



**HISTORIC DISTRICT
REVIEW COMMISSION**

**Monday, May 15, 2017
3rd Floor Conference Room**

5:30 p.m.



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

Monday, May 15, 2017

5:30 p.m.

3rd Floor Conference Room, City Hall

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: April 18, 2017

IV. HDRC Case # 17-002L Consideration of a Certificate of Appropriateness for window replacement at 216 N Water., Lightburne Historic District. Dickerson Construction, applicant. Bob Weseloh, Owner.

V. Other Business

a. Administrative Approvals since April 18, 2017 meeting

- 124 N. Jewell, Roof In-kind materials
- 28 S. Main Sign, Hello Lovely Salon
- 14 E. Franklin Sign, Serenity on the Square

b. Miscellaneous matters from the Commission

c. Miscellaneous matters from staff

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary
City Council Chambers, City Hall
April 18, 2017
5:30 p.m.

I. Call to Order

Vice Chairman Carr called the meeting to order at 5:30 p.m.

II. Roll Call

John Carr, Vern Drottz, Mike Gilmore, Clay Lozier, Kelley Wrenn Pozel, Dail Hobbs and Doug Wilson answered roll call. Matt Grundy and Brett Rinker were absent. Jeanine Thill, Community Development Manager and Katherine Sharp, Assistant Director of Planning & Development represented staff. There were three members of the public in attendance, applicant: Ms. Carrie Stradella, and the Architects for the Rezoning application Aimee Gray and Brandi Atwell with A3G Architecture.

III. Approval of Meeting Summary

Edits to the Meeting Summary from March 7, 2017, were discussed and noted. Commissioner Lozier made a motion to approve the Meeting Summary as revised. Commissioner Hobbs seconded the motion. Motion passed with unanimous approval.

IV. HDRC Case #17-001J COA Application Consideration of a request for front and back porch repairs at 139 N. Lightburne, Jewell Historic District

Discussion: Commissioner Carr recused himself, as he is working on the project with the applicant. The applicant was asked if the existing front porch decking is original, she was unsure and added that the back porch is seven years old and already needs to be replaced. She would like something that requires minimal maintenance. The proposed replacement product is Aeratis, a tongue and groove product that looks like wood when stained and is maintenance free. This product was approved for the porch decking on the Stone Yancey House several years ago.

Motion by Commissioner Lozier to approve HDRC Case #17-001J because it meets the design standards. Seconded by Commissioner Wilson. Motion Passed 6-0 and Commissioner Carr abstained.

V. Application to Rezone adjacent to Dougherty District HDRC is asked to comment on the application P&Z Case #17-21 R&PDP. Which is most preferred; Flat roof vs. pitched roof.

Discussion: The commission discussed the project at length and made the following comments:

- Prefer this proposal over previous proposals
- Prefer period correct with the vernacular of Liberty
- Would like to see a mix of colors, rooflines, styles and colors that fit in Liberty's traditional styles of architecture such as Arts & Crafts and Italianate, etc.
- Complement Liberty's Historic District

VI. Other Business

a. Administrative approvals

Ms. Thill reported there were seven administrative approvals since the last meeting:

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
- 210 W. Franklin Roof

b. Miscellaneous matters from the Commission

- Commissioner Pozel commented that she would like to see the Commission consider designating additional homes as Landmarks or create additional historic districts. Commissioner Hobbs commented there are several neighborhoods that should be surveyed; Arthur, Leonard, Ridgeview Hill, Manorview, Heritage and others that can be considered being designated as a Landmark. Ms. Sharp commented there is a lot that goes into the process and it is a zoning layer. Staff will look into the process and what incentives might be available.

c. Miscellaneous matters from staff –

Ms. Thill reported we were presented a 30 year Certificate at the CLG training on April 7, 2017, in Jefferson City.

She also reminded the Commission that the May 16th meeting was moved to May 15th (Monday) so staff and Commissioner Carr can travel to Hannibal for the Missouri Preservation Conference.

The meeting adjourned at 6:55 p.m.

Historic District Review Commission

The City of



HDRC Case No. 17-002L

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 15, 2017

GENERAL INFORMATION

Application: Certificate of Appropriateness for window replacement
 Applicant: Dave Dickerson Construction
 Location: 216 N. Water St.
 District: Lightburne Historic District
 NRHP Status/category: Contributing
 File Date: April 20, 2017

SPECIFIC INFORMATION

SITE HISTORY

This Queen Anne house was built around 1890 by John Dougherty, who served as prosecuting attorney for Clay County and represented Missouri’s third district in the U.S. Congress from 1899 to 1905. From 1906 to 1921, the house was home to the Sigma Nu fraternity of William Jewell College. The house is once again a single family residence. Typical of the Queen Anne style, it features several intersecting rooflines, and many embellishments such as the oriel window, decorative brackets and moldings, and the prominent arched window. There is a two story front porch with classical columns and plain railings. There was once a two story porch on the south side, which was removed many years ago.

PROPOSAL DESCRIPTION

The applicant proposes to place the attic gable window.

- **Details:** Based on an inspection by the Design Sub-Committee the window cannot be repaired
- **Replace Attic Window:** The attic gable window will be replaced with a wood Jeld-Wen window to match existing

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

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.	The window is not operable. The proposed Jeld-Wen Wood window will match the opening and material
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of the existing window.

STAFF RECOMMENDATION

The application meets the standards for review and the design guidelines; therefore staff recommends approval of HDRC case #17-002L.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of current conditions
4. Exhibit D: Jeld-Wen Brochure



MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll I #30A 2. COUNTY Clay LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) Exhibit B 216 N. Water Street 5. OTHER NAME(S)	1. NO. Roll I #30A 2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 216 N. Water Street 5. OTHER NAME(S)
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD c. 1898 18. STYLE OR DESIGN Modified Queen Anne 19. ARCHITECT OR ENGINEER unknown 20. CONTRACTOR OR BUILDER unknown 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Robt. H. and Karen L. Weseloh 25. OPEN TO PUBLIC? YES () NO (X)	28. NO. OF STORIES 2 1/2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL cement 31. WALL CONSTRUCTION masonry 32. ROOF TYPE AND MATERIAL trun. hip w/gable / asphalt shingle 33. NO. OF BAYS FRONT 3 SIDE 4 34. WALL TREATMENT weatherboard 35. PLAN SHAPE irregular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED () 37. CONDITION INTERIOR unknown EXTERIOR good 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 20' N. Water
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri 8. DESCRIPTION OF LOCATION 9. COORDINATES LAT LONG UTM	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop. 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S)
10. SITE () BUILDING (X) STRUCTURE () OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES (X) NO () 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO () 15. NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This asymmetrical composition consists of a variety of forms and textures: a second story oriel window above a first story tripartite window which is crowned by an arched, leaded transom; a denticulated, bracketed cornice capping the second story and an imbricated gable with a narrow verge board above the cornice all embellish the main or west elevation. Three brick chimneys (one molded, two plain) and a two story wood wrap around porch located at the main	PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE First designed in England by Richard Norman Shaw, Queen Anne was started as a style by H.H. Richardson in the early 1870's in the United States. John Dougherty to S.K. Sandusky, Jr., 1898. c. 1911, a Sigma Nu fraternity house		6. TOWNSHIP RANGE SECTION
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of 19th and 20th century structures. Wooden shed with gable roof, NW boundary.		46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev. 48. DATE Dec 85 49. REVISION DATE(S)
SOURCES OF INFORMATION City of Liberty Water Permit #8-0060, 1/11/11 Abstract Record #4, Clay County Title Company		RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102

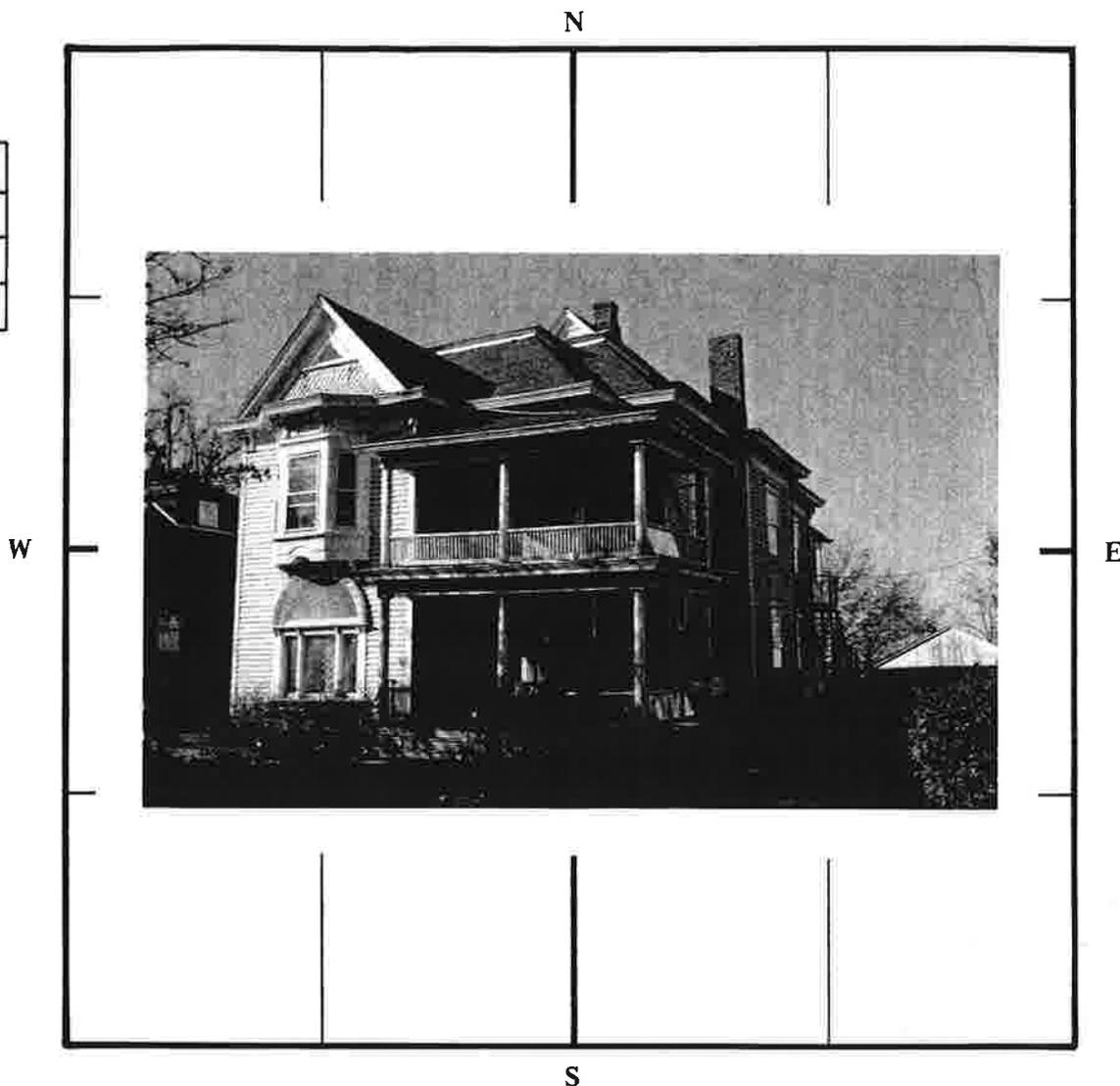
Sketch map of location

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: item #42, cont:

façade embellish this structure. Other decorative features include entablature surrounds, colored, leaded glass panels in fenestration at first and second story levels and carved, decorative brackets. There is also a secondary porch with turned balusters, (sw corner), and a two-story addition approached by wooden exterior staircase, (nw corner).

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.



Unrivaled protection for life.

LIFETIME
WARRANTY

*Pine wood windows, patio doors, door frames and components made with Auralast™ wood are backed with a lifetime limited warranty.



JELD-WEN
WINDOWS & DOORS



JELD-WEN
WINDOWS & DOORS

All wood windows are the same, right?

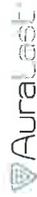
While they may appear the same on the outside, JELD-WEN® windows and doors constructed with Auralast® pine go beyond the surface, providing unrivaled beauty and protection. Here's how...

AURALAST® - PROTECTION TO THE CORE™

TRADITIONAL TREATMENT

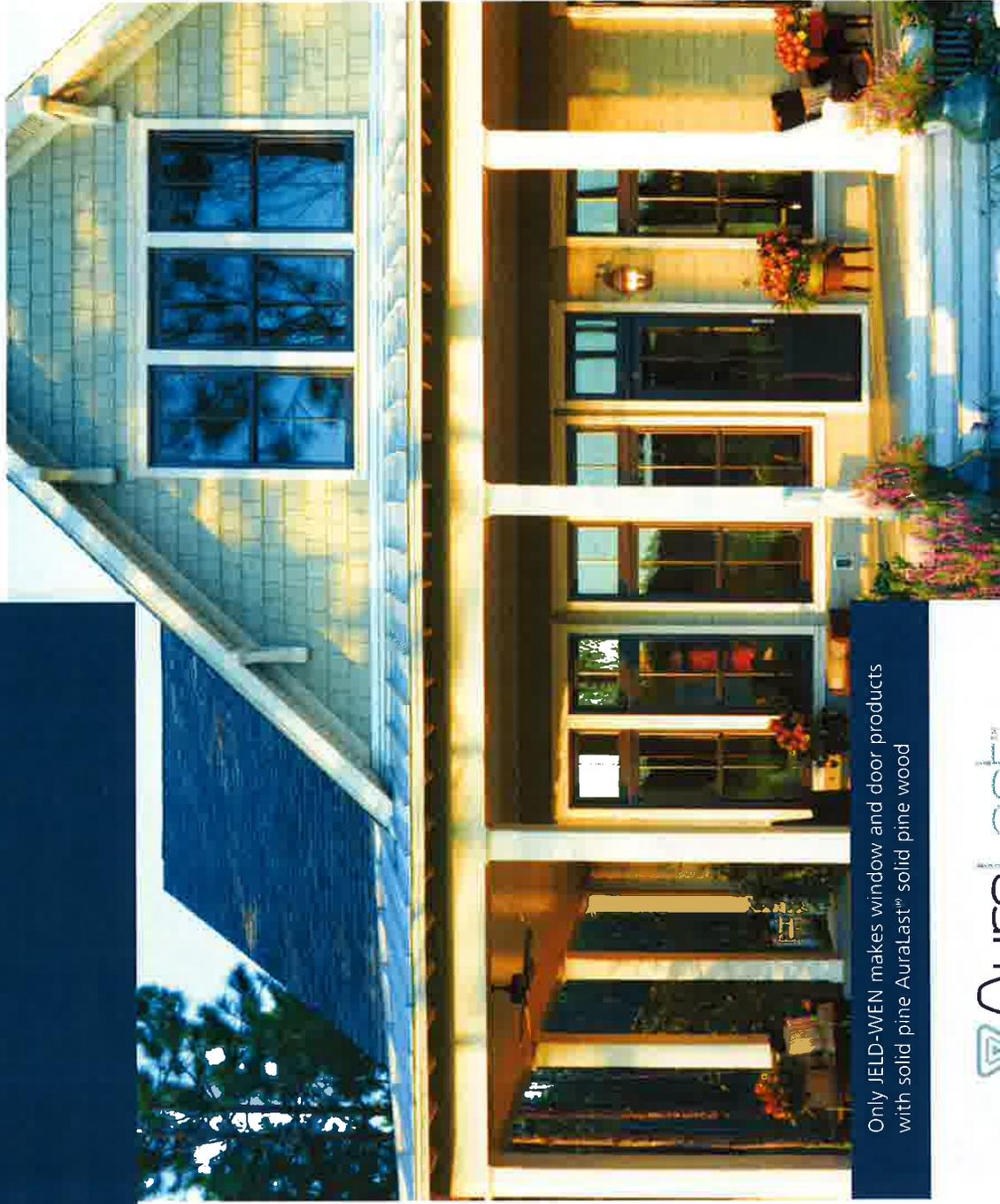


SURFACE ONLY



SURFACE TO CORE™

JELD-WEN products made with Auralast wood allow you to get the warmth and characteristics of wood that you desire, while eliminating the worry of rot and decay. Why settle for anything less!



Only JELD-WEN makes window and door products with solid pine Auralast™ solid pine wood



PROTECTION TO THE CORE™

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Exhibit D



JELD-WEN
WINDOWS & DOORS

PROTECTION TO THE CORE™

AuraLast™

AuraLast® pine is a patented wood product that helps provide protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.



EASY ON THE ENVIRONMENT

Water-based treatment releases up to 96% fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.



WET WEATHER PROTECTION

Whatever the climate, AuraLast protects against water damage and rot like no other. Whether it's humidity, storms or dampness, AuraLast® pine stands up to the rigors of wet weather.



TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.