



**HISTORIC DISTRICT
REVIEW COMMISSION**

October 15, 2019

5:30 p.m.

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



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**October 15, 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 17, 2019

**IV. HDRC Case # 19-015D Certificate of Appropriateness for a new garage door at
210 W. Franklin, Dougherty Historic District**

**V. HDRC Case # 19-004PH AMENDED V2 Certificate of Appropriateness for
window and siding replacement at 106 Moss Ave, Prospect Heights Historic
District**

VI. Other Business

Administrative Approvals since the September 17, 2019 meeting:

15 E Kansas in-kind replacement of back stairs

6 E Franklin Sign

116 Dorsey in-kind replacement of front stairs and walkway

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

Add to future agenda? HDRC Case # 19-008LS AMENDED V3 After the Fact
Certificate of Appropriateness for alteration to the smokestack at 114 E. Kansas,
Liberty Square Historic District

VII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
September 17, 2019
5:30 p.m.

John Carr, Vern Drottz, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Doug Wilson, and Brett Rinker were present.

Matt Grundy and Mike Gilmore were absent.

Applicant representatives present: Judith and Lee Minor, 483 E. Kansas. Brandi Atwell representing 114 W. Kansas and 415 Wilson applications.

Jeanine Thill, Community Development Manager represented staff.

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

Approval of Meeting Summary:

Motion by Commissioner Drottz to approve the September 3, 2019, meeting summary. The motion was seconded by Commissioner Pozel. The motion passed 7-0-0.

HDRC Case# 19-009J Certificate of Appropriateness for replacement of two kitchen windows at 483 E. Kansas, Jewell Historic District. A 353 Tax Abatement Project.

Vice Chair Carr said he is in favor of the window change, adding that he doesn't take it lightly. He feels it is in compliance with the guidelines referencing # 4 on page 27 of the Design Guidelines which states, "*If it is necessary to expand openings, it shall be done in a way that respects and complements the surrounding building elements, materials and colors.*" He said the Commission has approved similar changes in the past, for example; On July 2, 2019 at 124 N. Gallatin two openings were approved to be changed, with staff recommendation: a window was approved to become a door, and another is closing a window opening. On February 19, 2019 at 448 E. Mississippi, the Commission approved removal of two window units replacing them with four mull units. We allowed removal of a door and replace it with a small window. On June 19, 2018, HDRC approved two windows to be removed to put in a door at 441 Wilson Street. At 463 E. Kansas it was approved to remove two small windows, replacing them with two taller windows, keeping the casings and sill the same dimensions.

He sees a need to replace the kitchen windows at 483 E. Kansas because the windows in this type of home are small and very difficult to operate. The casement windows proposed will pick up on the design elements of the other windows.

Commissioner Lozier said he is really struggling with this case and asked if the need to replace them had anything to do with deterioration. The applicants said it is a matter of livability.

Commissioner Wilson said it is clearly against our guidelines and the examples Vice Chair Carr shared are easily distinguishable and he would have to look into the examples that Vice Chair

Carr referenced. One was a doorway for access and was needed for practical reasons. Commissioner Wilson commented that probably 80% of the historic district homes have windows that are not as large and bright as people would like. He added that it is the Commission's job to protect the windows. HDRC doesn't allow people to remove original windows that do not show evidence of advanced deterioration. If this application were approved, there will be other applicants that could potentially use the same reasons to change out their windows. Commissioner Wilson said he also has issue with the application because they are proposing to change six-over-one original windows to casements. He said the guidelines are clear; they don't allow it. Also, the windows are an important characteristic of this home. Vice Chair Carr said the house at 463 E. Kansas had windows enlarged by one foot in height and they were not deteriorated.

Commissioner Pozel asked if they were not proposing casement windows at 483 E. Kansas if it would be acceptable.

Mrs. Minor commented it is a matter of livability. The windows are not serviceable, and their kitchen is very dark. The blue tape shown in the submitted photograph shows how much bigger the window would be; 10 inches. The applicants feel the proposed new windows will complement the previously approved casement windows in the sunroom. The kitchen and sunroom is one unit in the interior. She stated it would be nice to have the kitchen windows match the sunroom. The applicant added that the windows cannot be seen from the street because there is a large tree in front of them. They see it as complementing, not detracting and it is very hard to open the windows. They are asking for the casement so they can be opened easily. They have lived in it for 42 years and have great respect for the neighborhood. Mrs. Minor added, "If we can't keep the houses livable then our neighborhoods become unlivable." They are trying to be careful with the design. She said if it is decided an opening can be enlarged then it should be designed in a sensitive manner, they feel the casement windows would achieve that.

Commissioner Lozier said the biggest problem they've had as a Commission is the window issue. He said the applicants make a good case for bringing the home into the 21st Century. Commenting, "We have a finite inventory and we keep losing windows." Commissioner Rinker said he understands it is difficult. Adding most of the historic district homes he has been in have small, double-hung windows in the kitchen. The proposed new windows will not look the same. He reminded the Commission that HDRC denied an application from the applicants' next door neighbor that wanted to change out their basement windows. He agreed that the proposed casement will look different. He agrees they are far more functional. Vice Chair Carr commented that there are kitchen casement windows in a home at 419 West Kansas. He added we have four cases where changes have been approved in the last two years. Commissioner Rinker said there are more instances where we have said no.

Commissioner Wilson said if this is allowed, he believes the Commission would be lowering its standards. He added that the Commission cannot be inconsistent. He reminded the Commission that there was another applicant in the room when these windows were originally

proposed (in June 2019) and they snickered at the application saying apparently all they had to do was ask the Commission for a different size of window to get approval to replace theirs. Commissioner Wilson said until we change it, we need to follow the guidelines. They are clear. Commissioner Hobbs said there are exceptions and they are not clear.

Commissioner Drottz said he sees both sides of the case, suggesting that the first hurdle is to determine if they allow the windows to be replaced. The other point to be addressed later is whether it is acceptable. Commissioner Lozier said a case can be made on the necessity to enlarge it. Drottz said six-over-one windows can be done in casements, he has seen samples of them.

Commissioner Hobbs asked the applicants if a double-hung window would be acceptable. The muntuns are closer in size to those on the other parts of the home. Mrs. Minor said they would have to give that some thought.

A motion was made by Commissioner Hobbs to deny the application because it does not meet the design guidelines. The motion was seconded by Commissioner Wilson. The motion passed five in favor of denial, two opposed (Lozier and Carr). 5-2-0.

Commissioner Hobbs said he had no objection to changing the size, he objected to the casement and not matching the current configuration to match the old house. Commissioner Rinker said if someone wanted to remove the non-historic sun porch addition, he wouldn't object to it. He struggles with making it match something we wouldn't fight to protect.

HDRC Case#19-008LS AMENDED Certificate of Appropriateness for additional screening on north elevation of the prefab structure over the smoker at 114 E. Kansas, Liberty Square Historic District.

Vice Chair Carr asked if there are any questions for the applicant. Commissioner Wilson asked for clarification if the smoke stack will be placed through the roof, Ms. Atwell confirmed that will be done. In this application they are requesting that the north wall be taller to help with screening the wind and the smells from the dumpsters. Vice Chair Carr commented this is better than the original plan. A motion was made by Commissioner Lozier to approve the application because it meets the design guidelines. The motion was seconded by Commissioner Pozel. The motion passed 7-0-0.

HDRC Case#19-010J Certificate of Appropriateness for driveway alterations and sidewalk repairs at 415 Wilson, Jewell Historic District. A 353 Tax Abatement project.

Previously, HDRC approved solar panels on the back of this home. The 353 program requires sidewalk improvements are included in the scope of work. Ms. Atwell represented the applicant and said they are proposing to install permeable pavers on the driveway because here is a water problem and this will help. She said it is a typical paver that is 2 ½ inches thick and has compacted dirt rather than gravel and will be professionally installed. Ben McCabe with Public Works told her that he thought it would help with the water infiltration. Commissioner Hobbs

asked if it comes with recommendation on what type of grass to use. Ms. Atwell said she will have to look into that.

A motion was made by Commissioner Rinker to approve the application because it meets the design guidelines. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

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

Vice Chair Carr said they have done some very nice work at the old St. James Church at 324 N. Water. Hobbs said they have had services there for three weeks. The original congregation was twelve families.

Vice Chair Carr said there is a door that was replaced at 152 S. Terrace Street. This is the house where part of the foundation has been removed. Staff will follow up.

Commissioner Wilson asked about the exterior work being done at Second Baptist Church. Staff said they are not in the local historic district.

Commissioner Wilson asked about the status of the home on Lightburne and the one at Kansas and Jewell. Ms. Thill said they have been issued tickets and will be appearing in court.

Vice Chair Carr asked if the Commission should amend the Design Guidelines to address the window issue adding that he has tried to marry the 19th and 20th and now the 21st centuries in his work. He added that they have done a good job in the past to change them out for functionality. Commissioner Hobbs said as soon as you replace the windows you are losing that original craftsmanship. Those windows at 483 E. Kansas are part of the original house they are not part of the sunroom. There are a lot of homes out there that don't have the original windows. We need to address this, it is not a black and white issue. Commissioner Wilson questioned, "Who is the Commission to judge what design was in 1930s?" Adding, "It is the Commission's job is to preserve it. When in doubt we should protect it."

Miscellaneous matters form Staff: None

The meeting adjourned at 6:30 p.m.

Historic District Review Commission

The City of



HDRC Case No. 19-015D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: October 15, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new garage door
 Applicant: Carl & Nancy Rinker
 Location: 210 W. Franklin St.
 District: Dougherty Historic District
 NRHP Status/category: Contributing Accessory Structure
 File Date: October 2, 2019

SPECIFIC INFORMATION

SITE HISTORY

A very nice example of the Prairie style. The full-length, one story front porch has square brick columns, brick rails with stone caps which extend to form a patio on the right. This, along with the glassed in porch on the right gives the house its asymmetrical appearance, even though the main portion of the house is symmetrically arranged. The windows are typical Prairie, with multi-light sashes over a single pane. The attic dormer windows have colored art glass lights. The windows have stone lintels and sills. The hipped roof has wide, overhanging eaves, as does the hipped-roof dormers. The front porch sits on a raised limestone foundation. There are two fireplaces- a left exterior and a central interior. A rear, one-story porch has been enclosed with clapboards.

PROPOSAL DESCRIPTION

The new steel garage door will fit the existing openings. Five over five windows on the top panel, with black aluminum decorative hardware handles. They are from the Carriage House Collection from the Delden Garage door Company.

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. <u>Doors and windows:</u> Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In	The existing garage door appears to have significant wood rot and is warped. The new door does not significantly change the appearance of the garage and

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.

is appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-015D.

ATTACHMENTS

Exhibit A: Vicinity Map

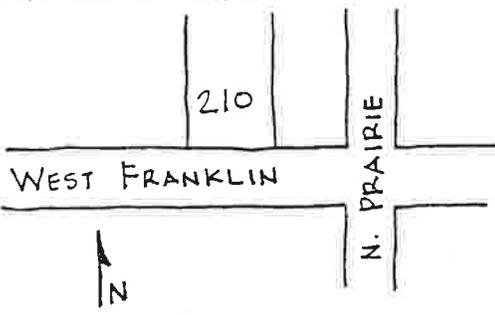
Exhibit B: Inventory Data Sheet

Exhibits C-K: Photos of existing conditions and new garage doors



MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-25 2. CITY Clay 3. LOCATION OF Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 210 W. Franklin 5. OTHER NAME(S)	1. NO.
6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 210 W. Franklin	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1911	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN Prairie	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
8. DESCRIPTION OF LOCATION 	28. NO. OF STORIES 2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION 32. ROOF TYPE AND MATERIAL shingle 33. NO. OF BAYS FRONT 3 SIDE 3 34. WALL TREATMENT brick; clapboard 35. PLAN SHAPE rectangle	
9. COORDINATES UTM LAT N121,500 LONG E521,850	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 Carl W. & Nancy A. Rinker	5. OTHER NAME(S)
10. SITE () STRUCTURE () BUILDING (X) OBJECT () 11. 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 ()	25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall 27. OTHER SURVEYS IN WHICH INCLUDED 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED () MOVED () 37. CONDITION INTERIOR EXTERIOR excellent 38. PRESERVATION UNDERWAY? YES (X) NO () 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 88.5'	
5. NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A very nice example of the Prairie style. The full-length, on-story front porch has square brick columns, brick rails with stone caps which extend to form a patio on the right. This, along with the glassed-in porch on the right gives the house is asymmetrical appearance, even though the main portion of the house is symmetrically arranged. The windows are typical Prairie, with multi-light sashes over a single pane. The attic dormer (cont.)	6. TOWNSHIP
43. HISTORY AND SIGNIFICANCE Along with 222 W. Franklin, this house represents one of the higher-style examples of the Prairie style. The north side of the block of W. Franklin between Prairie and Morse streets contains some of the most prominent homes in this section of Liberty, and this house is certainly significant in this area.	<div style="border: 2px solid black; padding: 20px; width: 100%; text-align: center;"> <p>PHOTO MUST BE PROVIDED</p> </div>	RANGE
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The lot is very deep, reaching back to the rear alley. There are several old evergreens in the front yard. A right drive has its original concrete curbing and paving material, and leads to a rear, hipped-roof garage. The fence is chain link.	45. SOURCES OF INFORMATION City water permits	SECTION
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102		46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 2/87 49. REVISION DATE(S) EXHIBIT B

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

Sketch map of location

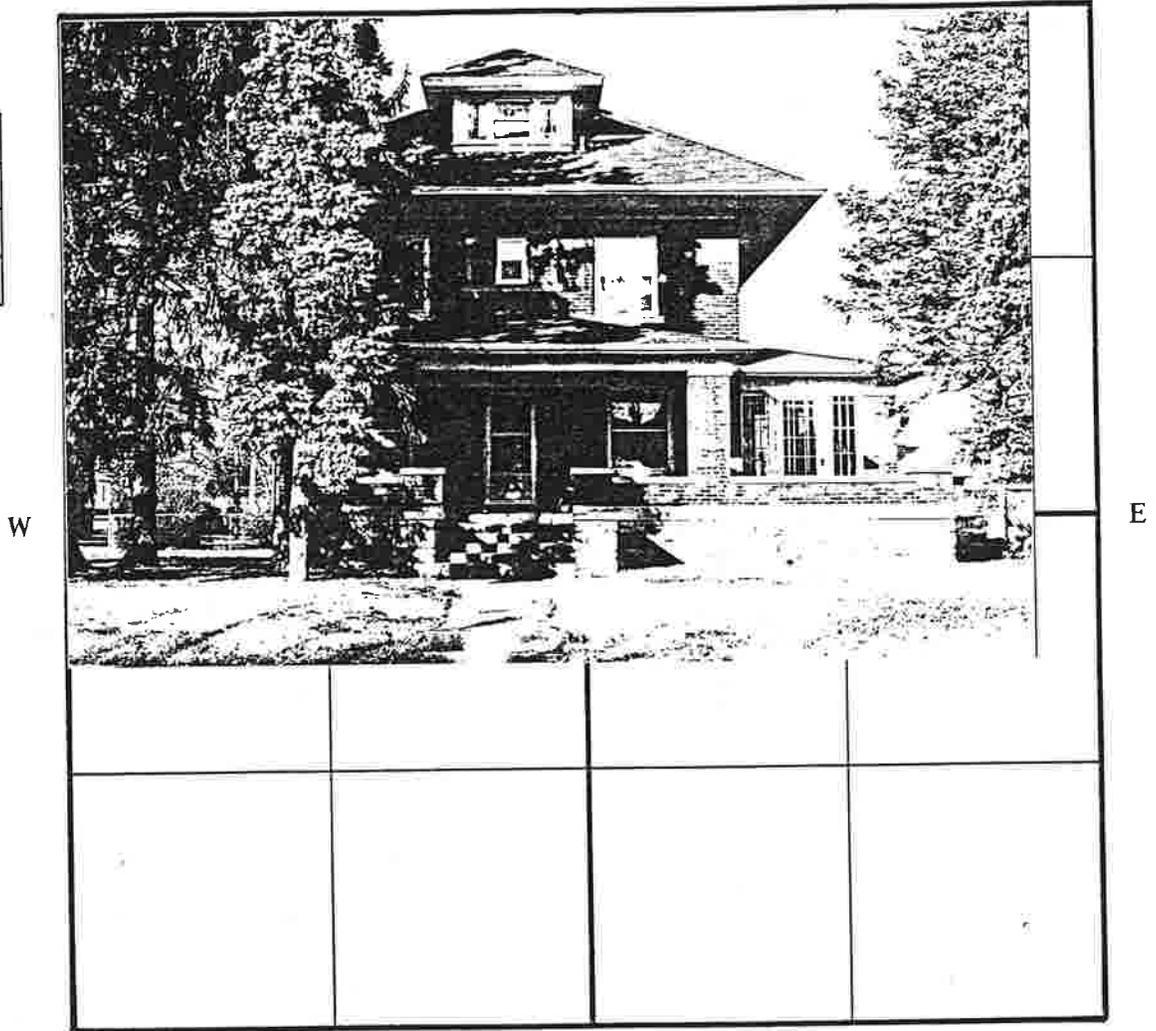
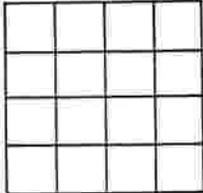
Site No. C-25

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.



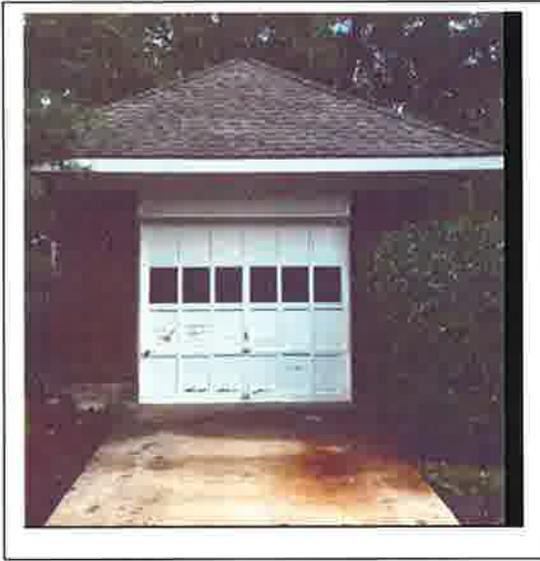
S

Notes: 42. (cont.) windows have colored art glass lights. The windows have stone lintels and sills. The hipped roof has wide, overhanging eaves, as does the hipped-roof dormers. The front porch sits on a raised limestone foundation. There are two fireplaces - a left exterior and a central interior. A rear, one-story porch has been enclosed with clapboards.

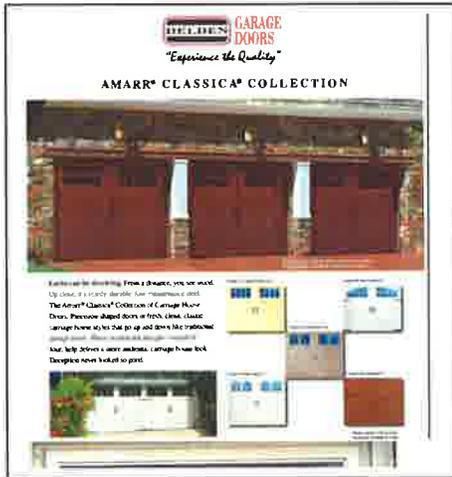
THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

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

Existing Garage Door



Proposed New Garage Door



Existing Windows on the Home



Exhibit C thru K: Existing Conditions & Proposed new garage doors



EXHIBIT D



Exhibit E E



EXHIBIT F



EXHIBIT G



Exhibit H

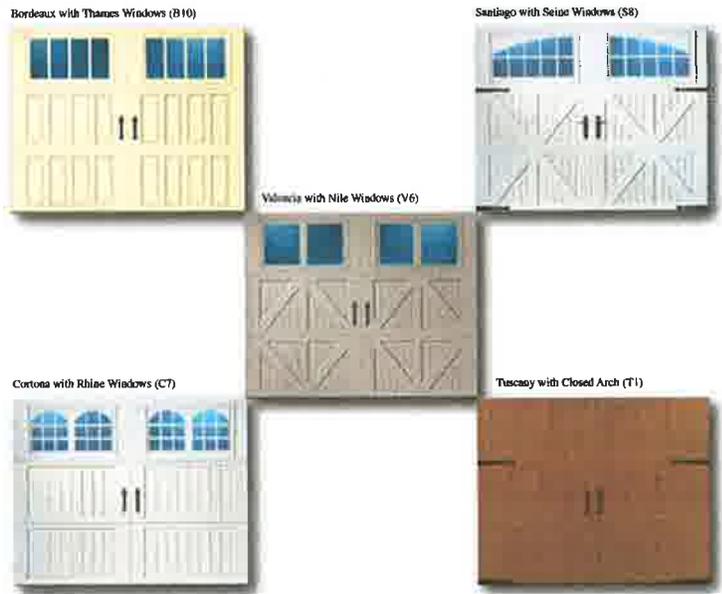


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AMARR® CLASSICA® COLLECTION

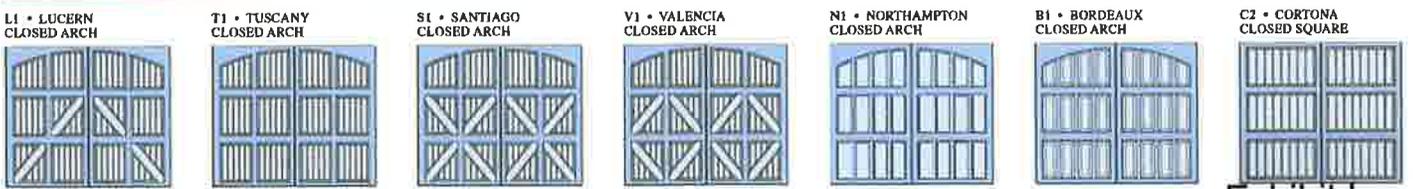


Looks can be deceiving. From a distance, you see wood. Up close, it's sturdy, durable, low-maintenance steel. The Amarr® Classica® Collection of Carriage House Doors. Precision-shaped doors in fresh, clean, classic carriage house styles that go up and down like traditional garage doors. Three-section tall designs, instead of four, help deliver a more authentic carriage house look. Deception never looked so good.

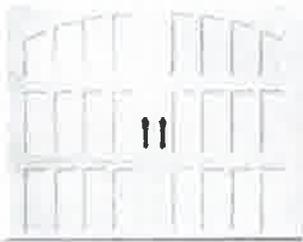


Photos shown with optional decorative hardware or locks.

DESIGNS



NORTHAMPTON



CLOSED ARCH (N1)



CLOSED ARCH (N1)



CLOSED SQUARE (N2)



DANUBE (N4)



MADEIRA (N5)



NILE (N6)



RHINE (N7)



SEINE (N8)



THAMES (N10)



AMERICANA (N57)

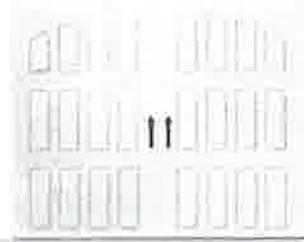


JARDIN (N75)



TRELLIS (N76)

BORDEAUX



CLOSED ARCH (B1)



CLOSED ARCH (B1)



CLOSED SQUARE (B2)



DANUBE (B4)



MADEIRA (B5)



NILE (B6)



RHINE (B7)



SEINE (B8)



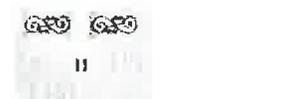
THAMES (B10)



AMERICANA (B57)



JARDIN (B75)



TRELLIS (B76)

CORTONA



CLOSED SQUARE (C3)



CLOSED ARCH (C1)



DANUBE (C4)



MADEIRA (C5)



NILE (C6)



RHINE (C7)



SEINE (C8)



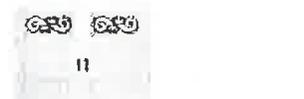
THAMES (C10)



AMERICANA (C57)



JARDIN (C75)



TRELLIS (C76)

TOP SECTION OPTIONS

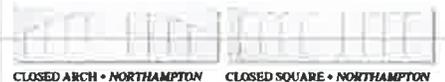


CLOSED ARCH

CLOSED SQUARE



CLOSED DOUBLE ARCH



CLOSED ARCH • NORTHAMPTON

CLOSED SQUARE • NORTHAMPTON



CLOSED ARCH BORDEAUX

CLOSED SQUARE • BORDEAUX



CLOSED SQUARE • CORTONA

GLASS OPTIONS



CLEAR

OPISQUE



FROST

DARK TINT

WINDOWS



DANUBE

MADEIRA



NILE

RHINE



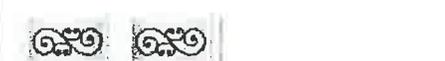
SEINE

THAMES



AMERICANA

JARDIN



TRELLIS

1/8" Tempered double strength glass.
Insulated glass available in Clear only.

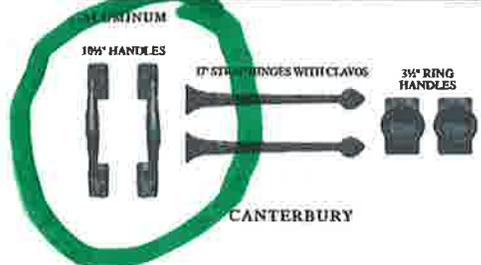
Construction



Double-Layer: Steel + Insulation

- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation
- R-Value: 6.64

Decorative Hardware



CANTERBURY

COLORS

Amarr® steel doors arrive in contact paint



*A Black garage door is not recommended for houses facing southwest and subject to extreme two-tone color options available. Contact your Delden representative for specific color combination options.

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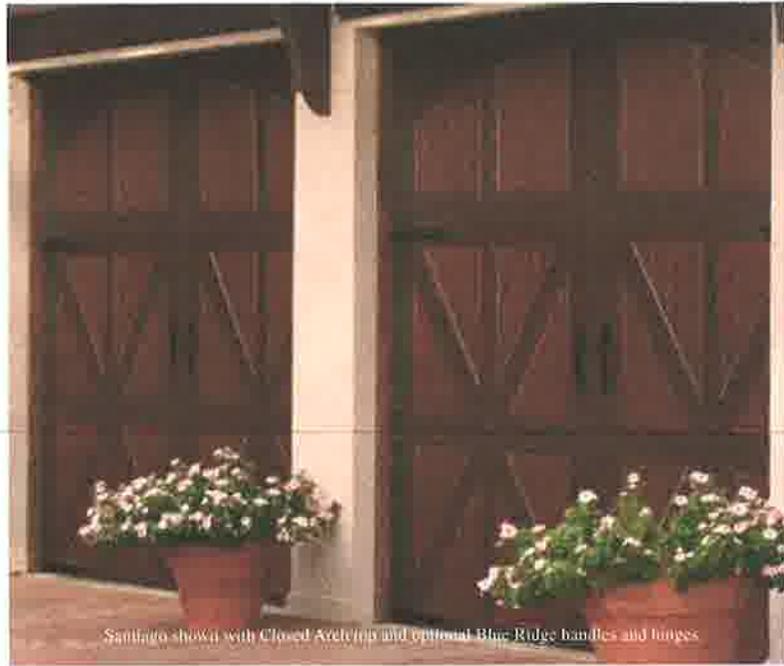


Alumi

J



Two-carry shown with optional Mustang design trim and optional Blue Ridge handles.



Santiago shown with Closed Section and optional Blue Ridge handles and hinges.



Northampton shown with optional Thames design trim and optional Blue Ridge handles and hinges.

Specification

	AMARR® CLASSICA® Series 2000	AMARR® CLASSICA® Series 3000
PANEL DESIGNS		
Carriage House	7 Designs	7 Designs
INSULATION	Polystyrene ¹	Polyurethane
R-VALUE²	6.64	13.35
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)
STEEL THICKNESS	24 ga	25/27 ga
WINDOW GLASS OPTIONS		
1/8" Tempered Double Strength	*	*
Optional Insulated Glass		Clear Only
WIND LOAD AVAILABLE³	*	*
WARRANTY⁴		
Paint Finish	Lifetime	Lifetime
Hardware	5 Years	Lifetime

¹ Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

² Calculated door section R-Value is in accordance with DASMA TDS-163

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit deldenmfg.com or contact your local Delden dealer.



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HDRC Case No. 19-004PH(Amended V2)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: October 15, 2019

GENERAL INFORMATION

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

Applicant: Stasia McGeeney

Location: 106 Moss Ave

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: September 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

Replacement of dormer window in the front of the house. 65X36 one over one Anderson 100 series fibrex window. 1x4 3/4" trim to match trim on bottom windows on front of house and wood lap boards 2 3/4" wide and 1/4" depth to match the home. The applicant would like suggestions from the commission on what type of wood is recommended for the siding and 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.**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 proposed window, siding and trim are appropriate.

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

September 3, 2019 HDRC denied the after the fact COA for the eight over eight window that was installed. See meeting summary and denial letter attached.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-001PH AMENDED V2.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Proposed Window, no divided lites
5. Exhibit E &F: Denial letter and meeting summary from 9.3.19 HDRC meeting





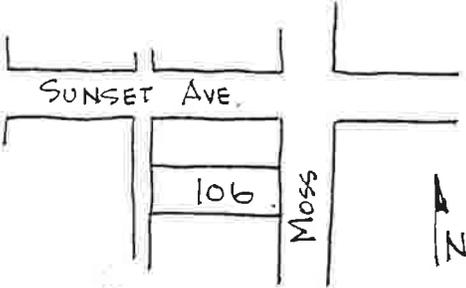
HDRC Case # 19-004PH AMENDEDV2
106 Moss Ave



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. D-1	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 106 Moss Av.	1. NO.
2. COUNTY Clay	5. OTHER NAME(S)	2. COUNTY
3. LOCATION OF NEGATIVES Liberty Community Development		
6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>31N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY	28. NO. OF STORIES <u>1 1/2</u>
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD late 19th cent.	29. BASEMENT? YES (<input checked="" type="checkbox"/>) NO ()
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Queen Anne	30. FOUNDATION MATERIAL stone
9. COORDINATES UTM LAT <u>N120,675</u> LONG <u>E520,650</u>	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION frame
10. SITE () STRUCTURE () BUILDING (<input checked="" type="checkbox"/>) OBJECT ()	20. CONTRACTOR OR BUILDER	32. ROOF TYPE AND MATERIAL gable on pyramidal; composition shingles
11. ON NATIONAL REGISTER? YES () NO (<input checked="" type="checkbox"/>)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT <u>3</u> SIDE <u>3</u>
12. IS IT ELIGIBLE? YES () NO (<input checked="" type="checkbox"/>)	22. PRESENT USE residence	34. WALL TREATMENT clapboard
13. OF ESTAB. DISTRICT? YES () NO (<input checked="" type="checkbox"/>)	23. OWNERSHIP PUBLIC () PRIVATE (<input checked="" type="checkbox"/>)	35. PLAN SHAPE <u>rectangle</u>
14. DISTRICT POTENTIAL? YES (<input checked="" type="checkbox"/>) NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (<input checked="" type="checkbox"/>)	37. CONDITION INTERIOR _____ EXTERIOR <u>good</u>
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES An example of the free classic subtype of the Queen Anne style. The Queen Anne features are the steeply pitched, multiple rooflines - there is a left cross gable on the 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)	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	38. PRESERVATION UNDERWAY? YES () NO (<input checked="" type="checkbox"/>)
43. 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 the Queen Anne style, and adds character to the neighborhood. It is in nearly original condition.	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (<input checked="" type="checkbox"/>)
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The small lot has an outbuilding to the rear.	40. VISIBLE FROM PUBLIC ROAD? YES (<input checked="" type="checkbox"/>) NO ()	41. DISTANCE FROM AND FRONTAGE ON ROAD <u>50'</u>
45. SOURCES OF INFORMATION The Heritage of Liberty, 1976. City water permits.	46. PREPARED BY Deon Wolfenbarger	47. ORGANIZATION Community Development
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096	48. DATE 4/87	49. REVISION DATE(S) EXHIBIT B

1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION

Sketch map of location

Site No. D-1

Section 7

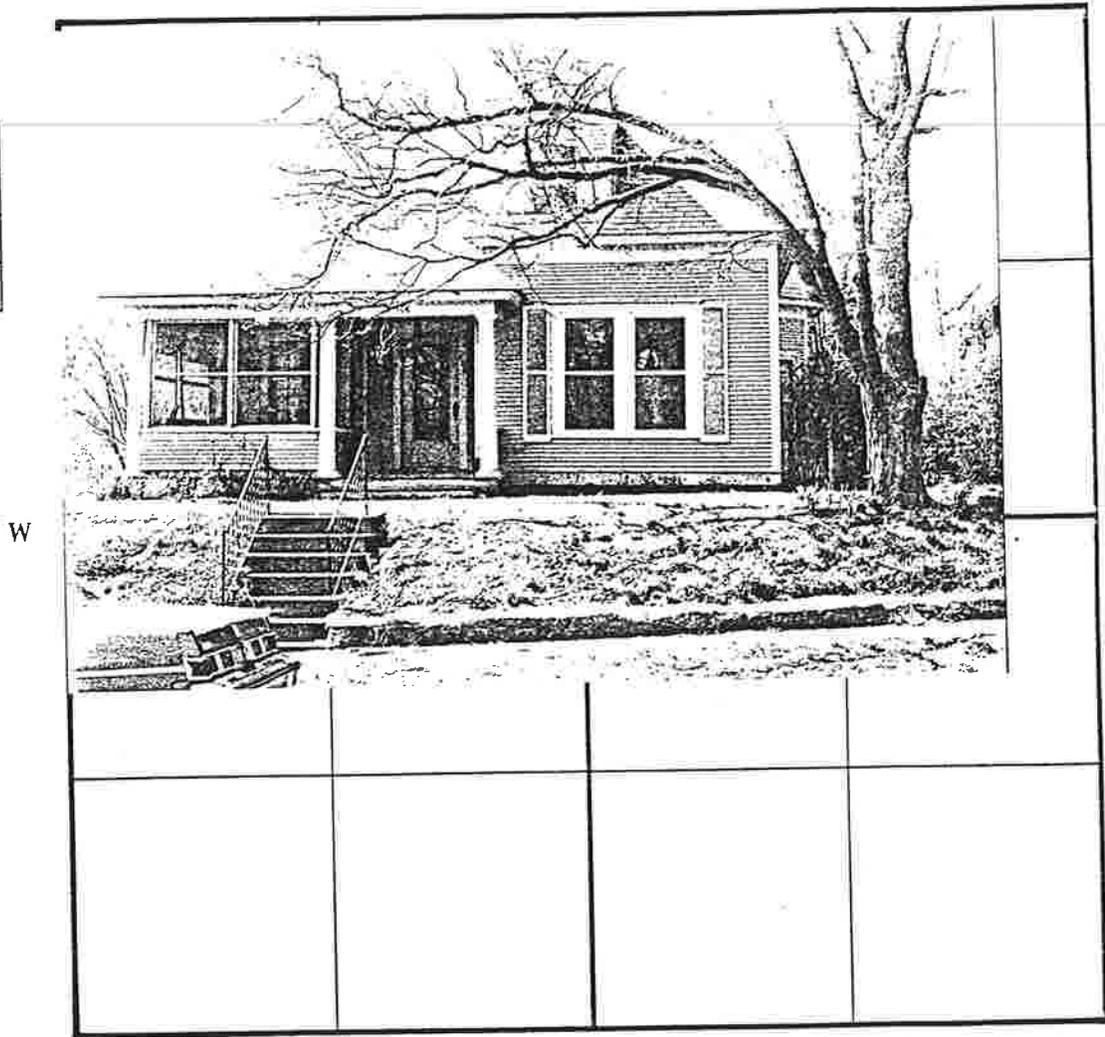
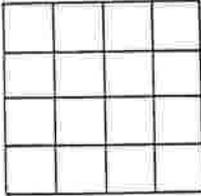
Township 51N

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.

N

Indicate part of section included in sketch map.



S

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.

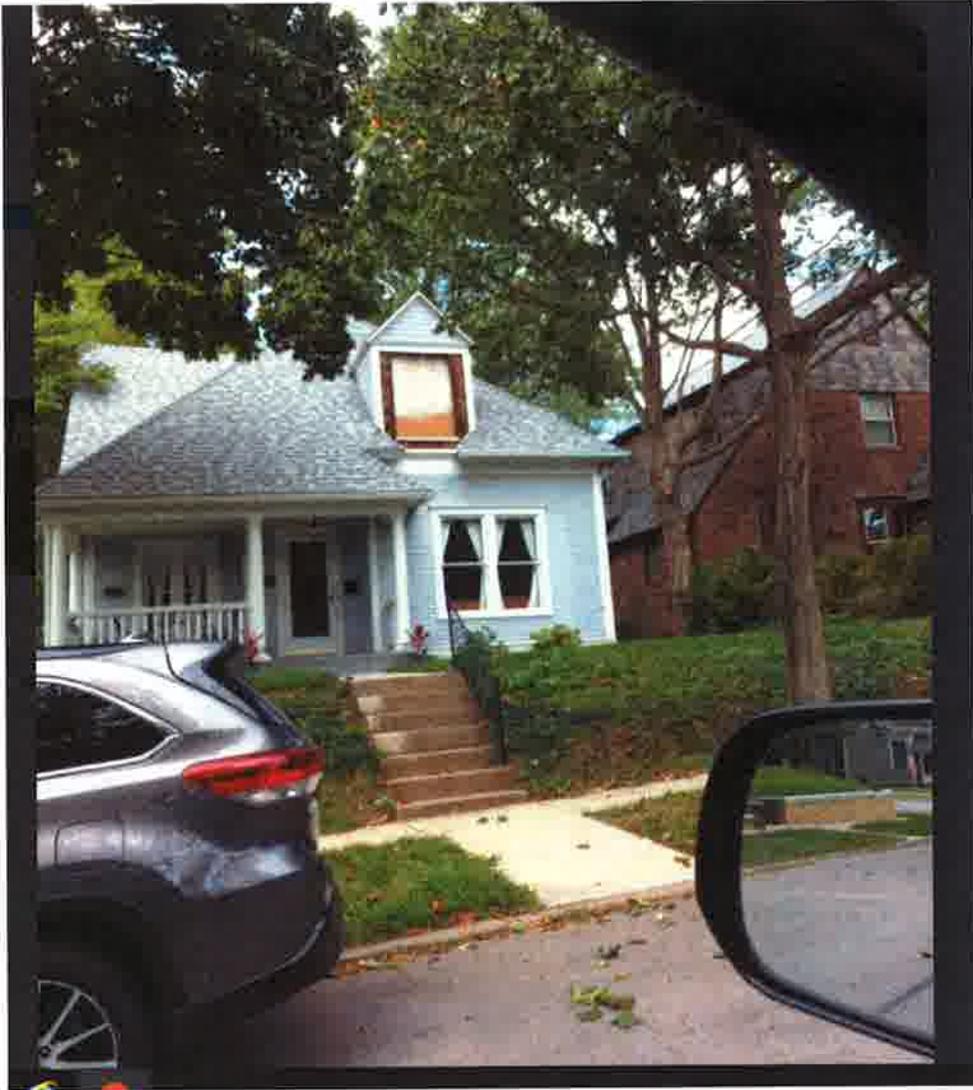


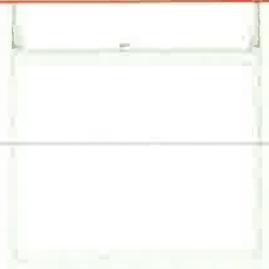
Exhibit C
Existing Conditions 106 Moss

10:26

andersenwindows.com



Andersen AW



Interior

Exterior



100 SERIES

Single-Hung Window

★★★★ 4.3 (10)

100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Made with our sustainable composite Fibrex® material, it's our budget-friendly single-hung window

- Made with our sustainable composite Fibrex® material which is twice as strong as vinyl
- Clean corners for a refined look
- Standard sizes up to to 4' wide and 7'6" high
Custom sizes available

DESIGN THIS WINDOW

REQUEST A QUOTE

The City of



September 10, 2019

Mr. & Mrs. McGeeney
106 Moss Ave
Liberty, MO 64068

RE: HDRC Case No. 19-004PH

The Liberty Historic District Review Commission (HDRC) reviewed your application for a Certificate of Appropriateness and voted to deny your request for a Certificate of Appropriateness at the September 3, 2019 meeting.

The HDRC found that the installation of the new window does not meet the design principles for historic districts, as outlined in the Unified Development Ordinance. (Sec.30-72.7).

You have 180 days from the date of this letter to replace the window. Prior to any work being done, please submit an amended or revised Certificate of Appropriateness Application that takes into consideration the recommendations made by the HDRC.

For your convenience and reference I have attached the meeting summary from the September 3, 2019. Please contact the Preservation Office at 439-4537 if you require further assistance.

A handwritten signature in cursive script that reads "Jeanine Thill".

Jeanine Thill
Community Development Manager

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

The meeting adjourned at 6:40 p.m.