



**HISTORIC DISTRICT
REVIEW COMMISSION**

September 3, 2019

5:30 p.m.

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



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

September 3, 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:

August 20, 2019

**IV. HDRC Case# 19-001J AMENDED Certificate of Appropriateness for
replacement of a basement window at 448 E.
Mississippi. Jewell Historic District. A 353 Tax
Abatement project**

**V. HDRC Case#19-004PH After the Fact Certificate of Appropriateness for
replacement of a window at 106 Moss Ave. Prospect
Heights Historic District**

VI. Other Business

Administrative Approvals since the August 20, 2019 meeting: None

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
August 20, 2019
5:30 p.m.

John Carr, Vern Drottz, Matt Grundy, Mike Gilmore, Dail Hobbs and Brett Rinker were present.

Doug Wilson, Kelly Wrenn-Pozel, and Clay Lozier were absent.

Applicant representative present: Paemon Aramjoo for the 17 W. Kansas application

Jeanine Thill, Community Development Manager represented staff.

Chairman Grundy called the meeting to order at 5:30 p.m.

HDRC Case #19-015LS Consideration for a Certificate of Appropriateness for exterior in-kind repairs at 17 W. Kansas, Liberty Square Historic District. A 353 Tax Abatement project.

Vice Chairman Carr commented the application seems very straight forward. He asked if it is an EIFS (synthetic) finish. The applicant said it will match the existing.

A motion was made by Commissioner Gilmore to recommend to City Council approval of the application because it meets the UDO and Design guidelines. The motion was seconded by Vice Chairman Carr. The motion passed 6-0-0.

HDRC Case#19-007J Consideration for a Certificate of Appropriateness for exterior in-kind repairs at 455 E. Kansas A 353 Tax Abatement project.

Several commissioners expressed concern with the applicant's choice of materials. White pine will rot quickly. The commission would suggest that he use different materials such as cedar or cellular PVC. Some brands that have been approved in district include Extira or Miratec.

The proposed beaded wood panels are 4X8 sheets these would be difficult to match to the existing profile. Vice Chairman Carr suggested they use bead board with individual pieces to better match the existing profile.

Commissioner Drottz commented that what the applicant is proposing is not like in-kind. The other commissioners agreed.

Chairman Grundy summarized that the driveway and roofing are acceptable as proposed. The railing is approved but with the recommendation that a better product be used instead. The commission is requesting more clarification on the bead board panel and additional information.

Motion by Commissioner Gilmore to approve the application as submitted with the stipulations: The design sub-committee will meet onsite to review of the condition of the porch soffit and gain a better understanding of how the proposed bead board material will be applied. It is the commissions' recommendation that they consider an alternate longer lasting product for the railing and balusters, newel posts and caps. The remainder was approved as submitted. The

motion was seconded by Vice Chairman Carr. The motion passed 6-0-0. Staff will coordinate a design sub-committee onsite visit.

Motion by Vice Chairman Carr to approve the August 6, 2019 meeting summary as amended. The motion was seconded by Commissioner Gilmore. The motion passed 6-0-0.

Other Business

Administrative Approvals since the August 6, 2019 meeting: None

Miscellaneous matters from the Commission:

Ms. Thill spoke to Don Altis, owner of 2 S. Main, regarding the changes to the front façade. Mr. Altis said he made like in-kind changes, repairing the mortar under the second floor windows. Commissioner Hobbs said there was a beam and it was not brick.

Vice Chairman Carr asked Staff for an update on the house on Terrace where work was being done on the foundation and basement. Staff said she sent them a letter and will follow up next week if they have not submitted a COA application.

Chairman Grundy asked about the stairs and the weeds in the stairs next to the vacant lot at Kansas and Water. Commissioner Hobbs added that he handrail is also loose. Staff will follow up.

There is concern among Commission members about the building next to the vacant lot at Water and Kansas.

Commissioner Rinker asked if lattice work under porches is appropriate. Commissioner Gilmore commented that is a non-permanent alteration. Commissioner Drottz commented that Schutte lumber has a thick lattice that is similar to the old lattice. It is heavy gage and holds up well.

Miscellaneous matters form Staff: The preservation plan RFQ should be on the street next week and a consultant on board in October.

The meeting adjourned at 6:10 p.m.

Historic District Review Commission

The City of



HDRC Case No. 19-001J AMENDED

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: September 3, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for improvements
Applicant: James Moes
Location: 448 E Mississippi
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: August 23, 2019

SPECIFIC INFORMATION

SITE HISTORY

This house is an example of the shingle style because of the use of wood shingles as wall cladding on the second story and gable ends. The irregular, steeply pitched roof with cross gambels, irregular wall surfaces, and bands of windows are typical elaborations of this style. The full-width porch is supported by simple square posts and enclosed by a geometric railing, which does not appear to be original. There is a brick chimney that is offset to the right. First story windows are double-hung, one-over-one, and the second story windows are sash type with diamond shaped panes. There is an addition on the north side and a garage addition on the west.

PROPOSAL DESCRIPTION

The applicant proposes the following:

1. Replace upper and lower sashes in the west basement window unit with Marvin aluminum clad sashes. Upper is $\frac{3}{4}$ deteriorated and lower is a replacement that is too big.

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.*

Staff Analysis

Staff Analysis:
It would be appropriate to replace the existing deteriorated window sashes. Sash replacement will respect and complement the surrounding building elements and materials.

PREVIOUS CASES / ADDITIONAL INFORMATION

At the February 19, 2019 meeting, HDRC recommended approval to City Council.

STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines; therefore staff recommends approval of HDRC case #19-001J AMENDED

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photo of existing conditions
4. Exhibit D: West side of home
5. Exhibit E: Proposed sash replacement system





HDRC Case #19-001J
448 E Mississippi

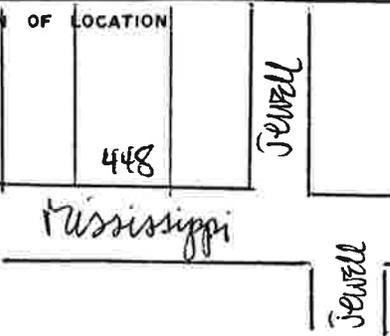


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll C #3	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 448 Mississippi
COUNTY Clay	5. OTHER NAME(S)
LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	

6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture	28. NO. OF STORIES 2 1/2 29. BASEMENT? YES (X) NO ()
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1906	30. FOUNDATION MATERIAL stone
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN vernacular	31. WALL CONSTRUCTION frame
	19. ARCHITECT OR ENGINEER unknown	32. ROOF TYPE AND MATERIAL gable/gambrel asphalt shingle
9. COORDINATES UTM LAT _____ LONG _____	20. CONTRACTOR OR BUILDER unknown	33. NO. OF BAYS FRONT 3 SIDE 2
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	21. ORIGINAL USE, IF APPARENT residence	34. WALL TREATMENT clapboard/wood shingle
11. ON NATIONAL REGISTER? YES () NO (X)	22. PRESENT USE residence	35. PLAN SHAPE irregular
12. IS IT ELIGIBLE? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()
13. DISTRICT POTENTIAL? YES () NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN Jesse F. and Helen C. Flassing Box 45 Leeton, MO 64761	37. CONDITION INTERIOR <u>unknwon</u> EXTERIOR <u>good</u>
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO (X)
16. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This vernacular structure has an open porch at its south or main elevation. Steep gable, south elevation and gambrel, east elevation, contain wood shingles. Fenestration double-hung, sash-type with diamond shaped panes. Lean-to addition, north end. Brick chimney, offset right.	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	41. DISTANCE FROM AND FRONTAGE ON ROAD 30' Mississippi

43. HISTORY AND SIGNIFICANCE This residence is made of readily available materials and has a similar floor plan, elevation and scale to neighboring structures.	PHOTO MUST BE PROVIDED
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44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Cement drive, west, leading to a one bay garage. In addition, alley to west. Located in neighborhood consisting of late 19th and early 20th century housing stock.	
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SOURCES OF INFORMATION Water permit # 7-1330 8/30/06 J.F. Flassing.	46. PREPARED BY C. Millstein/P. Glenn
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RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4000	47. ORGANIZATION Liberty-Community Dev. 48. DATE SPR. 86 49. REVISION DATE(S) EXHIBIT B
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IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

Roll C #3
 Clay
 448 Mississippi
 J. OTHER NAME(S)
 DISTRICT





EXHIBIT C



EXHIBIT D

TILT PAC DOUBLE HUNG SASH REPLACEMENT SYSTEM

SO PERFECT YOU'LL THINK THEY CAME WITH THE HOUSE

For home renovations and historic replacement projects where the frame is in good shape, the Marvin® Tilt Pac® available in wood or aluminum clad exterior, allows you to simply and easily replace only the sash and hardware with a fit so precise no one but you will know. In just four easy installation steps, you will enjoy the benefits of increased energy efficiency with the convenience of two-handed tilt-to-clean operation. It gives new life to old windows.



TILT PAC DOUBLE HUNG SYSTEM



MAGNUM TILT PAC

For extra-large sizes, try the Magnum Tilt Pac. Optional Magnum Panning Systems cover weathered exterior sills and trim with a new exterior of low-maintenance extruded aluminum panning.

THERMAL PERFORMANCE

CLAD ULTIMATE INSERT DOUBLE - SINGLE HUNG

GLASS DESCRIPTION	DIVIDER	U FACTOR	SHGC	VT	CR	ENERGY STAR	CANADA ENERGY STAR
		0.30	0.30	0.52	56	NC	
11/16" IG Low E2 Arg	SDLS <1"	0.30	0.27	0.46	56	NC	
	SDLN <1"	0.30	0.27	0.46	56	NC	
		0.34	0.31	0.52	53		
11/16" IG Low E2 Air	SDLS <1"	0.34	0.27	0.46	53		
	SDLN <1"	0.34	0.27	0.46	53		
		0.30	0.20	0.47	57	NC, SC, S	
11/16" IG Low E3 Arg	SDLS <1"	0.30	0.18	0.41	57	NC, SC, S	
	SDLN <1"	0.30	0.18	0.41	57	NC, SC, S	
		0.31	0.50	0.57	56		1, 2
11/16" IG Low E1 Arg	SDLS <1"	0.31	0.45	0.51	56		1
	SDLN <1"	0.31	0.45	0.51	56		1
		0.26	0.28	0.46	64	N, NC	1
7/8" Tripane Low E2/E1 Arg	SDLN <1"	0.26	0.25	0.40	64	N, NC, SC, S	1

WOOD DOUBLE HUNG TILT PAC

GLASS DESCRIPTION	DIVIDER	U FACTOR	SHGC	VT	CR	ENERGY STAR	CANADA ENERGY STAR
9/16" IG Low E3 Arg		0.33	0.20	0.46	53		
9/16" IG Low E3 Air		0.38	0.21	0.46	48		
9/16" IG Low E2 Arg		0.34	0.30	0.51	52		
9/16" IG Low E2 Air		0.39	0.30	0.51	48		
9/16" IG Air		0.49	0.55	0.58	40		

WOOD SINGLE HUNG TILT PAC

GLASS DESCRIPTION	DIVIDER	U FACTOR	SHGC	VT	CR	ENERGY STAR	CANADA ENERGY STAR
9/16" IG Low E3 Arg		0.34	0.20	0.46	53		
9/16" IG Low E3 Air		0.39	0.21	0.46	48		
9/16" IG Low E2 Arg		0.34	0.30	0.51	52		
9/16" IG Low E2 Air		0.39	0.30	0.51	48		
9/16" IG Air		0.49	0.55	0.58	40		

Thermal performance information is provided for common glazing and product options and related National Fenestration Rating Council (NFRC) values, and is current as of 3/21/2017. Information regarding additional glazing and product options and configurations is available via the online tool at marvin.com/support/energy-data. Information regarding the NFRC rating system is available at nfr.org/WindowRatings.

Historic District Review Commission

The City of



HDRC Case No. 19-004PH(Amended)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: September 3, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior alterations, After the Fact window replacement and lap siding repair.

Applicant: Stasia McGeeney

Location: 106 Moss Ave

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: August 26, 2019

SPECIFIC INFORMATION

SITE HISTORY

The house at 106 Moss Avenue was built around the turn of the 20th Century, and is a fine example of a Queen Anne cottage. The simple details, round porch columns, and curved gable returns place this house in the free classic subtype. The multiple roof lines and wrap-around porch give this small house visual interest. It sits on a relatively small lot, with a one car detached garage in the rear.

PROPOSAL DESCRIPTION

An administrative approval was issued on July 18, 2019 to replace one missing front window with a 1/1 double hung aluminum clad wood window to fit the original opening.

The applicant replaced the window with an 8/8 divided lite unit, It appears that the original frame was removed, increasing the size of the original opening of the window.

The applicant would like to match the existing 6" lap siding and also would like some guidance on in-kind repair or replacement of the siding and the sill.

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

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 replacement window does not match the windows on the original structure and is not a style that is present on the front of the home. It does not appear to fit in the original opening
Trim work should replicate that of the home, respecting the surrounding building elements and materials.

PREVIOUS CASES / ADDITIONAL INFORMATION

An administrative approval was issued on July 18, 2019 to replace the missing front window with a 1/1 aluminum clad wood window to fit the original opening.

STAFF RECOMMENDATION

The application does not meet the standards for review and guidelines; therefore staff recommends denial of HDRC case #19-001PH AMENDED.

ATTACHMENTS

- 1. Exhibit A: Vicinity Map
- 2. Exhibit B: Inventory Data Sheet
- 3. Exhibit C: Existing Conditions





HDRC Case #19-004PH
106 Moss Ave

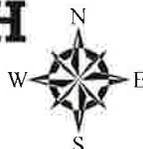


EXHIBIT A:
 VICINITY MAP

OFFICE OF HISTORIC PRESERVATION
 ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

D-1 COUNTY Clay LOCATION of Liberty Community Development SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 CITY OR TOWN, STREET ADDRESS CITY OR TOWN IF RURAL, VICINITY Liberty DESCRIPTION OF LOCATION  COORDINATES UTM LAT N120,675 LONG E520,650 SITE () STRUCTURE () BUILDING (X) OBJECT () IN NATIONAL REGISTER? YES () NO (X) OF ESTAB. DISTRICT? YES () NO (X) NAME OF ESTABLISHED DISTRICT	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 106 Moss Av. 5. OTHER NAME(S)	1. NO. 2. COUNTY 3. THEMATIC CATEGORY 17. DATE(S) OR PERIOD late 19th cent. 18. STYLE OR DESIGN Queen Anne 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED 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 gable on pyramidal, composition shingle 33. NO. OF BAYS FRONT 3 SIDE 3 34. WALL TREATMENT clapboard 35. PLAN SHAPE rectangle 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () 37. CONDITION INTERIOR _____ 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 50'	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
FURTHER DESCRIPTION OF IMPORTANT FEATURES An example of the free classic subtype of the Queen Anne style. The Queen Anne features are the deeply pitched, multiple rooflines - there is a left cross gable on a main pyramidal roof, the lower porch pyramidal roof, and the right bay pyramidal roof. The wrap-around front porch is another Queen Anne feature. The classical details are the simple, round porch columns and the curved returns of the left gable end. (cont)		PHOTO MUST BE PROVIDED	
HISTORY AND SIGNIFICANCE Water permits indicate service beginning in 1944, but an early photograph taken from the roof of Liberty Ladies' College around 1905 clearly shows this house and a barn. The house is a good example of the free classic subtype of a Queen Anne style, and adds character to the neighborhood. It is in nearly original condition.			
DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The small lot has an outbuilding to the rear.			
SOURCES OF INFORMATION The Heritage of Liberty, 1976. City water limits.		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		EXHIBIT B	

Sketch map of location

Site No. D-1

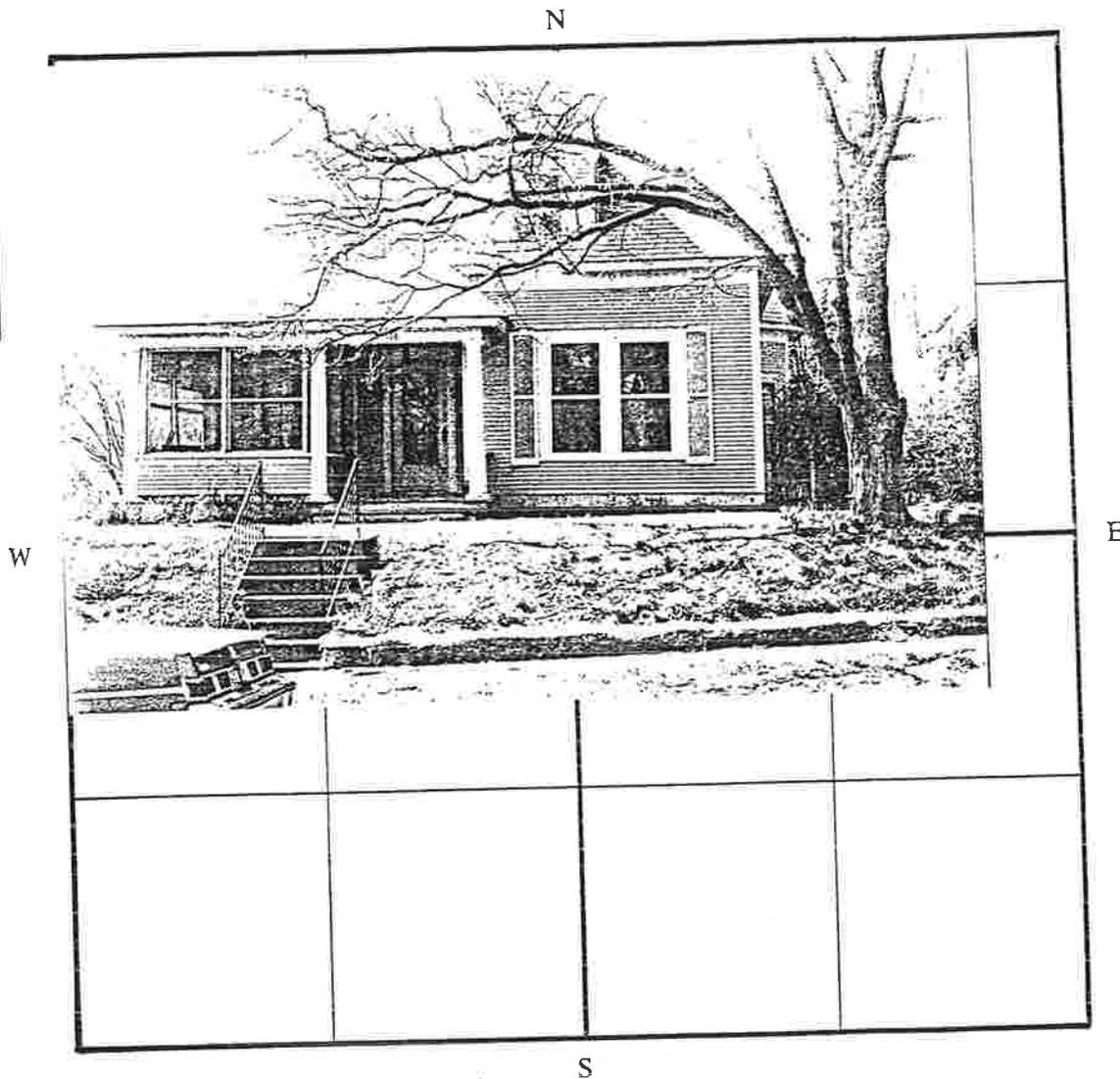
Section 7

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.) There is a gable front dormers. The windows are 1/1, and the front porch has been screened.

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.

106 Moss Ave
Before & After Window Replacement

