



**HISTORIC DISTRICT
REVIEW COMMISSION**

June 18, 2019

5:30 p.m.

City Hall

3rd Floor Conference Room

101 E. Kansas



**HISTORIC DISTRICT REVIEW COMMISSION
Revised Regular Meeting Agenda**

**June 18, 2019
5:30 p.m.
3rd Floor Conf. Rm.**

- 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 Meeting Summary:** May 21, 2019
- IV. HDRC Case #19-010D Consideration for a Certificate of Appropriateness for a new retaining wall, alterations to drive approach and widen the driveway at 118 N. Morse, Dougherty Historic District**
- V. HDRC Case #19-006J Consideration for a Certificate of Appropriateness for new windows at 483 E. Kansas, Jewell Historic District**
- VI. HDRC Case#19-010LS Consideration for a Certificate of Appropriateness for removal of trim to install new gutters at 112 E Franklin, Liberty Square Historic District**
- VII. Other Business**

Administrative Approvals since the May 21, 2019 meeting:
128 N Jewell hand rail (approved by Design Subcommittee)
408 W Kansas roof and landscaping

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:
- VIII. Adjournment**

Historic District Review Commission

The City of



HDRC Case No. 19-010D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 18, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new retaining wall & driveway alterations
Applicant: Skillman Homes
Location: 118 N. Morse
District: Dougherty
NRHP Status/category: Contributing
File Date: June 7, 2019

SPECIFIC INFORMATION

SITE HISTORY

The Tudor-style residence at 118 N Morse was constructed in 1928. It entails a modified hipped gable roof, prominent cross gables, decorative half-timbering on the second story, and a two-story entry with stone quoins and arch. The windows are six over six double-hung. The home is significant for the character that it lends to this portion of the neighborhood, which consists of larger homes set back from the road.

PROPOSAL DESCRIPTION

Driveway Approach:

- Remove 12' of sidewalk on either side of the drive approach
- Tear out driveway approach and first 14' of driveway
- Place new concrete sidewalk on either side of the approach with ¼' per foot slope downwards toward the approach.
- Pour a new approach, 3" lower, from the street to the back of the sidewalk.
- Pour a new first section of the driveway after the approach, approx. 14' in depth, no change in width.

Driveway Widening Alongside House:

- Remove an existing stone retaining wall alongside the drive next to the house
- Remove the existing modular concrete steps
- Tear out the driveway starting 25' before the house, alongside the house and to the steps in the retaining wall.
- Construct a new modular concrete retaining wall block structure and steps in place of the existing stone retaining wall 5' closer to the property line.
- Place a new widened concrete driveway in place of the existing and in the place voided by the removal of the existing retaining wall and steps.

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>11. Walls & Fences: Fences and decorative walls should be placed and scaled in a manner that does not cover, block or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls and sidewalks and those that have acquired significance by virtue, age or craftsmanship should not be removed or destroyed and should be maintained and preserved.</p> <p>12. Walkways, Driveways & Parking Areas: Parking lots, driveways and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveways and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.</p>	<p>The wall does not appear to be original to the home, with portions estimated to be 50 years old. The wall has been significantly compromised. It is not visible from the street. Replacement with complementary stone material would be appropriate.</p> <p>The driveway will be constructed of compatible and complementary materials and is appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

Staff recommends approval of the application with the following stipulations; no interlocking stone is used in the new wall and that a 4' greenspace remains between the driveway and the property line. With these stipulations the application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-010D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Photo of existing wall and proposed retaining wall & steps
5. Exhibits E & F: Drawings/ Site Plan



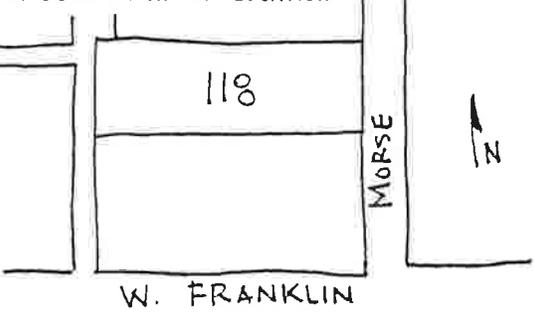
HDRC Case #19-010D
118 N Morse



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. F-1	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 118 Morse	1. NO.
2. COUNTY Clay	5. OTHER NAME(S)	
3. LOCATION OF LIBERTY NEGATIVES Community Development		
6. SPECIFIC LEGAL LOCATION TOWNSHIP 51 RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 118 Morse	16. THEMATIC CATEGORY	28. NO. OF STORIES 2
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD 1928	29. BASEMENT? YES (X) NO ()
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Tudor	30. FOUNDATION MATERIAL stone
9. COORDINATES UTM LAT N121,750 LONG E521,550	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION frame
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	20. CONTRACTOR OR BUILDER	32. ROOF TYPE AND MATERIAL cross-gable; wood shingle
11. NATIONAL REGISTER? YES () NO (X)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT 4 SIDE 2
12. IS IT ELIGIBLE? YES () NO (X)	22. PRESENT USE residence	34. WALL TREATMENT stucco; brick
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)	35. PLAN SHAPE rectangle
14. DISTRICT POTENTIAL? YES (X) NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN GM & Jean Peters	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (X)	37. CONDITION INTERIOR EXTERIOR excellent
16. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	26. OTHER SURVEYS IN WHICH INCLUDED	38. PRESERVATION UNDERWAY? YES () NO (X)
17. DISTANCE FROM AND FRONTAGE ON ROAD 94.3'	39. ENDANGERED? BY WHAT? YES () NO (X)	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This steeply pitched, hipped gable roof has a prominent cross gable and a lower projecting entry gable. There is decorative half-timbering on the stuccoed second floor, and brick on the first. There is a massive exterior chimney on the front facade. The two story entry is brick with stone quoins and decorations, and a stone arch over the front door. The windows are 6/6, and the arched front door is panelled with six (cont.)	41. PHOTO MUST BE PROVIDED	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
43. HISTORY AND SIGNIFICANCE An excellent example of the Tudor style, which became extremely popular in this country in the 1920's and '30's. The house is also significant for its contribution to the visual character of this section of the neighborhood, which consists of fine, larger homes set back from the road.		5. OTHER NAME(S)
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Situated on a very large yard, which slopes up to the house. An asphalt drive on the right leads to a rear stucco garage. A stone retaining wall is on the right side of the property.		6. TOWNSHIP
45. SOURCES OF INFORMATION City building permits	46. PREPARED BY Deon Wolfenbarger	RANGE
47. ORGANIZATION Community Development	48. DATE 2/87	SECTION
49. REVISION DATE(S) EXHIBIT B		

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102
PH 314-751-4000

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

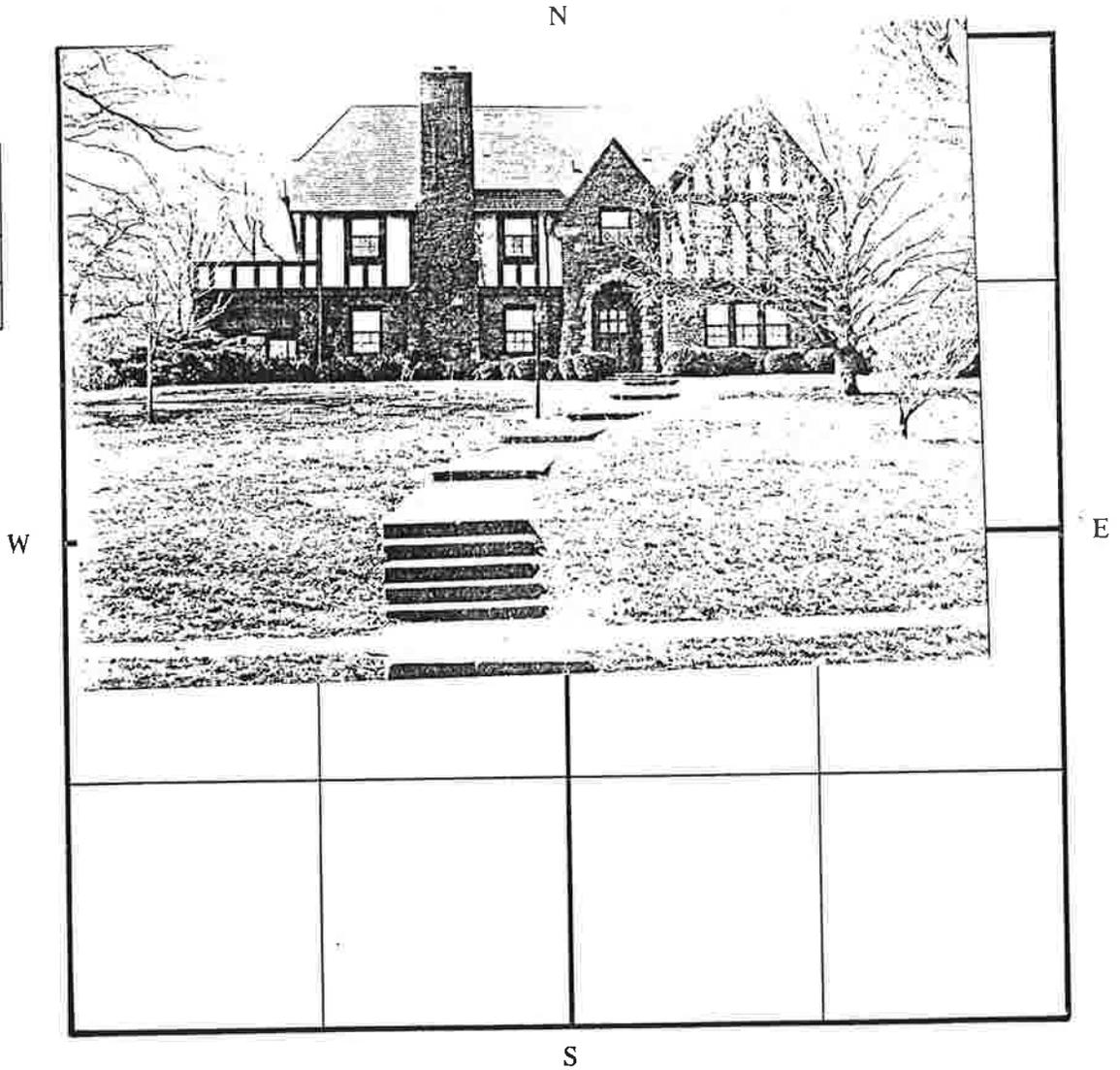
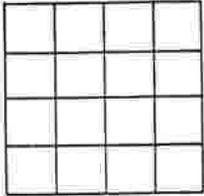
Sketch map of location

Site No. F-1

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.



Notes: 42. (cont.) A porch on the left has arched brick openings for screen windows, and the second story rails are stucco and timbering.

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.

Existing Conditions
118 N Morse

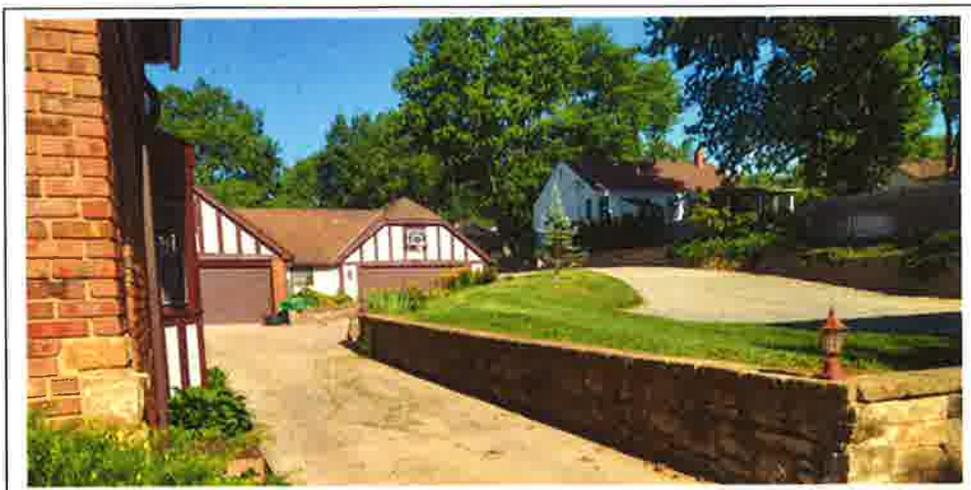


Exhibit C



Existing
Retaining Wall

Proposed Retaining Wall, 118 N Morse



Duplicate Existing Steps

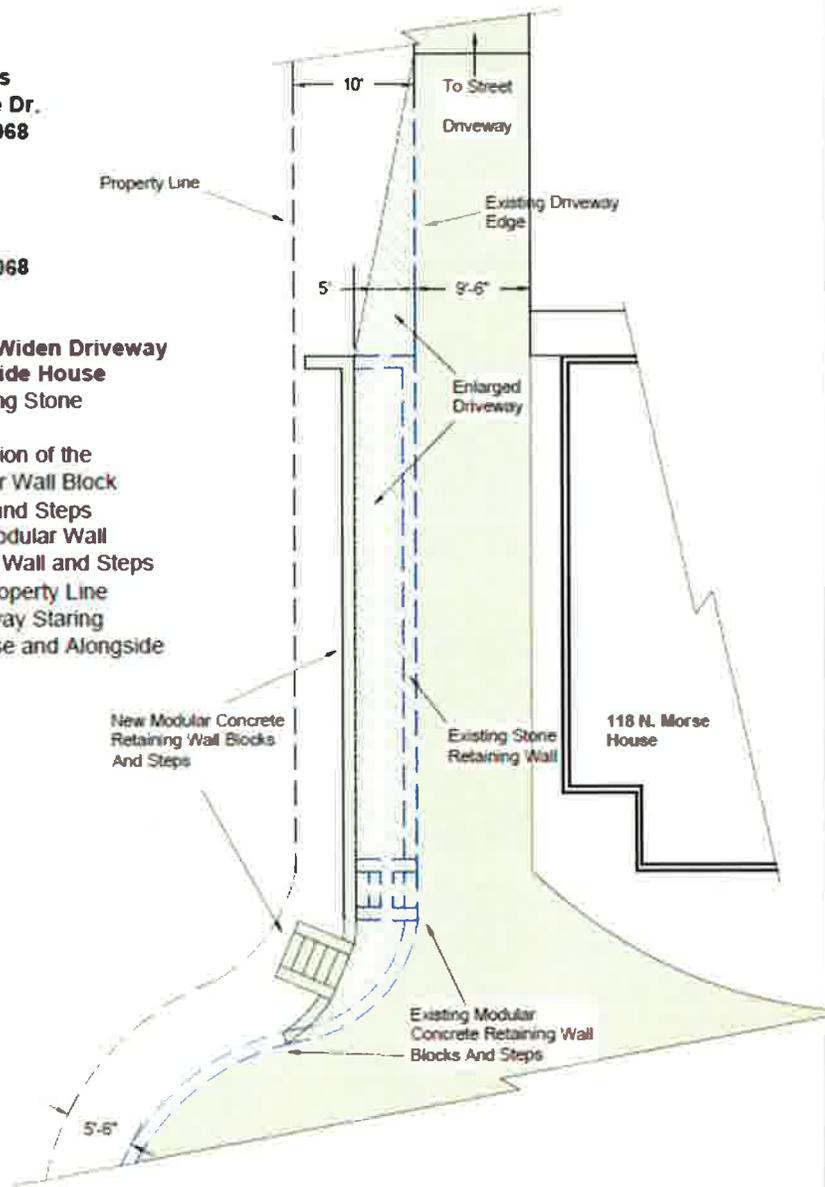


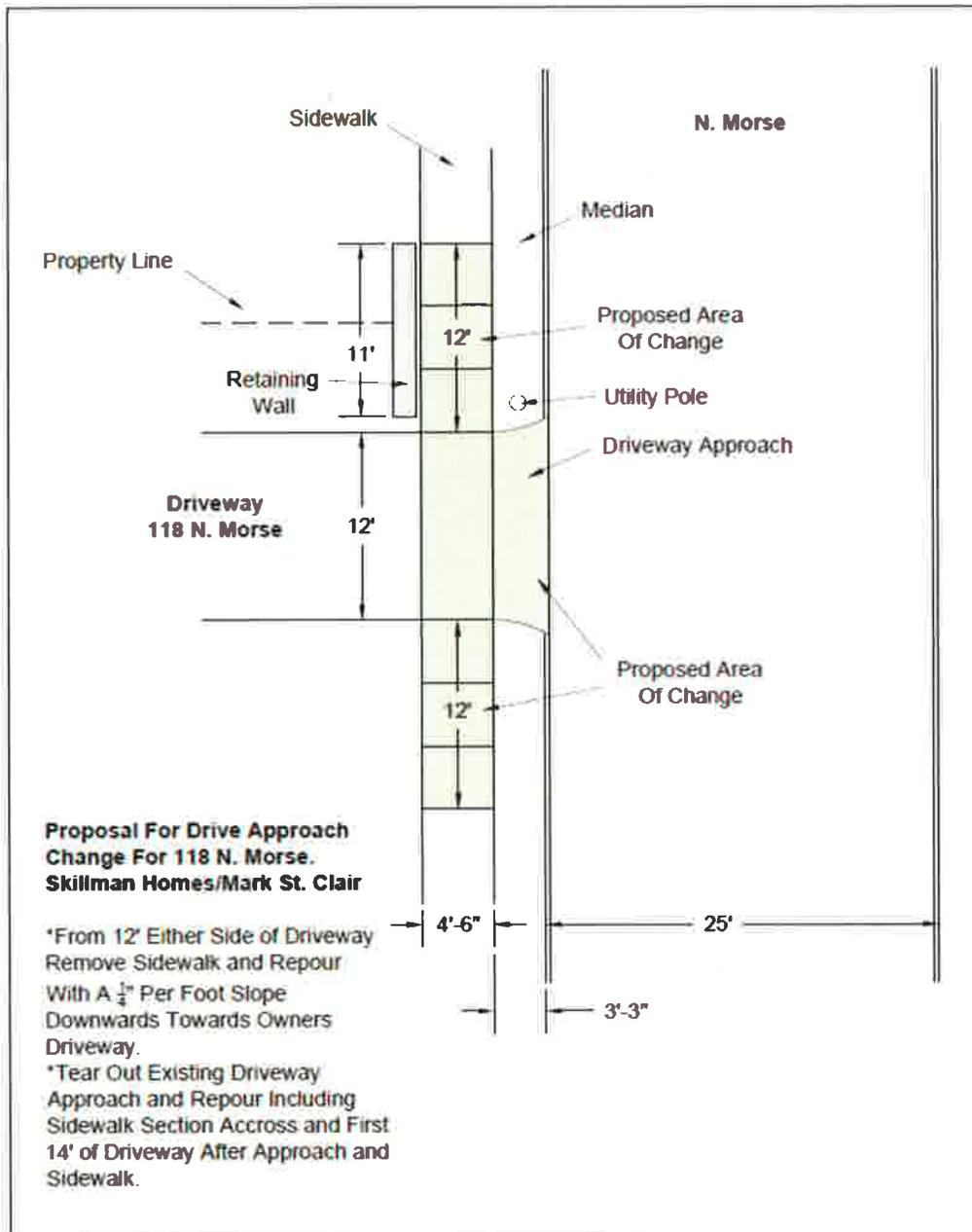
Skillman Homes
1147 Guinevere Dr.
Liberty, MO 64068
816-830-8519

Mark St. Clair
118 N. Morse
Liberty, MO 64068

**Proposal To Widen Driveway
Alongside House**

- *Remove Existing Stone Retaining Wall
- *Remove a Portion of the Existing Modular Wall Block Retaining Wall and Steps
- *Build a New Modular Wall Block Retaining Wall and Steps Closer to the Property Line
- *Enlarge Driveway Starting Before the House and Alongside the House





Historic District Review Commission

The City of



HDRC Case No. 19-006J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 18, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for the replacement of five windows
 Applicant: Ready to Show
 Location: 483 E. Kansas
 District: Jewell Historic District
 NRHP Status/category: Contributing
 File Date: June 10, 2019

SPECIFIC INFORMATION

SITE HISTORY

This modest economical bungalow is characteristic of the type popular in America from 1900- 1930. Decorative embellishments include; a gable with carved and turned brackets over the entryway; wrought iron porch railing and classically inspired piers supporting the gable of the east porch. Window moldings are plain and there is a single stack brick exterior chimney.

PROPOSAL DESCRIPTION

The applicant proposes to replace five windows on the back (west side) addition with windows to fit the existing openings. Also, replace two kitchen windows with slightly larger (54" X 42.5") dual casement windows. The new windows are proposed to be Marvin Integrity windows with divided lites and custom cedar trim.

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. On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.*

The windows are no longer operable. It would be appropriate to replace the windows.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-006J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions - Addition windows to be replaced
4. Exhibit D: Existing Conditions - Kitchen windows to be replaced
5. Exhibit E: Evidence of damage - Existing windows
6. Exhibit F: Manufacturers info on proposed windows

483 E. Kansas Street





HDRC Case #19-006J
483 E Kansas



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

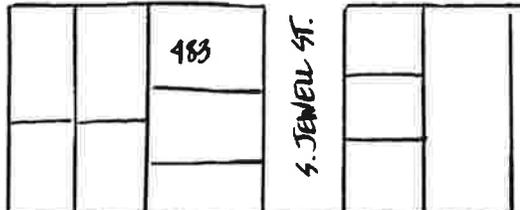
1. NO. Roll E # 19 2. COUNTY Clay 3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 483 E. Kansas St. 5. OTHER NAME(S)	1. NO. Roll E # 19 2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 483 E. Kansas St.
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD c. 1930 18. STYLE OR DESIGN Bungalow 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 M. Lee & Judith Minor 483 E. Kansas 25. OPEN TO PUBLIC? YES () NO (X)	28. NO. OF STORIES 1 1/2 29. BASEMENT? full YES (X) NO () 30. FOUNDATION MATERIAL concrete block 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL gable/asphalt shin. 33. NO. OF BAYS FRONT 3 SIDE 4 34. WALL TREATMENT stucco 35. PLAN SHAPE rectangular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () 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 22'
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri 8. DESCRIPTION OF LOCATION E. KANSAS ST.  UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	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 () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO () 1. NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Decorative embellishments here include: a gablet with carved and turned brackets over the entryway; wrought iron porch railing and coupled classically inspired piers supporting the gable of the E porch. Window moldings are plain and there is a single stack brick exterior chimney.	PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE This modest economical bungalow is characteristic of the type popular in America from 1900 to 1930.	6. TOWNSHIP RANGE SECTION	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.	45. SOURCES OF INFORMATION Water permit # 8-0600 Mrs. Leo B. Soper 8-19-30	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev. 48. DATE SPR. 86 49. REVISION DATE(S)

EXHIBIT B

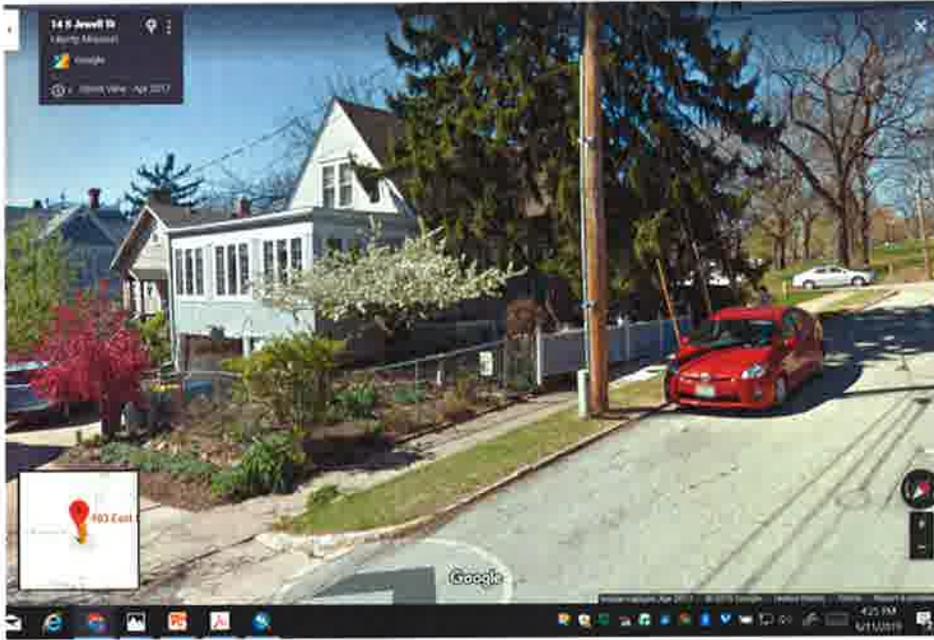




EXHIBIT C



EXHIBIT D



**Existing Conditions/
Evidence of Damage**
483 E Kansas

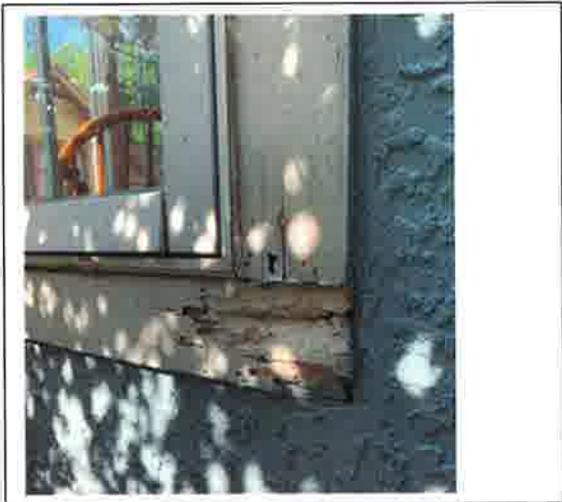


Exhibit E

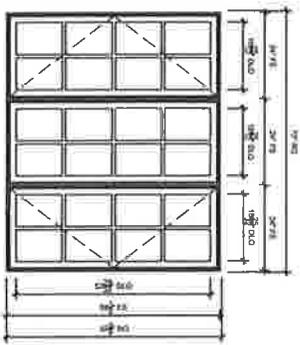
Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-riden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

Integrity Wood-Ultrex Spec



Exterior/Interior Colors/Finishes - Exterior Color	Stone White
Exterior/Interior Colors/Finishes - Interior Finish	White
Window Glass Type - Glazing	IG
Window Glass Type - Glazing Configuration	Standard Glazing
Window Glass Type - Glass Types	Low E2 w/Argon
Window Glass Type - Perimeter Bar Color	Stainless
Divided Lites - Divided Lite Type	SDL
Divided Lites - With Spacer	True
Window Hardware - Window Handle/Lock Color	White
Window Hardware - Coastal Hardware	False
Window Hardware - Window Control Device	False
Window Screens - Screen Type	Aluminum Screen
Window Screens - Interior Screen Surround Color	White
Window Screens - Mesh Type	Charcoal Fiberglass Mesh
Jambs - Jamb Depth	4 9/16"
Casing/Subsill - Top Casing Type	None
Casing/Subsill - Side Casing Type	None
Installation Method - Installation Options	Nailing Fin
Unit Multiplier - Unit Multiplier	False
Finish / Species Multiplier - Finish / Species Multiplier	False
Glass Multiplier - Glass Multiplier	False
Divided Lite Multiplier - Divided Lites Multiplier	False
Hardware Multiplier - Hardware Multiplier	False
Screen Multiplier - Screen Multiplier	False
Casing Multiplier - Exterior Casing Multiplier	False
Jamb Extension Multiplier - Jamb Extension Multiplier	False

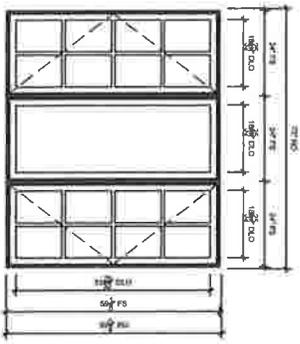


STANDARD SIZE
SCALE: 1/8" = 1'-0"

- ⊕ Head
- ⊕ Vertical Mulsion
- ⊕ Jamb
- ⊕ Overhead Lin

SPECIFICATIONS

General Wood-Lite
 Glass Information: 1/2" LG Argon Insulated
 Glass Type: 1/2" Argon Insulated
 Order Type: 1/2" Argon Insulated
 PK Version: 0002.26.00

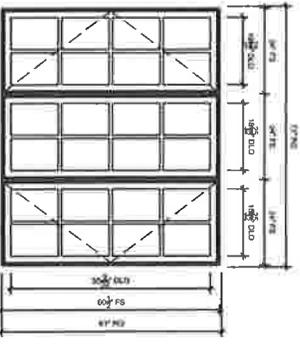


STD SIZE P/C NO S/D L/S
SCALE: 1/8" = 1'-0"

- ⊕ Head
- ⊕ Vertical Mulsion
- ⊕ Jamb
- ⊕ Overhead Lin

SPECIFICATIONS

General Wood-Lite
 Glass Information: 1/2" LG Argon Insulated
 Glass Type: 1/2" Argon Insulated
 Order Type: 1/2" Argon Insulated
 PK Version: 0002.26.00

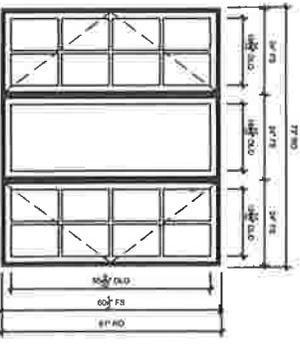


CUSTOM SIZE
SCALE: 1/8" = 1'-0"

- ⊕ Head
- ⊕ Vertical Mulsion
- ⊕ Jamb
- ⊕ Overhead Lin

SPECIFICATIONS

General Wood-Lite
 Glass Information: 1/2" LG Argon Insulated
 Glass Type: 1/2" Argon Insulated
 Order Type: 1/2" Argon Insulated
 PK Version: 0002.26.00

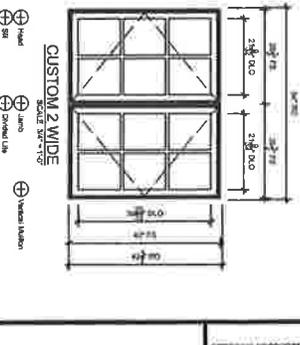


CUST SIZE/ P/C NO S/D L/S
SCALE: 1/8" = 1'-0"

- ⊕ Head
- ⊕ Vertical Mulsion
- ⊕ Jamb
- ⊕ Overhead Lin

SPECIFICATIONS

General Wood-Lite
 Glass Information: 1/2" LG Argon Insulated
 Glass Type: 1/2" Argon Insulated
 Order Type: 1/2" Argon Insulated
 PK Version: 0002.26.00



CUSTOM 2 WIDE
SCALE: 1/8" = 1'-0"

- ⊕ Head
- ⊕ Vertical Mulsion
- ⊕ Jamb
- ⊕ Overhead Lin

SPECIFICATIONS

General Wood-Lite
 Glass Information: 1/2" LG Argon Insulated
 Glass Type: 1/2" Argon Insulated
 Order Type: 1/2" Argon Insulated
 PK Version: 0002.26.00

<p>1 Jamb</p> <p>SCALE: 3/4"=1'-0"</p>	<p>1 Head</p> <p>SCALE: 3/4"=1'-0"</p>	<p>1 Head</p> <p>SCALE: 3/4"=1'-0"</p>
<p>1 Sill</p> <p>SCALE: 3/4"=1'-0"</p>	<p>1 Sill</p> <p>SCALE: 3/4"=1'-0"</p>	<p>1 Vertical Mullion</p> <p>SCALE: 3/4"=1'-0"</p>
<p>2 NOT USED</p> <p>SCALE: 3/4"=1'-0"</p>	<p>2 Vertical Mullion</p> <p>SCALE: 3/4"=1'-0"</p>	<p>2 Divided Lite</p> <p>SCALE: 3/4"=1'-0"</p>
<p>3 NOT USED</p> <p>SCALE: 3/4"=1'-0"</p>	<p>3 NOT USED</p> <p>SCALE: 3/4"=1'-0"</p>	<p>3 NOT USED</p> <p>SCALE: 3/4"=1'-0"</p>

Historic District Review Commission

The City of



HDRC Case No. 19-010LS (16-001LS Amended)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 18, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for removal of trim and k-style gutters
Applicant: Jeffries Development
Location: 112 E. Franklin St.
District: Liberty Square Historic District
NRHP Status/category: Contributing
File Date: May 13, 2019

SPECIFIC INFORMATION

SITE HISTORY

The Colonial Hotel (also known as the Major Hotel) was built in 1912 for \$30,000. It had 30 rooms and 10 bathrooms. The three-story building is situated on the corner of Franklin and Missouri Streets and has two main entrances each accentuated by a covered porch. The porch wraps around the south and east sides and has identical flat roofs on each side, supported by brick columns. The hipped roof has wide overhanging eaves and shed roof attic dormers on the east, west, and south slopes. Windows are original one-over-one double hung, with stone lug sills and lintels. The building has been converted into 21 apartment units. The owner has been making improvements to the apartments and the building's exterior per the application that was approved in 2016.

PROPOSAL DESCRIPTION

The applicant is proposing to remove trim to install new k-style rain gutters.

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
2. <i>Alterations: 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.</i>	Replacement of the existing gutter system is appropriate.

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).

PREVIOUS CASES / ADDITIONAL INFORMATION

February 16, 2016 the applicant proposed to replace the rain gutters, replace the concrete porch and sidewalk, install new HVAC units; install railings on each porch roof, and replace the windows.

Details:

1. Rain gutters: will be replaced in-kind with no change to the appearance.
2. Porch and sidewalk: concrete will be replaced in-kind with no change to the appearance.
3. HVAC: 21 Daikin split air conditioning condensers will be installed on the porch roofs. Each unit measures approximately 28" wide x 12" deep x 24" high.
4. Porch railing: a painted wood balustrade will be installed on the south and east porch roofs. The railing will be 2x2-inch balusters with upper rail at 30 inches and lower rail at 6 inches above the roof. Pedestals will measure approximately 12 inches wide and will be aligned with the porch columns.
5. Windows: all windows (approx. 88) will be replaced with aluminum-clad wood windows.

At its February 16, 2016 meeting, the HDRC recommended approval (7-0) of items; #1: gutters, and #2: replacement of concrete porch and sidewalk and continued the discussion of window replacement to March 1, pending additional information about the windows.

At the March 1, 2016 HDRC meeting the HDRC continued discussion on item #3 (location of the HVAC units) #4 (construction of porch railings) and #5 (window replacement). The HDRC voted to recommend approval of items #3 & #4; and denial of item #5 by a vote of 4-0-1.

Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the City must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case was presented to City Council on March 14, 2016. City Council approved a COA with the stipulation that prior to installation, the applicant shall provide staff details of original and replacement window to ensure an exact match. This stipulation and approval of the replacement windows was over turned by the State Historic Preservation Office, as tax credits are being used and the windows could be repaired.

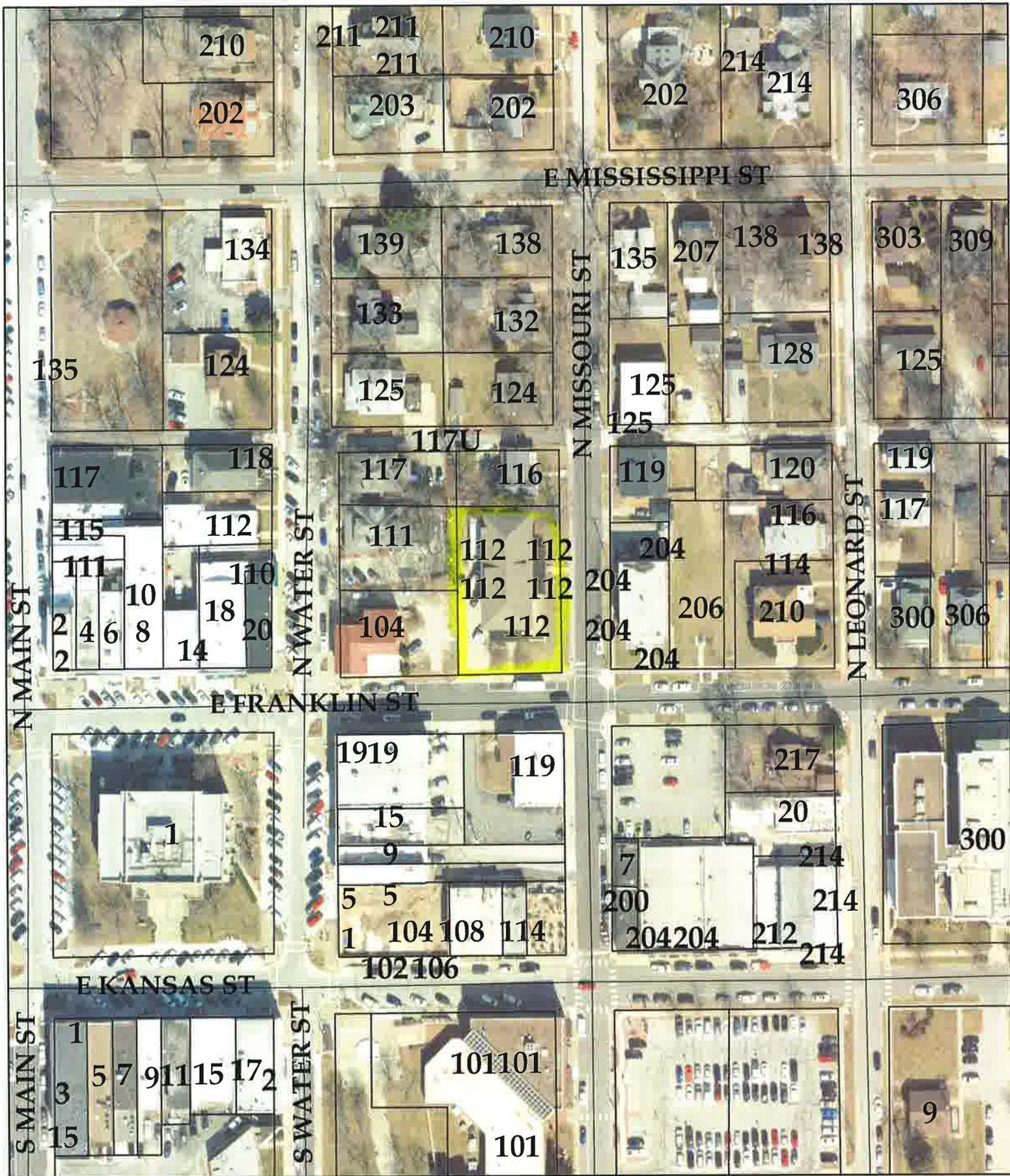
STAFF RECOMMENDATION

Staff recommends approval with the stipulation that the new gutters should not remove or cover any significant historic trim. With this stipulation, staff recommends approval of HDRC case #19-010LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions (4 pages)
4. Exhibit D: K-Style proposed gutters
5. Exhibit E: Drawings



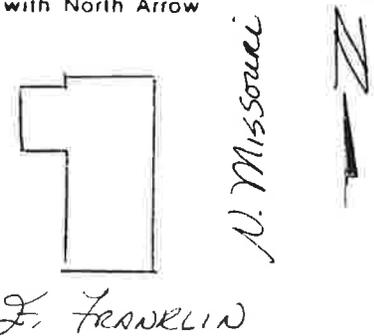


HDRC Case #19-010LS
112 E Franklin



EXHIBIT A:
 VICINITY MAP

HISTORIC INVENTORY

1 No. 5-G		4 Present Name(s) Colonial Hotel	
2 County Clay		5 Other Name(s) Major Hotel	
3 Location of Negatives Liberty Community Development		6 Specific Location 112 East Franklin	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		16 Thematic Category	
8 Site Plan with North Arrow 		17 Date(s) or Period 1912	
9 Negative No. 3-1		18 Style or Design	
10 Site Building XX Structure Object		19 Architect or Engineer Keene & Simpson (KC Mo.)	
11 National Register? Yes No X		20 Contractor or Builder Huggins Const. Co. (KC Mo.)	
12 Is It Eligible? Yes X No		21 Original Use, if apparent hotel	
13 Part of Estab. Hist. Dist.? Yes No X		22 Present Use hotel	
14 District Potent? Yes X No		23 Ownership Public Private X	
15 Name of Established District		24 Owner's Name & Address, if known	
16		25 Open to Public? Yes X No	
17		26 Local Contact Person or Organization Liberty Mo, Community Devel.	
18		27 Other Surveys in Which Included	
19		28 No of Stories 3	
20		29 Basement? Yes No X	
21		30 Foundation Material stone	
22		31 Wall Construction masonry	
23		32 Roof Type & Material hip; comp. shingle	
24		33 No of Bays Front Side	
25		34 Wall Treatment brick	
26		35 Plan Shape irregular	
27		36 Changes (Explain in #42) Addition Altered X Moved X	
28		37 Condition Interior Exterior good	
29		38 Preservation Underway? Yes No XX	
30		39 Endangered? By What? Yes No XX	
31		40 Visible from Public Road? Yes XX No	
32		41 Distance from and approx Frontage on Road 40' on E. Franklin	

42. Further Description of Important Features This stately three-story building has frontage on both N. Missouri and E. Franklin, and as a result possesses two major entrance porches. The porches themselves are identical and feature brick piers carrying a flat roof with wooden entablature. The windows possess stone lugsills and lintels. The shallow hip of the roof is accentuated by overhanging eaves and broad soffit areas. Brick quoins accent the corners of the building. Shed roof dormers are placed on the east, west, and south roof slopes.

43. History and Significance This hotel was built by a stock company of citizens for \$30,000. Leaders in the effort to secure the hotel for Liberty were the Commercial Club and its President, R.E. Ward. The hotel formally opened on Jan. 31, 1913 with 30 rooms and 10 bathrooms. In 1922, Liberty's Centennial Ball was held in the hotel. The building was damaged by a fire in August of 1934.

44. Description of Environment and Outbuildings A residence is north of this hotel. A commercial building and surface parking area are to the south. To the east is an apartment building. A surface parking area is also to the west.

45 Sources of information Western Contractor, March 20, 1912, p. 19; June 12, 1912. The Heritage of Liberty, 1976, p. 113. Clay County Centennial Souvenir, 1922, p. 38. Liberty Tribune, March 8, March 29, May 24, June 21, 1912. Liberty Tribune, Feb. 24, 1922.		46 Prepared by PILAND/UCUCCIONI	
		47 Organization Liberty, Comm. Dev.	
		48 Date 4/85	
		49 Revision Date(s)	

Continuation

HISTORIC INVENTORY

ADDRESS: 112 East Franklin
Liberty, Missouri



Existing Conditions

112 E Franklin, Liberty MO

HDRC Case#19-101LS









Proposed K-Style Gutters

112 E Franklin



Exhibit D



110 N. Main Street
 Liberty, Missouri 64068
 816.581.6390
 Missouri Certificate of Authority
 #A-2014000783

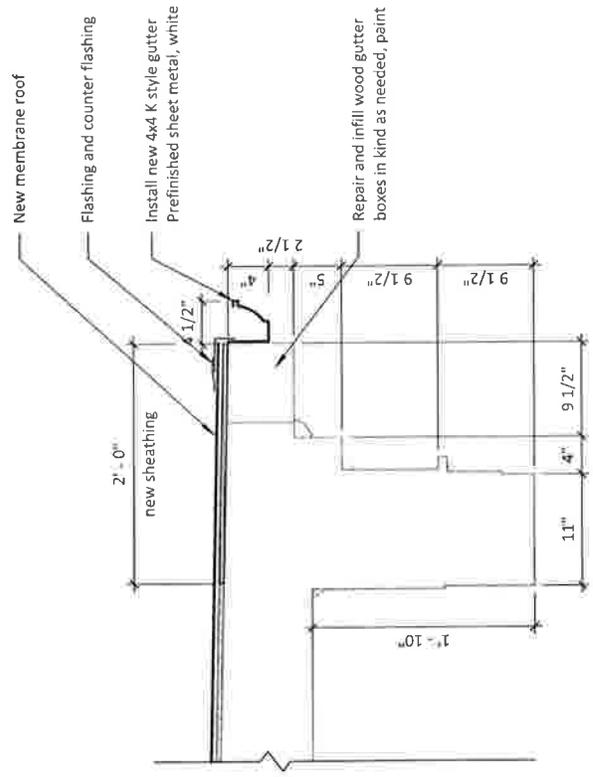
Major Hotel
 112 E. Franklin Street
 Liberty, Missouri 64068
 Bill Jeffries
 1555 Ashton Drive
 Liberty, Missouri 64068
 816.935.5710

Almee D. Gray
 Missouri License #A-2007039924

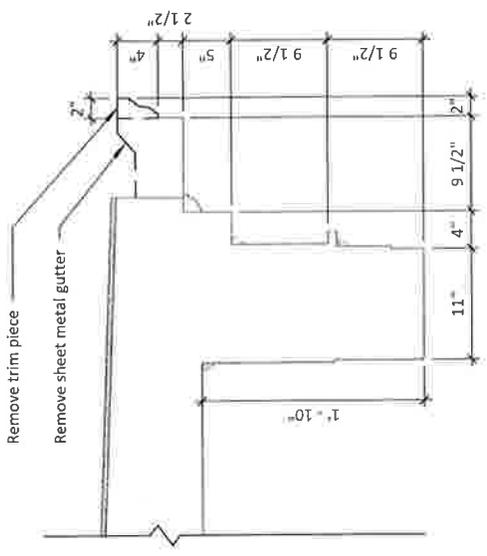
DATE	ISSUE
11/11/2013	

Gutter Repair /
 Replacement
A7.4

Project Number: 16-003 ©Copyright 2013



New Condition



Existing Condition

1 Internal Gutter
 1" = 1'-0"