



**HISTORIC DISTRICT
REVIEW COMMISSION**

May 1, 2018

5:30 p.m.

**City Council Chambers
101 E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**May 1, 2018
5:30 p.m.
City 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: April 17, 2018

IV. HDRC Case #18-003PH Consideration of a Certificate of Appropriateness for After-the-Fact windows, siding, gutters, down spouts and rail. In-kind repairs to the soffits.

V. Other Business

Administrative Approvals since the April 17, 2018 meeting:
516 W. Franklin In-Kind Repairs to porch soffit and windows
481 E. Kansas Garage Door

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary
Council Chambers, City Hall
April 17, 2018
5:30 p.m.

I. Call to Order

Vice Chairman Carr called the meeting to order at 5:34pm

II. Roll Call

John Carr, Matt Grundy (arrived at 5:35), Dail Hobbs, Kelley Wrenn Pozel, Brett Rinker and Doug Wilson answered roll call.

Vern Drotz, Clay Lozier and Mike Gilmore were absent.

Jeanine Thill, Community Development Manager represented staff and Holly Mills, was present as the applicant.

III. Approval of Regular Meeting Summary: April 3, 2018

Vice Chairman Carr made a motion to approve the meeting summary from April 3, 2018. The motion was seconded by Commissioner Wilson. The motion passed 5-1-0. Commissioner Pozel abstained.

HDRC Case #18-003J Consideration of a Certificate of Appropriateness for in-kind repairs and removal of non-historic materials at 427 E. Mississippi St., a 353 project. Vice Chairman Carr shared that he will abstain from voting because he is the contractor for a portion of the work. Commissioner Wilson asked for clarification on the proposed work to the windows and the type of storm windows to be used. Carr replied most of the windows were replaced in the 1980's and if possible the wood windows will be repaired. There were three upper sashes that are still in good shape and will need in-kind repairs. He added that the storm windows will be aluminum inset so they won't overlap the casing. They will come from Columbia Glass, the same storm windows can be seen in the home directly to the east, which was approved by HDRC last year. Commissioner Wilson asked for more information on the replacement of the skirt board on the porch. The applicant said the skirt board will be replaced with cedar and she added that the round columns are the same style as the original columns.

Motion by Commissioner Wilson to approve the application as submitted with the stipulation that the storm windows are aluminum two track inset, manufactured by Columbia Glass. The motion was seconded by Commissioner Hobbs. Vice Chairman Carr abstained. The motion passed 5-1-0.

Other Business

Administrative Approvals since the April 3, 2018 meeting:
116 W. Franklin Fence

Miscellaneous matters from the Commission:

Carr asked if anyone signed up for the M Preservation Conference. There is still time to register.

Miscellaneous matters from Staff:

Design Sub Committee Meeting 4.19.18

1:00 at 130 S. Terrace-

2:00 at 416 W Kansas-

Sculpture locations – Staff presented the locations for the six rotating sculptures that will be installed downtown in July 2018.

Staff reported that Vern Drottz said McCray Lumber willing to do a window workshop, please let Vern or Staff know if you are interested.

The meeting adjourned at : 6:00 p.m.



HDRC Case No. 18-003PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 1, 2018

GENERAL INFORMATION

Application: Certificate of Appropriateness for After the Fact windows, siding, posts and railing. In-kind repair or replacement of soffits, gutters and down spouts.

Applicant: Jeff Knold

Location: 25 Moss Ave.

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: April 24, 2018

SPECIFIC INFORMATION

SITE HISTORY

This Colonial Revival house dates from 1925, and is constructed of brick. It features an entry portico with a decorative frieze and classical columns, with a centered gable above. The front door is accentuated by multi-paned sidelights and a transom. The first floor windows on the front façade are topped with a wood sunburst panel set into a brick arch with a decorative keystone. There is a one-story side-porch addition, clad in false siding and topped with a wood deck railing above.

PROPOSAL DESCRIPTION

After the Fact Work and Materials for existing side-porch addition:

- Siding: 6" Cedar siding, painted
- Soffits: In-kind repair/ replace the wood rot around the soffits all the way around the porch.
- The porch railing on top of the existing addition, will be constructed of wood 1 ½ inch square balusters, spaced 4 inches apart, with a 2x10 top rail and 2x4 bottom rail. New posts are 9 ½ inches wide. The height at the top rail: 37 inches. Total post height: 40 inches
- Add 6" or 8" gutters and down spouts
- Windows: The applicant has installed two wood, true divided light windows, centered on the front (west) elevation of the side porch. He is proposing to remove the window from the north side corner of the porch and moved it to the center on the east side so it will mirror the front (west) facing windows. No windows are proposed for the north side of the addition

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
<p>2. <u>Alterations</u>: 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. Alterations that disguise or sheath original elements and materials will not be permitted.</p>	<p>The alterations to this addition will not affect any significant original elements, and will be compatible with the existing materials and design of the house.</p>
<p>7. <u>Doors & Windows</u>: 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.</p>	<p>The wood windows with true divided lights as well as the fenestration are appropriate.</p>
<p>8. <u>Porches</u>: Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements. Loading docks and service entrances shall be located inconspicuously and should be considered a part of a building’s overall design scheme.</p>	<p>The design of the proposed rail, posts and balusters will complement the façade.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case #06-002PH In 2002 the applicant received approval of a Certificate of Appropriateness to replace the flat roof and the railing on the side porch with the stipulations that the height of the railing at the newel cap is at least 36 inches high and the dimensions of the top rail are 2X6 inches. **Previously Approved Materials:** The porch roof was replaced with roll roofing. The porch railing will be constructed of wood 2x2-inch rails, spaced 2 inches apart, with a 2x6-inch top rail and 2x4-inch bottom rail. The height at the top rail: 32 inches. The newel posts are 8 inches square, and 36 inches high at the top of the newel cap.

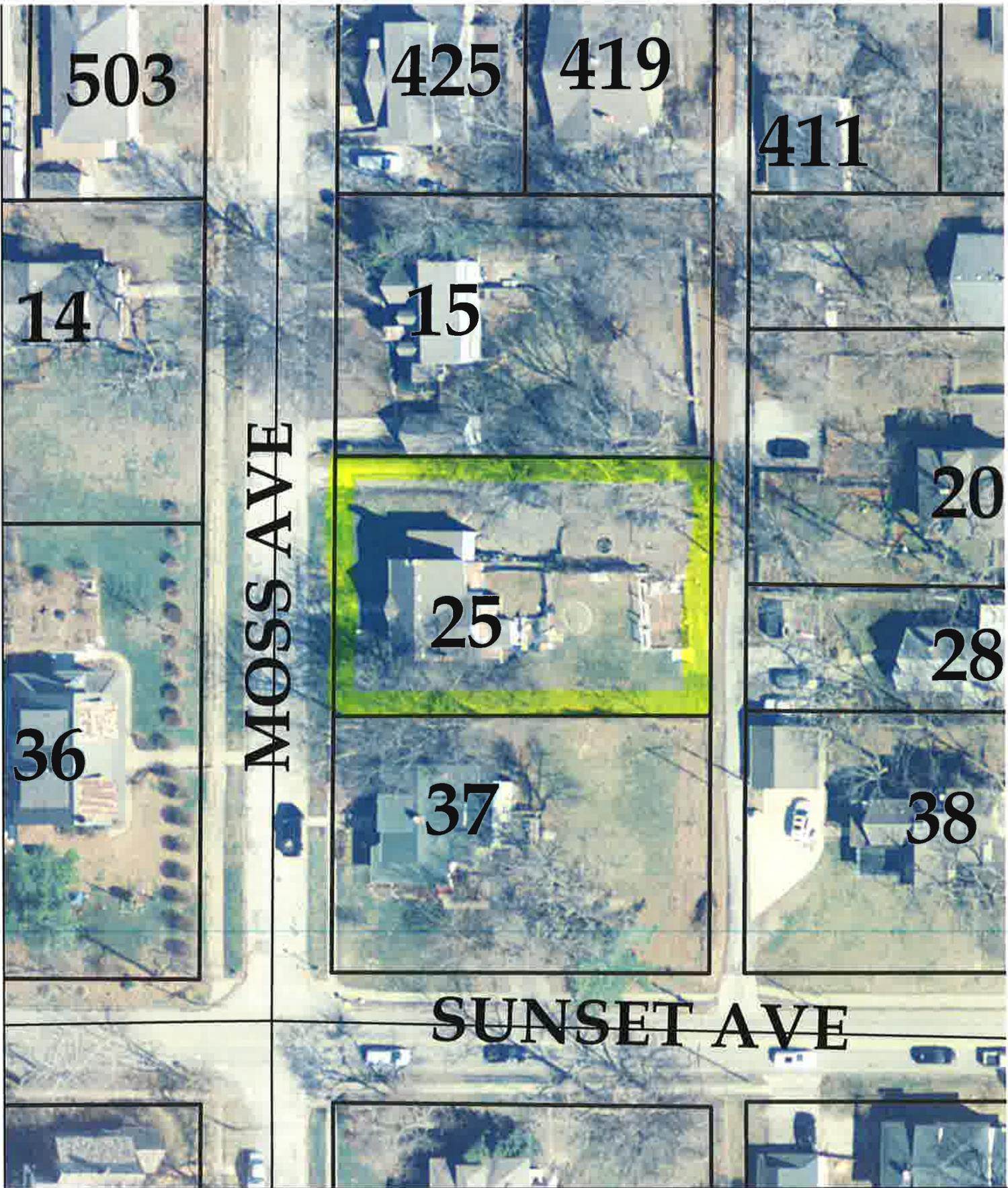
STAFF RECOMMENDATION

The application meets the standards for review or the Historic District Guidelines; therefore Staff recommends approval of HDRC case #18-003PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Existing Conditions/ Before/After Photos
3. Exhibit C: Windows
4. Exhibit D: Rail and New Posts
5. Exhibit E: Existing Gutters & Siding
6. Exhibit F: Existing Siding





HDRC Case #18-003PH
25 Moss Ave

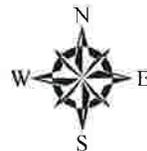
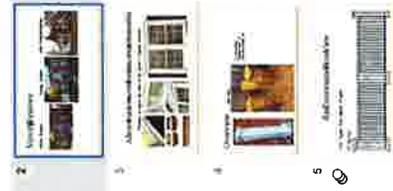


EXHIBIT A:
VICINITY MAP



Moving Windows

Before Repairs



During Repairs



After Window/Railings





All wood windows over from the corner to the middle

Trimmed to match the style of the house's original trimwork



25 Moss Ave Liberty, MO
File Edit View Help

View only

SHARE Sign in

RaiConstructionFrontView

1 1/2 "Square Post (spaced 4" apart)

10" Top Rail



25 Moss Ave Liberty, MO
File Edit View Help

View only

SHARE Sign in

Overview

New Post



9 1/2 Inch Width
Railing Height 37"
Total Post Height 40"



Jeff Knold



Re: 25 MossJeff Knold to: JTHILL 04/25/2018 01:22 PM

From: Jeff Knold <jknold2@gmail.com>

To: JTHILL@libertymo.gov

Sure I understand now. I should have more clear about the all the work being done.

The west windows on the front of the sun porch are true divided lites.

On the North side, we want to remove the window on the corner and move it to the center of the east side. It will Mirror what we did on the front.

Repair/replace the wood rot around the soffits all the way around.

Add 6" or 8" gutters and down spouts. Wanted your opinion.

Finish the railings. Painted white

6" cedar wood siding all the way around. Painted white.

The siding



Wood rot that needs repair

Exhibit F