



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

January 6, 2015

5:30 p.m.

I. Call to Order

II. Roll Call

John Carr____, Debbie Davis ____, Vern Drottz____, Mike Gilmore____, Matt Grundy____,
Dail Hobbs ____, Clay Lozier____, Kelley Wrenn Pozel____, Doug Wilson____

III. Approval of Regular Meeting Summary: October 21, 2014

IV. HDRC Case 15-001J: Consideration of a request for a Certificate of
Appropriateness for alterations at 27 S. Jewell Street,
Jewell Historic District

V. Other Business

- a. **P&Z Case 14-40R&PDP [For HDRC Comment Only]:** A Rezoning and Preliminary Development Plan have been resubmitted by Fielding Staton to allow a multi-family residential development at 201 W. Mississippi Street, adjacent to the Dougherty Historic District. As the project will impact the historic district, the HDRC is asked comment on its appropriateness.
- b. Administrative Approvals
 - i. In-kind repairs to screen porch at 444 W. Franklin
 - ii. Replacement of awning at 12 W. Kansas
 - iii. In-kind replacement of plate glass & trim at 42 S. Main
 - iv. Renewal of COA for repairs to windows at 2 S. Main
- c. Miscellaneous matters from the Commission
- d. Miscellaneous matters from staff
 - a. 2014 Annual Review

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

October 21, 2014
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, Debbie Davis, Mike Gilmore, Matt Grundy, and Clay Lozier answered roll call. Jonna Wensel represented staff.

III. Approval of Regular Session Meeting Summary: October 7, 2014

Mr. Gilmore made a motion to approve the meeting summary as presented, and Mr. Lozier seconded the motion. The motion passed unanimously, 5-0.

III. HDRC Case 14-002L: Consideration of a request for a Certificate of Appropriateness for a new garage and improvements at 316 N. Water Street, Lightburne Historic District

Ms. Wensel presented the application as described in the staff report. Ken Personett was present to answer questions.

Ms. Davis asked if the porch on the north side would be altered. Mr. Personett said it would not.

Mr. Carr asked for clarification of the LP Smartside product. Mr. Personett said it is a wood composite product, not fiber cement as specified in the staff report.

Mr. Grundy said the proposed alterations look to be appropriate and will be nice improvements to the house.

Mr. Lozier made a motion to approve the application as submitted because it meets the standards for review. Mr. Carr seconded the motion, which was approved unanimously, 5-0.

V. Other Business

- a. Review of Economic Hardship Process
Ms. Wensel presented an article about economic hardship and reviewed the ordinance.
- b. Administrative Approvals
Ms. Wensel said there had been one administrative approval since the last meeting.
- c. Miscellaneous matters from the Commission
None.
- d. Miscellaneous matters from staff
Ms. Wensel gave an update on the proposed apartment complex at Mississippi and Prairie Streets and said the Dougherty District neighbors said they would like to attend a future HDRC meeting to discuss the project.

VII. Adjournment

Mr. Grundy adjourned the meeting at 6:15 p.m.

Historic District Review Commission

The City of



HDRC Case No. 15-001J

Staff: Jonna Wensel, Community Development Manager

Date: January 6, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for alterations to the house
 Applicant: Amy Hall
 Location: 27 S. Jewell Street
 District: Jewell Historic District
 NRHP Status/category: Contributing
 File Date: December 31, 2014

SPECIFIC INFORMATION

SITE HISTORY

This typical four-square type house was built around 1907. It features some Prairie style elements, such as the hipped roof, wide overhanging eaves, 5-over-1 double hung windows, and the contrasting wood trim between the first and second story. The front porch is constructed of large stone blocks, which support Doric columns and a truncated hipped porch roof. A gabled two car garage sits at the rear. The house was owned by William Jewell College for many years until it was sold last fall. The current owners plan to restore the house to a single family residence.

PROPOSAL DESCRIPTION

This is an after-the-fact application for the removal of two windows on the second floor of the front façade and one window on the second floor of the rear façade.

Front: Two front original windows have been replaced with two full view doors (approximately 24-30” wide) that are about 1 foot narrower than the original opening. The applicants request approval of one of the following two options:

A. Retain the existing doors and restore the siding to cover the exposed framing;

OR

B. Replace the existing doors with doors of the same style that measure at least 40” wide to better fill the opening.

Rear: The existing window has been removed to provide space for a shower on the interior. The applicants propose a single pane stationary wood window. No dimensions have been provided.

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>The original windows were replaced with doors to provide access to the front porch. The new doors have not preserved the proportions or character of the original elements. Doors that better match the size of the original openings would help preserve the original appearance and character.</p>
<p>7. <u>Doors and windows</u>: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.</p>	<p>Three original windows have been replaced without substantial evidence of their condition. The front windows have been converted to doors. The rear window should be replaced with one that maintains the proportions of the original opening.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

The HDRC Design Subcommittee met on-site on January 2.

STAFF RECOMMENDATION

This after-the-fact application, as submitted, does not meet the standards outlined in the Historic District Design Guidelines; however, staff recommends approval of Option B as stated above, and approval of a replacement window on the rear with the stipulation that it maintains the proportions of the original opening.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of Existing Conditions
4. Exhibit D: Summary of January 2 Design Subcommittee meeting.





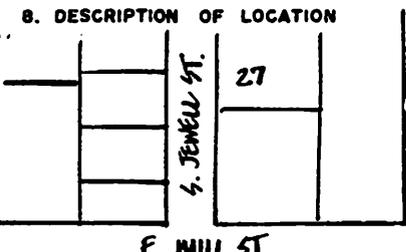
HDRC Case #15-001J
27 S. Jewell St.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll F # 16 2. COUNTY Clay 3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 27 S. Jewell St.	Exhibit B
5. OTHER NAME(S)		
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture	28. NO. OF STORIES 2 1/2 29. BASEMENT? full YES (X) NO ()
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1907	30. FOUNDATION MATERIAL limestone
8. DESCRIPTION OF LOCATION  UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	18. STYLE OR DESIGN American Four Square	31. WALL CONSTRUCTION frame
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	19. ARCHITECT OR ENGINEER unknown	32. ROOF TYPE AND MATERIAL hip/asphalt shingle
11. ON NATIONAL REGISTER? YES () NO (X)	20. CONTRACTOR OR BUILDER unknown	33. NO. OF BAYS FRONT 3 SIDE 2
12. IS IT ELIGIBLE? YES () NO (X)	21. ORIGINAL USE, IF APPARENT residence	34. WALL TREATMENT wood clapboard & shiplap
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	22. PRESENT USE residence	35. PLAN SHAPE rectangular
14. DISTRICT POTENTIAL? YES () NO ()	23. OWNERSHIP PUBLIC () PRIVATE (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()
15. NAME OF ESTABLISHED DISTRICT	24. OWNER'S NAME AND ADDRESS IF KNOWN	37. CONDITION INTERIOR unknown EXTERIOR good
25. OPEN TO PUBLIC? YES () NO (X)		
26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.		
27. OTHER SURVEYS IN WHICH INCLUDED		
28. ENDANGERED? BY WHAT? YES () NO (X)		
29. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()		
30. DISTANCE FROM AND FRONTAGE ON ROAD 25'		
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Similar in scale and materials to the Shirtwaist house. An unusual truncated hip roof over the porch is supported by slender Doric columns resting on the limestone porch wall. Double sash windows have entablature surrounds and on the second story are tucked under wide eaves. A single story dormer with hip roof faces West. There is a single stack side slope brick chimney.		PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE Having a similar scale, elevation and floorplan as neighboring Shirtwaist houses in this block.		
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock. A single story one car garage with gable located NE.		
45. SOURCES OF INFORMATION Water permit # 9-0330 V.A. Crouch 9-12-07		46. PREPARED BY C. Millstein/P. Glenn
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		
47. ORGANIZATION Liberty-Community Dev.		48. DATE SPR. 86
49. REVISION DATE(S)		

1. NO. ROLL # 16
 2. COUNTY Clay
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 27 S. Jewell St.
 5. OTHER NAME(S)
 6. TOWNSHIP
 RANGE
 SECTION

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



Exhibit C



Memorandum

To: Historic District Review Commission
From: Jonna Wensel, Community Development Manager
RE: Notes from Design Subcommittee Meeting – January 2, 2015
Date: January 6, 2015

Members of the Design Subcommittee met on Friday, January 2, 2015, at 12:00 p.m. at 27 S. Jewell Street with property owners Amy and Preston Hall. John Carr, Vern Drottz, Debbie Davis, and Clay Lozier represented the HDRC. Jonna Wensel represented City staff.

Mr. Hall said they had purchased the house from William Jewell College and intend to return the house to a single family residence. Mrs. Hall said they wanted to have access to the front porch from the second floor. They would like to add a railing and replace the roof shingles with wood siding. Mr. Carr said a discreet railing that was code compliant could be added to make it safe for use.

Mrs. Hall said the south end of the porch needed to be leveled and the porch post repaired. Mr. Drottz offered some tips for repairing the post.

Ms. Davis asked about the porch ceiling. Mr. Carr said it was likely bead board and could easily be replaced.

Mr. Hall asked what style of garage doors would be appropriate. Mr. Carr suggested a style of carriage doors that complements the house and garage.

Mr. Hall said the second floor bathroom window had been removed to better accommodate a shower. They would like to replace it with a smaller window that is fixed. Mr. Carr recommended a fiberglass frame and trim to withstand the exposure to water.

Mr. Lozier asked about the front windows that had been replaced with doors. Mrs. Hall said the original windows suffered from wood rot and broken glass and had been discarded. A discussion followed about appropriate replacements. A consensus was reached favoring doors that better fit the original openings (at least 40" wide).

Mr. Hall said they would pursue their original application, requesting to keep the existing doors with the option of a wider door as a second choice.

The meeting concluded at 1:15 p.m.



To: HDRC Members
From: Jonna Wensel, Community Development Manager
Subject: P&Z Case 14-50R&PDP: Heritage Club Apartments
Date: January 6, 2015

In October 2014, the HDRC provided comments on an application to rezone the property at the corner of Mississippi and Prairie Streets for a proposed age-restricted apartment complex. That application was withdrawn, and an amended application has been submitted for the rezoning of that property. The applicant proposes that the site be used exclusively as an age-restricted (50 years and older) rental and owner-occupied independent living facility. The development will contain two buildings with a total of 50 dwelling units, and a clubhouse with pool. The buildings and primary entrances will front Mississippi Street. The garages will be located at the back of the buildings, on the alley side. A five foot, wrought iron fence with stone posts is proposed around the site; sidewalks are proposed along the streets; and a small walking trail is planned for the open space on the west side of the property.

Building One (on the west) will be 28 feet in height. The south (alley) side of Building One will appear one story on the Morse Avenue side, where the property will be bermed, and will appear two stories from the Prairie Street side. Building One will have a 30 foot setback on the north (along Mississippi Street), a 50-56 foot setback to the west (adjacent to the back of the single family homes on Morse Avenue) and a 20 foot setback from the alley to the south.

Building Two, located at the corner of Mississippi and Prairie Streets, is proposed as 3 stories (38 feet in height). It will have an 8 foot setback on the north (along Mississippi Street) and a 10-13 foot setback on the east (along Prairie Street). The clubhouse is proposed as one story and will sit 8 feet off the east property line and 27 feet from the alley. The buildings will have horizontal cement board siding, with synthetic stucco on the gables, wrought iron rail details, and domestic stone accenting. The applicant has proposed fiberglass doors and an asphalt shingle roof.

In response to the concerns expressed by the HDRC, Planning & Zoning Commission, and the neighbors, this application has been changed to include:

- Lowering the height of the buildings by removing the top floor of the southern portion of Building One (loss of 7 units) and creating a shallower roof pitch on all buildings for lessened height and mass (lowered approximately 7 feet);
- Changing the previously proposed metal roof to an asphalt shingle roof;
- Raising the basement garages to grade level in order to mitigate neighbors' concerns about flooding in garages and to gain parking spaces behind each garage (18 parking spaces gained);
- Removing 7 units and adding 18 parking stalls for a total of 79 parking stalls (including 20 garages), which increases the on-site parking ratio to 1.58 stalls per unit.
- Providing a 50 foot heavily landscaped and bermed area on the west side to provide a buffer to the adjacent single family residences.

This application is scheduled to be heard by Planning & Zoning Commission on January 13 and City Council on January 26. A Final Development Plan and Final Plat would follow, along with infrastructure and public improvement plans.

ACTION REQUESTED/RECOMMENDATION:

The location of this proposed development is not within a historic district, but because it is directly adjacent to the Dougherty Historic District and will affect historically significant properties, the HDRC is asked to provide comment on the appropriateness of the proposed use.

