



## HISTORIC DISTRICT REVIEW COMMISSION

### Regular Meeting Agenda

**May 3, 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 19, 2016**

**IV. HDRC Case #16-003J:** Consideration of a request for a Certificate of Appropriateness for alterations at 478 E. Mill Street, Jewell Historic District

**V. Other Business**

- a. Administrative Approvals
  - In-kind replacement of front stoop at 335 W. Kansas
  - Fence at 116 N. Missouri
- b. Miscellaneous matters from the Commission
- c. Miscellaneous matters from staff

**VI. Adjournment**

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

**April 19, 2016  
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, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, and Doug Wilson answered roll call. Jonna Wensel, Community Development Manager, represented staff.

**III. Approval of Meeting Summaries: March 15, 2016 & April 5, 2016**

Mr. Wilson made a motion to approve the Meeting Summary of the March 15, 2016 HDRC Meeting. Mr. Hobbs seconded the motion which was approved 4-0-3.

Mr. Carr made a motion to approve the Meeting Summary of the April 5, 2016 HDRC Meeting. Mr. Wilson seconded the motion which was approved 3-0-4

**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**

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

Mr. Carr asked what will happen to the corners of the house when the siding is removed, as there will be exposed unfinished corners. Mr. Personett said he would research what was original to the house and match it.

Mr. Carr asked about the two new windows on the east and west sides of the addition. Mr. Personett said they will be aluminum clad wood with storm windows. He said will provide that information to staff.

Mr. Carr asked if the decorative brackets under the eaves would be recycled on the addition. Mr. Personett said they would be.

Mr. Lozier said he was glad to see the false siding is to be removed.

Mr. Carr moved to approve the application because it meets the design guidelines, with the stipulation that documentation be provided for the new windows and the outside corners of house. Mr. Lozier seconded the motion, which was approved 7-0.

**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**

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

Mr. Carr asked about the dimensions of the metal balusters. Ms. Denise Kisner, the applicant, said they are 1"x1".

Mr. Wilson asked how the screen will be attached. He asked if the screens will be installed as panels that can be removed, or if it will be installed permanently. Ms. Kisner said she thought it will be installed permanently.

Chairman Grundy said considering this is a non-contributing building, he thinks the application is appropriate.

Mr. Carr asked if she was going to do anything with the porch ceiling. Ms. Kisner said the roof rafters would be exposed and there would be a ceiling fan.

Mr. Lozier made a motion to approve the application because it meets the design guidelines. Mr. Hobbs seconded the motion, which was approved 7-0.

**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**

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

The applicant, Michael Zeigler, brought forward a sample of the railing and deck material.

Ms. Pozel asked if the deck can be seen from the street. Mr. Zeigler said it is just barely visible when coming from the left side of the house.

Mr. Carr asked if they had a sample of the brick, and if it would match that on the house. Mr. Zeigler said they did not have a sample at this time, but they would try to match it as closely as possible.

Mr. Wilson asked about the material of the handrail for the deck. Mr. Zeigler said it would be a composite material. Mr. Lozier asked what the measurements of the spindles would be. Mr. Zeigler said they are 1"x1"

Mr. Wilson asked if the decorative pattern in the railing would match the house. Mr. Zeigler said it is a Prairie style design, and is similar to that in the bay window.

Mr. Wilson asked if brick veneer is the same as brick. Mr. Zeigler said it is real brick, but 2 inches thick and is applied to the outside of a concrete block structure.

Mr. Wilson asked if the limestone veneer is real limestone or manmade. Mr. Zeigler said it is manmade.

Mr. Grundy said he thinks the cable railing on the stairs looks disjointed with the traditional railing on the deck.

Mr. Carr said he thinks it looks a little disjointed, but likes the Prairie style horizontal lines of the cable rail. Because it is a deck and not an original part of the house, he is comfortable with the design. He said he would like to see samples of the brick and limestone.

Ms. Wensel suggested they provide the samples once they have been chosen

Mr. Lozier moved to approve the application because it meets the design guidelines, with the stipulation that the samples of brick and veneer be presented prior to installation. Mr. Hobbs seconded the motion, which was approved 7-0.

**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**

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

Mr. Carr said this will be a great improvement to the house and to make sure they have the appropriate distance between the spindles to meet code. Mr. Carr made a motion to approve the application because it meets the design guidelines. Mr. Lozier seconded the motion, which was approved 7-0.

**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**

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

Mr. Carr asked if gutters will be installed around the porch. Ms. Wensel said they would.

Mr. Carr asked if she knew the size of the knee wall cap. Ms. Wensel said she did not know the size, but it will all be wood, she asked for a recommendation on size. Mr. Carr recommended a 5/4" 2x6.

Mr. Carr asked if the proposed screen doors would be wood. Ms. Wensel said yes.

Mr. Carr asked if the ceiling was bead board and if soffits and overhang are to match the house. Ms. Wensel said do not review the interior, so she cannot speak to the bead board, but the soffits and overhangs will match the house.

Mr. Lozier made a motion to approve the application because it meets the design guidelines. Mr. Wilson seconded the motion, which was approved 7-0.

Mr. Lozier left the meeting at 6:03 p.m.

**IX. Other Business**

a. Administrative approvals

Ms. Wensel said there had been one since the last meeting.

b. Miscellaneous matters from the Commission

Mr. Carr asked if a project had been approved for 518 W. Kansas St. He said he sat in on the Certified Local Government evaluation last week. Mr. Carr offered to hold a window workshop. Mr. Carr said he was disappointed that the landmark nomination of the Fulkerson House was not supported, and he was also disappointed that the windows at 112 E. Franklin Street were not preserved and wanted to voice that to the Council.

Mr. Hobbs asked if there was money available to have a historic survey available. Ms. Wensel said there are grants available through the state.

c. Miscellaneous matters from staff

Ms. Wensel said she met with officials regarding Certified Local Government evaluation, she said HDRC received high marks but the Commission will be invited to training to maintain CLG compliance.

Chairman Grundy adjourned the meeting at 6:32 p.m.

**Historic District Review Commission**

The City of



**HDRC Case No. 16-003J**

**Staff: Jonna Wensel, Community Development Manager**

**Date: May 3, 2016**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for alterations  
 Applicant: Kathran Jackson  
 Location: 478 E. Mill Street  
 District: Jewell Historic District  
 NRHP Status/category: Contributing  
 File Date: April 22, 2016

**SPECIFIC INFORMATION**

**SITE HISTORY**

This Queen Anne Victorian style house was built around 1885. It features characteristic Victorian elements, such as irregular roofline, asymmetrical façade, and decorative brackets and porch details. There is a wrap-around porch with turned posts and balusters that appear to have been replaced. The siding and shutters are not original, yet the house has retained much of its historic character.

**PROPOSAL DESCRIPTION**

The applicant proposes the following alterations:

1. Replacement of the existing storm windows with aluminum combination storms
2. Repair and restoration of 28 existing wood windows
3. Construction of stair rails on the front stairs and the west side stairs to match the existing front porch railing. Rails will be built of red cedar.
4. Removal of existing lattice and brick retaining wall at back porch. The existing roof will remain and an 8x9 foot portion of the porch will be enclosed by a knee wall clad in Smart Side lap siding with 4" reveal. Andersen screen windows and a simple screen door will enclose the porch.

**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**

2. Alterations: Alterations shall restore a structure's original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.

The proposed stair rails will complement the existing porch rails and are appropriate. The proposed back porch enclosure is sensitive to the appearance of the house and is appropriate.

8. Porches: Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements. Loading docks and service entrances shall be located inconspicuously and should be considered a part of a building's overall design scheme.

The back porch appears to be a later addition. The removal of the lattice enclosure is appropriate. Its enclosure with a complimentary knee wall and screen is 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 May 9.

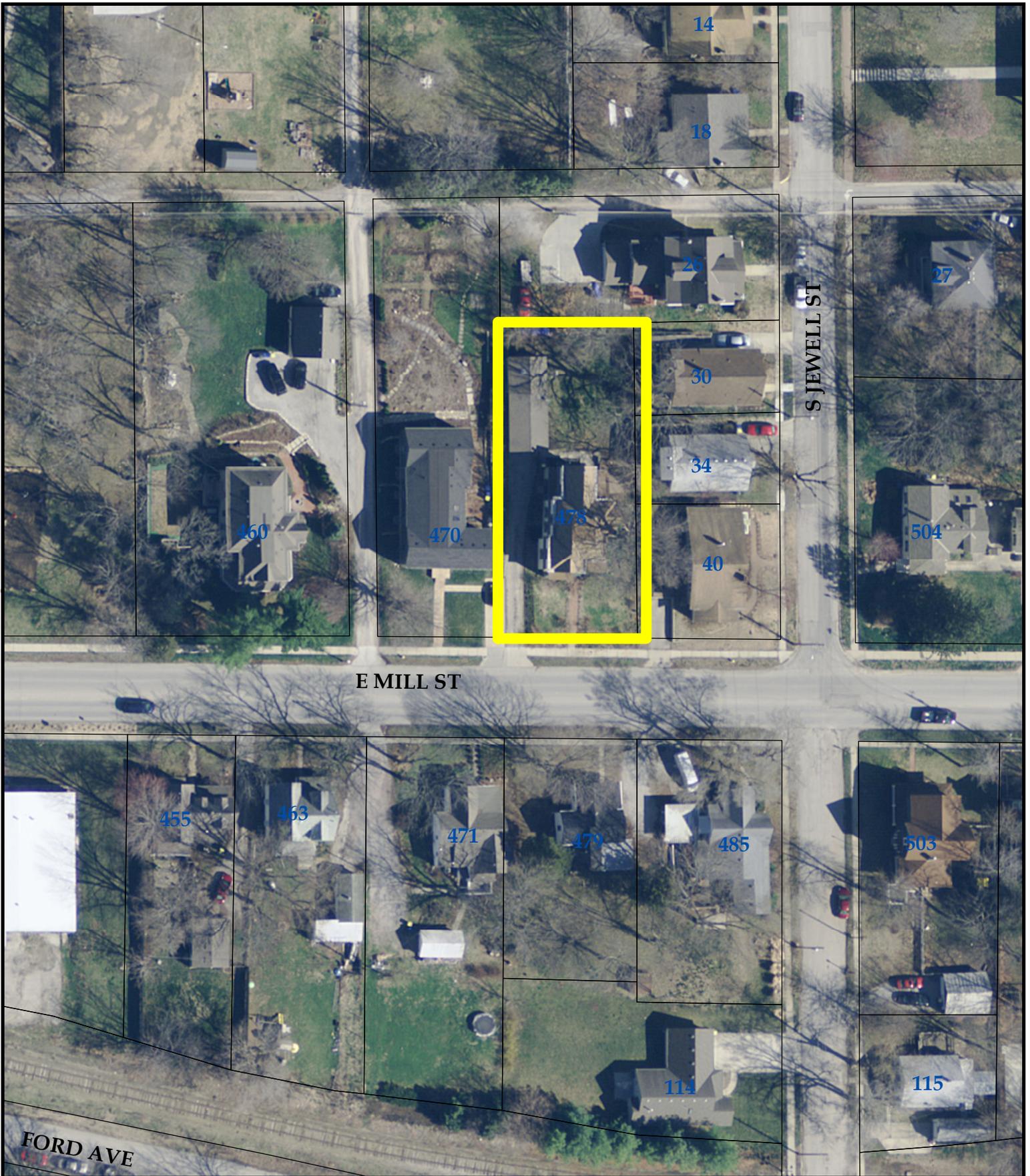
**STAFF RECOMMENDATION**

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

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Storm window spec sheet
4. Exhibit D: Drawings of proposed stair rails
5. Exhibit E: Drawings of proposed screened porch





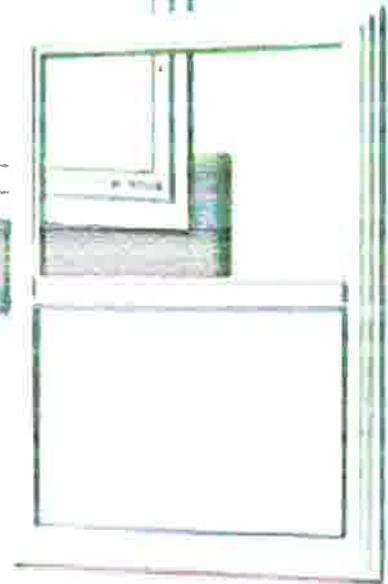
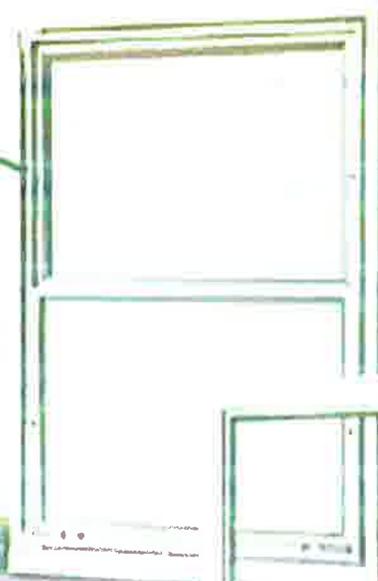
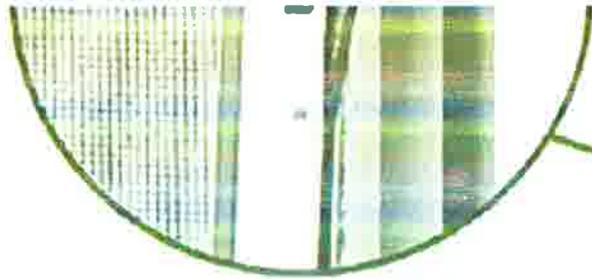
HDRC Case #16-003J  
478 E. Mill St.



Exhibit A:  
Vicinity Map







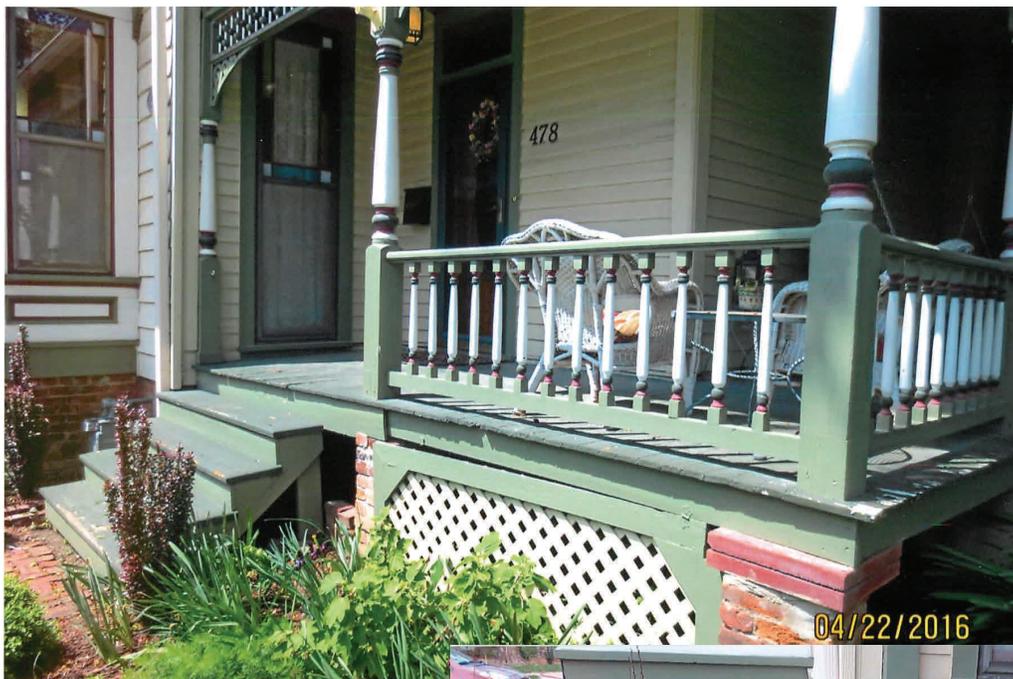
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- Drop in glazing for easy glass replacement
- Anti-bow latches
- All metal pivots
- Interlocking meeting rail and weatherstrip for double protection
- Extruded screen frame
- Aluminum screen wire
- All insert corners are secured eight times at each corner
- All metal security dead bolt lock
- Vinyl screen spline
- Screen handle
- Bulb vinyl seal
- Latches-ratchet type ventilation at every 4" on lower sash insert
- Lower sash insert in closed position locks down into a tight vinyl seal
- Sill expander and main frame sill are weeped to allow water to pass to outside of window.





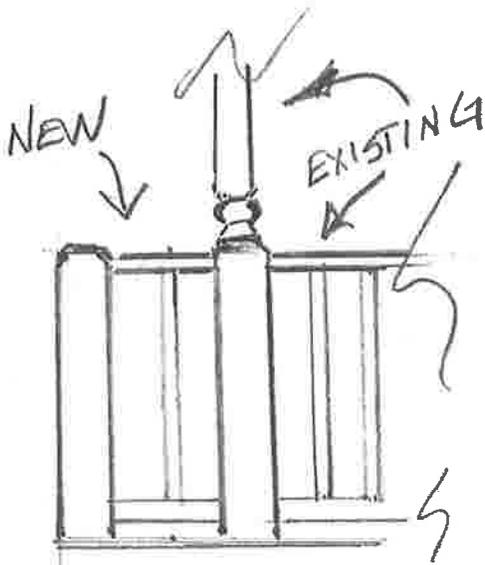
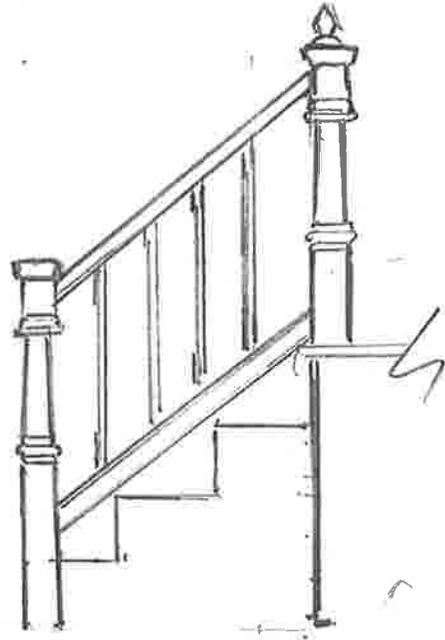


# CREATIVE EXTERIORS & INTERIORS

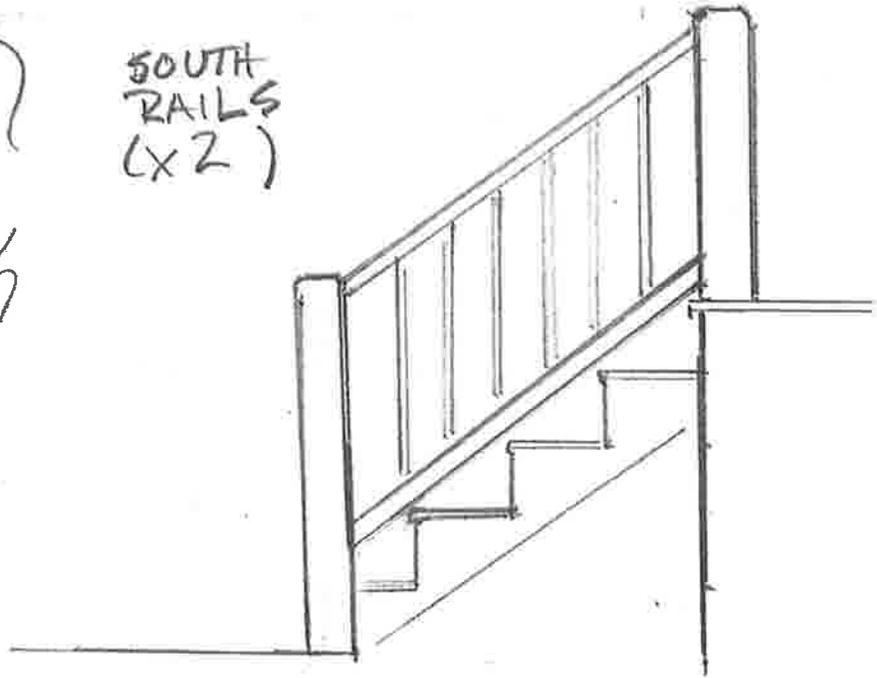
P.O. BOX 520 • 140 SOUTH MISSOURI • LIBERTY, MO 64068

WEST  
RAIL

NEWELS TO MATCH EXISTING  
BALUSTERS TO MATCH EXISTING  
ALL COMPONENTS RED CEDAR

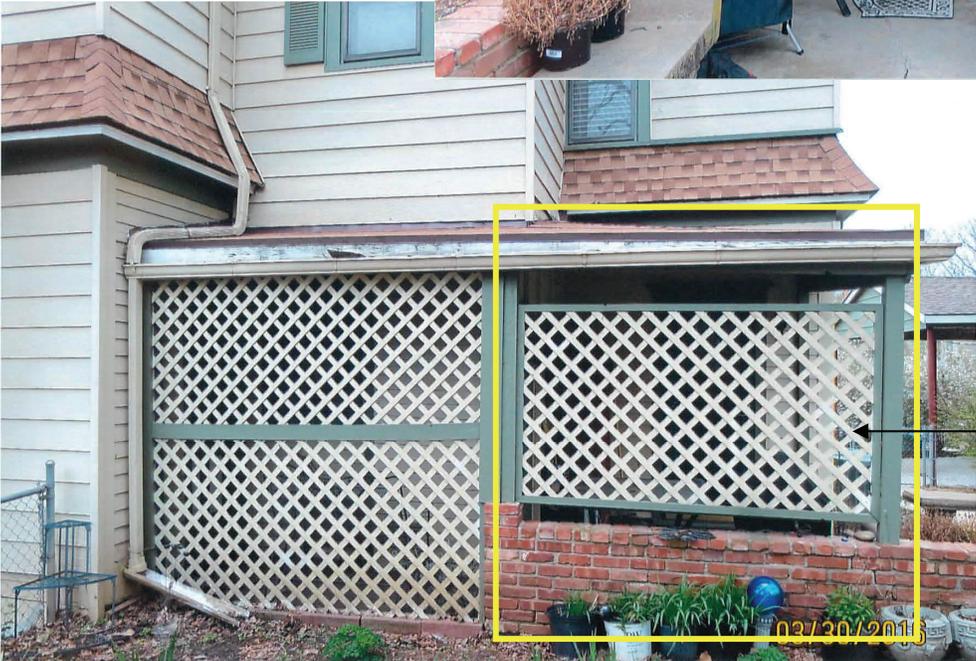
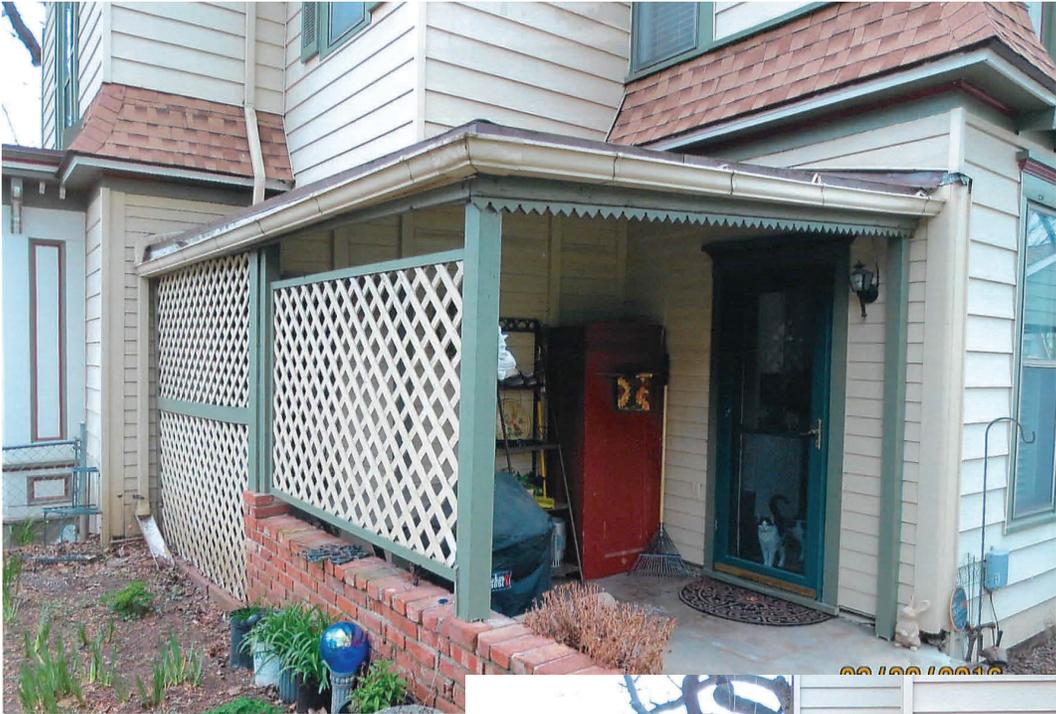


SOUTH  
RAILS  
(X2)



SCALE

1/2" to 1"



Area to be screened

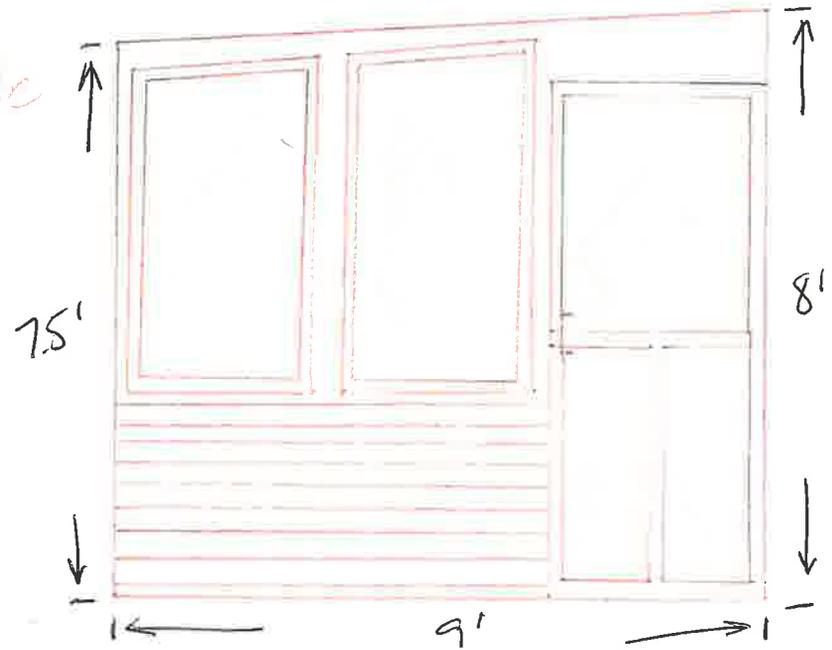
Proposed screened-in porch  
North east corner

Materials include

Lap board (Smart)

Anderson screen

North Side



East Side

