



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

July 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: May 3, 2016

IV. HDRC Case #16-013J: Consideration of a request for a Certificate of Appropriateness for alterations to the deck at 445 E. Kansas Street, Jewell Historic District

V. HDRC Case #16-006LS: Update on Dangerous Building at 5 N. Water Street, Liberty Square Historic District

VI. Other Business

a. Administrative Approvals

- 424 E. Mississippi; Chad Tysdahl & Kate Rettig; installation of fence
- 239 N. Lightburne; Mohammed Kahn-Lodhi; replacement of roof
- 427 E. Kansas; Jackson Yahne; fire pit
- 425 E. Franklin; Trevor Moran; fence
- 419 W. Kansas; Sean Dunivent; repair/replacement of roof & gutters
- 116 N. Jewell; James Pfaff; fence
- 504 W. Liberty Dr.; Ryan Coffey; shed
- 526 E. Mill; Jason & Lisa Weaver; retaining wall
- 111 N. Water; Patrick McDowell; awning
- 478 E. Mill; Kathran Jackson; in-kind repairs to bay window
- 111 N. Water; Patrick McDowell; sign
- 321 W. Kansas; Caleb Champ; alteration to existing deck
- 100 S. Terrace; Rob Hulse; removal of non-historic materials
- 36 S. Main; Kathryn Beeman; awning

b. Miscellaneous matters from the Commission

c. Miscellaneous matters from staff

VII. Adjournment

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

**May 3, 2016
5:30 p.m.**

I. Call to Order

Vice-Chairman Carr called the meeting to order at 5:30 p.m.

II. Roll Call

John Carr, Vern Drottz, Mike Gilmore, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, and Brett Rinker answered roll call. Jonna Wensel, Community Development Manager, represented staff.

III. Approval of Meeting Summary

Mr. Lozier made a motion to approve the Meeting Summary of the April 19, 2016 HDRC Meeting. Ms. Pozel seconded the motion which was approved 7-0.

IV. HDRC Case #16-001D: Consideration of a request for a Certificate of Appropriateness for improvements at 478 E. Mill Street, Jewell Historic District

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

Mr. Carr recused himself because of a possible conflict of interest.

Ms. Pozel asked if the brick retaining wall was original to the house. Ms. Kathran Jackson, the applicant, said it was not original and is in poor shape.

Mr. Drottz asked for clarification about the storm windows. Mr. Carr said they are aluminum storm windows.

Mr. Rinker asked if the part of the back porch to remain unscreened is access to an entryway. Ms. Jackson said it is. There is a door and a window that are now obscured by the lattice.

Mr. Lozier moved to approve the application because it meets the design guidelines. Mr. Drottz seconded the motion, which was approved 6-0-1.

V. Other Business

- a. Administrative approvals
 - a. Ms. Wensel said there had been two since the last meeting.
- b. Miscellaneous matters from the Commission
 - Mr. Carr said he had found a location to hold a window workshop and would plan to do so in May.
 - Mr. Lozier said he would attend the CLG Forum.
- c. Miscellaneous matters from staff
 - Ms. Wensel gave an update on the collapse of 1-3 N. Water Street.

Vice-Chairman Carr adjourned the meeting at 5:49 p.m.



HDRC Case No. 16-013J

Staff: Jonna Wensel, Community Development Manager

Date: July 19, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for alterations to rear decks
Applicant: Brandon Tiesing
Location: 455 E. Kansas St.
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: July 8, 2016

SPECIFIC INFORMATION

SITE HISTORY

This house was built in 1919 and was known as the Doniphan House. It is a Colonial Revival with Craftsman influence and features entablature surrounds on the first floor, a gabled entry way supported by classical posts and battered porch columns. The two-story porch is located on the east façade and features wooden rails and brick piers supporting the columns. The windows are three-over-one. The home has several additional entrances which appear to have been added when the house was used as apartments for student housing while under ownership of William Jewell College. It was returned to a single-family residence in 2013.

PROPOSAL DESCRIPTION

The applicant proposes to remove the two story deck from the southeast corner of the house and construct a new single story deck in its place.

1. Remove the existing two story deck.
2. Remove the fire escape, concrete steps, and sidewalk.
3. Remove the second floor window and repair with wood lap siding to match the existing siding.
4. Construct second floor balcony within inset between two exterior walls. Balcony will be constructed of existing framing and decking material. Railing will match side porch railing.
5. Construct single story deck with stairs. Deck will measure approximately 20x22 feet and will be constructed of treated lumber or cedar. Deck railing will match the side porch railing, with simple pergola structure constructed of deck posts.
6. Install a patio measuring approximately 12x12 feet and paved with stone or pavers.

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. <u>Alterations</u>: Alterations shall restore a structure's original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted. Storefronts and commercial building facades shall be treated as a whole, and alterations to the first floor should be compatible with the upper floor(s).</p>	<p>It appears that the second story door is not original and was added for egress when the building was apartments. The door is no longer required for egress.</p>
<p>8. <u>Porches</u>: 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.</p>	<p>The deck and railing will complement the details of the existing railings on the side porch.</p>
<p>UDO Sec. 30-81.2.5 Accessory Structures 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 setback requirements.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case No. 13-009J: Certificate of Appropriateness for alterations and repairs

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #16-013J.

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 alterations





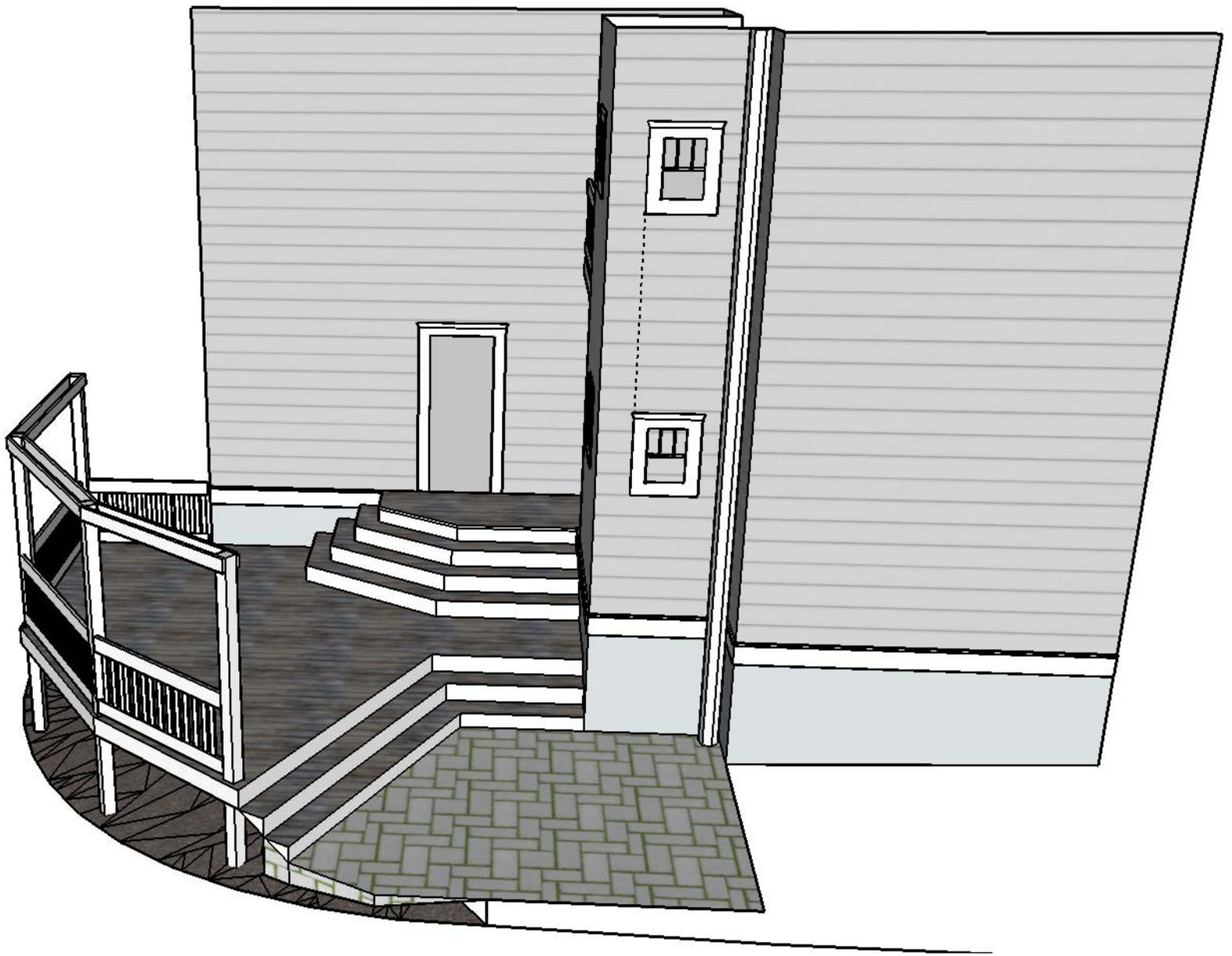
HDRC Case #16-013J
455 E. Kansas St.

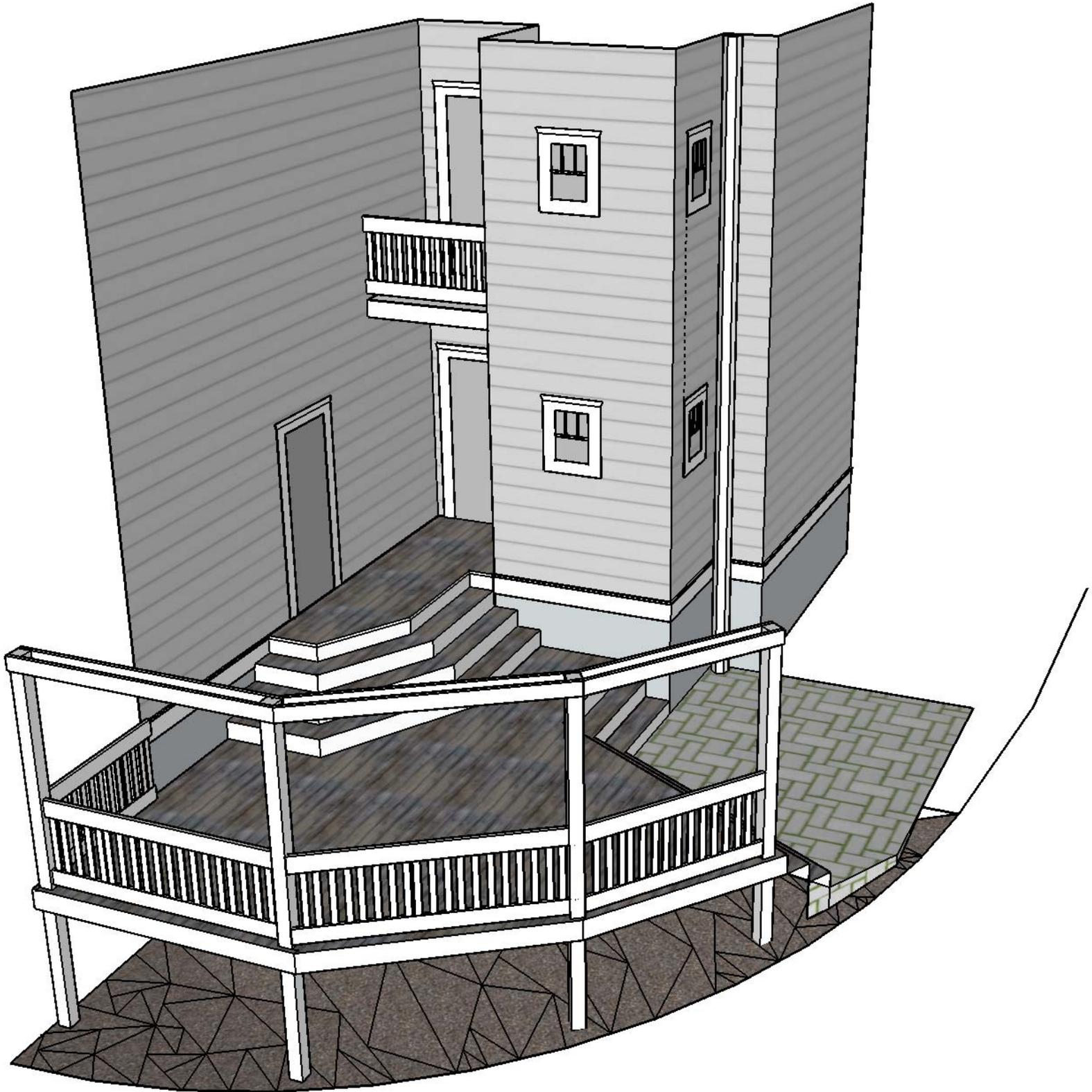


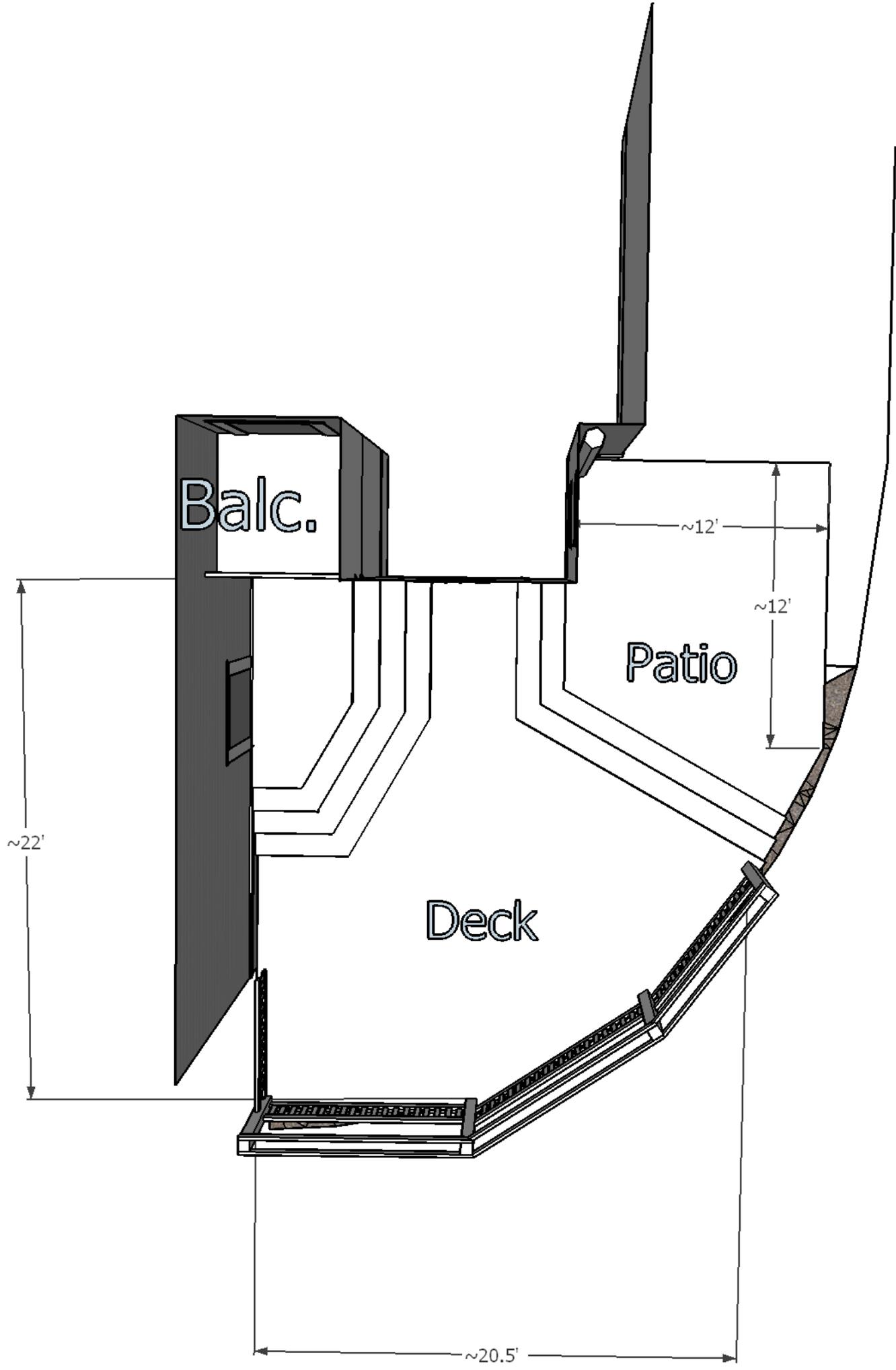
Exhibit A:
Vicinity Map











Balc.

Patio

Deck

~22'

~12'

~12'

~20.5'



To: Historic District Review Commission
From: Jonna Wensel, Community Development Manager
CC: Lyndell Brenton, Mayor
Curt Wenson, City Administrator
Dan Estes, Assistant City Administrator
Jeremy Adams, Chief Building Official
Subject: HDRC Case #16-006LS: 5 N. Water Street
Date: July 15, 2016

The building at 5 N. Water Street was built around 1885 and has been various grocery stores and drug stores before being combined with 1-3 N. Water. The storefront was combined with those at 1-3 N. Water when it was part of the Ethan Allen furniture store.

The building was undergoing rehabilitation along with 1-3 N. Water Street when that building collapsed on May 3, 2016. At that time, temporary shoring was installed inside 5 N. Water to ensure it did not collapse during the demolition of 1-3 N. Water. It was believed, at that time, that it would be possible to preserve and restore 5 N. Water. Since May 3, however, the building has shifted significantly.

On July 12, the owner submitted a request for a Certificate of Appropriateness for the demolition of 5 N. Water Street. The applicant was required to provide a recent structural analysis of the building as part of the application. The city also hired an independent third party structural engineer to provide an evaluation. The reports indicate that there are significant structural deficiencies and discernible movement in the building.

As the potential exists that the building may pose a risk to public safety, the Chief Building Official has declared the building dangerous and the HDRC application for demolition is on hold pending more information about its condition.

A third engineer, who was involved in the collapse of 1-3 N. Water Street, and who designed the structural reinforcement of 5 N. Water, has been hired by the city to advise on next steps and the preservation of adjacent buildings. He is evaluating the two structural reports that have been submitted and will provide staff with his evaluation prior to the HDRC meeting on July 19.

More information will be provided at the meeting on July 19.