



**HISTORIC DISTRICT
REVIEW COMMISSION**

March 7, 2017

5:30 p.m.



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

March 7, 2017

5:30 p.m.

City Hall Council Chambers

- 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: February 21, 2017**
- IV. **HDRC Case #17-001L** After the Fact : COA Application Consideration of a request for an After the Fact Certificate of Appropriateness for replacement of stairs and new pergola on the garage at 203 N. Water St., Historic Lightburne District. Elizabeth Comfort, applicant.
- V. **HDRC Case #17-002PH** Consideration of a Certificate of Appropriateness for a new garage at 36 Moss Ave., Prospect Heights Historic District. Reed & Abbey Oshel, applicants.
- VI. **HDRC Case #16-017LS** Amended Application Consideration of a Certificate of Appropriateness for new wall construction at 7 E Kansas St., Charles Small, applicant.
- VII. **Other Business**
 - a. Administrative Approvals since February 21, 2017 meeting:
 - Sign for 7 W. Franklin, Anna Marie's Tea Shop, Brenda Hedrick applicant
 - b. Miscellaneous matters from the Commission
 - c. Miscellaneous matters from staff
- VIII. **Adjournment**

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary
3rd Floor Conference Room, City Hall
February 21, 2017
5:30 p.m.

I. Call to Order

Vice Chairman Carr called the meeting to order at 5:34 p.m.

II. Roll Call

John Carr, Mike Gilmore, Kelley Pozel, Dail Hobbs and Doug Wilson answered roll call. Vern Drottz, Matt Grundy, Clay Lozier and Brett Rinker were absent. Jeanine Thill, Community Development Manager represented staff. There were three members of the public in attendance; applicants Anne & Michael Zeigler and Paemon Aramjoo.

III. HDRC Case #17-003D: COA Application Consideration of a request for a Certificate of Appropriateness for new garage doors at 233 W. Franklin St., Historic Dougherty District. Michael & Anne Zeigler, applicants.
Ms. Thill presented the details of the application, as described in the staff report.

Discussion:

Commissioner Gilmore commented the proposed garage doors look to be appropriate. Vice Chairman Carr asked for clarification on which door design they plan to use, the applicant confirmed that the doors will be six panels over twelve small windows on each door. Motion by Commissioner Gilmore to approve the application HDRC Case #17-003D because it meets the requirements of the Design Guidelines. Seconded by Commissioner Pozel. Motion passed unanimously.

HDRC Case #17-001PH: COA Application Consideration of a request for a Certificate of Appropriateness for demolition of a non-contributing accessory structure and construction of a new garage at 119 S. Terrace Ave, Prospect Heights Historic District. Paemon & Ashley Aramjoo, applicant.

Discussion:

Commissioner Wilson asked for clarification on where the access door would be, the applicant said on the north side of the garage toward the front. The same materials (hardie siding) will be used on all elevations and there will not be windows on the back or sides of the garage. There was extensive conversation about the pitch of the roof, a possible truss system and the return. The applicant stated he would like the proposed pitch so he can use the second floor for storage and be able to walk on that level. He added that he has hired Aimee Gray as his architect. Commissioner Hobbs commented on the pictures of the existing conditions of the shed proposed for demolition, he said the bumpout in the back of the shed was typically for a buggy and photo documentation would be appreciated before demolition. He also added that historically the Urban Railroad along the back part of the lot and he may find cinder underground. The Urban Railroad quit running in the late 1920's or 30's and ran from Excelsior to Kansas City.

Motion by Commissioner Gilmore to approve the application HDRC Case # 17-001PH with the stipulation that the gable façade will match the façade of the home and siding is the same on all four sides of the new garage. Motion seconded by Commissioner Pozel, Motion passed unanimously.

IV. Approval of Meeting Summary

Commissioner Hobbs made a motion to approve the Meeting Summary of the January 17, 2017 HDRC Meeting as presented. Commissioner Pozel seconded the motion which was approved 7-0-0.

V. Other Business

- a. Administrative approvals
 - a. Ms. Thill reported there were two administrative approval since the last meeting:
 - 233 W. Franklin, Zeigler, In-Kind repairs to roofing material
 - 253 W. Kansas, Sharp, In-Kind repairs to shingles, soffits, garage dormer and deck
 - b. Miscellaneous matters from the Commission
 - a. Commissioner Wilson referred back to the HDRC Case 17-001PH and wanted staff to confirm with the applicant that the six panel door would be used and that the windows would be wood and match those on the front of the home. Staff will request the architect's plans.
 - b. Commissioner Pozel suggested that HDRC looks at opportunities to partner with other organizations, such as the Daughters of the American Revolution. Ms. Thill will follow up with Commissioner Pozel.
- c. Miscellaneous matters from staff- April 7th CLG Training in Jefferson City and the Missouri Preservation Conference will be in Hannibal on May 17-19th. Anyone interested in attending should let Ms. Thill know. Commissioner Hobbs commented there are typically good classes and tours.

Vice Chairman Carr adjourned the meeting at 6:25 p.m.

**HDRC Case No. 17-001L****Staff: Jeanine Thill, Community Development Manager****HDRC Meeting Date: March 7, 2017****GENERAL INFORMATION**

Application: After the Fact Certificate of Appropriateness for construction of stairs & pergola

Applicant: Elizabeth Comfort

Location: 203 N. Water Street

District: Lightburne Historic District

NRHP Status/ category: Contributing

File Date: January 10, 2017

SPECIFIC INFORMATION**SITE HISTORY**

This Queen Anne style home is the asymmetrical composition utilizing a variety of forms and textures and was built in 1897. The profile of the roof line is high and complex. Note in particular the corner tower with conical roof, encircling verandah and bay window on the ground floor south exposure. The majority of the windows are double hung and set, as are doorways, with entablature surrounds. The tower is quite elaborate with three different styles of leaded glass windows. Porch posts and balustrade appear non originals and not in the Victorian mode. The siding on the tower is non-original and the two story cement block garage with a flat patio deck is located to the east is non-original as well.

PROPOSAL DESCRIPTION

The applicant constructed stairs from the back porch to access the yard and driveway. The stairs are constructed of wood and measure 38 inches wide. There is a 2x6-inch railing and 2x2 inch spindles.

The pergola over the garage doors is 2X6 cedar with 6" hardie concrete lap siding behind.

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.

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. 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).

Staff Analysis

The stairs on the side of the home provide access to the driveway and another means of egress. The stairs and railing match the previous stair materials and are appropriate. The pergola will complement the design and materials of the house.

PREVIOUS CASES

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #17-001L.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of old stairs & garage facade
4. Exhibit D: Photos of new stairs & pergola
5. Exhibit E: Drawings





HDRC Case #17-001L
203 N. Water



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

Exhibit B

1. NO. Roll II #55		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 203 N. Water Street		1. NO. Roll II #55
COUNTY Clay		5. OTHER NAME(S)		
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.		16. THEMATIC CATEGORY Architecture		2. COUNTY Clay
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS		17. DATE(S) OR PERIOD c. 1897		
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri		18. STYLE OR DESIGN Modified Queen Anne		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 203 N. Water Street
8. DESCRIPTION OF LOCATION		19. ARCHITECT OR ENGINEER unknown		
		20. CONTRACTOR OR BUILDER unknown		5. OTHER NAME(S)
		21. ORIGINAL USE, IF APPARENT residence		
9. COORDINATES LAT _____ LONG _____ UTM _____		22. PRESENT USE residence		6. TOWNSHIP
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()		23. OWNERSHIP PUBLIC () PRIVATE (X)		
11. ON NATIONAL REGISTER? YES () NO (X)		24. OWNER'S NAME AND ADDRESS IF KNOWN James C. Prince		RANGE
12. IS IT ELIGIBLE? YES () NO ()		25. OPEN TO PUBLIC? YES () NO (X)		
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)		26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.		SECTION
14. DISTRICT POTENTIAL? YES () NO ()		27. OTHER SURVEYS IN WHICH INCLUDED		
15. NAME OF ESTABLISHED DISTRICT		28. NO. OF STORIES 2 1/2		29. BASEMENT? YES (X) NO ()
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Typical of the Queen Anne style is the asymmetrical composition utilizing a variety of forms and textures. The profile of the roof line is high and complex. Note in particular the corner tower with conical roof, encircling verandah and bay window on the ground floor south exposure. The majority of windows are double hung and set, as are doorways, within entablature surrounds. Fenestration of the(over)		30. FOUNDATION MATERIAL stone		
43. HISTORY AND SIGNIFICANCE Although basically Queen Anne in styling and detail, the charm of this late nineteenth century residence has been diminished through insensitive alterations and additions. Nonetheless, in its corner position on N. Water Street it serves as an introduction to the turn of the century neighborhood. James L. Thompson to Ralph Hughes for \$1,800, c. 1897.		31. WALL CONSTRUCTION frame		32. ROOF TYPE AND MATERIAL gambrel/asphalt shingle
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A chain link fence surrounds the property to the south. The two story garage is approached by a driveway off Mississippi Street.		33. NO. OF BAYS FRONT 4 SIDE 3		
45. SOURCES OF INFORMATION Abstract Record #4, Clay County Title Company.		34. WALL TREATMENT wood clapboard		35. PLAN SHAPE irregular
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102		36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (XX) MOVED ()		
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM		37. CONDITION INTERIOR unknown EXTERIOR good		38. PRESERVATION UNDERWAY? YES () NO (X)
		39. ENDANGERED? BY WHAT? YES () NO (XX)		
		40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()		41. DISTANCE FROM AND FRONTAGE ON ROAD 20' from N. Water St.
		46. PREPARED BY C. Millstein/P. Glenn		
		47. ORGANIZATION Liberty-Community Dev.		48. DATE Dec 85
		49. REVISION DATE(S)		

**PHOTO
MUST
BE
PROVIDED**

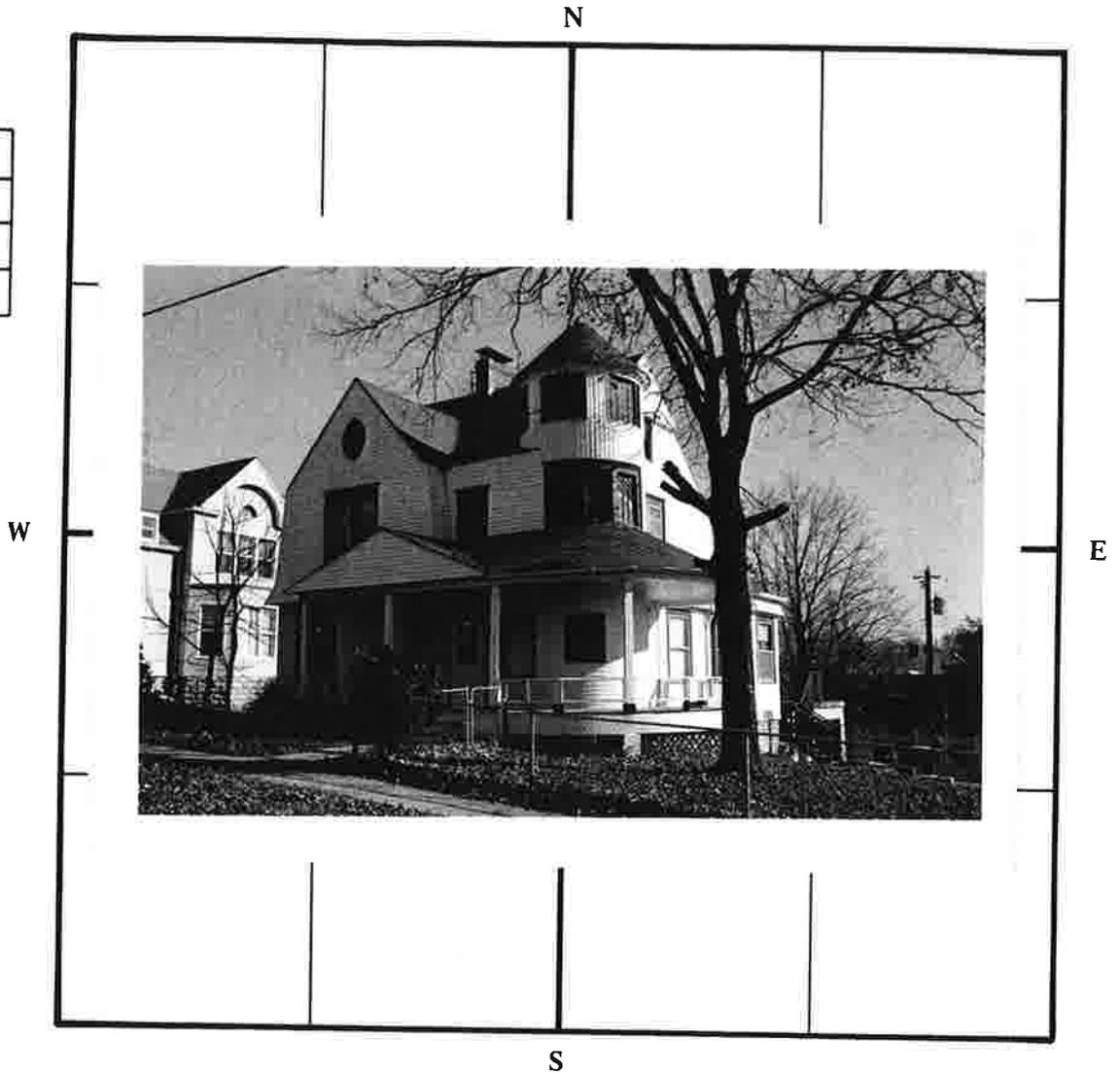
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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.

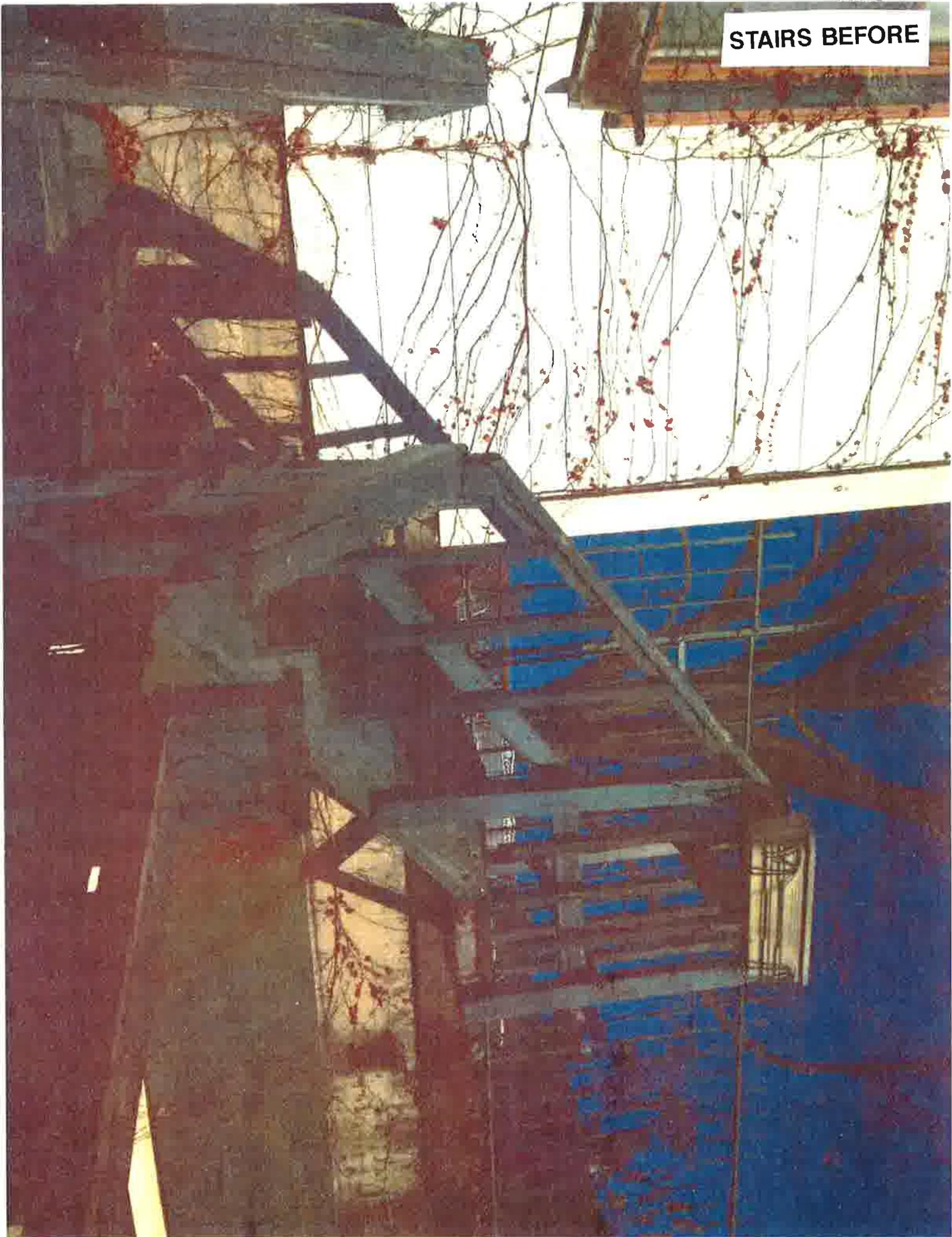


Notes: #42 from other side. tower however, is more elaborate with three different styles of leaded glass windows - the central triple window being framed by a decorated lenticular cartouche-like ornament is centered in the gable end of the principal facade. Porch posts and balustrade appear iron originals and not in the Victorian mode. The siding on the tower is non-original as well. An attached, non original, two story cement block garage with a flat patio deck is located to the east.

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.

STAIRS BEFORE



STAIRS BEFORE



Exhibit C
STAIRS BEFORE



Exhibit C
GARAGE BEFORE

current
roofing
needs
replaced



STAIRS AFTER



STAIRS AFTER



Exhibit D

STAIRS AFTER



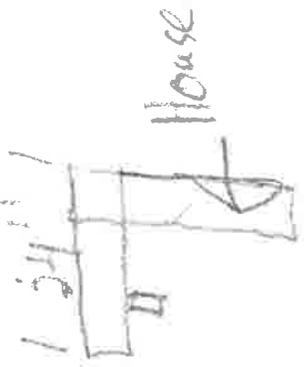
Exhibit D

GARAGE/PERGOLA AFTER



200 water st.

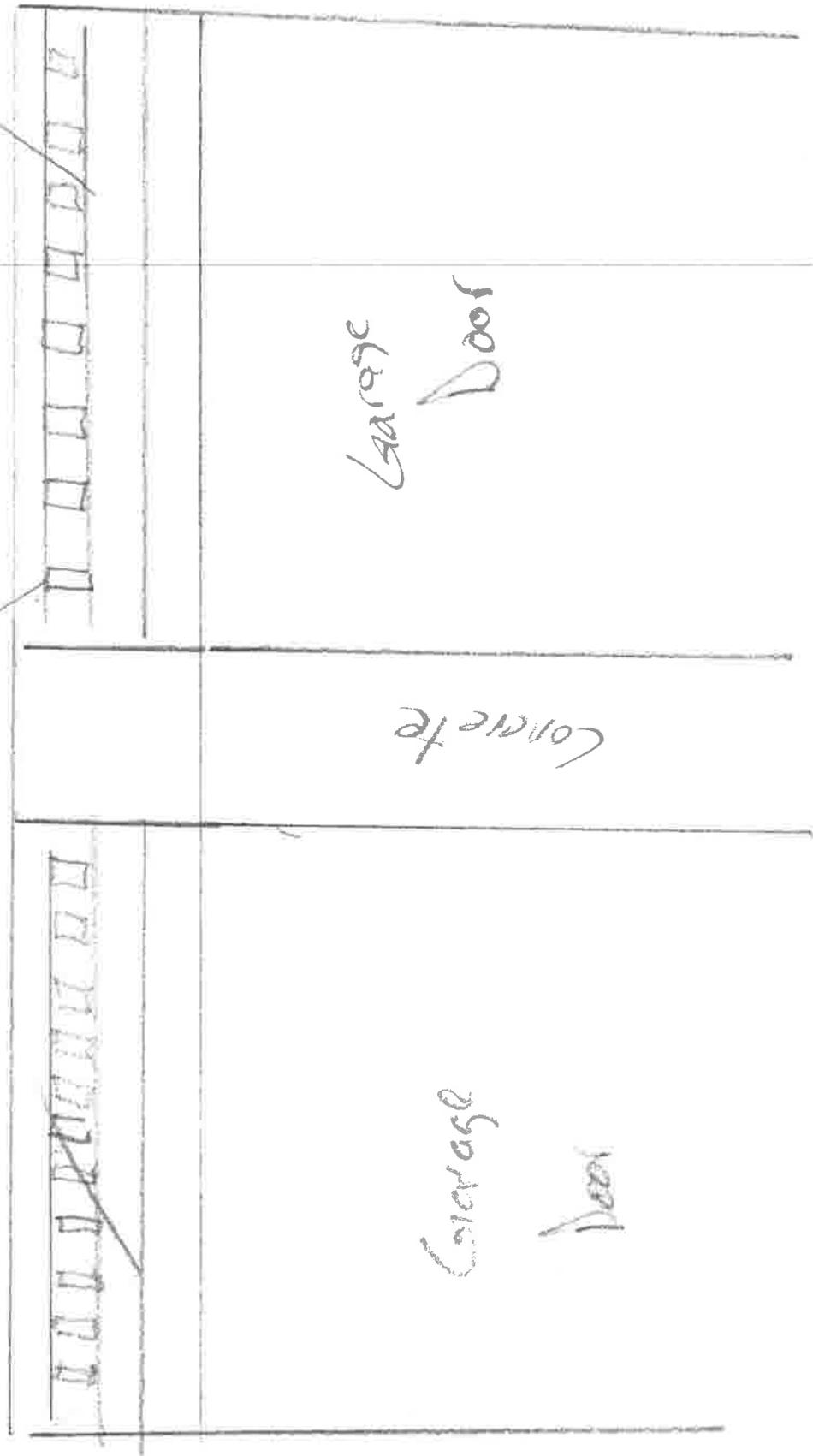
160c



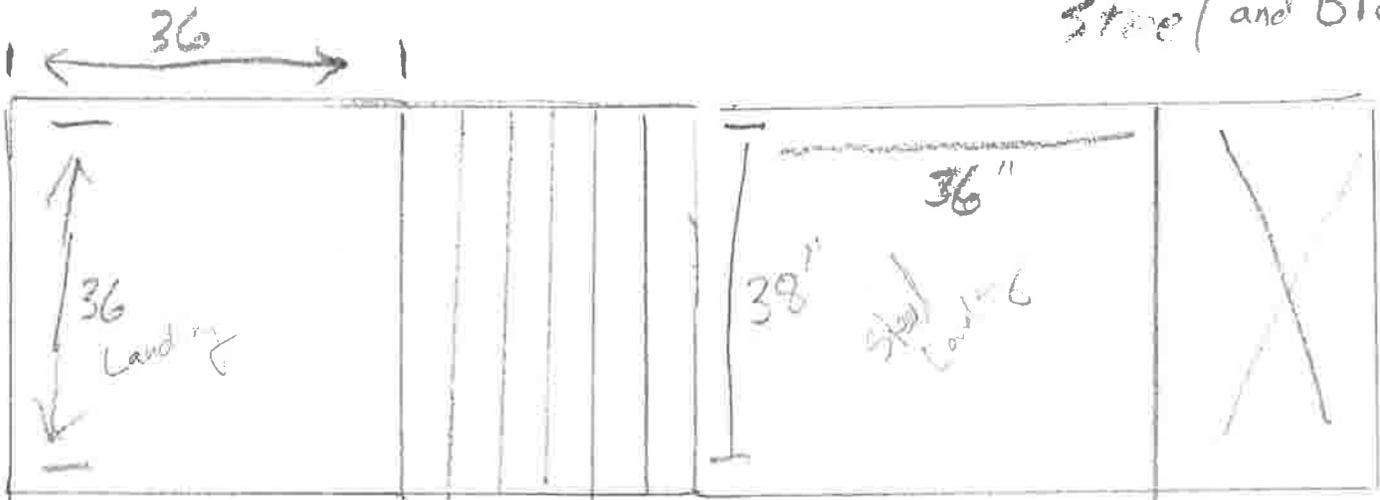
2x6 cedar
Pergola

Hardi
6" Lap
Concrete
Siding

Pergola



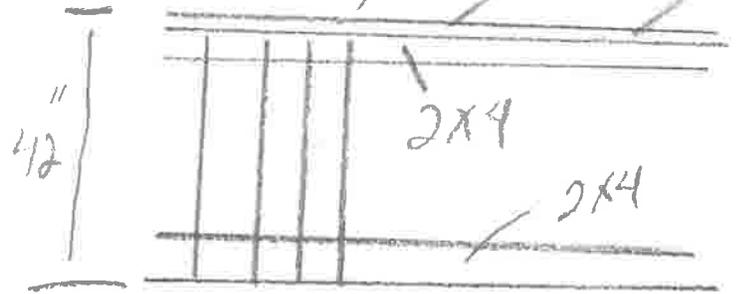
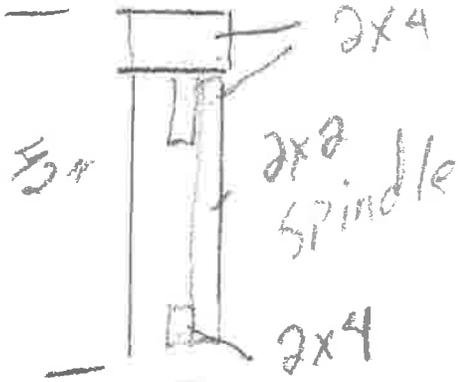
Framed Over Existing $\frac{1}{2}$ Plate
Steel and Bracing



Total Rise
37"
Run 48"

Rails 4" OC $3\frac{1}{2}$ I Below
2x4 Cap

38"



Landing Beyond



West Elevation

Historic District Review Commission

The City of



HDRC Case No. 17-002PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: March 7, 2017

GENERAL INFORMATION

Application: Certificate of Appropriateness for construction of a new garage
Applicant: Reed & Abbey Oshel
Location: 36 Moss Ave.
District: Prospect Heights Historic District
NRHP Status/category: Contributing
File Date: February 20, 2017

SPECIFIC INFORMATION

SITE HISTORY

Built in 1912 this large Prairie style was home to the Sigma Nu Fraternity. It is currently a single family residence. The home has wide, overhanging eaves, a wrap-around front porch, massive brick columns with stone bases and brick rails. The windows are paired, 4/1. The eaves have flat brackets. There are two fireplaces with flared masonry caps. A two-story bay is on the left, and a hipped roof, two-story extension on the right. There are two clap board additions a one-story to the rear and a two story to the left. The entry door has been replaced. Above the entry door are two small bracketed windows with plastered surrounds. There are two shed-roof dormers in front.

PROPOSAL DESCRIPTION

Construct Garage: Proposed is a three car detached garage, 960 square feet on the NW corner of the lot; with an approximate peak height of 16 feet. There will be three garage doors, each 8 ft. with six over six windows. The two exterior garage doors will be steel 9-lite pre-hung exterior doors. The front elevation will be brick, with wood siding on the other three elevations. There will be a dormer to emulate the front of the house. The roof will have shingles to match the home. The existing gravel parking area will be a 24X60 paved driveway and a sidewalk from the garage/drive to the back door and fenced yard. The driveway size maybe reduced to accommodate for the 4ft of greenspace buffer.

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. 30-72.3. District HP, design principles.	Staff Analysis
<p>UDO Sec. 30-81.2. Accessory structures, residential districts. <i>One detached accessory structure shall be allowed in the rear or side-yard at least 5 feet from the lot line and at least 10 feet from any other structure.</i></p> <p>1. <i>All accessory structures within any residential district shall comply with the following maximum building footprint requirements:</i></p> <p style="padding-left: 40px;">b. <i>no greater than 1000 square feet on lots ½ acre to one acre.</i></p>	<p>The garage meets the UDO’s size, as the proposed garage is 960 square feet and the lot is .55 acres. The code states accessory structures shall be no greater than 1000 square feet on lots ½ acre to one acre.</p> <p>Setback requirements for the accessory structure meets the requirements as the site plan shows it will be 10ft from the side lot line with a 4ft. greenspace buffer between the parking and the property line.</p>
<p>DG: Sec.30-72. District HP, design principles.</p> <p>1. <u>New Construction:</u> <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 design, materials and colors are in harmony with neighboring structures.</i></p> <p><u>Accessory Structures:</u> <i>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 style, scale, roof form and materials of the proposed garage will complement the primary structure.</p> <p>Materials include:</p> <ul style="list-style-type: none"> • Hardie lap siding on three sides and brick on the front elevation to match the home • Wood windows • Shingles will be Grey Architectural shingles to match the home <p>The soffit will be flat with 2 ft. overhang as well as a 2 ft. gable overhang. Dimensions compliment extensive overhangs of the house. No windows are planned for the east elevation to maximize interior storage and versatility. The elevation faces street, but is barely visible from the street. This elevation will also be tied into garden/patio adjacent to the east side of the garage increasing visual appeal from that side.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

- HDRC Case 98-001PH: Certificate of Appropriateness for exterior modifications
- HDRC Case 00-004PH: Certificate of Appropriateness for roof, soffit, and gutter replacement, window replacement, and fence installation
- HDRC Case 07-005PH: Certificate of Appropriateness for improvements to the porch and cellar doors.
- HDRC Case 15-002PH: Certificate of Appropriateness for fence
- HDRC Case 16-001PH (Part A): Certificate of Appropriateness for replacement of the roof

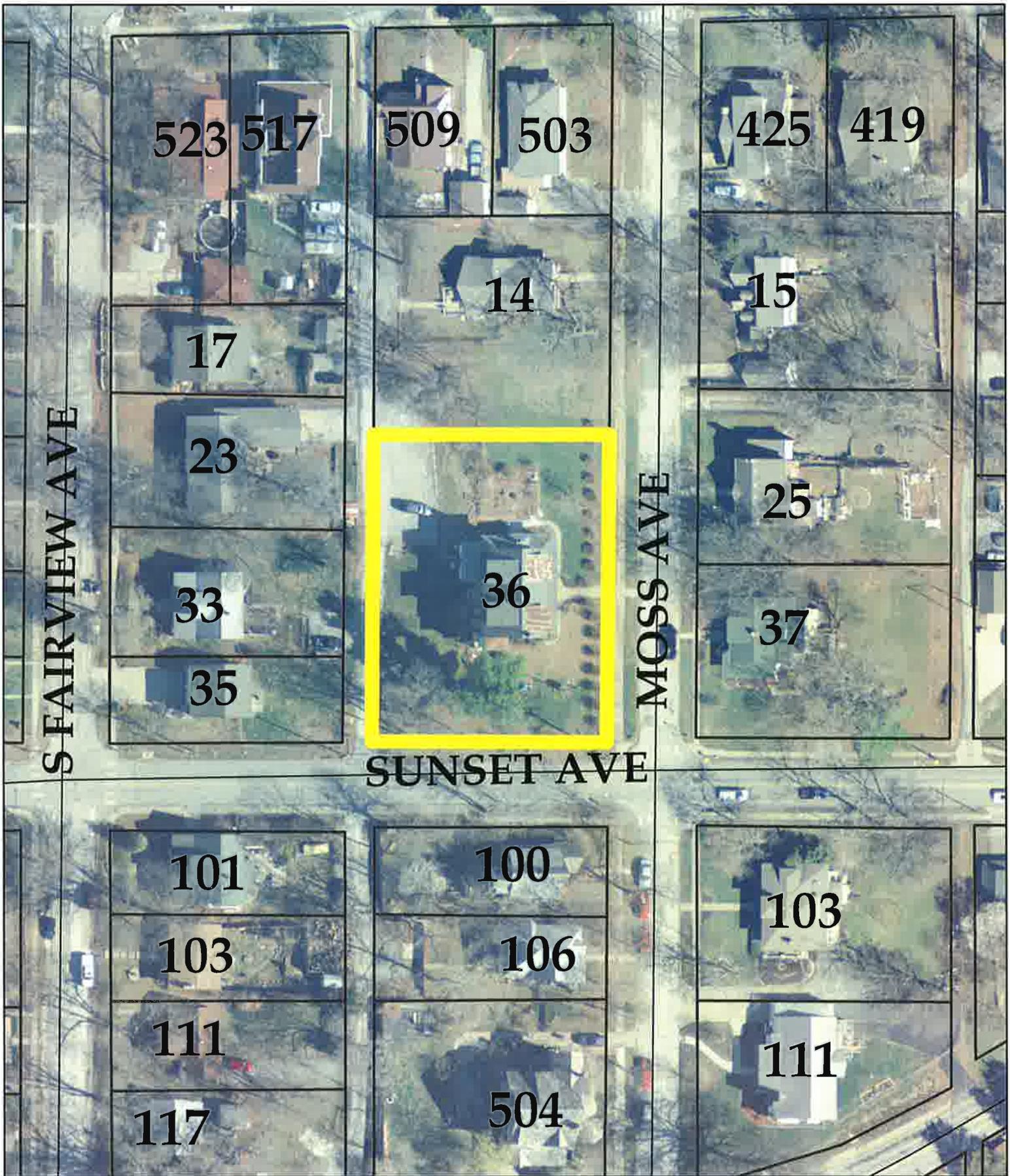
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Proposed garage design and driveway
5. Exhibit E: Site Plan
6. Exhibit F: Elevations
7. Exhibit G: Materials List





HDRC Case #17-002PH
36 Moss Ave.

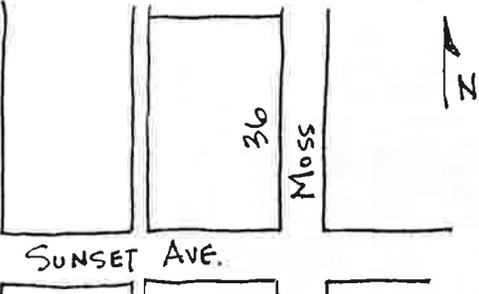


EXHIBIT A:
VICINITY MAP

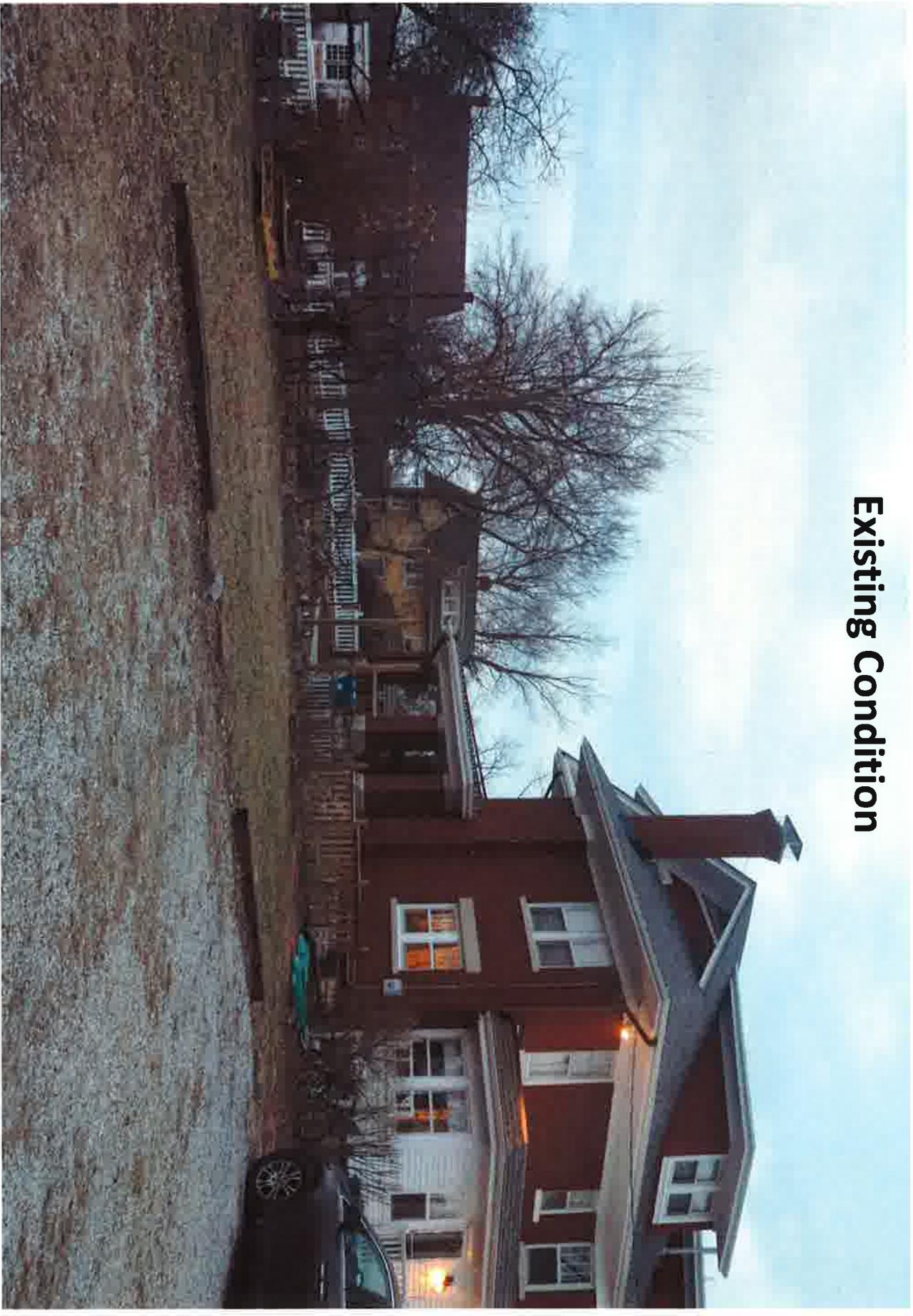
MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

Exhibit B

<p>1. NO. H-20a</p> <p>2. COUNTY Clay</p> <p>3. LOCATION of Liberty Community Development NEGATIVES</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 36 Moss Av. , Sigma Nu Fraternity</p> <p>5. OTHER NAME(S)</p>	1. NO.	
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N 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>  <p>9. COORDINATES UTM LAT N120,900 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. PART OF ESTAB. HIST. 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 1912</p> <p>18. STYLE OR DESIGN Prairie</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 fraternity house</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN Sigma Nu Fraternity William Jewell College</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 2 1/2</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; composition shingle</p> <p>33. NO. OF BAYS FRONT 3 SIDE 3</p> <p>34. WALL TREATMENT brick</p> <p>35. PLAN SHAPE rectangle</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED () MOVED ()</p> <p>37. CONDITION INTERIOR EXTERIOR fair</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES (X) NO () neglect</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 225'</p>	2. COUNTY
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A large, Prairie style residence with wide, overhanging eaves. The wrap-around front porch also has wide overhanging eaves, massive brick columns with stone bases, and brick rails. The windows are paired, 4/1. The eaves have flat brackets. There are two fireplaces with flared masonry caps. A two-story bay is on the left, and a hipped roof, two-story extension on the right. There are two clapboard additions - (cont.)</p>	<p>43. HISTORY AND SIGNIFICANCE A prominent house visually, situated at the top of the ridge, the structure adds to the character of the neighborhood by virtue of its design, materials and scale. Prospect Heights was originally platted for small homes, but several fine, larger structures were built on Moss Avenue. It was built by William F. Norton, who served as a Clay County banker since 1885. He was the son of Elijah H. Norton who served for 12 years on the Missouri Supreme Branch. It became the Sigma Nu House in 1970</p>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)	
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The fraternity has a very large lot, with a large parking area, with railroad tie retaining wall, to the right. A visible dumpster detracts from the neighborhood.</p>	<p>45. SOURCES OF INFORMATION City water permits. Clay County Missouri Centennial Souvenir, 1922.</p>	5. OTHER NAME(S)	
<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>	6. TOWNSHIP	
<p>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</p>		RANGE	
<p>SECTION</p>		SECTION	

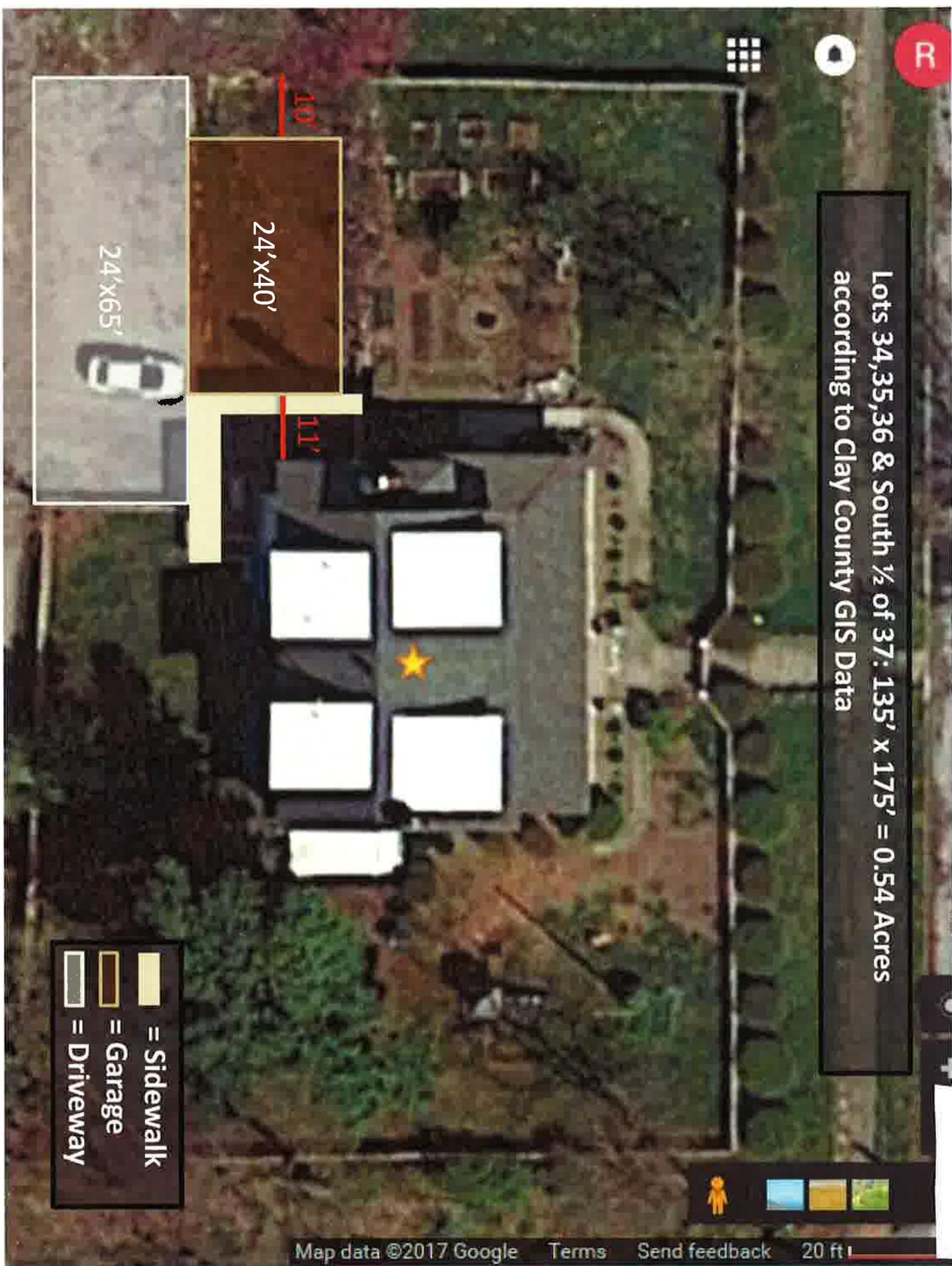
Existing Condition



Proposed Construction



Lots 34,35,36 & South 1/2 of 37: 135' x 175' = 0.54 Acres
according to Clay County GIS Data



- [Yellow rectangle] = Sidewalk
- [Brown rectangle] = Garage
- [Grey rectangle] = Driveway

- = Sidewalk
- = Garage
- = Driveway

10'

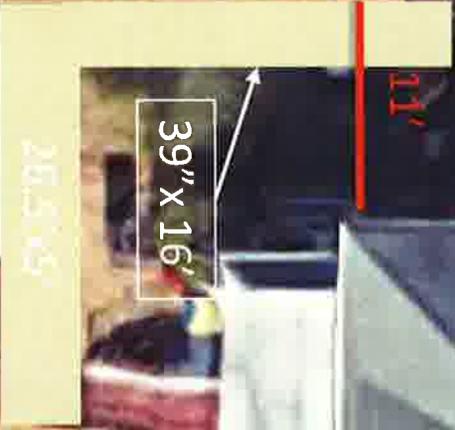


24'x40'



24'x65'

11'



25.5'x5'

39" x 16'



MENARDS
 INDEPENDENCE, 4101 S LITTLE BLUE PKWY, INDEPENDENCE, MO, 816-795-1502

Wall Configurations

*Illustration may not depict all options selected



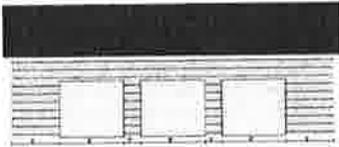
ENDWALL B

- (1) - JELD-WEN® Builders Series Vinyl Clear Single Hung Window with Nailing Flange
- (1) - Commander® Primed Steel 9-Lite Prehung Entry Door



SIDEWALL D

- (1) - Commander® Primed Steel 9-Lite Prehung Entry Door



SIDEWALL C

- (3) - Ideal Door® 8 ft x 7 ft 5-Star White Raised Pnl. Insul. EZ-SET® Garage Door



ENDWALL A

- (1) - JELD-WEN® Builders Series Vinyl Clear Single Hung Window with Nailing Flange

	Design Name: Base model Garage	Design ID 333553121414	Estimate ID 3999
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Exhibit F



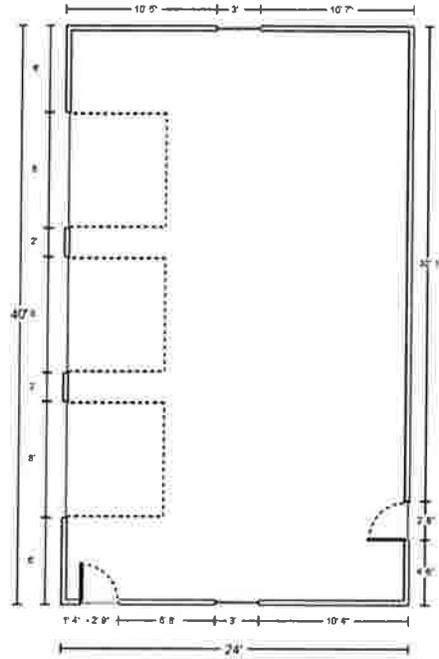
INDEPENDENCE, 4101 S LITTLE BLUE PKWY, INDEPENDENCE, MO, 816-795-1502

Garage Floor Plan

**Illustration may not depict all selections.

Endwall A

Sidewall C



Sidewall D

Materials List

Description	Quantity	Usage
Mortar Mix - Type S	9	Block Mortar
2" x 4" 16' Above Ground AC2@ Green Pressure Treated Lumber	7	Bottom Plate
White 1-1/4" x 2" x 8ft. Vinyl Brickmould	3	Brick Moulding Horizontal
White 1-1/4" x 2" x 8ft. Vinyl Brickmould	6	Brick Moulding Vertical
Guardian R-19 Kraft-Faced Fiberglass Insulation 6.5" x 23" x 39.17' - 75.1 sq ft	13	Ceiling Insulation
24-0-0 Spreadweb 6.0/12	14	Spreadweb Truss
8" Standard Concrete Construction Block	78	Concrete Block
Grip Fast 1-1/4" White Aluminum Trim Nail- 1 lb. Box	1	Door Stop Fasteners
White 7/16" x 2" x 9ft. Vinyl Garage Door Stop Moulding	3	Door Stop Horizontal
White 7/16" x 2" x 7ft. Vinyl Garage Door Stop Moulding	6	Door Stop Vertical
Grip Fast® #8 x 1-5/8" Square Drive Coarse Thread Drywall Screw - 5 lb. Box	9	Drywall Screws
24-0-0 End Truss 6.0/12	2	End Truss
2" x 6" x 8' Framing Lumber	1	Entry Door Eave Header
2" x 6" x 8' Framing Lumber	1	Entry Door Gable Header
6" Aluminum Rustic Fascia	13	Fascia
Grip Fast 16D Vinyl-Coated Sinker Nail- 5 lb. Box	8	Framing Nails
2" x 4" x 16' Framing Lumber	8	Gable Overhang Framing
Atlas Pro-Cut Hip and Ridge Shingles (311 in. ft.)	2	Hip and Ridge Shingles
Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap	3	House Wrap
Intertape Polymer Group 1.88 inches wide x 54.6 yards long Red Sheathing Tape	1	House Wrap Tape
Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier (200 sq. ft. per roll)	3	Ice & Water Barrier
1/2" x 4' x 8' Lightweight Drywall	30	Interior Ceiling Panel
1/2" x 4' x 8' Lightweight Drywall	35	Interior Wall Panel
White 11/16" x 5-13/16" x 10 ft. Vinyl Jamb Trim	3	Jamb Trim Horizontal
White 11/16" x 5-13/16" x 7 ft. Vinyl Jamb Trim	6	Jamb Trim Vertical
2" x 4" x 16' Framing Lumber	6	Lateral Brace
White Lighting™ Window & Door Silicone Rubber Clear Sealant- 9 oz	2	Opening Caulk
Tile Seal Self-Adhesive Asphalt Window Flashing Tape 1-Roll 4" x 33ft.	4	Opening Flashing
LP® SmartSide® 1" x 4" x 10' Textured Engineered Wood Outside Corner Trim	4	Outside Corner

Materials List

Description	Quantity	Usage
Pella Carriage House Series 96x84 White Insulated Single Garage Door w/ windows.	3	Overhead Door
2" x 12" x 10' #2 & Better Framing Lumber	6	Overhead Door Eave Header
Ideal Door® Keyed Lockset Kit for Residential Overhead Garage Door	3	Overhead Door Lock
12' Aluminum Style D Roof Edging	13	Roof Edge
#15 Felt Underlayment ASTM-D226- 400 Sq. Ft.	4	Roof Felt
7/16" x 4' x 8' OSB	44	Roof Sheathing
USP Structural Connectors 7/16" Steel Plywood Clips- 25 ct.	7	Roof Sheathing Clips
Grip Fast® 1-1/4" Electro-Galvanized Coil Roofing Nails -7,200 Count	1	Roofing Nails
JELD-WEN® Craftsman Glass Series 36" W x 80" H White Insulated core Steel Primed prehung entry door	2	Service Door
Kwikset® Smartkey Venitian Bronze Entry Knob	2	Service Door Lock
Grip Fast 8D Vinyl-Coated Sinkers Nail- 5 lb. Box	10	Sheathing Fasteners
Atlas Pro-Cut Universal Starter Shingle, up to 8.5" exposure- Covers 78 Lin. ft.	2	Shingle Starter
Atlas CastlebrookM 35 Architectural Shingles (32.8 sq. ft.)	44	Shingles
James Hardie HardiePlank Primed Arctic White Cedar Mill Lap Fiber Cement Siding Panel (Actual: 0.312	186	Siding
Grip Fast 80 HOG Siding Nail- 5 lb. Box	3	Siding Fasteners
Plymouth Foam 3-1/2" x 50' Standard Foam Sill Sealer	3	Sill Seal
16" x 12' Aluminum Vented Soffit	18	Soffit
Grip Fast 1-1/4" White Aluminum Trim Nail- 1 lb. Box	1	Soffit Fasteners
12' Aluminum Frieze Runner F-Channel	12	Soffit J-Trim
2" x 4" x 16' Framing Lumber	16	Top Plate
Fasten Master TimberLOK Heavy Duty Wood Screw 6" 50pc	1	Truss Fastener
7/16" X 4' x 8' OSB	42	Wall Sheathing
2" x 4" x 10' Framing Lumber	144	Wall Stud
Pella 450 Series Wood Double Pane Annealed Double Hung Window (Rough Opening: 32.25-in x 38.25-i	2	Window
2" x 6" x 8' Framing Lumber	2	Windows Gable Header
Mortar Mix - Type N	9	Brick Mortar
7 5/8" X 2 1/4" Veneer Wall Brick	1120	Brick
2" x 8" x 14' Framing Lumber	27	Dormer Rafters
2" x 6" x 8' Framing Lumber	2	Dormer Windows Gable Header
Hinged Casement Window	6	Dormer Windows

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Pella 450 Series Wood Double Pane Annealed Double Hung Window (Rough Opening: 32.25-in x 38.25-in; Actual: 31.5-in x 37.5-in)

Item # 140282 Model # 748171605371

★★★★☆ (3 Reviews)



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\$299 Minimum purchase required. Subject to credit approval. Offers cannot be combined. [Get Details](#)

Product Information

Description

- Advanced Low-E energy-saving glass
- Beautiful wood interior with low-maintenance EnduraClad exterior
- Both sashes tilt for easy cleaning of exterior glass from inside your home
- Cam-action locks provide a superior seal against drafts and leaks
- Custom sizes and color-matched grilles are also available via special order
- For more product details refer to the specifications tab

Specifications

Actual Height (Inches)	37.5	Lock Type	Cam
Actual Width (Inches)	31.5	Nail Fin	Applied
Jamb Depth (Inches)	2.69	J Channel	N/A
Series	450	Mulling	N/A
Interior Color/Finish	Unfinished pine	Wood Jamb Extension	4-9/16-in
Exterior Color/Finish	White EnduraClad	Number of Locks	1
Hardware Color/Finish	Champagne	Ventilation Latches	N/A
		Tilt Mechanism	Compression
		High Altitude Rated	✗

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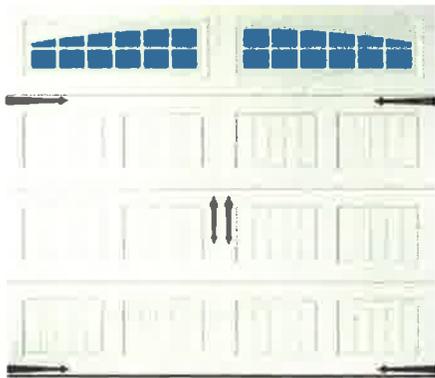
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Pella Carriage House Series 96-in x 84-in Insulated White Single Garage Door with Windows

Item # 420665 Model # 123534

★★★★☆ (7 Reviews)



\$518.44

- 1 +

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\$299 Minimum purchase required. Subject to credit approval. Offers cannot be combined. [Get Details](#)

💬 CHAT WITH LOWE'S

Product Information

Description

- Reduce noise and save energy with vinyl-backed, polystyrene insulation
- Update your home's exterior with a custom carriage house beadboard look
- Windows let in light to brighten your garage interior
- Enjoy increased peace of mind with Pella's SafeShield patented hardware
- The perfect low maintenance choice for your two-car garage
- Heavy-duty 14-gauge hardware and premium nylon rollers come standard with every Pella door
- Five-layer paint system provides durable, long-lasting color
- Manufactured in the USA from recycled steel

Specifications

Actual Height (Inches)	84	Warranty	25-year limited
Actual Width (Inches)	96	Construction Type	Vinyl-back construction
Thickness (Inches)	2	Decorative Hardware Included	✓
Insulated	✓	Hardware Finish	Black
Windows	✓	Hardware Included	✓
Type	Single	Window Material	Glass
Series	Carriage House	Spring Type	Torsion
Material	Steel	Manufacturer Color/Finish	White
Carriage House	✓	Color/Finish Family	White
High Impact	✗	 CHAT WITH LOWE'S	

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JELD-WEN Craftsman Glass Craftsman Insulating Core Craftsman 6-Lite Right-Hand Inswing Steel Primed Prehung Entry Door (Common: 36-in x 80-in; Actual: 37.5-in x 81.75-in)

Item # 782678 Model # JW366LTCRFTSTLBMRHIS

☆☆☆☆☆ No reviews



\$237.00

Common Size (W x H)

36-In X 80-In

Door Handing

Right-Hand Inswing

-

1

+

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Kansas City
Lowe's!

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[CHECK OTHER STORES](#)



Get 5% OFF* Every Day or 6 Months Special Financing**

\$299 Minimum purchase required. Subject to credit approval. Offers cannot be combined.

[Get Details](#)

Product Information



Description

- JELD-WEN® entry doors offer an unbeatable combination of security, energy efficiency and lasting protection
- An internal 12-in solid wood lock block and a hidden reinforced steel plate in the door frame improve security and resistance against forced entry
- Every door is filled with a fully insulated core to provide a protective barrier from heat and cold and exceptional insulation from outside noise
- Steel doors are the easy to care for low maintenance entry door option; steel resists shrinking, swelling and warping
- A discreet weather strip that lines the area where the door meets the door frame and a leak-resistant door sweep on the bottom of

 [CHAT WITH LOWE'S](#)

the door help prevent moisture and drafts from entering into your home

- Steel doors feature two coats of baked-on enamel primer for easy finishing; doors should be finished on all six sides
- Door is installed in a primed door frame for easy installation into an existing entry door opening
- Product features a Lifetime Limited Warranty for peace of mind
- See the Info & Guides tab to view or download the installation guide, product guide and warranty information



Specifications

Collection Name	Craftsman Glass	Warranty	10-year limited
Hinge Finish	Satin nickel	Common Size (W x H)	36-in x 80-in
Jamb Width (Inches)	4.563	Actual Width (Inches)	37.5
Common Width (Inches)	36	Rough Opening Width (Inches)	38.5
Common Height (Inches)	80	Actual Height (Inches)	81.75
Privacy Rating	N/A	Rough Opening Height (Inches)	82.25
Glass Caming	X	Door Style	Craftsman
Caming Finish	N/A	Glass Style	Craftsman 6-lite
Brickmould Included	✓	Construction	Insulating core
Weatherstripping Included	✓	Fire Rated	N/A
Lockset Bore	Ready for lockset and deadbolt	Wood Species	N/A
Sill Type	Adjustable	Impact Resistant	X
Sill Finish	Aluminum	Lowe's Exclusive	X
3-Point Locking System	X	Works with Iris	X

CHAT WITH LOWE'S

Impact Resistant Glass	×	Slab or Prehung	Prehung
Commercial/Residential	Commercial/Residential	Finish	Primed
For Use with Mobile Homes	×	Manufacturer Color/Finish	Primed
ENERGY STAR Certified Northern Zone	×	Door Handing	Right-hand inswing
ENERGY STAR Certified North/Central Zone	×	Door Configuration	Single door
ENERGY STAR Certified South/Central Zone	×	Material	Steel
ENERGY STAR Certified Southern Zone	×	Glass Insulation	Tempered
Door Thickness (Inches)	1.75	Color/Finish Family	White

Projects, Tips & Services



How to Install a Door Sweep Video



Weather Strip Your Doors

Need Help?

Call 1-800-445-6937

 CHAT WITH LOWE'S

Historic District Review Commission

The City of



HDRC Case No. 16-017LS Amended

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: March 7, 2017

GENERAL INFORMATION

Application: Certificate of Appropriateness for construction of the back wall
Applicants: Charles Small
Location: 7 E. Kansas
District: Liberty Square Historic District
NRHP Status/category: Contributing
File Date: February 27, 2017

SPECIFIC INFORMATION

SITE HISTORY

This building is thought to be built between 1901 and 1905. The first story contains a storefront with a central entrance. Another entrance is located at the east end of the building. A glass transom area separates the first from second story. Brick piers divide the second floor into four bays, each containing a rectangular window terminating in a semicircular arch. A prominent keystone centers each arch. The elaborately decorated cornice projects. It is bracketed and terminates in a broken pediment. A 22X30 foot concrete block addition was placed on the rear of the building in 1967.

PROPOSAL DESCRIPTION

This is an amendment to a COA issued for brick, plaster and roof repairs in November, 2016 HDRC Case# 16-017LS. After completing a portion of the planned work at the property the applicant feels it is necessary to remove a portion of the back wall located on the second floor of the original building. Once they began to remove the mortar/concrete coating on the back of the structure the brick and mortar doesn't appear to have enough structural integrity to survive the process. As a precautionary measure, the applicant is requesting approval to remove the existing brick wall from the top of the garage roof to the top of the building. It will then be replaced by a framed wall with an EIFS/stucco product applied to match the appearance of other buildings. They would like to replace two existing vinyl windows with like kind and size.

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

5. Exterior walls: A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original, but have acquired significance by virtue of age or craftsmanship, shall also be maintained and preserved. These walls, siding, and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.

The applicant has provided evidence in photographs of what appears to be significant structural damage to the original wall. Replacement of this wall with a framed wall with EIFS/stucco product may be appropriate; as it will match other portions of this elevation that are currently stucco.

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. 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).

The original windows were replaced with vinyl. Windows that are wood or aluminum clad would help preserve the original appearance and character.

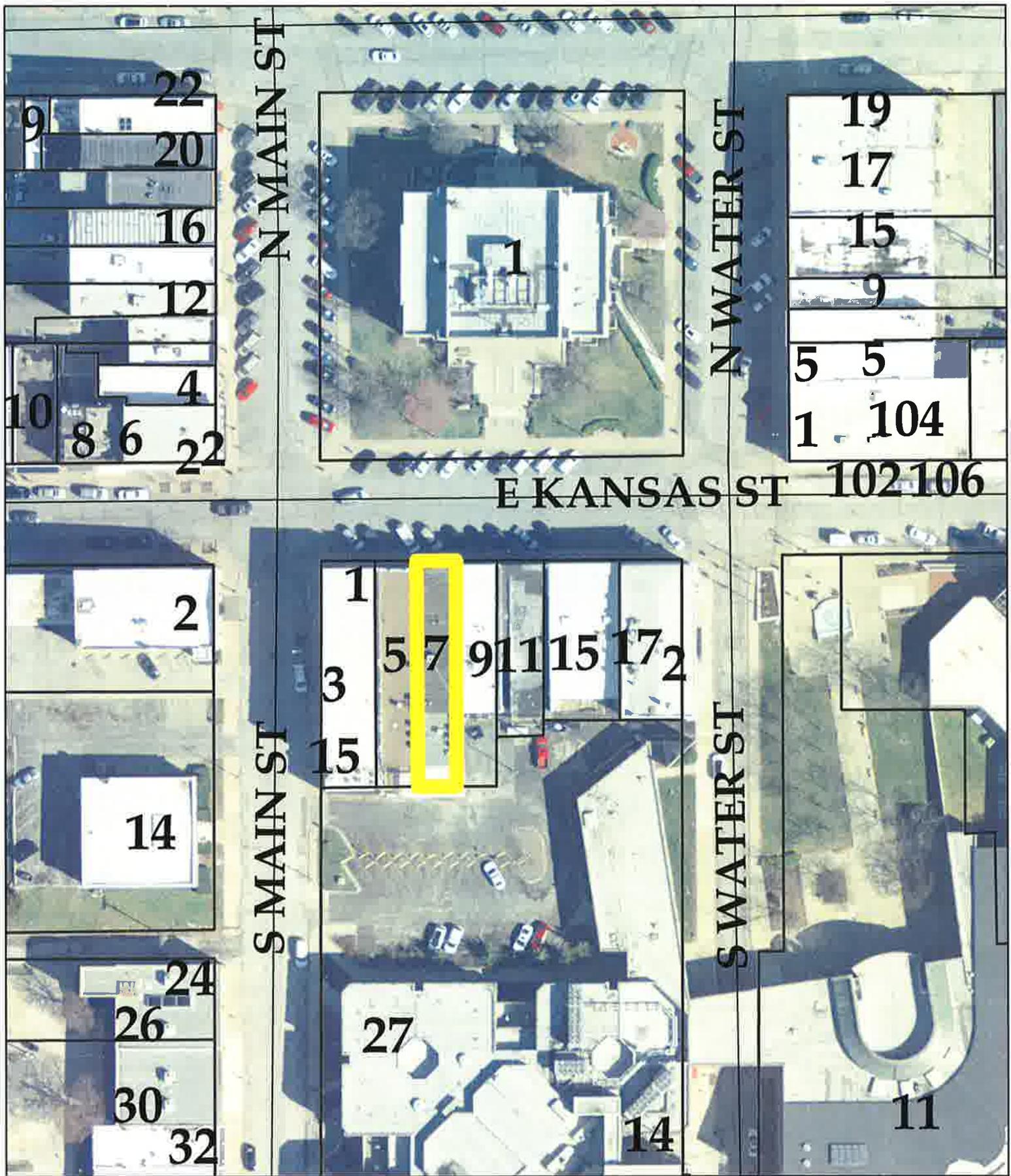
STAFF RECOMMENDATION

Staff recommends approval of amended HDRC case #16-017LS with the stipulation that the windows be changed to Aluminum Clad Wood windows

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Images of existing walls
4. Exhibit D: Drawings





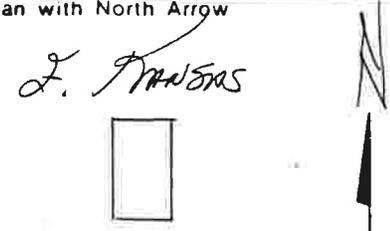
HDRC Case #16-0017LS B
7 E Kansas St.



EXHIBIT A:
VICINITY MAP

HISTORIC INVENTORY

Exhibit B

1. No. 11-C		4. Present Name(s) Beggs Drug Store	
2. County Clay		5. Other Name(s) 105 East Kansas; J.H. Barnes Drug Store; O.P. Gentry Drug Store	
6. Specific Location 7 East Kansas		16. Thematic Category	
7. City or Town - If Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period c. 1886 (add. 1967)	
8. Site Plan with North Arrow 		18. Style or Design	
9. Negative No. 5-11		19. Architect or Engineer	
10. Site: Building <input checked="" type="checkbox"/> Structure: Object <input type="checkbox"/>		20. Contractor or Builder	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent commercial	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use commercial	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known	
15. Name of Established District		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
		27. Other Surveys in Which Included	
		28. No. of Stories 2	
		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		30. Foundation Material	
		31. Wall Construction masonry	
		32. Roof Type & Material flat; tar & gravel	
		33. No. of Bays Front 4 Side	
		34. Wall Treatment brick	
		35. Plan Shape rectangular	
		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Alter <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior Exterior good	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		41. Distance from and Frontage on Road 22. ft. on East Kansas	

42. Further Description of Important Features
The first story contains a store front with a central entrance. Another entrance is located at the east end of the building. A glass transom area separates the first from second story. Brick piers divide the second floor into 4 bays, each containing a rectangular window terminating in a semicircular arch. A prominent keystone centers each arch. The elaborately decorated cornice projects. It is bracketed and terminates in a broken pediment. A 22x30 foot concrete block addition was placed on the rear of the building in 1967.

43. History and Significance This building does not appear in a photograph of this area of the square dated December, 1885, but it was probably built soon after this date. Between 1901 and 1905 this building was the site of the J.H. Barnes Drug Store. In 1905 the business was purchased by Oliver P. Gentry. In addition to operating the drug store, Gentry also served as Liberty's Postmaster and was politically (cont)

44. Description of Environment and Outbuildings The Court House is north of this building. To the east and west are other commercial buildings.

45. Sources of Information
 Heritage of Liberty, 1976, p. 64.
 Woodson, History of Clay County, 1920, p. 384.
 Liberty Tribune, Feb. 11, 1910; Dec. 2, 1921, p. 1.
 Building permit # 2250, issued April 17, 1967.
 Liberty Tribune, Nov. 14, 1946

46. Prepared by
PILAND/UGUCCIONI

47. Organization
Liberty, Comm. Dev.

48. Date 4/85

49. Revision Date(s)

HISTORIC INVENTORY

ADDRESS: 7 East Kansas

43. active. For awhile he was the private secretary to Missouri Governor A.M. Dockery. In 1910 Gentry sold the store to his sons, Harrison and Elston Gentry. By 1929 the Kelly-Walters Drug Company was located here. The Beggs Drug Store was here by 1954. Since the building was owned by Anna Meffert in 1955, it is likely that the building was originally constructed for Drs. Joseph and William Meffert.

44. Liberty Tribune, Oct. 27, 1955.

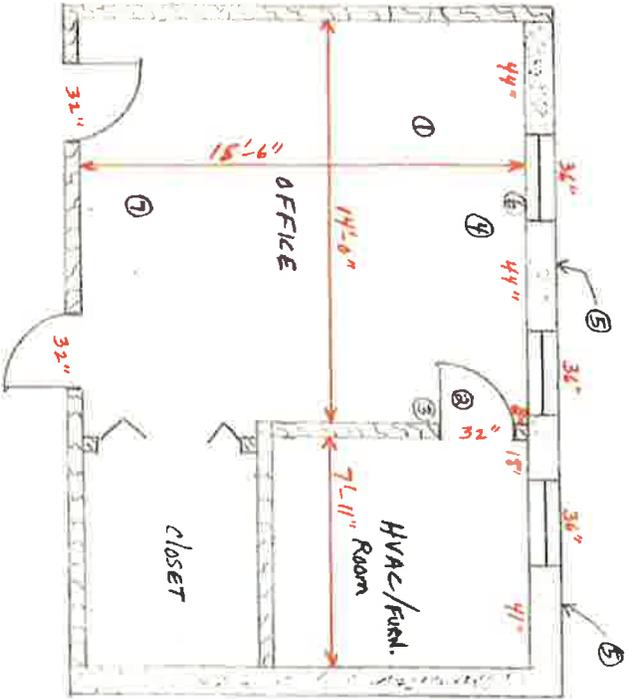




FOR: Charles Small @ 7E Kansas St. Liberty Mo. Eagle Structures LLC

NOTES

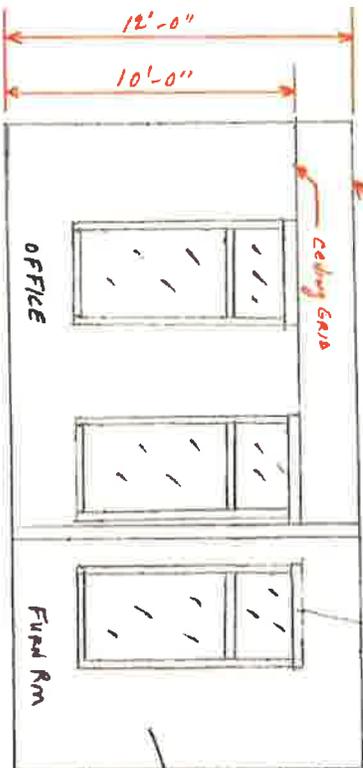
- ① EXISTING FURNITURE, moved by OTHERS
- ② EXISTING DECK and FRAME REMOVED To allow brick wall.
- ③ SOME PARTIAL INTERIOR WALL, AS needed for BRICK wall base.
- ④ REMOVE AT LEAST 3" ceiling JOIST and TILES.
- ⑤ EXTERIOR BRICK will have windows REMOVED (by mrs)
- ⑥ Electrician will REMOVE wire mold on wall.
- ⑦ INSTALL plastic wall BARRIER for weather.



Floor Plan BEFORE

ZIRCO ARCHITECTURE

DRAWN BY: STEVEN MAPLE



ELEVATION PLAN

BEFORE

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

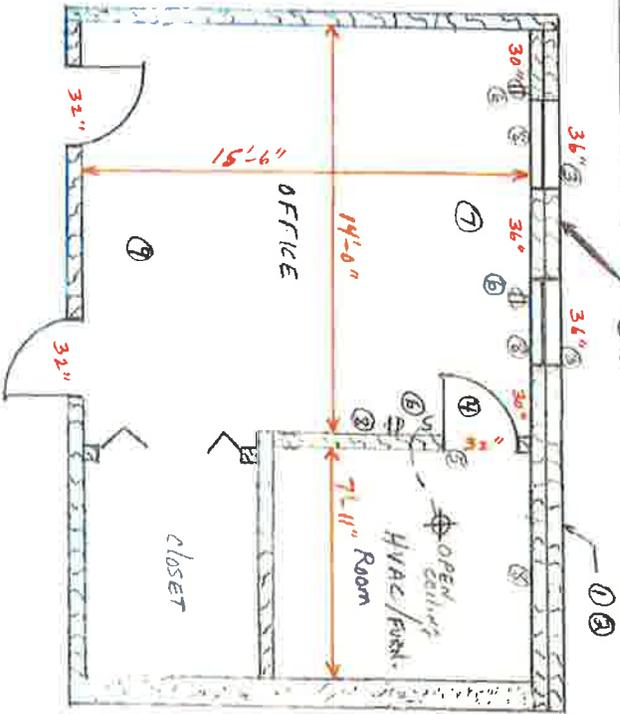
DATE: 1-13-17

Existing Brick Wall (before removal)
 Third Window Board
 Curved Board

701 Charles St. Liberty Mo. Eagle Strategies LLC

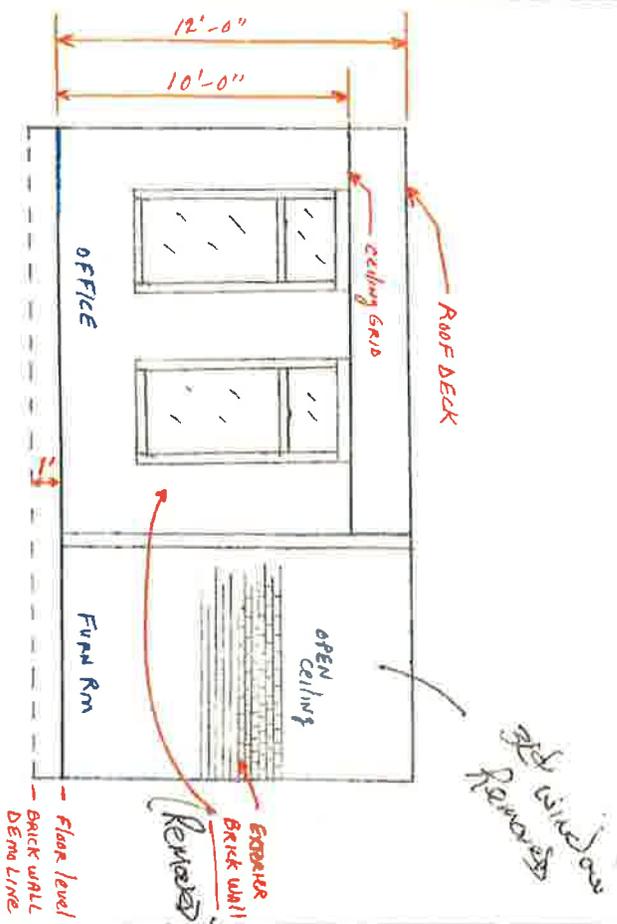
NOTES

- 1 Construct Double 6" Exterior wood wall, with insulation.
- 2 Exterior wall to be EIFS and paint.
- 3 Provide and install a new vinyl windows.
- 4 Provide and install new 6 panel wood door.
- 5 Rebuild existing wall back into new exterior wall.
- 6 Electrician will install 3 outlets, switch, light.
- 7 Piece ceiling grid and tiles to exterior wall.
- 8 SKEETACK, MUD, PAINT NEW INTERIOR WALLS.
- 9 Remove Plastic wall, dispose TRASH clean up.



FLOOR PLAN

AFTER



ELEVATION PLAN

AFTER

ZIPCO ARCHITECTURE DRAWN BY: STEVEN MAPLE

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

DATE: 1-13-17