



**HISTORIC DISTRICT
REVIEW COMMISSION**

November 6, 2018

5:30 p.m.

**City Hall
Council Chambers
101 E. Kansas**

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
October 2, 2018
5:30 p.m.

I. Call to Order

Chairman Grundy called the meeting to order at 5:32 p.m.

II. Roll Call

John Carr, Vern Drottz, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Doug Wilson and Brett Rinker answered roll call. Mike Gilmore was absent.

Members of the public present: Applicant Sam Fiore, Vicki Shelton 401 Kansas, and Kellie Houx with the Courier Tribune.

Katherine Sharp, Director of Planning & Development and Jeanine Thill, Community Development Manager represented staff.

III. Approval of Regular Meeting Summary: Sept. 4, 2018

Motion by Commissioner Lozier to approve the meeting summary as corrected, the motion was seconded by Commissioner Rinker. The motion passed 8-0-0.

IV. HDRC Case #18-015D Consideration for a Certificate of Appropriateness for demolition of a non-contributing primary structure at 411 W. Kansas, Dougherty Historic District.

Mr. Fiore addressed the commission explaining he met with the Design Sub-Committee about a year ago when he purchased the home to get direction on the rehabilitation. After he received the engineers report on the condition of the foundation, other structural issues and water run-off from the alley he realized rehabilitation would be very costly and difficult. He added the previous owners put a block wall around the stone foundation to try to fix the situation but the water got trapped between the walls. He hopes to rebuild something that the community would be proud of. He talked to some of the neighbors and they are in support of demolition of the existing home.

Chairman Grundy said with the pictures and the fact that it is a non-contributing structure he doesn't have a problem with the application.

Vice Chairman Carr said the engineers report indicates the base is underbuilt. He added that it certainly meets the criteria for demolition assuming the cost to rehab exceeds the value of the home. Chairman Grundy said the distinguishing factor is that the home is non-contributing to the Historic District. Commissioner Rinker said the engineers report is clear it isn't a safe structure.

Public Comment: Vicki Shelton, owner of 401 W Kansas, shared with the commission that she has lived there, next door to 411 W Kansas, since 2008 and for the past 10 years there have been raccoons living in the home. She also added when the home was built there was a creek that ran through the front yard. She is in favor of the demolition.

Ms. Sharp said that there had been calls in response to the sign for demolition and the neighbors that staff spoke with were in favor of the demolition.

Commissioner Wilson made a motion to approve the application for demolition as submitted with the following contributing factors; it is a non – contributing structure, it is unsafe, its odd placement on the lot, and 100% of all neighbors present at the meeting are in favor for this application. The motion was seconded by Vice Chairman Carr. The motion passed 8-0-0.

Other Business

Administrative Approvals since the September 4, 2018 meeting:

- 118 N. Morse Retaining wall and widening of driveway

Miscellaneous matters from the Commission:

426 Jewell is currently being cleaned out. City Staff is looking into if the apartments were allowed to remain. Vice Chairman Carr asked if it was predicated on the number of meters on the home. Staff has asked the City Attorney. Ms. Sharp said a water bill has not been paid on that home since March of 2016. Commissioner Wilson asked if it is the intent of the owners to rehab the home. Ms. Sharp said they responded to our nuisance letter.

Commissioner Wilson said there is a drainage issue coming off the Jewell hill, it puddles and there is fungus on the west side of the street. Commissioner Rinker said it is coming out of the drains. Ms. Sharp said it is William Jewell's storm water and they are aware of it. Council member Phillips brought it to their attention when they came to City Council with the proposal for alterations to the stairway and hill.

Miscellaneous matters from Staff:

Update: Staff submitted two grant applications to DNR. One for a preservation plan and another for a feasibility study for the archives building. We were invited to submit a final application for both projects. Deadline of October 12, 2018.

Commissioner Lozier made a motion that HDRC fully support the two grants seconded by Wilson, the motion passed 8-0-0.

Ms. Thill reported that Don Altis will start removal of the shake shingles at 22 N Main Street on Sunday.

Other Business

The meeting adjourned at 6:06 pm.

Historic District Review Commission

The City of



HDRC Case No. 18-003LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 6, 2018

GENERAL INFORMATION

Application: Certificate of Appropriateness for repairs and alterations to the exterior
Applicant: Aimee Gray
Location: 110 N. Main Street
District: Liberty Square Historic District
NRHP Status/category: Contributing
File Date: October 26, 2018

SPECIFIC INFORMATION

SITE HISTORY

This Gothic Revival building was built in 1869 as a residence. It has three steeply-pitched gables, Gothic-arched windows, and a pedimented portico. The front door is surrounded by a transom and sidelights. The building was used for offices for many years. It was most recently retail stores: a bookstore, engraving shop and a home décor shop. The new owners will be using it as an office for their architectural firm.

PROPOSAL DESCRIPTION

1. Removal of Non-Historic Materials: Remove all shutters
2. In-kind repairs and add trim over Windows: Trim detail over the front windows will be added, using the trim on windows of the 3 gables house at Mississippi and Leonard as a guide for reproduction. It will be painted wood and will be approximately 3" wide with a half round shape. Exact dimensions to be determined, as there is quite a bit of stucco that is overlapping the trim
3. Doors: The existing storm door will be removed. A new wood (out-swinging) front door, with raised panels is proposed to fit in the existing opening. Hardware will be silver/pewter metal tones
4. In-kind repairs to existing gutters
5. Back stairs: Pressure treated wood stairs with a 2x4 wood rail and 2X2 wood balusters
6. Miscellaneous: Install light at front entrance, a small surface mounted fixture to the underside of the existing canopy. New planter boxes near front.

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. Storefronts and commercial building facades shall be treated as a whole, and alterations to the first floor should be compatible with the upper floor(s).</p>	<p>The proposed arched trim over the windows will not disguise or sheath original elements. Removal of the non-historic shutters is encouraged and appropriate.</p>
<p>7. <u>Doors and 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.</p>	<p>The existing door is not original; the proposed wood door is more appropriate for commercial use.</p>
<p>8. <u>Porches& Decks</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 proposed rear wood stairway is appropriate.</p>
<p>13. <u>Lighting</u>: Lighting and other illumination shall be property shielded or diffused to eliminate glare. Individual building mounted lights shall be no brighter than 110 watts and be mounted no lower than 6 feet and no higher than 9 feet in height.</p>	<p>The proposed light fixture will complement the style of the building.</p>

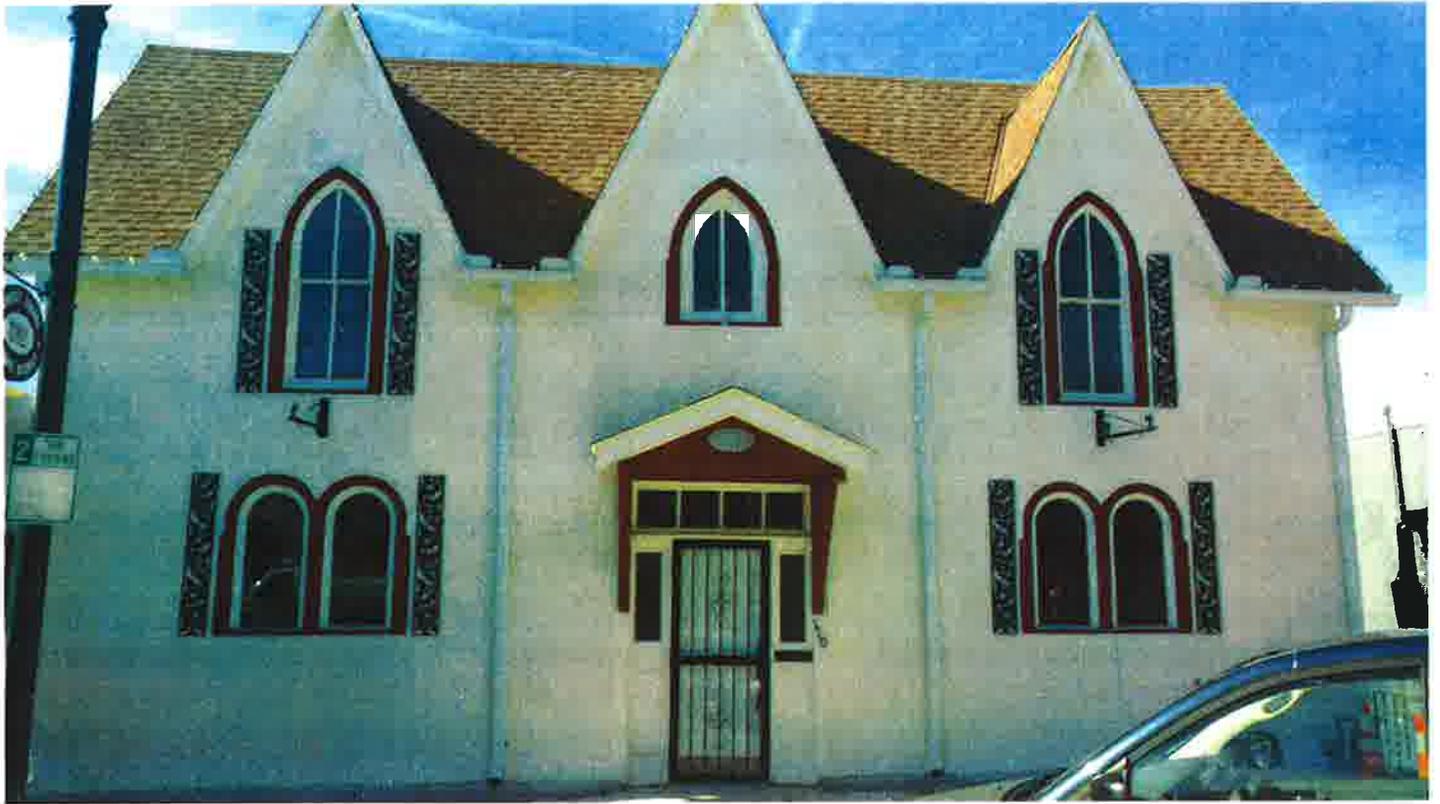
PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #18-003LS.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Inventory Data Sheet
- Exhibit C: Photos of existing conditions and project description
- Exhibit D: Proposed front door and light fixture
- Exhibit E: Drawings of North elevation and floor plan



Back of 110 N. Main St.



Existing exterior back stairway

HISTORIC INVENTORY

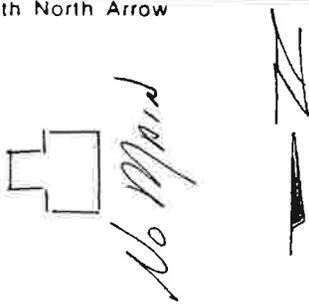
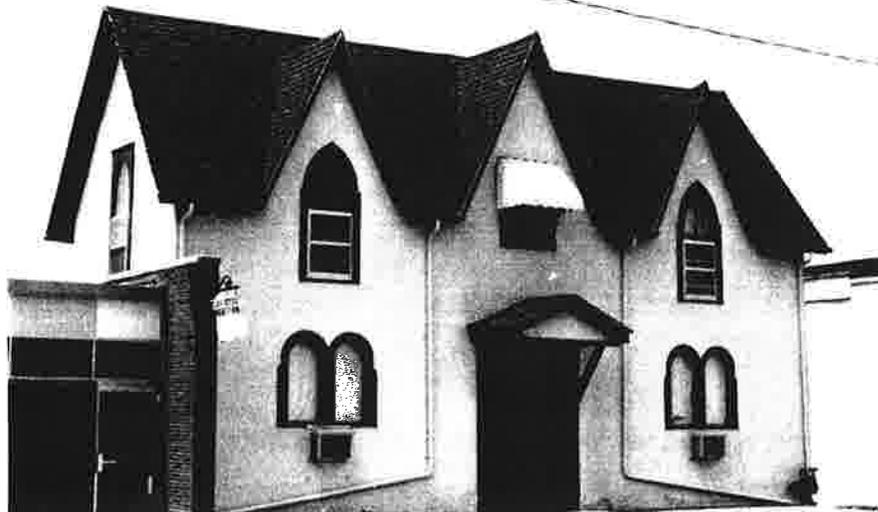
1 No 3-E		4 Present Name(s) 110 North Main	
2 County Clay		5 Other Name(s)	
3 Location of Negatives Liberty Community Development			
6 Specific Location 110 North Main		16 Thematic Category	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period c. 1870's	
8 Site Plan with North Arrow 		18 Style or Design Gothic Revival	
9 Neg. No. 4-19		19 Architect or Engineer	
10 Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>		20 Contractor or Builder	
11 On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21 Original Use, if apparent Residence	
12 Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22 Present Use unknown	
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
14 District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24 Owner's Name & Address, if known	
15 Name of Established District		25 Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
42 Further Description of Important Features The residence is characterized by an eclectic combination of architectural features that derive from popular Period Revival styles. They include: three steeply pitched gables; round and pointed arched windows; and a projecting pedimented doorway.		26 Local Contact Person or Organization Liberty Mo, Community Devel.	
43 History and Significance The original resident of this house has not been identified. In 1908 it was probably the home of Zella Wynn. It also was the home for a number of years of Zachary Taylor Hodges and his wife. Hodges was a furniture merchant.		27 Other Surveys in Which Included	
44 Description of Environment and Outbuildings Commercial buildings are to the north, south, east, and west of this residence.		28 No of Stories 2	
45 Sources of Information Liberty City Directories <u>The Heritage of Liberty</u> , 1976, p. 98. Obituary Scrapbooks		29 Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		30 Foundation Material stone	
		31 Wall Construction masonry	
		32 Roof Type & Material gable	
		33 No of Bays Front 3 Side	
		34 Wall Treatment stucco	
		35 Plan Shape <input type="checkbox"/>	
		36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
		37 Condition Interior <input type="checkbox"/> Exterior <input checked="" type="checkbox"/> good	
		38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		41 Distance from and Frontage on Road approx 20' on N. Main	
		Photo	
		46 Prepared by PILAND/UGUCCIONI	
		47 Organization Liberty, Comm. Dev.	
		48 Date 4/85	
		49 Revision Date(s)	

EXHIBIT B

Continuation

HISTORIC INVENTORY

ADDRESS: 110 North Main
Liberty, Missouri



Description of Project

Removal of existing door with storm and replace with a solid wood door. Update painted trim around windows and door. Remove of all shutters (non-historic). Repair of soffits and existing gutters. Arched trim above windows. Replacing stairs in back (west) with a pressure treated wood. Upgrading the front patio with seating and planter boxes below windows.

Existing Conditions





Arch trim detail on an existing 3 Gables homes to be replicated on front façade:





To: JTHILL@libertymo.gov,
Cc: "Brandi Atwell" <batwell@a3garchitects.com>,
Bcc:
Subject: Re: HDRC Application for 110 North Main Street
From: "Aimee D. Gray" <agray@a3garchitects.com> - Friday 10/26/2018 05:07 PM

History

This message has been replied to.

1. It is a solid wood door with raised panels to be stained. We have not selected a manufacturer yet and may find a door to repair and have installed but it will look like this and fit in the existing opening. Hardware will be dark bronze with a lever handle on the interior.





4. The trim will be painted wood and will be approximately 3" wide with a half round shape. We will not know the exact dimensions until the installer is able to do field measurements of each window as there is quite a bit of stucco that is overlapping the trim so it may have to be narrower. The trim on windows of the 3 gables house at Mississippi and Leonard will be used as a guide for reproduction.

Let me know if you need anything else.

Aimee D. Gray AIA NCARB
A3G Architects

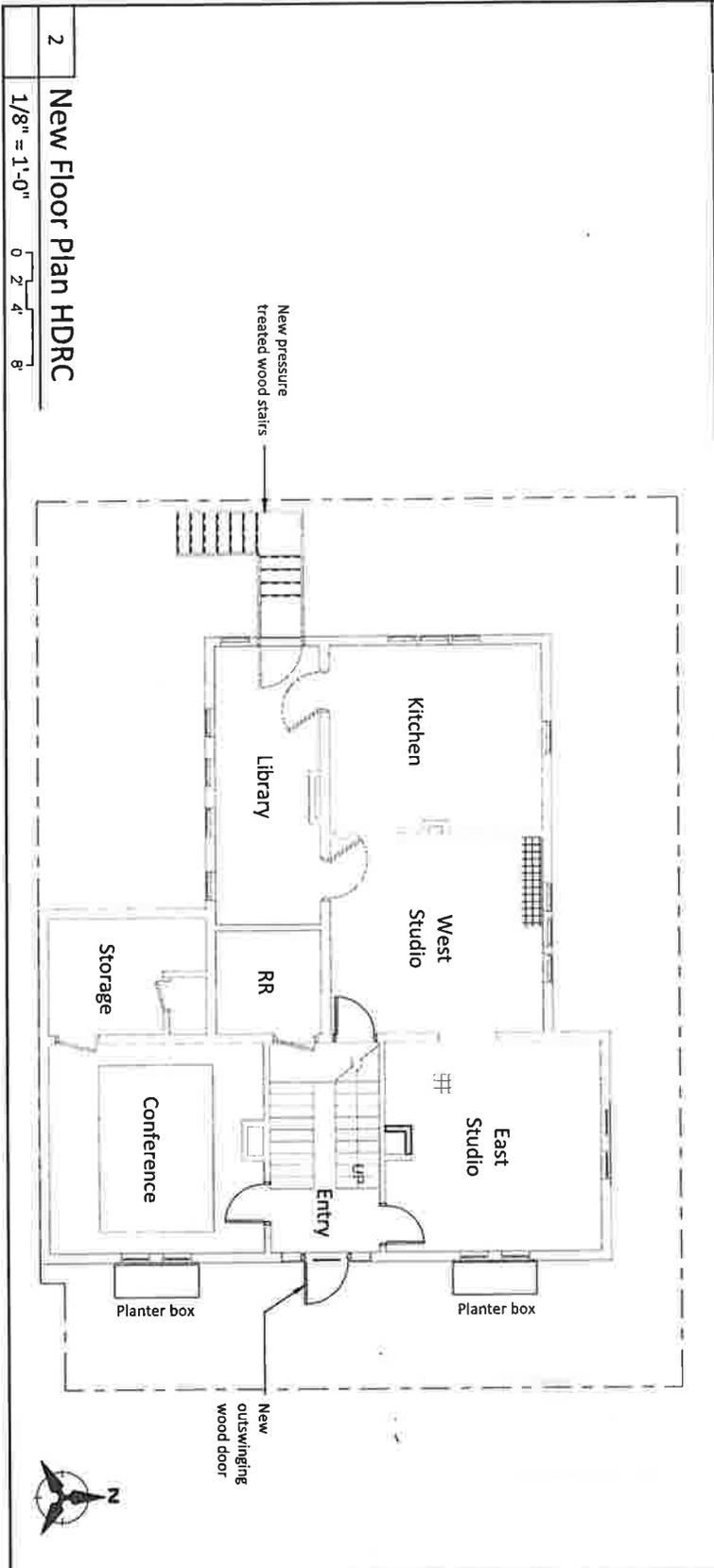
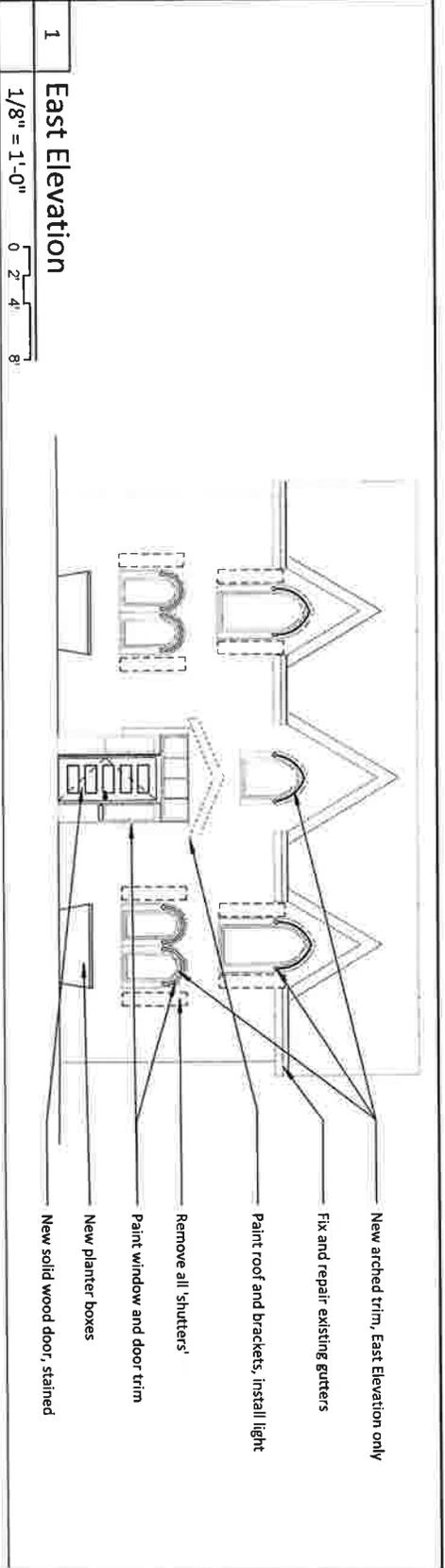
O / 816 581 6333
D / 816 581 6330
M / 816 351 2792

www.a3garchitects.com

On 10/26/2018 2:27 PM, JTHILL@libertymo.gov wrote:

Hi!

Thanks for sending this in.



A3G Architects
 110 N. Main Street
 Liberty Missouri 64068

Owner: Almee Gray
 441 N. Leonard Street
 Liberty, MO 64068
 816-351-2792



15 South Main Street
 Liberty, Missouri 64068
 816 351 6330

Missouri Certificate of Authority:
 A-2034000719

HDRC Review 26 October 2018
 ISSUE

Amee D. Gray
 Missouri License #A-1007018924

HDRC Submittal

H1

Project Number: 18_048 ©Copyright 2018