



## 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.**

<b>DG: Sec. 30-72. District HP, design principles.</b>	<b>Staff Analysis</b>
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.	The new garage will be compatible with the house and the district. Scale and setbacks are appropriate.
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 patio doors are not original and their replacement with a more compatible door is encouraged and 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. 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.	The proposed doors and windows are of a style and configuration that are compatible with the existing doors and windows in the house.
<b>UDO Sec. 30-81.2. Accessory structures, residential districts.</b> 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.  1. All accessory structures within any residential district shall comply with the following maximum building footprint requirements: a. no greater than 800 square feet on lots less than ½ acre;	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.

## 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

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<b>1. NO.</b> Roll B #29	<b>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)</b> 439 Miller	<b>Exhibit B</b>	<b>1. NO.</b> Roll B #29
<b>2. COUNTY</b> Clay	<b>5. OTHER NAME(S)</b>		<b>2. COUNTY</b> Clay
<b>LOCATION OF NEGATIVES</b> Liberty City Hall-Comm. Dev.			<b>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)</b> 439 Miller
<b>6. SPECIFIC LEGAL LOCATION</b> TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	<b>16. THEMATIC CATEGORY</b> Architecture	<b>28. NO. OF STORIES</b> 2 1/2	<b>5. OTHER NAME(S)</b>
<b>7. CITY OR TOWN</b> IF RURAL, VICINITY Liberty, Missouri	<b>17. DATE(S) OR PERIOD</b> c. 1912	<b>29. BASEMENT?</b> YES (X) NO ( )	<b>6. TOWNSHIP</b> RANGE
<b>8. DESCRIPTION OF LOCATION</b>  Miller	<b>18. STYLE OR DESIGN</b> vernacular	<b>30. FOUNDATION MATERIAL</b> stone	<b>SECTION</b>
<b>9. COORDINATES</b> UTM LAT _____ LONG _____	<b>19. ARCHITECT OR ENGINEER</b> unknown	<b>31. WALL CONSTRUCTION</b> masonry	
<b>10. SITE ( )</b> BUILDING (X) <b>STRUCTURE ( )</b> OBJECT ( )	<b>20. CONTRACTOR OR BUILDER</b> unknown	<b>32. ROOF TYPE AND MATERIAL</b> gable/asphalt shingle	
<b>11. ON NATIONAL REGISTER?</b> YES ( ) NO (X)	<b>21. ORIGINAL USE, IF APPARENT</b> residence	<b>33. NO. OF BAYS</b> FRONT 2 SIDE 3	
<b>12. IS IT ELIGIBLE?</b> YES ( ) NO (X)	<b>22. PRESENT USE</b> residence	<b>34. WALL TREATMENT</b> brick	
<b>13. DISTRICT POTENTIAL?</b> YES ( ) NO ( )	<b>23. OWNERSHIP</b> PUBLIC ( ) PRIVATE (X)	<b>35. PLAN SHAPE</b> rectangular	
<b>14. DISTRICT POTENTIAL?</b> YES ( ) NO ( )	<b>24. OWNER'S NAME AND ADDRESS IF KNOWN</b> Donald E. and Mary Kimmel 917 W. Liberty Drive, Liberty	<b>36. CHANGES (EXPLAIN IN NO. 42)</b> ADDITION ( ) ALTERED ( ) MOVED ( ) none	
<b>15. NAME OF ESTABLISHED DISTRICT</b>	<b>25. OPEN TO PUBLIC?</b> YES ( ) NO (X)	<b>37. CONDITION</b> INTERIOR unknown EXTERIOR good	
<b>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES</b> A wide open porch supported by brick piers fronts this vernacular home. Fenestration is double-hung, sash-type with relieving arches and stone sills throughout. Oriel bay, second story, north elevation, west end. Shed addition to rear. Straddle ridge brick chimney.	<b>26. LOCAL CONTACT PERSON OR ORGANIZATION</b> Liberty, MO; Community Develop.	<b>38. PRESERVATION UNDERWAY?</b> YES ( ) NO (X)	
<b>43. HISTORY AND SIGNIFICANCE</b>  This residence is made of readily available materials and has a similar floor plan, elevation and scale to neighboring structures.	<b>27. OTHER SURVEYS IN WHICH INCLUDED</b>	<b>39. ENDANGERED? BY WHAT?</b> YES ( ) NO (X)	
<b>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS</b> Alley to east. Located in a neighborhood consisting of late 19th and early 20th century architecture.	<b>41. DISTANCE FROM AND FRONTAGE ON ROAD</b> 30' Miller	<div style="border: 2px solid black; padding: 10px; width: 100%; height: 100%;"> <p style="font-size: 1.2em; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>	
<b>SOURCES OF INFORMATION</b> Water permit # 7-0950 6/08/12 Robert M. Preston	<b>46. PREPARED BY</b> C. Millstein/P. Glenn	<b>47. ORGANIZATION</b> Liberty-Community Dev.	
<b>RETURN THIS FORM WHEN COMPLETED TO:</b> OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102	<b>48. DATE</b> SPR. 86	<b>49. REVISION DATE(S)</b>	



Exhibit C



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

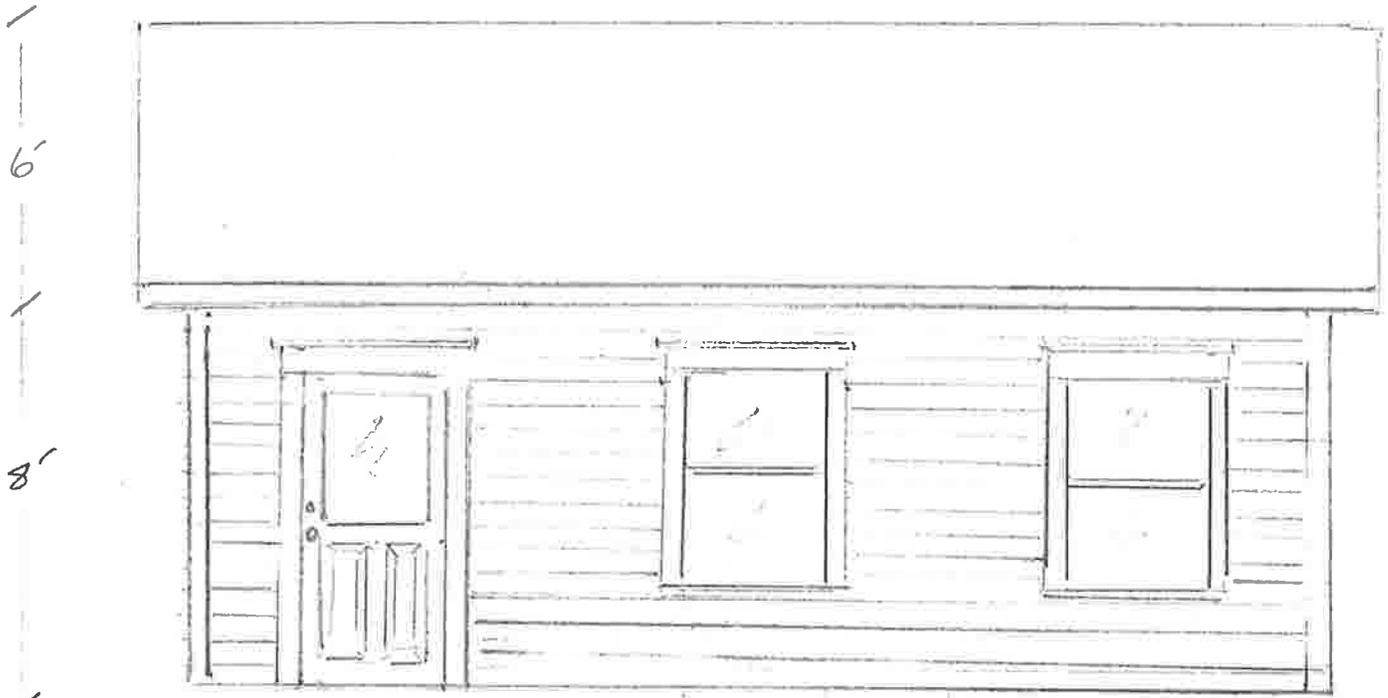
CERTIFICATION:

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.

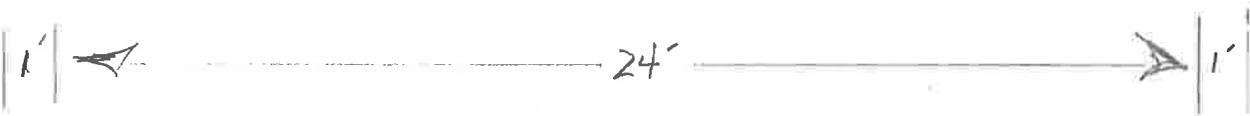


Jason S. Roudebush MO. PLS 2002014092  
October 29, 2014  
roudebush@lutjen.com



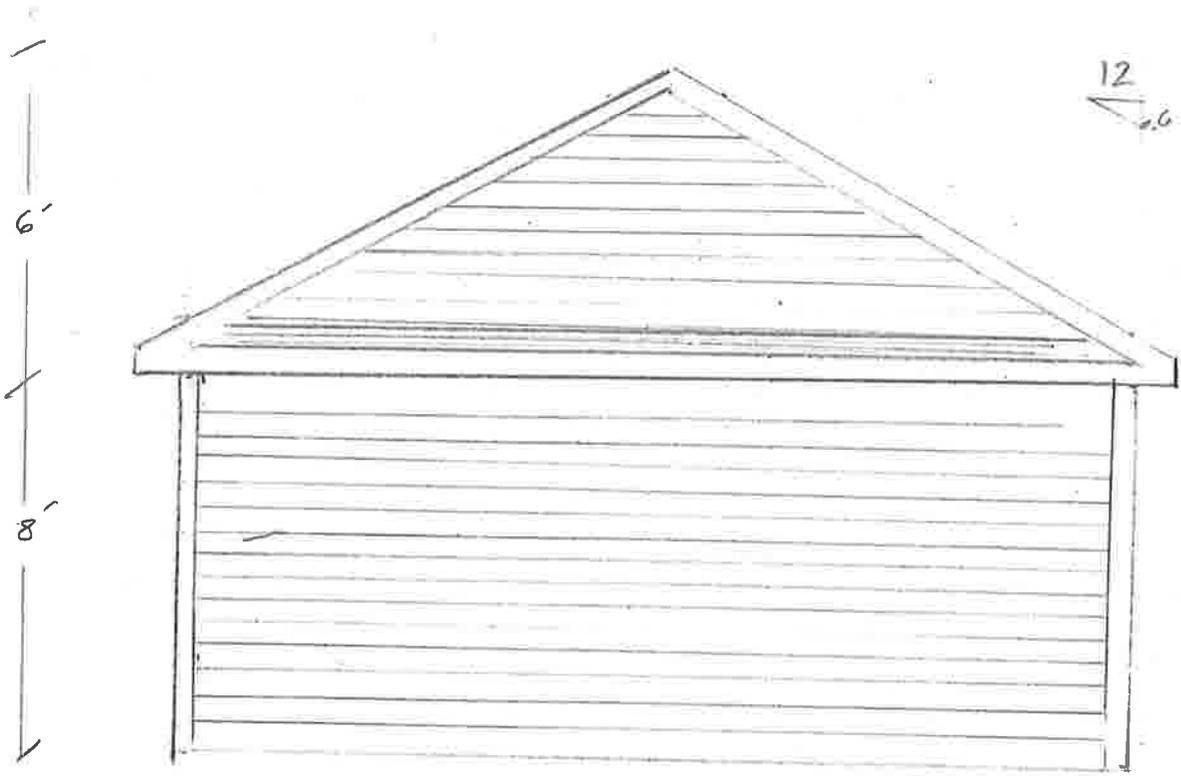


WEST ELEVATION



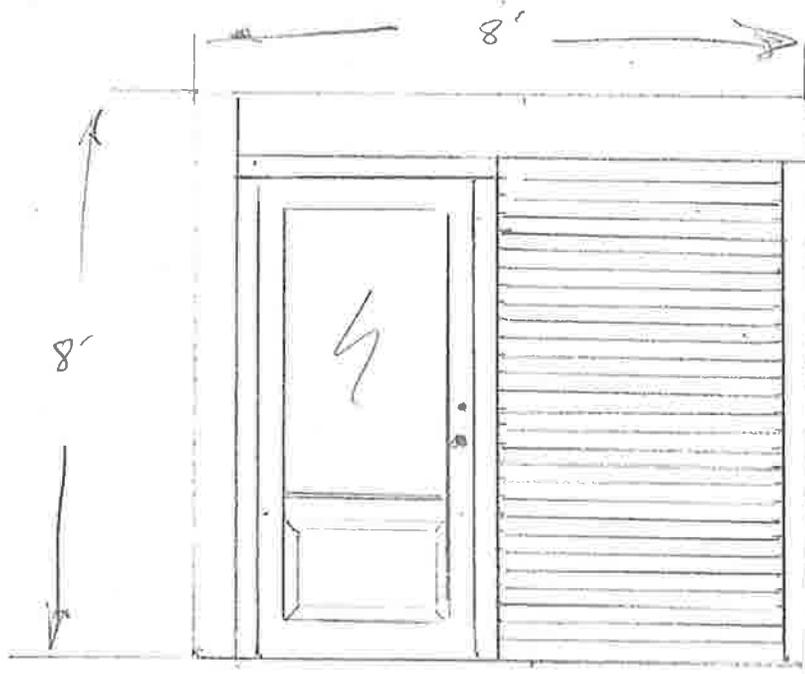
EAST ELEVATION

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.



Door Gallery

OPENERS | REMOTES  
KEYPADS



Service & Repair



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)**



**Contact Us**



**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**

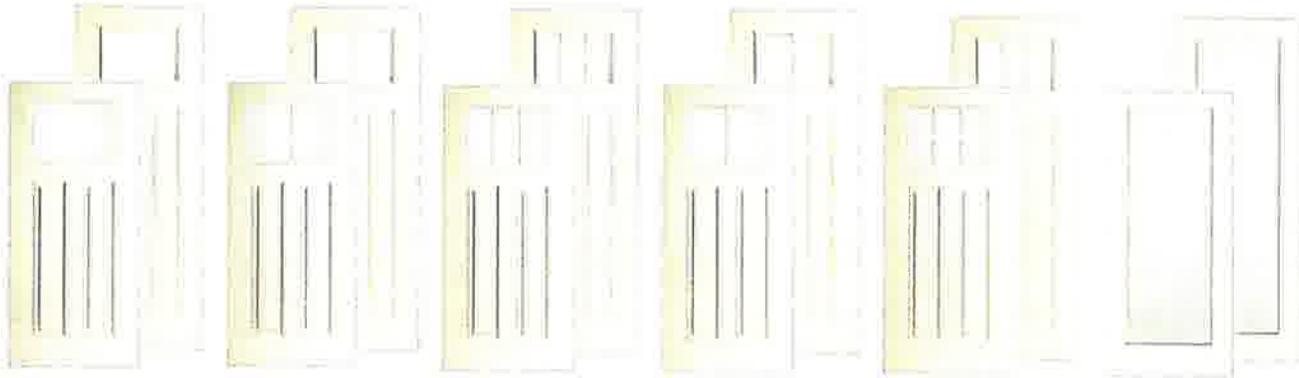
3252 N. Glenstone, B-100  
Springfield, MO 65803  
**417-833-1201**  
417-833-1383 Fax

**Ozark Beach Showroom**

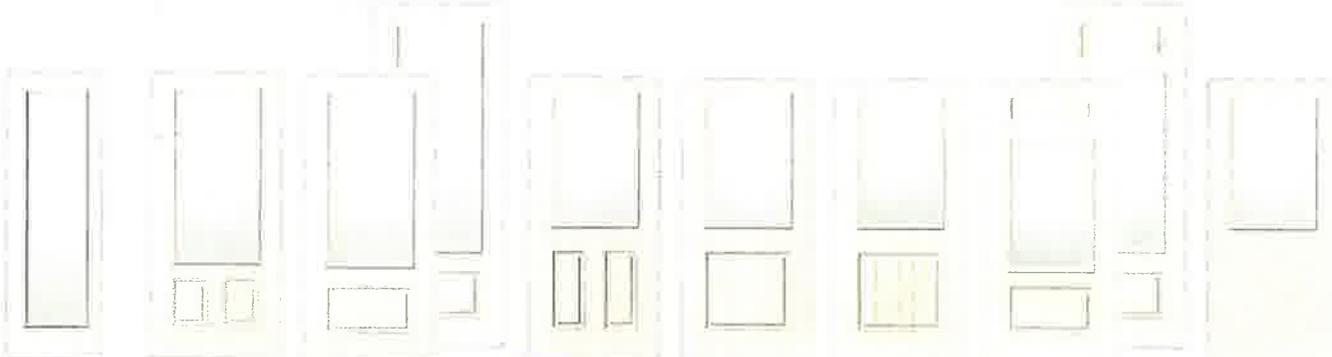
3397 Old Route 5  
Camdenton, MO 65020  
**573-346-1020**  
573-346-1023 Fax

**Clear Glass** *Continued*

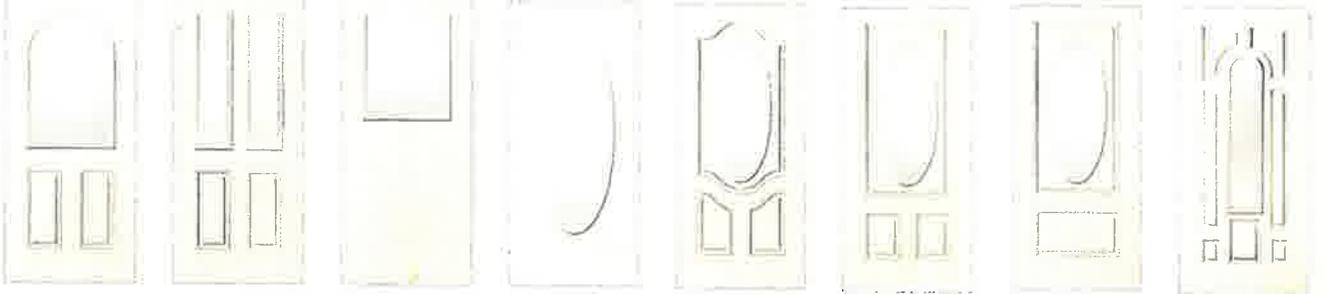
**Smooth-Star®**



- S601**  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"
- S8601**  
2'8" x 8'0"  
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- S118**  
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3'0" x 6'8" †
- S818**  
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3'0" x 8'0" †



- S140**  
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- S80**  
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- S880**  
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- S206**  
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- S6021**  
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- S6041**  
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- S30**  
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- S830**  
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- S104**  
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- S150**  
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- S289**  
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- S102**  
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- S770**  
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- S6080**  
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- S992**  
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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](http://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.