



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

March 1, 2016

5:30 p.m.

- 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 Regular Meeting Summary: February 16, 2016**
- IV. **HDRC Case 16-002LS:** Consideration of a request for a Certificate of Appropriateness for removal of the balcony at 19 N. Water Street, Liberty Square Historic District
- V. **HDRC Case 16-001LS:** Consideration of a request for a Certificate of Appropriateness for improvements at 112 E. Franklin Street, Liberty Square Historic District (Continued from February 16, 2016)
- VI. **HDRC Case 16-001LA / P&Z Case No. 16-08R:**
[For HDRC Comment] As the case for the rezoning of 73 Fulkerson Circle to Historic Preservation District Overlay – Local Landmark will be heard by the Planning and Zoning Commission on March 8, 2016, and City Council March 28, 2016, the HDRC is required to comment on the appropriateness of designating this site a local landmark.
- VII. **Other Business**
 - a. Administrative Approvals
 - Renewal of COA for fence at 106 Moss Ave.
 - b. Miscellaneous matters from the Commission
 - c. Miscellaneous matters from staff
- VIII. **Adjournment**

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

February 16, 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, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel and Doug Wilson answered roll call. Jonna Wensel represented staff. Kellie Houx, Liberty Tribune, was also in attendance.

III. Approval of Meeting Summary

Mr. Lozier made a motion to approve the December 1, 2015 meeting summary. Mr. Carr seconded the motion, which was approved 7-0.

IV. HDRC Case 15-012LS (Amendment): Consideration of a request to amend the Certificate of Appropriateness for renovations to 1-5 N. Water Street, Liberty Square Historic District

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

Mr. Carr said limestone is a good alternative to the brick and complements the surrounding buildings.

Aimee Gray, architect, said the product is a smooth limestone.

Mr. Drottz asked if it would be applied to the Kansas Street facades as well. Ms. Gray said it would wrap around the corner and end in line with the east side of the first window. Mr. Lozier asked if the rest would remain brick. Ms. Gray said the brick would be repaired and painted.

Mr. Wilson asked how thick the limestone panels are. Ms. Gray said they are two and a half inches thick. It would also be applied to the pilasters at 5 N. Water Street. Mr. Wilson asked if any options other than brick and limestone had been considered. Ms. Gray said they had looked at metal, but stone is more historically accurate. They could use new brick, but they would not find an exact match and they do not like the look of contrasting brick.

Mr. Lozier made a motion to approve the application as submitted because it meets the Historic District Design Guidelines. Mr. Drottz seconded the motion, which was approved 7-0.

V. HDRC Case 16-001LS: Consideration of a request for a Certificate of Appropriateness for improvements to 112 E. Franklin Street, Liberty Square Historic District

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

Mr. Carr said he had inspected a few of the windows and found them to be serviceable. Some have damaged checkrails, but they are good quality windows and could be easily repaired. It would be a mistake to replace them.

Mr. Drottz said he concurs with Mr. Carr, but because it is a commercial building, he would not be opposed to replacements if they are installed properly. The replacements would need to look exactly like the originals.

Mr. Lozier said it would be a big mistake to set a precedent for wholesale replacements if they are still serviceable or easily repaired.

Mr. Wilson said the building is not attractive and detracts from the square. He believes the building does not possess the integrity to warrant its preservation. Repair of the windows would only delay the inevitable replacement of them in 10, 20 or 50 years. If repaired, they will still require storm windows.

Mr. Carr said the building is historic, whether or not one thinks that it is. The window replacement guidelines were developed for situations such as these.

Mr. Hobbs said it is a historic building, but it may be hard for some to overlook its current use, which is not the concern of the HDRC. If restored, the original windows will last another 50 or 100 years. Aluminum storm windows do not have to look like aluminum storm windows.

Gil Morales, property manager for 112 E. Franklin, said storm windows create problems when used on rental properties because tenants leave them open all the time, exposing the windows to water damage.

Mr. Hobbs asked how the HVAC units would be installed and if there would be lines run on the exterior of the building to each of the units.

Mr. Morales said the units would be placed on the porch roofs. One access point would be created to the interior, and the lines would be run on the interior of the building.

Ms. Gray, project architect, showed a historic photo of the building with railings around the porch roofs. She said they would like to replace those, which would screen the HVAC units.

Mr. Drottz asked how much of the porch concrete would be replaced. Mr. Morales said only those areas needing repair.

Mr. Hobbs asked if the fixed transoms on the first floor windows would be preserved. Mr. Morales said they would. He has requested estimates for window rehabilitation from several companies, but has not received any. Some of the windows are more than 50 percent deteriorated. Mr. Carr and Mr. Drottz saw the best windows when they visited the site. Mr. Carr said he couldn't make an accurate assessment without seeing all of them. Mr. Grundy said if the evaluation was based on the best windows, more information about them is required before a decision could be made.

Mr. Hobbs made a motion to approve items #1 (rain gutters) and #2 (concrete porch and sidewalk), and to continue items #3 (HVAC) and #4 (windows) subject to more information. Mr. Drottz seconded the motion, which was approved 7-0.

VI. Other Business

- a. Administrative approvals
Ms. Wensel said there had been two since the last meeting.
- b. Miscellaneous matters from the Commission
Mr. Carr reminded everyone to review the window replacement guidelines.
Mr. Carr asked when the CLG Conference would be held. Ms. Wensel said she had not yet received the information about it.
- c. Miscellaneous matters from staff – none.
- d. Election of Chair and Vice-chair
Mr. Lozier nominated Mr. Grundy to continue as Chair and Mr. Carr as Vice-chair. Mr. Hobbs seconded the motion, which was approved 7-0.
- e. Commissioner Training
Ms. Wensel reviewed some basic procedural information for HDRC meetings.

VII. Adjournment

Mr. Grundy adjourned the meeting at 6:34 p.m.



HDRC Case No. 16-002LS (Part B)

Staff: Jonna Wensel, Community Development Manager

Date: March 1, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for removal of balcony
Applicant: Roger & Vicki Burnett
Location: 19 N. Water Street
District: Liberty Square Historic District
NRHP Status/category: Contributing
File Date: February 22, 2016

SPECIFIC INFORMATION

SITE HISTORY

This three-part building was constructed in 1888 for Colonel Anthony Brown, who operated a grocery store in one of the storefronts. Other early tenants included *The Liberty Advance*, two drug stores, and Sharp Brothers Furniture and Undertaking. Originally, the façade featured an ornamental cornice at the roofline. The second floor is fenestrated with a series of Romanesque arched-windows. The first floor facades have been significantly altered. In 2005, the owners renovated the second floor, turning the space into a residential loft.

PROPOSAL DESCRIPTION

The applicants propose to:

1. remove the wrought iron balcony on the north side of the building, and
2. complete the guard rail to match the existing pipe rail.

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.

6. Decorative and character defining elements: Original decorative and character defining elements and those that may not be original, but have acquired significance by virtue of age or craftsmanship shall be restored, maintained, and preserved.

Staff Analysis

The wrought iron balcony is a significant decorative element that once served as egress from the main level of the building. The egress doors were converted to windows, so this access is no longer needed. The iron has rusted beyond repair in several areas, causing the structure to become unsound. The adjacent matching fire escape will be reinforced and preserved, and appears to be the more significant element of the two.

PREVIOUS CASES / ADDITIONAL INFORMATION

- HDRC Case 16-002LS(Part A): CoA for in-kind repairs to the fire escape
- HDRC Case 07-010LS: CoA for new awning
- HDRC Case 06-009LS: CoA for installation of awnings
- HDRC Case 05-010LS: CoA for replacement of sign

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC Case #16-002LS.

ATTACHMENTS

- 1. Exhibit A: Vicinity Map
- 2. Exhibit B: Photos of existing conditions





HDRC Case #16-002LS
19 N. Water St.



Exhibit A:
Vicinity Map







Historic District Review Commission

HDRC Case No. 16-001LS (Amended)

Staff: Jonna Wensel, Community Development Manager

Date: March 1, 2016 (Continued from February 16, 2016)

GENERAL INFORMATION

Application: Certificate of Appropriateness for improvements

Applicant: William W. Jeffries

Location: 112 E. Franklin St.

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: January 29, 2016

SPECIFIC INFORMATION

SITE HISTORY

The Colonial Hotel (also known as the Major Hotel) was built in 1912 for \$30,000. It had 30 rooms and 10 bathrooms. The three-story building is situated on the corner of Franklin and Missouri Streets and has two main entrances each accentuated by a covered porch. The porch wraps around the south and east sides and has identical flat roofs on each side, supported by brick columns. The hipped roof has wide overhanging eaves and shed roof attic dormers on the east, west, and south slopes. Windows are original one-over-one double hung, with stone lug sills and lintels. The building has been converted into 21 apartment units. The new owner intends to make improvements to the apartments and the building's exterior.

PROPOSAL DESCRIPTION

The applicant proposes to replace the rain gutters, replace the concrete porch and sidewalk, install new HVAC units; install railings on each porch roof, and replace the windows.

Details:

1. Rain gutters: will be replaced in-kind with no change to the appearance.
2. Porch and sidewalk: concrete will be replaced in-kind with no change to the appearance.
3. HVAC: 21 Daikin split air conditioning condensers will be installed on the porch roofs. Each unit measures approximately 28" wide x 12" deep x 24" high.
4. Porch railing: a painted wood balustrade will be installed on the south and east porch roofs. The railing will be 2x2-inch balusters with upper rail at 30 inches and lower rail at 6 inches above the roof. Pedestals will measure approximately 12 inches wide and will be aligned with the porch columns.
5. Windows: all windows (approx. 88) will be replaced with aluminum-clad wood windows.

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>2. <i>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).</i></p>	<p>Based on historic photo evidence, reconstruction of the porch railings is encouraged and appropriate.</p>
<p>7. <i>Doors and windows: Original doors and windows shall be retained and preserved, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, and hardware. When repair is not feasible, as determined by the HDRC, replacements may be deemed appropriate, provided the appearance, detail, profile, size, and material are designed to match the original door or window, as specified in the Historic District Design Guidelines. The wholesale replacement of original windows is not permitted. Windows that are not original to the structure may be replaced in-kind or with a higher grade material. In-kind replacements consistent with this standard shall be approved by staff. If additional doors or windows 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.</i></p>	<p>It appears that most of the existing windows are original to the building and would require minor to moderate repairs to become fully serviceable. The window survey provided confirms that about three-quarters of the windows are less than 50 percent damaged. As wholesale replacement of windows is not permitted, and most of the windows are able to be repaired, replacement in this case is not appropriate and is discouraged.</p>
<p>10. <i>Mechanical equipment and weather protection devices: Mechanical and weather protection devices shall be placed and installed in a manner that is unobtrusive.</i></p>	<p>If placed on the porch roofs, and screened by the new porch railing, the HVAC condensers should not be visible from the street, which is encouraged.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

Members of the HDRC Design Subcommittee and staff met with the applicant on site on January 27 to inspect the windows.

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 March 14.

STAFF RECOMMENDATION

The application partially meets the standards for review and guidelines; therefore staff recommends *approval* of items #1 (gutters); #2 (concrete); #3 (HVAC); and #4 (porch railing); and *denial* of item #5 (windows) of HDRC case #16-001LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
 2. Exhibit B: Inventory Data Sheet
 3. Exhibit C: Photos of existing conditions
 4. Exhibit D: HVAC specifications
 5. Exhibit E: Window specifications
- Additional Information (March 1, 2016)
6. Exhibit F: Description of porch railing
 7. Exhibit G: Memo regarding window condition
 8. Exhibit H: Window Survey
 9. Exhibit I: Photos of window conditions



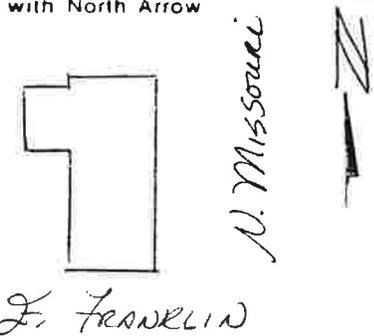


HDRC Case #16-001LS
 112 E. Franklin St.



Exhibit A:
 Vicinity Map

HISTORIC INVENTORY

1 No 5-G		4 Present Name(s) Colonial Hotel		Exhibit B	
2 County Clay		5 Other Name(s) Major Hotel			
3 Location of Negatives Liberty Community Development		6 Specific Location 112 East Franklin		16 Thematic Category	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period 1912		28 No of Stories 3	
8 Site Plan with North Arrow 		18 Style or Design		29 Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		19 Architect or Engineer Keene & Simpson (KC Mo.)		30 Foundation Material stone	
9 Negative No. 3-1		20 Contractor or Builder Huggins Const. Co. (KC Mo.)		31 Wall Construction masonry	
10 Site Building Building <input checked="" type="checkbox"/>		21 Original Use, if apparent hotel		32 Roof Type & Material hip; comp. shingle	
11 National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22 Present Use hotel		33 No of Bays Front Side	
12 Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		34 Wall Treatment brick	
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24 Owner's Name & Address, if known		35 Plan Shape irregular	
14 District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		25 Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
15 Name of Established District		26 Local Contact Person or Organization Liberty Mo, Community Devel.		37 Condition Interior Exterior good	
16 Further Description of Important Features This stately three-story building has frontage on both N. Missouri and E. Franklin, and as a result possesses two major entrance porches. The porches themselves are identical and feature brick piers carrying flat roof with wooden entablature, The windows possess stone lugsills and intels. The shallow hip of the roof is accentuated by overhanging eaves and road soffit areas. Brick quoins accent the corners of the building. Shed roof dormers are placed on the east, west, and south roof slopes.		27 Other Surveys in Which Included		38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
17 History and Significance This hotel was built by a stock company of citizens for \$30,000. Leaders in the effort to secure the hotel for Liberty were the Commercial Club and its President, R.E. Ward. The hotel formally opened on Jan. 31, 1913 with 30 rooms and 10 bathrooms. In 1922, Liberty's Centennial Ball was held in the hotel. The building was damaged by a fire in August of 1934.		40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
18 Description of Environment and Outbuildings A residence is north of this hotel. A commercial building and surface parking area are to the south. To the east is an apartment building. A surface parking area is also to the west.		41 Distance from and approx. Frontage on Road 40' on E. Franklin		46 Prepared by PILAND/UGUCCIONI	
19 Sources of information Western Contractor, March 20, 1912, p. 19; June 12, 1912. The Heritage of Liberty, 1976, p. 113. Clay County Centennial Souvenir, 1922, p. 38. Liberty Tribune, March 8, March 29, May 24, June 21, 1912. Liberty Tribune, Feb. 24, 1922.		47 Organization Liberty, Comm. Dev.		48 Date 4/85	

Continuation

HISTORIC INVENTORY

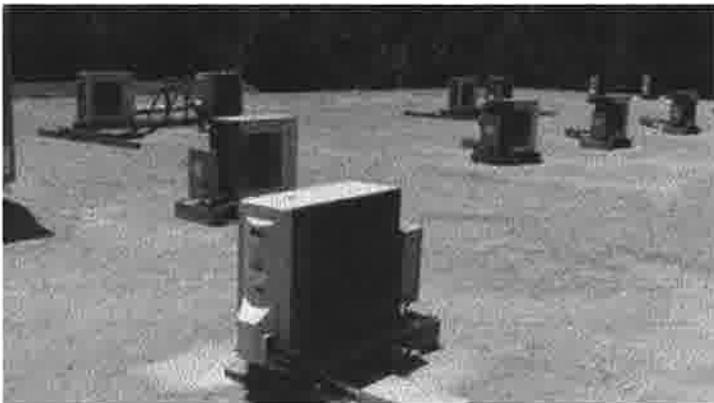
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Liberty, Missouri

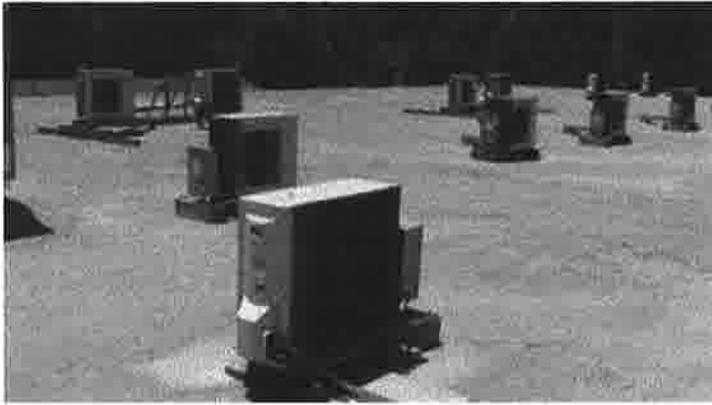
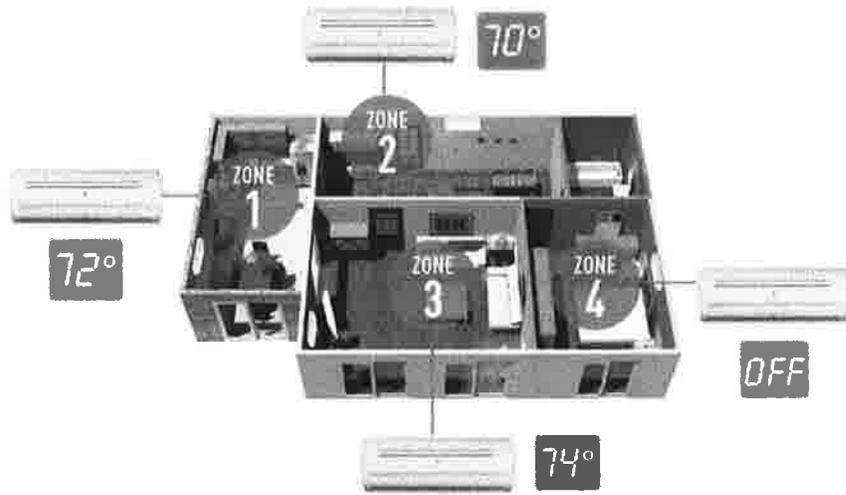




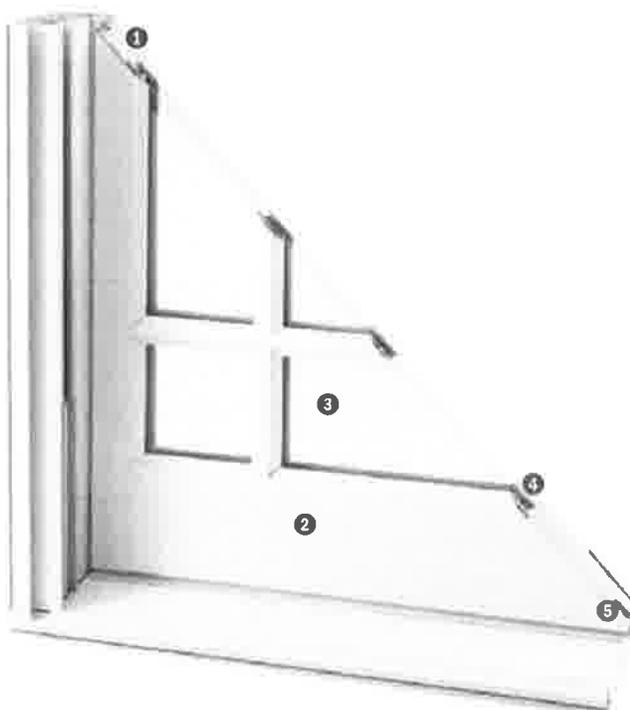


Exhibit D





Talon® RetroFit Double-Hung Windows



RetroFit Double-Hung Windows

RetroFit double-hung fits into an existing window frame making installation a breeze. The appearance of the interior and exterior of the home are maintained because the existing frame, wall coverings and trim work stay completely intact.

Frame & Sash

❶ Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

❷ Wood components are fitted with aluminum extrusions on the exterior.

50 exterior colors that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Glazing

❸ High-performance Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

❹ Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

❺ Compression bulb weather strip is applied on the bottom sash, head jamb, at the check rail and on side jambs for a maximum weather seal.

Hardware

❻ Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Surface mount sash lifts are available and allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

Sash locks and lifts are available in finishes of bronze, polished brass, gold, white, black, antique brass, pewter, oil-rubbed bronze, satin chrome and bright chrome.

Jamb Liner & Balance System

❼ Basic jamb liners are available in beige or white and are made of synthetic material. Optional painted aluminum exterior inserts and wood-veneered interior inserts also available.

Features & Options

Visit our website to see larger images of our features and options.

<p>8 <i>Sash Locks</i></p>	<p>7 <i>Rigid Jamb Liners</i></p> <p>OPTIONAL WOOD INSERT OPTIONAL METAL INSERTS</p>	<p>9 <i>Divided Lights</i></p> <p>*NOTE: Divided light options also available in 2 1/4" width and in contemporary profile.</p> <p>MDL = Modern Divided Lights[*] Flat = Between-glass grilles CDL = Classic Divided Lights[*] Contoured = Between-glass grilles Removable = Removable wood grilles</p> <p>See page 24 for more information on our divided light options.</p>
<p><i>Sash Lifts</i></p>	<p>8 <i>Insect Screens</i></p>	<p>10 <i>VeriLock™ Sensors</i></p> <p>E-Series/Eagle® double-hung windows with VeriLock™ sensors use a different sash lock. Available in all hardware finishes.</p>

Jamb liners encase balance assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

Sill Slope

8 degrees is the standard slope. Filler block is used on existing window sill angles of less than 8 degrees.

8 Insect Screens

Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

TruScene® insect screens available in all 50 exterior colors and seven anodized finishes.

See page 26 for more information on our insect screen options.

9 Divided Lights

Modern Divided Lights. Fixed interior and exterior grilles with internal spacers between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Classic Divided Lights. Fixed exterior and interior grilles without an internal spacer. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Between-glass grilles. Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of colony white/pebble tan, colony white/sierra bronze or colony white/forest green are available on the 1" profile.

Removable wood grilles. Removable wood grilles are available in a 7/8" width and colonial or contemporary profiles. Optional surround and fixed exterior grilles also available.

10 VeriLock™ Sensors

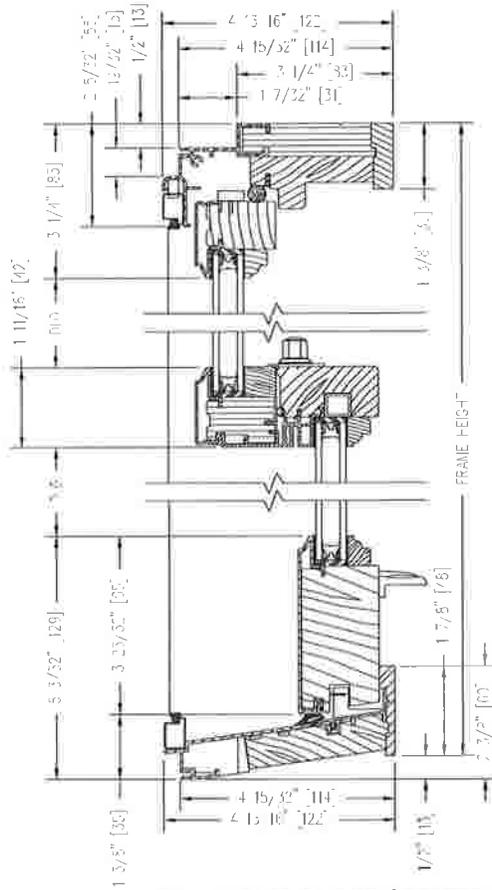
Innovative technology that integrates wireless security sensors into select double-hung windows. These exclusive sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. See pages 6–7 for details.

Measuring Guidelines

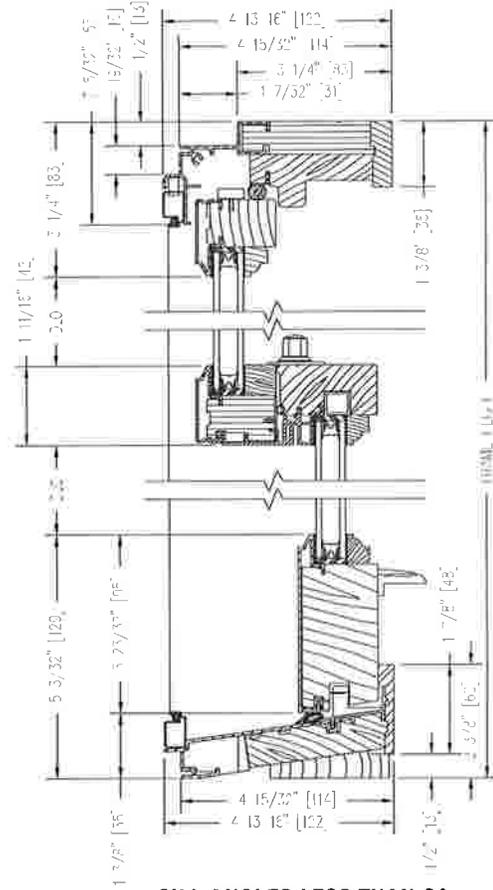
Measuring guidelines for Retrofit double-hung and picture windows can be found on our website EagleWindow.com under *Support > Installation Instructions*.

*When properly configured and maintained with a professionally installed Honeywell® security system.
Printing limitations prevent exact finish duplication. Please see your local dealer for actual samples.

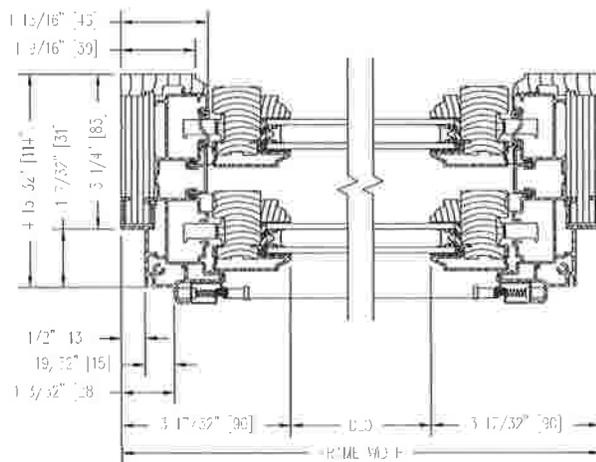
DOUBLE HUNG RETRO-FIT



SILL ANGLES 8° AND GREATER



SILL ANGLES LESS THAN 8°



Notes:

Dynamically configure section details to your specific needs by going to EagleWindow.com, select Wintelligence. Eagle Window & Door reserves the right to change the specifications without notice.

DRAWING # AD3014
SCALE: 3"=1'-0"
REVISION: 1/19/11



Job Name:	Major Hotel
HDRC Case Number:	16-001LS
Location:	112 E. Franklin St.
Applicant:	William W. Jefferies
File Date:	29 January 2016
Revision Date:	17 February 2016

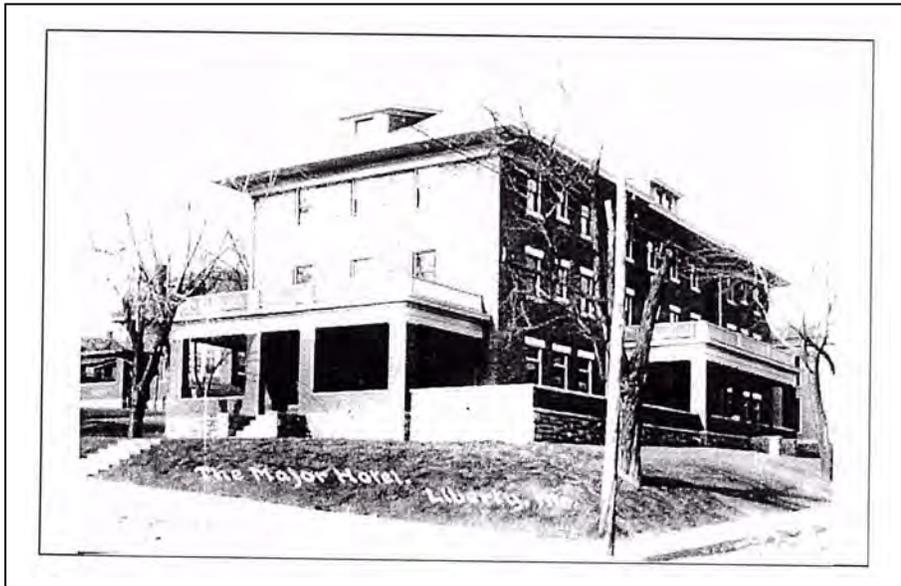


Photo #1: Historic photo illustrating the wood balustrade.

DESCRIPTION:

A painted wood balustrade will be constructed on the south and east porch roofs based on historic photo evidence. Pedestals approximately 12" wide will be aligned with the porch columns below. Remainder of balustrade will be constructed of 2x2 square balusters at 4" o.c. with upper and lower rails. The upper rail will be at 30" above the roof surface to provide screening for condensers to be located on the porch roof surface, while still being in keeping with the historic scale. The lower rail will be roughly 6" above the roof surface. Similar construction exists at 204 E. Franklin.

Google Maps 233 E Franklin St

204 E. Franklin St.



Image capture: Sep 2012 © 2016 Google

Liberty, Missouri
Street View - Sep 2012

Google Maps



Job Name:	Major Hotel
HDRC Case Number:	16-001LS
Location:	112 E. Franklin St.
Applicant:	William W. Jefferies
File Date:	29 January 2016
Revision Date:	23 February 2016

Memo Regarding Window Condition:

Larry Hedges with Historical Windows visited the site on February 22, 2016 and spoke with A3G to follow up on February 23, 2016. His analysis was that while the windows could be repaired he would support a full replacement in this case. While repaired windows could be made air tight they could not provide the full thermal benefits of a new window since they are not dimensioned to accept thicker panes of insulated glass. The long term maintenance would be more manageable for this rental unit/commercial building with an aluminum clad replacement.

If the owner agrees to use replacement windows, Larry suggests Kolbe aluminum clad windows and estimated a cost of \$1500/window. He has personally used these on many historic projects and they have been approved at both the state and federal level. They can be made to match the historic profiles, are extremely energy efficient and require little to no maintenance. These windows have an approximate lead time of 6 weeks and after that Larry said to allow 30-45 days for install.

If the owner chooses to do a repair/restore, Larry estimated the cost would be the same per window, \$1500. The first step in this process would be to alert all residents of the abatement as all the windows would have to be treated for lead paint. Windows would then be removed and repaired off site. For occupied units, a few windows would be taken at a time making sure that each unit always has an egress. During the 2-3 weeks that windows will be off site the openings will be boarded up.

WINDOW SURVEY

Job Name: Major Hotel
 HDRC Case Number: 16-001LS
 Location: 112 E. Franklin St.
 Applicant: William W. Jefferies
 File Date: 29 January 2016
 Revision Date: 23 February 2016

Floor	# of windows	20% repl needed		40% repl needed		60 % repl needed		80% repl needed		100% repl needed	
		#	%	#	%	#	%	#	%	#	%
North	9	7	78%	1	11%	0	0%	0	0%	1	11%
South	8	5	63%	3	38%	0	0%	0	0%	0	0%
East	32	18	56%	4	13%	7	22%	2	6%	1	3%
West	33	22	67%	6	18%	5	15%	0	0%	0	0%
Dormers	4	0	0%	0	0%	0	0%	0	0%	4	100%
TOTAL	86	52	60%	14	16%	12	14%	2	2%	6	7%

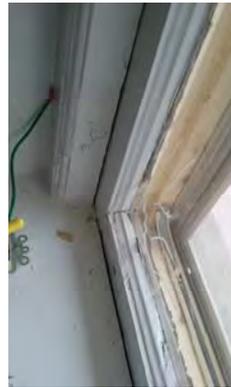
Job Name:	Major Hotel
HDRC Case Number:	16-001LS
Location:	112 E. Franklin St.
Applicant:	William W. Jefferies
File Date:	29 January 2016
Revision Date:	23 February 2016

INTERIOR:











EXTERIOR:









LOCAL HISTORIC LANDMARK NOMINATION

HDRC Case No. 16-001LA (P&Z Case No. 16-8R)

Staff: Jonna Wensel, Community Development Manager

Dates: HDRC: Mar. 1, 2016 / P&Z: Mar. 8, 2016 / City Council: Mar. 28, 2016

GENERAL INFORMATION

Application:	Rezone to Historic Preservation District Overlay – Local Historic Landmark
Applicant:	Historic District Review Commission
Location:	73 Fulkerson Circle
District:	N/A
NRHP Status/ category:	N/A
Zoning District:	R-1C
File Date:	January 21, 2016

SPECIFIC INFORMATION

REQUEST

This application is a request to designate the Fulkerson property at 73 Fulkerson Circle a local historic landmark. The process by which this occurs is an application to rezone the property with Historic Preservation Overlay – Local Landmark. The overlay zoning is placed over the existing R-1C zoning, and will not change the currently permitted uses. Local Historic Landmark designation requires that any exterior alterations or demolition be reviewed and approved by the Historic District Review Commission, and in the case of a request for demolition, it must also be approved by the City Council.

SITE HISTORY

This Colonial Revival house was designed by prominent Kansas City architect Edgar P. Madorie, whose design for this house was inspired by the old Abbott Farm in Massachusetts (1685) and the Webb House in Long Island, New York (1790). Madorie enjoyed an architectural career that spanned forty years and produced at least fifty-six buildings, including both commercial and residential structures. Many of his residential structures are found in Kansas City neighborhoods that are listed in the National Register of Historic Places and in the Kansas City Register of Historic Places. Among these are the Hyde Park Historic District; the Santa Fe Place Historic District; Simpson-Yeomans Country Side Historic District; the Coleman Highlands Historic District; the Roanoke Historic District; and the Southside Historic District. Madorie was also active in politics and civic affairs. He served as an alderman for the Eleventh Ward from 1908-1910. He was also a member of the Loyal Order of the Moose and several other fraternal societies.

This house was built in 1919 for George T. Hall, owner and president of the George T. Hall Livestock Commission Company of Kansas City, Missouri. Mr. Hall was born in Henry County, Kentucky in 1850 and moved with his family to Buchanan County, Missouri in 1857. As a young man, he worked in the mercantile business in Gower, Missouri before moving to St. Joseph, where he worked in the livestock commission business. He moved to Kansas City, Missouri, as a member of Scruggs, Hall, and Company before founding the

George T. Hall Livestock Commission Company. Mr. Hall was highly regarded and very successful in his line of work.

Mr. Hall and his wife Inez owned 800 acres in Liberty Township, known as Clover Hill Farm. Their new house, which they called “Whitehall”, was built in 1919 on a 70 acre tract along the Interurban Railroad, one-half mile south of Liberty.

The property was previously owned by Oliver Perry Moss and his wife, Carolyn Thornton, daughter of Col. John Thornton, who had built a log home they called “Lindenwood” on the same spot. Moss constructed the first greenhouse in Clay County on the property. Mr. Hall demolished Lindenwood to build Whitehall.

In 1928, Howard Hall, the youngest of the four sons of George and Inez Hall sold Whitehall to Charles I. Bennett for \$125,000. Charles Bennett made elaborate plans for a private nine-hole golf course, riding stables, and a lake on the property. Photos show a formal rose garden and expansive lawn with a barn and a tenant house, but it seems the other amenities were never constructed. Mr. Bennett had amassed a considerable fortune as an inventor of the dial system telephone. He sold Whitehall to Ferd Owens, who was an international trader of horses and mules.

In 1952, Jewett and Carolyn Fulkerson purchased the house from Ferd Owens. Fulkerson was a well-known auctioneer of Polled Hereford cattle, and as a member of the board of directors of the National Polled Hereford Association. Mr. Fulkerson also served as chairman of the Clay County Republican Central Committee and he served on the Missouri State GOP Committee. In 1975, Mr. and Mrs. Fulkerson were guests of President and Mrs. Ford at the White House.

Mr. Madorie, the architect, described the house as follows: “The house has many features of the old New England style, such as a basement and attic and has a frontage of 110 feet by 31 feet in depth. It is built entirely of lumber, the exterior walls faced with wide boards and painted white; and is roofed with wood shingles of natural weathered color. The first floor is but one step above the yard grade, as was the old Abbott farm house, built in Massachusetts during the year 1685. The shed roofed porches are typical of the Webb House in Long Island in 1790. The front and rear entrance with their two story covered porticoes, long spindle columns and Dutch doors with side lights and iron balconies suspended from above, form a very interesting picture of those old colonial days. It has been said that this type of architecture has been almost forgotten as it is not in keeping with modern times; but the owner was desirous of carrying out in detail this beautiful period.”

The Colonial Revival style became fashionable following the first World’s Fair in Philadelphia in 1876, marking the centennial of our nation’s independence. Architects of the time were inspired by colonial architecture, and reinterpreted some of the prominent details, such as the symmetrical facades, accentuated front door, paired windows, and arched windows and doors. This house is an excellent example of the Colonial Revival style.

The house has been vacant for many years and suffers from neglect, but appears to retain much of the original materials and architectural features.

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.

Article VIII: Historic Preservation Overlay District

Sec. 30-70.2. District HP, nomination of a landmark or historic district.

A member of the HDRC, the owner of record of the nominated property or structure, or the City Council may

submit nominations to the Historic District Review Commission for the designation of a landmark or historic district. A nomination of a landmark or district shall be considered an application to amend the official zoning map of the City and thereby shall be reviewed under the procedures of Article IV of this UDO. The HDRC shall review the application and make a recommendation to the Planning and Zoning Commission and City Council based upon the nomination criteria.

Sec. 30-70.3. District HP, criteria for nomination.

Upon receipt of a nomination application, the HDRC shall review the supporting evidence and determine if the property, area or structure has sufficient integrity of context, design, materials, and workmanship to make it worthy of preservation, restoration, or rehabilitation and one or more of the following criteria shall be met:

- 1. It has character, interest or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country;*
- 2. It is a site of a significant local, county, state or national event;*
- 3. It is identified with a person(s) who contributed significantly to the development of the community, county, state, or country;*
- 4. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials;*
- 5. It is identified as the work of a master builder, designer, architect or landscape architect, whose individual work has influenced the development of the community, county, state, or country;*
- 6. It embodies elements of design, detailing, materials, or craftsmanship which renders it architecturally significant;*
- 7. It embodies design elements that make it structurally or architecturally innovative;*
- 8. It has a location or singular physical characteristics that make it an established or familiar visual feature;*
- 9. It has character of a particularly fine or unique example of a utilitarian structure, including, but not limited to barns, gas stations, or other commercial structures, with a high level of integrity or architectural significance; or*
- 10. It is suitable for preservation, restoration, or rehabilitation.*

Staff Analysis

This property appears to meet the following criteria for nomination, as outlined above:

- # 1: The history of the house and its associated property are significant in the development of Liberty. It possesses the character and interest to be considered part of the community's heritage.
- # 3: The house is identified with several significant persons who contributed to the development of the community: the architect, Edgar P. Madorie; and respective owners George T. Hall, Charles I. Bennett, and Jewett and Carolyn Fulkerson.
- # 4: The house is an excellent example of the Colonial Revival style, and embodies the significant features and characteristics of that style.
- # 5: The house was designed by the prominent and prolific Kansas City architect Edgar P. Madorie, whose work has been recognized for its local and national significance.
- # 6: The house embodies original design, details, materials, and craftsmanship which render it architecturally significant.
- # 8: The location and characteristics of the house make it an established and familiar visual feature. Citizens and neighbors recognize the property as a geographical landmark.
- # 10: The house suffers from neglect, but appears to be an excellent candidate for preservation, as much of the original exterior and interior materials and details have been retained.

ADDITIONAL INFORMATION

The HDRC will review the nomination at their regular meeting on March 1 to determine if the property has adequate historical significance, as outlined above in the criteria for nomination, for local landmark status.

The HDRC will forward a recommendation to the Planning & Zoning Commission, who will consider the rezoning application at their regular meeting on March 8. The HDRC and P&Z Commission will forward their recommendations to the City Council, who will consider the application at their regular meeting on March 28.

The trustees of the Fulkerson Estate have submitted written opposition to the nomination. The HDRC, Planning & Zoning Commission, and City Council shall take the owners opinion into account, but are not bound by their opposition.

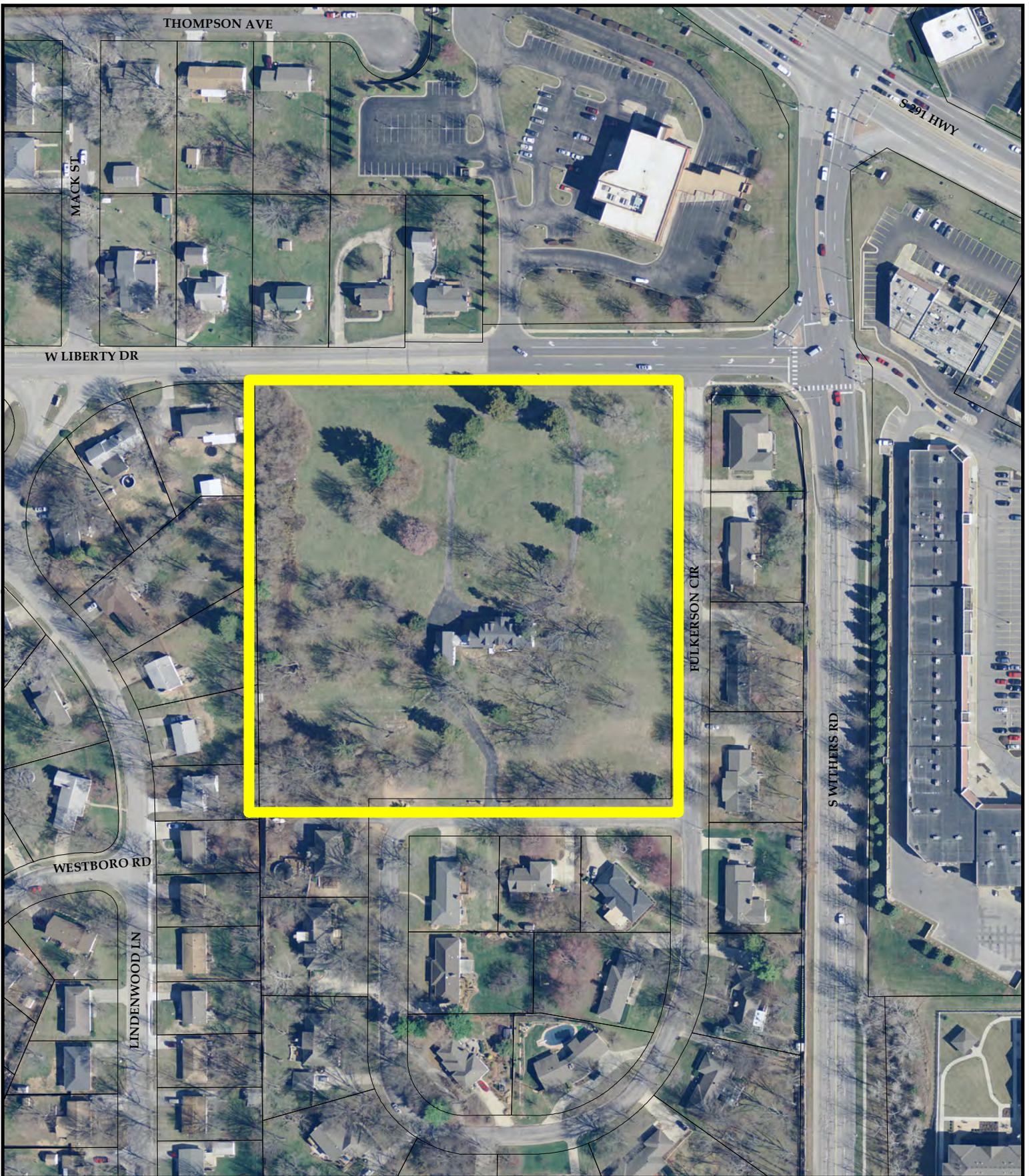
STAFF RECOMMENDATION

The application meets one or more of the criteria for nomination; therefore, staff recommends that the Fulkerson House, 73 Fulkerson Circle, be approved for designation as a Local Historic Landmark.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos
4. Exhibit D: Correspondence from Trustees Regarding Nomination

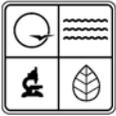




HDRC Case #16-001LA / P&Z Case #16-08R
73 Fulkerson Circle



Exhibit A:
Vicinity Map



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

Exhibit B

1. SURVEY NO.		2. SURVEY NAME:	
3. COUNTY:		4. ADDRESS (STREET NO.)	STREET (NAME)
5. CITY:	VICINITY: <input type="checkbox"/>	6. UTM: / /	7. TOWNSHIP/RANGE/SECTION: T: R: S:
8. HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):	
10. OWNERSHIP: <input type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A. HISTORIC USE (IF KNOWN):	11B. CURRENT USE:

HISTORICAL INFORMATION

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

ARCHITECTURAL INFORMATION

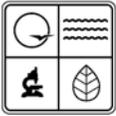
23. CATEGORY OF PROPERTY: <input type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT	30. ROOF MATERIAL:	37. WINDOWS: <input type="checkbox"/> HISTORIC <input type="checkbox"/> REPLACEMENT PANE ARRANGEMENT:
24. VERNACULAR OR PROPERTY TYPE:	31. CHIMNEY PLACEMENT:	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input type="checkbox"/>
25. ARCHITECTURAL STYLE:	32. STRUCTURAL SYSTEM:	39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <input type="checkbox"/> ALTERED DATE(S): <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE:	33. EXTERIOR WALL CLADDING:	
27. NO. OF STORIES:	34. FOUNDATION MATERIAL:	
28. NO. OF BAYS (1 ST FLOOR):	35. BASEMENT TYPE:	40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
29. ROOF TYPE:	36. FRONT PORCH TYPE/PLACEMENT:	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. <input type="checkbox"/>

OTHER

42. CURRENT OWNER/ADDRESS:	43. FORM PREPARED BY (NAME AND ORG.):	44. SURVEY DATE:
		45. DATE OF REVISIONS:

FOR SHPO USE

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



ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

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

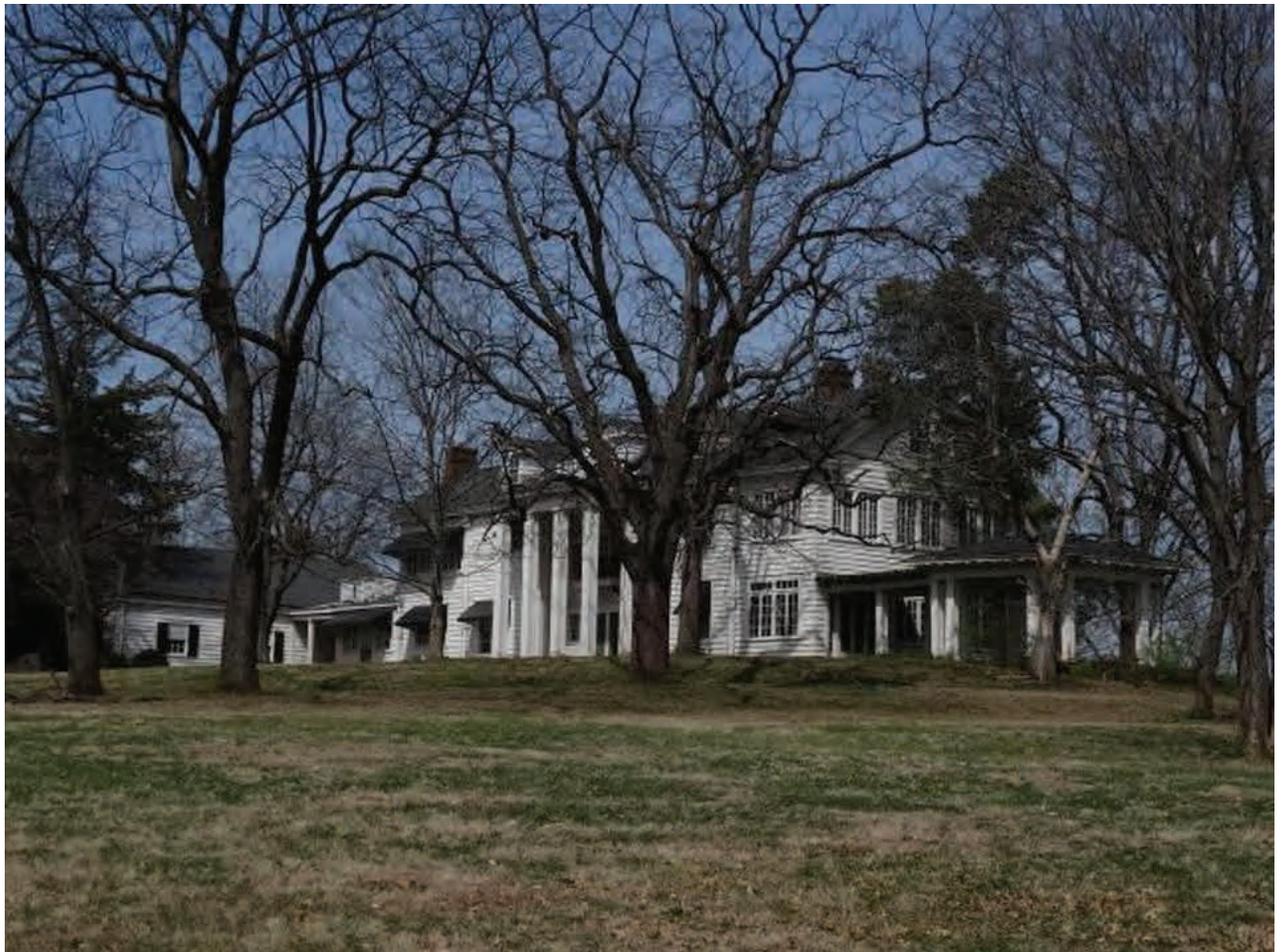
22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

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

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

Exhibit C





14413 Tipperary Circle
Wichita, KS 67230

Phone: 316-733-0771
Fax: 316-733-0472
Cell: 316-650-5030
Email: Boisseaujan@gmail.com

Janet Boisseau, Trustee

Jewett M. & Carolyn E Fulkerson Trust

Liberty City Hall
101 E. Kansas
Liberty, MO 64068
Community Development Manager/Historic Preservation Planner

January 25, 2016

Re: Property at 73 Fulkerson Circle

Attention: Jonna Wensel,
Community Development Manager/Historic Preservation Planner

I am the Trustee for the above mentioned Trust.
The Trust is totally uninterested in any Historic Preservation designation.
Please remove this from consideration, and advise us accordingly.

Yours truly

A handwritten signature in cursive script that reads "Janet Boisseau Trustee".

Janet Boisseau, Trustee



Re: Feb. 2, Historic District Review Committion meeting

Janet Boisseau

to:

jwensel

01/29/2016 04:08 PM

Hide Details

From: Janet Boisseau <boisseaujan@gmail.com>

To: jwensel@ci.liberty.mo.us

History: This message has been replied to.

January 29, 2016

Re: 73 Fulkerson Circle,, Liberty, MO

We are requesting a continuance on this matter, so we may obtain legal counsel, and be properly represented by legal counsel at this hearing, to which we have already voiced our objections.

This was filed on Thursday, Jan. 21, and it was mailed to an office where it was not received until Monday, Jan. 24, at which time it was communicated to me. I was out of town at a trial, and was not back into town, until Thursday, Jan. 28, late in the evening.

This is not a request to delay, but rather a request to have legal representation at a hearing, which is attempting to impair our legal rights concerning this property. It is only reasonable that we have a right to secure legal counsel in this matter.

I have called your office, and left you a voice mail. Please respond immediately so that I might advise my counsel accordingly.

Yours Truly,

Janet Boisseau, Trustee

AFFIDAVIT of Trustee of Jewett M. Fulkerson Loving Trust

State of Missouri

County of Clay

RE: 73 Fulkerson Circle Property

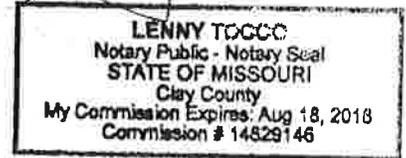
1. I, Janet E Boisseau am the duly authorized Trustee of the above named Trust which is the owner of the property located at 73 Fulkerson Circle.
2. I have the full authority to act in matters concerning this property..
3. This property is not to be placed on any historical landmark designation now or at any time in the future by the City of Liberty or anyone else. We request this property be removed from any consideration by the City of Liberty or anyone else from such consideration now or in the future. We consider this alleged consideration to be an interference with the Trust property rights and an unauthorized or illegal taking of this property from the Trust.
4. We want this Trust Property removed from consideration by the City of Liberty and any commission or government entity thereof for the placing of such property on any historic designation regardless of the name or title assigned to it.

Janet E. Boisseau, Trustee
 Janet E Boisseau, Trustee of Jewett
 And Carolyn Fulkerson Trust

Subscribed and sworn to before the undersigned February 2nd, 2016.

Lenny Tocco Notary
 Public

My commission expires: Aug 18, 2018



Joan Fulkerson Bartholomew
 Joan Fulkerson Bartholomew

Judith Carolyn Fulkerson Ferguson
 Judith Fulkerson Ferguson