



## HISTORIC DISTRICT REVIEW COMMISSION

### Regular Meeting Agenda

**August 16, 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: July 19, 2016**
- IV. HDRC Case #16-007PH:** Consideration of a request for a Certificate of Appropriateness for alterations to windows and doors on the back porch at 14 Moss Ave., Prospect Heights Historic District
- V. HDRC Case #16-009D:** Consideration of a request for a Certificate of Appropriateness for construction of a new single family residence at 240 W. Kansas Street, Dougherty Historic District
- VI. Other Business**
  - a. Administrative Approvals
    - Landscaping with patio and arbor at 38 S. Terrace
  - b. Miscellaneous matters from the Commission
  - c. Miscellaneous matters from staff
- VII. Adjournment**

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

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

Shane Griffin, Steve Meirowsky, Ralph Brant, and Kellie Houx were also in attendance.

**III. Approval of Meeting Summary**

Mr. Lozier made a motion to approve the Meeting Summary of the May 3, 2016 HDRC Meeting. Ms. Pozel seconded the motion which was approved 7-0.

**IV. HDRC Case #16-013J: Consideration of a request for a Certificate of Appropriateness for alterations to the deck at 455 E. Kansas Street, Jewell Historic District**

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

Ms. Pozel asked if the fire escape would be used elsewhere on the house. Brandon Tiesing, the applicant, said it would not.

Mr. Hobbs asked if the window under the second story deck would remain. Mr. Tiesing said it would.

Mr. Carr asked if the railing will match those on the side porch, or will it look like depicted in the drawings. Mr. Tiesing said it would match the side porch railings.

Mr. Drottz asked if lattice would be used around the deck. Mr. Tiesing replied that it will if he can find lattice to match that on the side porch. Mr. Drottz said that style can be found at Schutte Lumber.

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

**V. Update on Dangerous Building at 5 N. Water Street, Liberty Square Historic District**

Ms. Wensel reviewed the events following receipt of the application for demolition of 5 N. Water Street from the owner, Shane Griffin. She said three engineers have provided reports and analysis of the structure, and the consensus was that the building should be demolished in a controlled manner. The Chief Building Official declared the building dangerous, which supersedes the HDRC review process.

Mr. Hobbs asked Mr. Griffin if the front façade could be preserved. Mr. Griffin said he believes the front is the least secure. Mr. Hobbs said the architectural significance is the

only thing worth saving and asked Mr. Griffin if the elements would be salvaged. Mr. Griffin said with a controlled demolition, the stained glass windows and the cornice could be saved.

Mr. Lozier asked if the building could be saved if cost was no factor. Ms. Wensel said cost is a factor, but it appeared from the report that the walls could not be repaired as they are and would require complete reconstruction.

Mr. Carr said he has worked extensively with engineer Ken Sidorowicz on many projects and respects his analysis.

Mr. Carr asked if the building could be disassembled to salvage the structural members. Mr. Griffin said that most of the structural members have been sistered and would have little value as salvage.

Mr. Grundy said he looks forward to what will replace these buildings in the future.

## **VI. Other Business**

- a. Administrative approvals
  - a. Ms. Wensel said there had been 14 since the last meeting.
- b. Miscellaneous matters from the Commission
- c. Miscellaneous matters from staff  
Ms. Wensel said she will attend the state Main Street Conference in Washington, Missouri next week.

Vice-Chairman Carr adjourned the meeting at 5:57 p.m.

**Historic District Review Commission**

The City of



**HDRC Case No. 16-007PH**

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

**Date: August 16, 2016**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for alterations to windows and doors on back porch

Applicant: Suzanne Goertz

Location: 14 Moss Avenue

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: August 4, 2016

**SPECIFIC INFORMATION**

**SITE HISTORY**

This vernacular bungalow was built in 1911 and features wide overhanging eaves, a full width front porch with gabled roof and cornice returns. Brick columns support the porch roof on the corners, with square supports at the entry. The windows are one-over-one. The siding and trim are metal.

**PROPOSAL DESCRIPTION**

The applicant proposes to alter the doors and windows on the rear addition to create a more functional space for the kitchen.

**Details**

- South-facing window: The existing garden window will be replaced with a pair of aluminum clad wood casement windows. The opening will be enlarged to accommodate an overall measurement of 40 inches tall by 56 inches wide. Each window will be a single pane, without grids. The trim will match the existing, original wood trim, if possible.
- South-facing door: The existing door will be replaced with an aluminum clad wood double hung window measuring 36 inches wide (the width of the existing door) by 40 inches tall. This window will match the proportions of the other existing windows in the house. The siding will be replaced with metal siding to match the existing until such time it can all be removed.
- West-facing windows: The existing paired windows at the rear of the house will be replaced with a single full-view, aluminum clad wood patio door. This door will provide better access to the rear deck. The new door will measure 37 inches wide by 6'8" tall and will be centered in the wall. Siding will be replaced with metal siding to match the existing siding.

**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.**

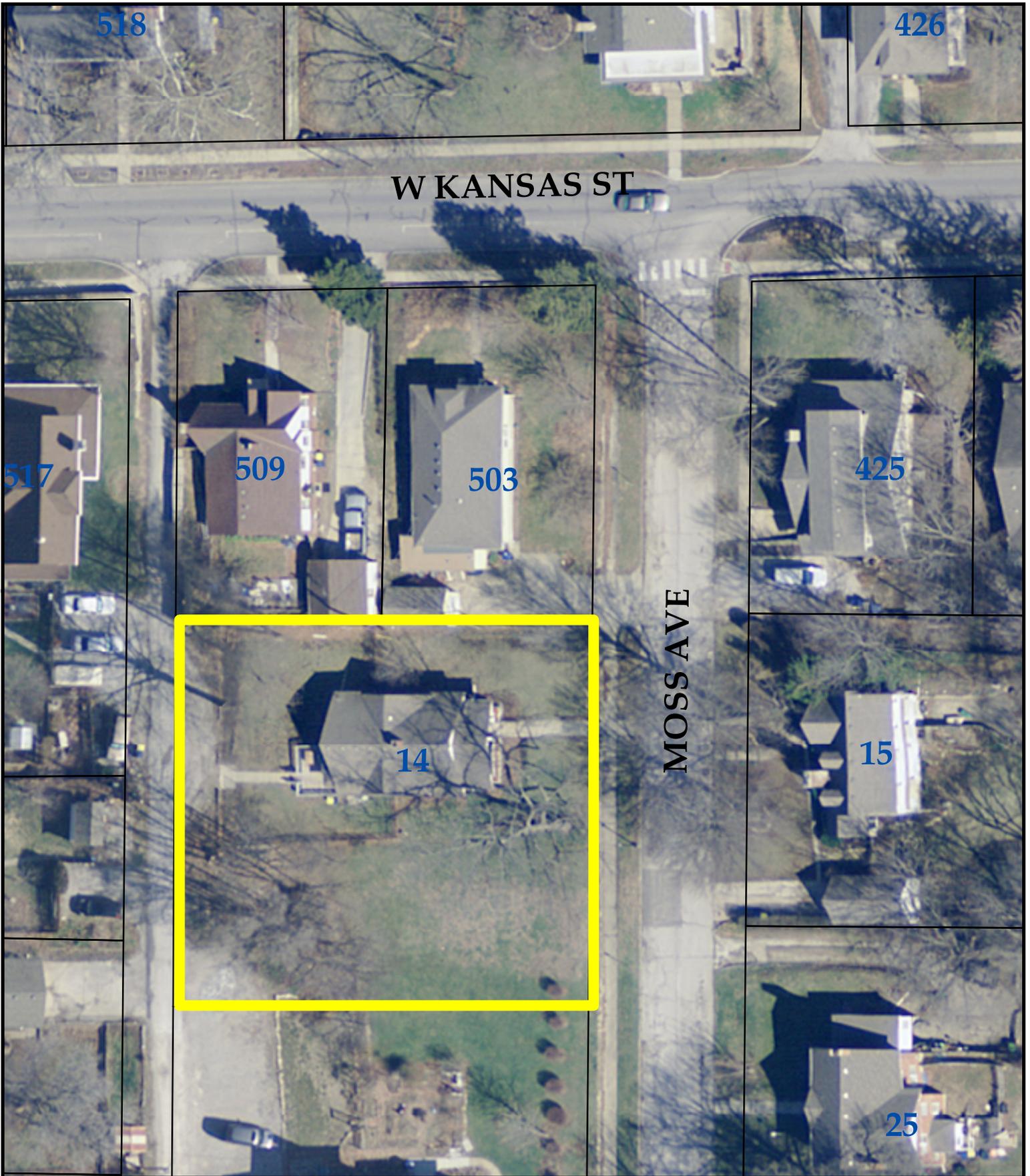
<b>DG: Sec. 30-72. District HP, design principles.</b>	<b>Staff Analysis</b>
<p>2. <u>Alterations</u>: Alterations shall restore a structure’s original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant 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 proposed alterations are on the back porch, which is a later addition. None of the windows or door to be replaced appears to be original.</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>The proposed windows and door will better complement the house than the existing.</p>

**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #16-007PH.

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Description of project
4. Exhibit D: Details of south-facing window replacement
5. Exhibit E: Details of south-facing door replacement
6. Exhibit F: Details of west-facing windows replacement



HDRC Case #16-007PH  
14 Moss Avenue



Exhibit A:  
Vicinity Map

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. H-19a</p> <p>2. COUNTY Clay</p> <p>3. LOCATION OF LIBERTY NEGATIVES Community Development</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 14 Moss Av.</p> <p>5. OTHER NAME(S)</p>	<p>1. NO.</p> <p>2. COUNTY</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)</p> <p>5. OTHER NAME(S)</p> <p>6. TOWNSHIP</p> <p>RANGE</p> <p>SECTION</p>
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP 21N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS</p> <p>7. CITY OR TOWN IF RURAL, VICINITY Liberty</p> <p>8. DESCRIPTION OF LOCATION</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> </div> <p>9. COORDINATES UTM LAT N121,050 LONG E520,650</p> <p>10. SITE ( ) STRUCTURE ( ) BUILDING (X) OBJECT ( )</p> <p>11. ON NATIONAL REGISTER? YES ( ) NO (X)</p> <p>12. IS IT ELIGIBLE? YES ( ) NO (X)</p> <p>13. OF ESTAB. DISTRICT? YES ( ) NO (X)</p> <p>14. DISTRICT POTENTIAL? YES (X) NO ( )</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD 1911</p> <p>18. STYLE OR DESIGN Craftsman bungalow</p> <p>19. ARCHITECT OR ENGINEER</p> <p>20. CONTRACTOR OR BUILDER</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC ( ) PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN David &amp; Angie Sexton</p> <p>25. OPEN TO PUBLIC? YES ( ) NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES 1</p> <p>29. BASEMENT? YES (X) NO ( )</p> <p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable; shingle composition</p> <p>33. NO. OF BAYS FRONT 2 SIDE 3</p> <p>34. WALL TREATMENT clapboard</p> <p>35. PLAN SHAPE rectangle</p> <p>36. CHANGES ADDITION ( ) (EXPLAIN IN NO. 42) ALTERED (X) MOVED ( )</p> <p>37. CONDITION INTERIOR EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES ( ) NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES ( ) NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( )</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 75'</p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A vernacular expression of the Craftsman style, lacking the exposed rafters or eave brackets, but retaining the wide, overhanging eaves. The cross gable house has a lower, extended gable front porch with boxed cornice returns. The front porch has been screened, and has square brick porch supports. There is a box bay on the left, and an interior fireplace. Most of the windows have been replaced with 1/1; and exception is the leaded glass on the right.</p>	<p>PHOTO MUST BE PROVIDED</p>	
<p>43. HISTORY AND SIGNIFICANCE The house is a good example of the vernacular expression of the Craftsman style in the bungalow form. The house retains its integrity in design, materials, setting, and scale, and adds to the character of the neighborhood.</p>		
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS There are several mature trees on the lot. The yard slopes up quite steeply from the street; there is a stone retaining wall and several steps leading up to the house.</p>		
<p>45. SOURCES OF INFORMATION City water permits.</p>	<p>46. PREPARED BY Deon Wolfenbarger</p> <p>47. ORGANIZATION Community Development</p> <p>48. DATE 4/87</p> <p>49. REVISION DATE(S)</p>	
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096</p>		

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

Sketch map of location

Site No. H-19a

Section 7

Township 51N

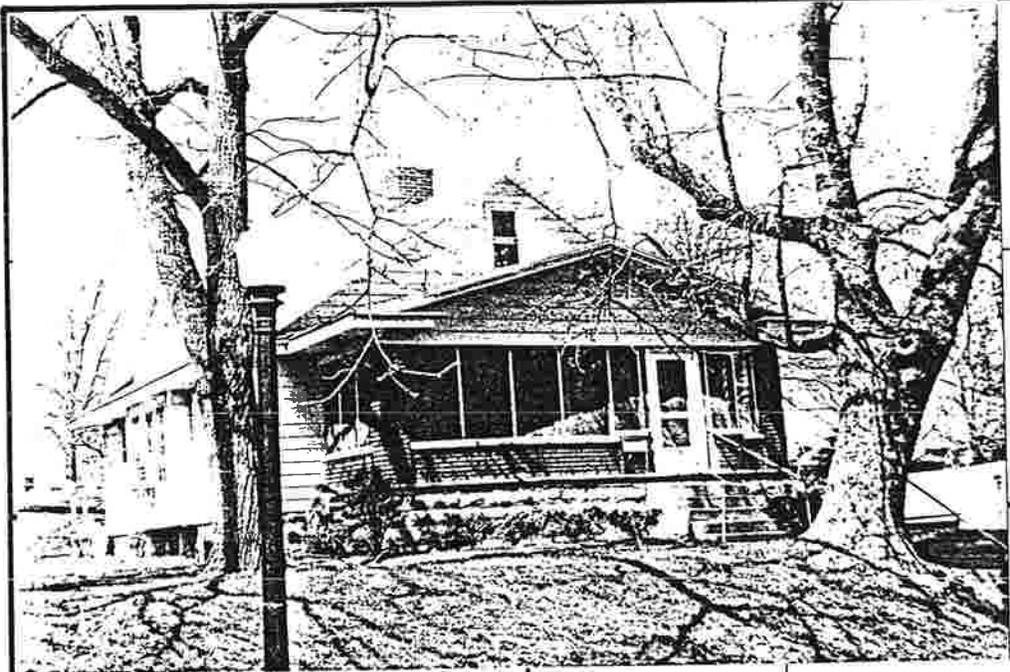
Range 31W

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.


N

W



E


S

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.*

Detailed description of project

Suzanne Goertz

I am renovating the kitchen in my home at 14 Moss Avenue, which is situated in Prospect Heights and was built in 1911. I am adding cabinets, rearranging appliances and adding an island. The kitchen is at the rear of the home.

I would like to enlarge the south-facing window over the kitchen sink. Currently, a garden window is in place, which measures 33" high by 34" wide. I would like to remove it and install a pair of aluminum clad wood casement windows, each of which measures 3'4" high by 2'4" wide. This would enlarge the window opening by 7 inches in height and 22 inches in width. The windows are from Andersen Windows' Eagle line, without grids, and the exterior would be white to match the siding on my house. I will be removing some of that steel siding and I am unsure what is underneath it. The window trim will match the original window trim on the house, or if necessary, will be wrapped aluminum like the rest of the windows in my home. The windows will have black fiber mesh screens.

I would like to remove the existing wood and glass door, which is 36" wide, and put an aluminum clad wood double hung window in place of the door. Note: The double hung window would be similar in width to the dining room windows which are in the room adjacent to the kitchen on the south-facing side of the house. The new window measures 3'4" high by 3' wide. This window is also an Andersen window and I would try to match the original window trim on this one as well. This window will also have black fiber mesh screens.

I would like to remove two awning windows from the west-facing side and install an aluminum clad wood door in place of the windows. It would be white to match the color of the existing siding. The current windows each measure 19' high by 34" wide. The new door would be Anderson, 6'8" high by 3'1" wide. A photo of it is attached. My window rep couldn't find a photo of a single door in the Andersen catalog, so he sent me a picture of a French door. The door handle will be on the left and swing into the kitchen. It will be a single lite-no grids, and will also have a screen.

New siding will be purchased to match the existing siding in case coverage is needed after tear out and new window installation.

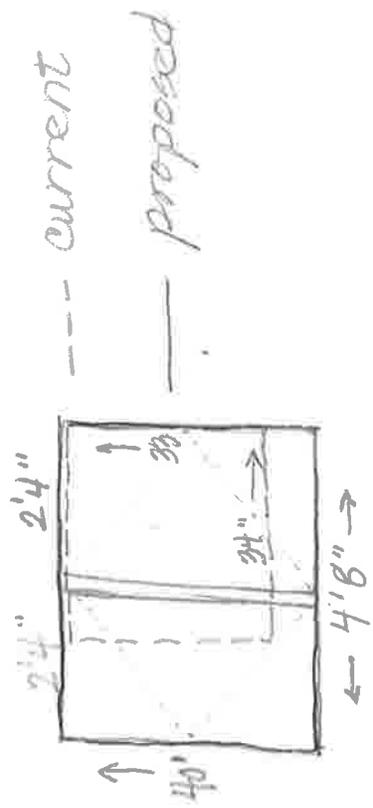
S. Goertz  
14 Moss Ave

Exhibit D



South-facing  
current window  
33" high  
34" wide

S. GOERTZ  
14 MOSS AVE



aluminum clad wood  
south-facing new casement windows

40" high  
2 @ 2'4" wide  
(56" wide)

Quote # TBD Suzie

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
101	CSCREEN	EA	1	\$25.48	\$25.48	TBD

CONFIGURED SCREEN CLAD PRODUCT

T7 TALON DOUBLE HUNG, 3034, FULL SCREEN, WHITE FIBER MESH

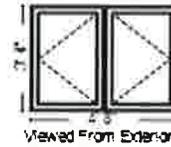
Rough Opening: 3' 0" X 3' 4"

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
200	CCMTS	EA	1	\$980.34	\$980.34	TBD

**CLAD CASEMENTS**

2 WIDE UNIT, 6 9/16" Wall, All Sides, Pine, PineJamb, PineMull, Standard Length, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop, Zero Vert Mull,

Axiom 11 Casement, 2-4 X 3-4, LEFT HAND, SATIN CHROME, WHITE ARLOC BULB WEATHERSTIP, FOLDING W/COVER, STAINLESS STEEL, PIANO HINGE, 2 LOCKING POINTS, HI-PERFORMANCE KEEPER, YES, Anneal, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30, NO SCREEN,



Axiom 11 Casement, 2-4 X 3-4, RIGHT HAND, SATIN CHROME, WHITE ARLOC BULB WEATHERSTIP, FOLDING W/COVER, STAINLESS STEEL, PIANO HINGE, 2 LOCKING POINTS, HI-PERFORMANCE KEEPER, YES, Anneal, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30, NO SCREEN

Rough Opening: 4' 8 1/2" X 3' 4 1/2"

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
201	9078358	EA	1	\$151.10	\$151.10	TBD

9078358 SCH RH HARDWARE KIT CSMT BOX W6204PKRE4

*S. Booth  
14 Meigs Ave*

Quote # TBD Suzie

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
202	9078357	EA	1	\$151.10	\$151.10	TBD

9078357 SCH LH HARDWARE KIT CSMT BOX W6204PKLE4

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
203	CSCREEN	EA	1	\$17.48	\$17.48	TBD

CONFIGURED SCREEN CLAD PRODUCT

Axiom 11 Casement, 2434, BLACK FIBER MESH SCREEN, NO PREP

Rough Opening: 2' 4" X 3' 4"

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
204	CSCREEN	EA	1	\$17.48	\$17.48	TBD

CONFIGURED SCREEN CLAD PRODUCT

Axiom 11 Casement, 2434, BLACK FIBER MESH SCREEN, NO PREP

Rough Opening: 2' 4" X 3' 4"

*Sept 12  
17 Mass Ave*

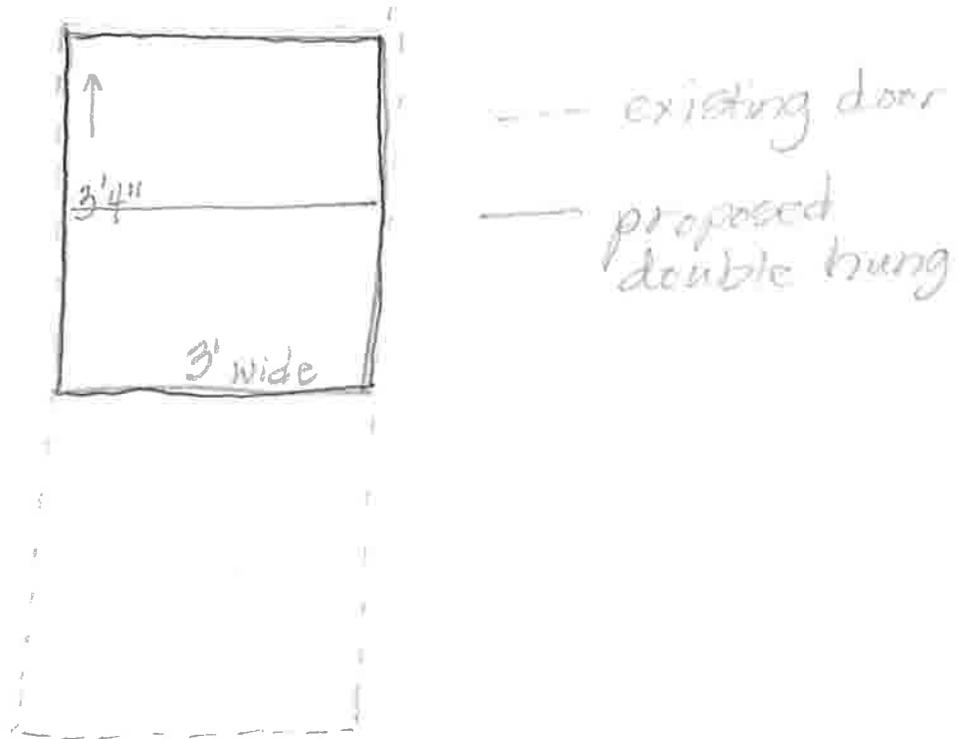
S. Goertz  
14 Moss Ave

Exhibit E



South facing  
current door  
80" high,  
36" wide  
wood + glass

J. Goertz  
14 Moss



aluminum clad  
new double hung  
window

3'4" high  
3' wide

**Builder Copy - Ship To**

*S. Goertz  
14 Moss Ave.*

Quote # TBD Suzie

7/29/2016



FAX

Quote TBD

Bid By

Job Tag

Company

Job Site

JobPhone

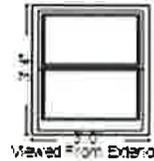
FAX

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
100	CDHGS	EA	1	\$511.00	\$511.00	TBD

**CLAD DOUBLE HUNG**

1 WIDE UNIT, 6 9/16" Wall, All Sides, Pine, PineJamb, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, BEIGE JAMBLINER, Colonial Glass Stop,

T7 TALON DOUBLE HUNG, 3034, 2 LOCKS, NO LIFTS - NO LIFT PREP, AUX SILL STOP, SATIN CHROME, ANNEALED, Insulated Glass, T=Low-E (272), ANNEALED, Insulated Glass, B=Low-E (272), DP POS 30, DP NEG 30, PLASTIC INSERT (INT/EXT), B & T,



Rough Opening: 3' 0 1/2" X 3' 4 1/2"

Quote # TBD Suzie

S. Goertz  
14 Moss Ave.

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
101	CSCREEN	EA	1	\$25.48	\$25.48	TBD

CONFIGURED SCREEN CLAD PRODUCT

T7 TALON DOUBLE HUNG, 3034, FULL SCREEN, WHITE FIBER MESH

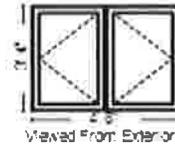
Rough Opening: 3' 0" X 3' 4"

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
200	CCMTS	EA	1	\$980.34	\$980.34	TBD

CLAD CASEMENTS

2 WIDE UNIT, 6 9/16" Wall, All Sides, Pine, PineJamb, PineMull, Standard Length, w/Nailfin, No Brickmold, Frame Colony White 2604, Sash Colony White 2604, Colonial Glass Stop, Zero Vert Mull,

Axiom 11 Casement, 2-4 X 3-4, LEFT HAND, SATIN CHROME, WHITE ARLOC BULB WEATHERSTIP, FOLDING W/COVER, STAINLESS STEEL, PIANO HINGE, 2 LOCKING POINTS, HI-PERFORMANCE KEEPER, YES, Anneal, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30, NO SCREEN,



Axiom 11 Casement, 2-4 X 3-4, RIGHT HAND, SATIN CHROME, WHITE ARLOC BULB WEATHERSTIP, FOLDING W/COVER, STAINLESS STEEL, PIANO HINGE, 2 LOCKING POINTS, HI-PERFORMANCE KEEPER, YES, Anneal, Insulated Glass, Low-E (272), DP POS 30, DP NEG 30, NO SCREEN

Rough Opening: 4' 8 1/2" X 3' 4 1/2"

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
201	9078358	EA	1	\$151.10	\$151.10	TBD

9078358 SCH RH HARDWARE KIT CSMT BOX W6204PKRE4

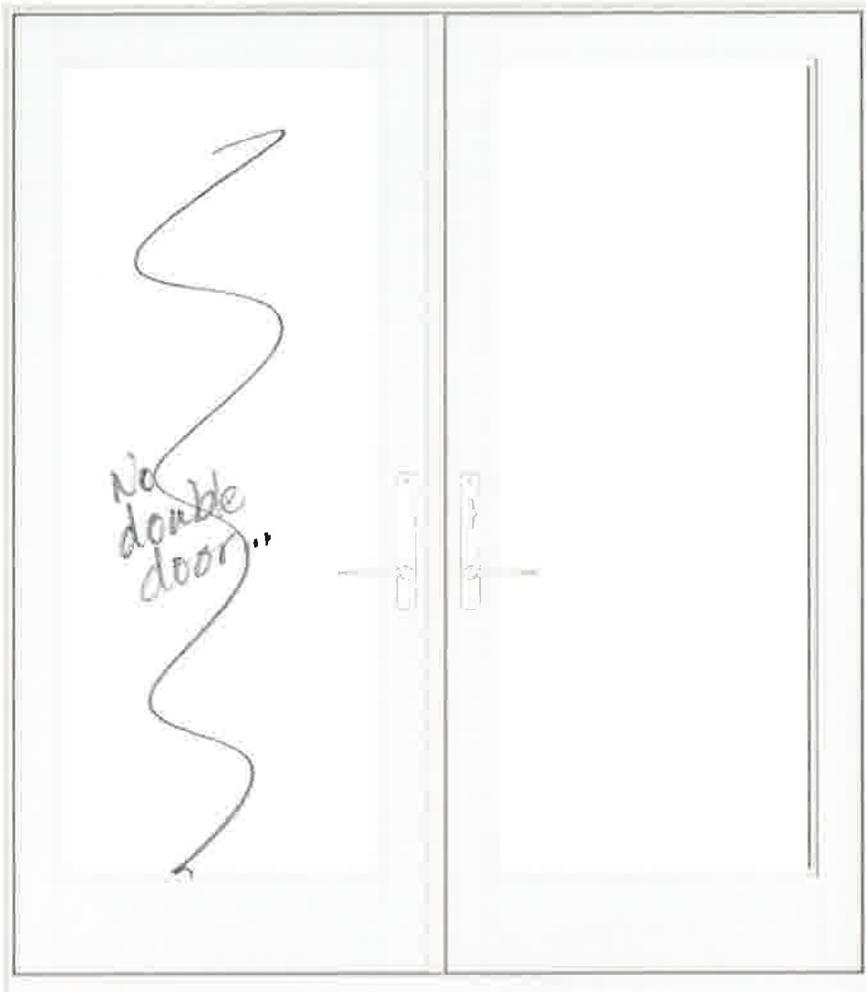
B. Goertz  
14 Moss Ave.

Exhibit F



west-facing  
current windows  
19" high  
34" wide (each)

From: **Jeremy Rowell** jrowell@owenlumber.com  
Subject: door picture  
Date: Today at 3:51 PM  
To: Suzie Goertz sgoertz715@gmail.com



this is the door except I cant find a single only a double. Do you think this will work?

--



Jeremy Rowell  
Owen Lumber  
Cell 816-719-6033  
Office 816-628-6025  
Fax 816-628-4038

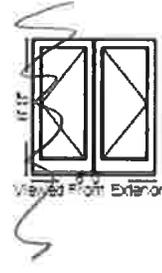
S. Goertz  
14 Mass Ave.

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
300	CFDIS	EA	1	<del>\$2,299.49</del>	<del>\$2,299.49</del>	TBD

CLAD HINGED PATIO DOOR INSWING  
~~DOUBLE~~ <sup>SINGLE</sup> UNIT, 6 9/16" Wall, Pine, VINYL NAILING FIN, No Brickmold,  
 Frame Colony White 2604, Sash Colony White 2604, BRZ ANODIZED  
 HI-PERF SILL, ANODIZED DARK BRZ SILL BASE, Colonial Glass Stop,

Hinged Patio Door - Inswing, APLR, 6068, SP1, 8 INCH RAIL  
 (STILE/RAIL JOINT), TYPE 1 SATIN CHROME STRIKE, (COM) SATIN  
 CHROME, HINGES X 3, Temp, Insulated Glass, TEMP LOW E 366, DP  
 POS 30, DP NEG 30,

*only 1 door!*



Rough Opening: 6' 0 1/2" X 6' 8 1/2"

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
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301	9095575	EA	1	<del>\$82.16</del>	<del>\$82.16</del>	TBD
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9095575 SCH/SCH CAPR ACT AR & AL 5092

Line	Item Number	UM	Qty	Base Price	Extended Price	Quote #
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302	CSCREEN	EA	1	<del>\$622.25</del>	<del>\$622.25</del>	TBD
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CONFIGURED SCREEN CLAD PRODUCT

Hinged Patio Door - Inswing, BRZ ANNODIZED HI-PERF SILL, 6068,  
 APLR, WHITE FIBER MESH

Rough Opening: 6' 0" X 6' 8"

*S. Goertz  
14 Meigs Ave*

Historic District Review Commission

The City of



**HDRC Case No. 16-009D**

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

**Date: August 16, 2016**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for construction of a new single family residence with attached garage

Applicant: Westland Construction, Inc. / Bob Sanders

Location: 240 W. Kansas Street

District: Dougherty Historic District

NRHP Status/category: Non-Contributing

File Date: August 5, 2016

**SPECIFIC INFORMATION**

**SITE HISTORY**

This prominent lot at the corner of Kansas and Morse was the former site of a small Queen Anne cottage that was destroyed by a fire in January 2014.

**PROPOSAL DESCRIPTION**

The applicant proposes to construct a new single family house with attached two-car garage, facing the corner of Kansas and Morse Streets.

**Design:** The proposed one story residence is approximately 2900 square feet. The footprint is irregular with a wrap-around porch on the front. The front covered entrance faces the corner and is accentuated with a gabled roof that ties into the porch roof extending across the Kansas Street façade. The porch is supported by six columns with stone bases. The prominent hipped roofs over the house and garage are steeply pitched at 10 in 12. Gables over the front door and on the west elevation are also steeply pitched at 10 in 12. A prominent chimney intersects the gable on the west façade. A false dormer is situated on the south façade, above the porch. The roofs of the dormer and porch are less steep at 4 in 12. There is a covered porch on the north side, behind the garage. The fenestration is irregular, with double hung windows. The two car garage is attached on the north side of the house and is set back from Morse Street 22 feet, which is less than the setback of the house, making the garage a prominent feature on the west elevation.

**Materials:**

- Roof: laminated composition shingles
- Siding: stucco
- Trim: 6-inch SmartSide engineered wood trim
- Porch columns: concrete bases veneered with canyon stone and composite columns
- Windows: JeldWen vinyl windows, double hung with simulated divided lights in top sash
- Foundation: concrete with canyon stone veneer
- Chimney: concrete with canyon stone veneer
- Doors: no information provided

- Garage doors: Two 8' x 7' carriage style doors
- Driveway: concrete

## 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.

Standards for Review	Staff Analysis
<p><b><i>UDO: Sec. 30-50.2. District RNC, height and area regulations.</i></b>  <i>The height and area regulations of structures and lots within the district RNC shall be as follows, except for lots of record on the effective date of this UDO and those exceptions provided in Article X:</i></p> <ol style="list-style-type: none"> <li>1. <i>Height: Maximum 35 feet or 2 ½ stories, except that on lots having a natural slope, a full 3 stories may be exposed above grade on the downhill side</i></li> <li>2. <i>Floor area (primary dwelling): Minimum 864 square feet</i></li> <li>3. <i>Lot area: Minimum 5000 square feet per lot</i></li> <li>4. <i>Lot width: Minimum 50 feet at building line</i></li> <li>5. <i>Street frontage: Minimum 40 feet</i></li> <li>6. <i>Lot depth: Minimum 90 feet</i></li> <li>7. <i>Yard requirements:</i> <ol style="list-style-type: none"> <li>a. <i>Front yard: Minimum 20 feet</i></li> <li>b. <i>Rear yard: Minimum 20 feet</i></li> <li>c. <i>Side yard: Minimum 5 feet each side. Buildings on corner lots shall allow a minimum of 15 feet on the side abutting a local street and 20 feet on the side abutting a collector or arterial street.</i></li> </ol> </li> </ol>	<p>The proposed residence meets the UDO regulations for area, setback, and yard requirements. The overall height is approximately 29 feet, which meets the UDO regulations for height.</p>
<p><b><i>UDO: Sec. 30-50.3. District RNC, design principles.</i></b>  <i>Buildings and sites shall be designed and constructed in accordance with the following principles:</i></p> <ol style="list-style-type: none"> <li>1. <i>new construction shall maintain the visual style and character of the surrounding neighborhood; and</i></li> <li>2. <i>new construction and additions shall complement the setbacks, building scale, parking, building and garage orientation of the neighborhood.</i></li> </ol>	<p>Staff finds that the design of the residence does not maintain the style and character of the neighborhood. At 2,900 square feet, the scale of the proposed house is significantly larger than that of surrounding houses. Footprints of existing houses in the neighborhood range from about 1,500 square feet to 2,200 square feet.</p>
<p><b><i>DG: Sec. 30-72. District HP, design principles.</i></b></p> <ol style="list-style-type: none"> <li>1. <b><i>New buildings and additions to existing buildings:</i></b> <i>New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in</i></li> </ol>	<p>The design of this residence does not appear to be compatible with the architecture of the district. The massing, prominent roof, and materials suggest a conventional design that is not sympathetic to the character of the neighborhood,</p>

<p><i>harmony with neighboring structures.</i></p> <p><i>New construction within a historic district shall be held to the same principles of quality design and appropriateness that are required of all structures and properties within a designated historic district.</i></p> <p><i>New construction should not emulate a historic building, but should reflect the contributing elements and character of the streetscape, neighborhood, and historic district. The intent of these guidelines is not to limit creativity but to encourage compatible design and construction.</i></p> <p><i>Sites for new construction shall be placed in the context of the streetscape of character of the district.</i></p> <p><i>New construction shall consider the following guidelines:</i></p>	<p>and the scale of the structure exceeds that of surrounding houses. While new construction is not expected to emulate a historic building, it should respect the character of the streetscape.</p>
<p><i>Orientation: New buildings shall face the public street. Front entrances shall be oriented to the street and relate to the existing pattern of scale, mass, orientation, and size within the streetscape and block.</i></p>	<p>The front entrance is oriented to the corner. The scale, mass, and size of the residence do not appear to relate to the existing patterns on the block.</p>
<p><i>Placement: The location and spacing of new buildings on a lot shall be consistent with existing patterns in the block. The width of new buildings should respect the pattern within the streetscape. Setbacks for all yards around new buildings should conform to the existing uniform pattern of the streetscape. Where a pattern does not exist or is not feasible, the standard setbacks for the zoning district shall prevail.</i></p>	<p>The setbacks meet the requirements for setbacks.</p>
<p><i>Porches: Where front porches are characteristic of houses within the streetscape, new front porches shall be of compatible size, shape, and proportion and shall maintain the pattern already established within the neighborhood.</i></p>	<p>The proposed house features a prominent front wrap-around porch.</p>
<p><i>Fenestration: Windows and doors on new construction shall have proportions and patterns similar to the historic patterns within the streetscape and block. Ranking and window pattern and profile of existing structures within the streetscape shall be respected.</i></p>	<p>Window placement and style are irregular, matching the irregular massing of the design.</p>
<p><i>Accessory structures: New accessory structures shall complement the architectural style and details of the primary structure and should relate to its function as a secondary structure. The roof form shall match the primary structure whenever possible. Accessory structures shall be located in the rear yard only.</i></p>	<p>The garage will be attached and will complement the house. The roof form matches that of the house.</p>
<p><i>Building scale: New buildings shall be constructed with an overall height similar to existing buildings within the streetscape. In addition, the floor-to-floor height, number of stories, and first floor elevation shall also be similar to existing buildings within the streetscape. Vertical and horizontal proportions shall also be maintained.</i></p>	<p>The building scale of the proposed house contrasts to those surrounding this lot. Most are two stories and have a vertical emphasis. The proposed design is one story has a distinct horizontal emphasis.</p>
<p><i>Roof form: Where a dominant roof form exists within the streetscape and district, new construction shall be compatible in form, pitch and shape.</i></p>	<p>There are a variety of roof forms in the district, and many have hipped roofs such as that proposed. The proposed roof is more prominent than any of those on surrounding</p>

	houses.
<i>Architectural details: Architectural details on new construction shall be compatible in terms of design and scale with details found within the streetscape and district.</i>	The dormer is a significant detail, as is the chimney and front porch.
<i>Materials: Materials used in new construction shall be consistent in finish, texture, scale, and color to materials historically used within the streetscape and district. Wood, brick, and stone are acceptable materials for the primary façade of a new building. Stucco may be allowed where structures within the streetscape also feature stucco. Aluminum, vinyl, and artificial masonry shall not be allowed.</i>	The materials proposed are not consistent with those found in the historic districts. Stucco is found occasionally, but is generally found as a secondary finish or accent with stone or brick. Vinyl windows are not permitted for use in the historic districts.

**PREVIOUS CASES / ADDITIONAL INFORMATION**

Applications for certificates of appropriateness for new construction must be approved by the City Council. This application will be presented to City Council for final review on August 22.

**STAFF RECOMMENDATION**

The application does not meet the standards for review or the Historic District Design Guidelines; therefore staff recommends denial of HDRC case #16-011D. Staff recommends that the applicant work with staff and the Design Subcommittee to develop a plan that better meets the Historic District Design Guidelines.

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Site Plan
3. Exhibit C: House Elevation Drawings
4. Exhibit D: Window information
5. Exhibit E: Photos of Neighboring Houses



HDRC Case #16-011D  
240 W. Kansas St.



Exhibit A:  
Vicinity Map

ORDERED BY: WESTLAND CONSTRUCTION, INC.

ADDRESS: 240 W KANSAS STREET

DESCRIPTION: A part of Lot 1 in PETER'S ADDITION to the City of Liberty, Clay County, Missouri, described as follows: All of the South half of the following described Real Estate to wit: The West half of a part of the West half of the Northeast Quarter of Section 7, Township 51, Range 31 and bounded as follows: Beginning at a stake in the North line of Kansas Street in the City of Liberty, and running West Twelve and 65/100 poles to Harrison Street in said City, thence in said street 12 and 65/100 poles to Franklin Street in said City, thence East on said street 12 and 65/100 poles to a stake, thence South 12 and 65/100 poles to the place of beginning, the part conveyed being 105 feet in Southwest corner of the above described land.

# Exhibit B

208.73' (12.65 POLES) (DEED)

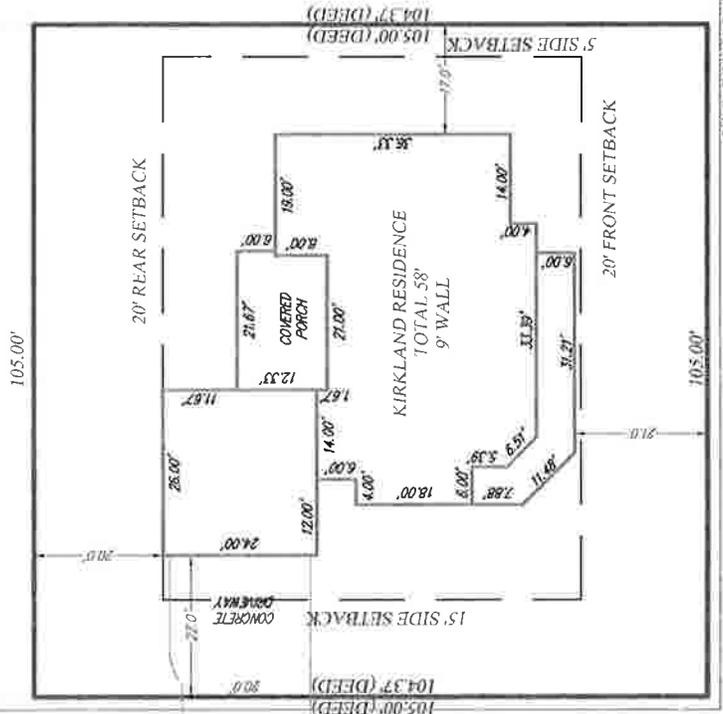
208.73' (12.65 POLES) (DEED)

50' R-W

50' R-W

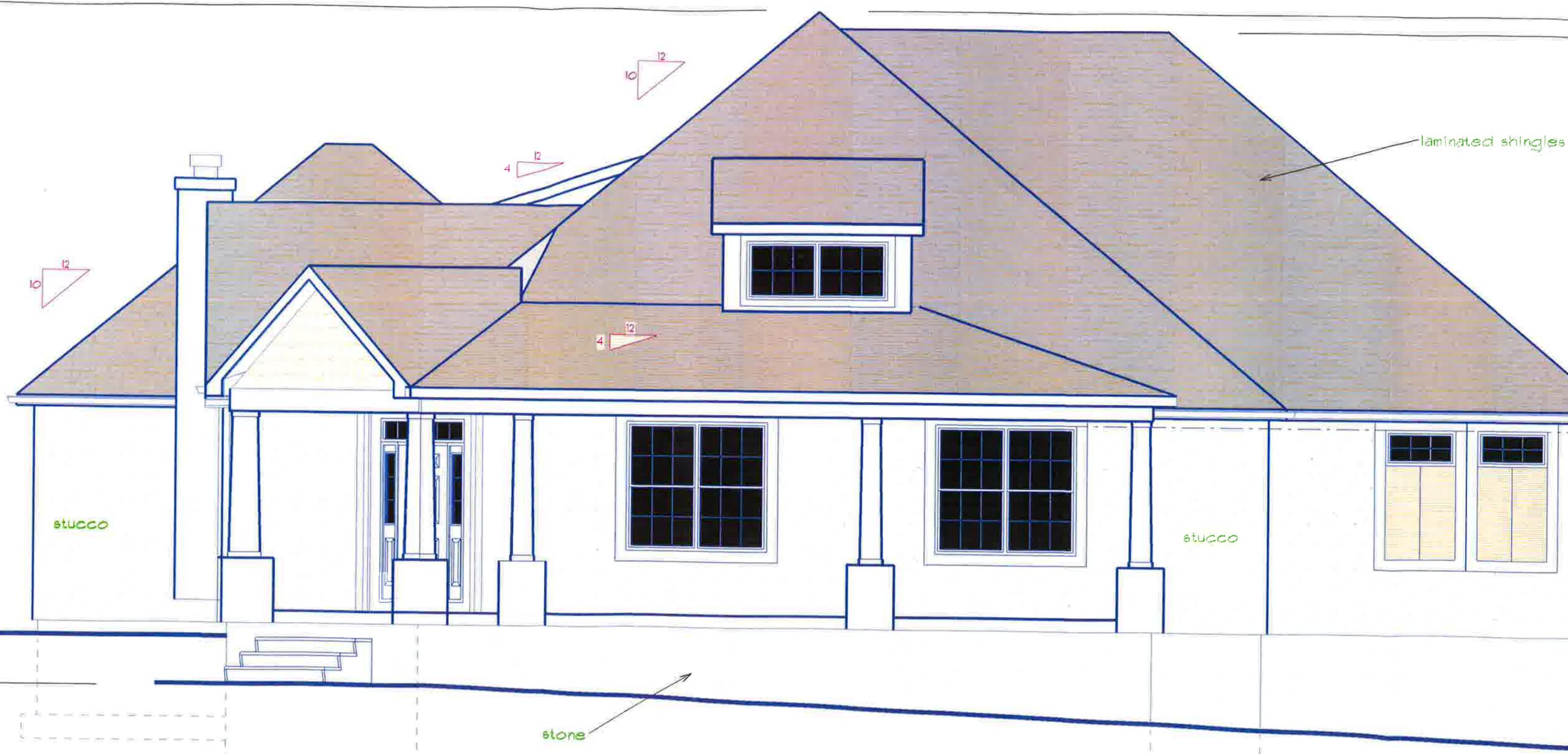
MORSE AVENUE

KANSAS STREET



208.73' (12.65 POLES) (DEED)

ATTENTION: This plat was prepared for use before and during foundation construction only. House staked as shown on plat. Contractor to check and verify house dimensions and elevations at job site. We are not responsible for unknown or unplatted easements of any kind unless we are furnished the description of said easements before the field work is performed. NOTE: Cuts shown hereon for excavation are a guide only. Final decision as to cuts and foundation height to be made by builder on job site.



stucco

stucco

stone

laminated shingles

**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



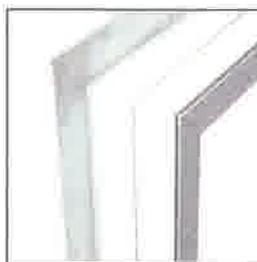
**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

# EXTERIOR



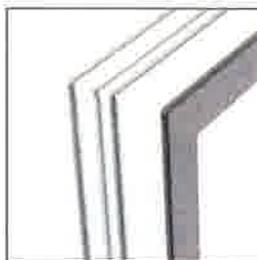
## Frame Options



Flush Frame



Integral Nailing Fin



Pocket Frame

## Exterior Vinyl Colors\*



White



Desert Sand



Almond\*\*

## EverTone™ Exterior Colors\*

Our Premium Vinyl windows and patio doors are available in eight EverTone colors: Chestnut Bronze, Mesa Red, Hartford Green, French Vanilla, Dark Chocolate, Black, Arctic Silver and Desert Sand. EverTone is used on the exterior only; the interior is White, Desert Sand, or Almond.



French Vanilla



Desert Sand



Mesa Red



Hartford Green



Chestnut Bronze



Dark Chocolate



Black



Arctic Silver

**EverTone**

\*Actual colors may vary from the samples displayed.

\*\*Subject to regional availability; check with your dealer for details.

# DOUBLE-HUNG TILT-SASH WINDOWS



Double-Hung Tilt-Sash



Double-Hung Tilt-Sash



Style Cam-Lock

A double-hung window features an upper and a lower sash that slide vertically past each other in a single frame. Both sashes tilt in for convenient cleaning. In addition, our double-hung windows can be paired with fixed, radius and geometric windows.

## Hardware Finishes



## Vinyl Colors



## EverTone™ Exterior Colors



Actual colors may differ from the samples displayed. \*Subject to regional availability. \*\*Available with White interior only.

**Exhibit E**



302 W. Kansas



247 W. Kansas



253 W. Kansas



233 W. Kansas



249 W. Kansas



232 W. Kansas