



**HISTORIC DISTRICT
REVIEW COMMISSION**

January 21, 2020

5:30 p.m.

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



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**January 21, 2020
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: December 3, 2019

IV. Approval of Design Sub Committee Meeting Summaries Dec. 10th & Jan 9th

V. HDRC Case #20-001L After the fact Certificate of Appropriateness for front porch alterations at 211 N. Water, Lightburne Historic District

VI. Other Business

HDRC Case# 19-008PH 108 Dorsey. Design Sub Committee met the exterior improvements approved by the design sub-committee 12.10.19. Four members were present, five required for a vote.

Administrative Approvals since the December 3, 2019 meeting:

- 8 W. Kansas Sign
- 110 E. Kansas in-kind repairs to transom windows
- 108 Dorsey in-kind repairs and driveway
- 483 E. Kansas in-kind repairs to stucco
- 210 W. Franklin in-kind repairs to foundation
- 425 Miller in-kind repairs to foundation
- 211 N. Water walkway and landscaping
- 417 W Kansas retaining wall

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

Preservation Plan, Heritage Strategies contract will go to City Council January 27th. Tentative introductory meeting will be Feb. 4th at 5:30.

Design Sub Committee Alternates

VII. Adjournment

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

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

Matt Grundy and Mike Gilmore were absent.

Applicant representatives present: Ken Personette

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 Rinker to approve the November 5, 2019, meeting summary as corrected. The motion was seconded by Commissioner Wilson. The motion passed 7-0-0.

HDRC Case # 19-003LA Certificate of Appropriateness for Exterior Alterations for Proposed Mixed-use Development at 124 N. Gallatin; a 353 Tax Abatement project.

Discussion: Staff explained the amended application details. Most of the proposed work is necessary because the applicant is planning a mixed-use development rather than a single family home as was originally proposed. On the front elevation, the applicant said infill of brick is necessary in some areas because the original brick was falling in. He is proposing to infill with like in-kind brick.

Commissioner Wilson said he feels the application looks good. Commissioner Lozier agreed and said it all looks positive in his mind, he is just glad to see this project moving forward. Vice Chairman Carr said the changes to the structure seem appropriate with a mixed-use project. Mr. Personette said typically there is brick mould around the doors, but in this case, it is inset. Vice Chairman Carr said that is pretty typical. They will try to emulate that and have the same profile on the brick portion of the building. Commissioner Rinker asked what the ADA implications are with the project. Mr. Personette said there will be an ADA ramp into the main floor from the front. He has asked the City for a parking space on street for ADA. Commissioner Wilson asked if the stairs with doors would be to individual units. The applicant confirmed. The upstairs will be two apartments each being 1,700 square feet with ten foot ceilings in most areas. Those will be accessed through the front door. Each of the offices will be interconnected.

A motion was made by Commissioner Lozier to recommend to City Council approval of the application with the additional information as provided because it meets the UDO and design guidelines. The motion was seconded by Commissioner Wilson. The motion passed 6-0-1. Commissioner Drottz abstained.

Other Business:

HDRC Comment on Planning & Zoning Case #19-49 SUP, a Request for a Special-Use Permit to Allow Mixed-use at 124 N. Gallatin

Staff explained that HDRC is being asked to comment regarding how the proposed use at 124 N. Gallatin impacts the historic district, and if there are concerns or if the Commission is in favor of this proposed usage. A memo from Katherine Sharp, Director of Planning and Development was handed out explaining that the owner has submitted an application for a special use permit to allow 124 N. Gallatin to be used as a mixed-use building. As proposed, the nearly 6,000 square foot building would be renovated into five connected offices sharing a lobby on the main floor and two, one-bedroom apartments on the second floor.

Vice Chairman Carr commented that it is necessary to do in order to make the project work. Mixed-use is a wiser approach than residential given the streetscape of Gallatin and Franklin.

Commissioner Wilson asked what was across the street. The applicant responded that to the north is the AT&T building to the west is an empty lot, to the south is single family and across the street is a parking lot. The applicant commented that the comprehensive plan strongly encourages mixed-use. Commissioners Lozier, Pozel and Rinker agreed mixed-use is a better use. The consensus of the group was that the proposed mixed-use would have a positive impact on the Historic District as designed. Commissioner Drottz clarified this is approved as designed stating the key difference is it having two units of a good size as opposed to multiple, smaller apartments.

The applicant added they have discovered a perfect window with the exact profile. He thinks they will look great for all the windows on the North Side. He may be coming back to this group to discuss. It is an E Series by Andersen, Historic Architectural series. McCray Lumber is the source. Vice Chairman Carr said he knows there are local companies in the area that will make sashes. Marvin Windows may have a source too. Mr. Personette said he is working with the state on the application and the details adding that they are also challenging him on the porch.

Also, when he met with the City for the SUP there was a comment made from Public Works that they don't spend money on alleyways. They are in terrible shape all over the City and they should be maintained by the City. He asked that HDRC consider making a recommendation to City Council to put some money into maintaining them. He added that in the comprehensive plan it recommended that new developments have alleyways and a garage in the back. Vice Chairman Carr said he is on a poorly maintained alley and it is an issue. Commissioner Lozier said there are some alleyways so overgrown that have been lost. Commissioner Pozel said that on Missouri an alley has recently been paved. Commissioner Wilson said he thinks the City might do a few passes a year to grade the alleyways. Mr. Personette suggested there be an assessment of the condition of all the alleyways in the City.

Other Business Administrative Approvals Since the November 5, 2019 Meeting:

2 N. Main- Sign

227 W. Franklin Renewal of COA- In-kind repairs to chimney and roof.

Miscellaneous Matters from the Commission:

Commissioner Lozier said he spoke with Shane about the lot at Kansas and Missouri. He is hopeful that there will be some resolution in February.

Staff updated the commission on 152 S. Terrace, at the corner of Thornton and Terrace-the foundation has caved in and they have been doing work on it since June, without a COA. Two notices have been sent. Staff will have a ticket issued for them to appear in municipal court if we don't receive a COA soon.

Vice Chairman Carr said that the replacement turn posts look nice at 203 N. Water but they didn't go through the process. Staff sent them a letter just before Thanksgiving. Commissioner Hobbs added that it appears the gable ends have been altered. On the south end it appears there was plywood or something that wasn't approved. The Commission would like to have them go through the process. Staff will follow up if a COA is not received soon.

Miscellaneous Matters from Staff:

RFQs for the Preservation Plan are open for bid again with a December 13, 2019 deadline.

The owner of 25 Lightburne gave the codes officer a timeline to get the window replaced. He stated he was hoping to get them in by the end of November, there appeared to be no progress made and a COA was not received. A ticket was issued and he is to appear in court Dec. 20th

The meeting adjourned at 6:25 p.m.

Design Sub Committee Meeting Summary

December 10, 2019 at 108 Dorsey

Present: John Carr, Vern Drottz, Clay Lozier, Doug Wilson. Staff: Jeanine Thill. Applicant & Contractor were also present

Vice Chairman Carr called the meeting to order at 4:05 pm. The applicant presented drawings and details of the driveway, ballusters & rail and the stairs.

The driveway will have a 15 ft approach

The carpenter had a mock-up of the railing, identical to the neighbors in design and spacing

The stairs should have the same rails as the porch

A motion was made by Commissioner Lozier to approve the application as submitted because it meets the design standards and UDO. The motion was seconded by Commissioner Wilson. The motion passed 4-0-0.

After the meeting staff learned that five commissioners present constitutes a quorum. HDRC will consider this for an official vote at their January 21, 2020 meeting.

Design Sub Committee Meeting Summary

January 9, 2020

Present: John Carr, Dail Hobbs, Doug Wilson. Staff: Jeanine Thill. Applicant John Headley & Jennifer Irvin were also present

Access to and a roof over the root cellar is desired. A variety of options were discussed from a roof to a garage to a greenhouse.

The elevation is a problem. They may want to consider doing different grading.

If windows are desired, the applicant asked if Simington fiber glass windows would be acceptable. Staff explained he would need to submit the manufacturer's information with his application for them to be considered. The applicant envisions picture style windows on the enclosure over the cellar.

A door could be installed at the bottom of the stairs about half way down to help with debris and water getting into the basement. For the door it was mentioned that Bilco makes a good door.

The applicant asked if cellular PVC can be used for trim. The Sub Committee said that is acceptable and the texture side should be exposed, to match the trim on the home.

Gable or Shed roof would be appropriate. The structure would have downspouts and gutters to help with water runoff.

The applicant should get feedback from the building division regarding the condition of the steps to the cellar.

Code Enforcement will be sent out to take a look at the access points that animals have into the garage that Jewell owns next door.

Demolition of the ramp off the back of the home was discussed. Staff can administratively approve after a COA form is submitted. Any plans for a deck would need to be taken to HDRC for approval.

The applicant indicated they will have a COA with scaled drawings in by Jan. 24 for the Feb 4 HDRC meeting.



HDRC Case No. 20-001L

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: January 21, 2020

GENERAL INFORMATION

Application: After the Fact Certificate of Appropriateness for alterations to the front porch
Applicant: Mark Van Arsdale
Location: 211 N. Water
District: Lightburne Historic District
NRHP Status/category: Contributing
File Date: January 7, 2020

SPECIFIC INFORMATION

SITE HISTORY

Built along the same lines as the one story bungalow, this two story bungalow residence shows the same concern for simplicity and economy in design. Of particular interest are the principal gable ends the center of which is recessed in a semi-circular pattern. Decorative features include a small arched window located in the NW portion of the north façade and simple wooden capitals affixed to simple wooden posts, probably the replacements of earlier more classical columns. Both plain and entablature window surrounds are used. A tripartite bay window is centered on the south façade. There are two single stack brick chimneys, one is straddle ridge and the other is side slope to the northwest.

PROPOSAL DESCRIPTION

Front porch:

1. Balusters: 1.25" x 1.25", 28.5" tall, spaced 5.5" on center. Handrail: 2.5" tall by 3.75" wide with dog ear bevels on top to shed water and snow. Balusters and handrail made from cedar.
2. Dentil Moulding: True 2" thick cedar cut with scroll saw to match historic dental moulding.
3. Posts are 5" x 5" composite with galvanized steel tubes inside.
4. Like-in kind repairs to porch roof and bead board.

ANALYSIS

Unified Development Ordinance ("UDO") - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<p>2. <i>Alterations:</i> Alterations shall restore a structure’s original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. The preexistence of nonconforming materials, such as the siding or aluminum windows, does not permit the addition of more nonconforming materials.</p> <p>8. <i>Porches:</i> Porches, porticos, stoops, entryways, loading docks, decks, and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.</p>	<p>The alterations to the front porch are appropriate and complement the existing façade and its individual elements.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

HDRC Case #19-001L Certificate of Appropriateness approved for removal of siding, replacement of select windows and trim.

STAFF RECOMMENDATION

Staff recommends approval of the HDRC application #20-001L.

ATTACHMENTS

- 1. Exhibit A: Vicinity Map
- 2. Exhibit B: Inventory Data Sheet
- 3. Exhibit C: Existing Conditions
- 4. Exhibit D: Porch Before
- 5. Exhibit E & F: Porch After Alterations





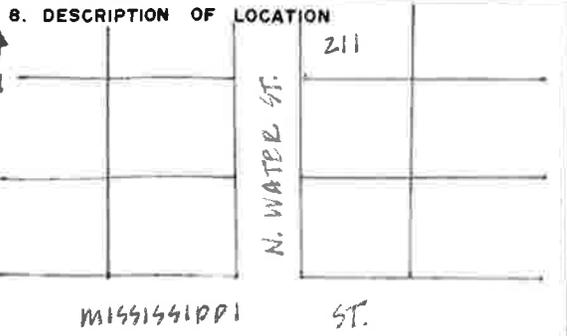
HDRC Case #20-001L
211 N. Water St.



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll II #53		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 211 N. Water Street		1. NO. Roll II #53	
2. COUNTY Clay		5. OTHER NAME(S)			2. COUNTY Clay
3. 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	
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri		17. DATE(S) OR PERIOD between 1895 and 1907		29. BASEMENT? YES (XX) full NO ()	
8. DESCRIPTION OF LOCATION 		18. STYLE OR DESIGN Bungaloid		30. FOUNDATION MATERIAL stone	
9. COORDINATES UTM LAT _____ LONG _____		19. ARCHITECT OR ENGINEER unknown		31. WALL CONSTRUCTION frame	
10. SITE () BUILDING (XX) STRUCTURE () OBJECT ()		20. CONTRACTOR OR BUILDER unknown		32. ROOF TYPE AND MATERIAL cross gable/asph. shing	
11. ON NATIONAL REGISTER? YES () NO (X)		21. ORIGINAL USE, IF APPARENT residence		33. NO. OF BAYS FRONT 3 SIDE 3	
12. IS IT ELIGIBLE? YES () NO ()		22. PRESENT USE multiple residence		34. WALL TREATMENT asbestos siding	
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)		23. OWNERSHIP PUBLIC () PRIVATE (X)		35. PLAN SHAPE irregular	
14. DISTRICT POTENTIAL? YES () NO ()		24. OWNER'S NAME AND ADDRESS IF KNOWN Howard L. Miller Dev. Co.		36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()	
15. NAME OF ESTABLISHED DISTRICT		25. OPEN TO PUBLIC? YES () NO (X)		37. CONDITION INTERIOR unknown EXTERIOR fair	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Built along the same lines as the one story Bungalow, this two story Bungaloid residence shows the same concern for simplicity and economy in design. Of particular interest are the principal gable ends the center of which have been recessed in a semi-circular pattern. Decorative features include a small arched window located in the northwest portion of the north facade and simple wooden capitals(over)		26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.		38. PRESERVATION UNDERWAY? YES () NO (XX)	
43. HISTORY AND SIGNIFICANCE Because of the full second story on this residence, it is referred to as being "Bungaloid," an adjective applied to houses that are "built along Bungalow lines" but are larger than one story. Note how the typical modest scale, simple materials and wide front porch of the small Bungalow are retained here. Mary E. Gordon to J.M. Sandusky for \$1,500.		27. OTHER SURVEYS IN WHICH INCLUDED		39. ENDANGERED? BY WHAT? YES () NO (X)	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A driveway is located along the north side of the property.		40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()		41. DISTANCE FROM AND FRONTAGE ON ROAD 20' from N. Water	
45. SOURCES OF INFORMATION Abstract Record #4, Clay County Title Company.		46. PREPARED BY C. Millstein/P. Glenn		5. OTHER NAME(S)	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4096		47. ORGANIZATION Liberty-Community Dev.			6. TOWNSHIP
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM		48. DATE Dec 85		RANGE	
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM		49. REVISION DATE(S) EXHIBIT B			SECTION

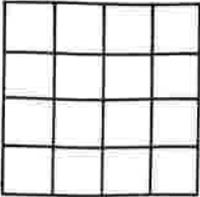
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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 from other side. affixed to simple wooden posts, probably replacements of earlier more classical columns. Both plain and entablature window surrounds are used. A tripartite bay window is centered on the south facade. There are two single stack brick chimneys - one is straddle ridge and the other is side slope to northwest.

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

Porch Restoration: Before

- No photo can be found of exterior prior to 1980
- Non-historic, warped 6x6 pressure treated posts warped and structurally unstable.
- Porch roof was sagging 8 inches in the center and was nearing collapse.
- Roof and ceiling were constructed of rotten, warped, and cracked 2x4s covered rotting bead board
- Evidence of a handrail was present (outline visible in old paint layers).



- The only original aspect remaining is a dental molding detail.



Porch Restoration



Porch

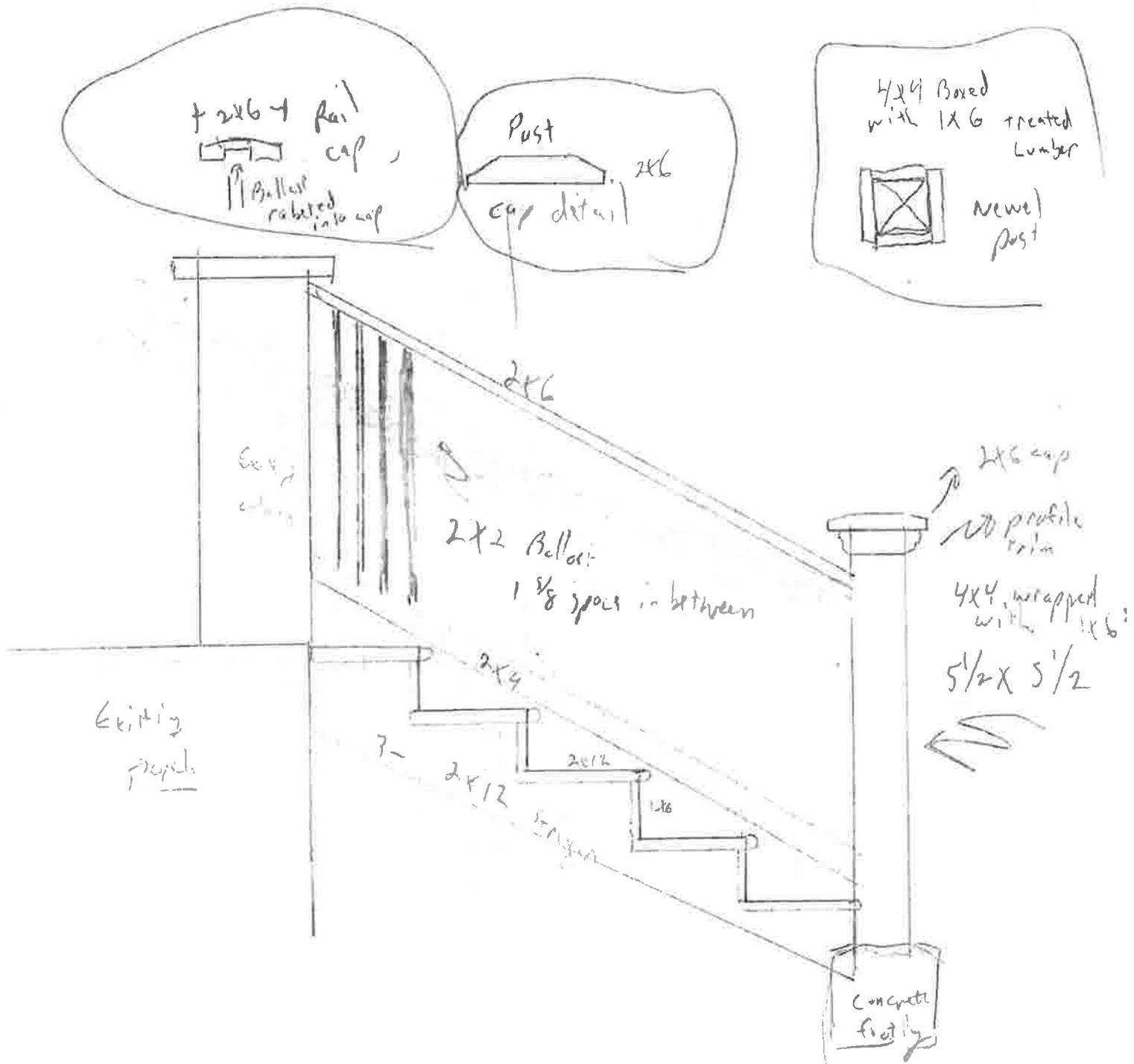
Restoration: After

- Structurally sound columns similar to those at 203 N Water Street were installed in the same position as the previous ones
- Custom cedar handrail and balusters
- Dental molding pattern faithfully copied in cedar and repeated at each post
- New bead board ceiling like-kind replacement



108 Dorsey
Street , MO
Liberty , MO
64068





- 2- Boxed Newel Posts at Bottom of stairs
- one on each side of stairs.
 - concrete footing under each one
 - Rail is tie in to existing columns, top of stairs.