additions, this is a typical example of a Prairie Four-square, as evidenced by the hipped roof with wide overhanging eaves and full length, one-story front porch with square columns. There is a hipped-roof front dormer and left interior fireplace. The box bay is on the left side, and the two-story rear addition has a second story jetty. The windows are 1/1. The front door is on the left.

PROPOSAL DESCRIPTION

The home was damaged by a falling tree during a storm in the Spring of 2024. The applicant is proposing to rebuild the front porch and replace all materials, like in kind with no change of materials and no change of appearance. See product links below and Exhibits C & D.

Wood Balustrade: See drawings/Exhibit D for details. There will be 2" spacing between the spindles.
Porch Floor- Existing concrete porch floor to remain as well as the step

Links to Materials:

- Siding to match existing non-conforming Vinyl - <https://www.alside.com/product-catalog/siding/williamsport-colonial-beaded/>
- Windows – Replace two windows on the front elevation with like in kind with single hung wood windows and 4" vinyl trim to match existing - <https://www.marvin.com/products/collections/signature/ultimate/wood-single-hung>
- Soffit - <https://www.alside.com/product-catalog/vinyl-soffit-vertical-siding/greenbriar-%20vintage-beaded-soffit/>
- Aluminum Gutters and Downspouts – <https://www.plygem.com/siding/other-siding-products/other-product-styles/gutters/>
- Storm Door – Full view glass storm door. <https://shop.larsondoors.com/products/platinum-full-view-interchangeable-full-glass-storm-door?variant=40833686077555>

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>8. <u>Porches:</u> Porches, porticos, stoops, entryways, loading docks, decks, and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.</p> <p>5. <u>Exterior Walls UDO Design Principle:</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. Removal of false facades that cover or disguise original walls and materials is encouraged.</p>	<p>The proposed windows and doors are appropriate.</p> <p>Like in kind replacement of the front porch is appropriate.</p> <p>Because less than fifty percent of the vinyl siding was damaged by the storm and replacement will occur within 12 months of the damage, it may be rebuilt in its non-conforming nature.</p>
<p>Sec. 30-76. - Allowance of nonconformity.</p> <p>If a natural disaster, fire, or casualty, damages any nonconforming structure equal to fifty (50) per cent or less of its current taxable value, it may be rebuilt in its nonconforming nature within twelve (12) months of the damage. Any building damaged greater than fifty (50) percent of its current taxable value shall only be rebuilt within the current regulations and restrictions of the district in which it is located.</p>	

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PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case #24-014D.

ATTACHMENTS

- 1. Exhibit A: Vicinity Map
- 2. Exhibit B: Inventory Data Sheet
- 3. Exhibit C: Photos Before, After Storm Damage, Materials
- 4. Exhibit D: Drawings



FRONT ELEVATION DAMAGES



W FRANKLIN ST



HDRC Case #24-014D
405 W Franklin



EXHIBIT A:
VICINITY MAP

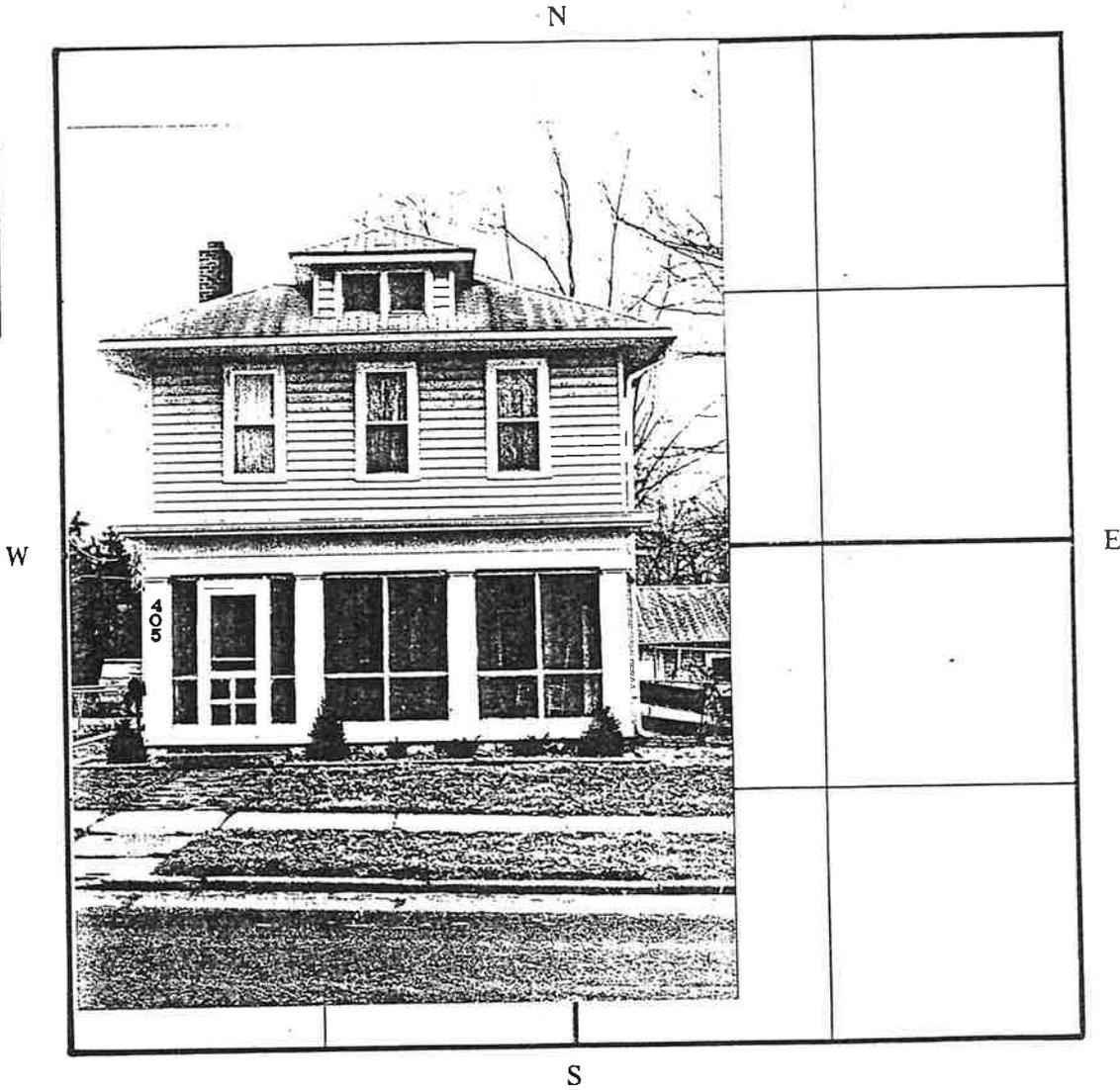
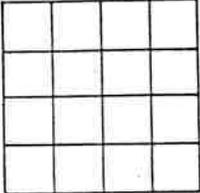
Sketch map of location

Site No. E-37

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.



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.

Images of new windows, siding and soffits:



Premium Quality with Historical Appeal

Greenbriar- Vintage Beaded soffit offers the charm of authentic wood beadboard with the easy to maintain convenience of vinyl soffit.

A gentle rounded bead and architecturally correct 2 1/2" exposure width distinguish this All American soffit style. A heavy-duty vinyl construction provides a durable, strong backdrop for this premium soffit, while its beaded design and smooth matte texture create an upscale appearance. Vent slots hidden in the recessed grooves ensure ample ventilation without compromising the distinctive appearance.



Aluminum Rain Gutters

Matching existing:



Exhibit C: Materials and Existing Conditions

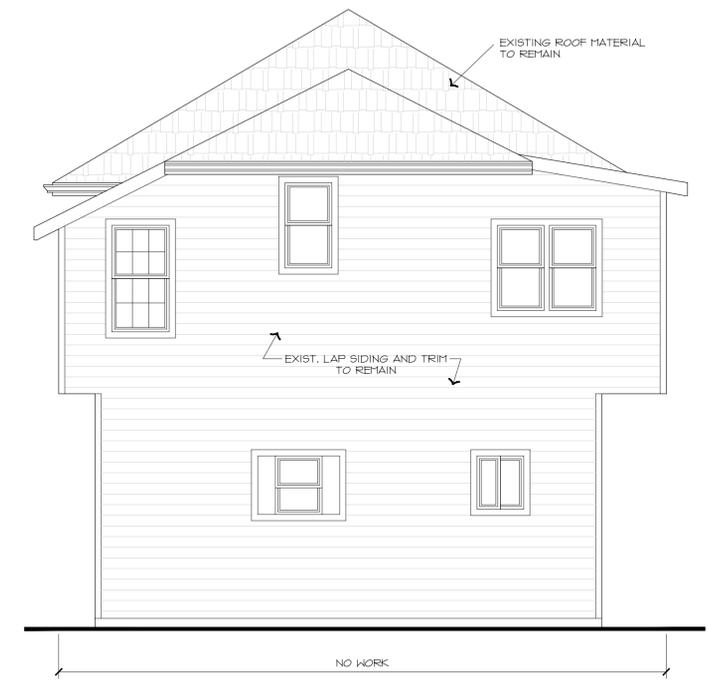
NUMBER
— 2425 —
ISSUE DATE
— 10.01.24 —
REVISION
— 00 —



FISHER
ARCHITECTS, P.A.
P.O. Box 7003
Overland Park, Kansas 66207
PI 616.528.1354



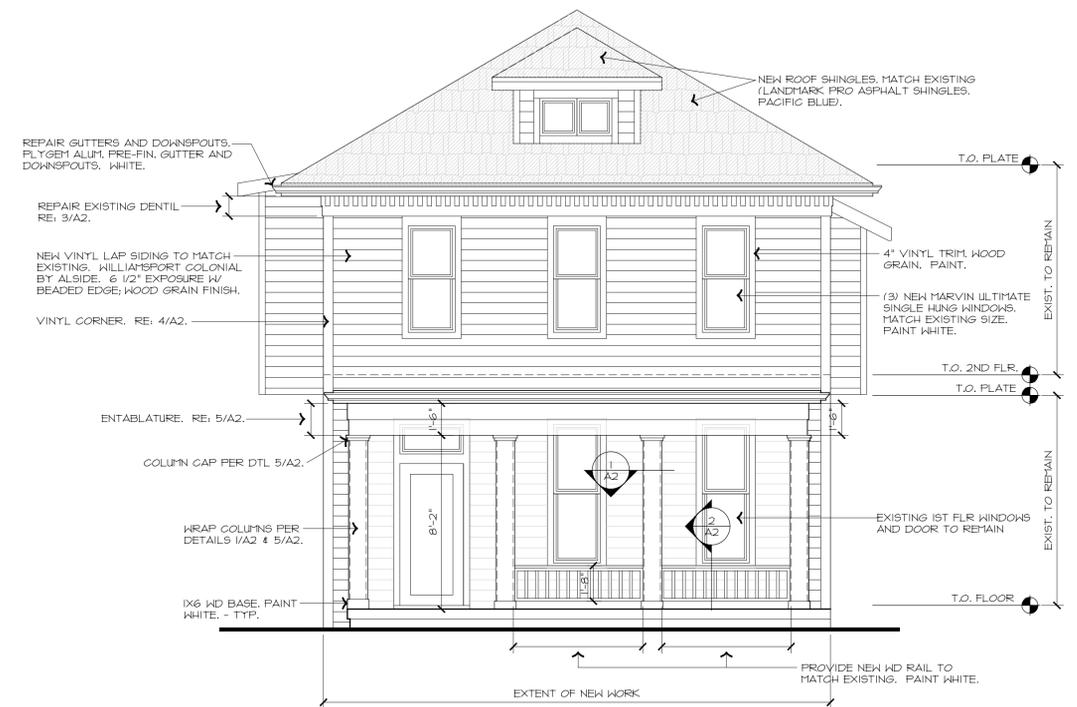
3 EXIST. RIGHT (RIGHT) ELEV.
1/4" = 1'-0"



4 EXIST. SOUTH (REAR) ELEV.
1/4" = 1'-0"



2 EXIST. EAST (LEFT) ELEV.
1/4" = 1'-0"



1 EXIST. NORTH (FRONT) ELEV.
1/4" = 1'-0"

405 W. FRANKLIN ST. - EXTERIOR REPAIR

405 W. FRANKLIN ST.
LIBERTY, MO
T-MAC COMPANIES

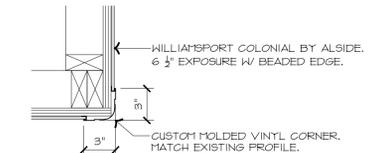
EXTERIOR
ELEVATIONS
DRAWING SHEET
— A1 —

PERMIT SET

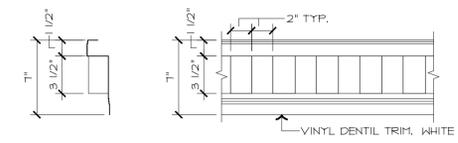
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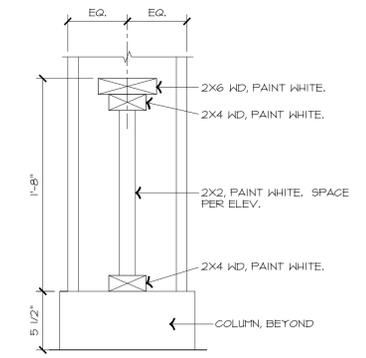
FISHER
ARCHITECTS, P.A.
P.O. Box 7803
Overland Park, Kansas 66207
PI 616.529.1354



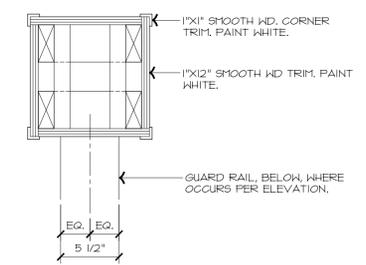
4 CORNER TRIM
1 1/2" = 1'-0"



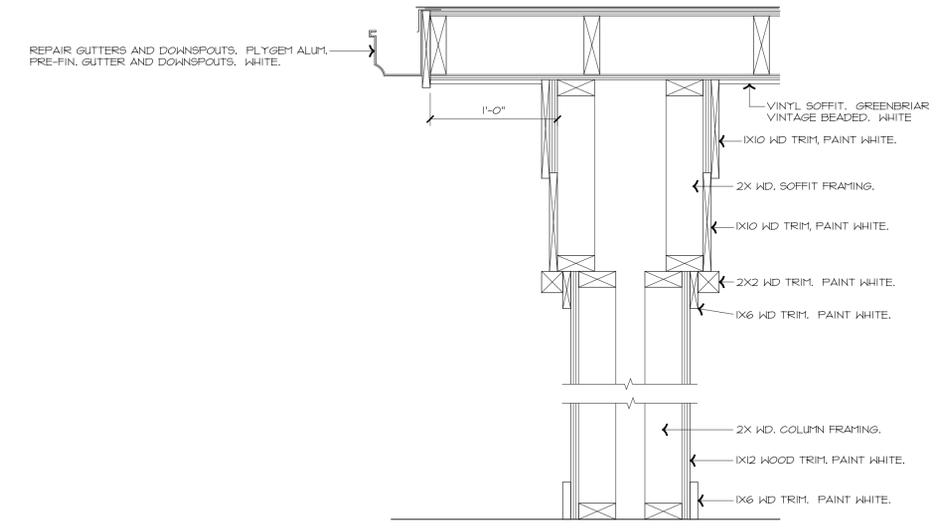
3 DENTIL DETAIL
1 1/2" = 1'-0"



2 RAIL DETAIL
1 1/2" = 1'-0"



1 COLUMN DETAIL
1 1/2" = 1'-0"



5 COLUMN DETAIL
1 1/2" = 1'-0"

405 W. FRANKLIN ST. - EXTERIOR REPAIR

405 W. FRANKLIN ST.
LIBERTY, MO
T-MAC COMPANIES

PERMIT SET

EXTERIOR ELEVATIONS
DRAWING SHEET
— A2 —