



**HISTORIC DISTRICT
REVIEW COMMISSION**

January 16, 2018

5:30 p.m.

**3rd Floor Conference Room
101 E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

January 16, 2018

5:30 p.m.

3rd Floor Conference Room

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:

December 5, 2017

IV. HDRC Case #18-001J Consideration of a Certificate of Appropriateness at 463 E. Kansas St. Remove and Replace two windows

V. Other Business

HDRC Recommendation to City Council: Request from Clay County Archives to reprint the Century Homes book with profits benefiting the Archives. Copyright will remain with the City.

Administrative Approvals since the December 5, 2017 meeting:

253 W Kansas – In Kind Repairs to Soffits, Roof, Deck

400 E Kansas – Fence

204 W Kansas – Fence

410 E Kansas – Fence

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

February 2, 2018 CLG Training in Jeff City 8:30am- 4:00pm

On Site Visit in Liberty for training requested by staff to SHPO – Date TBA

July 18-22 Nat'l Alliance for Preservation Commissions Conference in Des Moines, Iowa.

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary
City Council Chambers, City Hall
December 5, 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, Mike Gilmore, Clay Lozier and Kelley Pozel answered roll call. Doug Wilson and Brett Rinker were absent. Katherine Sharp, Director of Planning and Development and Jeanine Thill, Community Development Manager represented staff. There were four members of the public in attendance; Jody Beynon, Joseph Shih, Sarah Rohaus and John Fulkerson

III. Approval of Regular Meeting Summary:

November 7, 2017

Vice Chairman Carr made a motion to approve the meeting summary from November 7, 2017 as revised. The motion was seconded by Commissioner Gilmore. The motion passed 7-0-0.

HDRC Case #17-017D Consideration of a Certificate of Appropriateness at 222 W. Franklin St. new garage door for the detached garage.

Ms. Thill reported the applicant was unable to attend the meeting. Vice Chairman Carr said although the proposed new doors will change the front elevation, he feels the existing doors do not accommodate today's needs and appreciates that the architecture resembles the original. The functionality and architecture are appropriate.

Commissioner Lozier made a motion to approve the project as presented, because it meets the design standards and guidelines. The motion was seconded by Commissioner Pozel. The motion passed 7-0-0.

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 for two retaining walls and a walkway.

Ms. Thill clarified there is a typo on the case number and it should read 17-016PH. Commissioner Drottz, asked for clarification if the proposed retaining walls should be two three foot walls. The applicant confirmed that is what is proposed, not 6 foot walls as indicated in the staff report. Vice Chairman Carr asked for clarification on the stones proposed for the retaining wall. The applicant said they have not decided if they plan to use cut or natural stone for the retaining wall but that he suspects they will use natural stone. Vice Chairman Carr said natural stone is the preferred choice. Commissioner Lozier and Chairman Grundy also commented they like the natural stone.

Commissioner Lozier made a motion to approve the application because it meets the standards for review and guidelines. The motion was seconded by Commissioner Hobbs. The motion passed 7-0-0.

HDRC Case # 17-012J Consideration of an After the Fact Certificate of Appropriateness at 400 E. Kansas St. for siding, door, window and fence.

Commissioner Lozier, Chairman Grundy and Vice Chairman Carr commented they agree with the staff analysis. Vice Chairman Carr added it was unfortunate that the

design sub-committee wasn't consulted prior to the work being done, because the siding that was put in is inappropriate, adding horizontal cement siding would bring harmony with the garage and the main structure. He said the cement siding that would match it is available in Liberty at Sutherland's Lumber. Chairman Grundy said it is a matter of what is congruent with the rest of the structure. Ms. Beynon commented she would like to improve the home. She said she feels the historic regulations prevent people from improving their homes. Commissioner Gilmore commented the Commission wants improvements done in a way that is appropriate in the historic neighborhood.

Ms. Thill said according to the design guidelines, the privacy fence should be used to block an objectionable view. Ms. Sharp said HDRC has the authority to say it is blocking an objectionable view, however the front facing privacy fence is not within the Commissions' authority to approve, as the UDO does not allow this. If every other picket was removed, then the front facing privacy fence would be in compliance.

Chairman Grundy made a motion to follow the staff recommendation; that the vertical smart siding be removed because it is not harmonious with the home and garage, to approve the six panel pre-hung door because it is of simplistic design and the windows are aluminum clad and approval be granted for the privacy fence that is not street facing, because it is discrete and only minimally noticeable from the street. The street facing fence is approved with the restriction that every other fence picket be removed.

Ms. Sharp said she would like further clarification so the applicant has clear direction on what is appropriate for the siding. The Commission agreed that horizontal cement siding to match the home would be acceptable. The motion was seconded by Vice Chairman Carr. The motion passed 7-0-0.

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

New Business: 246 E. Mill – Ms. Thill explained this was previously approved at the September 19, 2017 HDRC meeting for brick staining, as a 353 Tax Abatement project. Ms. Thill explained she wanted clarification that the approved product, a stain, was indeed used on the building. The applicant confirmed that they used a stain by Sherwin Williams. Vice Chairman Carr commented he was shocked the stain would cover it so prominently, adding he has never seen a stain look like that and at this point it is pretty irreversible without extreme expense. Chairman Grundy said if it says it is a stain, then they are in compliance, as that is what the Commission approved.

Miscellaneous matters from Staff

Ms. Thill distributed the 2018 HDRC Meeting schedule and noted that the next meeting will be January 16, 2018 unless an urgent application is submitted in the meantime.

Miscellaneous matters from the Commission

- Vice Chairman Carr said there is new fencing at 120 S. Terrace, a west facing section and a south facing section. The neighbor to the south at 124 also recently

put up a 6 foot privacy fence on the alley. Ms. Thill said she will follow up with the home owners.

- It was pointed out that the build date on the staff report for 400 E Kansas didn't match the build date on the survey. Ms. Thill acknowledged this and will correct it in the report.
- Commissioner Lozier said he had heard that there is a possibility that the historic fence at 400 E. Kansas may be removed or sold by the property owner. Ms. Thill confirmed the property owner made this comment to her in a phone conversation and explained that the fence is protected by the laws of the community. Commissioner Lozier added that protecting the historic fence is important. Commissioner Hobbs asked if it was in the right of way. Ms. Sharp commented she believes it is owned by the property owner. Commissioner Pozel asked if there is anything the City can do proactively. Ms. Sharp said staff will talk to our City Attorney about this to determine what we might be able to do to protect it from being removed from the property. Commissioner Hobbs commented here are sections of that fence on Water Street and Arthur Street and other areas of town. Commissioner Lozier said he would like to commend his fellow Commissioners for how they handled the situation with 400 E. Kansas. Ms. Sharp said staff will take a more proactive approach to make people aware of the Historic District and the Guidelines by sending welcome letters and Design Guideline books to new neighbors. Vice Chairman Carr commented that the home at Jewell and Franklin and the ranch behind it recently sold.

Public Comment:

- Mr. John Fulkerson asked about forming a committee to fix the clock on the Courthouse. He said is moving his CPA firm into the Jesse James bank museum building with his CPA firm and would like to try to get the clock fixed. He recently received an estimated of about \$16,000 to get the clock in working order. Ms. Sharp suggested that he contact a County Commissioner, as the County owns the clock. Ms. Thill suggested he reach out to HDLI, as they are a great resource for volunteers.

The meeting adjourned at 6:41 p.m.

Historic District Review Commission

The City of



HDRC Case No. 18-001J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: January 16, 2018

GENERAL INFORMATION

Application: Certificate of Appropriateness for the removal of two windows
Applicant: Creative Exteriors & Interiors
Location: 463 East Kansas Street
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: January 8, 2018

SPECIFIC INFORMATION

SITE HISTORY

This large Foursquare with a pyramidal roof was built in the 1920s. It has a full width front porch and some Craftsman details in the stone piers and the five-over-one windows. The house has been owned by William Jewell College for many years, but is about to be returned to a single family home.

PROPOSAL DESCRIPTION

The applicant proposes to remove two east facing first floor windows and replace with larger windows (dimensions to match existing windows at SE corner) New windows to be wood 4/1 sashes (30X24) with sash cords and pulleys. New storm windows 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.

- 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.

Staff Analysis: The fenestration on the east side is irregular, so the removal and replacement of these windows will not disrupt the pattern of openings.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #18-001J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of windows to be removed
4. Exhibit D: Sketch of new windows
5. Exhibit E: Sash Profiles
6. Exhibit F: Specs of Windows





HDRC Case #18-001J
463 E. Kansas

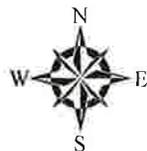


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll E # 22</p> <p>2. COUNTY Clay</p> <p>3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 463 E. Kansas St.</p> <p>5. OTHER NAME(S)</p>	<p>1. NO. Roll E # 22</p> <p>2. COUNTY Clay</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 463 E. Kansas St.</p> <p>5. OTHER NAME(S)</p> <p>6. TOWNSHIP</p> <p>RANGE</p> <p>SECTION</p>
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p> <p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p> <p>8. DESCRIPTION OF LOCATION E. KANSAS ST.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> </div> <p>UTM Coordinates: A 379580 4344980 B 377440 4344700 C D</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1924</p> <p>18. STYLE OR DESIGN Folk: Pyramidal Family</p> <p>19. ARCHITECT OR ENGINEER unknown</p> <p>20. CONTRACTOR OR BUILDER unknown</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN Trustees William Jewell Col.</p> <p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES 2</p> <p>29. BASEMENT? YES (X) full NO ()</p> <p>30. FOUNDATION MATERIAL limestone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL hip/ asphalt shn.</p> <p>33. NO. OF BAYS FRONT 3 SIDE 4</p> <p>34. WALL TREATMENT wood clapboard</p> <p>35. PLAN SHAPE square</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()</p> <p>37. CONDITION INTERIOR unknown EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 25'</p>
<p>10. SITE () BUILDING (X) STRUCTURE () OBJECT ()</p> <p>11. ON NATIONAL REGISTER? YES () NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)</p> <p>14. DISTRICT POTENTIAL? YES () NO ()</p> <p>9. NAME OF ESTABLISHED DISTRICT</p>	<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Plan approaches that of a square covered with a pyramidal roof. A wide front porch has a shallow hip roof supported by stone piers. Fenestration is double-hung sash type with plain wood moldings. Colonial shutters are a later addition.</p>	<p>PHOTO MUST BE PROVIDED</p>
<p>43. HISTORY AND SIGNIFICANCE See 300 E. Franklin.</p>	<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.</p>	
<p>45. SOURCES OF INFORMATION Water permit #8-0570 Rob. E. Hufft, Sr. 5-27-24</p>	<p>46. PREPARED BY C. Millstein/P. Glenn</p> <p>47. ORGANIZATION Liberty-Community Dev.</p> <p>48. DATE SPR. 86</p> <p>49. REVISION DATE(S)</p>	
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096</p>		

Exhibit B



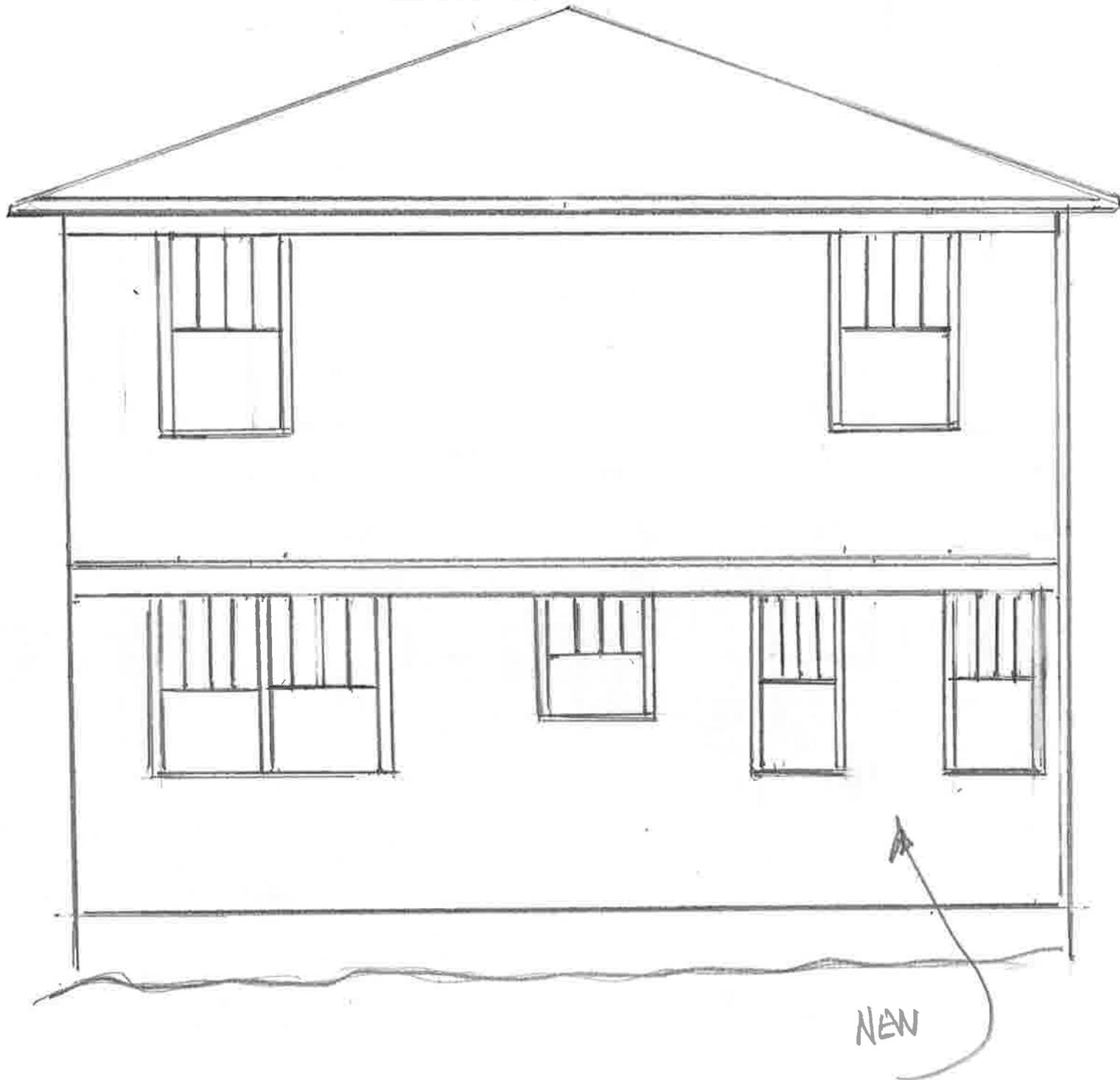


Exhibit C



CREATIVE EXTERIORS & INTERIORS

P.O. BOX 520 • 140 SOUTH MISSOURI • LIBERTY, MO 64068



463 E KANSAS

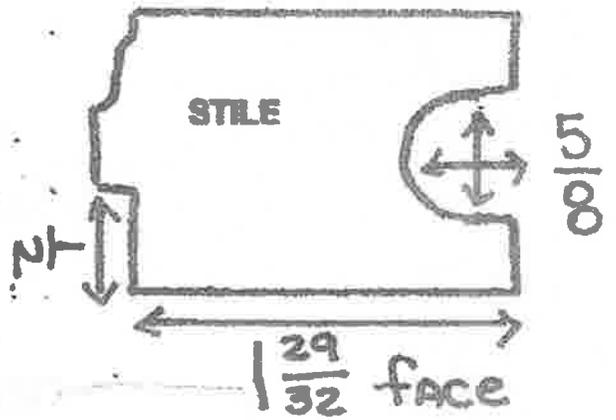
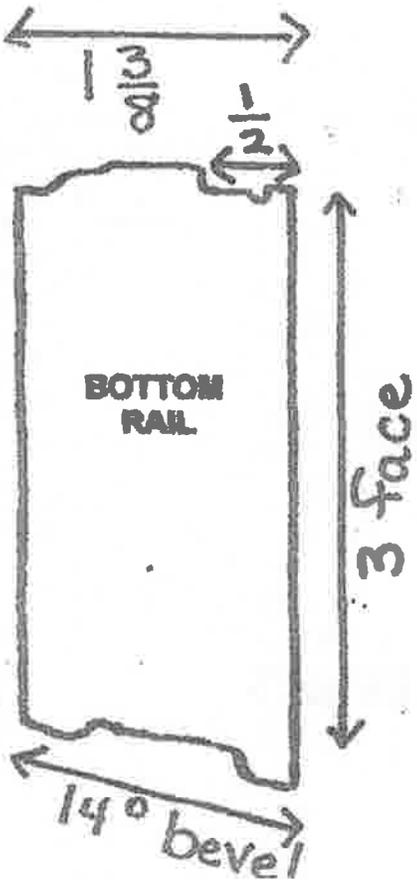
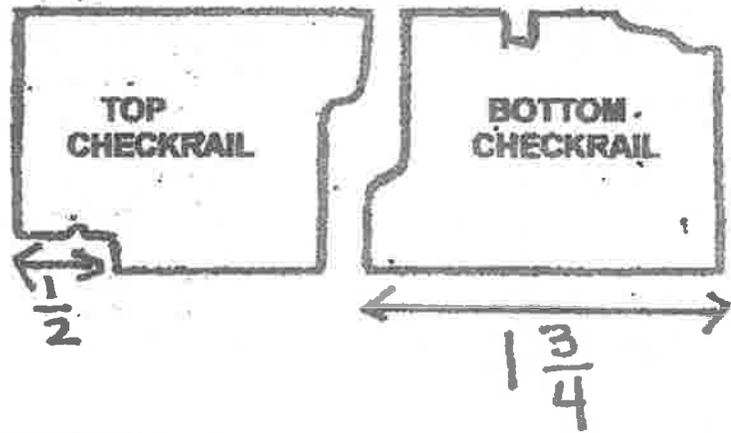
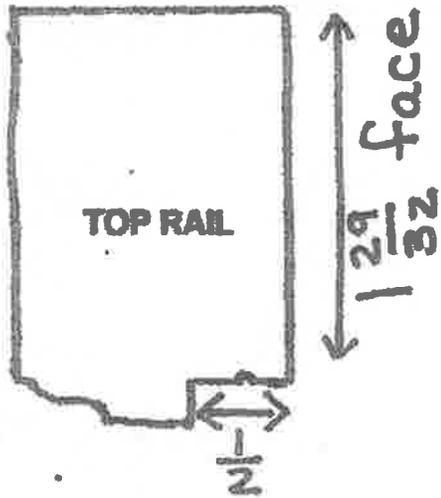
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Kansas City, Kansas 66101

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Fax 913-371-4302 or 800-487-8671

Bill To:

xxx

John Carr

estimate

Number: 3168.

Date

Ship To:

xxx

PO Number

Carr

Description	Qty
30 wide x 24 high x 1 3/8 thick - top checkrail sash - glass size - 1 29/32 face top rail and plowed stile - 3 vertical bars 3/8 face - putty glazed single strength glass	1.00
30 wide x 24 high x 1 3/8 thick - bottom checkrail sash - glass size - 1 29/32 face plowed stile - 3 face bottom rail beveled 14 degrees - No bars - putty glazed single strength glass	1.00

Our standard products conform to the Commercial Standard C9143-88 for Standard Stock Ponderosa Pine Windows; Sash and Door; Millwork Principles of the National Sash & Door Jobbers Association; and the United States Department of Interior Preservation Services Division for Historic Buildings.

2018 MISSOURI CLG FORUM

Missouri Department of Natural Resources
Lewis and Clark State Office Building
1101 Riverside Drive, Jefferson City, Missouri

FRIDAY, FEBRUARY 2, 2018

PROGRAM

8:30 a.m.	Registration, Continental Breakfast Buffet and Networking	
9:00 a.m.	Opening Remarks: Outreach and Education Coordinator	<i>Mary Sayers</i>
9:05 a.m.	State Historic Preservation Office Update, SHPO Director	<i>Toni Prawl</i>
9:30 a.m.	Boards & Commission Member Guide	<i>Jose Caldera</i>
9:50 a.m.	Historic Materials Salvage Program	<i>Columbia HPC Members</i>
10:15 a.m.	Missouri Preservation: Annual Report	<i>Bill Hart</i>
10:45 a.m.	Break	
11:00 a.m.	Demolition by Neglect	<i>Daniel Krasnoff</i>
11:45 a.m.	CLG Anniversary Awards	<i>Mary Sayers</i>
12:00 p.m.	Lunch – Ideas for Education and Outreach	
1:00 p.m.	MO Humanities Grants, Cultural Heritage Workshops	<i>Dr. Steve Belko</i>
1:30 p.m.	How to Find and Layer Funding	<i>Jayne Abbott</i>
2:00 p.m.	No Agenda Items? – Education and Outreach Ideas	<i>Mary Sayers</i>
2:15 p.m.	Break	
2:30 p.m.	Hermann's Old City Hall & Firehouse	<i>Chuck Hartbauer</i>
2:50 p.m.	Following the Plan – Phased Survey	<i>Rusty Palmer & Mary Kaye Doyle</i>
3:10 p.m.	Brick Street Preservation & Repair	<i>Patrick Earney</i>
3:30 p.m.	Commemorating Your Community's History	<i>Mayor Jo Anne Smiley</i>
3:55 p.m.	Wrap Up and Closing Remarks	<i>Mary Sayers</i>