



**HISTORIC DISTRICT
REVIEW COMMISSION**

July 16, 2019

5:30 p.m.

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



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**July 16, 2019
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 Meeting Summary:

July 2, 2019

**IV. HDRC Case #19-014D Consideration for a Certificate of Appropriateness for
exterior alterations at 442 W Franklin, Dougherty
Historic District**

V. Other Business

Administrative Approvals since the May 21, 2019 meeting:
112 E Franklin, In-kind repairs to stone and steps

Miscellaneous matters from the Commission:
Report from Vice Chairman Carr on the state Preservation Conference

Miscellaneous matters from Staff:
Policy discussion on shutters in district

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary

City Council Chambers, City Hall

July 2, 2019

5:30 p.m.

Matt Grundy, Brett Rinker, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel and Doug Wilson were present.

Mike Gilmore, John Carr and Vern Drottz were absent.

Applicants present: John Kennebeck for 3 Halves Brewery, Brandi Atwell for Jousting Pigs and Ken Personett for 124 Gallatin.

Jeanine Thill, Community Development Manager represented staff.

Chairman Grundy called the meeting to order at 5:33 p.m.

Consideration to recommend approval to City Council for a Certificate of Appropriateness for new signage, like in-kind repair to stucco, HVAC stand and gutters at 110-112 E. Kansas, Liberty Square Historic District, a 353 Tax Abatement Project

Discussion: Commissioner Wilson asked about the stand for the HVAC. The applicant said it is needed for airflow. He verified that it will not be visible from the street.

The applicant clarified that the hanging sign will have the logo for Jousting Pigs BBQ, the image in the packet does not reflect that because the logo is still in development. Staff added that the proposed signs will be in the same place and will use the same hardware as those existing from the previous tenant.

Commissioner Rinker commented that the proposed gutters are of the style and size that is appropriate for the building.

A motion was made by Commissioner Wilson to recommend approval to the City Council as presented because the application meets the UDO and design guidelines. The motion was seconded by Commissioner Lozier. The motion passed 6-0-0.

HDRC Case #19-008LS (amended) Consideration for a Certificate of Appropriateness for alterations to a previously approved metal structure at 114 E. Kansas, Liberty Square Historic District

Commissioner Rinker asked if it is a free standing structure. The applicant verified it is and is not attached to the building in any way. Commissioner Wilson asked about the safety of the proposed 5 feet of wood siding from the ground up as screening. The applicant said that it is not structural and the burnt finish on the wood is more resistant to fire and pests. Chairman Grundy shared the same concern. Staff said it will have to ultimately be approved by the Fire Marshall. The applicant said the project is on the Plan Review agenda for next week. Mr. Kennebeck added that the fire box is insulated so well that it doesn't emit too much heat and it is contained. Chairman Grundy commented that he thinks the wood will look nice.

Motion by Commissioner Rinker to approve the application as presented because it meets the guidelines, standards and UDO. The motion was seconded by Commissioner Wilson. The motion passed 6-0-0.

HDRC Case #19-002LA Consideration for a Certificate of Appropriateness for exterior alterations at 124 Gallatin, Local Landmark

Staff explained that the non-historic addition on the north elevation was previously approved for demolition at the April 1st HDRC meeting. Mr. Personett stated that he has not removed the addition yet but when it is removed it will expose the portion of the original structure that has some missing windows. He stated he will restore any existing windows and where the openings have no windows he would like to use Andersen A Series double hung 6 over 6 windows with the grids in between the panes of glass. This would include three on the east elevation and four on the north elevation of the original structure. Commissioner Wilson stated that he thinks exterior muntin would be more appropriate, to match the existing windows. He added that if the front elevation has two different window profiles on the elevations visible from the front of the home will look odd. Chairman Grundy and Commissioner Pozel agreed. It was the consensus of the commission that the addition on the back wouldn't necessarily need the exterior mutins, because it was built in the 1950's and does not have original windows.

On the south side of the home all of the original windows exist and they will be restored. Mr. Personett said he will look for true divided light windows for the front elevation but if they aren't found he will make them look like they have the true divided lights. The commission said there are windows that have true divided lights available from various vendors.

On the north elevation the applicant is proposing to change an original door into a window because the addition the door led to is no longer there. Mr. Personett said the brick mason will match the infill with painted brick to match the existing and that the proposed lap siding will look like James Hardie siding, which has been previously approved in district. The new front porch is designed to match the original size. The commission commented it is proportionate and will look very nice.

The commission discussed if shutters would have been original to the home. There is a historic photo likely from the 1930's that shows shutters and that the style, size and profile of shutter will be matched. Commissioner Wilson asked for clarification on which windows he is proposing to install shutters. The applicant stated he will plan to do them on all elevations facing Gallatin and if he wants to do more he will come back. Commissioner Wilson said he would like to see the size and if they are functional. Commissioner Lozier said he questions if shutters would have been on this home originally. Hobbs said it was fairly common to have functional shutters on the home for ventilation and privacy, prior to central air. Commissioner Wilson commented that the infill house on Kansas is an infill home and has shutters.

The applicant said he will not install shutters and if he changes his mind he will come back to the group.

Commissioner Grundy asked staff to edit number three on the staff report, striking the language "if restoration is not feasible". The applicant confirmed that all existing windows can be restored.

Commissioner Rinker summarized the discussion:

The existing windows will be restored. Where new windows are proposed, those would be installed with true divided light windows with an exterior mullion. The proposed interior grid would not be appropriate. The commission would require an exterior muntin on the four windows on the center of the north elevation and the three on the north end of the east elevation. The windows on the back of the home may be aluminum clad with simulated divided lights. The specific brand of window is not to be specified by the commission so the applicant can match the profiles of the existing windows. The applicant agreed to work with his architect on matching the profile of the existing windows. The commission decided to table the discussion about the shutters.

A motion was made by Commissioner Wilson to approve the application with modifications as discussed; the replacement windows on the center of the north elevation and the three replacement windows on the northern most side of the east elevation shall have exterior muntins and all windows shall match profiles of existing original windows. The applicant is withdrawing the proposed shutters from the scope of work. The motion was seconded by Commissioner Pozel. The motion passed 6-0-0.

After the vote Mr. Personett stated that he plans to apply for a 353 Tax Abatement for this project. Ms. Thill suggested that Mr. Personett check with Karan Johnson on the eligibility, as it was her impression this is planned to go through the process to allow it to be multi-family. Mr. Personett stated it will remain single family. Ms. Thill explained that the process is different for applications seeking tax incentives, requiring that the Certificate of Appropriateness be considered by the City Council. She asked for restatement of the motion and vote to reflect this as a recommendation to Council as a tax incentive project.

A motion was made by Commissioner Wilson to amend the motion to recommend to the City Council approval of the Certificate of Appropriateness as modified. The motion was seconded by Commissioner Hobbs. The motion passed 6-0-0.

Motion by Commissioner Wilson to approve the June 18 meeting summary as amended. The motion was seconded by Commissioner Pozel. The motion passed 6-0-0.

Administrative Approvals since the June 18, 2019, meeting:

227 W. Franklin In-kind repairs to roof, fire escape and chimney
4 E Franklin, Sign

Miscellaneous Matters from the Commission:

Commissioner Rinker asked about the variance requested for the house on West Kansas. Ms. Thill said it is for a variance from the rear yard setback so the home can be built on the back of the lot to avoid a storm drain easement.

Commissioner Lozier said he saw a picture of painted bricks Mr. Altis is planning to use to repair the front façade of 2 N Main. It was noted that his new windows have been installed and are appropriate.

Commissioner Hobbs asked if letters were sent to the homes on North Water that have code violations. Ms. Thill said letters were sent a few weeks ago.

The meeting adjourned at 7:40 p.m.

Historic District Review Commission

The City of



HDRC Case No. 19-014D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 16, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior improvements
Applicant: Scott Stege
Location: 442 W. Franklin Street
District: Dougherty Historic District
NRHP Status/category: Contributing
File Date: July 3, 2019

SPECIFIC INFORMATION

SITE HISTORY

This Queen Anne home was originally built for J. Dougherty in 1891 by John Will Hall. Although altered in appearance by the Craftsman style porch foundation and piers, the highly irregular roofline, floor plan and other devices used to avoid a smooth-walled surface definitely suggest the Queen Anne style. The front gable has boxed cornice returns; the cross gable roof is uneven, with the right side being lower. There are two bellcast hipped gable wall dormers which jetty over the first floor. A right cutaway bay suggests missing brackets at the corner. The short, round porch columns appear to have been sawn off, perhaps when the porch was altered and may be original. The front gable attic window has a small balcony with decorative cut out rails. There are entry doors on either side of the front projecting bay, and a left, rear entry on the rear addition. The porch stone foundation shows signs of settling.

PROPOSAL DESCRIPTION

The applicants propose the following:

- Demolition of existing craftsman style stone front porch
- Replacement of front porch with 5" (approx) uniform cut sandstone to match the foundation of the home, the mortar will match the existing
- Installation of 30" tall cedar balusters with decorative cut outs to match existing on balcony
- Cedar wood hand rail 6 1/2" X 3 1/2", cedar wood fret work to match existing on home, 10"X10" cedar wood newel posts with 13"X13" newel cap and a 3/4" shoe,
- Installation of 48" tall, 8 1/2" diameter round Turncraft Poly-Classic® columns, replicas of existing wood columns that appear to be beyond repair
- In-kind replacement of concrete porch floor 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>3. <u>Demolition</u>: Demolition of past additions that have disguised or sheathed original elements or facades is encouraged, as long as the intention is to restore these elements and facades.</p>	<p>The existing stone porch is not original to the home. Removal of the Craftsman style stone porch on this Queen Anne style home is appropriate.</p>
<p>1. <u>New Construction</u>: New construction shall maintain the visual style and character of the surrounding neighborhood, and new construction and additions shall complement the setbacks, building scale, parking, building, and garage orientation of the neighborhood.</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.</p>	<p>The proposed new stone porch will be compatible with the style of the house and will complement the scale, materials, and design of the main structure.</p>
<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.</p>	<p>The proposed alterations will restore some of the structure’s decorative elements, materials and appearance.</p>

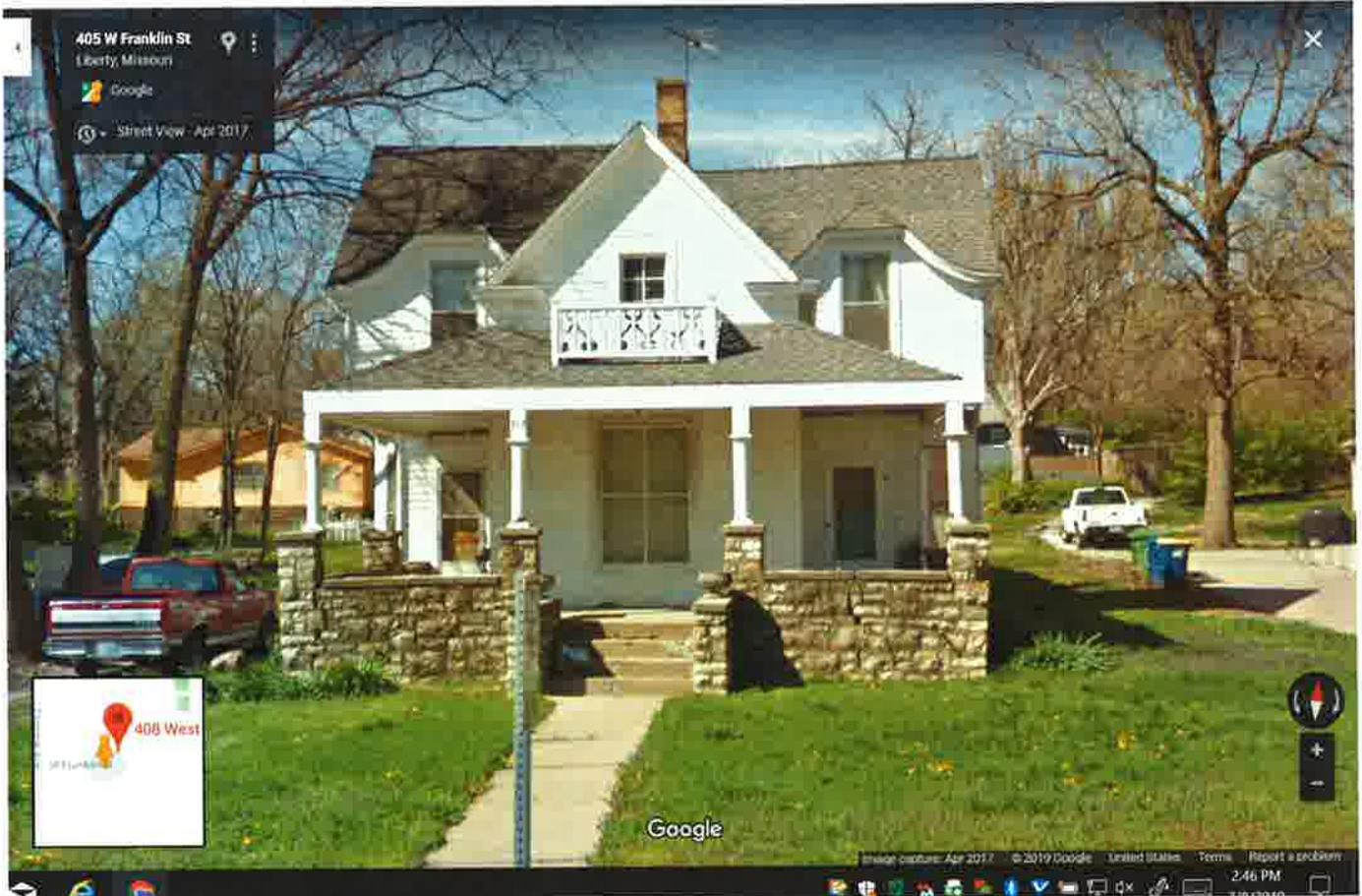
PREVIOUS CASES / ADDITIONAL INFORMATION

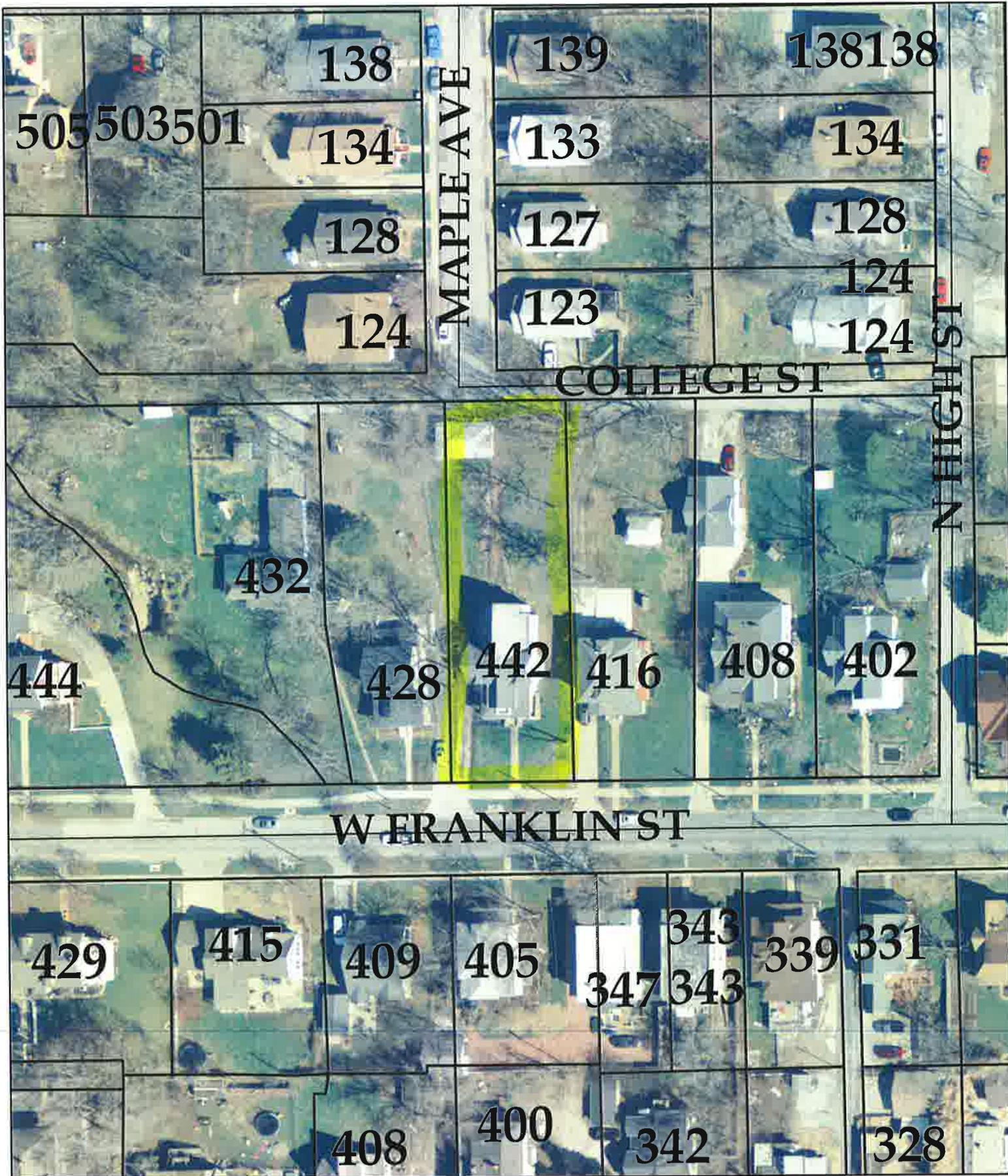
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-014D.

ATTACHMENTS

- | | |
|---|---|
| 1. Exhibit A: Vicinity Map | pages) |
| 2. Exhibit B: Inventory Data Sheet | 6. Exhibit F: Proposed stone |
| 3. Exhibit C: Photos of existing conditions (2 pages) | 7. Exhibit G: Turncraft Poly-Classic info |
| 4. Exhibit D: Sketches of proposed work (4 pages) | |
| 5. Exhibit E: Photos of similar proposed baluster detail & stone porches in district (2 | |





HDRC Case #19-014D
442 W Franklin

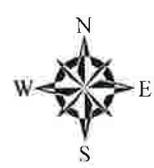
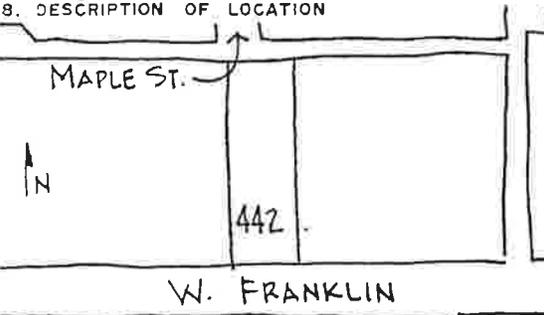


EXHIBIT A:
 VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-6 2. COUNTY Clay 3. LOCATION of Liberty Community Development <small>NEGATIVES</small>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 442 W. Franklin 5. OTHER NAME(S)	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S)
6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1891 18. STYLE OR DESIGN Queen Anne 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER John Will Hall 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (x)	28. NO. OF STORIES 1 1/2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL cross gable composition shingle 33. NO. OF BAYS FRONT 3 SIDE 34. WALL TREATMENT asbestos shingle 35. PLAN SHAPE irregular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()
7. CITY OR TOWN IF RURAL, VICINITY Liberty 8. DESCRIPTION OF LOCATION 	24. OWNER'S NAME AND ADDRESS IF KNOWN B.P. & N.J. Thompson 25. OPEN TO PUBLIC? YES () NO (x) 26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED	37. CONDITION INTERIOR EXTERIOR fair-good 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (x)
9. COORDINATES UTM LAT N121,500 LONG E521,000 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 (X) NO ()	15. NAME OF ESTABLISHED DISTRICT 42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Although altered in appearance by the Craftsman style stone porch foundation & piers, the highly irregular roofline, floor plan, and other devices used to avoid a smooth-walled surface definatley suggest the Queen Anne style. The front gable has boxed corneic returns; the cross gable roof is uneven, with the right side being lower. The are two bellcast hipped gable wall dormers which jetty over the first floor. A right cutaway (cont.)	40. VISIBLE FROM PUBLIC ROAD? YES (x) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 70'
43. HISTORY AND SIGNIFICANCE In spite of its alterations, this house remains an interesting example of the many devices used in the Queen Anne style to avoid a regular, symmetrical appearance. The house is also similar in scale, mass, detail, and set-back to the other houses in the historic neighborhood, and thus adds to the character of the district. It has been in the B.P. Thompson family for over 80 years. The street address is out of order; it [442] is located between 416 & 428. Originally built for J. Dougherty in 1891 by prominen local contractor, John Will Hall.	PHOTO MUST BE PROVIDED	6. TOWNSHIP RANGE SECTION
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A large lot, wooded in the back with a chain link fence. The drive is on the left. Houses on this section of the block are set back from the road more than their counterparts across the street.	45. SOURCES OF INFORMATION City water permits; owner survey.	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 4/87 49. REVISION DATE(S)

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102
 PH. 314-751-4096

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

Sketch map of location

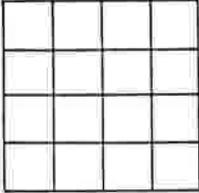
Site No. C-6

Section 7 Township 51N Range 31W

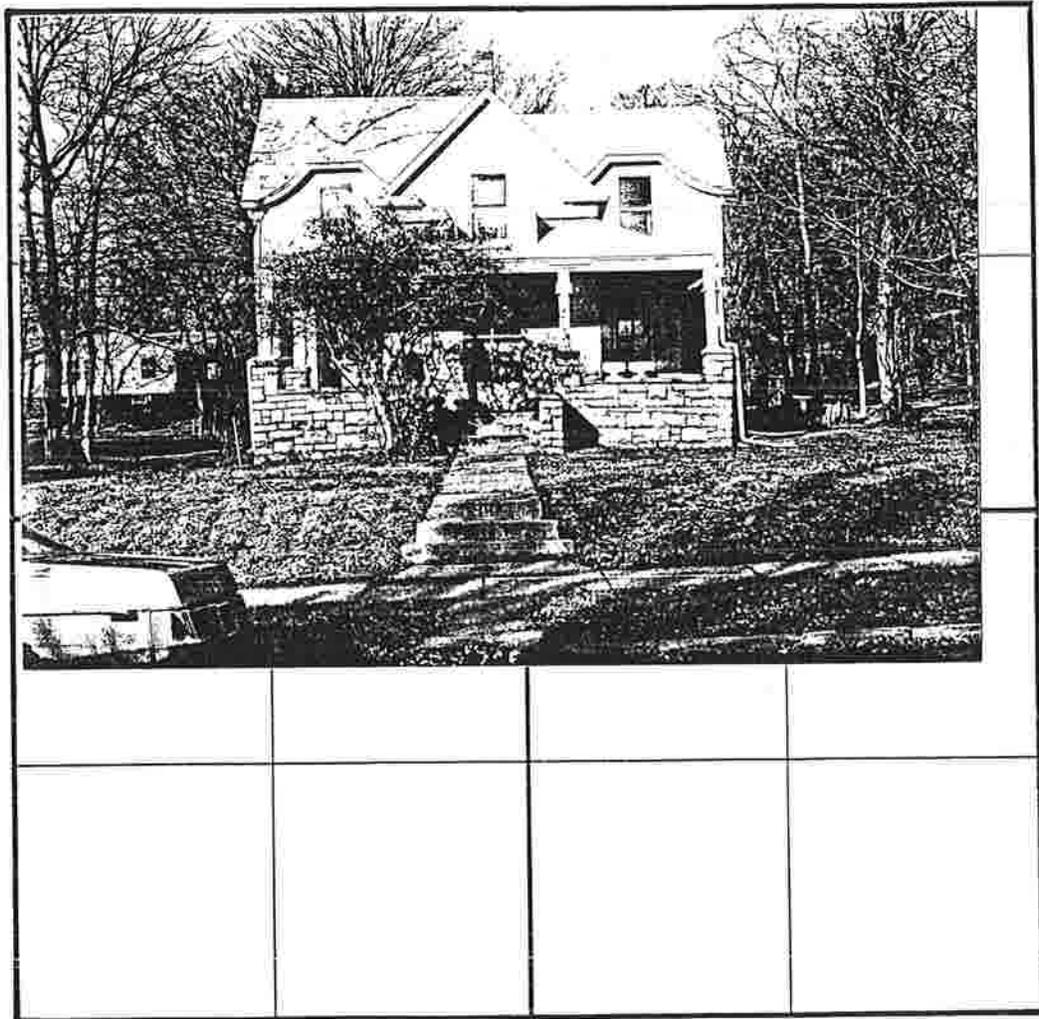
Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

N

Indicate part of section included in sketch map.



W



E

S

Notes: 42. (cont.) bay suggest missing brackets at the corner. The short, round porch columns appear to have been sawn off, perhaps when the porch was altered, and may be original. The front gable attic window has a small balcony with decorative cut-out rails. There are entry doors on either side of the front projecting bay, and a left, rear entry on the rear addition. The porch stone foundation shows signs of settling.

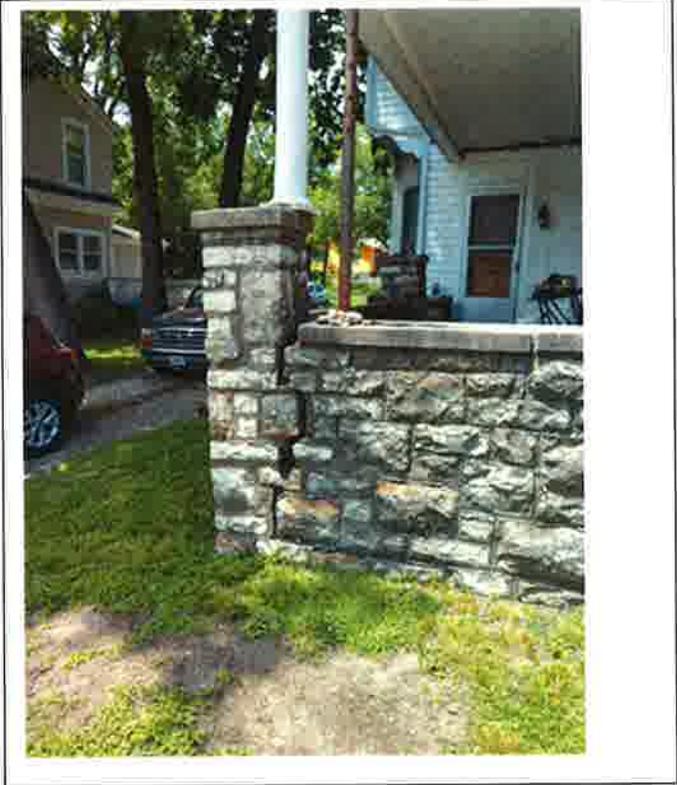
THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

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



EXHIBIT C

Existing Conditions 442 W Franklin



Existing Conditions
West Side Porch and Steps/ adjacent to driveway

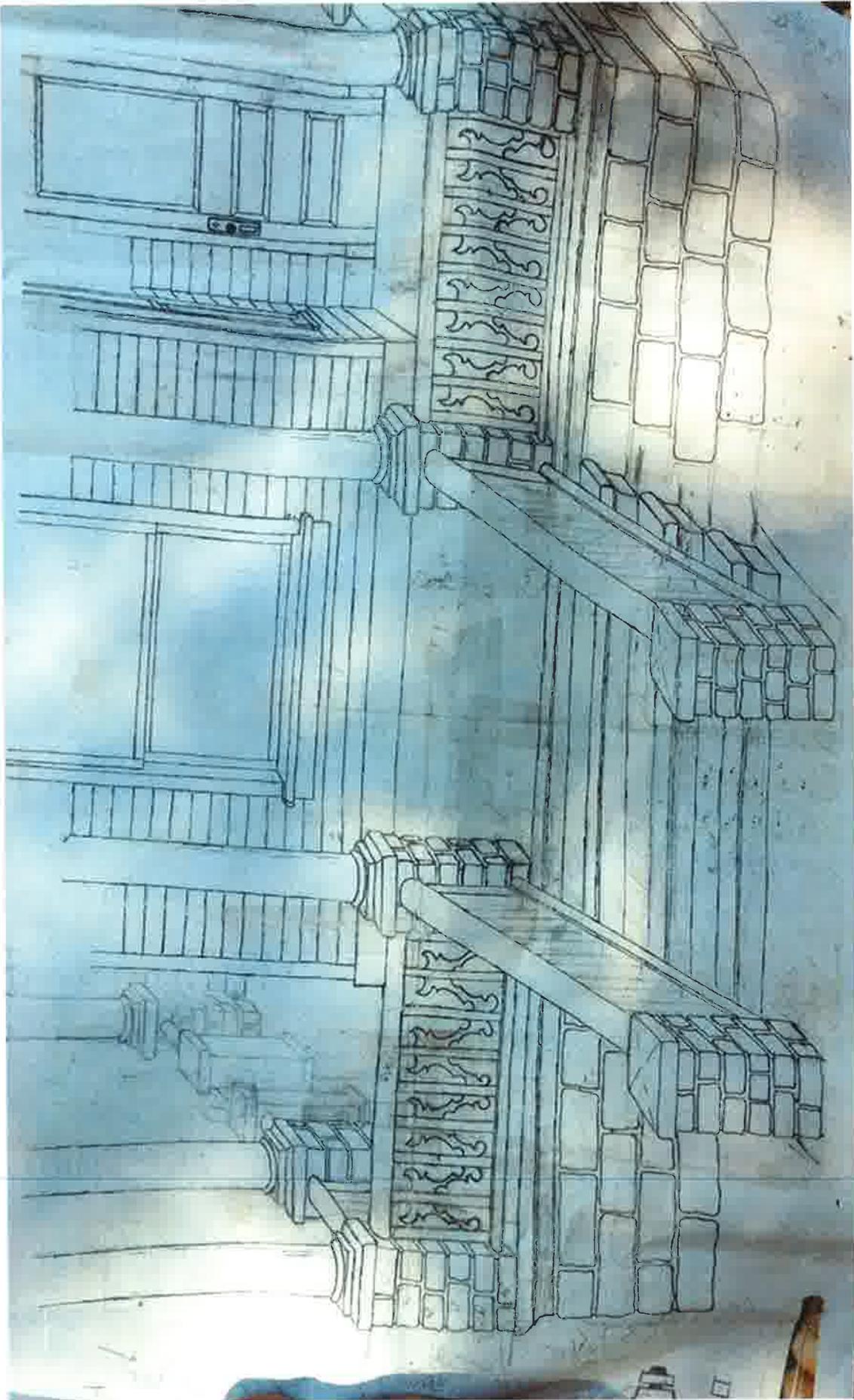


Exhibit D

Sketch of proposed porch

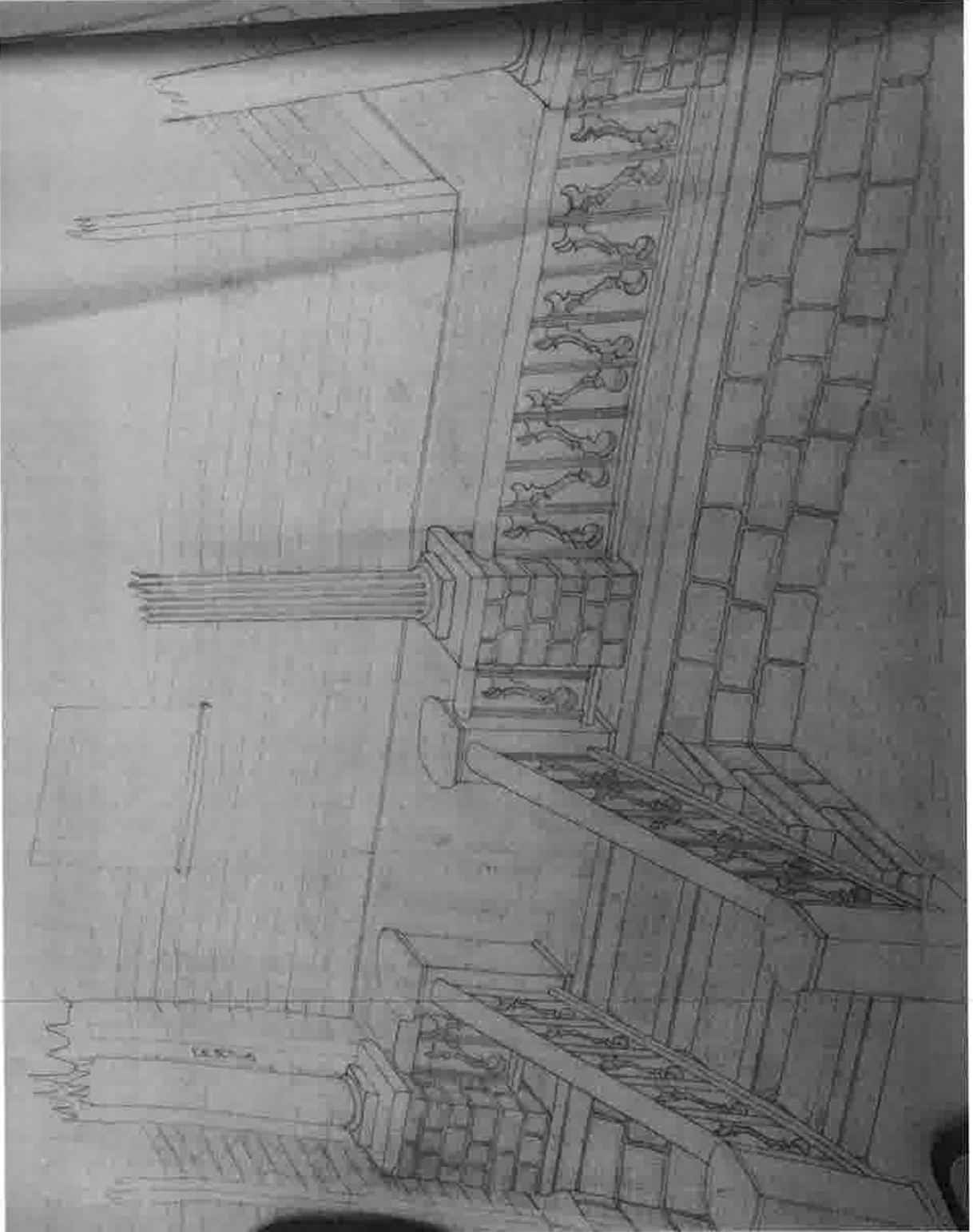


Exhibit D
Proposed West Side Porch

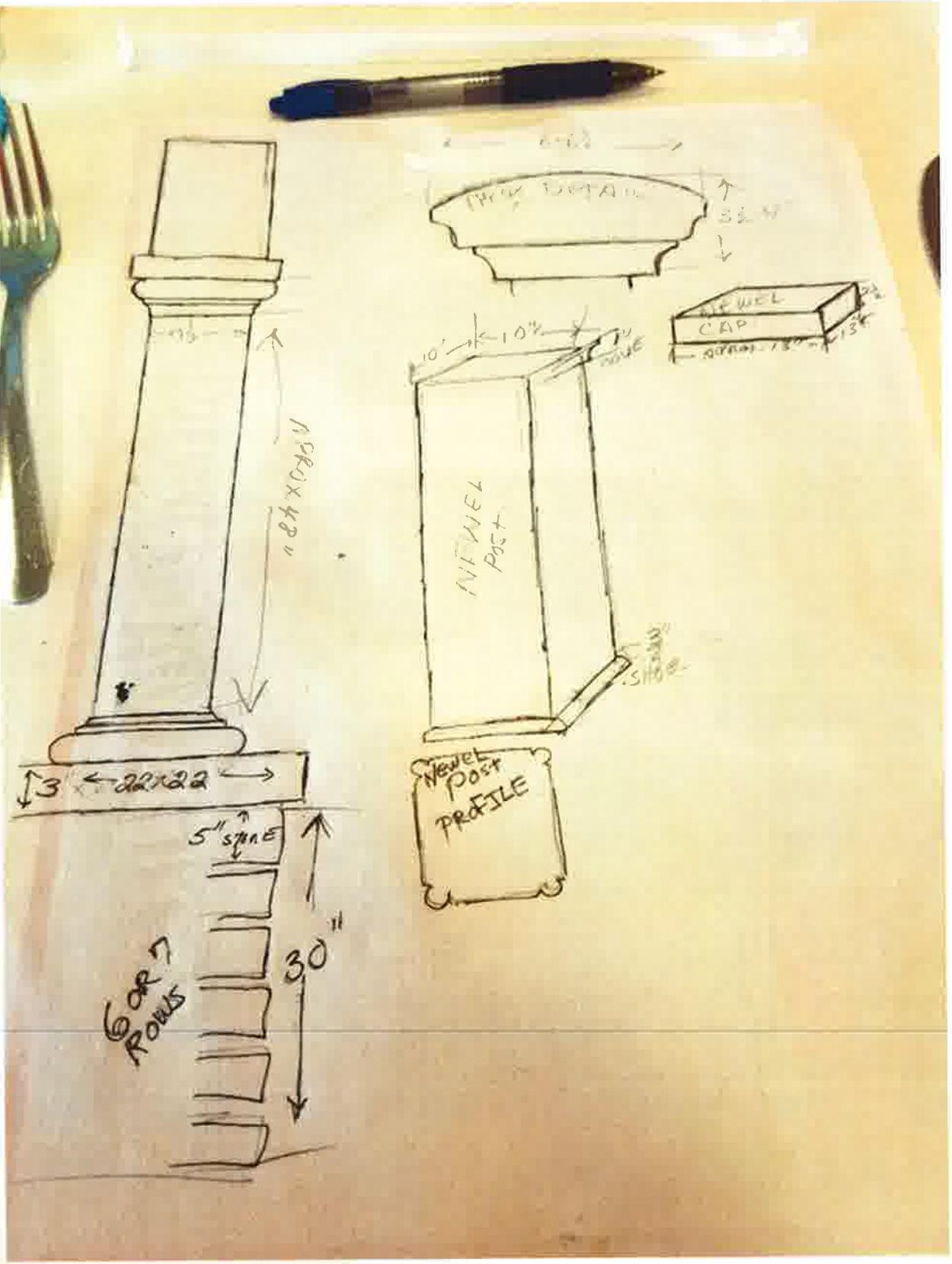


EXHIBIT D

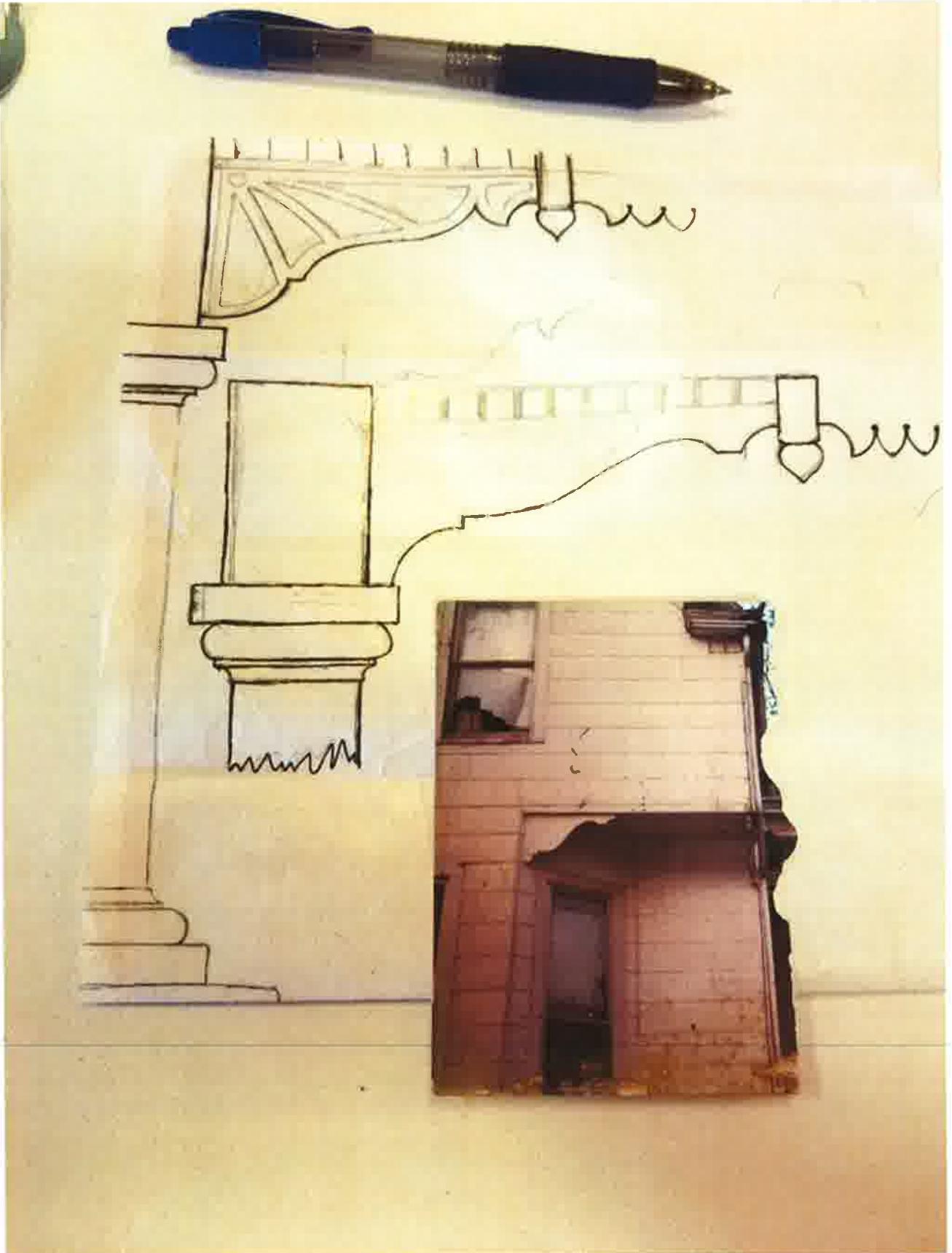


EXHIBIT D



EXHIBIT E

**Stone Porches in District, similar to proposed porch
at 442 W Franklin**

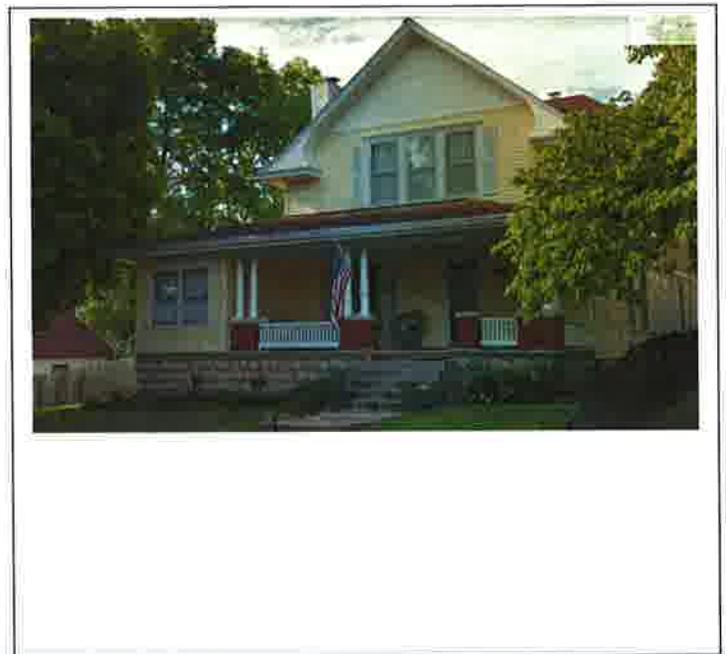




Exhibit F



Poly-Classic® Column Lines

FRP Fiberglass- Reinforced Polymer Columns

- *Most Popular style*
- *Low maintenance*
- *Limited Lifetime Warranty*
- *Impervious to moisture and insects*



DST DuraStone Columns

- *Same material as FRP columns*
- *Textured*
- *Paint any color*
- *Limited Lifetime Warranty*



PCP Poly-Classic™ Porch Posts

- *Window grade vinyl with UV inhibitor*
- *Insert for railing attachment*
- *Uplift brackets available*
- *Steel core for structural stability*

CRF Craftsman Column Wraps

- *Made of expanded cellular PVC*
- *E-Z lock miter joint design*
- *Many cap & base options*
- *Columns & pedestals have multiple panel styles*



DGL DuraGlass Columns

- *Lightweight columns*
- *Available with Timesaver cap & base*
- *Square tapered & non-tapered*
- *Limited Lifetime Warranty*

