



**HISTORIC DISTRICT
REVIEW COMMISSION**

September 17, 2019

5:30 p.m.

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



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**September 17, 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:** September 3, 2019
- IV. HDRC Case# 19-009J Certificate of Appropriateness for replacement of two kitchen windows at 483 E. Kansas, Jewell Historic District.**
- V. HDRC Case#19-008LS AMENDED Certificate of Appropriateness for additional screening on north elevation of prefab structure over the smoker at 114 E. Kansas, Liberty Square Historic District.**
- VI. HDRC Case#19-010J Certificate of Appropriateness for driveway alterations and sidewalk repairs at 415 Wilson, Jewell Historic District. A 353 Tax Abatement project.**
- VII. Other Business**

Administrative Approvals since the September 3, 2019 meeting:
324 N Water In-kind roof repairs
1 Courthouse Square Security Camera

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:
- VIII. Adjournment**

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
September 3, 2019
5:30 p.m.

John Carr, Vern Drottz, Dail Hobbs, Clay Lozier, Kelly Wrenn-Pozel and Brett Rinker were present.

Matt Grundy, Doug Wilson and Mike Gilmore were absent.

Applicant representative present: Mr. & Mrs. McGeeney 106 Moss Ave

Jeanine Thill, Community Development Manager represented staff.
Vice Chairman Carr called the meeting to order at 5:30 p.m.

Approval of Meeting Summary:

August 20, 2019

Motion by Commissioner Lozier to approve the August 20, 2019 meeting summary. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

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

Vice Chairman Carr recused himself as he is representing the applicant and is working on this project. Commissioner Rinker said the application is pretty straight forward. He commented that Exhibit E gives a good explanation of the replacement sashes. Commissioner Lozier agreed. Motion by Commissioner Drottz to approve the replacement of the window sashes, as it meets the design guidelines. The motion was seconded by Commissioner Lozier. The motion passed 5-0-1.

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

Ms. Thill explained that she administratively approved for one window to be replaced with three criteria; 1. That the window is a fibrex window, as proposed 2. That it is a one over one double hung window and 3. That it fit the original opening. However an eight over eight window was installed and it appears that the window is larger than the original opening. The applicant, Mr. McGeeney, said that the replacement window was put in the original opening and Mrs. McGeeney added that the window they installed met all the criteria of the administrative approval. Commissioners Carr, Drottz and Hobbs clarified that an eight over eight window is not the same as a one over one double hung window, therefore the replacement window is not what was approved. Vice Chairman Carr explained that the original window had weight pockets and it appears that the casing and sidings have been removed from each side of the window opening, making it wider by about 2.5 inches on each side, for a total of five inches wider than the original window. Mr. McGeeney admitted that the window is larger and does not match other windows on the front of the home. Vice Chairman Carr explained that the criteria for the original opening of the window is defined by the casing. The replacement window should fit between the casings. Vice Chairman Carr commented that generally you will see the upper and lower sashes replaced or the other option would have been to pull the frame out. They have

gone wider than what was there before. The simulated divided lite is inappropriate in his opinion. It appears too big for the dormer. The applicant commented they can't get back what was there and that they thought what they put in was a one over one. Mr. McGeeney said they want to make the house look as nice as possible. They thought that the grid in the window was appropriate to match the porch doors.

Staff commented that there was clearly a misunderstanding. They understand that they made a mistake. Mrs. McGeeney asked to what extent they have to abide by this, asking what if they didn't replace the window. Staff said there is an appeal process if they wish to take that path.

The applicants asked for suggestions on how to move forward. Vice Chairman Carr commented that if the sill is original, they should build it out. The original opening was about 5 inches less in width and the height of the window is hit spot on. The weight pockets are what threw it off. Commissioner Rinker commented that the trim should be restored.

A motion was made by Commissioner Lozier to deny the application because it does not meet the design guidelines. The motion was seconded by Commissioner Rinker. The Motion passed 6-0-0.

Mr. McGeeney said he did it wrong and asked for suggestions on how to do it correctly, adding that the casing were torn and broken. The corner board should be five quarter stock. You can use cedar or a product such as Mirtec, an exterior MDF and is termite resistant. Such products can be purchased at Tamm Lumber. Cellular PVC could also be used which will not rot. Vice Chairman Carr suggested that if he uses that he uses a trim screw rather than a nail every 16 inches coming down an inch from the top and up from the bottom. Teague Lumber may also be a resource for materials. For the lap siding they are to use a smooth finish (not wood grain) siding to match the existing profile. A product such as Hardie board has been approved in district in the past. Home Depot and Lowes will have a 1X6. One inch nominal to use instead of wood 5/4. They could use a 2X for casing and plane them to 5/4. The commission suggested they consider staying away from white pine. Vice Chairman Carr suggested that he measure the window frames down stairs outside dimensions and add another inch for the rough opening. Commissioner Drottz added that the guideline is the bottom sill. Another option could be that he could take the lower sash and take it to the sash maker and they will build the sash replacement. There are places in Kansas City that can match the profile inside and make a wood window to match the others. There was conversation about the storm windows and the applicant commented he doesn't like the look of aluminum. Vice Chairman Carr said there are wood storm windows made by Marvin. There are also interior storm windows as another option.

Mr. McGeeney asked if the commission could approve replacement of the first floor mull sashes, stating that they are leaky and he would like all of the front windows to match. Staff said that he must submit a Certificate of Appropriateness Application prior to any work being done. He asked if there was any funding available to help offset the additional expenses he will be incurring. Staff said this commission does not have a budget or funding mechanism for this.

Other Business

Administrative Approvals since the August 20, 2019 meeting: 429 Wilson - Roof, 16 W Franklin-Sign and 2 N Main- Sign.

Miscellaneous matters from the Commission:

Commissioner Rinker asked if we had the Design Sub Committee at 455 E Kansas. Staff said they did meet on site and the 353 is going to City Council on September 9th.

Commissioner Lozier said Ken Personnett is starting demo of the non-historic addition of the Madison Miller house on Gallatin soon.

Commissioner Pozel commented that the weeds at the lot across the street look terrible at Water and Kansas. It would be important for those to be taken care of before Fall Festival. Staff said he was contacted about a month ago about this, but will follow up again.

There were several positive comments about the sculptures.

We may want to see if we can have alternates serve on the Commission. Staff will check into this.

Miscellaneous matters from Staff: The RFP for the Archives Master Plan has been advertised, proposals are due September 20th.

The meeting adjourned at 6:40 p.m.



HDRC Case No. 19-009J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: September 17, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for the replacement of kitchen windows
Applicant: Judith L & M. Lee Minor
Location: 483 E. Kansas
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: September 5, 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 two kitchen windows with slightly larger (54" X 42.5") dual casement windows. The proposed new windows will be 10" lower than the original window. The new windows are proposed to be Marvin Integrity windows with divided lites to match existing windows on the non-historic addition and custom cedar trim to match existing 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.

UDO Design Principle: 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.

This is also echoed in the Historic District Guidelines for Window Replacement on page 27:

"In order to receive HDRC approval to replace historic window, it will be necessary to first present evidence of their advanced deterioration"... "Original openings shall be maintained.". "If it is necessary to expand openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials and colors. In general existing openings shall not be covered or relocated".

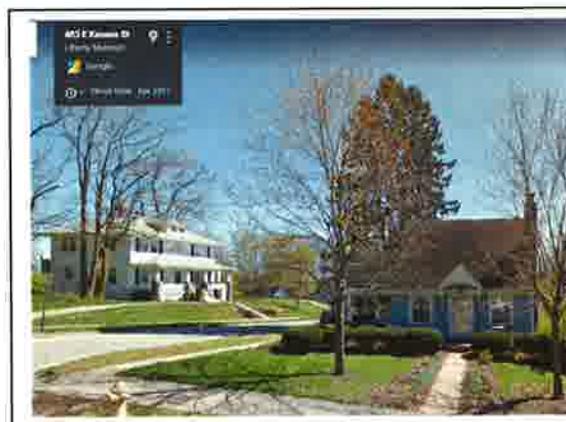
It appears that the kitchen windows are original and staff has not received evidence of advanced deterioration. As the windows are able to be repaired, replacement in this case is not appropriate and is discouraged. If it is found that the windows are no longer serviceable, Staff could support this application. However, Staff believes that if replacement is granted, the windows should be replaced with six over one windows instead of casement, which is a different style of window from the original.

STAFF RECOMMENDATION

The application does not meet the standards for review and guidelines; therefore staff recommends denial of HDRC case #19-009J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C, D and E: Existing Conditions – kitchen windows inside and out
4. Exhibit F: Manufacturers information on proposed new casement windows





HDRC Case #19-009J
483 E Kansas



EXHIBIT A:
VICINITY MAP

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)

6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS

7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri

8. DESCRIPTION OF LOCATION E. KANSAS ST.

483	4. JEWELL ST.
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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)

26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.

27. OTHER SURVEYS IN WHICH INCLUDED

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'

UTM Coordinates:
A 379580 4344980
B 377440 4344700
C
D

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 ()

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.

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

46. PREPARED BY C. Millstein/P. Glenn

47. ORGANIZATION Liberty-Community Dev.

48. DATE SPR. 86

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



Inside and outside of kitchen windows 483 E. Kansas



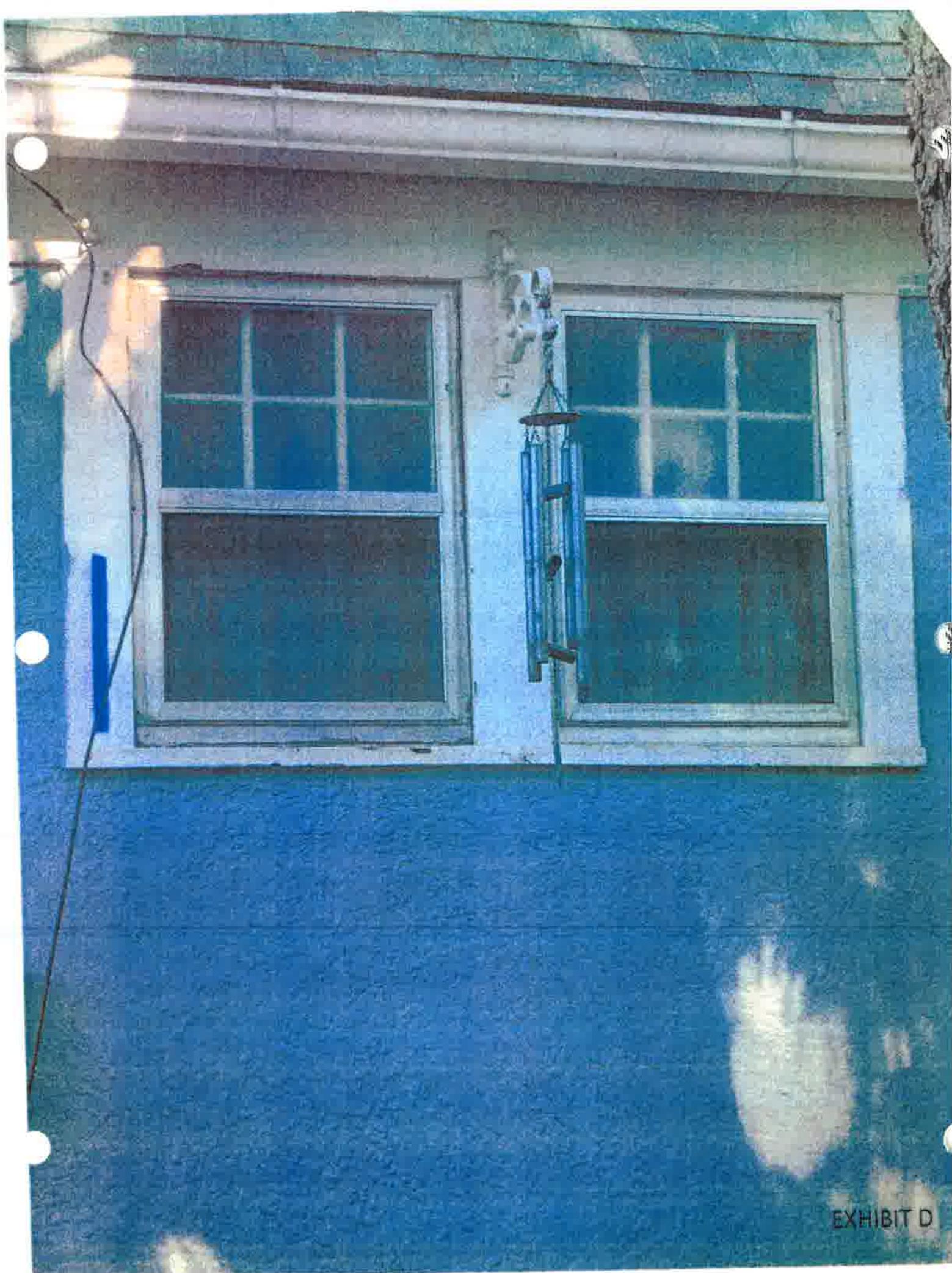
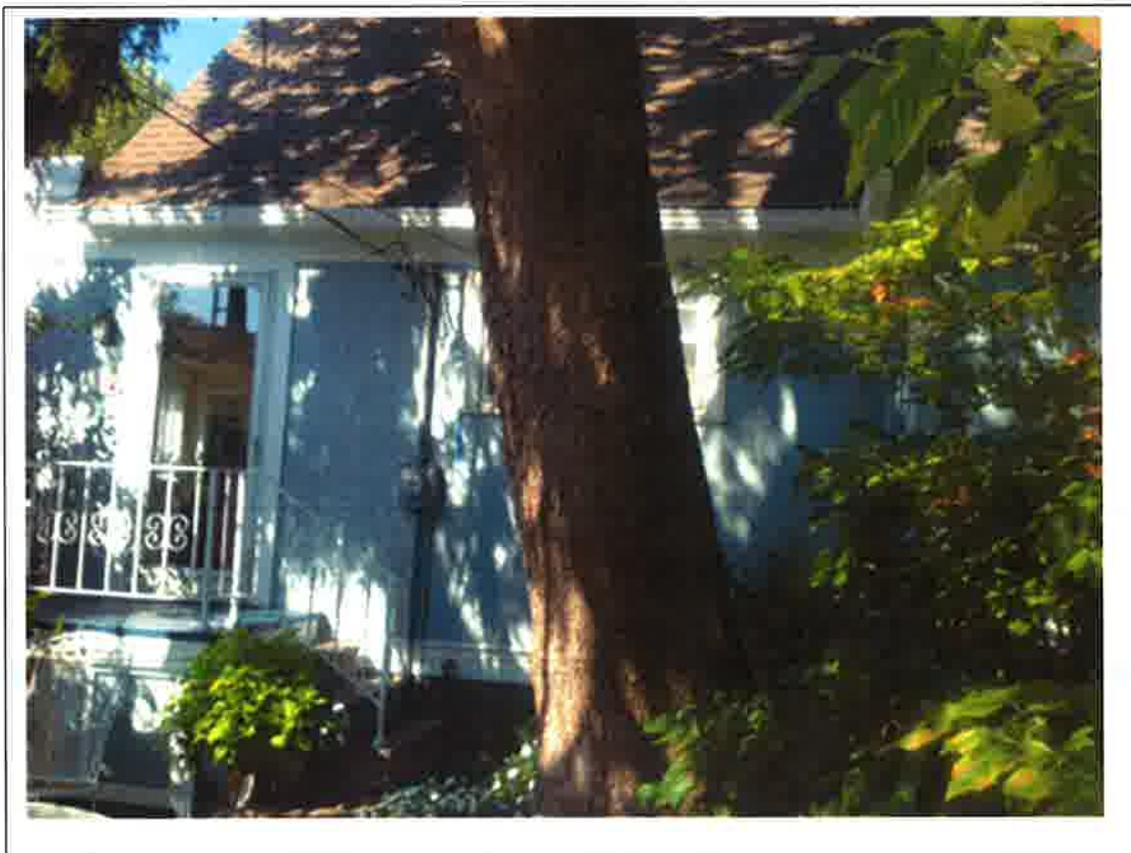


EXHIBIT D

East Elevation

483 E. Kansas



Ready To Show 483 E Kansas Liberty MO

Quote #: C33L84X

A Proposal for Window and Door Products prepared for:

Shipping Address:

KANSAS CITY BUILDING SUPPLY
7600 WEDD ST
OVERLAND PARK, KS 66204-2227



KANSAS CITY BUILDING SUPPLY

SCOTT KOCH
KANSAS CITY BUILDING SUPPLY
7600 WEDD ST
OVERLAND PARK, KS 66204-2227
Phone: (816) 214-7251
Fax: (913) 962-5244
Email: skoch@kcbuilding.com

This report was generated on 9/9/2019 9:40:46 AM
using the Marvin Order Management System,
version 0002.28.00 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2

TOTAL UNIT QTY: 6

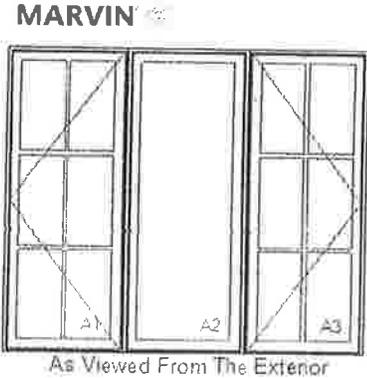
EXT NET PRICE: USD [REDACTED]

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Elevate	Elevate Assembly RO 73" X 60 3/4"	2,045.12	5	[REDACTED]
2		Elevate	Elevate Assembly RO 55 1/2" X 42 3/4"	1,386.10	1	[REDACTED]

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	
Qty: 5		Ext. Net Price:	USD



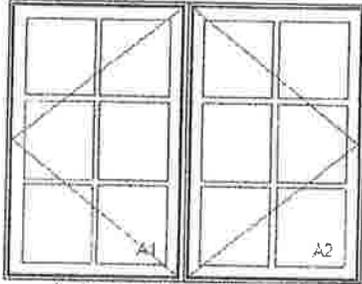
MARVIN
 FS 72" X 60 1/4"
 RO 73" X 60 3/4"
Egress Information A1, A3
 Width: 15 15/64" Height: 55 27/32"
 Net Clear Opening: 5.91 SqFt
Egress Information A2
 No Egress Information available.

Feature Mismatch: Divided Lite Options	
Stone White Exterior	
White Interior	186.75
3W1H - Rectangle Assembly	
Assembly Frame Size	
72" X 60 1/4"	
Assembly Rough Opening	
73" X 60 3/4"	
Unit: A1	532.86
Elevate Casement - Left Hand	
Basic Frame 24" X 60 1/4"	
Standard CN Width 25	
Rough Opening 25" X 60 3/4"	
Stone White Exterior	
White Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	122.01
Rectangular - Special Cut 2W3H	
Stone White Ext - White Int	
White Folding Handle	
Interior Aluminum Screen	27.39
Charcoal Fiberglass Mesh	
White Surround	
Unit: A2	493.85
Elevate Casement - Stationary	
Basic Frame 24" X 60 1/4"	
Standard CN Width 25	
Rough Opening 25" X 60 3/4"	
Stone White Exterior	
White Interior	
IG - 1 Lite	
Low E2 w/Argon	
Stainless Perimeter Bar	
Unit: A3	532.86
Elevate Casement - Right Hand	
Basic Frame 24" X 60 1/4"	
Standard CN Width 25	
Rough Opening 25" X 60 3/4"	
Stone White Exterior	
White Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	122.01
Rectangular - Special Cut 2W3H	
Stone White Ext - White Int	
White Folding Handle	
Interior Aluminum Screen	27.39
Charcoal Fiberglass Mesh	
White Surround	

4 9/16" Jamb
 Nalling Flt
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:	Net Price:	
Qty: 1		Ext. Net Price:	USD

MARVIN



As Viewed From The Exterior

FS 54 1/2" X 42 1/4"
 RO 55 1/2" X 42 3/4"
 Egress Information A1, A2
 Width: 21 1/8" Height: 37 27/32"
 Net Clear Opening: 5.55 SqFt

Stone White Exterior
 White Interior, 124.50
 2W1H - Rectangle Assembly
 Assembly Rough Opening
 55 1/2" X 42 3/4"

Unit: A1, 483.89

Elevate Casement - Left Hand
 Basic Frame 27 1/4" X 42 1/4"
 Rough Opening 28 1/4" X 42 3/4"
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless, 122.01
 Rectangular - Special Cut 2W3H
 Stone White Ext - White Int
 White Folding Handle
 Interior Aluminum Screen, 24.90
 Charcoal Fiberglass Mesh
 White Surround

Unit: A2, 483.89

Elevate Casement - Right Hand
 Basic Frame 27 1/4" X 42 1/4"
 Rough Opening 28 1/4" X 42 3/4"
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless, 122.01
 Rectangular - Special Cut 2W3H
 Stone White Ext - White Int
 White Folding Handle
 Interior Aluminum Screen, 24.90
 Charcoal Fiberglass Mesh
 White Surround

4 9/16" Jamb
 Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD ~~1,500.00~~
 8.725% Sales Tax: USD ~~130.00~~
 Project Total Net Price: USD ~~1,630.00~~

Historic District Review Commission

The City of



HDRC Case No. 19-008LS (amended)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 21, 2019, July 2, 2019 and September 17, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for a wall on the north elevation of the previously approved prefabricated steel structure to cover a new walk-in cooler and bbq smoker on the patio at parking lot adjacent to 114 E. Kansas St.

Applicant: Jousting Pigs BBQ, Brandi Atwell

Location: Lot east of 114 E. Kansas Street

District: Liberty Square Historic District

NRHP Status/category: Non-contributing

File Date: May 10, 2019

SPECIFIC INFORMATION

SITE HISTORY

The patio at the northwest corner of Kansas and Missouri Streets measures approximately 2,500 square feet and has most recently served as patio seating for Rock N Run Brewery. The lot is enclosed by a stone and metal fence. The surface is paved with brick pavers. The adjacent building at 114 E. Kansas was built in the 1880s. In 1906, it housed a saloon and, in 1909, the Liberty Heating and Plumbing Company. Most recently, the building was part of Rock N Run Brewery, which closed in 2018. The patio seating area is accessed from Missouri street.

PROPOSAL DESCRIPTION

The applicant proposes to create additional screening on the North elevation to cover a bbq smoker and walk-in cooler to serve the forthcoming restaurant and brewery at 110-114 E. Kansas Street.

1. Siding material will be the same as previously proposed.
2. The North wall will be 11'-0" tall.
3. The fence will be removed, and replaced with the wall of the building, which is in the same place.

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.

10. Mechanical equipment and weather protection devices: *Mechanical and weather protection devices shall be placed and installed in a manner that is unobtrusive.*

Staff Analysis

The proposed wall on the north side of the metal structure will provide screening and will not harm the physical or historic character of the neighboring building.

STAFF RECOMMENDATION

The amended application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-008LS (amended).

PREVIOUSLY APPROVED:

5/21/19 Details Approved:

- Existing patio; stone work and railings to remain
- Primary Structure Nine 8X10 steel columns, painted black
- Walls: Wood tone frames and metal screens
- Shed roof, standing seam metal roof over metal deck

7/2/19 Approved Amended Application/The differences:

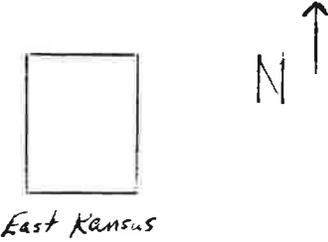
- Gabled roof, not shed
- Smaller framing members with more columns on the North and South sides
- Gable on the East side will be sided
- 5' of wood siding on North and South side

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Previously Approved site plan and drawings. Changing North wall to 11 ft.
4. Exhibit D: Wood Siding



HISTORIC INVENTORY

1. No 8-J		4. Present Name(s) 114 East Kansas	
2. Locality Clay		5. Other Name(s) 216 East Kansas	
3. Location of Negatives Liberty Community Development			
6. Specific Location 114 East Kansas		16. Thematic Category	
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period c. 1880's	
8. Site Plan with North Arrow		18. Style or Design	
		19. Architect or Engineer	
		20. Contractor or Builder	
Negative No. 1-20		21. Original Use, if apparent Commercial	
		22. Present Use Commercial	
9. National Register?		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
10. Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>		24. Owner's Name & Address, if known	
11. National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		27. Other Surveys in Which Included	
14. District Potential? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		28. No. of Stories 2	
5. Name of Established District		29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>	
		30. Foundation Material	
		31. Wall Construction masonry	
		32. Roof Type & Material flat; tar & gravel	
		33. No. of Bays Front 3 Side	
		34. Wall Treatment brick	
		35. Plan Shape rectangular	
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior <input type="checkbox"/> Exterior excellent	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input 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 20 ft. on E. Kansas	

12. Further Description of Important Features The main facade of this building faces south. The first floor has been remodeled. Two entrance doors are placed at the west end of the south facade. Two multipaned, fixed windows are at the east end of this facade. The second floor is fenestrated with three windows with semicircular arched heads. A band course of projecting brick also arches above the windows. The cornice features corbelled brick.

13. History and Significance The original tenant of this building has not been identified. In 1906 it housed a saloon. By 1909 it housed the Liberty Heating and Plumbing Company.

14. Description of Environment and Outbuildings A surface parking area is to the east of this building. To the south is City Hall. Commercial buildings are to the west and north.

15. Sources of Information
Liberty Tribune, March 29, 1912.

46. Prepared by
PILAND/UGUCCIONI

47. Organization
Liberty, Comm. Dev.

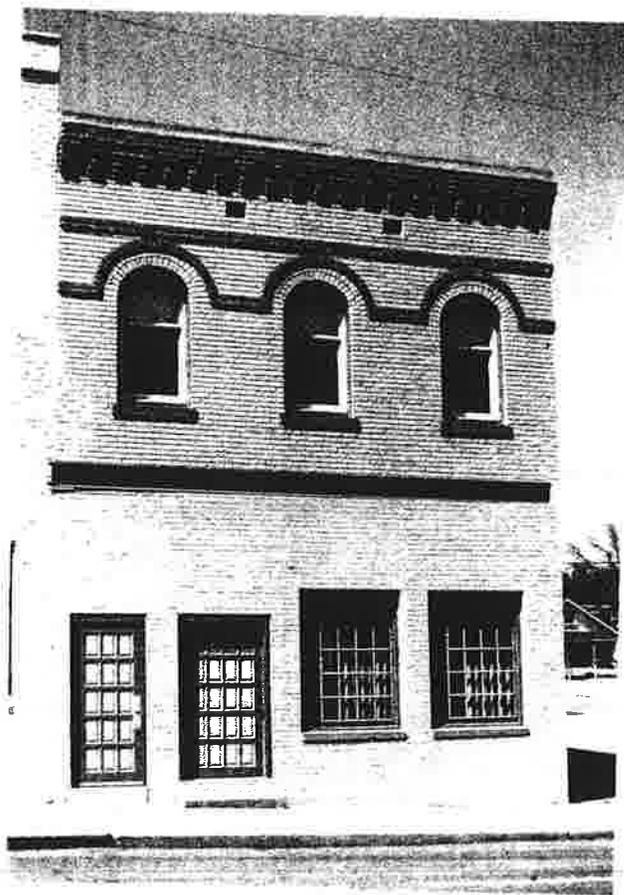
48. Date 4/85

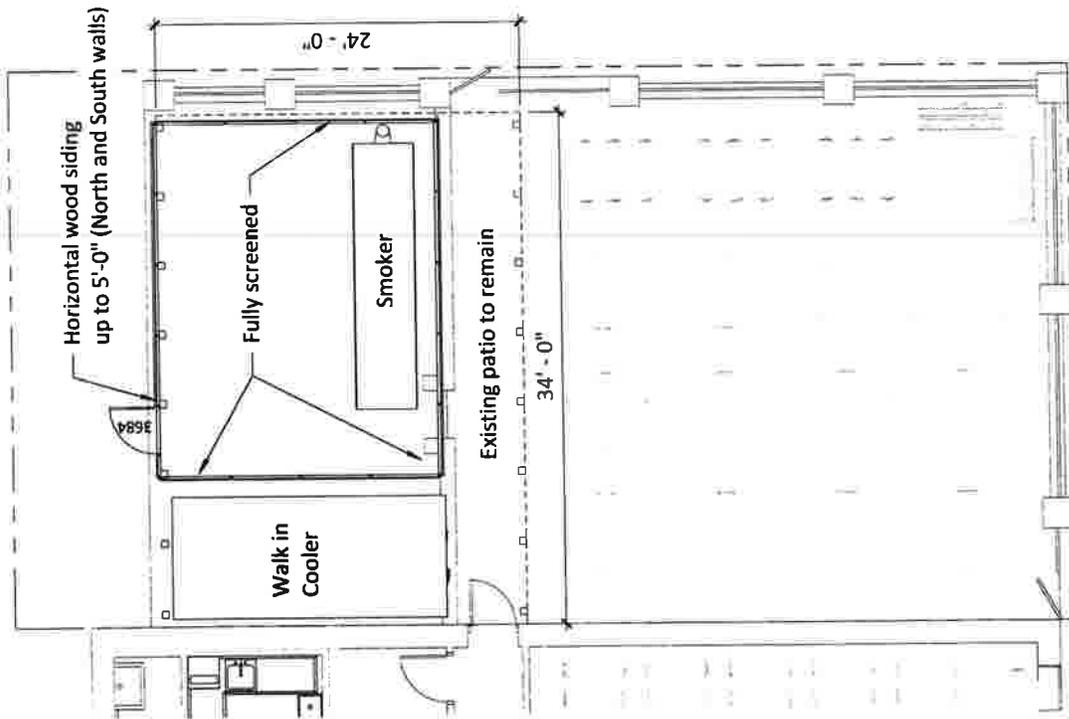
49. Revision Date(s)
EXHIBIT B

Continuation

HISTORIC INVENTORY

ADDRESS: 114 East Kansas
Liberty, Missouri





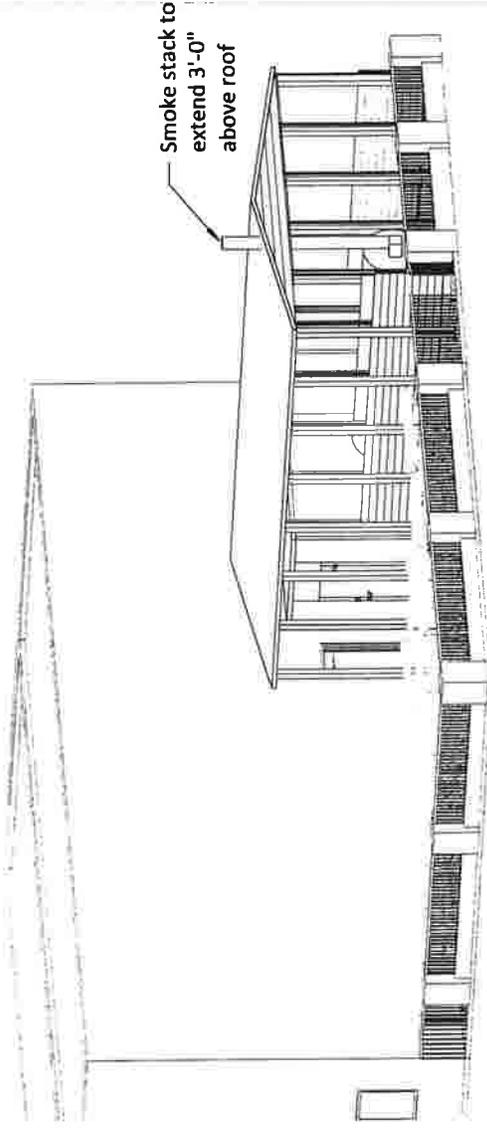
Structure: Prefabricated steel structure by Shed KC in Smithville
 10'-0" from patio to eave
 12'-0" from patio to ridge

Walls: Wood tone frames and metal screens
 North and South walls to have wood horizontal siding from from ground to 5'-0", screens above

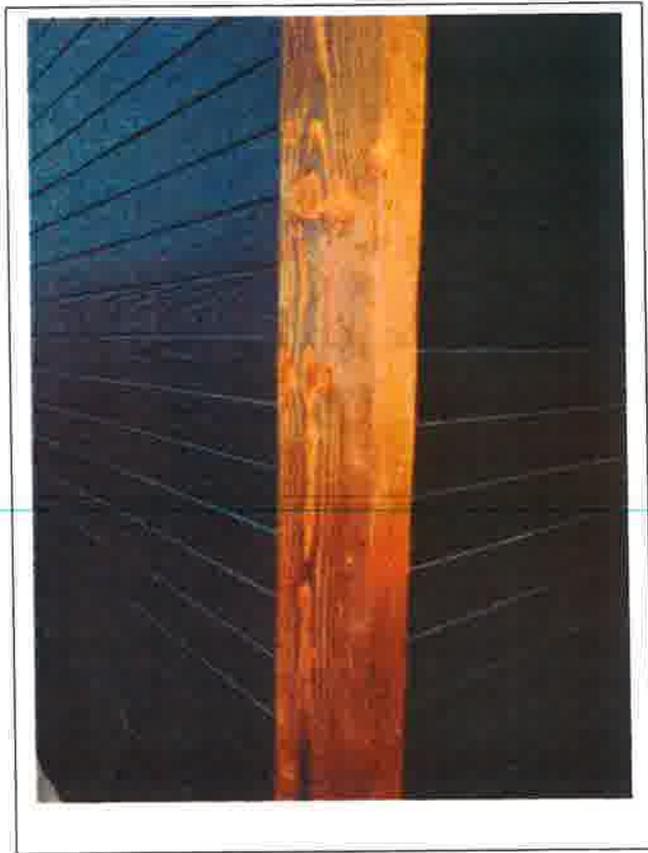
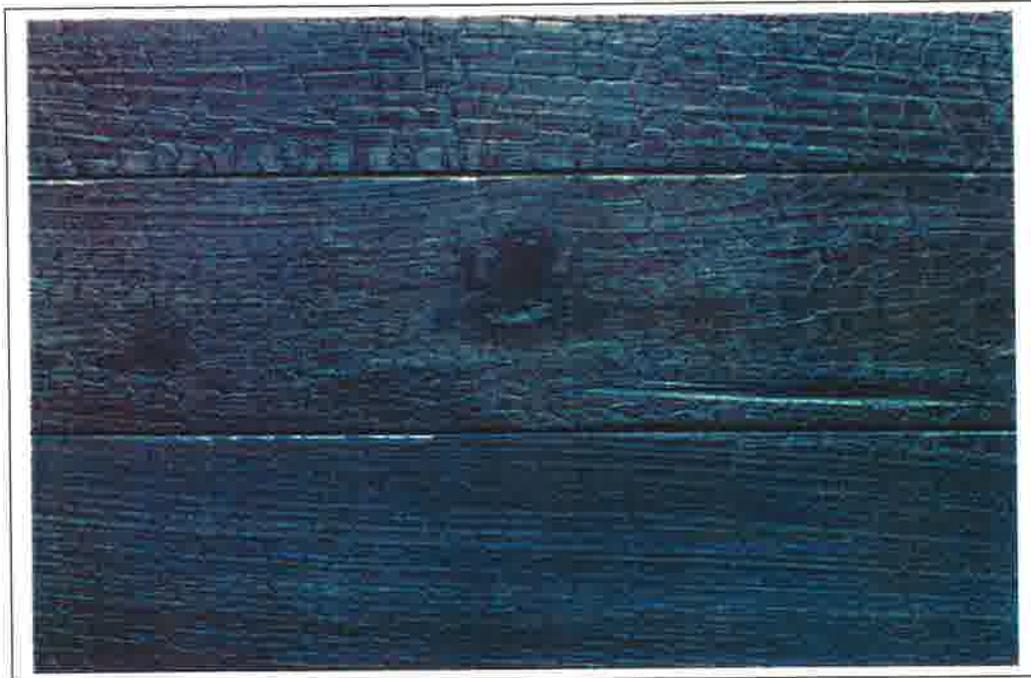
Roof: Standing seam metal roofing over metal deck

All existing stone work and railings to remain

Smoke stack to extend 3'-0" above roof



5' of "burnt" siding proposed for steel structure at 114 E Kansas



Historic District Review Commission

The City of



HDRC Case No. 19-010J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: September 17, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for driveway permeable pavers and in kind sidewalk repairs. A 353 project.

Applicant: Trevis and Erin Martin

Location: 415 Wilson

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: September 6, 2019

SPECIFIC INFORMATION

SITE HISTORY

The complex silhouette of this vernacular structure is related to the Victorian Queen Anne style. Wraparound porch and gabled portico are composed of stone piers and classically inspired posts and a wooden rail. Roof gable ends have scalloped wood lap. Fenestration is double-hung 1/1 sash type with wide window surrounds. Decorative, multi-paned stained glass window to the east of the main entrance. Attic window was replaced with a small standard 6/6. There is a brick chimney on the rear slope. According to the HDRC files; in 2005, repair/alteration work was completed on the windows, siding and roof. In 2007 there was a recorded lot split.

PROPOSAL DESCRIPTION

- Installation of permeable pavers on the driveway, narrow driveway to single car width at front porch
- In-kind repairs to the sidewalk
- Replace concrete from the street to property line

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.

UDO Sec. 30-72. District HP, design principles.

12. Parking lots, driveways, and other spaces between and around building shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveway and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.

Staff Analysis

The proposed permeable pavers will not detract from the home. Repairs to the sidewalk are appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

April 16, 2019 HDRC Case 19-004J Exterior alterations were approved
August 6, 2019 HDRC Case 19-004J Amended exterior alterations to the deck were approved

STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines therefore staff recommends approval of HDRC case #19-010J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing conditions
4. Exhibit D: Drawings
5. Exhibit E: Permeable Paver Driveway





HDRC Case #19-010J
415 Wilson

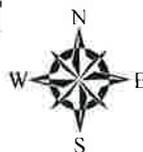


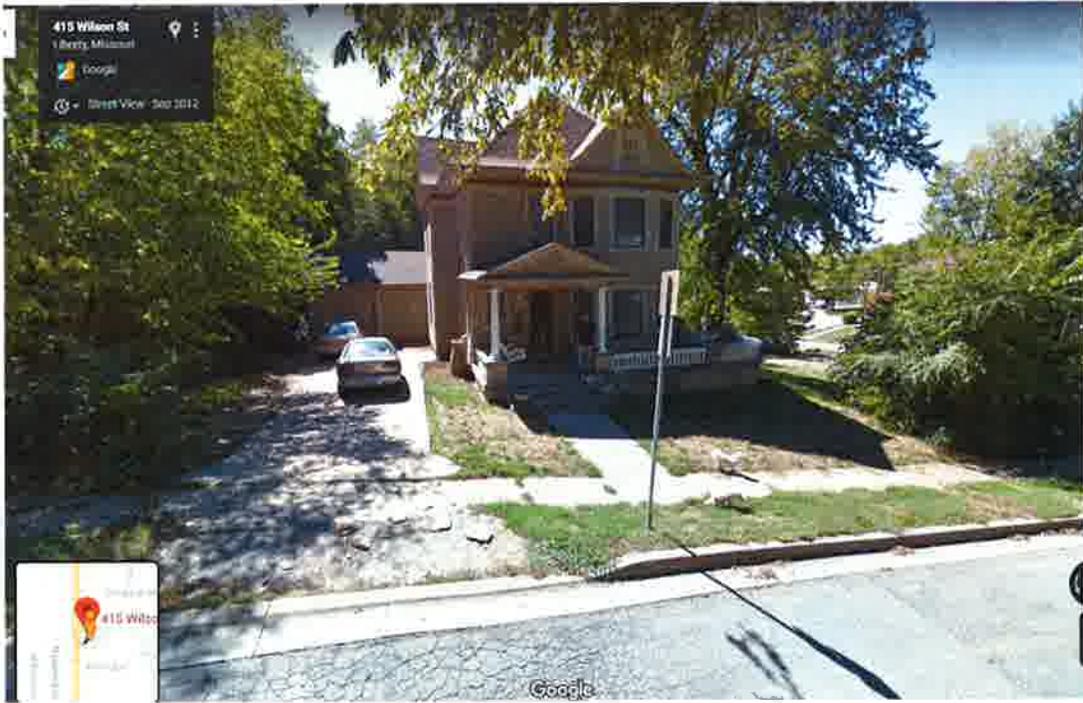
EXHIBIT A:
 VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll B #18</p> <p>COUNTY clay</p> <p>LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 415 Wilson</p> <p>5. OTHER NAME(S)</p>	1. NO. Roll B #18 2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 415 Wilson
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1910</p> <p>18. STYLE OR DESIGN vernacular</p> <p>19. ARCHITECT OR ENGINEER unknown</p> <p>20. CONTRACTOR OR BUILDER unknown</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN G.H. and Eleanor J. Dunn</p> <p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES 2 1/2</p> <p>29. BASEMENT? YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable/hip asph. shing</p> <p>33. NO. OF BAYS FRONT 3 SIDE 3</p> <p>34. WALL TREATMENT clapboard</p> <p>35. PLAN SHAPE irregular</p> <p>36. CHANGES IN NO. 42 ADDITION () ALTERED () MOVED () none</p> <p>37. CONDITION INTERIOR unknown EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 25' Wilson</p>
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p> <p>8. DESCRIPTION OF LOCATION</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> </div> <p>9. COORDINATES UTM LAT _____ LONG _____</p> <p>10. SITE () BUILDING (X) STRUCTURE () OBJECT () ON NATIONAL REGISTER? YES () NO (X) IS IT ELIGIBLE? YES () NO (X) PART OF ESTAB. HIST. DISTRICT? YES () NO (X) DISTRICT POTENTIAL? YES () NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES The complex silhouette of this vernacular structure is related to the Victorian Queen Anne style. Wrap-around porch and gabled portico are composed of stone piers and classically inspired posts and a wooden rail. Fenestration is double-hung, sash-type with wide window surrounds. Decorative, multipaned window to east of main entrance. Brick chimney, rear slope.</p>	<p>PHOTO MUST BE PROVIDED</p>
<p>43. HISTORY AND SIGNIFICANCE</p> <p>This residence is made of readily available materials and has a similar floor plan, elevation and scale to neighboring structures.</p>		5. OTHER NAME(S)
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Cement drive east of main structure leads to a two bay gabled, clapboard garage. Located in a neighborhood consisting of late 19th and early 20th century housing stock.</p>		6. TOWNSHIP RANGE SECTION
<p>SOURCES OF INFORMATION Permit # 7-0850 4/12/10 Glenn Dunn</p>		<p>46. PREPARED BY C. Millstein/P. Glenn</p> <p>47. ORGANIZATION Liberty-Community Dev.</p> <p>48. DATE SPR. 86 49. REVISION DATE(S) EXHIBIT B</p>
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096</p>		SECTION





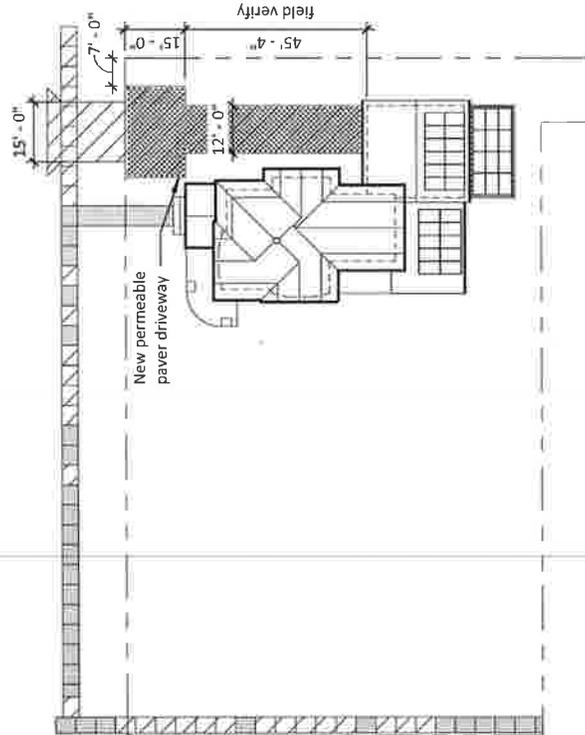
415 Wilson Street
Liberty, Missouri 64068



2 Location Map

Not to Scale

- Concrete areas to be replaced by Public Works



1 Site Plan

1" = 30'-0"

SHEET LIST

- A0 Cover Sheet
- A1 Floor and Roof Plan
- A2 Exterior Elevations
- A3 Exterior Elevations
- A4 3D Views
- A6 Driveway Options

General Project Information

Project Name: Martin Residence
Project Address: 415 Wilson Street
 Liberty, Missouri 64068
Proposed Use: Covered Deck and Pergola
Code Enforcement Jurisdiction: Liberty, Missouri

Applicable Building Codes:

2012 International Residential Code (IRC)

GENERAL NOTES

1. The Contractor shall be responsible for securing all necessary permits, fees, approvals and tests for the work. All construction and materials shall comply with applicable local, state and federal regulations/laws/codes.
2. The Contractor shall thoroughly review all existing conditions prior to construction. Any discrepancies between the documents and existing conditions, quantities or locations, shall be brought to the immediate attention of the Architect in writing.
3. All work shall be done in accordance with the highest quality industry standards for material and installation. All work will be warranted for one year unless stated otherwise. Repair or replacement of warranted work and any area affected by failure of warranted item, shall be the Contractor's responsibility.
4. Contractor shall coordinate with the Owner, any tests, submittal of As-Built Documentation and all requirements for project acceptance.
5. Dimensions on drawings are from finish face to finish face of wall or column. Dimensions for door openings are to the finished jamb edge. Do not scale drawings. Written dimensions take precedence over graphic representation.
6. Thoroughly clean all work prior to final review. All dust, splatters, marks, scratches, debris and defective materials or parts shall be removed or replaced.
7. The Contractor shall conduct all work in a safe and timely manner. Provide and maintain all necessary guards for prevention of accidents.
8. Hazardous Materials: Hazardous materials (asbestos, etc.) testing, removal and/or encapsulation are not part of this contract. If, in the process of construction, the presence of hazardous material is suspected or discovered, the Owner shall be notified immediately and work shall not proceed. The suspected material shall not be disturbed, removed or modified.



110 Birch Main Street
Liberty, Missouri 64068
816.381.6330
Missouri Certificate of Authority:
#A-201400783

415 Wilson Street
Liberty, Missouri 64068
Trevi and Erin Martin
415 Wilson Street
Liberty, Missouri 64068

Aimee D. Gray
Missouri License #A200709924

ISSUE	DATE
ISSUE	5 April 2019
Staff Comments	9 April 2019
Revisions	18 April 2019
Additional Plans	15 July 2019
Public Amendment	24 July 2019
Public Amendment	9 September 2019

Cover Sheet

A0

