



**HISTORIC DISTRICT
REVIEW COMMISSION**

April 18, 2017

5:30 p.m.



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**April 18, 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: March 7, 2017**
- IV. HDRC Case # 17-001J** Consideration of a Certificate of Appropriateness for front porch repairs at 139 N. Lightburne., Jewell Historic District. Carrie Stradella, applicant
- V. Application to Rezone adjacent to Dougherty District-** HDRC is asked to comment on the application P&Z Case #17-21R&PDP. Which is more preferred; Flat roof vs a pitched roof
- VI. Other Business**
 - a. Administrative Approvals since March 7, 2017 meeting
 - 100 Moss Slate Roof
 - 119 Terrace Hand Rail
 - 138 N Morse Stonewall Repair
 - 8 N. Main St. Sign
 - 30 S. Main Awning
 - 242 W Franklin Porch Railing Repair
 - b. Miscellaneous matters from the Commission
 - c. Miscellaneous matters from staff
 - Terms that expire in July: Grundy, Pozel, Rinker
 - Reminder we moved the May 16th meeting to May 15th
- VII. Adjournment**

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary
City Council Chambers, City Hall
March 7, 2017
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, Clay Lozier, Kelley Wrenn Pozel, Dail Hobbs and Doug Wilson answered roll call. Mike Gilmore and Brett Rinker were absent. Jeanine Thill, Community Development Manager represented staff. There were four members of the public in attendance, applicants: Mr. and Mrs. Comfort, Reed Oshel and Charles Small.

III. 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.

Discussion: Commissioner Carr commented that the project came out very well and he was pleased with how it looks. Commissioner Pozel asked if they plan to paint the wood. The applicant, Mrs. Comfort, responded they would not paint the wood, to avoid the continued maintenance. Motion by Commissioner Carr to accept the application as submitted, seconded by Hobbs. Motion passed with unanimous approval.

IV. 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.

Discussion: Commissioner Drottz asked if the windows on the garage doors could be square, rather than rounded off at the top edges. The applicant, Mr. Oshel, said he would look into that as an alternative. Commissioner Hobbs said he might prefer no dormer on the garage, as this is an auxiliary building. It doesn't interfere with the integrity of the building but to some extent the dormers distract. Commissioner Lozier agreed. Commissioner Hobbs also added that the applicant may want to consider using brick on the elevation that can be seen from the home. Commissioner Carr commented he liked the dormers. He asked for confirmation that there will be two-foot overhangs and the fascia will be replicated from the home. The applicant confirmed this. Chairman Grundy said he is comfortable with the garage to be built with or without the dormer. Motion by Commissioner Lozier to approve the application as submitted and the home owner has the option to include the dormer or not. Seconded by Drottz. Motion passed with unanimous approval.

V. HDRC Case #16-017LS Amended Application Consideration of a Certificate of Appropriateness for new wall construction at 7 E. Kansas St., Liberty Square Historic District. Charles Small, applicant.

Discussion: Commissioner Carr asked if the applicant had an opinion from a structural engineer on the condition of the back wall. The applicant said he did and the brick wall had significant structural damage and should be replaced. The proposed new wall would be finished with EIFAS on the exterior. Commissioner Drottz said it might be best to remove the entire back wall including all the existing brick. There was discussion about

the new windows. Also the archway above the windows should be maintained in the new design. Aluminum clad or wood windows should be used rather than vinyl. An example of Marvin Aluminum Clad windows are those used on the Restoration 1894 building. Motion by Commissioner Drottz to approve the application with the stipulation they maintain the arch at the top of the windows with a check rail and aluminum clad or wood windows be used. Seconded by Carr. Motion passed with unanimous approval.

VI. Approval of Meeting Summary

Edits to the Meeting Summary from January 21, 2017, were discussed and noted. Commissioner Carr made a motion to approve the Meeting Summary of the January 21, 2017, HDRC Meeting as revised. Commissioner Pozel seconded the motion. Motion passed with unanimous approval.

VII. Other Business

- a. Administrative approvals
 - Ms. Thill reported there was one administrative approval since the last meeting: 7 Franklin, Sign for Anna Marie's Tea Shop
- b. Miscellaneous matters from the Commission
 - Commissioner Pozel reported she has not heard back from the DAR about a partnership, but she will follow up.
- c. Miscellaneous matters from staff - Ms. Thill reminded the Commission that she and Commissioner Carr are attending the CLG training on April 7, 2017, in Jefferson City. She asked that if anyone is interested in attending or riding along to please let her know as soon as possible.

The meeting adjourned at 6:11 p.m.

Historic District Review Commission

The City of



HDRC Case No. 17-001J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: April 18, 2017

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior improvements
 Applicant: Carrie Stradella
 Location: 139 N. Lightburne Street
 District: Jewell Historic District
 NRHP Status/category: Contributing
 File Date: March 24, 2017

SPECIFIC INFORMATION

SITE HISTORY

Built in 1900, the home sits on a small lot at the corner of Lightburne & Mississippi Street. The main or west elevation has a typical porch placed within the "L", made by the two wings. The porch with a hipped roof is supported with wooden posts below a decorative entablature. In addition, the second-story, west façade had an open porch with wood a railing.

PROPOSAL DESCRIPTION

The applicants propose the following:

- Replacement of front and back porch decking with "Aeratis", a PVC tongue and groove product with a wood-grained finish.
- Installation of wood railings and hand rail on front porch.
- Installation of period-appropriate round wood columns.
- In-kind replacement of wood railing on second story porch.

ANALYSIS

Unified Development Ordinance ("UDO") - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines ("DG") - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.

8. Porches: Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.

Staff Analysis

The proposed porch decking material replicates the appearance of wood tongue and groove porch flooring and is paintable. It is appropriate for the front and back porch.

Installation of wood railings and hand rail on the front porch and on second story porch is in-kind and maintains the historic porch materials and details.

Round wood columns are period-appropriate, emulating an existing round column on the front of the home.

PREVIOUS CASES / ADDITIONAL INFORMATION

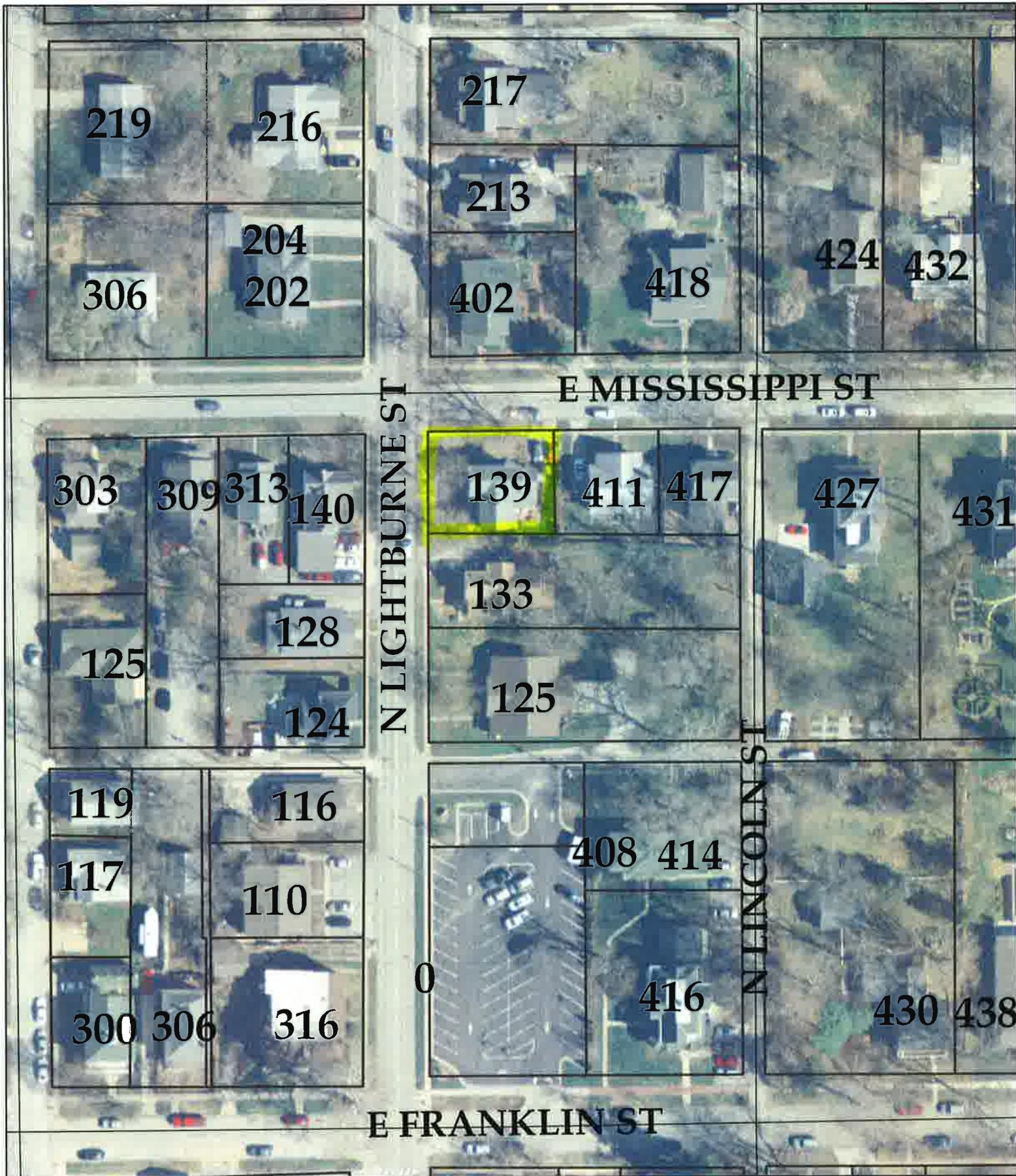
STAFF RECOMMENDATION

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

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Aeratis manufacturer information
4. Exhibit E: Photos of existing conditions





HDRC Case #17-001J
139 N. Lightburne

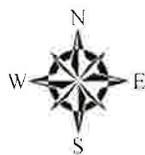


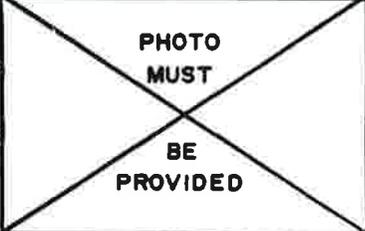
EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. ID Roll B #5	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 139 N. Lightburne (See 403 Mississippi)	Roll B #5 COUNTY Clay
2. COUNTY Clay	5. OTHER NAME(S)	
LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.		

6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture	28. NO. OF STORIES <u>2</u>
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1900	29. BASEMENT? YES (X) NO ()
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Folk House: Gable-Front-&-Wing	30. FOUNDATION MATERIAL stone
	19. ARCHITECT OR ENGINEER unknown	31. WALL CONSTRUCTION frame
9. COORDINATES UTM LAT _____ LONG _____	20. CONTRACTOR OR BUILDER unknown	32. ROOF TYPE AND MATERIAL gable/asphalt shingle
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT <u>3</u> SIDE <u>2</u>
11. ON NATIONAL REGISTER? YES () NO (X)	22. PRESENT USE apartment	34. WALL TREATMENT asbestos siding
12. IS IT ELIGIBLE? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)	35. PLAN SHAPE "L"
13. ART OF ESTAB. HIST. DISTRICT? YES () NO (X)	24. OWNER'S NAME AND ADDRESS IF KNOWN	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (X)	37. CONDITION INTERIOR: unknown EXTERIOR: fair
14. DISTRICT POTENTIAL? YES () NO ()	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.	38. PRESERVATION UNDERWAY? YES () NO (X)
15. NAME OF ESTABLISHED DISTRICT	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	41. DISTANCE FROM AND FRONTAGE ON ROAD 15' N. Lightburne

<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES</p> <p>Main or west elevation has typical porch placed within the "L" made by the two wings. Porch with hipped roof supported with wooden posts below a decorative entablature. In addition, second-story, west façade has open porch with wood railing. Fenestration is double-hung, sash-type with simple wooden surrounds. Carved coupled cornice brackets throughout. Rear slope brick chimney.</p>	
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43. HISTORY AND SIGNIFICANCE

Probably a descendent from the Greek Revival home. Here, a side gabled wing was added at right angles to the gable front plan to give a compound shape. This form became common in the expanding Midwest, and along with the one-story forms, are the most widely distributed of the gable-front-and-wing family.

44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS

Gravel drive to south. Located in a neighborhood consisting of late 19th and early 20th century housing stock.

SOURCES OF INFORMATION Water permit # 7-1280 8/27/06 Emmett Williams	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 314-751-4006	47. ORGANIZATION Liberty-Community Dev.
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	48. DATE SPR. 86
	49. REVISION DATE(S)

Roll B #5
 COUNTY
 Clay
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
 139 N. Lightburne (See 403 Mississippi)
 5. OTHER NAME(S)
 6. TOWNSHIP
 RANGE
 SECTION



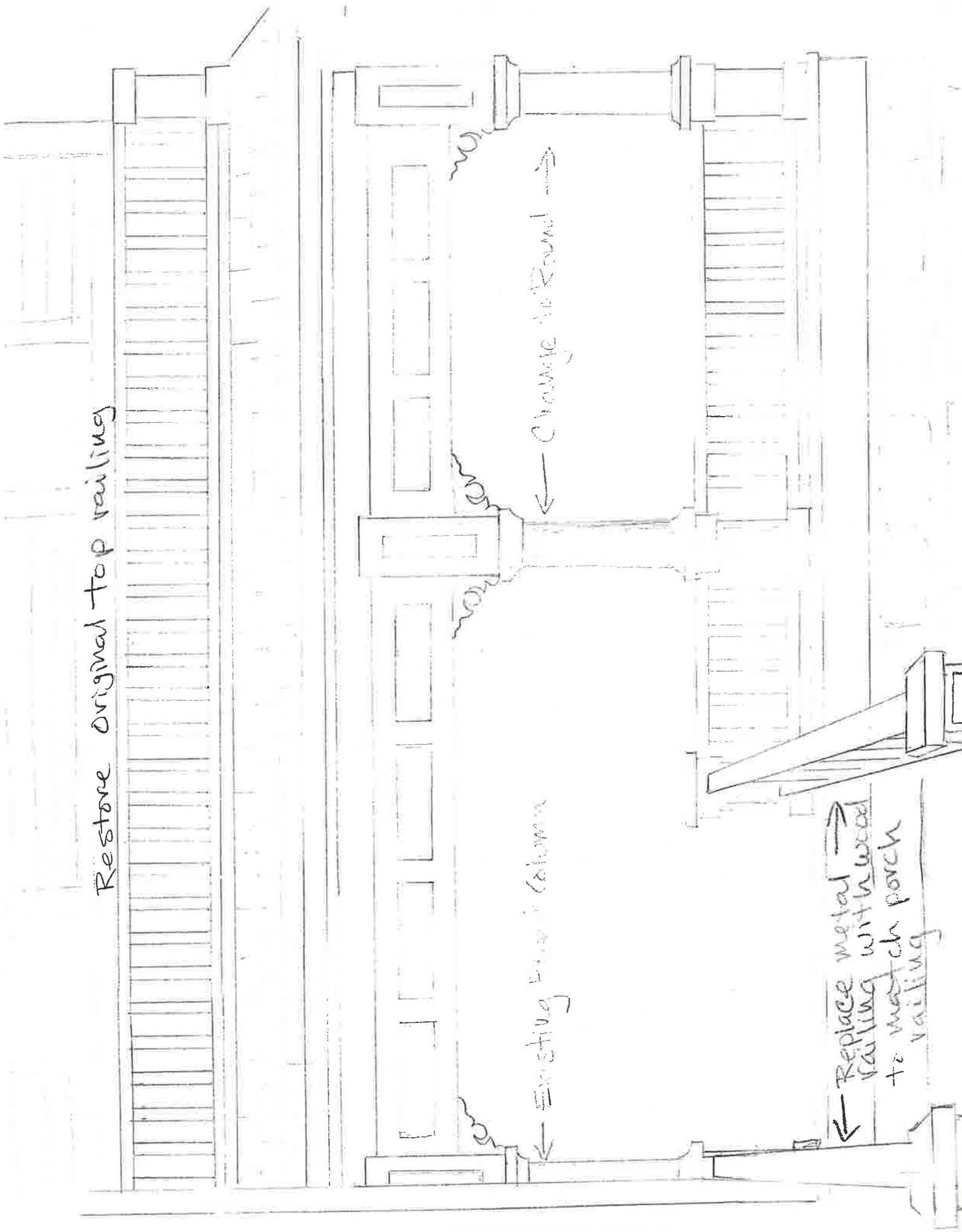




Back Porch 139 N. Lightburne



Restore original top railings



Existing wood column

Change to Round

Replace metal railing with wood to match porch railing

ÆRATIS



Whether you are restoring a National Register property or if you live in a historic district you will have to seek the approval of a committee to restore, renovate or replace the materials used on your front or back porch. In many cases your historic committee or your architectural review board is looking out for the best interest of your historic property. Their goal is to preserve the historic and

architectural integrity of the property. In many cases they do a really great job. In some cases the phrase preserve or and maintenance are words that some committees completely forget.

The reality of historic preservation is... in many cases, there are no longer acceptable wood materials available to use to preserve these historic properties. For example: Many individuals and contracts have contacted us over the years perplexed by their failing wood porch. The conversations usually start out something like this; "We are looking to replace our porch and we cannot figure out why we are having to do it again after only 4 years. You see, my grandmother had this house built and for almost 100 years the porch has never been replaced. About 4 years ago we installed a wood product similar to what was on it before and now we are replacing it again. Why did the previous porch last 100 years and these last one only 4 years.?"

The short answer is, the wood used to replace 100 year old porches is nothing like the dense vertical grain wood products used 100 years ago. On top of the density, we are no longer using lead based paints nor are we using strong treating chemicals. Wood today is cut as quickly as it can possibly be cut. It is rushed to the mill. It is cut down and ripped in to T&G profiles. It spends about 45 minutes being treated if it is pine and little to no time being treated if it is Douglas fir. All in all, wood is no longer what it used to be.

With this understanding, we created the Aeratis tongue and groove porch flooring line. Aeratis is exactly the same profile as wood was 100 years ago. It can be cut like wood. It can be routed like wood. It is installed easier and faster than wood. When the Traditions product line is painted, you cannot tell it is not wood. As seen to the right, when Aeratis Traditions is painted not only does it look like wood, will never buckle, cup, check, rot or

deteriorate. If you use a recommended paint, the paint is free in the form of a rebate and the repaint cycles are typically every 7 to 10 years.

If you are looking to preserve your historic home or if you are on a committee and you are looking for a solution for inferior wood products, please contact us and we can help you.



Content is currently being added to this page. Please check back later if you cannot find what you are looking for...

French Quarter Resources – Aeratis Traditions has recently been approved by The **Vieux Carré** Commission. [Click here](#) for all resources and information about this approval.

Louisiana Resources – Approval by the State for National Register T&G wood replacement. [View](#)

INSTALLATION & CARE

- General Instructions
 - Waterproof Installation
 - Install Direct to Concrete
 - Ceiling Board Installation
- New Construction Install
- Materials Needed
- Installation Videos
- Paint & Stain Guide

Care & Maintenance

PRODUCTS

- Aeratis Heritage Porch Flooring
- Aeratis Traditions
- Aeratis Classic
- Universal Porch Plank
- Traditions Twenty-Four Ceiling
- Aeratis Trim Options
- Performance & Testing

HOW TO BUY AERATISOTHER

- Request Samples
- Aeratis Porch Gallery
- Request a Quote
- General Inquiries
- Find a Retail Location

TRADE PROFESSIONALS

Search

- Architects
- Historic Projects
- Contractors & Installers
- Resellers
- Press Room
- Contact Us



The City of



Memorandum

To: Historic District Review Commission
From: Katherine Sharp, Assistant Director of Planning & Development
RE: Application to Rezone adjacent to Dougherty District
Date: April 18, 2017

Mr. Rob Hill, owner of Senior Living Developments Holdings, LLC, has submitted an application to rezone four lots at the corner of Mississippi and Prairie to allow a 38 unit apartment complex.

Attached are elevations showing a flat roof and a pitched roof. The applicant would like the opinion of the HDRC on which would be a more preferred roof. The project description is also attached.

As the property is adjacent to the Dougherty Historic District, the HDRC is asked to comment on the application, P&Z Case #17-21R&PDP. This case is scheduled to be presented to the Planning & Zoning Commission on May 9 and City Council on May 22.





Senior Living Developments Holdings LLC

Project Summary

This project consists of 38 market rate multi-family apartment units on the 1.71 acres of currently blighted land. The 38 units are made up of 6 one-bedroom units (15%) and 32 two-bedroom units (85%). The intent is that the ground floor units will be accessible and provide an alternative for senior and disable renters to have option within the neighborhood that currently does not exist. The project will be a Class A property with upgraded finishes and appliances. The rents will be market rate and will not be subsidized in any way.

A total number of 56 off-street parking spaces, including 4 garages, and 16 on-street parking spaces will be provided. This is a ratio of 1.47 spaces per unit of off-street parking, a total of 1.89 spaces per unit including on-street parking. Considering that 6 of the units are single bedroom, there are a total number of 70 bedrooms and 72 parking spaces for a ratio of 1.03 per bedroom. The parking guidelines for Liberty require 2 parking spaces per unit, but several cities within the metro area including KCMO and Independence require 1 space per unit so it is in line with other similar developments within the region.

The site has been designed to align the access from Mississippi Street with Grover Street to continue the traditional street grid. The homes along the west side of the site face on to the "Grover Extension" to create a continuation of the properties to the north, and face inward, as there no residential properties on the north side of Mississippi Street facing south to create a streetscape. The buildings on the east side of the property address the corner of Mississippi and Prairie and continue the language established along Kansas and Franklin Streets with curb bump outs, on street parking, sidewalks and pedestrian lighting. This language has also been applied to Mississippi Street to help slow traffic and make the area more walkable.

The height and are standards proposed for the PD district are as follow:

1. Height: Maximum of three (3) stories or (40 feet)
2. Lot area: Minimum one thousand (1000) square feet per unit
3. Lot width: No minimum
4. Lot depth: No minimum
5. Street frontage: Minimum forty (40) feet
6. Building setback requirements:
 - a. Front: Five (5) feet
 - b. Side: Five (5) feet
 - c. Interior side yard between buildings: ten (10) feet
 - d. Rear: Minimum thirty (30) feet
7. Open space: 30% of the site area minimum



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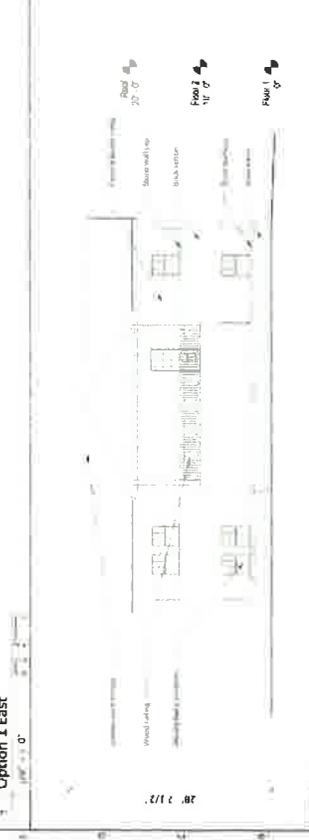
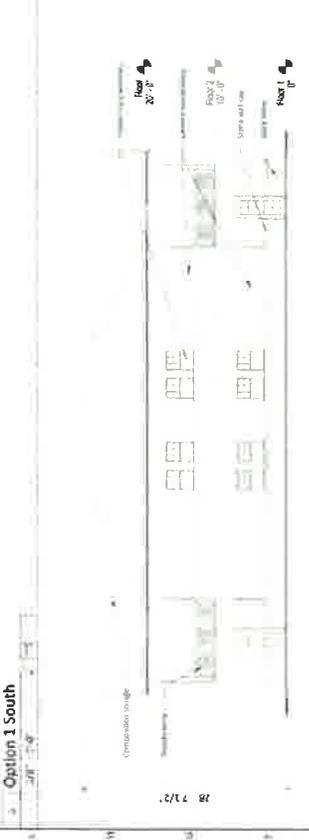
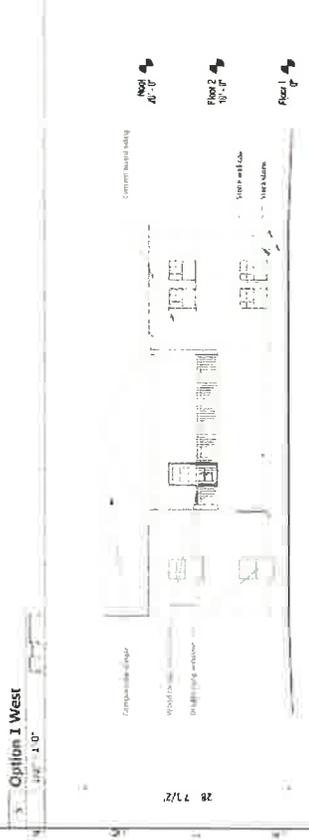
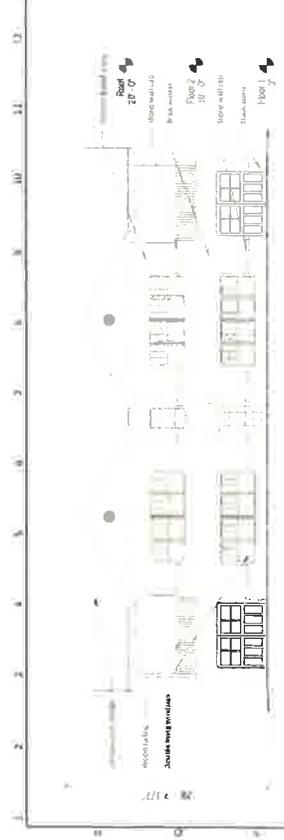
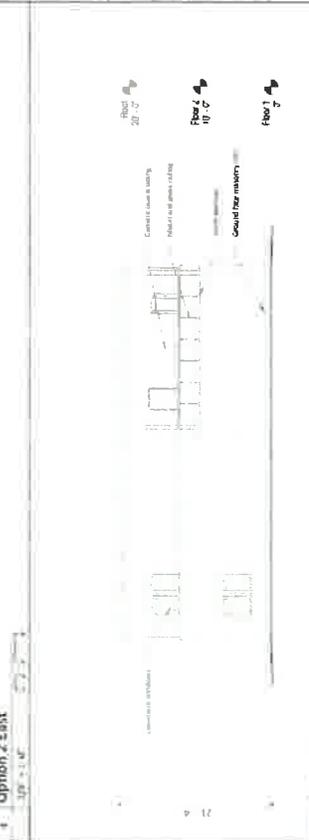
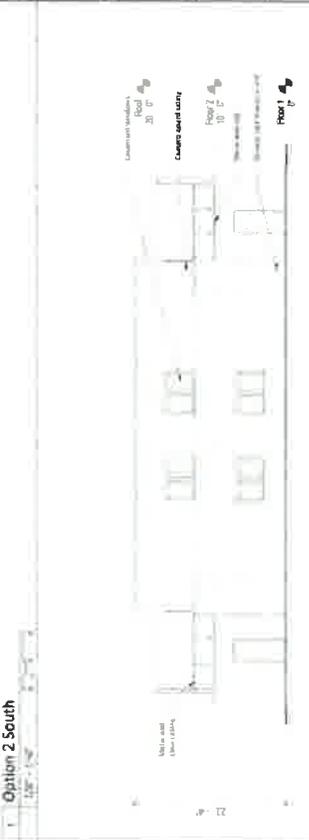
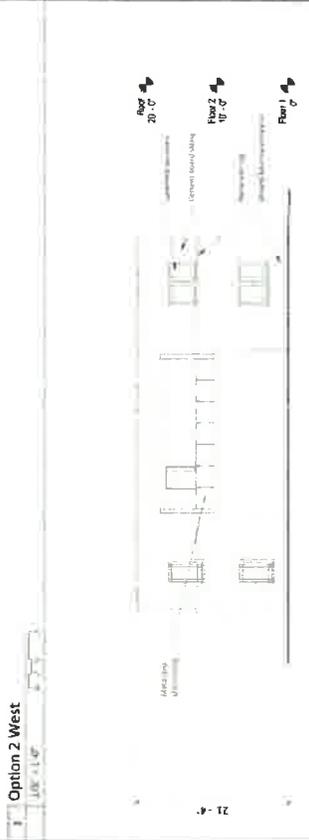
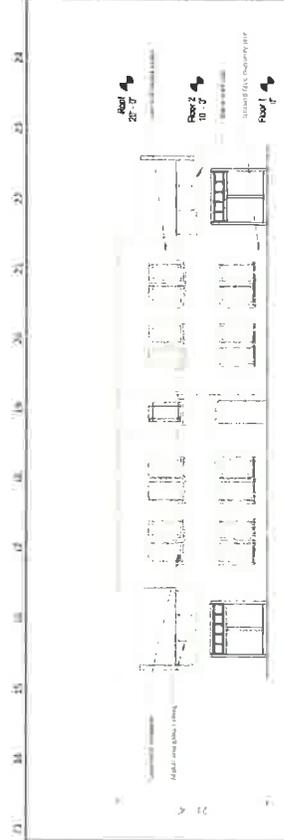
Senior Living Developments

2018

ISSUED FOR

Building A

A1



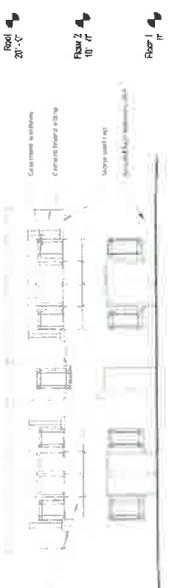


Senior Living Developments

ISSUED FOR
Architect's Preparation - **Sheet A2**

Building B
A2

28 1/2' 23 24 21 19 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



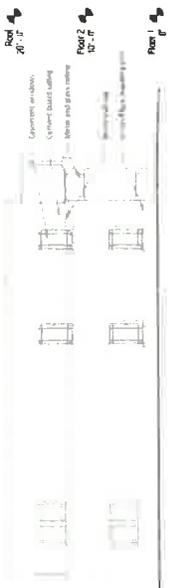
Option 2 East
3/0" x 1 0"



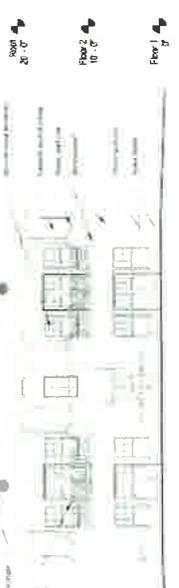
Option 2 North
3/0" x 1 0"



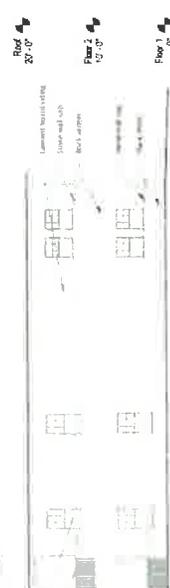
Option 2 West
3/0" x 1 0"



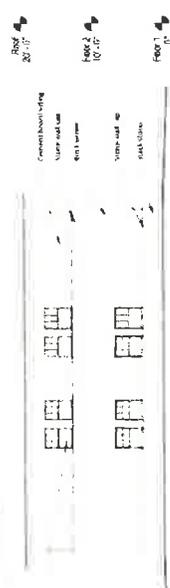
Option 2 South
3/0" x 1 0"



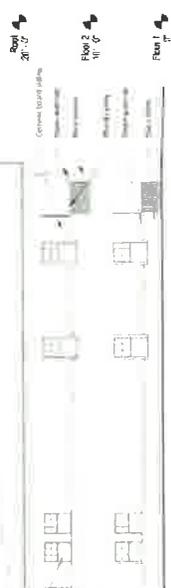
Option 1 East
3/0" x 1 0"



Option 1 North
3/0" x 1 0"



Option 1 West
3/0" x 1 0"



Option 1 South
3/0" x 1 0"

28 1/2'

28 1/2'

28 1/2'

28 1/2'



James D. Gray Architects
1500 North 10th Street
Seattle, WA 98107

Senior Living Developments Holdings LLC

1500 North 10th Street
Seattle, WA 98107
520.451.1000

Building C
A3

26 23 21 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

