



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

April 19, 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: April 5, 2016**
- IV. **HDRC Case #16-001D:** Consideration of a request for a Certificate of Appropriateness for improvements and an addition at 232 W. Kansas Street, Dougherty Historic District
- V. **HDRC Case #16-002D:** Consideration of a request for a Certificate of Appropriateness for a new porch at 335 W. Kansas Street, Dougherty Historic District
- VI. **HDRC Case #16-003D:** Consideration of a request for a Certificate of Appropriateness for a new deck at 233 W. Franklin Street, Dougherty Historic District
- VII. **HDRC Case #16-002PH:** Consideration of a request for a Certificate of Appropriateness for a new deck at 119 S. Terrace Ave., Prospect Heights Historic District
- VIII. **HDRC Case #16-003PH:** Consideration of a request for a Certificate of Appropriateness for a new porch at 25 S. Terrace Ave., Prospect Heights Historic District
- IX. **Other Business**
 - a. Administrative Approvals
 - 315 W. Franklin – fence, gutters, storm door
 - b. Miscellaneous matters from the Commission
 - c. Miscellaneous matters from staff
 - CLG Conference – May 13 in Jefferson City
- X. **Adjournment**

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary**

**April 5, 2016
5:30 p.m.**

I. Call to Order

Vice-Chairman Carr called the meeting to order at 5:31 p.m.

II. Roll Call

John Carr, Mike Gilmore, Clay Lozier, and Doug Wilson answered roll call. Jonna Wensel, Community Development Manager, and Andy Noll, Assistant Public Works Director, represented staff.

III. Approval of Meeting Summary

A quorum was not present, so this item was postponed to the next meeting.

IV. Update on Downtown Reconstruction Design

Mr. Noll presented the latest information on the design of the downtown reconstruction project. He said bids are due on April 7. The City Council will review the plans at a study session on April 18, and give final approval on April 25.

On April 27, the downtown property and business owners are invited to a social event to hear the latest information on the construction and discuss communication strategies. Mr. Noll said construction is expected to begin in early May.

V. Other Business

- a. Administrative approvals
Ms. Wensel said there had been one since the last meeting.
- b. Miscellaneous matters from the Commission
Mr. Wilson asked if the brick on the Kansas Street side of the Ethan Allen building would be painted. Ms. Wensel said that it would.
- c. Miscellaneous matters from staff
Ms. Wensel said the Certified Local Government forum will be on May 13 in Jefferson City. The new CLG coordinator will be visiting Liberty on April 15 for the biannual program review. HDRC members are invited to participate.
Ms. Wensel said May is Preservation Month and listed the events planned to celebrate the event. Mr. Wilson suggested an article for the Tribune on wood window preservation.
Mr. Noll described the upcoming projects on Hwy. 152 and asked HDRC members to submit their comments to the Mid America Regional Council (MARC).

Mr. Carr adjourned the meeting at 6:19 p.m.

Historic District Review Commission

The City of



HDRC Case No. 16-001D

Staff: Jonna Wensel, Community Development Manager

Date: April 19, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for improvements and an addition
 Applicant: Capstone Homes, LLC / Ken Personett
 Location: 232 W. Kansas St.
 District: Dougherty Historic District
 NRHP Status/category: Contributing
 File Date: March 28, 2016

SPECIFIC INFORMATION

SITE HISTORY

This Queen Anne Victorian house was built in 1883 for Richard Raymond, who also built the house at 233 W. Franklin. This house features an irregular wrap around front porch with turned columns and decorative spindlework. The roof is cross gabled. There is a two-story projecting bay on the front façade. Decorative brackets are found under the eaves. Some of the double-hung windows are in a two-over-two configuration; the others are one-over-one. A one-car garage is attached on the east side by a breezeway. The house has been apartments for many years. The new owner intends to return it to a single-family home.

PROPOSAL DESCRIPTION

The applicant proposes the following improvements:

1. Replace roofing with architectural shingles
2. Replace gutters with aluminum K-style gutters
3. Install new aluminum storm windows
4. Install full-view storm door on rear
5. Replace the garage door with steel carriage-style garage door
6. Remove non-original cement siding and repair original wood siding
7. In-kind repairs to siding, trim, soffit, and fascia as needed
8. Remove non-original first-floor addition on northwest corner
9. Construction of second story addition on back of house. The addition will match the footprint of the first floor addition. It will have a shed roof, tied into the slope of the primary roof. The two existing windows, siding, and trim will be reused on the addition.

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
1. <u>New Construction</u> : New construction shall maintain the visual style and character of the surrounding neighborhood, and new construction and additions shall complement the setbacks, building scale, parking, building, and garage orientation of the neighborhood.	The new addition will maintain the style of the house and will complement the scale, materials, and design of the main structure.
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.	The proposed alterations will restore the structure’s siding, and appearance. All significant elements will be preserved and reused.
3. <u>Demolition</u> : Demolition of past additions that have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore these elements and facades.	The removal of the non-original addition on the northwest corner is encouraged and appropriate.
5. <u>Exterior walls</u> : Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.	Removal of the false siding and restoration of the original drop siding is encouraged and appropriate.

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 April 25.

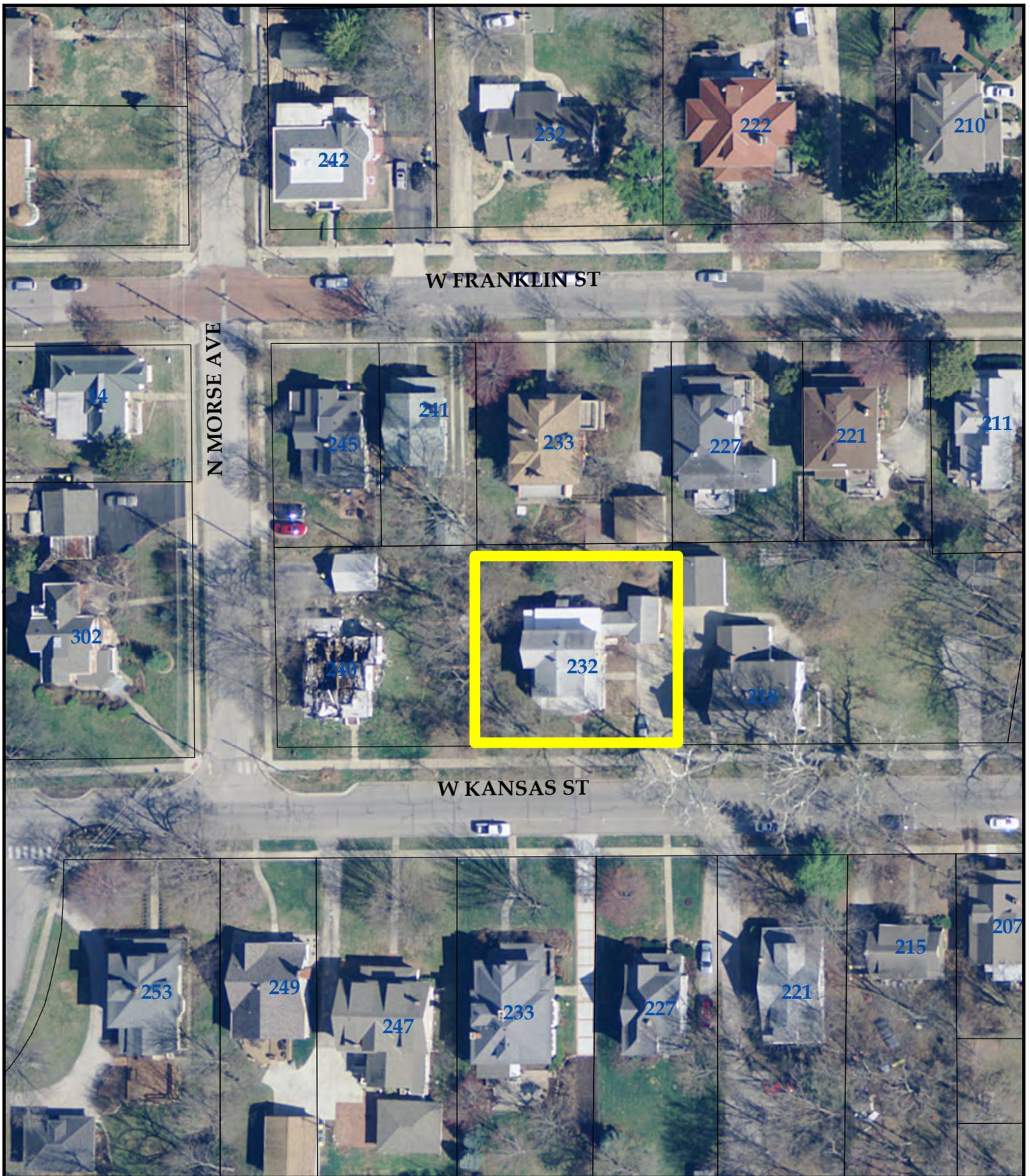
STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines; therefore staff recommends approval of HDRC case #16-001D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Information on storm windows, doors, and garage door
5. Exhibit E: Drawings of second floor addition on back of house





HDRC Case #16-001D
232 W. Kansas St.

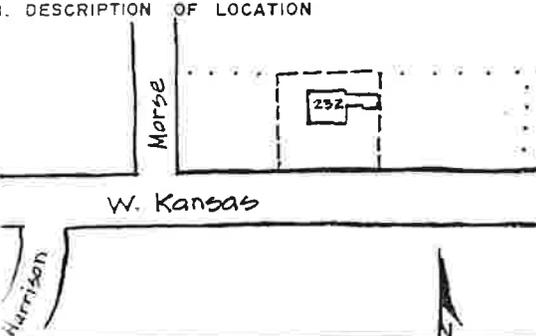


Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

NO. <u>A-6, C-37</u> COUNTY <u>Clay</u> LOCATION <u>Liberty Community Development</u> NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>232 W. Kansas</u> 5. OTHER NAME(S) <u>Raymond Property</u>
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1. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS <u>232 W. Kansas</u> CITY OR TOWN IF RURAL, VICINITY <u>Liberty</u> 1. DESCRIPTION OF LOCATION  3. COORDINATES UTM LAT <u>N121,250</u> LONG <u>E521,750</u> 4. SITE () STRUCTURE () BUILDING (X) OBJECT () 5. PART OF ESTAB. YES () HIST. DISTRICT? NO (X) 6. DISTRICT YES (X) POTENTIAL? NO () 7. NAME OF ESTABLISHED DISTRICT	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD <u>ca. 1880's</u> 18. STYLE OR DESIGN <u>Queen Anne</u> 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u> 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN <u>Jerome E. Brant</u> 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Jared Cooper, City Hall</u> 27. OTHER SURVEYS IN WHICH INCLUDED	28. NO. OF STORIES <u>2</u> 29. BASEMENT? YES () NO () 30. FOUNDATION MATERIAL <u>brick</u> 31. WALL CONSTRUCTION <u>frame</u> 32. ROOF TYPE AND MATERIAL <u>cross-gable; asbestos shingle</u> 33. NO. OF BAYS FRONT SIDE 34. WALL TREATMENT <u>asbestos siding</u> 35. PLAN SHAPE <u>irregular</u> 36. CHANGES ADDITION (X) (EXPLAIN IN ALTERED (X) NO. 42) MOVED () 37. CONDITION INTERIOR _____ EXTERIOR <u>Good</u> 38. PRESERVATION UNDERWAY? YES (X) NO () 39. ENDANGERED? YES () BY WHAT? NO (X) 40. VISIBLE FROM YES (X) PUBLIC ROAD? NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>104.3</u>
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12. FURTHER DESCRIPTION OF IMPORTANT FEATURES 36. Passageway addition connecting house to garage on right. Asbestos shingle siding covering original clapboards. 37. Recent exterior painting in fall of 1986. *Cross-gable Queen Anne residence, with original Eastlake detailing (spindework), as well as with some free-classic details. The one-story porch wraps across the front and the two sides in an irregular manner. Eastlake detailing evident in the (over)	<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%;"> <p style="font-size: 24px; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>
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13. HISTORY AND SIGNIFICANCE <p>Richard L. Raymond was a leading early citizen of Liberty, and was active in many community projects. Born in Kentucky in 1842, he moved to Clay County in 1856, and to Liberty in 1881. A farmer and stock raiser, he was one of three members of Liberty's Semi-Centennial Committee who lived to the Centennial. He lived in this house with his three daughters until 1909, when he built a more "modern" house on the back of the lot (235 W. Franklin). He was known as a generous supporter of the Christian Church.</p> <p>In addition to its connections with the Raymonds, the house is significant as one of the earlier prominent homes on W. Kansas, and for the architectural details described above.</p>	
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14. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The house is located on a large, wooded lot, and is set-back from the road further than its neighbors on either side. One-story, gable it garage is attached to the house on the right by a passageway.	
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15. SOURCES OF INFORMATION <u>"Get to Know Old Clay", Historical Tour, June 2, 1973, Clay County Historical Society. Clay County Missouri Centennial Souvenir 1822-1922. Liberty Sun, Vol. 13, #52.</u>	46. PREPARED BY <u>Deon Wolfenbarger</u> 47. ORGANIZATION <u>Community Development</u>
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RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102	48. DATE <u>12/86</u> 49. REVISION DATE(S)
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IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

1. NO.
 2. COUNTY
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
 5. OTHER NAME(S)
 6. TOWNSHIP
 RANGE
 SECTION

Sketch map of location

Site No. _____

Section _____

7

Township _____

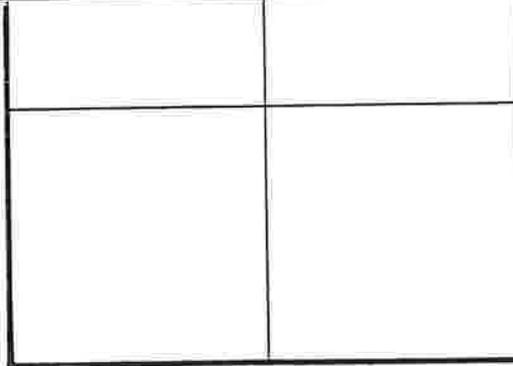
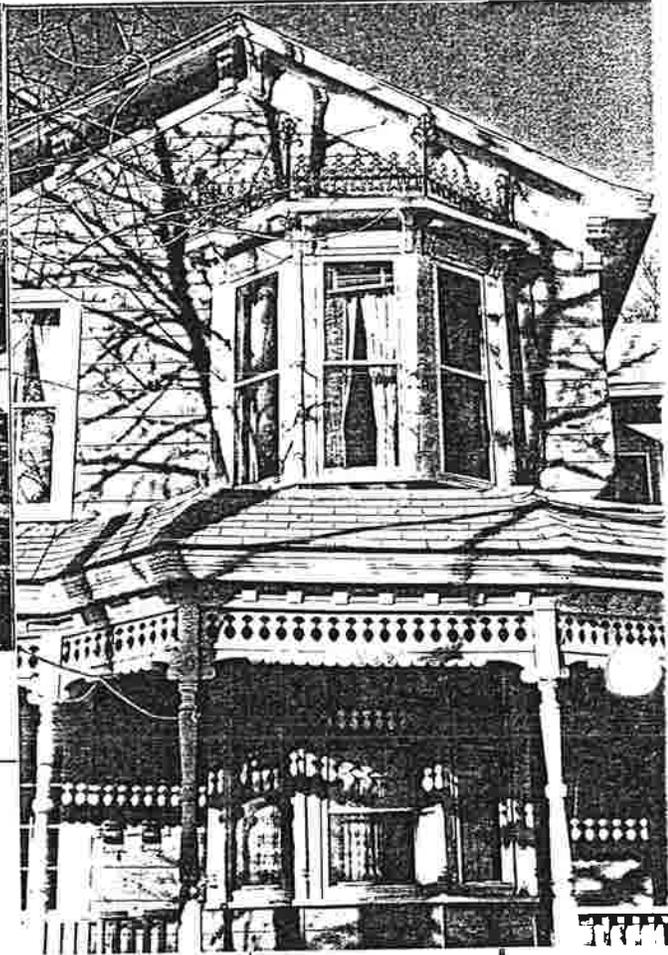
51N

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.

N



S

Notes: 42. (cont.) turned porch supports and the spindlework porch frieze. The porch also has cornice-line dentils. Front, two-story projecting bay has decorative iron roof cresting. Bay windows with pilasters; 1/1 double-hung windows; bracketed eaves.

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.



Addition to be removed





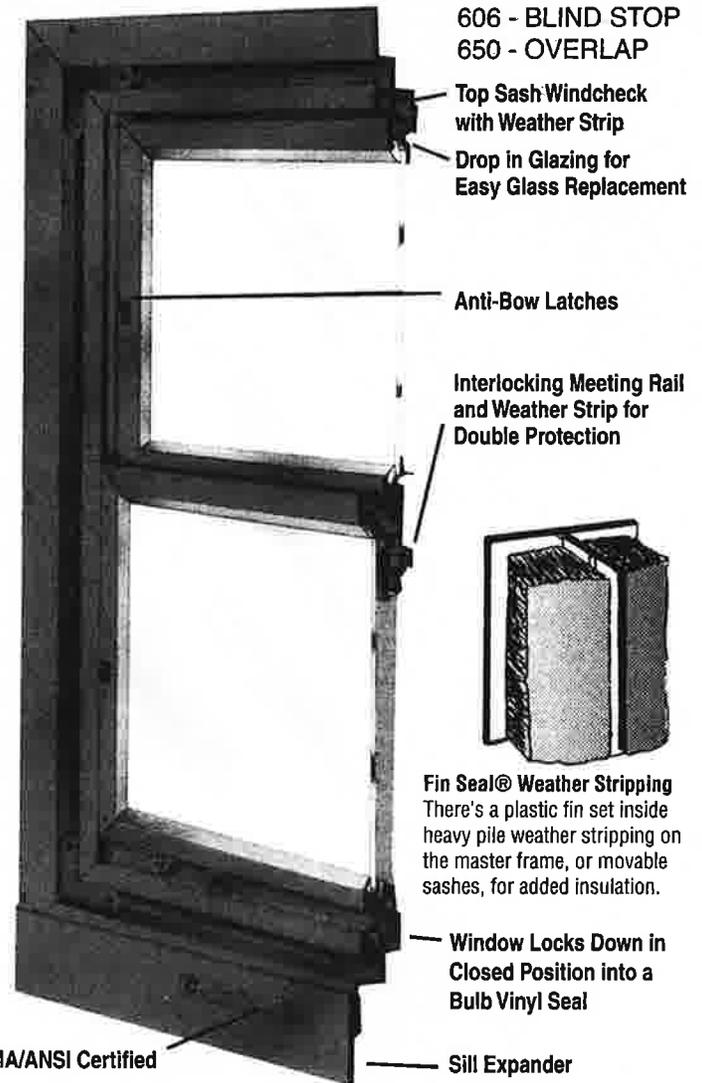
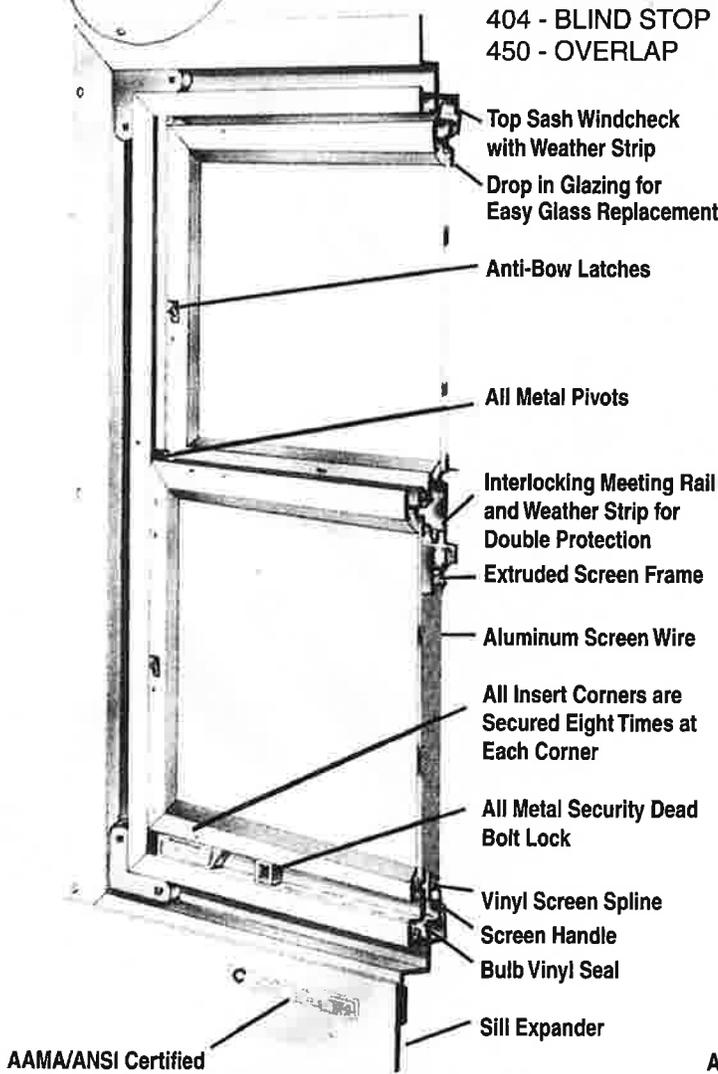
Location of second floor addition



404 & 450 SERIES

Exhibit D

606 & 650 SERIES



- Double track aluminum self storing storm window
- Corners of main frame securely screwed together using a heavy zinc gusset
- Poly bond weather stripping
- Continuous windcheck on top sash rail
- All inserts are weather stripped
- Available in natural aluminum, white-bronze-black-brown painted finish
- Latches-ratchet type ventilation at every 4" on lower sash insert
- Tilt keys-piling type to allow easy interlock by pass when removing lower sash
- Glazing-drop in type upper & lower sash same glass size
- Interlocking meeting rail and schlegel weather strip for double protection
- Lower sash insert in closed position locks down into a tight vinyl seal

Anti-bow latches

Latches are at the mid-way point on both sides of each sash. This prevents the bowing of the sashes under wind pressure and also keeps the weather stripping tight and secure.

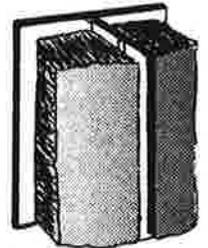
- Sill expander and main frame sill are weeped to allow water to pass to outside of window

- Double track aluminum self storing storm window
- Corner of main frame securely screwed together using a heavy zinc gusset
- Fin-seal weather stripping
- Continuous windcheck on top sash rail
- All inserts are weather stripped
- Available in natural aluminum, white-black-brown-bronze painted finish
- Latches-ratchet type ventilation at every 4" on lower sash insert
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- Glazing-drop in type upper & lower sash same glass size
- Interlocking meeting rail and schlegel weather strip for double protection
- Lower sash insert in closed position locks down into a tight vinyl seal

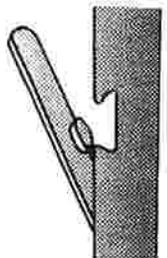
Anti-bow latches

Latches are at the mid-way point on both sides of each sash. This prevents the bowing of the sashes under wind pressure and also keeps the weather stripping tight and secure.

- Sill expander and main frame sill are weeped to allow water to pass to outside of window

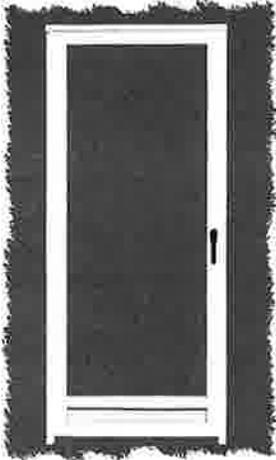


Fin Seal® Weather Stripping
There's a plastic fin set inside heavy pile weather stripping on the master frame, or movable sashes, for added insulation.



Anti-Bow Latches

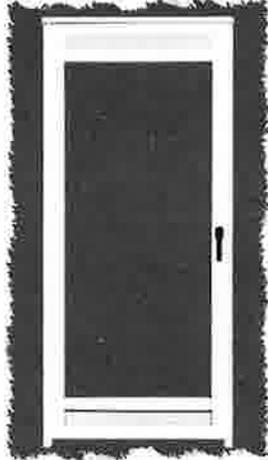
FULL VIEW



King.

This storm door has a 1-1/4" master frame and is equipped with removable tempered glass insert. The bottom panel also allows for interchangeable acrylic and screen inserts. Available in almond, black, bronze, sandstone and white baked-on enamel finish. Optional full screen insert, bronze tinted glass and bevel cut glass insert.

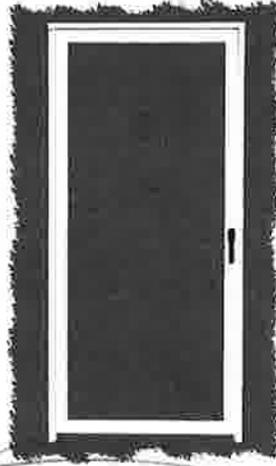
Standard Sizes: 2'0" x 6'8", 2'6" x 8", 2'8" x 8", 3'0" x 6'8".
Custom sizes available by special order.



King Dual Vent.

This storm door has a 1-1/4" master frame and is equipped with a removable tempered glass insert. The top and bottom panels also allow for interchangeable acrylic and screen inserts. Available in almond, black, bronze, sandstone and white baked-on enamel finish. Optional full screen insert.

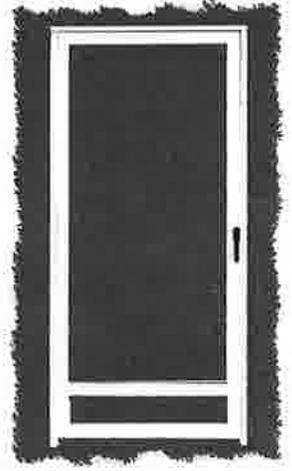
Standard Sizes: 2'6" x 8", 2'8" x 8", 3'0" x 6'8".
Custom sizes available by special order.



Crown Full View.

This particular storm door has a 1-1/4" master frame, which is equipped with one non-removable piece of tempered glass. Optional bronze tinted glass. Available in almond, black, bronze, sandstone and white baked-on enamel finish.

Standard Sizes: 2'6" x 8", 2'8" x 8", 3'0" x 6'8".
Custom sizes available by special order.



Star Series 6100.

This particular storm door has a 1-1/4" master frame, which is equipped with one non-removable piece of tempered glass. The bottom panel allows for interchangeable acrylic and screen inserts. Larger panel for improved ventilation. Optional bronze tinted glass. Available in almond, black, bronze, sandstone and white baked-on enamel finish.

Standard Sizes: 2'6" x 8", 2'8" x 8", 3'0" x 6'8".
Custom sizes available by special order.

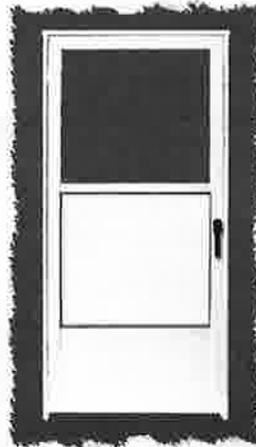
REINFORCED KICK PANEL



Thor.

This self-storing door with removable inserts has an architectural reinforced insulated kick panel that is 1/2 the height of the door. The 1-1/4" master frame is rigid styrofoam filled. Available in almond, bronze and white baked-on enamel finish.

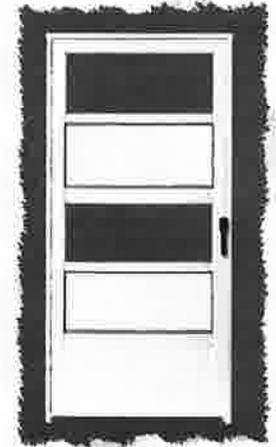
Standard Sizes: 2'6" x 8", 2'8" x 8", 3'0" x 6'8".
Custom sizes available by special order.



Goliath.

This self-storing door with removable inserts has an architectural reinforced insulated kick panel with a 1-1/4" master frame that is rigid styrofoam filled. Available in almond, bronze and white baked-on enamel finish.

Standard Sizes: 2'6" x 8", 2'8" x 8", 3'0" x 6'8".
Custom sizes available by special order.



Samson.

This twin-vented self-storing door with removable inserts has an architectural reinforced kick panel with a 1-1/4" rigid styrofoam filled master frame. Available in almond, bronze and white baked-on enamel finish.

Standard Sizes: 2'6" x 8", 2'8" x 8", 3'0" x 6'8".
Custom sizes available by special order.

Available Colors



BLACK

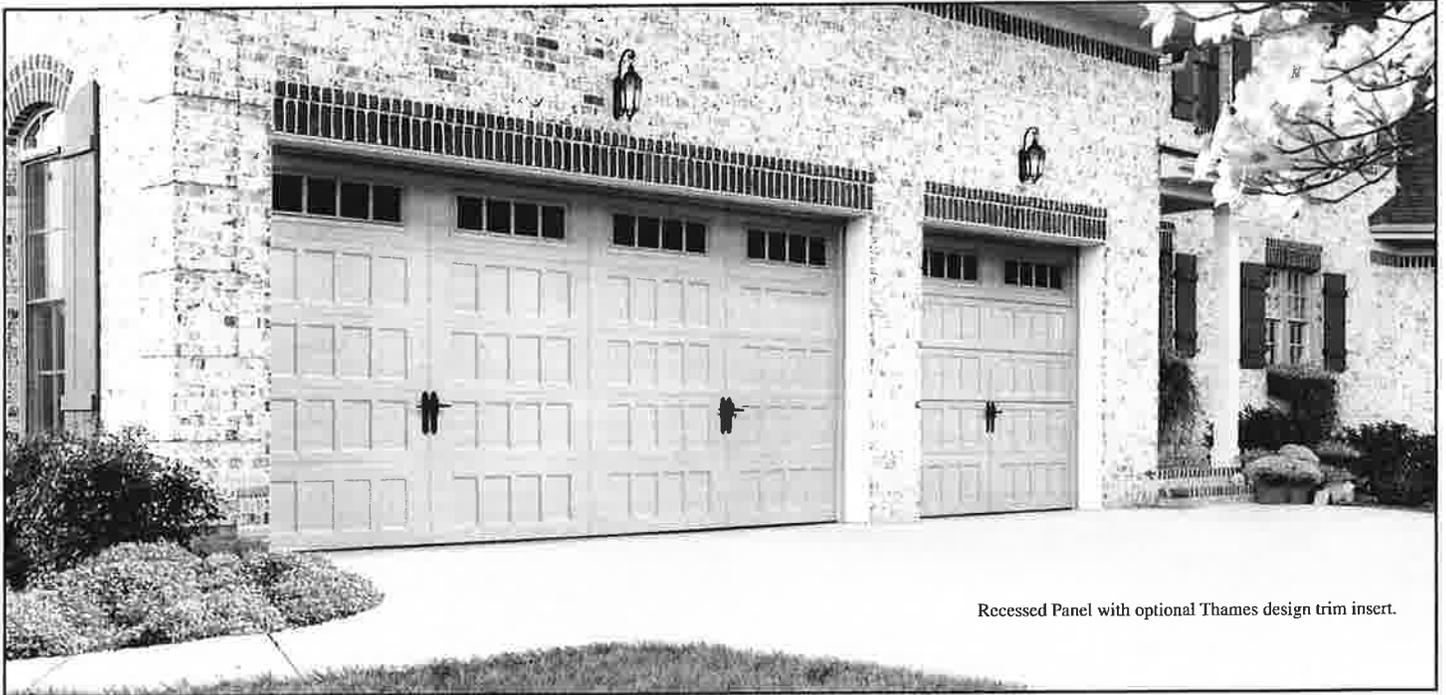
WHITE

BRONZE

SANDSTONE

ALMOND

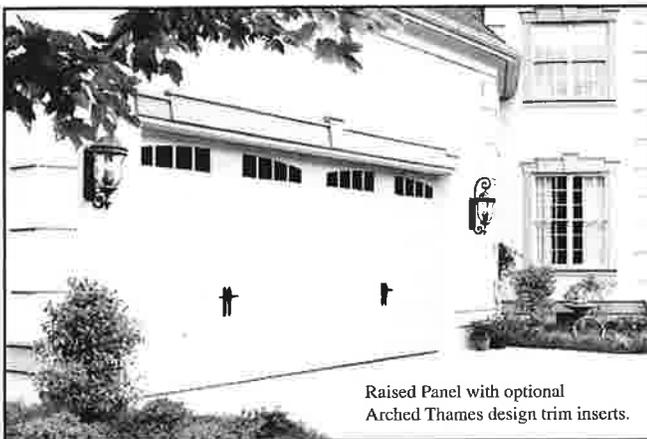
Vintage Plus Collection



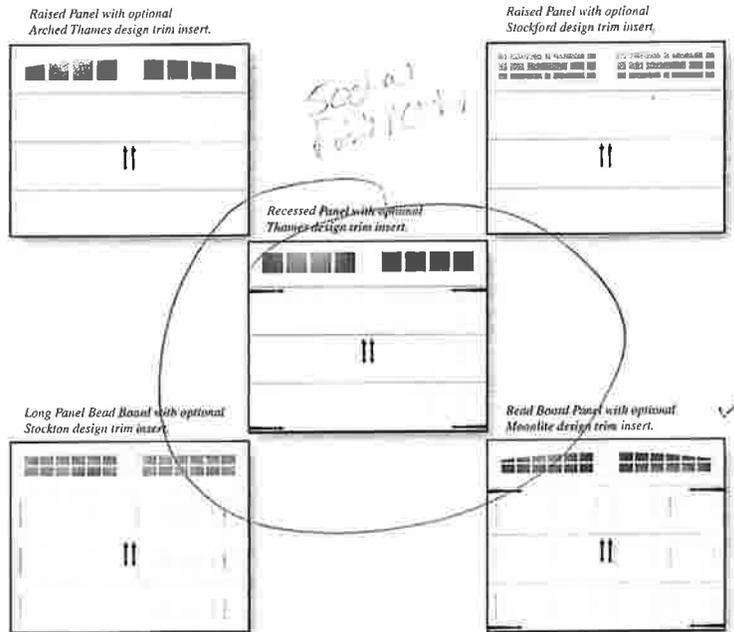
Recessed Panel with optional Thames design trim insert.

Vintage Plus Collection

Self-expression shouldn't cost a fortune. With Delden's Vintage Plus Collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with Delden's most affordable carriage house door.

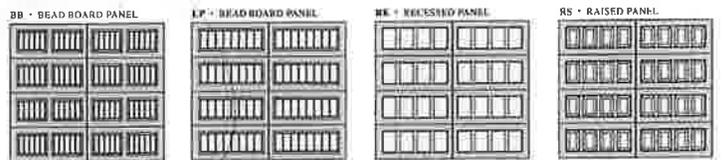


Raised Panel with optional Arched Thames design trim inserts.



Photos shown with optional decorative hardware.

PANEL DESIGNS



*Long Panel Bead Board not available on Vintage 3000



"Experience the Quality"



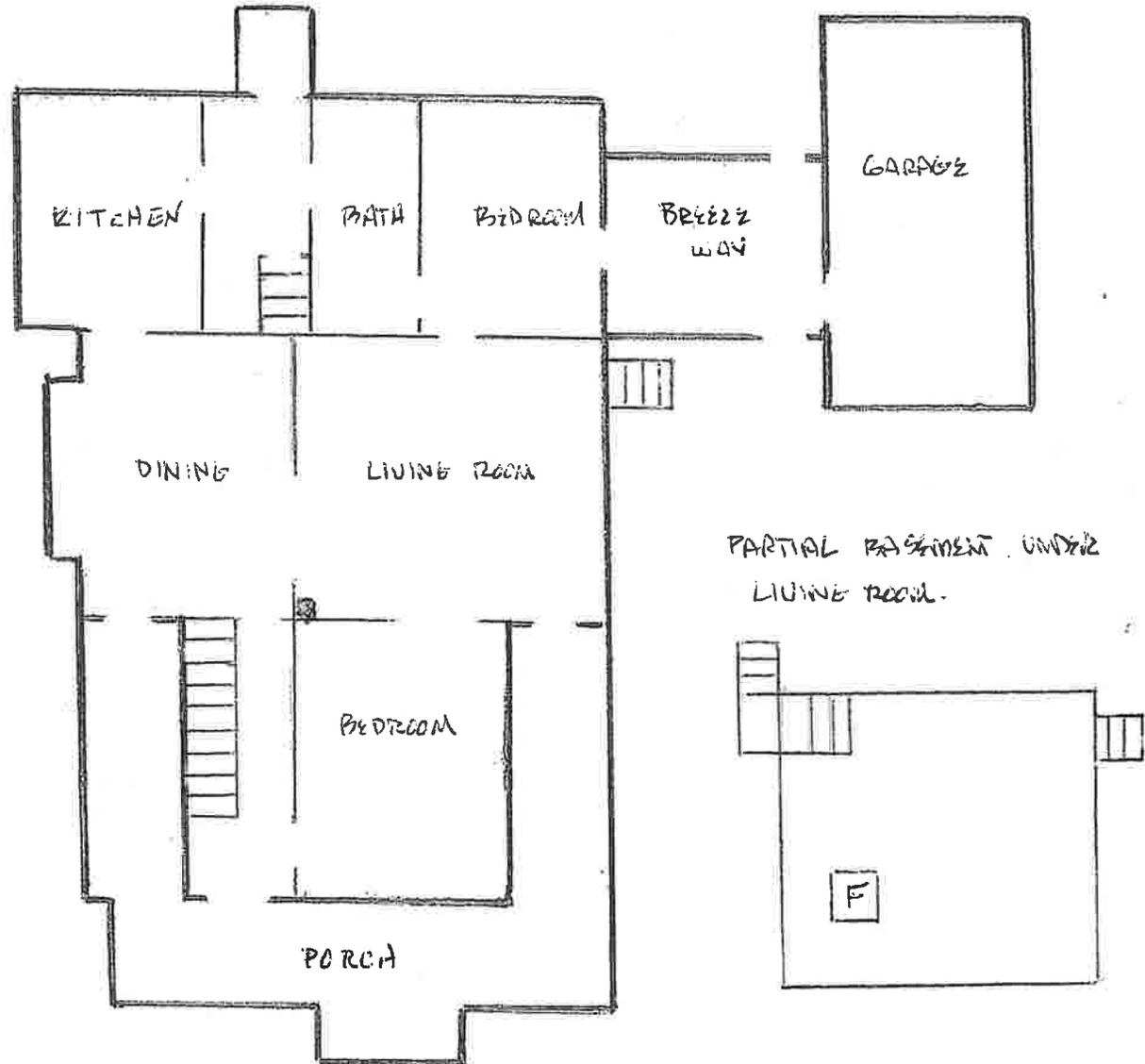
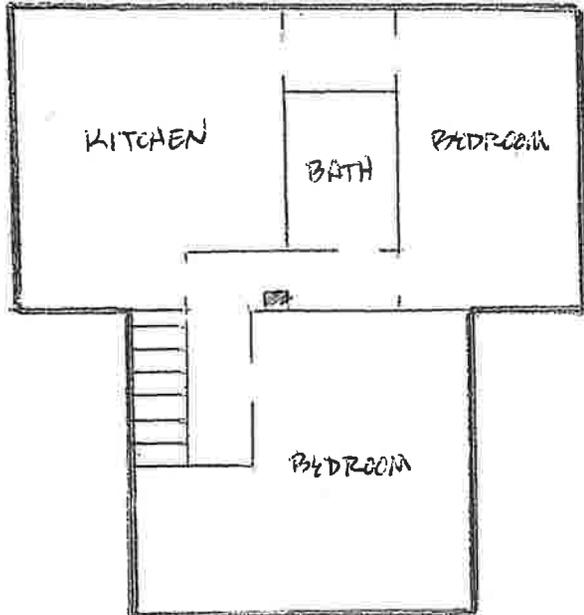
232 WEST KANSAS, LIBERTY, MO

Exhibit E

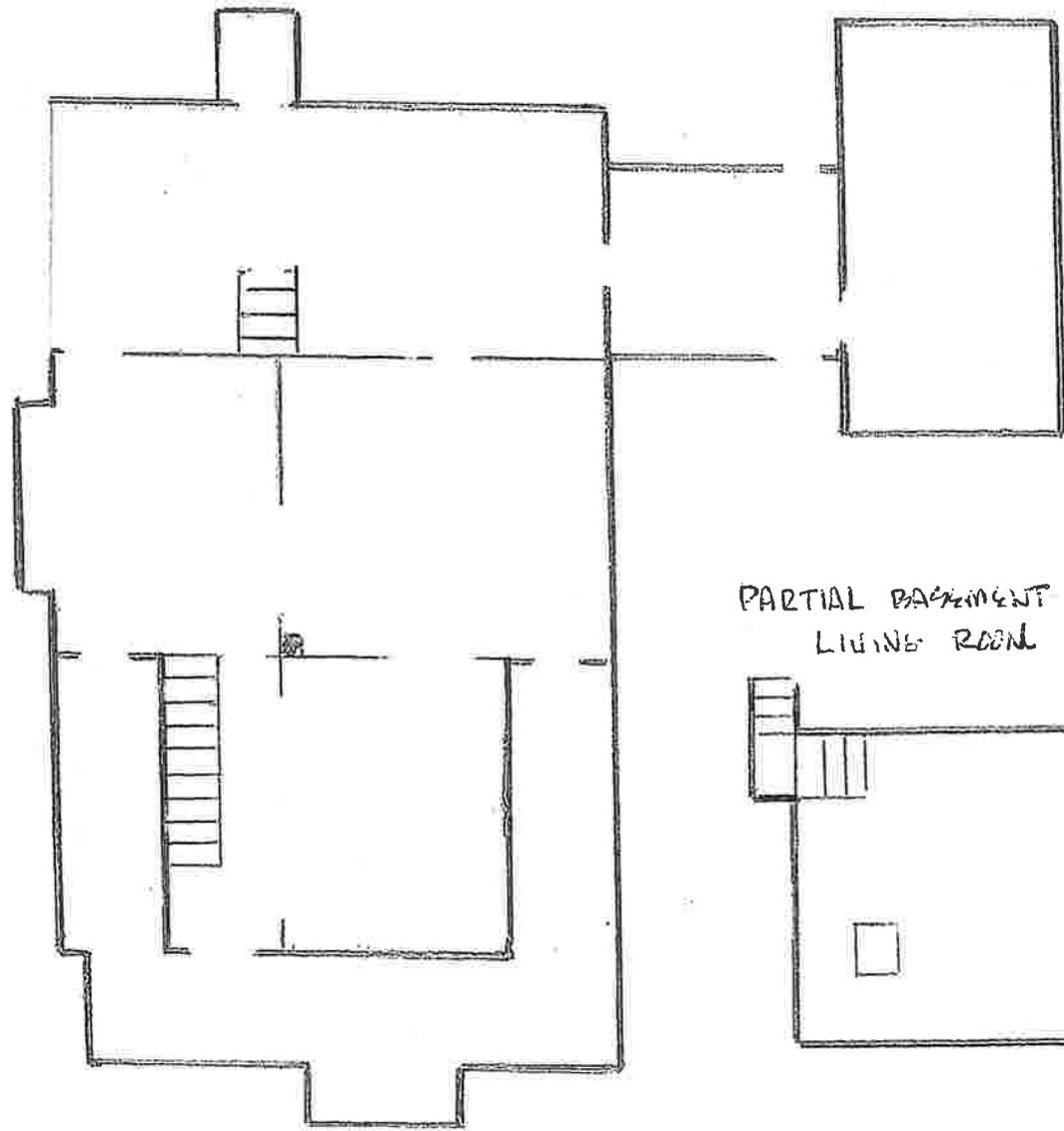
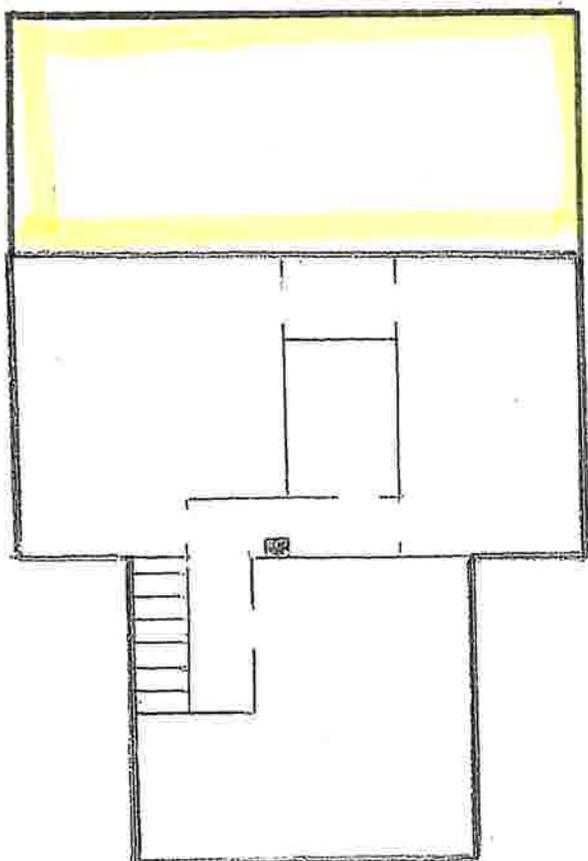
CURRENT LAYOUT - 2 APARTMENTS



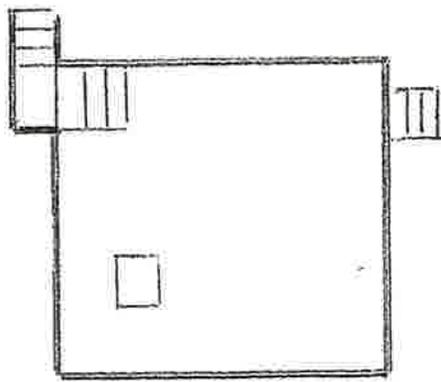
UPPER LEVEL

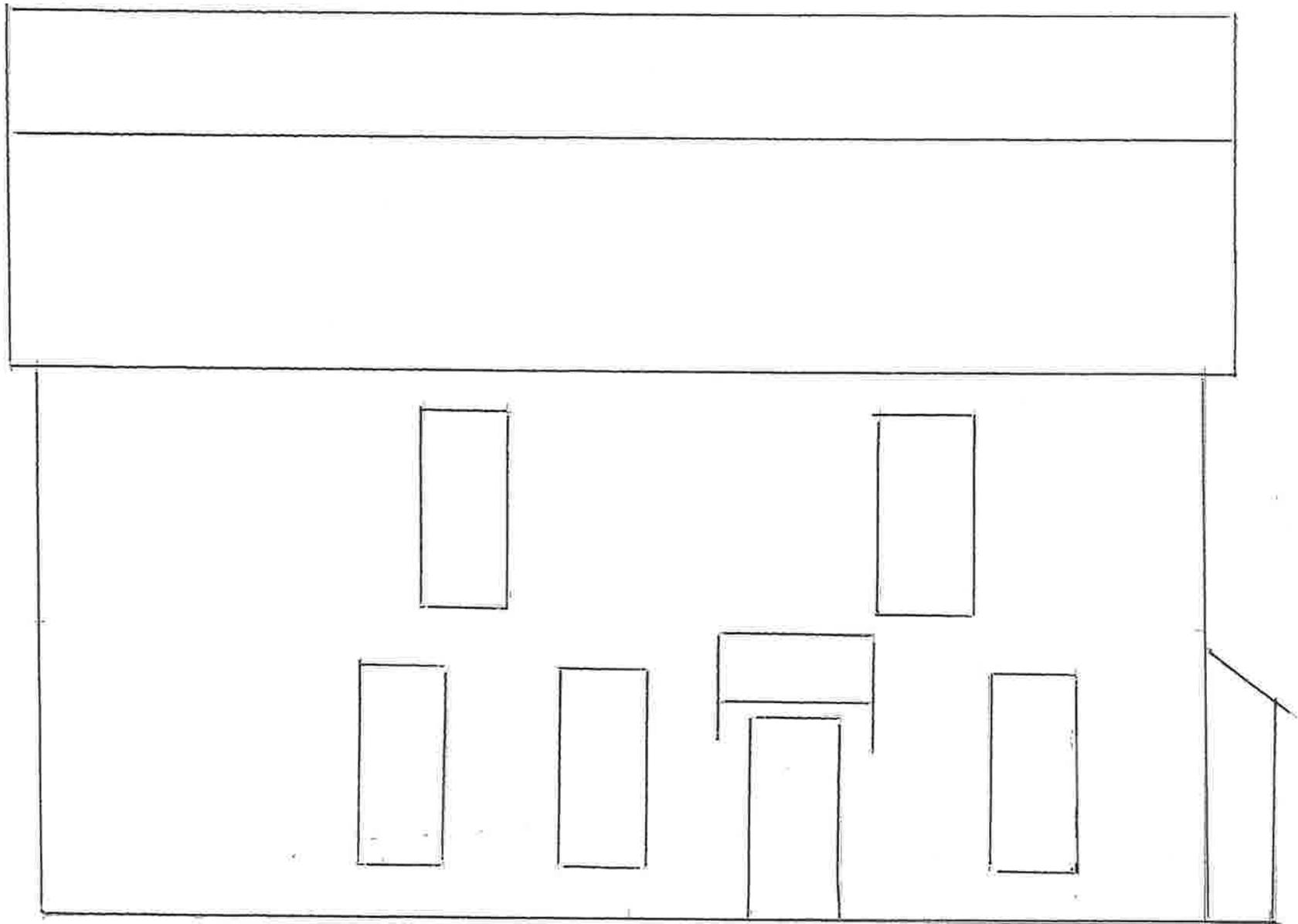


232 WEST KANSAS, LIBERTY, MO
PROPOSED 2ND FLOOR ADDITION



PARTIAL BASEMENT UNDER
LIVING ROOM



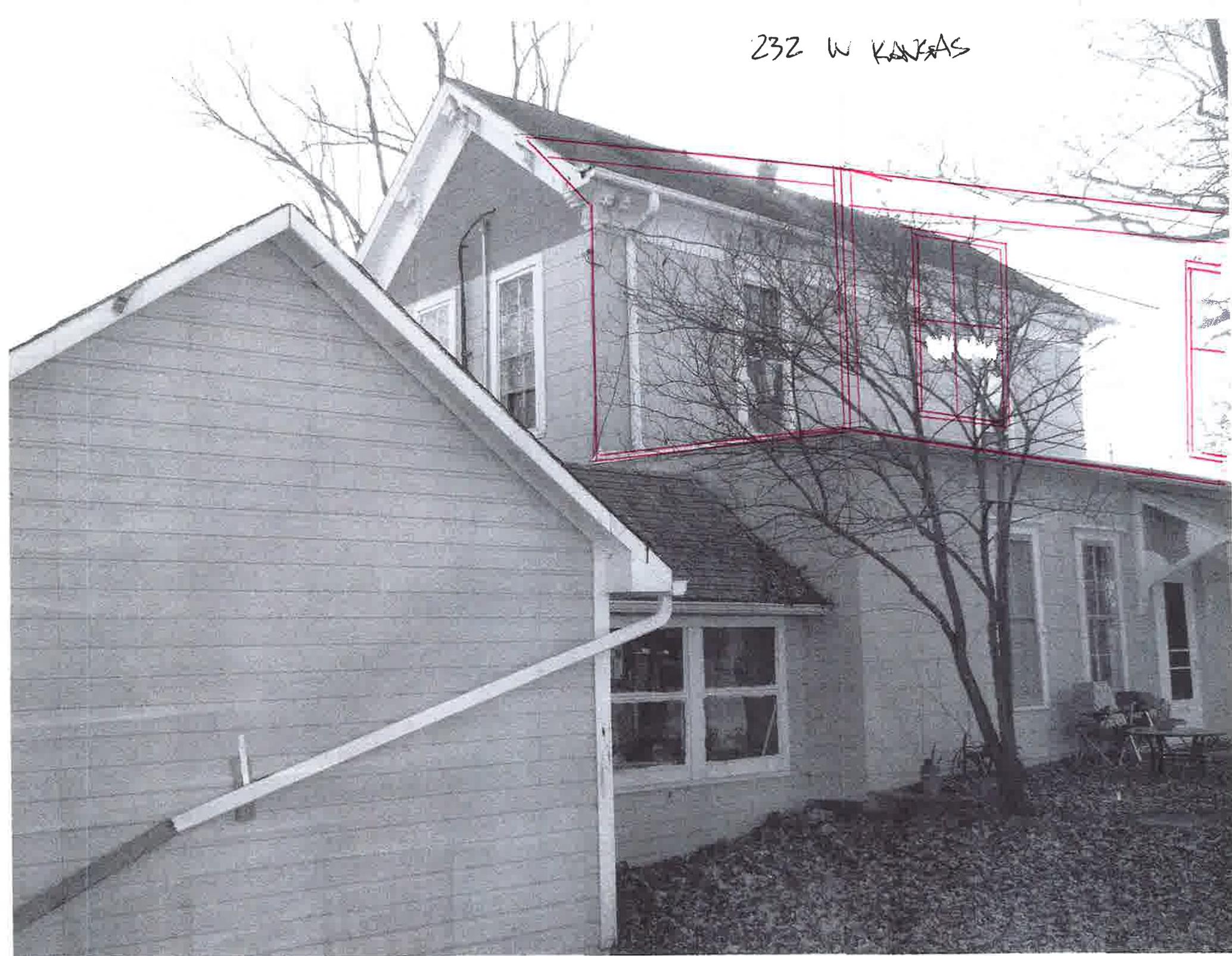


232 W KANSAS - PROPOSED
REAR (SOUTH) ELEVATION

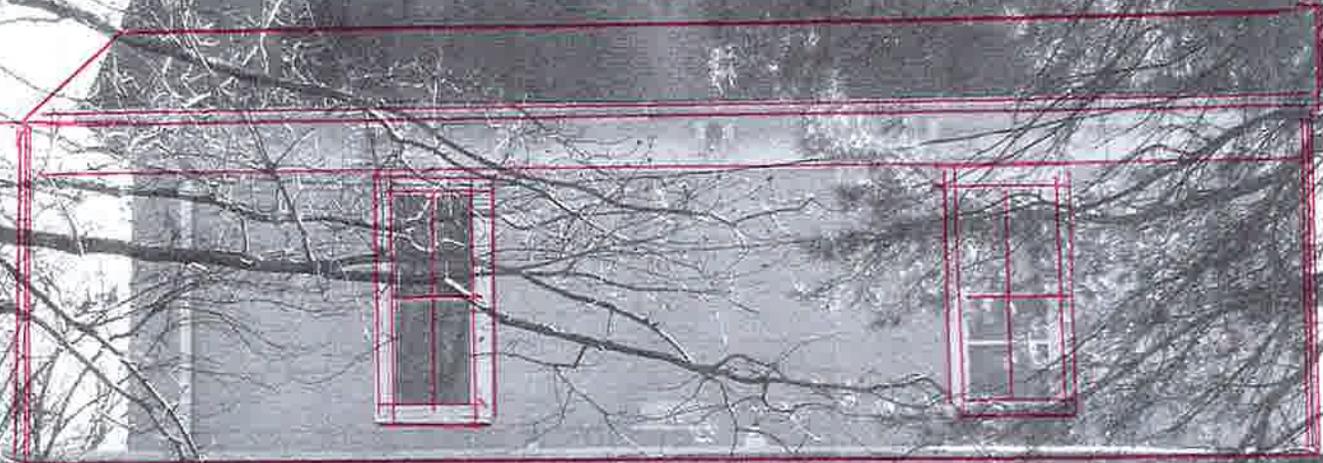
232 W KANSAS
PROPOSED
WEST ELEVATION



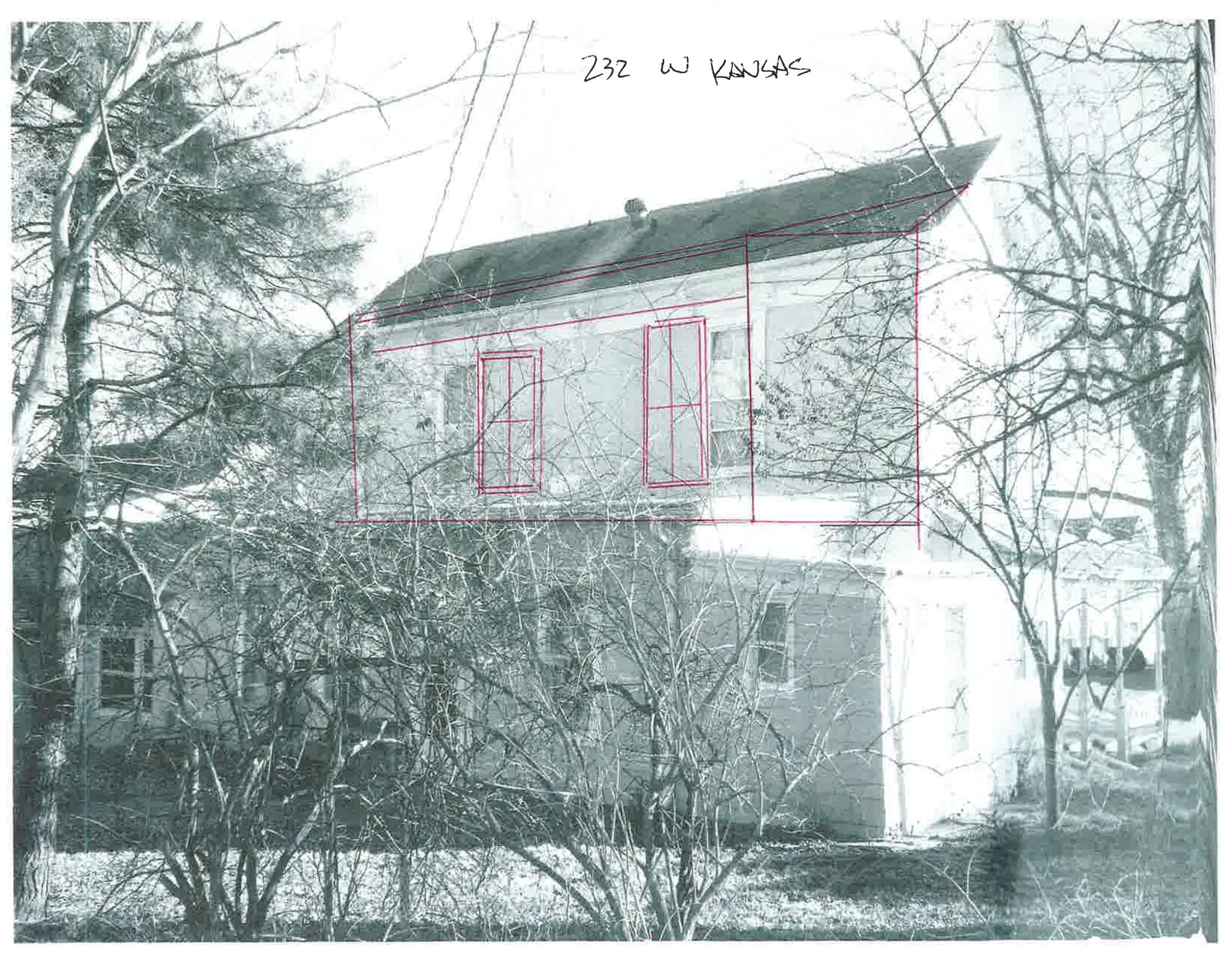
232 W KANSAS



232 W KANGAS



232 W KANSAS





HDRC Case No. 16-002D

Staff: Jonna Wensel, Community Development Manager

Date: April 19, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new back porch
Applicant: Denise Kisner
Location: 335 W. Kansas St.
District: Dougherty Historic District
NRHP Status/category: Non-contributing
File Date: March 30, 2016

SPECIFIC INFORMATION

SITE HISTORY

This one and a half story Cape Cod was built in 1987. It has a symmetrical façade with side gabled roof. There are two gabled dormers on the front, and multi-paned windows. There is a wood deck at the southwest corner of the house.

PROPOSAL DESCRIPTION

The applicant proposes to replace the deck with a covered screened porch.

Details

The new porch will retain the footprint of the existing deck, measuring approximately 10x12 feet. The gabled roof will tie into the roof of the house, matching the existing roof slope, and the shingles will match the existing shingles on the house. The structure will be constructed of wood. The floor of the porch will be wood 2x6". The porch railing will be 36" high, with a 2x4" top and bottom rails with a 2x6" cap and square metal spindles. The porch will be enclosed with screen.

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.

<p>DG: Sec. 30-72. District HP, design principles.</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>Staff Analysis</p> <p>The proposed porch will complement the design and materials of the house.</p>
<p>UDO: Sec. 30-81.2. Accessory structures, residential districts.</p> <p>5. A deck, patio, or gazebo shall be allowed only in the rear yard and located at least 5 feet from any lot line.</p>	<p>The proposed porch meets the required setbacks.</p>

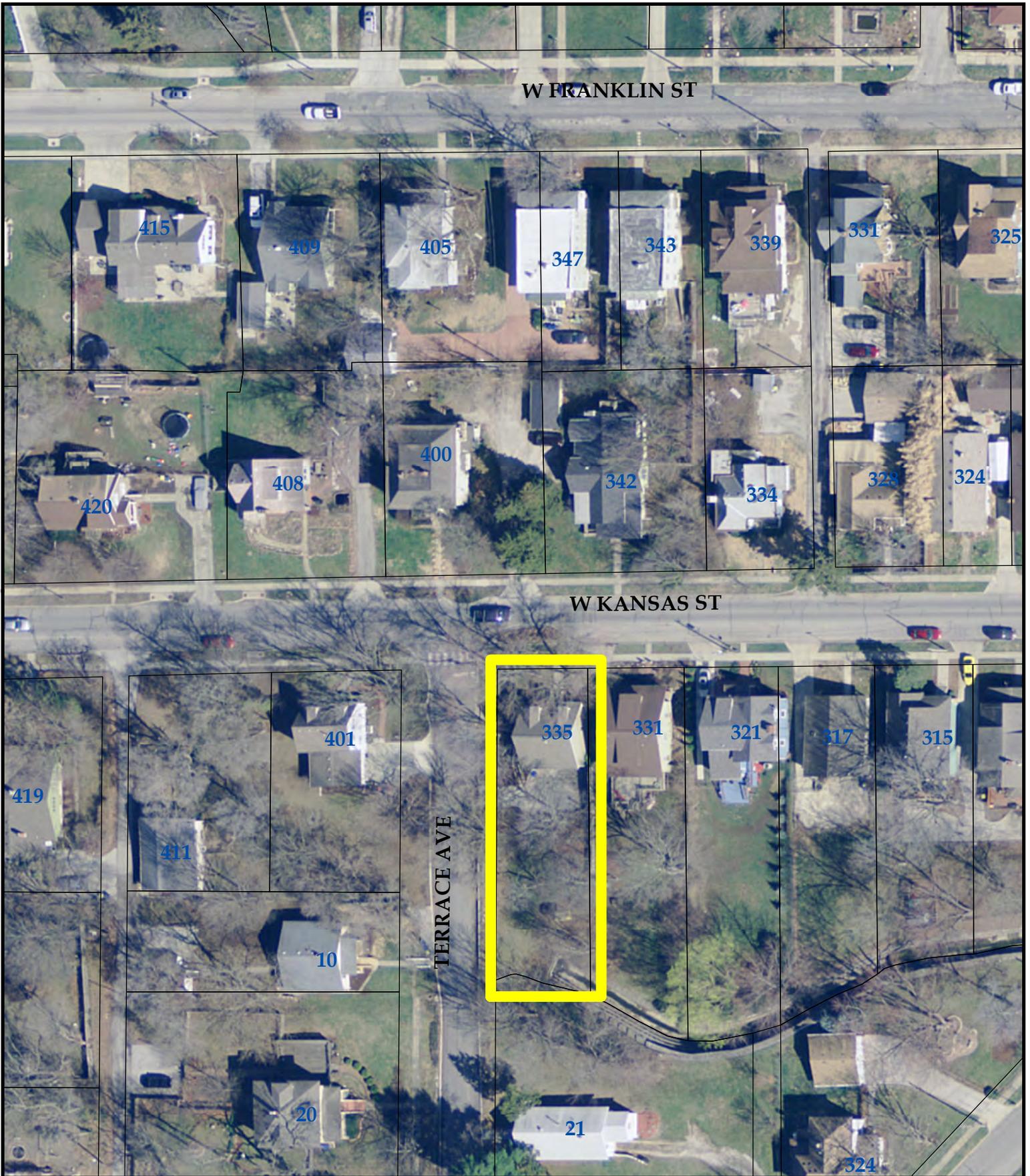
STAFF RECOMMENDATION

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

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Drawings of proposed porch
5. Exhibit E: Photo of proposed railing

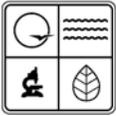




HDRC Case #16-002D
335 W. Kansas



Exhibit A:
Vicinity Map



ARCHITECTURAL/HISTORIC INVENTORY FORM

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

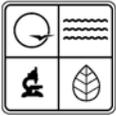
23. CATEGORY OF PROPERTY: <input type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT	30. ROOF MATERIAL:	37. WINDOWS: <input type="checkbox"/> HISTORIC <input type="checkbox"/> REPLACEMENT PANE ARRANGEMENT:
24. VERNACULAR OR PROPERTY 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.



10x12 LCCN

Exhibit D

Existing Roof line

Roofing to match existing

1 ft overhang

Existing House

HANDRAIL 30 TALL
2 1/2 in between
Railing Balusters

2x4 with
2x6 cap

10^{OC} - 2x10 joist with
2x6 Flooring

12x30 Deep
pier
17ft wide

6x6 post
6x6 post
BASE

STAIRS 7 3/4
MAX
Rise

10 IN RUN

steps TO grade

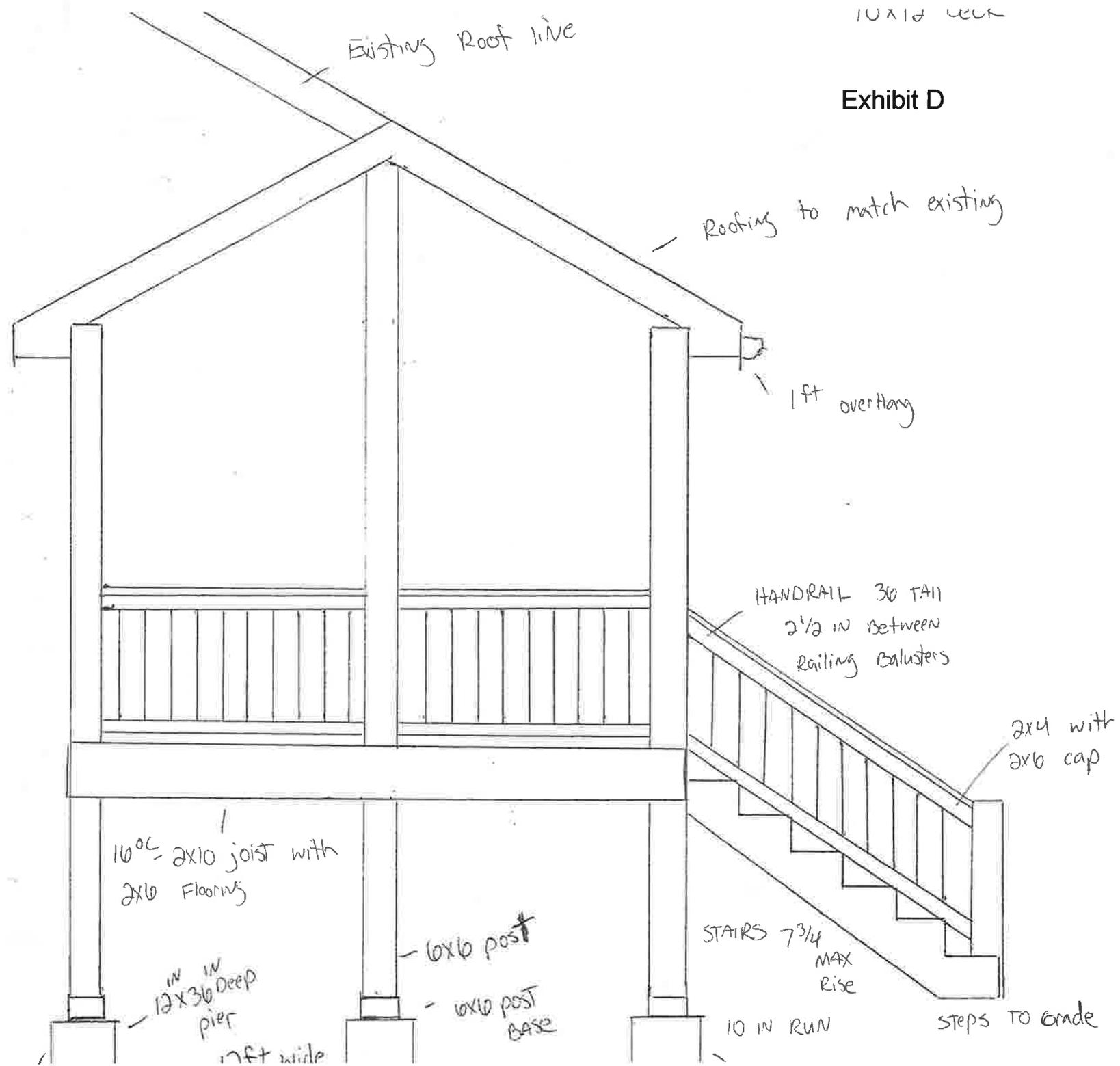


Exhibit E





HDRC Case No. 16-003D

Staff: Jonna Wensel, Community Development Manager

Date: April 19, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new deck
Applicant: Michael & Anne Zeigler
Location: 233 W. Franklin St.
District: Dougherty Historic District
NRHP Status/category: Contributing
File Date: April 10, 2016

SPECIFIC INFORMATION

SITE HISTORY

This Prairie style house was built in 1909 for Richard Raymond. It has a low pitched, hipped roof with wide overhanging eaves, horizontal banding, and three-over-one double hung windows. There is a hipped roof dormer on the front, and a two story porch on the east side. The distinguishing feature of this house is the arched front entry with decorative brackets.

PROPOSAL DESCRIPTION

The applicants propose to replace the aging deck at the southeast corner with a new deck.

Details

The new deck will retain the footprint of the existing deck, measuring approximately 10' x 13'8". The deck and stairs will be constructed of composite decking material. Five masonry piers will support the deck and will be clad with manufactured stone veneer on the bottom half and brick veneer on the top half of each pier. The deck railing will be a PVC system with square spindles. The stair rail will be stainless steel cable rail with a square iron handrail.

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.

<p>DG: Sec. 30-72. District HP, design principles.</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>Staff Analysis</p> <p>The proposed deck will complement the design and materials of the house.</p>
<p>UDO: Sec. 30-81.2. Accessory structures, residential districts.</p> <p>5. A deck, patio, or gazebo shall be allowed only in the rear yard and located at least 5 feet from any lot line.</p>	<p>The proposed deck meets the required setbacks.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the City must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case will be presented to City Council on April 25.

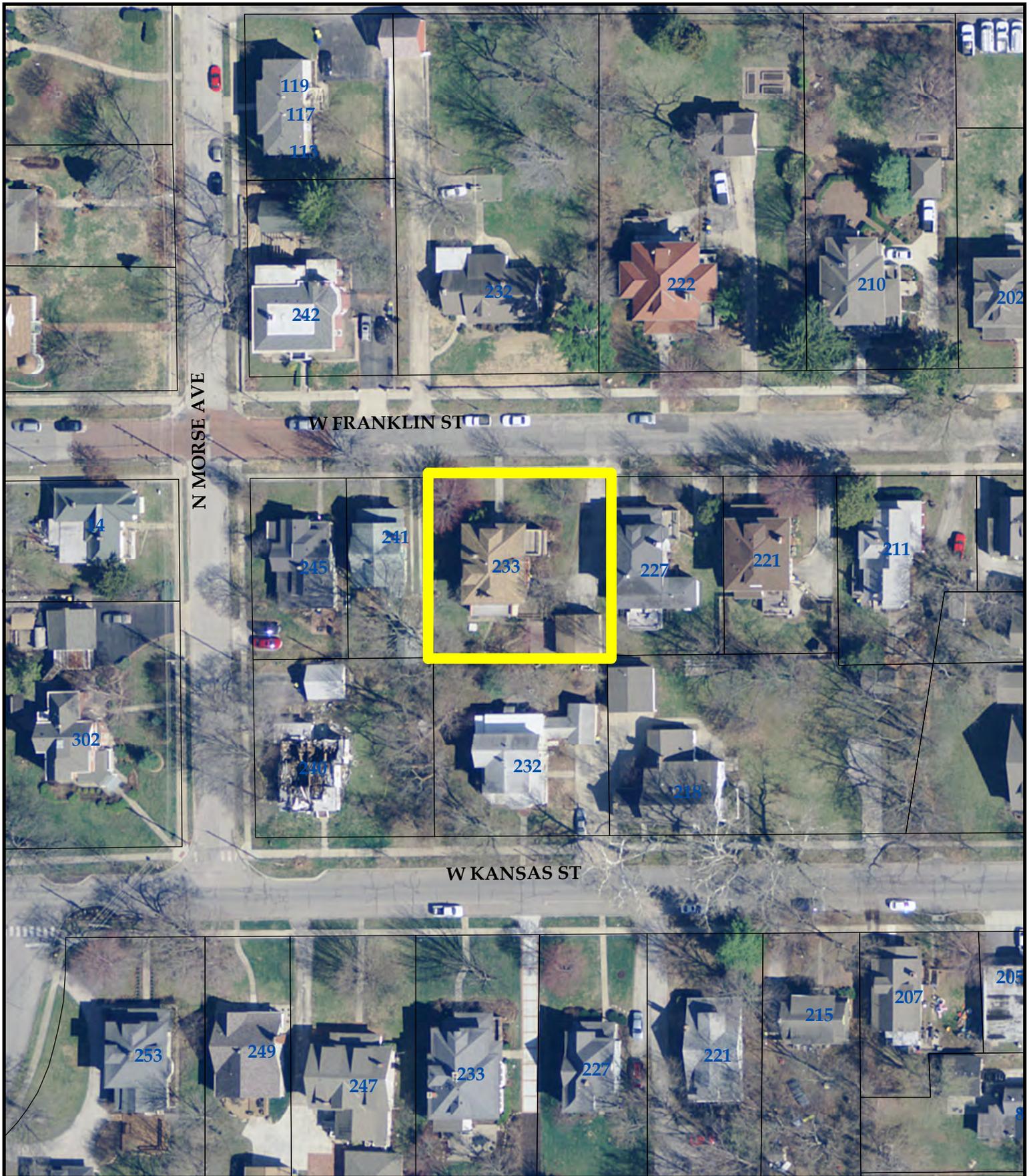
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #16-003D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Drawings of proposed deck & columns
5. Exhibit E: Information on Envision composite decking material and Tam-Rail deck railing
6. Exhibit F: Information on stair rail





HDRC Case #16-003D
233 W. Franklin St.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

NO. H-0a COUNTY Clay LOCATION OF LIBERTY Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 233 W. Franklin 5. OTHER NAME(S) Richard L. Raymond Home, Campbell House	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)	Exhibit B
7. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS 235 W. Franklin CITY OR TOWN IF RURAL, VICINITY Liberty	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1909 18. STYLE OR DESIGN Prairie 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (x) 24. OWNER'S NAME AND ADDRESS IF KNOWN Walter & Darlene Niehaus	28. NO. OF STORIES <u>2</u> 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION Frame 32. ROOF TYPE AND MATERIAL Hip; asbestos shingle 33. NO. OF BAYS FRONT <u>2</u> SIDE <u>2</u> 34. WALL TREATMENT Brick, stucco ^{clapboard} shingle 35. PLAN SHAPE <u>square</u> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (x) MOVED () 37. CONDITION INTERIOR EXTERIOR <u>Fair-good</u> 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>104.36</u>	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
8. COORDINATES UTM LAT N121,500 LONG E521,750 9. SITE () BUILDING (x) STRUCTURE () OBJECT () 10. NATIONAL HIST. DISTRICT? YES () NO (x) 11. IS IT ELIGIBLE? YES () NO (X) 12. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 13. DISTRICT POTENTIAL? YES (X) NO () 14. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S)	
12. FURTHER DESCRIPTION OF IMPORTANT FEATURES 36. Shingle-sided addition and new deck in rear. Lattice wood rails on 2nd story porch are out-of-context with Prairie detailing. Metal window awnings, and some windows replaced. *Prairie-style home with many identifying features intact, in spite of some alteration. Low-pitched hipped roof with widely overhanging eaves; two stories, with one-story, asymmetrical front left porch. Massive square brick porch supports. (over)		<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%;"> <p style="font-size: 24px; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>	
13. HISTORY AND SIGNIFICANCE Richard L. Raymond was a leading early citizen of Liberty, and was active in many community projects, as well as a generous supporter of the Christian Church. Born in Kentucky in 1842, he moved to Clay County in 1856, and to Liberty in 1888. A farmer and stock raiser, he was one of three members of Liberty's Semi-Centennial Committee who lived to the Centennial Celebration. He moved to this house in 1909 from 232 W. Kansas, having built this on the back of the lot. He lived here until 1922, when it was sold to Everett & Mary Garth Campbell (daughter of Capt. Wm. Garth, another prominent Liberty citizen). Raymond's daughters built a still smaller home after 1922 further east on Franklin. (over)		6. TOWNSHIP RANGE SECTION	
14. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Large lot has gravel drive on left. There is no longer a clear delineation between this lot and the left, as shown in a historical photograph of 1922 (Clay County Missouri Centennial Souvenir 1822-1922).		46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 12/86 49. REVISION DATE(S)	
15. SOURCES OF INFORMATION Clay County Missouri Centennial Souvenir 1822-1922. Liberty Sun, Vol. 13, #52.		RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102	

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

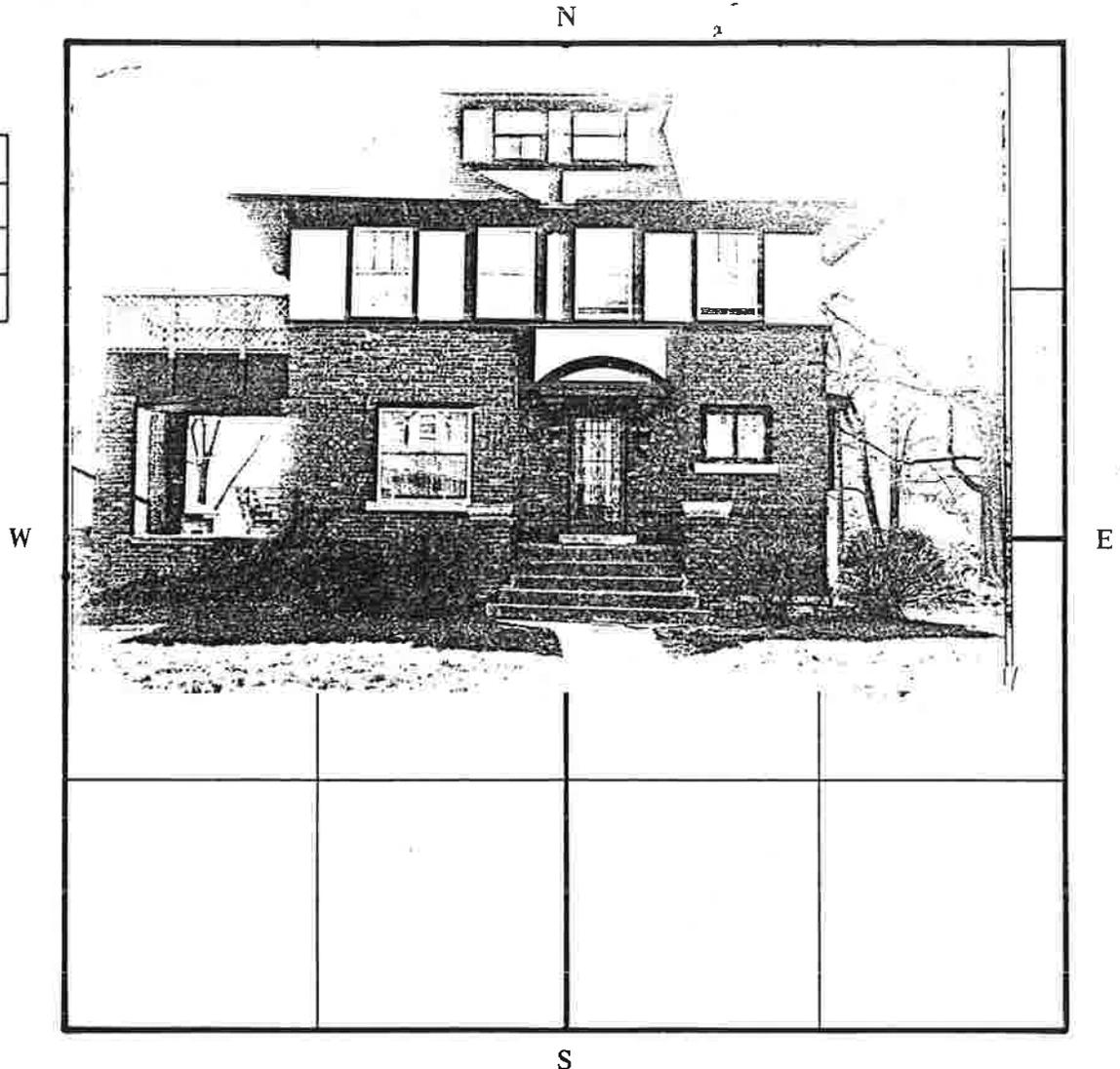
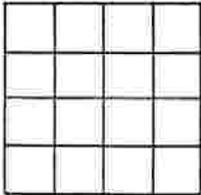
Sketch map of location

Site No. H-0a

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.

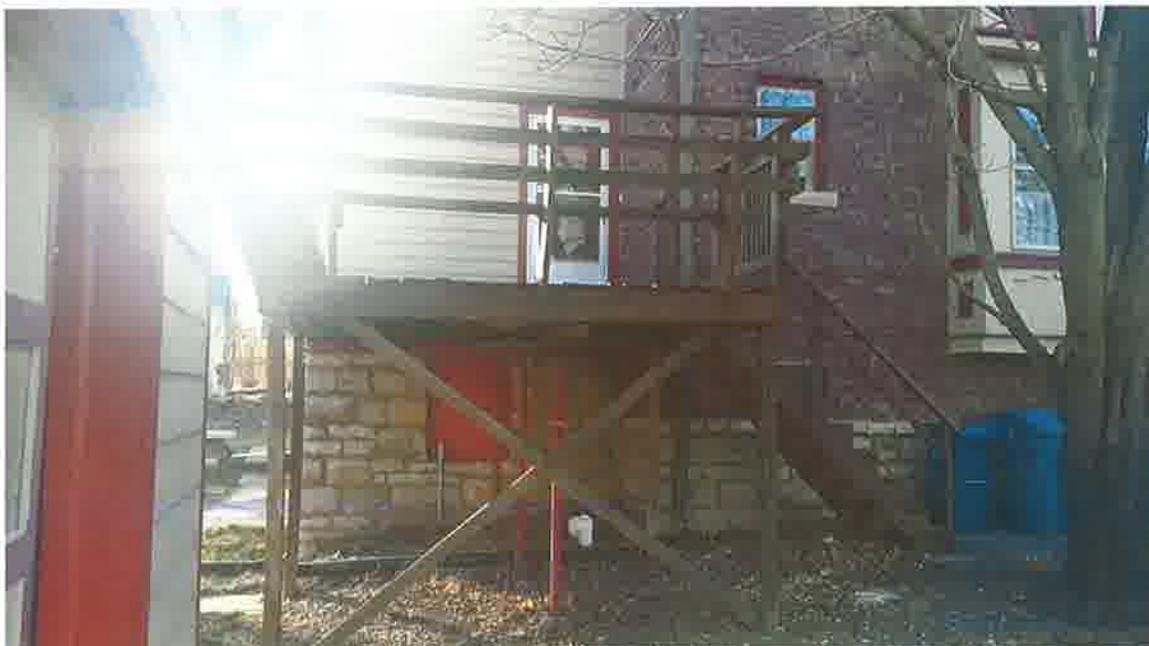


Notes: 42. (cont.) 1st story wall treatment (up to bottom of 2nd story windows), 2nd story stucco, and dormer treatment is clapboard. Center front inset dormer with hipped roof. Bracketed, hooded front entry, right bay, right central interior fireplace, and varying window treatments, including some with geometric patterns of small-pane glazing. Contrasting wood trim serves to delineate between the stories, and further emphasize the horizontality.

43. (cont.) In addition to being associated with some of Liberty's prominent early citizens, it is a high-style example of a Prairie house, as well as one of the earlier homes on West Franklin.

THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

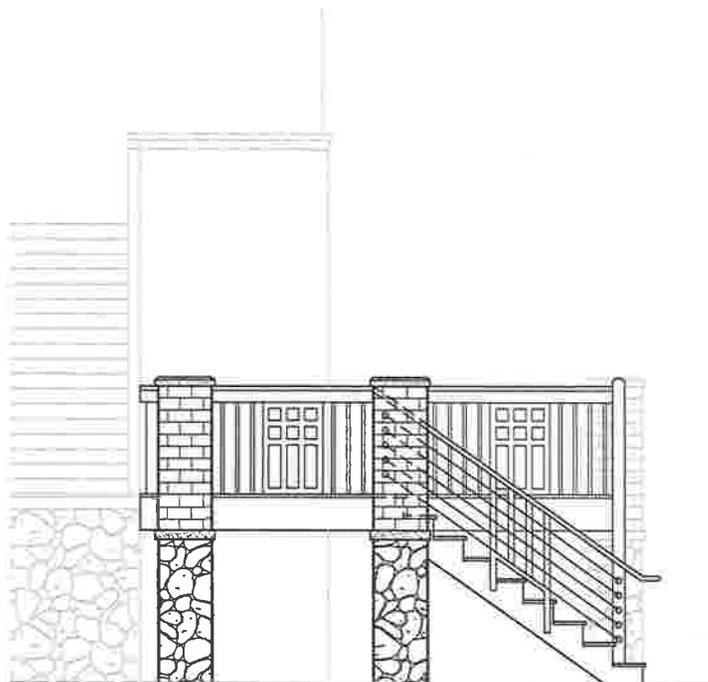
Please Attach a copy of a topographic map with the site marked on it.



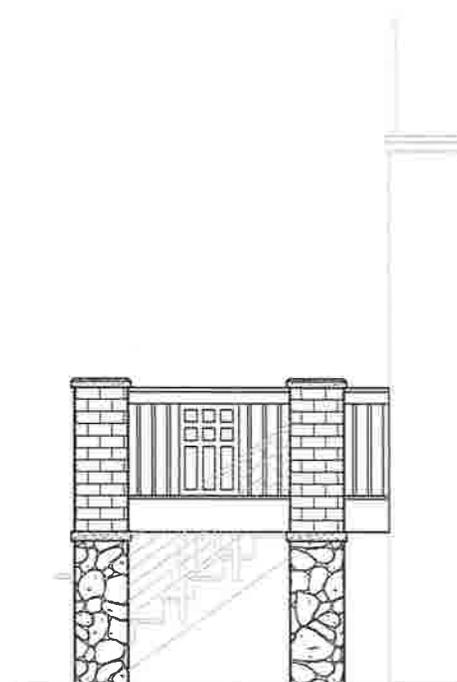
Anne & Michael Zeigler
233 W. Franklin St.
COA for deck



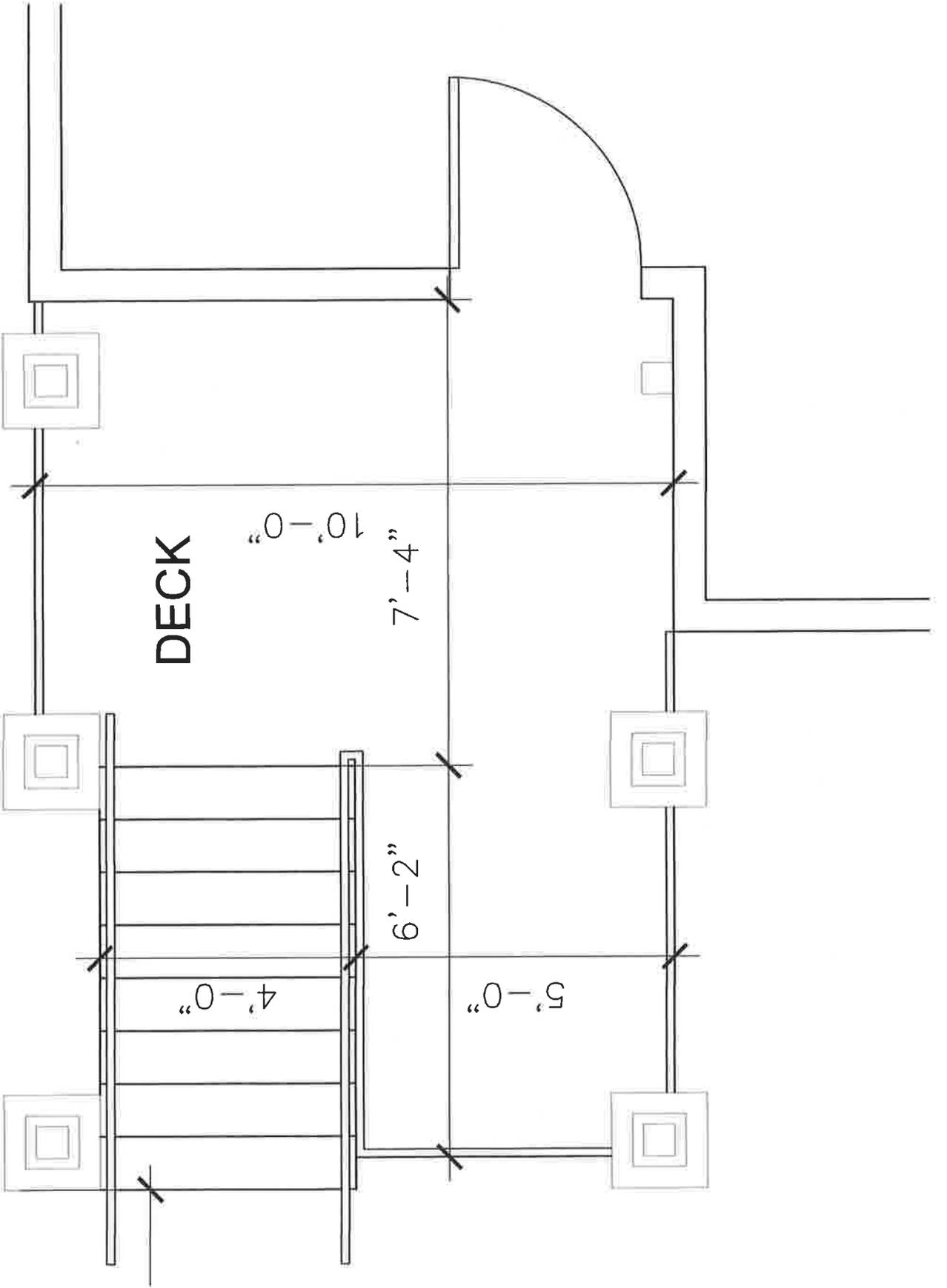
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



DECK

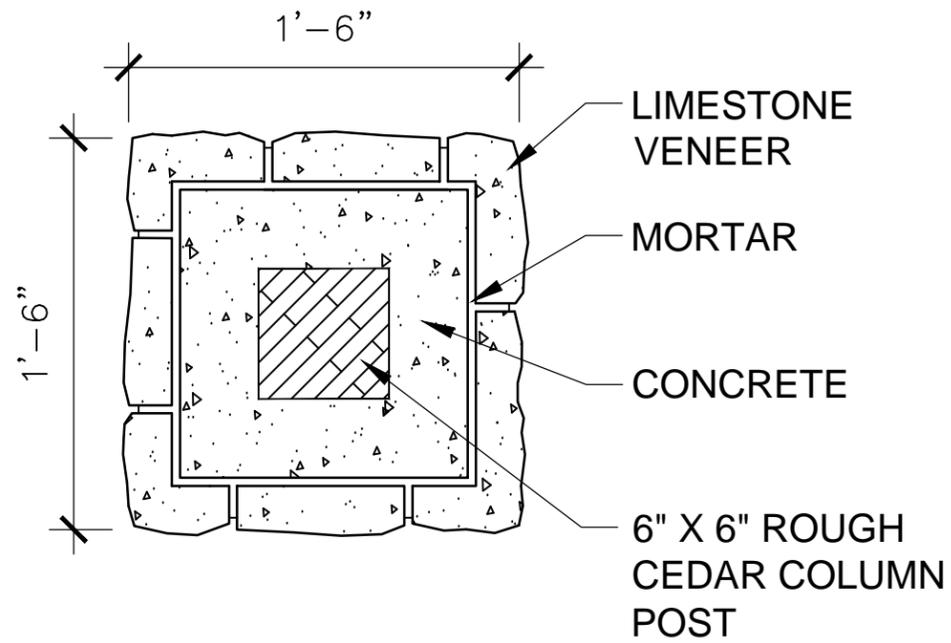
10'-0"

7'-4"

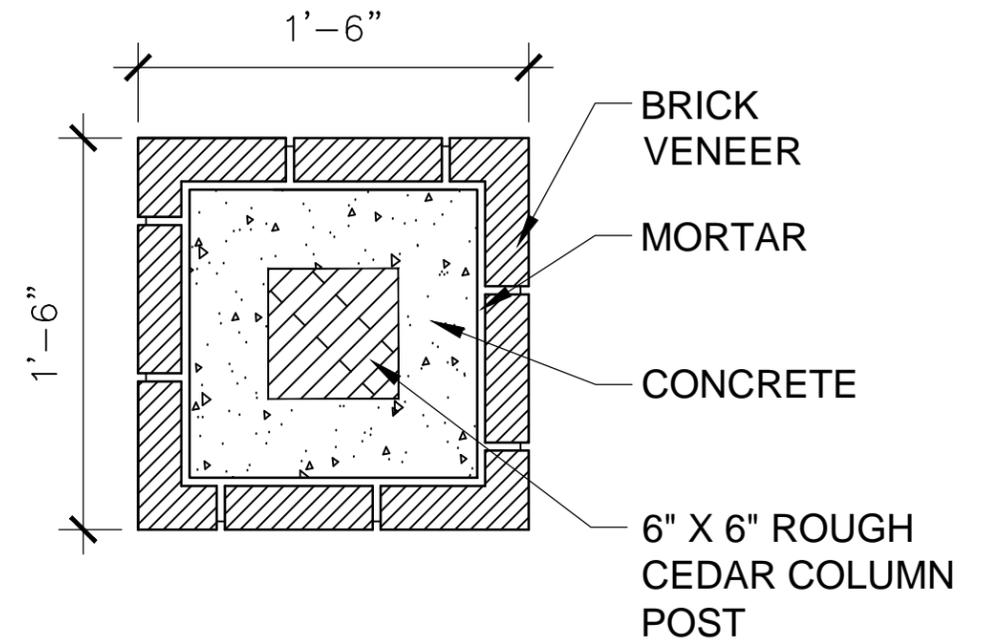
6'-2"

4'-0"

5'-0"



COLUMN SURROUND
STONE VENEER



COLUMN SURROUND
BRICK VENEER



Example of limestone veneer



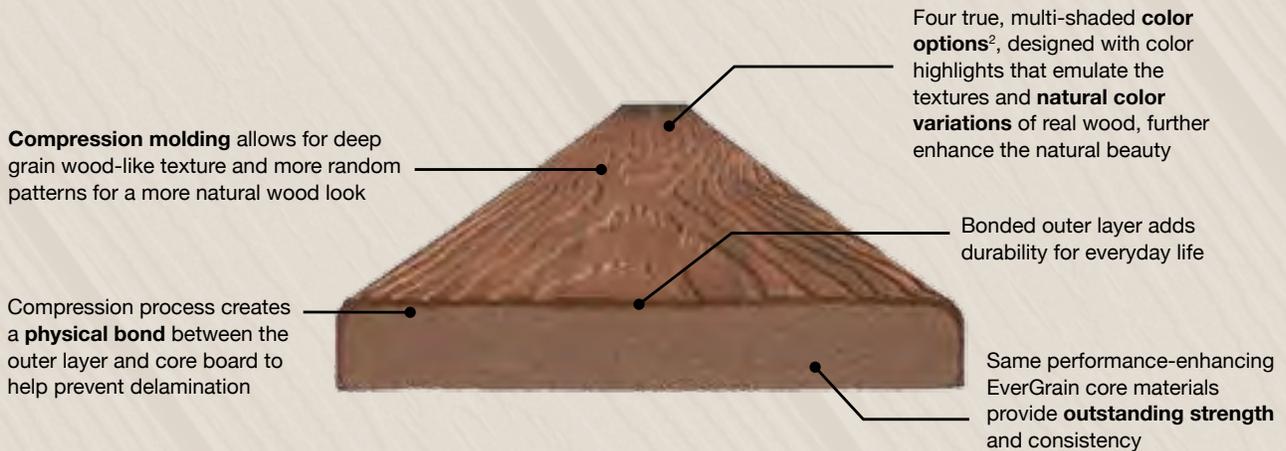
Example of wood column with brick veneer



Made with the same dramatic deep grain beauty² and performance-enhancing core materials as EverGrain® Composite Decking, EverGrain® Envision™ features an added layer of protection, bonded in the compression process, for low maintenance¹ and resistance to delamination.

The new outer layer of EverGrain Envision is also specially formulated to create a low-sheen appearance for more natural wood beauty. Four true, multi-shaded color options², designed with color highlights that emulate the textures and natural color variations of real wood, further enhance the natural beauty.

Compression molded and bonded for the toughest EverGrain® deck board yet.



Outstanding Limited Warranty

- 20-year Limited Warranty¹ against rotting, splintering, splitting and termite damage
- Limited Warranty includes a 5-year Full Start Period¹
- Low maintenance¹ material—no need for painting or staining
- 20-year Stain Resistance Limited Warranty to resist certain common food and beverage stains, including mustard, ketchup, barbecue sauce, canola oil, fruit punch, wines and coffee

EverGrain® Envision™ Profiles

Nominal Size	Actual Size
1" x 6" x (16' or 20')	15/16" x 5 1/2"

All Tolerances +/- 1/16"

Span Chart

Maximum recommended center-to-center spans with a minimum of three joists

EverGrain® Envision™	Residential Decks & Light-Duty Decks	Commercial Decks Marinas & Boardwalks	Playground Equipment
1" x 6"	16"	12"	16" or less



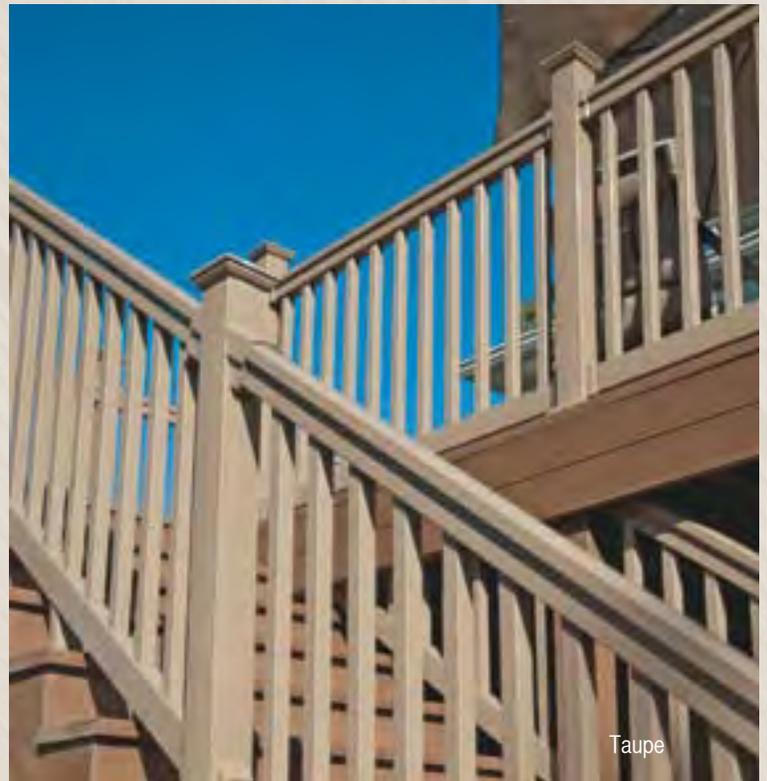
EverGrain decking products are nonstructural products. These decking products should not be used in a structural manner, including use as joists, load-bearing columns, stringers or beams.¹



Three strong layers. One easy choice.



White

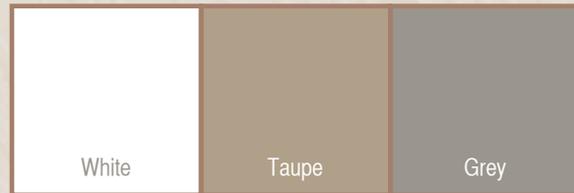


Taupe



Tam-Rail

Ordinary
PVC



White

Taupe

Grey

Tam-Rail's strength comes from three layers, not metal inserts.

Tam-Rail® is a patented triple-layer railing system, adding code-approved strength and striking beauty to decks, porches and stairs—with no metal inserts in the 6- and 8-foot sections. The durable system is ideal both for residential and multifamily applications, and two different post-mount options are available to accommodate either wood or concrete installations. Convenient kit packaging helps to facilitate quick and easy installation. The Tam-Rail system comes with a 25-year Limited Warranty, including a 5-year Full Start Period¹.

Straight & Stair Rail Kit

36" kits available in nominal 6', 8' and 10' lengths with your choice of square or colonial balusters. 42" rail kits available in nominal 6', 8' and 10' lengths with square balusters.

Post Mount Kit

Post sleeve, pyramid post cap, post ring, post mount and hardware for use in either wood or masonry application. Available in 38" or 44" heights.

Post Sleeves

Available in 38", 48" and 116" heights

Post Caps & Post Ring

New England cap and post ring or pyramid cap available

Bracket Kits

Straight rail bracket kit for use with standard 6', 8' and 10' straight rail kits. Stair rail bracket kit accommodates stairs with a 30° to 41° slope. Multi-angle and fixed-angle adapter kits are available for special angle requirements.



Exhibit F

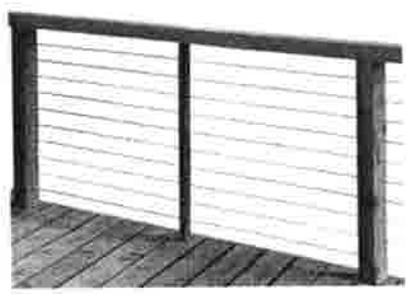
[Go](#)

Shop Feeney 25-ft Stainless Steel Cable Rail Kit at Lowes.com

http://www.lowes.com/pd_338233-32251-6325-PKG_1z0ry5s__?store...

Your Store:
Liberty, MO

Your Store: **Liberty, MO**



Feeney 25-ft Stainless Steel Cable Rail Kit

Item #: 338233 | Model #: 6325-PKG

Be the first to

\$45.98

Store Pickup

Your order will be ready for pickup from Lowe's Of Liberty, MO by 04/18/2016.

Lowe's Truck Delivery

Your order will be ready for delivery to you from Lowe's Of Liberty, MO by 04/18/2016.

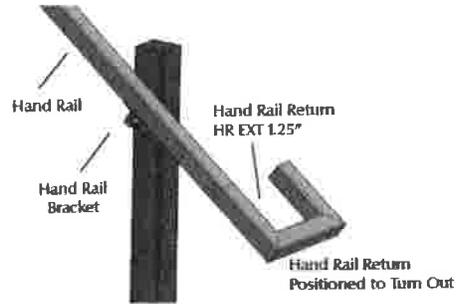
Parcel Shipping

Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.

Feeney 25-ft Stainless Steel Cable Rail Kit **\$45.98**



Square Hand Rail & Hand Rail Components



Hand rails are an important part of making your ramp or stairs friendly for those who need assistance. Fortress Square Hand Rail System includes a straight portion used as the hand rail, hand rail plug for hand rail extension, hand rail bracket for easy installation as well as a hand rail return to meet code. Available in Gloss Black, Antique Bronze and Black Sand.

Hand Rail

Hand Rail Bracket

Rail Plug

Hand Rail Return



Hand Rail & Hand Rail Components



Hand rails are an important part of making your ramp or stairs



HDRC Case No. 16-002PH

Staff: Jonna Wensel, Community Development Manager

Date: April 19, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new deck
Applicant: Paemon and Ashley Aramjoo
Location: 119 S. Terrace Ave.
District: Prospect Heights Historic District
NRHP Status/category: Contributing
File Date: April 11, 2016

SPECIFIC INFORMATION

SITE HISTORY

This Prairie style house features a full width front porch supported by tapered columns on stone piers. The front gable has curved gable end returns and paired windows. There is a shed roof dormer on the south slope.

PROPOSAL DESCRIPTION

The applicants propose to replace the existing stoop with a new deck.

Details

The deck will measure 8 feet wide by 7 feet deep and be constructed of wood. The stairs will be located on the north side of the deck. The deck railing will be wood 2x2 inch spindles with 2x4 top and bottom rails.

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.

<p>DG: Sec. 30-72. District HP, design principles.</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>Staff Analysis</p> <p>The proposed deck will complement the design and materials of the house.</p>
<p>UDO: Sec. 30-81.2. Accessory structures, residential districts.</p> <p>5. A deck, patio, or gazebo shall be allowed only in the rear yard and located at least 5 feet from any lot line.</p>	<p>The proposed deck meets the required setbacks.</p>

STAFF RECOMMENDATION

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

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photo of existing conditions
4. Exhibit D: Drawings of proposed deck
5. Exhibit E: Photo of proposed railing





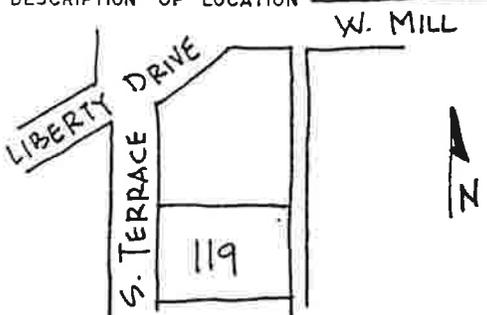
HDRC Case #16-002PH
119 S. Terrace Ave.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. H-21 2. COUNTY Clay 3. LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 119 S. Terrace Av. 5. OTHER NAME(S)	Exhibit B	1. NO.
6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD ca. 1919	28. NO. OF STORIES 1½ 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL cross gable, composition shingle	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN Prairie - vernacular 19. ARCHITECT OR ENGINEER	33. NO. OF BAYS FRONT 2 SIDE 3 34. WALL TREATMENT clapboard 35. PLAN SHAPE L	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
8. DESCRIPTION OF LOCATION 	20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () 37. CONDITION INTERIOR EXTERIOR good	5. OTHER NAME(S)
9. COORDINATES UTM LAT LONG E521,000	24. OWNER'S NAME AND ADDRESS IF KNOWN Jack & Vada Graham 25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X)	6. TOWNSHIP
10. SITE () BUILDING (X) STRUCTURE () OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES (X) NO ()	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 100'	RANGE
15. NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES The Prairie features of this house include the full-length, hipped-roof front porch with tapering square columns set on stone piers and wide-overhanging eaves. The front gable has curved returns. There is a right, shed-roof dormer and a left cross gable.	PHOTO MUST BE PROVIDED	SECTION
43. HISTORY AND SIGNIFICANCE A vernacular expression of the Prairie style on a simple home, the 1½ story house serves as a transition in scale between the modest, one story homes to the right, and the large, high-style Prairie home on the left. It adds to the character of the neighborhood by virtue of its design, materials, mass, and setting.	44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Situated on a larger lot, the right gravel drive curves around to parking in the rear. There are several mature trees in the neighborhood.	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 4/87 49. REVISION DATE(S)	SECTION
45. SOURCES OF INFORMATION City water permits	RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		SECTION

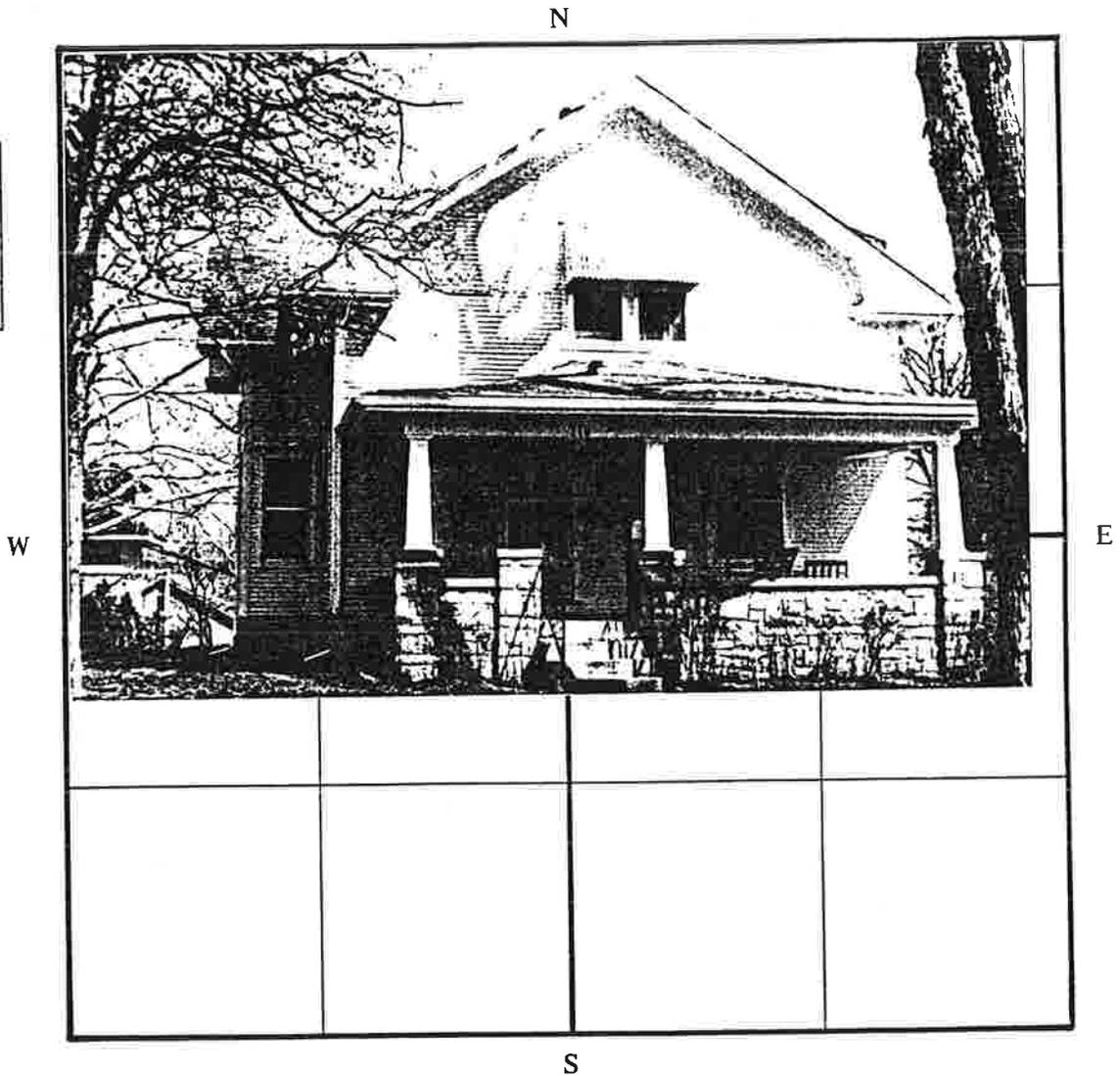
Sketch map of location

Site No. H-21

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.

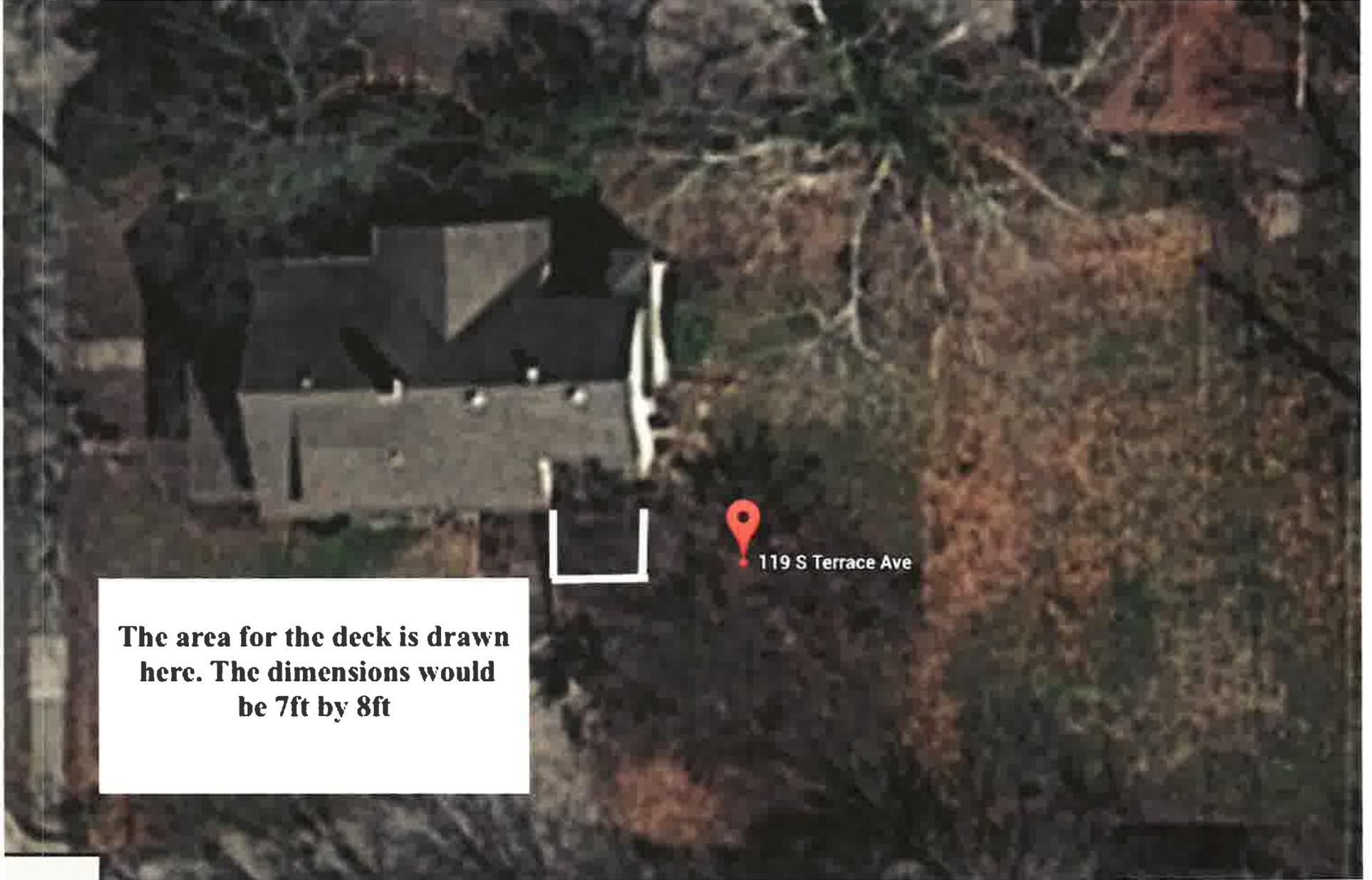


Notes:

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.





119 S Terrace Ave

The area for the deck is drawn here. The dimensions would be 7ft by 8ft



The above deck was in place before moving in



7
feet

8 feet



The above photo shows a similar deck to what we would like to build.



HDRC Case No. 16-003PH

Staff: Jonna Wensel, Community Development Manager

Date: April 19, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for an enclosed back porch
Applicant: Sylvia Ann Brown
Location: 25 S. Terrace St.
District: Prospect Heights Historic District
NRHP Status/category: Contributing
File Date: April 8, 2016

SPECIFIC INFORMATION

SITE HISTORY

This Craftsman bungalow was built around 1913. It has a side gabled roof with a shed-roof dormer. There is an inset front porch on the right with a simple square porch railing. The windows are one-over-one double hung. There is a deck across the back of the house.

PROPOSAL DESCRIPTION

The applicant proposes to replace a portion of the deck with a covered screened porch.

Details

The new porch will measure approximately 12x12 feet. The structure will be constructed of wood. The gabled roof will tie into the roof of the house and the shingles will match the existing shingles on the house. Wood lap siding to match that on the house will clad the exterior to a height of 36 inches to meet the top of the deck railing. The porch will be enclosed with screen and two plain screen doors will be installed on the north and east sides. The existing deck, railing, and stairs will remain.

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.

<p>DG: Sec. 30-72. District HP, design principles.</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>Staff Analysis</p> <p>The proposed porch will complement the design and materials of the house.</p>
<p>UDO: Sec. 30-81.2. Accessory structures, residential districts.</p> <p>5. A deck, patio, or gazebo shall be allowed only in the rear yard and located at least 5 feet from any lot line.</p>	<p>The proposed porch meets the required setbacks and will not alter the footprint of the existing deck.</p>

STAFF RECOMMENDATION

The application meets the standards for review and the design guidelines; therefore staff recommends approval of HDRC case #16-003PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Drawings of proposed porch





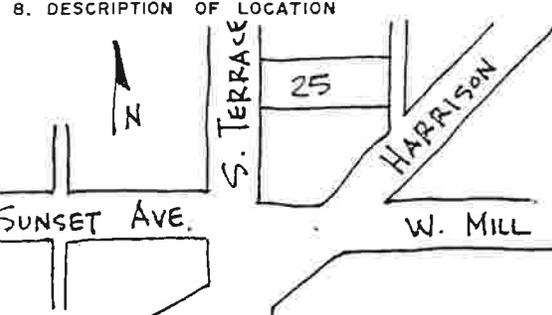
HDRC Case #16-003PH
25 S. Terrace Ave.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-3 2. COUNTY Clay 3. LOCATION of Liberty NEGATIVES Community Development	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 25 S. Terrace Av. 5. OTHER NAME(S)	Exhibit B	1. NO.
6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD ca. 1913	28. NO. OF STORIES 1 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone-faced concrete block	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN Craftsman bungalow	31. WALL CONSTRUCTION frame	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
8. DESCRIPTION OF LOCATION 	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 gable; composition 33. NO. OF BAYS FRONT 3 SIDE 3 34. WALL TREATMENT clapboard 35. PLAN SHAPE square	
9. COORDINATES UTM LAT N12 J, 900 LONG E521,000	24. OWNER'S NAME AND ADDRESS IF KNOWN Daniel & Nichola Frick	36. CHANGES ADDITION () (EXPLAIN IN ALTERED () NO. 42) MOVED () 37. CONDITION INTERIOR _____ EXTERIOR excellent	5. OTHER NAME(S)
10. SITE () STRUCTURE () BUILDING (X) 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 () NO (X)	6. TOWNSHIP
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	14. DISTRICT POTENTIAL? YES (X) NO ()	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	
15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED	41. DISTANCE FROM AND FRONTAGE ON ROAD 50'	RANGE
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This side-gable bungalow has and inset porch under the roof on the right. The porch columns are square tapers with simple square railings. There is a low, shed-roof front dormer with a group of three small casement windows. For the most part, the remaining windows are paired, 1/1 double-hung sash. There is a one story bay on the right.	PHOTO MUST BE PROVIDED		
43. HISTORY AND SIGNIFICANCE A very nice example of a Craftsman bungalow in nearly original condition, the house adds to the character of the historic neighborhood by virtue of its size, detail, material, and design.			SECTION
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Parking is in the rear, and is reached from the back alley. The house is set close to the road. The lots on this block of S. Terrace are very hilly and wooded.			
45. SOURCES OF INFORMATION City water permits	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 4/87 49. REVISION DATE(S)		

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

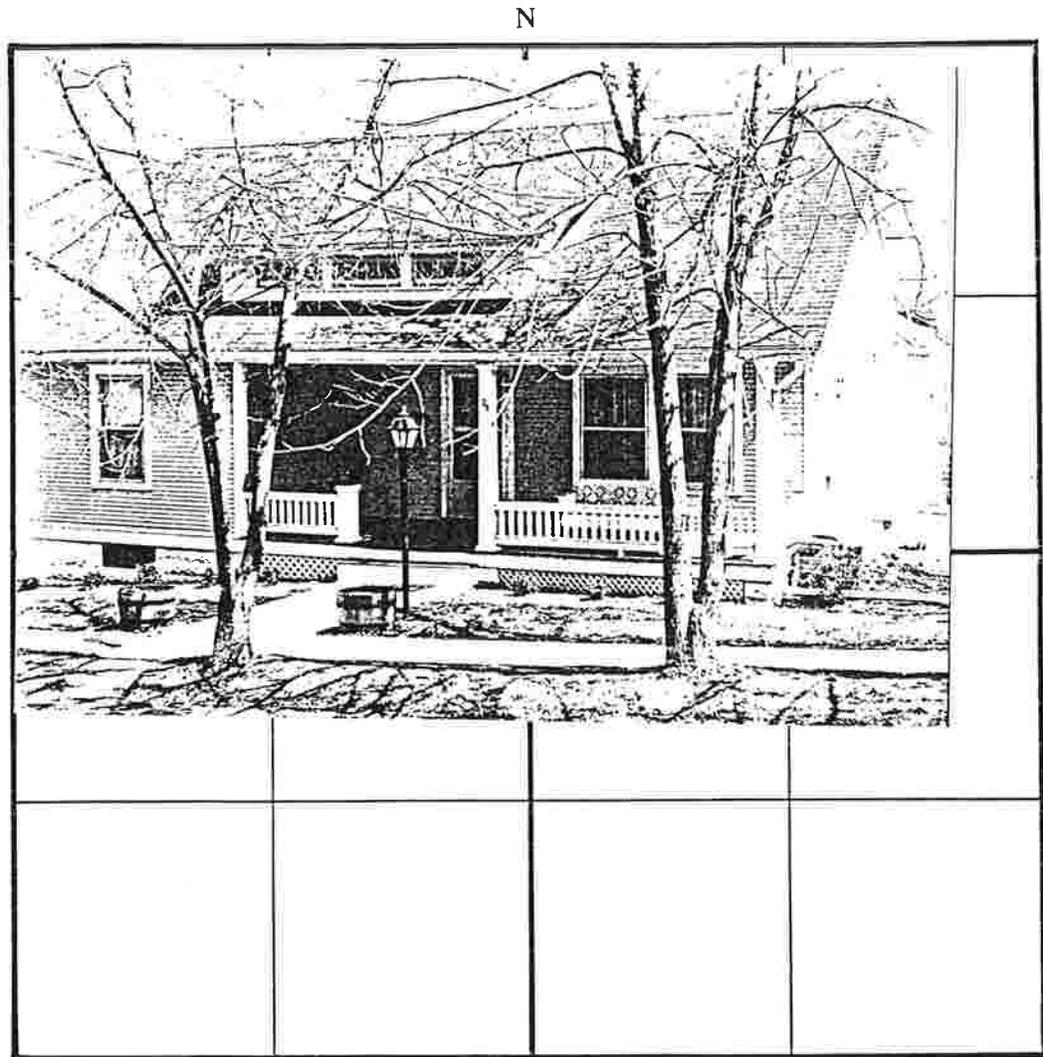
Sketch map of location

Site No. C-3

Section 7 Township 51N Range 31W

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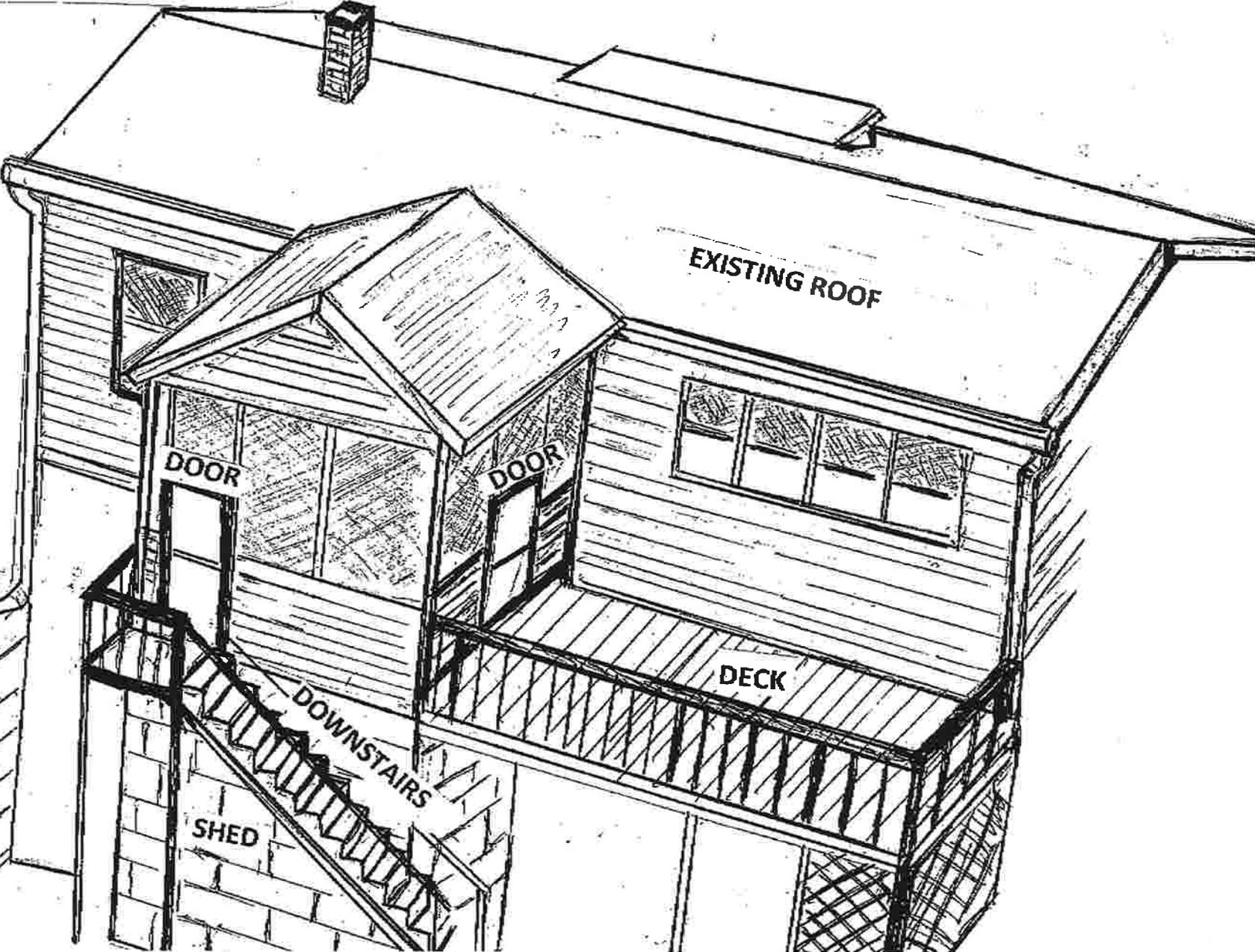


Notes:

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9 3/4 Ply wood

5 lbs 4" wood screws

1 12' x 2 x 6

5 lbs 1 1/4" wood screws

1 12' x 2 x 4

15 lbs Roll Base Sheet

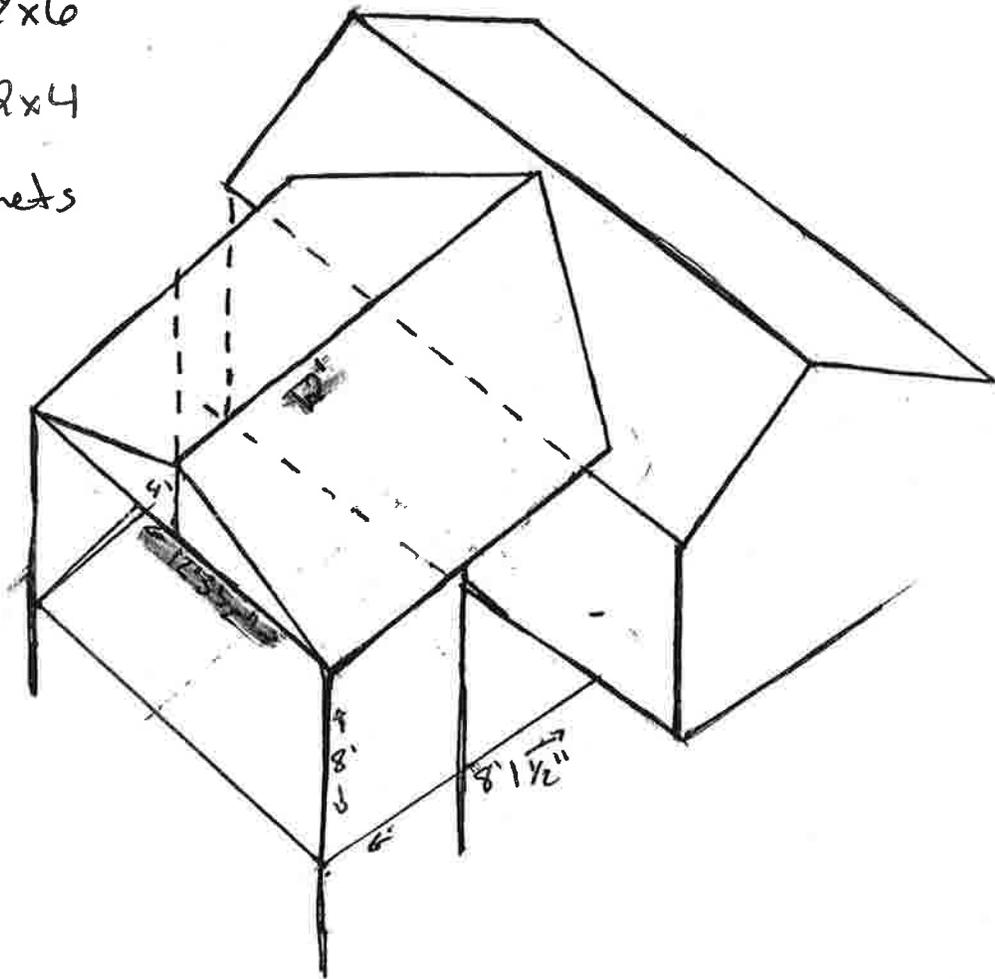
5 lbs Roof nails

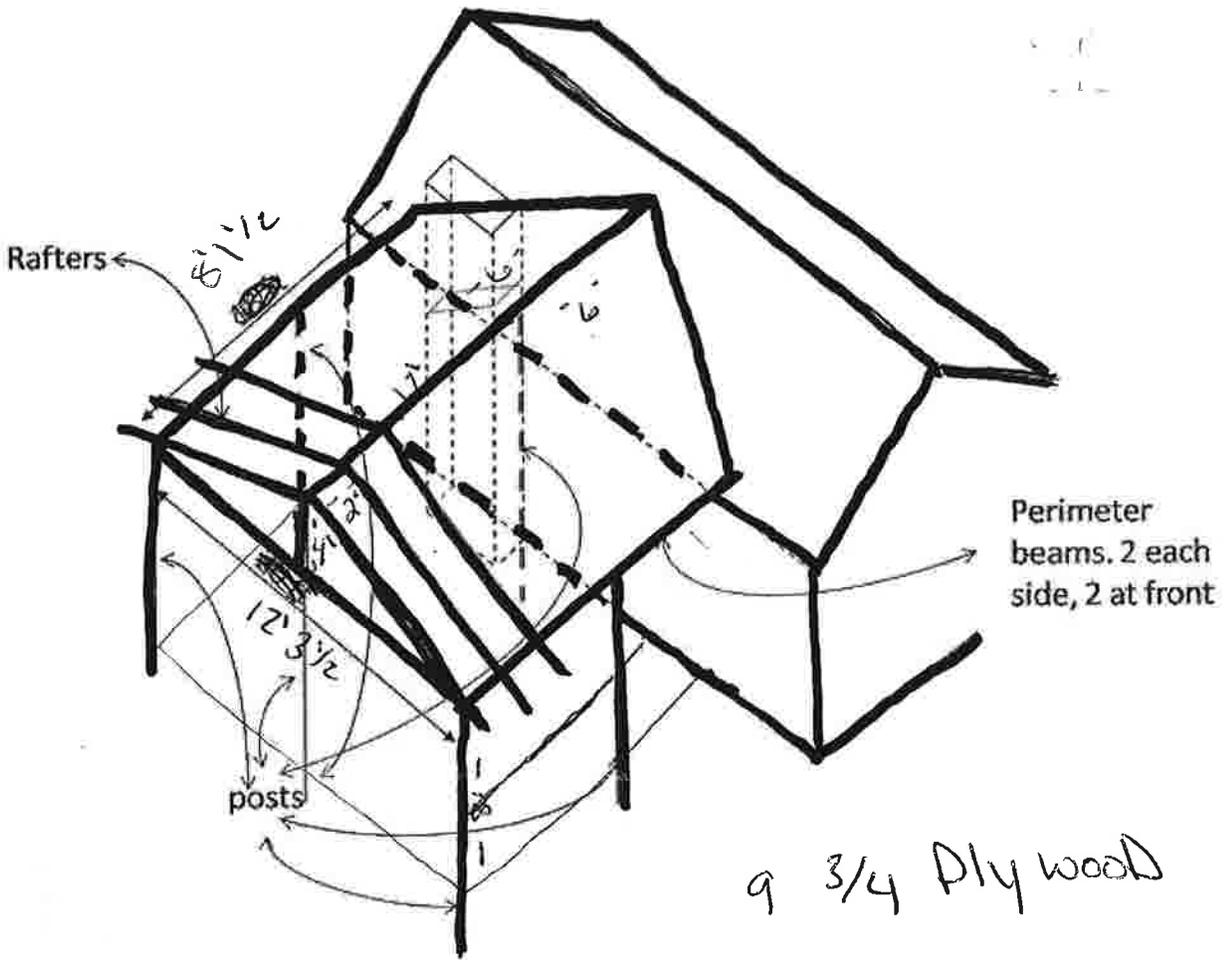
5 8' x 4 x 4

4 10' x 2 x 6

30 10' x 2 x 4

50 Brackets





5 lbs 4" wood screws 1 12' x 2x6

5 lbs 1x4 wood screws

20 2x4

15 lbs Base sheet

10' x 2x4

4 2x6x10

2 2x4

1 12' x 2x4