



**HISTORIC DISTRICT  
REVIEW COMMISSION**

**December 5, 2017**

**5:30 p.m.**

**City Council Chambers  
101 E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION  
Regular Meeting Agenda**

**December 5, 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: November 7, 2017**

**IV. HDRC Case #17-017D** Consideration of a Certificate of Appropriateness at 222  
W Franklin St. Garage Doors

**V. HDRC Case #17-016PH** Consideration of a Recommendation to City Council for  
a Certificate of Appropriateness at 340 Harrison Ave., A  
proposed 353 Tax Abatement project. Retaining wall  
and walkway

**VI. HDRC Case # 17-012J** Consideration of an After the Fact Certificate of  
Appropriateness at 400 E. Kansas St. Siding, Door,  
Window and Fence

**VII. Other Business**

Administrative Approvals since the November 7, 2017 meeting:

**120 S. Terrace** Fence

**411 W Kansas** In Kind repairs to roof, soffits,  
foundation and remove non-historic materials

**240 W Kansas** Fence

Miscellaneous matters from the Commission

Miscellaneous matters from Staff

**VIII. Adjournment**

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Regular Session Summary**  
**City Council Chambers, City Hall**  
**November 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, Dail Hobbs, Clay Lozier, Brett Rinker and Doug Wilson answered roll call. Mike Gilmore and Kelley Wrenn Pozel were absent. Jeanine Thill, Community Development Manager represented staff. There were four members of the public in attendance applicants; Cathy Teague and her two contractors, Brandi Atwell and Rob Jones.

**Approval of Meeting Summary: September 19, 2017** Vice Chairman Carr made a motion to approve the September 19, 2017 meeting summary, as corrected. Motion seconded by Commissioner Drottz, Motion passed with unanimous approval. 7-0-0

**HDRC Case # 17-014PH** Consideration of a Certificate of Appropriateness at 20 S. Terrace repairs and alterations to deck.

Vice Chairman Carr asked about the style of baluster rod. The applicant presented a revised drawing of what the balusters would look like, which will be very similar to those on the front porch. Vice Chairman Carr clarified there would not be any changes to the front porch, the applicant confirmed. The floor of the deck will be unpainted pine. All sides of the railing and balusters will be painted. The north and west elevation will have the existing style of hand rail. Commissioner Wilson asked if the east side of the deck is visible from the street, the contractor confirmed it is.

Motion by Drottz to approve case 17-014PH as submitted with the changes shown in the drawing and the lattice as recommended by staff to be painted wood. The motion was seconded by Vice Chairman Carr. Motion passed 7-0-0

**HDRC Case #17-019LS** Consideration of a Certificate of Appropriateness at 117b N. Main Street for façade improvements.

Commissioner Lozier commented he thinks the dog fountain is a great idea.

Commissioner Wilson clarified that the 'option two' rendering with the double doors and sidelights is their preference, the applicant confirmed. The existing windows are a significant part of the storefront and will be repaired. Vice Chairman Carr commented that he is glad they are working toward option two, it is a great improvement. The HDLI office and visitors center will occupy the building as a tenant. The applicant commented that the projecting sign will likely be similar to Hammerhand and Wild Juniper's signs. Commissioner Lozier made a motion to approve HDRC Case 17-019LS as submitted because this application does meet the design guidelines. The motion was seconded by Vice Chairman Carr. Motion passed. 7-0-0

## **Other Business**

Administrative Approvals since the September 19, 2017 meeting:

421 N. Lightburne Roof  
38 S. Terrace Stairs  
2 N. Main Brick Wall Rebuild  
22 N. Main Sidewalk Café Fence

## **Miscellaneous matters from the Commission**

Vice Chairman Carr said he is continuing to make porch improvements to the house on Lightburne including removing some wood rot. He shared a photo, they found a handwritten date on a board of July 24, 1898 and signature from RE Hall.

Wilson expressed concern about the condition of the property on the east side of Water Street (next to the collapsed building). He said the City should have a stake in saving the buildings on the square. He asked if the exposed wall should be protected with a tarp for the winter. Hobbs commented a tarp would trap moisture and may cause more problems but suggested trying to preserve the foundation is important. Sarah Curry still owns the building but bought a new building on Mill Street. Grundy commented it is similar to Independence where people intentionally let their property decay. Commissioner Hobbs said there are some City's that have regulations but our City doesn't.

Ms. Thill reported that a 6 ft. barrier wall will be going up to secure the vacant lot at Water and Kansas. She will work with the Arts Commission on a concept for a mural.

Commissioner Hobbs reported that the Historic Preservation Tax Credits are at risk of being eliminated in the federal tax bill. He believes this speaks to the need to organize a foundation so we can have funds to help with improving and saving buildings. Ms. Thill commented there are other 501(c)3 entities that can accept donations for preservation projects, such as HDLI.

## **Miscellaneous matters from Staff**

The owner of the house at 400 E. Kansas received a third letter about unapproved alterations; they will be cited to court if they do not have a COA submitted within ten business days. The house at W. Kansas and Harrison also received a letter.

Historic Preservation Month-

Ms. Thill reported the state Main Street organization is asking us to submit the activities we will do next May for preservation month. They need the list now to publicize a calendar of events. In the past we would submit articles to the newspaper, do walking tours and a window workshop. The Commission is to email ideas to staff. The archives could have an open house and the Clay County Museum.

The meeting adjourned at 6:44 p.m.

Historic District Review Commission

The City of



**HDRC Case No. 17-017D**

**Staff: Jeanine Thill, Community Development Manager**

**HDRC Meeting Date: December 5, 2017**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for new garage doors  
 Applicant: Eric and Kathleen Schmidt  
 Location: 222 W. Franklin St.  
 District: Dougherty Historic District  
 NRHP Status/category: Non-Contributing Accessory Structure  
 File Date: November 14, 2017

**SPECIFIC INFORMATION**

**SITE HISTORY**

A very nice example of the Prairie, noteworthy for its use of multi-colored brick detailing which emphasizes the 2<sup>nd</sup> story, particularly around the windows. The full front porch has square brick columns & brick rails with stone caps which extend on the left to form a patio. A right bay is enclosed on the 2<sup>nd</sup> story, and open to form a side entry porch. Left bay is hexagonal on the 1<sup>st</sup> floor, and square on the 2<sup>nd</sup>. The wide, overhanging eaves of the porch, bays, and main roof emphasize the horizontality, as do the contrasting colors of the brick. The windows vary in size and detail; some have stone sills and lintels, leaded glass, or have top multi-paned sashes over single panes. The back porch was enclosed, probably around 1960.

**History and Significance**

The home was built around 1911-1913 for Shubael W. Allen and his wife, Mary Dinah. The Allens were a prominent family in Liberty. His grandfather, Col. Shubael Allen, was one of Clay County's first settlers, coming here from New York in 1820. Col. Allen established a landing & ferry on the Missouri River which was the main point of commerce in northwest Missouri.

**Description of Environment and Out Buildings**

2007- Barn style garage / carriage house, wood siding, composition shingle roof.  
 1987- A very large, deep lot extending all the way to the alley in the rear. Several large, old evergreens are in the front. The right drive has its original curbing and paving material, and leads to clapboard, bellcast garage.

**PROPOSAL DESCRIPTION**

This is an application for the replacement of the existing 8'-0" wide horizontal wood sliding door with a new 16'X0" X 7'-9" overhead section door. The current door has no ability to safely add a motor and due to settling of the structure, no longer seals well enough to keep leaves and rodents out of the garage.

**Details:** The new door will exactly match existing architectural "X" and Window styles. It will be steel construction with upgraded insulation providing a U-Value of 18.4. The outside face of the door is painted composite with a wood grain embossed texture.

**ALYSIS**

**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>
7. <b>Doors and windows:</b> 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.	The new doors do not significantly change the appearance of the garage and are appropriate.

**PREVIOUS CASES / ADDITIONAL INFORMATION**

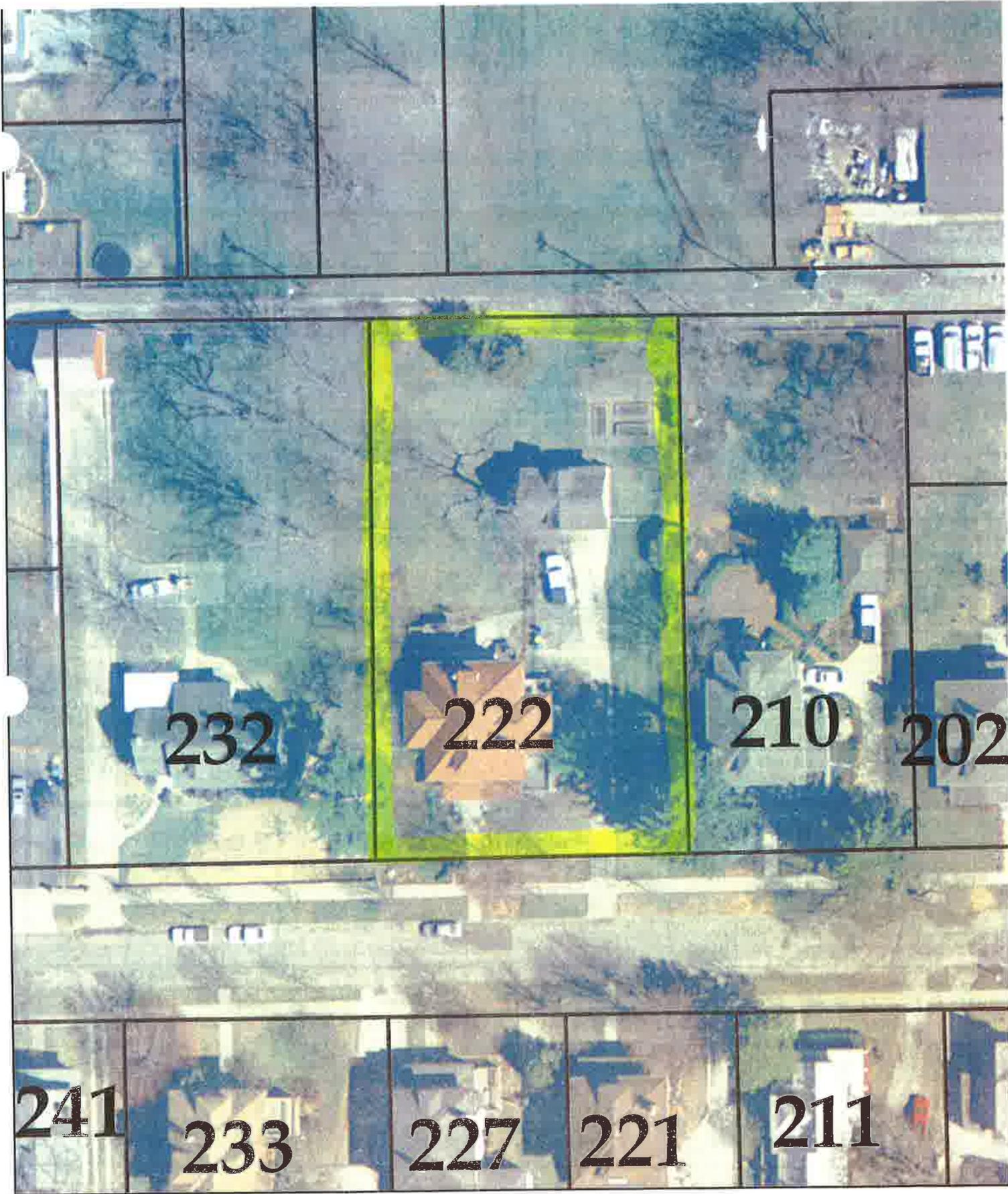
**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #17-017D.

**ATTACHMENTS**

- Exhibit A: Vicinity Map
- Exhibit B: Inventory Data Sheet
- Exhibit C: Photos of existing Street View
- Exhibit D: Before and After of garage doors
- Exhibit E: Coachman Collection Specifications
- Exhibit F: Coachman Collection Brochure





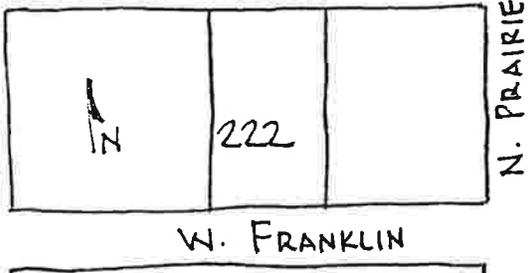
**ADRC Case #17-017D**  
**222 W Franklin Street**



**EXHIBIT A:**  
**VICINITY MAP**

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

NO. C-21 TYPE Clay LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 222 W. Franklin 5. OTHER NAME(S) Allen House	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
7. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 222 W. Franklin 8. CITY OR TOWN IF RURAL, VICINITY Liberty 3. DESCRIPTION OF LOCATION  9. COORDINATES UTM LAT N121,500 LONG E521,800 10. SITE ( ) STRUCTURE ( ) BUILDING (X) OBJECT ( ) 11. NATIONAL HISTORIC? YES ( ) NO (X) 12. IS IT ELIGIBLE? YES (X) NO ( ) 13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X) 14. DISTRICT POTENTIAL? YES (X) NO ( ) 15. NAME OF ESTABLISHED DISTRICT	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1911-1913 18. STYLE OR DESIGN Prairie 19. ARCHITECT OR ENGINEER Horace LaPierre 20. CONTRACTOR OR BUILDER James Costello 21. ORIGINAL USE, IF APPARENT Residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC ( ) PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN James H. & Esther E. Lindgren 25. OPEN TO PUBLIC? YES ( ) NO (X)	28. NO. OF STORIES 2 29. BASEMENT? YES (X) NO ( ) 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION 32. ROOF TYPE AND MATERIAL hip; clay tile 33. NO. OF BAYS FRONT n/a SIDE 34. WALL TREATMENT brick 35. PLAN SHAPE irregular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED (X) MOVED ( ) 37. CONDITION INTERIOR EXTERIOR excellent 38. PRESERVATION UNDERWAY? YES (X) NO ( ) 39. ENDANGERED? BY WHAT? YES ( ) NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( ) 41. DISTANCE FROM AND FRONTAGE ON ROAD 116.3
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A very nice example of the Prairie, noteworthy for its use of multi-colored brick detailing which emphasizes the second story, particularly around the windows. The full front porch has square brick columns, & brick rails with stone caps which extend on the left to form a patio. A right bay is enclosed on the second story, and open to form a side entry porch. A left bay is hexagonal on the first floor, and square on the 2nd. (cont.)		PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE This excellent example of a Prairie style home was built for Schuball W. Allen and his wife, Mary Dinah. The Allen's were a prominent family in Liberty. His grandfather, Col. Schuball Allen, was one of Clay County's first settlers, coming here from New York in 1820. Col. Allen established a landing & ferry on the Missouri River which was the main point of commerce in northwest Missouri.		
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A very large, deep lot extending all the way to the alley in the rear. Several large, old evergreens are in the front. The right driveway has its original curbing and paving material, and lead to a clapboard, bellcast garage.		
45. SOURCES OF INFORMATION City water permits; owner survey; Clay County Missouri Centennial Souvenir, 1922. History of Clay & Platte Co; 188		46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 7/87 49. REVISION DATE(S)
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102		
IF ADDITIONAL SPACE IS NEEDED, ATTACH		

Sketch map of location

Site No. C-21

Section 7

Township 51N

Range 31W

Indicate the chief to enclosing the site area with on additional pages.

Indicate part of section included in sketch map.


ation by graphs, etc.



W



E

Notes: 42.(cont.)The wide, overhanging eaves of the porch, bays, and main roof emphasize the horizontality, as do the contrasting colors of the brick. The windows vary in size and detail; some have stone sills and lintels, leaded glass, or have top multi-paned sashes over single panes. The back porch was enclosed, probably around 1960.

**THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!**



Existing Street View

Exhibit C

After 222 W Franklin St. Garage Door Replacement - Close Up Before/ After



**YOUR COMPLETED DOOR:**  
Steel - Coachman Collection

- Door Design: Design21
- Door Construction: 4-Layer 2" InfillCore® Insulation
- Overlay Color: Standard White
- Base Color: Sandtone
- TopSection: SQ23

Before



This gallery included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please contact your local dealer or retailer for more information. Stock actual color, and certain designs may vary from screen presentation.



SECTION 08 36 13 Garage Doors

**SECTION 08 36 13  
RESIDENTIAL SECTIONAL DOORS**

Specifications for Garage Door Replacement Project:

Schmidt Residence  
222 W. Franklin St.  
Liberty, MO 64068

**PART 1 GENERAL**

**1.1 SECTION INCLUDES**

- A. Residential sectional doors of the following types:
1. Sectional doors. (Coachman Collection)

**1.2 REFERENCES**

- A. ASTM International (ASTM):
1. ASTM A 653 - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
  2. ASTM A 924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.

**1.3 QUALITY ASSURANCE**

- A. Installer Qualifications: Chosen installer has over fifteen (15) years of experience installing garage doors.

**1.4 WARRANTY**

- A. Finish Warranty:
1. Warranty period: 5 years against cracking, checking and peeling. - All Residential Doors.
  2. Warranty period: 15 years against rust through. - All Value Residential Doors.
  3. Warranty period: 25 years against rust through. - All Value Plus Residential Doors.
  4. Warranty period: Lifetime against rust through. - All Premium Residential Doors.
- B. Delamination Warranty: Provide manufacturer's standard warranty against delamination.
1. Warranty period: 5 years.
- 
- C. Hardware and Springs Warranty: Provide manufacturer's standard warranty against defects in materials or workmanship.
1. Warranty period: 3 years.
- D. Warranty for Windows: Provide manufacturer's standard warranty
1. Warranty period: 10 years against manufacturing defects and excessive discoloration of the optional windows.

2. Warranty period: 3 years against defects in materials and workmanship of the optional windows.

## 1.5 RESIDENTIAL SECTIONAL DOORS - Coachman Collection

- A. Residential Sectional Doors: Coachman Collection Doors as manufactured by Clopay Building Products Company.
  1. Model: Clopay Model CGU Series; Intellicore 2 inches thick polyurethane insulated.
  2. Door Construction:
    - a. Sections: Composite overlays adhered to base door constructed of pressure bonded expanded polystyrene (EPS) core construction between exterior and interior steel skins.
    - b. Sections: Composite overlays adhered to base door constructed of foamed in place Intellicore core construction between exterior and interior steel skins.
    - c. Exterior Steel Skins: Formed from flush commercial or drawing quality steel sheet, hot-dip galvanized per ASTM A 924/A 924M and ASTM A 653/A 653M, pre-painted with primer and baked-on polyester topcoat.
    - d. Interior Steel Skins: Formed from roll formed commercial or drawing quality steel sheet, hot-dip galvanized per ASTM A 924/A 924M and ASTM A 653/A 653M, pre-painted with primer and baked-on polyester topcoat.
    - e. Section Joints: Sections formed to create tongue-in-groove meeting joint with thermal break.
    - f. Reinforcing: Galvanized and primed steel reinforcement located under each hinge location, pre-punched for hinge attachment.
    - g. Connections: Stiles fastened to steel skins using Tog-L-Loc system.
  3. Door Size: 2 inch thick base door 16'-0" wide by 7'-9" high.
  4. Steel Skin Thickness: EPS Minimum 27 gauge 0.016 inch (0.40 mm) exterior; minimum 28 gauge 0.015 inch (0.38 mm) interior.
  5. Bottom Section: Reinforced with continuous 0.040 inch (1.016 mm) aluminum astragal retainer with U-shaped flexible PVC astragal.
  6. Thermal Resistance: Calculated in accordance with DASMA TDS-163.
    - a. R-Value: 18.4 deg F hr sq ft/Btu.
  7. Windows: Provide SQ23 Windows.
  8. Window Cadence: (3) panels wide x (2) panels tall, per section – typical (4) sections
  9. Steel Base Door Exterior Finish: Woodgrain embossed texture with flush design.
    - a. Color: Sandtone.
  10. Composite Overlays Exterior Finish: Woodgrain embossed texture with beveled coped edges.
    - a. Color: White.
  11. Weatherstripping: Standard, Provide U-shaped bottom seal.

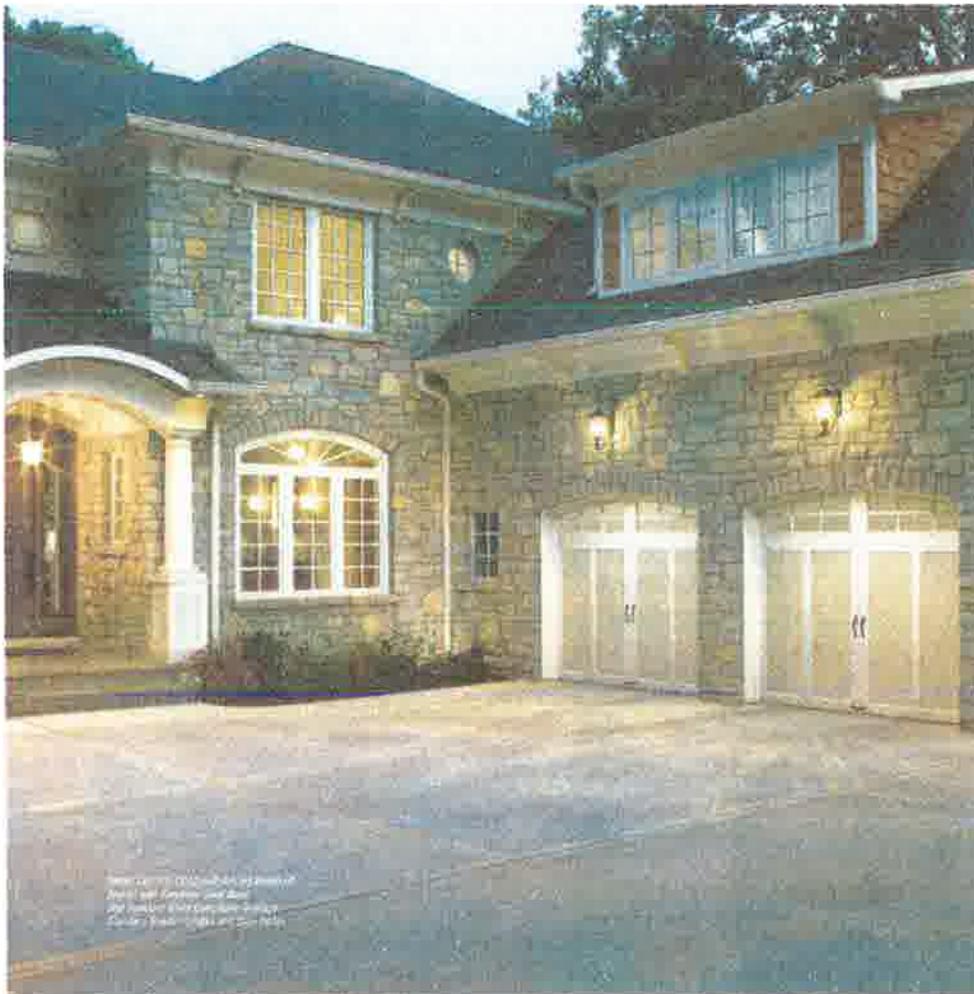
END OF SECTION

# COACHMAN<sup>®</sup> collection

4 LAYER CONSTRUCTION



America's Favorite Garage Doors<sup>™</sup>



Interior lighting and exterior lighting  
are not shown. See dealer  
for product literature and pricing.  
Colors, finishes and materials  
subject to change without notice.

# COACHMAN®

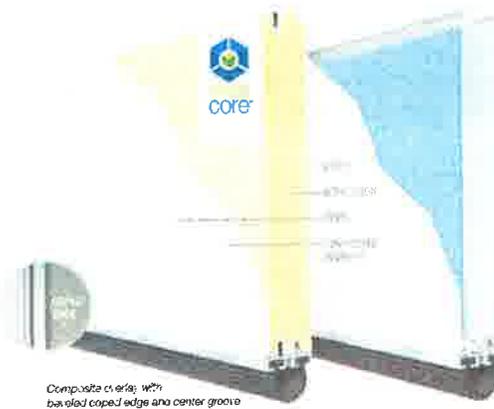
The Coachman® Collection gives your home classic elegance while complementing your home's architectural style. With four distinctive series, the Coachman Collection offers the sophisticated expression of a carriage house door with the science of durable steel and composite construction. It's the perfect blend of beauty and practicality—masterful in the details and innovative in design—and it's only from Clopay.

## 4-Layer Construction

**intellicores®**  
insulation technology

### Warmer. Quieter. Stronger.

Coachman® Collection doors featuring Intellicores® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicores® is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



**CGU MODELS**

2" INTELLICORE INSULATION

**18.4**  
R-VALUE

**CG MODELS**

2" INTELLICORE INSULATION

**9.0**  
R-VALUE

**GD MODELS**

1 3/8" INTELLICORE INSULATION

**6.5**  
R-VALUE

Model CGU/CG/CUT/4 in. SQ24 Windows.  
Shown with Standard White Steel Base and  
Standard White Composite Overlays,  
Standard Spade Handles and Step Plates.

the look of **WOOD**  
the ease of **STEEL**

## Colors



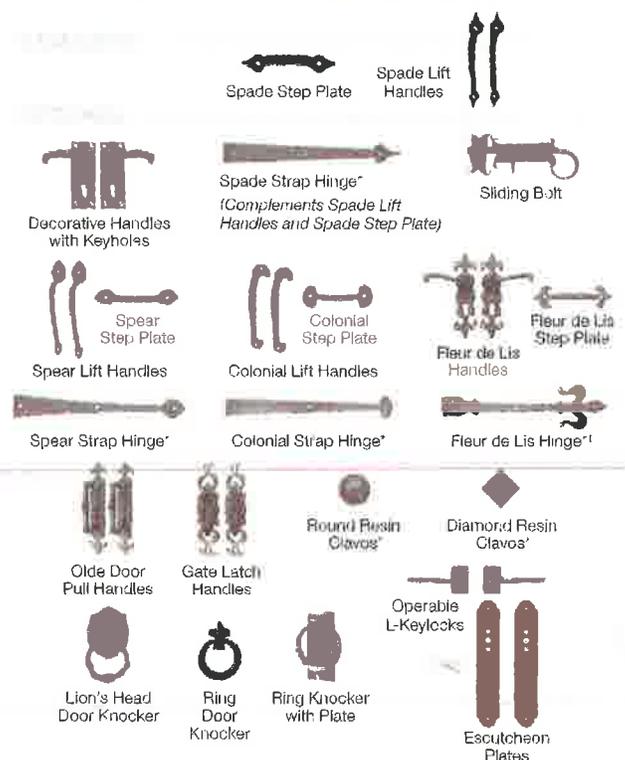
Composite overlays and steel base are available in Standard White, Almond, Desert Tan and Sandtone. Overlay and steel base colors can be mixed to achieve desired look.

Coachman® Collection doors can be painted using a high-quality exterior latex paint.

**IMPORTANT:** When painting your door, we require use of either a pre-approved paint or paints having a Light Reflective Value (LRV) of 38 or higher. Use of other paints will void the door's warranty.

A list of pre-approved paints can be found at <http://info.garagedoors.com/lrv>

## Decorative Hardware



Door may not open properly if installed near the top depending on opening dimensions and fit type. See your Coachman Dealer for more details. Hardware not on all door designs. See your Coachman Dealer for more details.

Model CGU/CG/CD21 with ARCH3 Windows.  
 Shown with Standard White Steel Base and  
 Standard White Composite Overlays.  
 Standard Spade Handles and Step Plates.

# Series TWO

**SERIES TWO** of the Coachman® Collection complements homes with American Country flair. With full or half crossbuck panels and your choice of rectangular, square or arched window styles, it's a classic style that looks as good with Irish Country Pine as it does with Texas Hill Country Chic.

## SERIES TWO DESIGNS

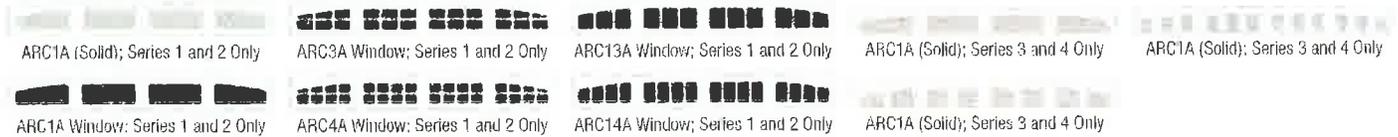
	TOP11 (Solid)	TOP12 (Solid)	TOP13 (Solid)	ARCH1 (Solid)	ARCH1 Window	ARCH3 Window	ARCH4 Window	ARCH13 Window	ARCH14 Window	SQ23 Window	SQ24 Window	REC11 Window	REC13 Window	REC14 Window
CGU CG CD 21														
CGU CG CD 22														
CGU CG CD 23														

3' wide x 7' high; shown with Sandtone base and Standard White overlays. Consult your Clupay Dealer or [clupay.com](http://clupay.com) for additional sizes.

## Additional Sizes & Windows

Shown at right are common width configurations using 7' high Model CGU/CG/CD12 with ARCH4 windows as an example.

Shown below are additional window/top section options for double car doors.



To visualize on your home, go to [www.clopaydoor.com/DIS/garage-door-imagination-system.aspx](http://www.clopaydoor.com/DIS/garage-door-imagination-system.aspx)

Windows are available single pane or insulated in clear, frosted, seeded and rain designs.

Additional charges for optional glass apply.



## Additional Features

Standard doors available in 4 carriage house design series and 15 different models. Custom designs and sizes also available. See your Clopay® Dealer for details.

Woodgrain embossed insulated galvanized steel base door painted front and back for a virtually maintenance-free door. See Colors.

Windows with complete overlay and true arch designs are available in double strength or obscure glass. Models CGU/CG also available with insulated glass.

Patented clip-in window grilles are removable for easy cleaning.

Available with 2" Intellicore® polyurethane (R-value 18.4).

2" bonded polystyrene (R-value 9.0) or 1-3/8" bonded polystyrene (R-value 6.5) insulation and thermal break.

10-ball nylon rollers for quiet operation.

Heavy-duty 14 gauge steel hinges for long-lasting performance.

Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.

WindCODE®: 1-3/8" CD Models are available through W5 (single car) WindCODE and 2" CG Models are available in W5 (double car)/W6/W8 WindCODE. Some restrictions apply. See your Clopay Dealer for details.

Product complies with 2015 IECC air infiltration requirement of 0.40 cfm/ft² or less (IECC, Section C402.5.2).

## Warranties



## A FOCUS ON

*green*

Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Coachman® Collection helps conserve natural resources by providing a durable, reliable, low-maintenance, energy efficient door with environmentally safe insulation. Steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling.

For more details on Clopay's green practices visit

[clopaydoor.com/green](http://clopaydoor.com/green)

Some width and height restrictions. See your Clopay Dealer for details.

## Size Availability

DOOR HEIGHTS	Series 1, 3 & 4	Series 2 – Design 21	Series 2 – Designs 22 & 23	
		6'0" to 16'0" in 3" increments	6'0" to 8'0" in 3" increments and 8'6", 9'0", 9'6", 10'0"	6'0" to 10'0" in 3" increments
DOOR WIDTHS	Models CD & CGU	Design 21	Designs 22 & 23	Designs 34 & 35
	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"



Visit [clopay.com](http://clopay.com) or call 1-800-2CLOPAY (800-225-6729) for more information on Clopay.

America's Favorite Garage Doors. Follow us on MADE IN USA

## Historic District Review Commission

The City of



**HDRC Case No. 17-016PH**

**Staff: Jeanine Thill, Community Development Manager**

**HDRC Meeting Date: December 5, 2017**

### **GENERAL INFORMATION**

Application: Certificate of Appropriateness for a retaining wall & walkway in conjunction with a Chapter 353 application.

Applicant: Joseph Shih

Location: 340 Harrison Ave.

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: November 25, 2017

### **SPECIFIC INFORMATION**

#### **SITE HISTORY**

A typical example of a Craftsman bungalow. The wrap around front porch has simple, classical columns on stone piers and square porch rails. The porch is inset under the main roof, and there is a bay extending to the front under the porch roof. Most windows are 1/1. A gable front dormer has a small balcony with shingles and rails. This home is a very nice example of the Craftsman style in nearly original condition. The house retains its integrity of design, material, scale and setting. It adds to the character of the historic neighborhood in an especially prominent location – at a stoplight of the intersection between Mill Street, S. Terrace and Harrison Streets.

#### **PROPOSAL DESCRIPTION**

The applicants propose two 3' Dove Grey Natural Drystack Limestone Retaining walls terraced approx. 5' apart and 48' foot long along Harrison Ave side of property. Next to the sidewalk with 15-18 medium Flagstone Stepping Stones from Terrace Ave. side of property to the front steps.

### **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**

**11. Walls & Fences:** Fences and decorative walls should be placed and scaled in a manner that does not cover, block or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls and sidewalks and those that have acquired significance by virtue, age or craftsmanship should not be removed or destroyed and should be maintained and preserved.

The retaining wall will be constructed of compatible and complimentary materials and is appropriate.

**12. Walkways, Driveways & Parking Areas:** Parking lots, driveways and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveways and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.

The walkway will be constructed of compatible and complimentary materials and is appropriate.

**PREVIOUS CASES / ADDITIONAL INFORMATION**

Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case will be presented to City Council on a date to be determined.

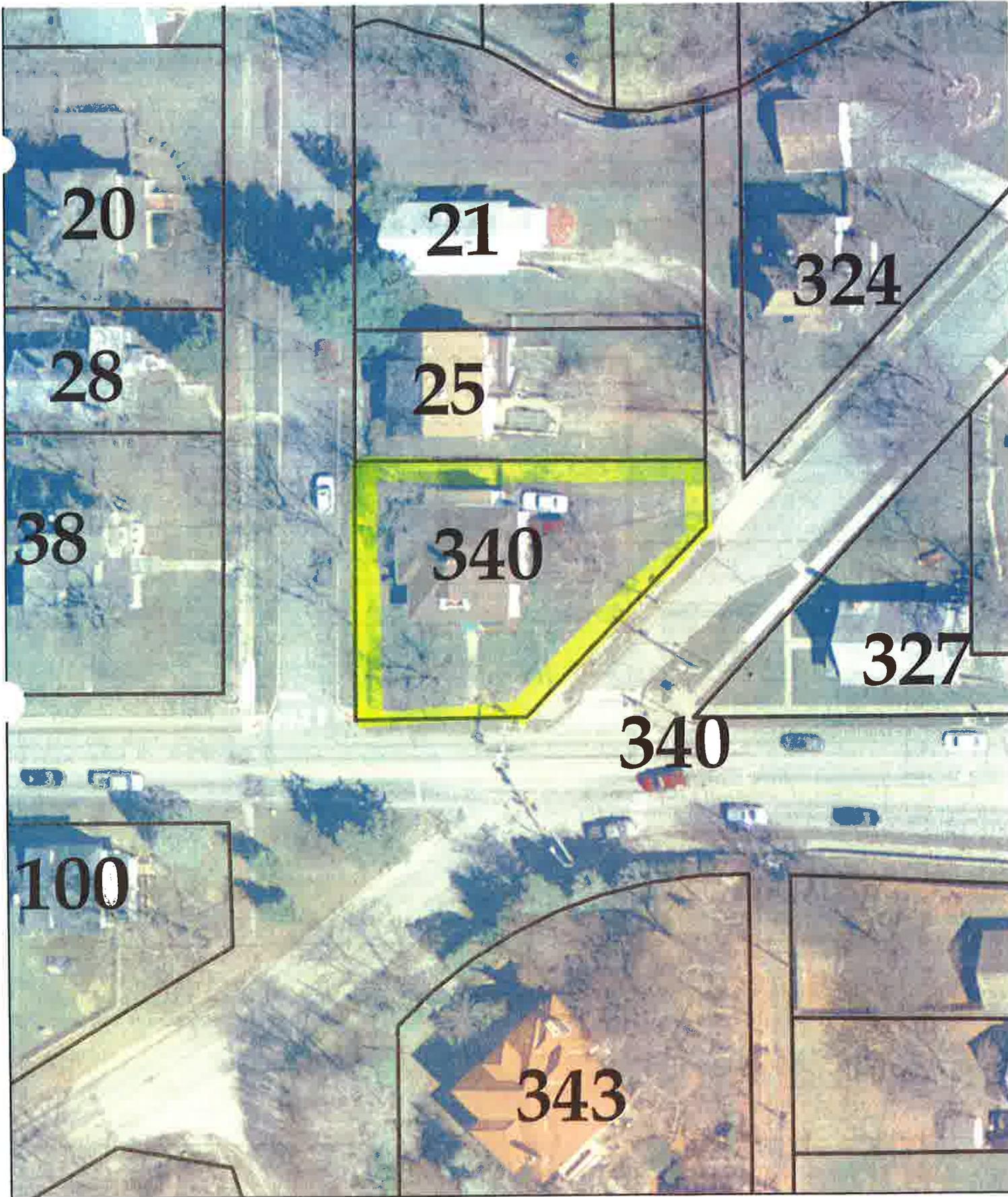
**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #17-016PH.

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Wall and Walkway materials
5. Exhibit E: Site Plan
6. Exhibit F: Description and Estimate



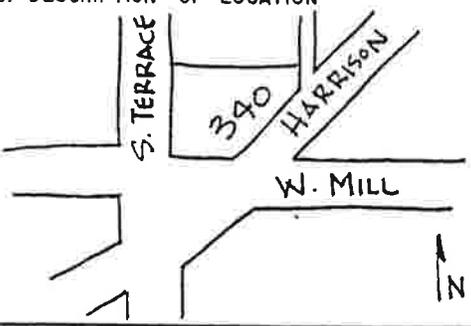


**IDRC Case #17-016PH**  
**340 Harrison Ave**



**EXHIBIT A:**  
**VICINITY MAP**

MISSOURI OFFICE OF HISTORIC PRESERVATION  
ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-9 2. COUNTY Clay 3. LOCATION Liberty Community Development	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 340 Harrison 5. OTHER NAME(S)	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 7. CITY OR TOWN IF RURAL, VICINITY Liberty 8. DESCRIPTION OF LOCATION 	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD ca. 1911 18. STYLE OR DESIGN Craftsman bungalow 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC ( ) PRIVATE (x) 24. OWNER'S NAME AND ADDRESS IF KNOWN Alan Gremler & Nancy Stichne 25. OPEN TO PUBLIC? YES ( ) NO (x)	28. NO. OF STORIES 1 29. BASEMENT? YES (X) NO ( ) 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL hip w/cross hip composition shingle 33. NO. OF BAYS FRONT 5 SIDE 4 34. WALL TREATMENT clapboard 35. PLAN SHAPE rectangle 36. CHANGES IN NO. 42) ADDITION ( ) ALTERED ( ) MOVED ( ) 37. CONDITION INTERIOR EXTERIOR excellent 38. PRESERVATION UNDERWAY? YES (X) NO ( ) 39. ENDANGERED? BY WHAT? YES ( ) NO (x)
9. COORDINATES UTM LAT N120,700 LONG E521,000 10. SITE ( ) BUILDING (x) STRUCTURE ( ) OBJECT ( ) 11. ON NATIONAL REGISTER? YES ( ) NO (x) 12. IS IT ELIGIBLE? YES ( ) NO (x) 13. OF ESTAB. DISTRICT? YES ( ) NO (x) 14. DISTRICT POTENTIAL? YES (x) NO ( ) 15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED 40. VISIBLE FROM PUBLIC ROAD? YES (x) NO ( ) 41. DISTANCE FROM AND FRONTAGE ON ROAD 65'	5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A typical example of a Craftsman bungalow save for the enclosed eaves on the wider, overhanging hip roof. The wrap-around front porch has simple, classical columns on stone piers and square porch rails. The porch is inset under the main roof, and there is a bay extending to the front under the porch roof. Most windows are 1/1. A gable front dormer has a small balcony with shingles and rails. The three dormer windows are (cont.) 43. HISTORY AND SIGNIFICANCE A very nice example of the Craftsman bungalow style in nearly original condition. The house retains its integrity of design, material, scale, and setting. It adds to the character of the historic neighborhood in an especially prominent location - at a stoplight of the intersection between Mill, S. Terrace & Harrison streets.		PHOTO MUST BE PROVIDED
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The house is set close to the streets, and is bounded on three sides by the streets. The garage is under the house, reached from Harrison St. 45. SOURCES OF INFORMATION City water permits		46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 4/87 49. REVISION DATE(S)
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		

Existing Conditions 340 Harrison Ave.



Looking down the sidewalk of Harrison Ave. from Mill St.



From across the street on Harrison Ave.



Looking up the sidewalk of Harrison Ave. towards Mill St.



View from Terrace Ave. to front steps



View from front steps to Terrace Ave.



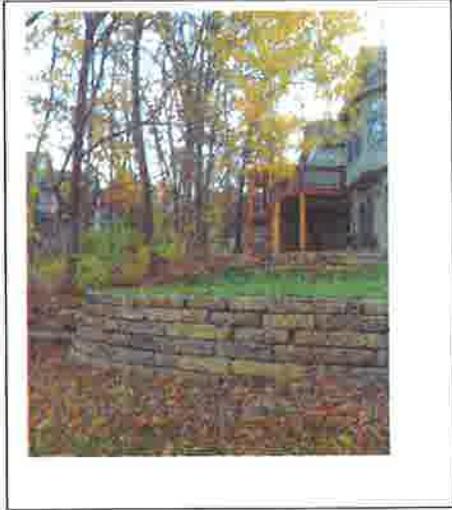
Bare patches on current slope with tarp covering. Erosion on this slope onto the sidewalk on Harrison Ave. is a major issue.



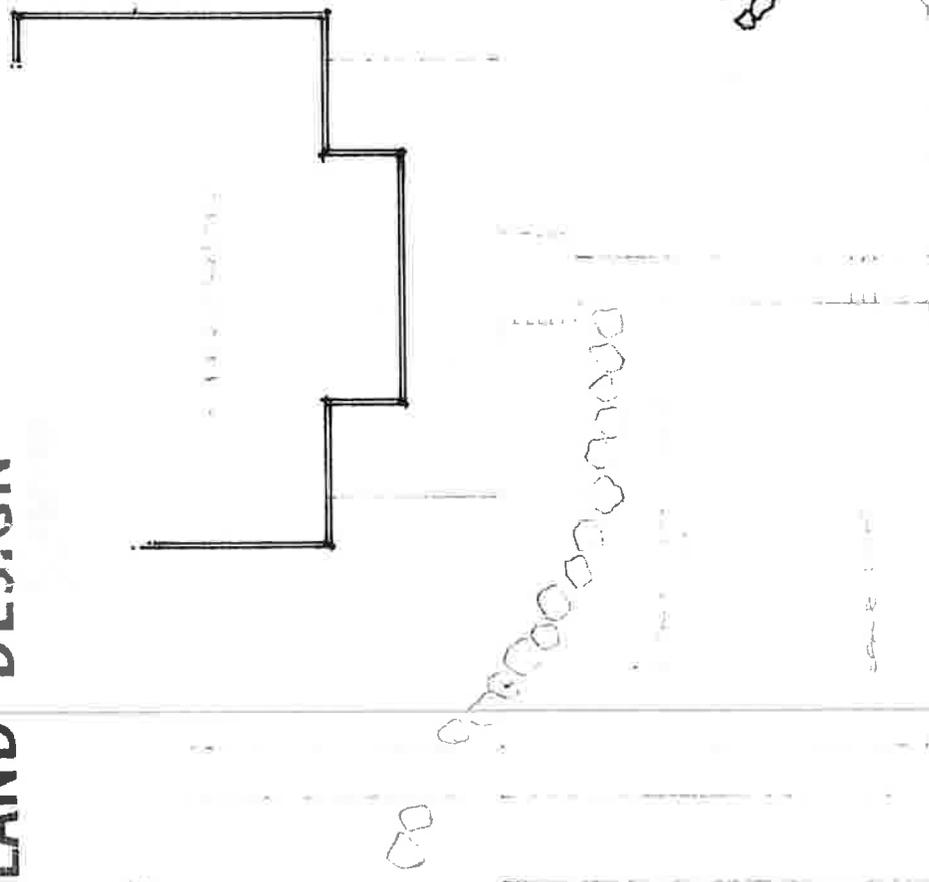
Lower boxwood will be kept; wall to start left of utility cable.

**Proposed Retaining Wall, Walkway 340 Harrison**

Dove Gray 6" drystack stone for the retaining walls.  
James Creek flagstone we will be using for the stepping stones



 **LAND DESIGN**



**RATH-LEE RESIDENCE,  
340 HARRISON AVE  
LIBERTY, MO 64068**

*This design is property of Land Design Group, LLC and may not be copied or distributed without express written consent of Land Design Group, LLC or its affiliates.*

# LAND DESIGN GROUP LLC

9136381696  
 landdesignkc.com  
 5313 Ash ST  
 Roeland Park, KS 66205

11/5/2017

Proposal # 2606

Lilah Rahn-Lee  
 340 Harrison Ave  
 Liberty, MO 64068

Description	Total
Option#2	11,388.00
6" Dove Grey Natural Drystack Limestone Retaining Walls -(2) Walls Terraced approximately 5' apart from the front of lower wall to front of upper wall. main walls 48' long with returns dyeing into grade -Includes; Compacted Crushed Stone Footing, Approximately 6 Tons 1" Clean Gravel Backfill adjacent wall with Filter Fabric, 14 cyds topsoil Backfill	
15-18 Medium Flagstone Stepping Stones	980.00
Landscape Plantings Per Plan: 16 Boxwood #5 \$928, 16 Dwarf Shasta Daisy #1 \$240, 19 Angelina Sedum #1 \$285, 6 Drift Rose #3 \$270, 13 Vinca Minor #1 \$195, 3 Gold Hosta #1 \$57 ***Note*** Plantings would have to be completed in Spring	1,975.00
Landscape Sitework: 2 cyds Mocha Hardwood Mulch New Terraced Beds \$150, Treflan Pre-emergent all Beds \$20, Recommended Soil Amendments: 5 Bags Soil Conditioner \$90, Trench Bed Edge Back Side of Wall \$40, Trim 1 Existing Boxwood \$5	305.00

The above prices, specifications, terms and conditions on the front and reverse sides of this proposal are satisfactory and hereby accepted. LDG is authorized to do work as specified and we agree to make payment as outlined. 2.5% convenience fee will be added to all credit card transactions. Late payments after net 10 days will be charged 1.5% interest compounded every 30 days.

Total \$14,648.00

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Historic District Review Commission**

The City of



**HDRC Case No. 17-012J**

**Staff: Jeanine Thill, Community Development Manager**

**Date: December 5, 2017**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for improvements  
 Applicant: Jody Beynon  
 Location: 400 E. Kansas St.  
 District: Jewell Historic District  
 NRHP Status/category: Contributing  
 File Date: November 20, 2017

**SPECIFIC INFORMATION**

**SITE HISTORY**

Built in 1911, there are minimal decorative embellishments on this folk house including two single stack paneled brick chimneys; single story tripartite bay on principal South façade and a second bay on the West front; and porch handrail made of cross timbers in an “x” design. Characteristically the rear single story has been extended. The 1800’s historic fence in the front yard is historically significant as it was original to the first Clay County Courthouse. After the Courthouse burned the fence was then moved to this home.

**PROPOSAL DESCRIPTION**

An After the Fact Application for the following

1. Replaced non-original side exterior door with a six panel insulated core fiberglass, fire rated pre-hung door
2. Installed Andersen double-hung E-Series aluminum window with operating sash
3. Replaced non-original siding with Smart siding 38 series wood siding panels

**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**

**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.

The vertical smart siding is not architecturally harmonious with the horizontal cement siding on the home and garage. The preexistence of nonconforming materials, such as the siding or aluminum windows, does not permit the addition of more nonconforming materials.

**7. Doors and windows:** 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.

The six panel door is of simplistic design and is appropriate for the style of the home. The Anderson E-Series Aluminum Clad window is made of wood, protected by an aluminum exterior and is appropriate.

**Guidelines for Doors and Windows:** If the original door is already missing and documentation is not available, the replacement door may be of a simple representation of a typical door for the style of house.

**Guidelines for Window Replacement #6.** Aluminum and other metal-based window sashes are inappropriate for use in historic structures and shall not be permitted, including in-kind replacements. Aluminum-clad wood windows shall be allowed.

**11. Walls & Fences:** Fences and decorative walls should be placed and scaled in a manner that does not cover, block or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls and sidewalks and hots that have acquired significance by virtue, age or craftsmanship should not be removed or destroyed and should be maintained and preserved.

If not visible from the street, board or privacy fences may be considered for back yards when necessary to screen an objectionable view. Horizontal board, split rails and solid board or privacy fences are not appropriate for the front or side years.

**UDO Sec. 30-81.1.2 Fences:**

1 b. Side and year yard street side elevations: A fence adjacent to any public street shall be no greater than 5 ft. in height and must also be uniformly open or perforated.

While privacy fences are allowed in the rear yard, within the historic districts privacy fences should be utilized only to block objectionable views. The applicant has indicated they will provide evidence of an objectionable view.

Additionally, it appears that a street facing 4 ft. privacy fence was recently built. Per the UDO, front facing fences must be uniformly open equal to, or no less than, 50% of its surface area.

## PREVIOUS CASES / ADDITIONAL INFORMATION

## STAFF RECOMMENDATION

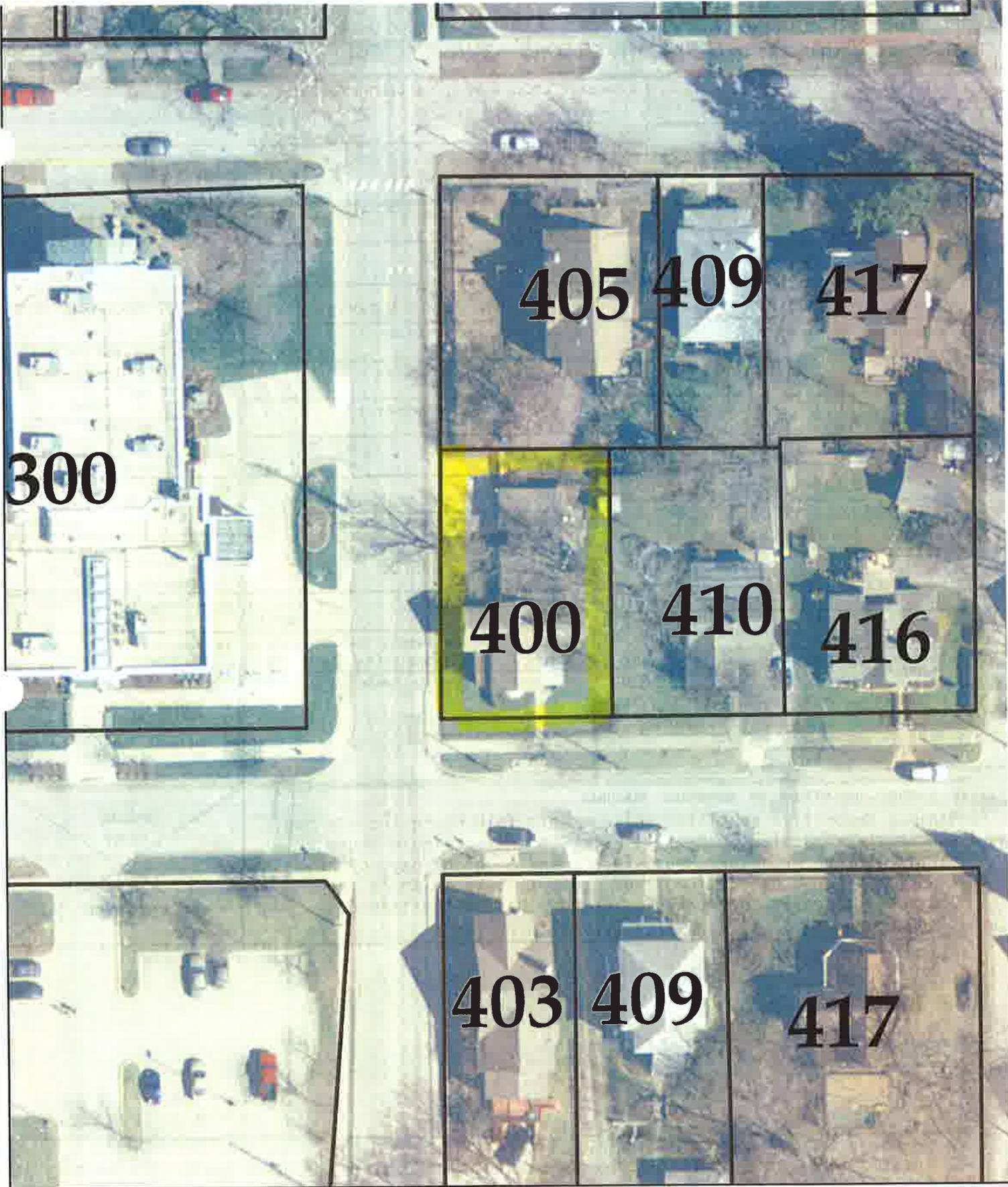
Based on the historic district guidelines staff recommends of HDRC case #17-012J as follows:

2. Alterations: Staff recommends denial of the vertical smart siding
7. Doors & Windows: Staff recommends approval
11. Fences: Staff recommends denial of the street facing privacy fence, as neither HDRC nor staff have the authority to approve privacy fence on street facing elevations.

## ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Information on Andersen E-Series windows





**300**

**405 409 417**

**400 410 416**

**403 409 417**

**HDRC Case #17-012J**  
**400 E Kansas**



**EXHIBIT A:**  
**VICINITY MAP**



Before Alterations:  
Breezeway siding  
and window



After: Breezeway  
door, siding and  
window

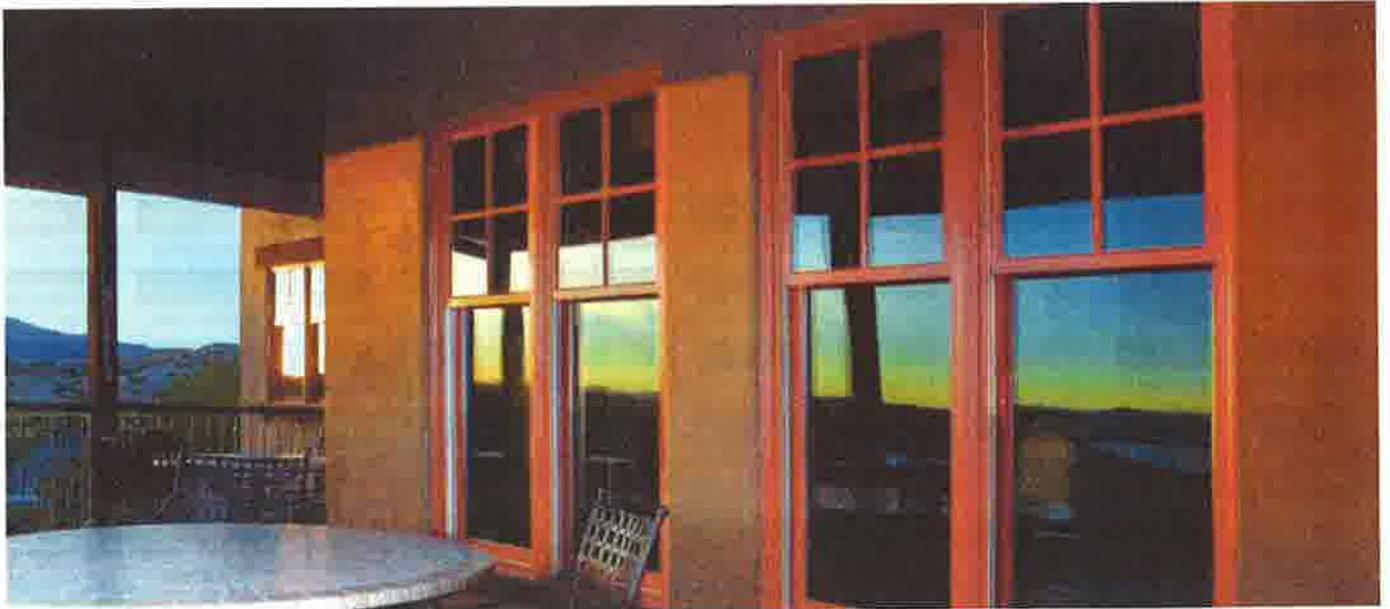


Backyard Fence



Historic 1800's Fence





## Double-Hung Windows

Andersen® E-Series double-hung windows come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series double-hung window is made to your exact specifications, giving you unmatched freedom.



### DURABLE

- Virtually maintenance-free
- Exteriors never need painting and won't crack, peel, flake or blister\*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

### ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many E-Series double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

### BEAUTIFUL

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

If cases to consider, meetings will be held the  
1st & 3rd Tuesday of the month



## HISTORIC DISTRICT REVIEW COMMISSION 2018 Meeting Schedule

All meetings are open to the public and are held at 5:30 p.m.  
in City Council Chambers at Liberty City Hall, 101 E. Kansas St.,  
when there are applications to consider.

	Application Deadline	HDRC Meeting
<b>January</b>	Jan. 5	★ Jan. 16
<b>February</b>	Jan. 19	Feb. 6
	Feb. 2	★ Feb. 20
<b>March</b>	Feb. 16	Mar. 6
	Mar. 2	Mar. 20
<b>April</b>	Mar. 16	April 3
	April 6	April 17
<b>May</b>	April 20	May 1
	May 4	May 15
<b>June</b>	May 18	June 5
	June 1	June 19
<b>July</b>	June 15	★ July 3
	July 6	July 17
<b>August</b>	July 20	Aug. 7
	Aug. 3	Aug. 21
<b>September</b>	Aug. 17	★ Sept. 4
	Sept. 7	Sept. 18
<b>October</b>	Sept. 21	Oct. 2
	Oct. 5	Oct. 16
<b>November</b>	Oct. 19	Nov. 6
	Nov. 2	Nov. 20
<b>December</b>	Nov. 16	Dec. 4
	—	—

★ Denotes meeting will be held in the 3rd floor conference room at City Hall.