



**HISTORIC DISTRICT
REVIEW COMMISSION**

June 20, 2017

5:30 p.m.

**City Council Chambers
101 E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**June 20, 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: May 15, 2017

IV. HDRC Case # 17-006PH Consideration of a Certificate of Appropriateness to replace dormers at 134 S Terrace Ave

V. Other Business

Administrative Approvals since May 15, 2017 meeting

- 1 Courthouse Square In-kind repairs fence
- 14,17 & 19 N Water In-kind repairs brick
- 439 Miller In-kind repairs shingles and metal flashing
- 28-30 Main In-kind Sidewalk repairs & new railing
- 253 W Kansas In-kind replacement cellar door
- 441 Wilson St. In-kind porch and siding repairs

Miscellaneous matters from the Commission

Miscellaneous matters from staff

- Terms expiring in July: Grundy, Pozel, Rinker Staff recommended re appointments to the Mayor.

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary
3rd Floor Conference Room, City Hall
May 15, 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, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Brett Rinker and Doug Wilson answered roll call. Matt Grundy was absent. Jeanine Thill, Community Development Manager represented staff. There was one member of the public in attendance: applicant, Mr. Dave Dickerson.

III. HDRC Case #17-002L

Consideration of a request for a Certificate of Appropriateness for replacement of an attic window at 216 N. Water Street, Historic Lightburne District. Dave Dickerson Construction, applicant.

Ms. Thill explained the application for 216 N. Water Street and their request to replace the attic gable window with a JELD-WEN wood window. The Design Subcommittee visited the site last week and determined the window is not original, it is beyond repair, inoperable and there is not a sash.

Motion by Commissioner Wilson to accept the application as submitted. Seconded by Commissioner Lozier. Motion passed unanimously.

IV. Approval of Meeting Summary

Edits to the Meeting Summary from April 18, 2017, were discussed and noted. Commissioner Wilson made a motion to approve the Meeting Summary of the April 18, 2017, HDRC Meeting as written. Commissioner Pozel seconded the motion. Motion passed with unanimous approval.

V. Other Business

a. Administrative approvals

- Ms. Thill reported there were four administrative approvals since the April meeting:
 - i. 124 N. Jewell, Roof in-kind
 - ii. 28 S. Main, Sign at Hello Lovely Salon
 - iii. 14 E. Franklin, Sign at Serenity on the Square
 - iv. 210 Franklin, new gutters in-kind
 - v. 328 Kansas, Replace roofing, in-kind materials and removal of non-historic breezeway

b. Miscellaneous matters from the Commission

Commissioner Lozier reported he received a phone call from the building owner of 13, 15 and 17 N. Water questioning if tuck pointing and sealing her building would require getting a COA. Commissioner Lozier commented he doesn't recall that ever being presented to the HDRC and that it can be administratively approved if there is no change in appearance.

Motion by Commissioner Lozier to allow staff to always administratively approve tuck pointing and repair if it is with in-kind materials. Discussion: Commissioner Carr added that this would be okay if there is no change in appearance and the guidelines are met. Seconded by Commissioner Gilmore. Motion passed unanimously.

The home at Kansas and Jewell is still looking terrible. Cates Auction declined to auction the house due to its condition with severe termites. There is one family living there. Commissioner Wilson commented eventually it may be demolition by neglect.

c. Miscellaneous matters from staff

Ms. Thill reminded the Commission that she and Commissioner Carr are attending the State Preservation Conference in Hannibal, May 16-19. Commissioner Wilson asked that we bring back a legislative update.

The meeting adjourned at 5:58 p.m.

Historic District Review Commission

The City of



HDRC Case No. 17-006PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 20, 2017

GENERAL INFORMATION

Application: Certificate of Appropriateness for replacement of dormers
 Applicant: Kevin & Karen Riordan
 Location: 134 S. Terrace Ave
 District: Prospect Heights Historic District
 NRHP Status/category: Contributing
 File Date: June 9, 2017

SPECIFIC INFORMATION

SITE HISTORY

A vernacular example of the Craftsman style, the hip roof has wide, overhanging, unenclosed eaves. The porch has a lower hip roof with simple square columns and frieze. The windows vary in size and treatment. There is a shed roof dormer on the left side and a small hip-roof dormer on the front.

PROPOSAL DESCRIPTION

Replace the existing small hip-roof dormer on the front addition and the shed roof dormers on the two sides with hipped roof dormers. The two side dormers will keep their original width but the height of the roof will be raised. The front dormer will be 12" wider than the existing; 63" wide and approx. 36"-41" tall. The same style of windows are proposed in the front and side dormers; Marvin Integrity Casement Windows. Beveled cedar siding 1X4 with 3" reveal.

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. <u>Doors and windows:</u> Original doors and	The proposed Marvin Integrity Casement windows

windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored

9. **Roofs:** Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of roofing materials appropriate to the style and period of the building is encouraged. The use of roofing materials that reflect an earlier or later style or period is discouraged.

are appropriate, matching the opening and material of the existing window.

The new dormers are designed as a subordinate element to the primary roof plane, and do not obscure the original roof line. Siding and roofing materials will match the existing. The scale and placement of the dormers are appropriate and will complement the house.

PREVIOUS CASES / ADDITIONAL INFORMATION

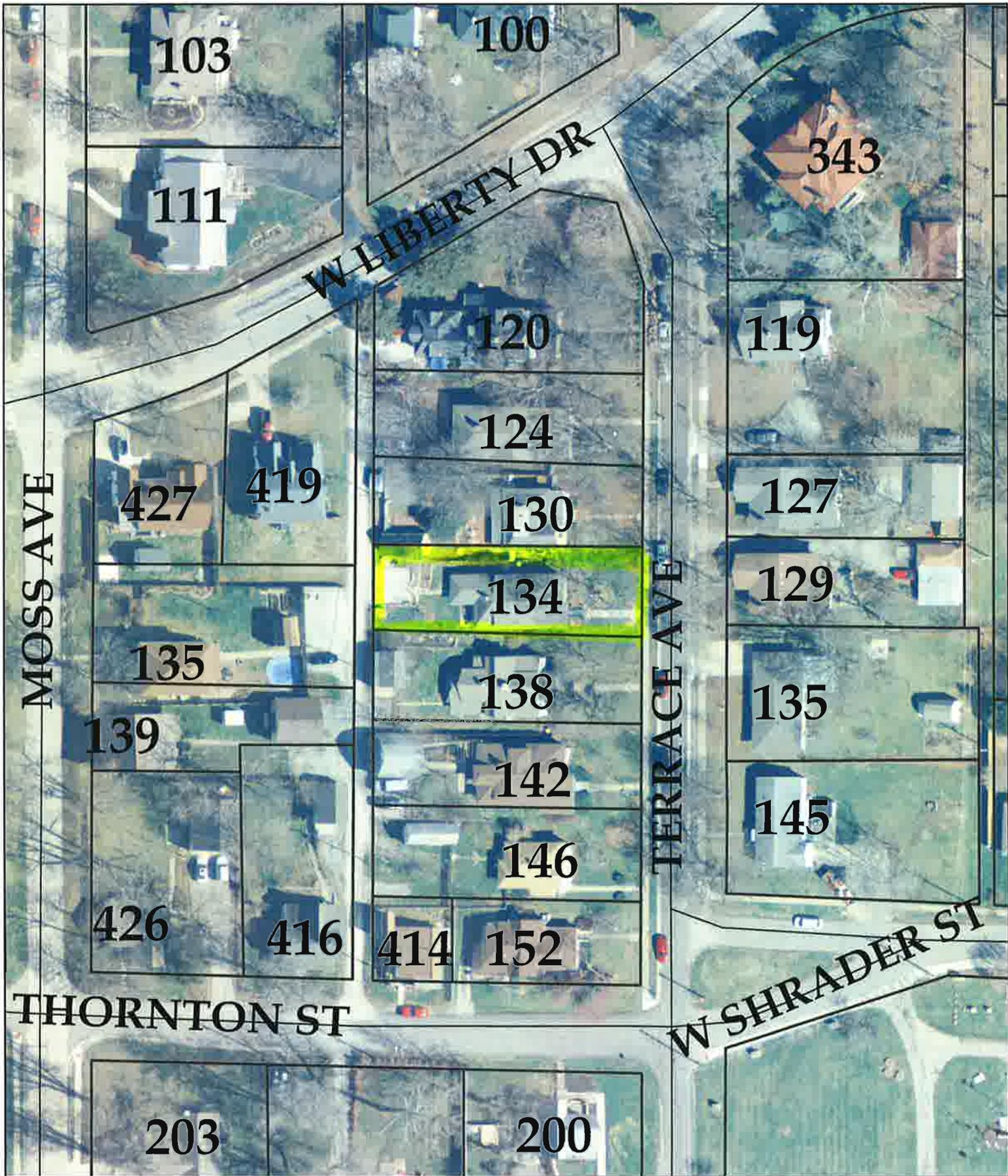
STAFF RECOMMENDATION

In consideration of the Historic District Design Guidelines, staff recommends approval of HDRC Case #17-006PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Example of dormer to emulate and drawings of proposed dormers





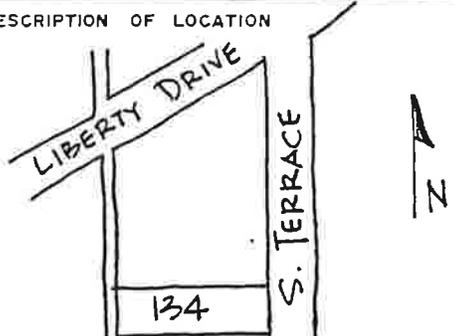
HDRC Case #17-006PH
134 S. Terrace Ave.



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. <u>H-12</u> 2. COUNTY <u>Clay</u> 3. LOCATION OF <u>Liberty</u> NEGATIVES <u>Community Development</u>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>134 S. Terrace</u> 5. OTHER NAME(S)	1. NO.
6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>1N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD <u>ca. 1913</u> 18. STYLE OR DESIGN <u>Craftsman</u> 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u> 23. OWNERSHIP PUBLIC () PRIVATE (x) 24. OWNER'S NAME AND ADDRESS IF KNOWN <u>Kevin & Karen Riordan</u> 25. OPEN TO PUBLIC? YES () NO (x)	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty</u> 8. DESCRIPTION OF LOCATION 	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD <u>ca. 1913</u> 18. STYLE OR DESIGN <u>Craftsman</u> 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u> 23. OWNERSHIP PUBLIC () PRIVATE (x) 24. OWNER'S NAME AND ADDRESS IF KNOWN <u>Kevin & Karen Riordan</u> 25. OPEN TO PUBLIC? YES () NO (x)	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
9. COORDINATES UTM LAT <u>E521,000</u> LONG	26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Community Development Director</u> 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S)
10. SITE () STRUCTURE () BUILDING (x) OBJECT () 11. ON NATIONAL REGISTER? YES () NO (x) 12. IS IT ELIGIBLE? YES () NO (x) 13. OF ESTAB. HIST. DISTRICT? YES () NO (x) 14. DISTRICT POTENTIAL? YES (x) NO () 15. NAME OF ESTABLISHED DISTRICT	28. NO. OF STORIES <u>1</u> 29. BASEMENT? YES (x) NO () 30. FOUNDATION MATERIAL <u>stone</u> 31. WALL CONSTRUCTION <u>frame</u> 32. ROOF TYPE AND MATERIAL <u>hip; composition shingle</u> 33. NO. OF BAYS FRONT <u>3</u> SIDE <u>4</u> 34. WALL TREATMENT <u>clapboard</u> 35. PLAN SHAPE <u>rectangle</u> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () 37. CONDITION INTERIOR _____ EXTERIOR <u>good</u> 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 <u>50"</u>	6. TOWNSHIP
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES <u>A vernacular example of the Craftsman style, the hip roof has wide, overhanging, unenclosed eaves. The porch has a lower hip roof with simple square columns and frieze. The windows vary in size and treatment. There is a shed roof dormer on the left side, and a small hip-roof dormer on the front.</u>	<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <p style="font-size: 24px; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>	6. TOWNSHIP
43. HISTORY AND SIGNIFICANCE <u>A modest example of the Craftsman style, changed in this instance by reducing the porch size in response to the small lot. The house is similar in scale, size, detail, and setting with the other houses on this block of S. Terrace.</u>	6. TOWNSHIP	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <u>A very small lot with no off-street parking. A chain link fence encloses the back yard.</u>	6. TOWNSHIP	
45. SOURCES OF INFORMATION <u>City water permits</u>	46. PREPARED BY <u>Deon Wolfenbarger</u> 47. ORGANIZATION <u>Community Development</u> 48. DATE <u>4/87</u> 49. REVISION DATE(S) <u>Exhibit B</u>	6. TOWNSHIP
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		SECTION

Sketch map of location

Site No. H-12

Section 7 Township 51N Range 31W

Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.

N

W

E

S

Notes:

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

Please Attach a copy of a topographic map with the site marked on it.



Exhibit C



Exhibit C





EXAMPLE OF PROJECT

Exhibit D

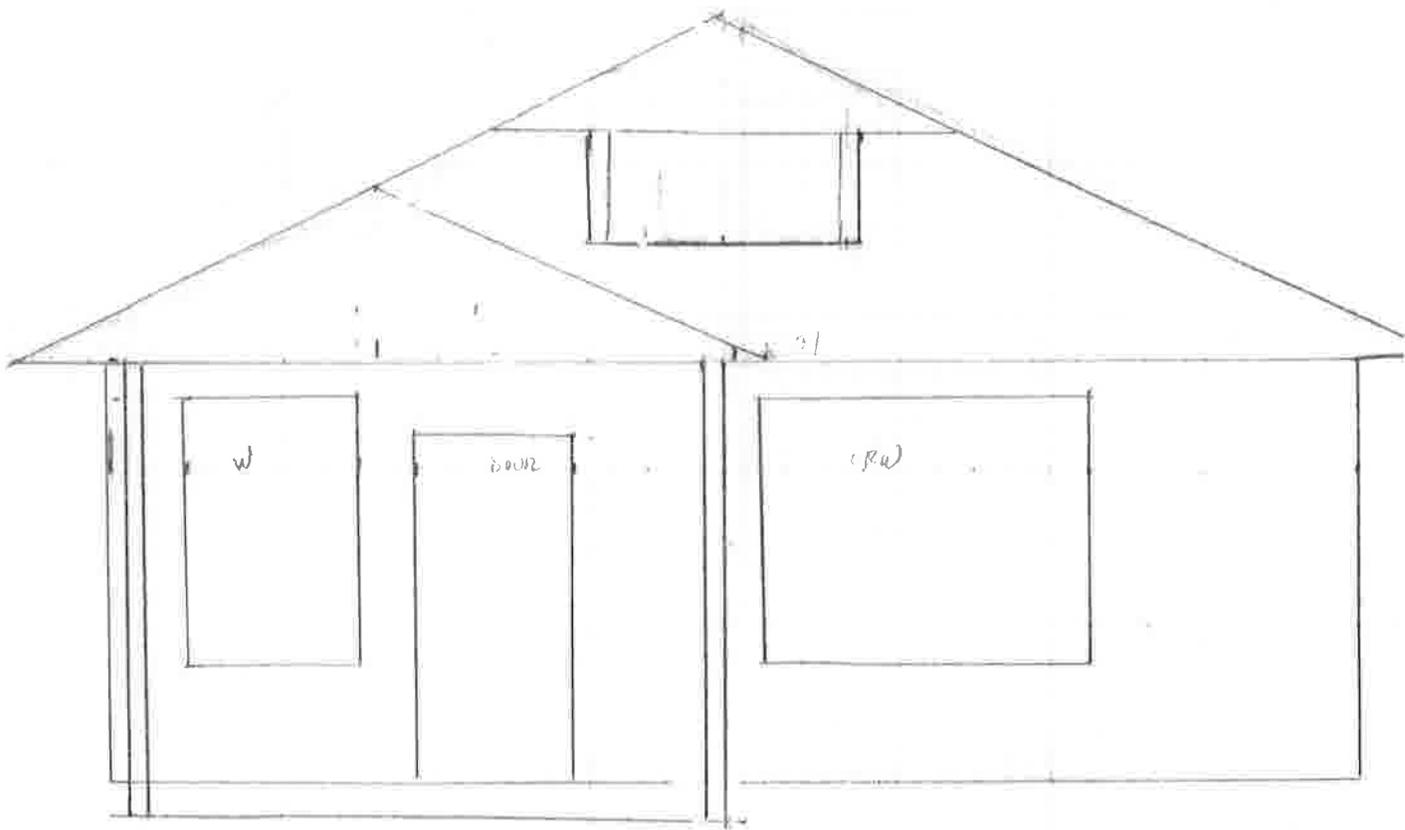
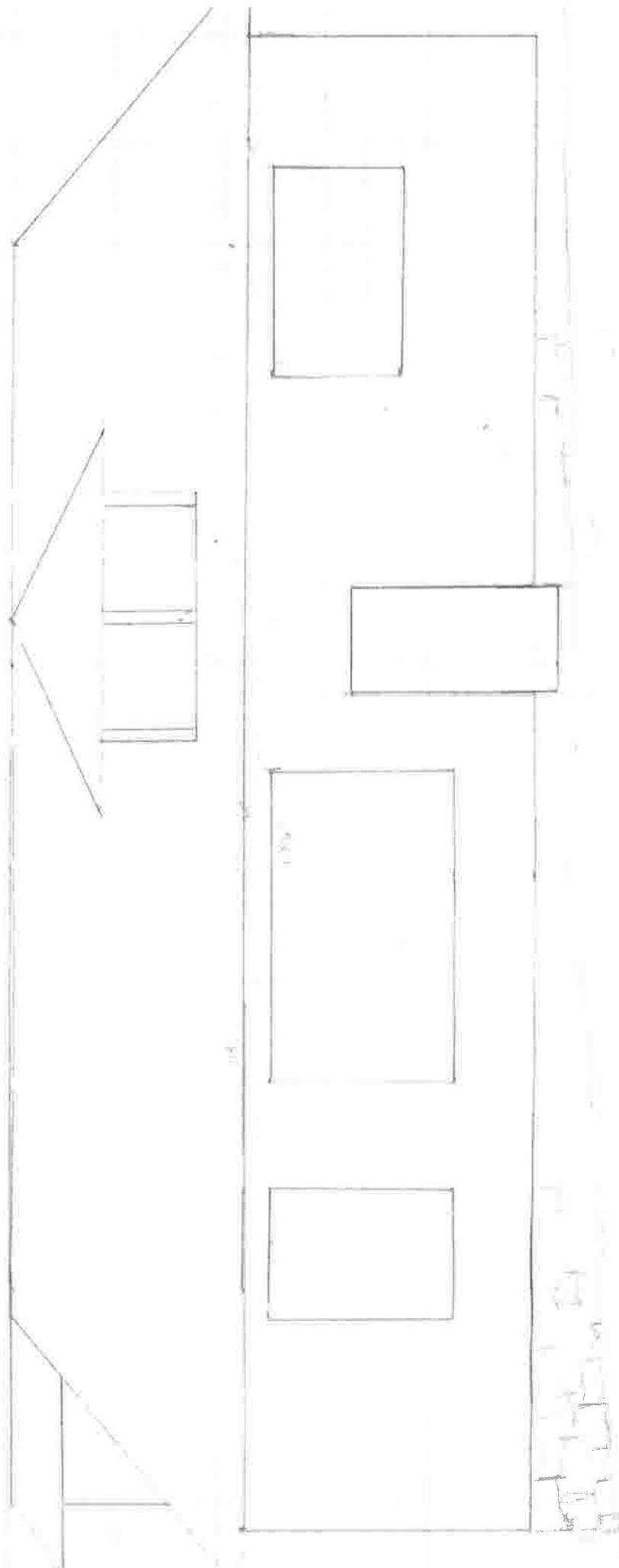
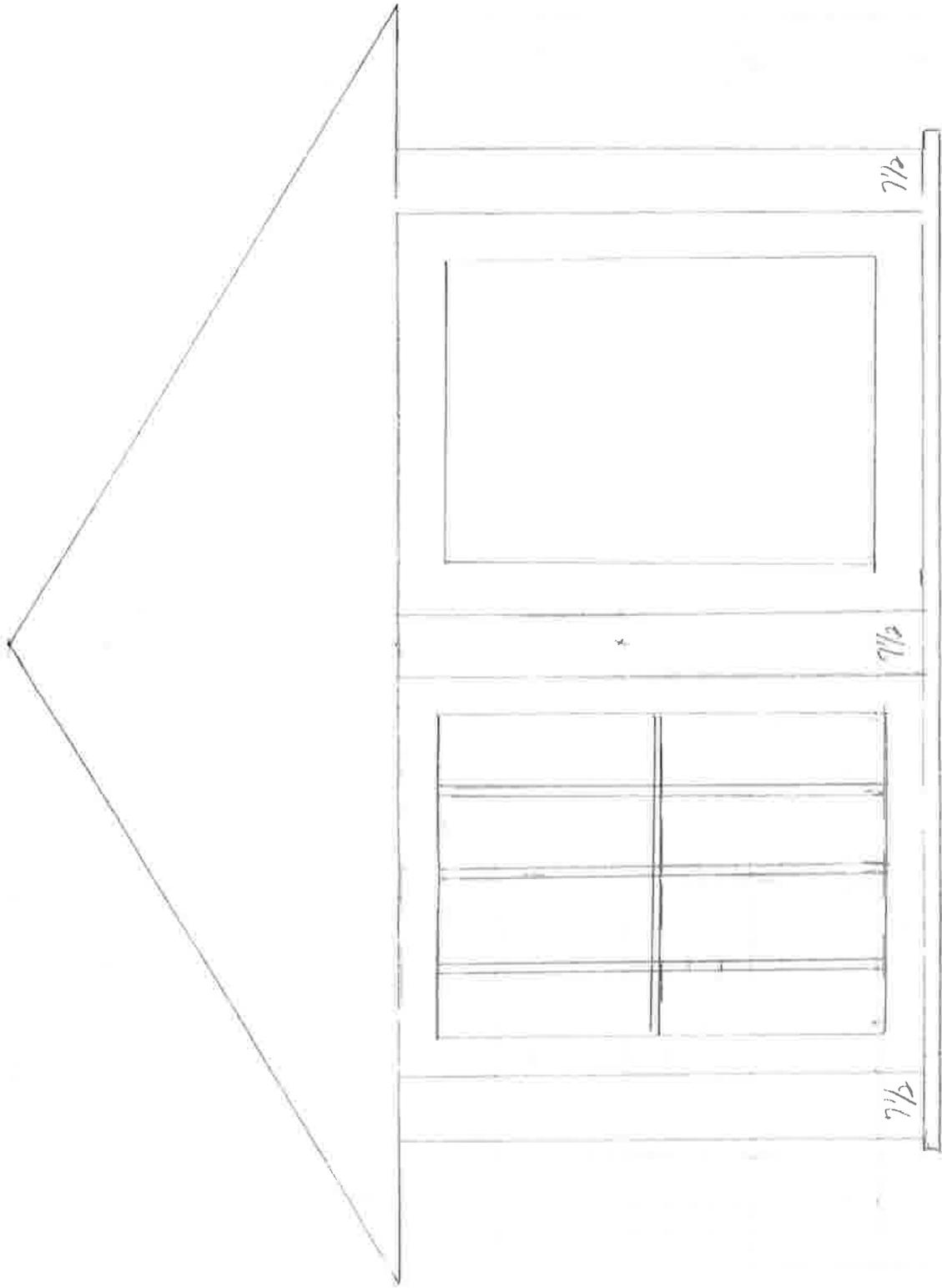


Exhibit D





CEDAR SIDING TO MATCH HOUSE 1X4 BEVELED W/3" REVEAL
 MARVIN INTEGRITY CASEMENT WINDOWS 8 LITE

6 PITCH

CASEMENT

Operator/Stationary Units

	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
MO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
RO (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
Frame Size (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)
DLO (mm)						
2-7 3/8 (797)						
2-7 5/8 (803)	ICA1731	ICA2131	ICA2531	ICA2931	ICA3331	ICA3731
2-11 3/8 (898)						
2-11 5/8 (905)	ICA1735	ICA2135	ICA2535	ICA2935	ICA3335	ICA3735 E
2-11 1/8 (892)						
2-5 29/32 (760)						
3-3 3/8 (1000)						
3-3 5/8 (1006)	ICA1739	ICA2139	ICA2539	ICA2939	ICA3339	ICA3739 E
3-3 1/8 (994)						
2-9 29/32 (866)						
3-7 1/2 (1105)						
3-7 3/4 (1111)	ICA1743	ICA2143	ICA2543	ICA2943 E	ICA3343 E	ICA3743 E
3-7 1/4 (1099)						
3-2 1/2 (966)						
3-1 3/8 (1203)						
3-1 5/8 (1210)	ICA1747	ICA2147	ICA2547	ICA2947 E	ICA3347 E	ICA3747 E
3-1 1/8 (1197)						
3-5 29/32 (1065)						
4-7 3/8 (1406)						
4-7 5/8 (1413)	ICA1755	ICA2155	ICA2555	ICA2955 E	ICA3355 E	ICA3755 E
4-7 1/8 (1400)						
4-1 29/32 (1268)						
4-11 3/8 (1508)						
4-11 5/8 (1514)	ICA1759	ICA2159	ICA2559	ICA2959 E	ICA3359 E	ICA3759 E
4-11 1/8 (1502)						
4-5 29/32 (1369)						
5-3 3/8 (1610)						
5-3 5/8 (1616)	ICA1763	ICA2163	ICA2563	ICA2963 E	ICA3363 E	ICA3763 E
5-3 1/8 (1603)						
4-9 29/32 (1471)						
5-11 3/8 (1813)						
5-11 5/8 (1819)	ICA1771T	ICA2171T	ICA2571T	ICA2971ET	ICA3371ET	ICA3771ET
5-11 1/8 (1807)						
5-5 29/32 (1674)						