



HISTORIC DISTRICT REVIEW COMMISSION

Tuesday, June 16, 2020

5:30 p.m.

**City Hall, Third Floor Conf. Rm.,
Google Meets Video or Call In**

101 E. Kansas



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

June 16, 2020

5:30 p.m.

**City Hall, Third Floor Conference Rm
Or Google Meets or Call In**

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:

June 2, 2020

IV. HDRC Case #20-007D Consideration of a Certificate of Appropriateness for a side yard privacy fence at 233 W Franklin, Dougherty Historic District.

V. HDRC Case #20-005L Consideration of a Certificate of Appropriateness for exterior alterations 301 N. Water, Lightburne Historic District.

VI. Other Business

Administrative Approvals since the June 2, 2020 meeting:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

**Meeting Summary
Zoom Conference Call
June 2, 2020
3:30 p.m.**

John Carr, Vern Drottz, Matt Grundy, Dail Hobbs, Brett Rinker and Doug Wilson were present.

Mike Gilmore, Clay Lozier and Kelley Wrenn-Pozel were absent.

Applicants Present: John Kennebeck owner of 110 E Kansas Bradley Anderson owner of 420 W Kansas, Aimee Gray owner of 110 N Main, Ken Personette owner of 124 N Gallatin

Staff Present: Katherine Sharp, Director of Planning & Development and Jeanine Thill, Community Development Manager.

Chairman Grundy called the meeting to order at 3:30 p.m.

I. Approval of Meeting Summary: March 3, 2020

Approval of Meeting Summary: Motion by Commissioner Wilson to approve the March 3, 2020 meeting summary as corrected. The motion was seconded by Vice Chair Carr. The motion passed 4-2-0. (Commissioners Gilmore and Rinker were absent at the 3.3.20 meeting)

II. HDRC Case #20-007LS Consideration of a Certificate of Appropriateness for window replacement at 110 E. Kansas, Liberty Square Historic District.

Vice Chair Carr commented that the application is pretty straight forward and he is pleased. The applicant commented that the two windows are leaking. He clarified that the work will be done on the red brick middle building, which they refer to as 110 E. Kansas, they occupy the entire space. He confirmed a one over one double hung window is what is being proposed to replace the existing replacement windows. Commissioner Drottz made a motion to accept the application as presented because it meets the design guidelines and UDO. The motion was seconded by Commissioner Wilson. The motion passed 6-0-0.

III. HDRC Case #20-006D Consideration of a Certificate of Appropriateness for porch repairs and alterations at 420 W. Kansas, Dougherty Historic District.

Commissioner Drottz commented that the applicant should emulate the rail and have a guard rail height for residential and the hand rail should be an inch and a half grab rail. The hand rail may be in addition to the other rail. Staff will share the drawing with the Chief Building official Jeremy Adams and will provide his contact information to the applicant so he can be sure he is complying with code. Commissioner Drottz suggested that the applicant look online for the 2012 IRC residential code. Vice Chair Carr suggested the applicant picture frame the porch skirt with 1X4s and have the lattice attached. He added that the top rail was either 2X6 or 2X8 if his memory serves him correctly. The applicant commented he is planning to keep it the same. Vice Chair Carr commented it will give it some shadow lines that will look good. 2X4s are planned to capture the original design.

Commissioner Wilson asked if the pier is structural. Vice Chair Carr confirmed that it is structural. The previous owner took out the corner brick pier. Staff said the applicant is open to painting the decking on the porch. The Commission said they are fine with it either way, painted or not. Painting it would be more historically appropriate and is encouraged. Vice Chair Carr recommended that the treated wood should not be painted for at least 9 months.

Vice Chair Carr made a motion to accept the application as presented with the staff stipulations because it meets the design guidelines and UDO. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

IV. HDRC Case#20-006LS Consideration of a Certificate of Appropriateness for gutter and shingle replacement and adding spires at 110 N. Main St., Liberty Square Historic District.

Vice Chair Carr is happy with the application and the proposed upgrades. Chairman Grundy commented that gutter profile difference is very subtle. The applicant said the gutters will probably not be replaced because insurance did not deem them damaged enough to replace, but she would like to keep the replacement in the application in case she changes her mind. The spires have been custom made to match the original.

Commissioner Wilson made a motion to accept the application as presented because it meets the design guidelines and UDO. The motion was seconded by Commissioner Rinker. The motion passed 6-0-0.

V. HDRC Case #20-003LA (amendment to 19-001LA) Consideration of a Certificate of Appropriateness for exterior alterations to the North and West elevations at 124 N. Gallatin, Local Landmark.

Commissioner Carr commented that all of the proposed changes seem to be appropriate with the new (office) use. Chairman Grundy commented that there appears to be an existing foundation on the North elevation. The applicant said it was poured concrete from the sunporch addition and it has been removed.

Chairman Grundy commented that he doesn't have an issue with it being offices vs mixed use.

Commissioner Wilson said the mixed use was going to be offices on first floor and residential on the second floor. The applicant commented that it was cost prohibitive to meet the code requirements, adding that the difference is night and day between the mixed use and all office. Having office only simplifies it significantly. Commissioner Wilson commented that it appears the proposed new door and steel stairs on the back of the home will look great. The applicant said the contractor that will do the work is a friend of his and will do good work.

The applicant said that he has the necessary approvals from the State and Federal Preservation offices for all of the proposed changes, the only change was that said they wanted the front porch to be slightly less ornate.

Commissioner Wilson made a motion to accept the application as presented because it meets the design guidelines and UDO. The motion was seconded by Vice Chair Carr. The motion passed 6-0-1. Commissioner Drottz recused himself due to potential conflict of interest, as he helped with some of the plans for the project.

Other Business

HDRC Comment on change of use change from previously approved Mixed Use to Office use at 124 N. Gallatin, Local Landmark.

Ms. Sharp summarized the memo in the packet regarding the proposed change of use and explained that HDRC must comment on the impact this might have on the historic district. Chairman Grundy summarized the discussion by the Commission saying that based on its location, right at the edge of commercial use, with high traffic; HDRC does not think the proposed use change to office will be adverse to the historic district.

Administrative Approvals since the March 3, 2020 meeting:

- 449 E. Kansas, Exterior Lighting
- 124 N Gallatin, Dumpster Enclosure
- 306 Harrison, Roof
- 14 S. Jewell, Roof
- 444 E. Kansas, Roof
- 400 E. Kansas, in-kind repairs to stairs
- 225 N. Lightburne, in-kind sash Repair
- 8 N. Main, Sign- Henry Rose
- 17 N. Water, Sign- Kanning Orthodontics
- 139 N. Water, Gutters in-kind repairs

Miscellaneous matters from the Commission:

Vice Chair Carr asked about the lumber pile at 538 E. Mill that was reported at the March HDRC meeting. Staff said an inspector confirmed that there was lumber on site but staff has not seen any activity. Commissioner Wilson said he drives by frequently and will take a look.

Commissioner Wilson commented that the house on West Franklin that removed their stone porch doesn't look like there has been process in some time. Vice Chair Carr said he has been working on the house for 20 years.

Vice Chair Carr said there appears to be severe rot on the porch at the house at Kansas & Jewell. Staff will follow up.

225 N. Lightburne received administrative approval for sash repair, however it has not been done. Staff will follow up.

Miscellaneous matters from Staff:

Update on Preservation Plan progress. Ms. Thill reported that individual interviews were done instead of focus groups, as originally planned due to the Covid-19 pandemic concerns. If anyone has not been interviewed and would like to be, please let staff know this week.

Ms. Sharp said Commissioners will receive a liability form from staff in the next few days, it is important for Commissioner to them signed and return them to Jeanine in short order.

VI. Adjournment

The meeting adjourned at 4:35 p.m.

Historic District Review Commission

The City of



HDRC Case No. 20-009D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 16, 2020

GENERAL INFORMATION

Application: Certificate of Appropriateness for a side yard privacy fence
 Applicant: Anne & Michael Zeigler
 Location: 233 W. Franklin St.
 District: Dougherty Historic District
 NRHP Status/category: Contributing
 File Date: June 8, 2020

SPECIFIC INFORMATION

SITE HISTORY

This prairie-style home was built around 1909. It has many identifying features intact, in spite of some alterations. Low-pitched hipped roof with widely overhanging eaves; two stories, with one story, asymmetrical front left porch. Massive square brick porch supports. 1st story wall treatment (up to bottom of 2nd Story windows), 2nd Story stucco and dormer treatment is clapboard. Center front inset dormer with hipped roof. Bracketed, hooded front entry, right bay, right central interior fireplace and varying window treatments, including some with geometric patterns of small-pane glazing. Contrasting wood trim serves to delineate between the stories, and further emphasize the horizontality. The house was owned by Richard L Raymond on of Liberty's prominent early citizens.

PROPOSAL DESCRIPTION

This is an application for construction of a 6 foot wood privacy fence in the side yard.

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
11. UDO Design Principle: Fences and decorative walls should be placed and scaled in a manner that does not cover, block, or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls, and sidewalks and those that have acquired significance by virtue of age or craftsmanship should not be	A privacy fence in the side year is not appropriate.

removed or destroyed and should be maintained and preserved.
Page 37 of DG: "Privacy fences are not appropriate for the front or side yards"

PREVIOUS CASES / ADDITIONAL INFORMATION

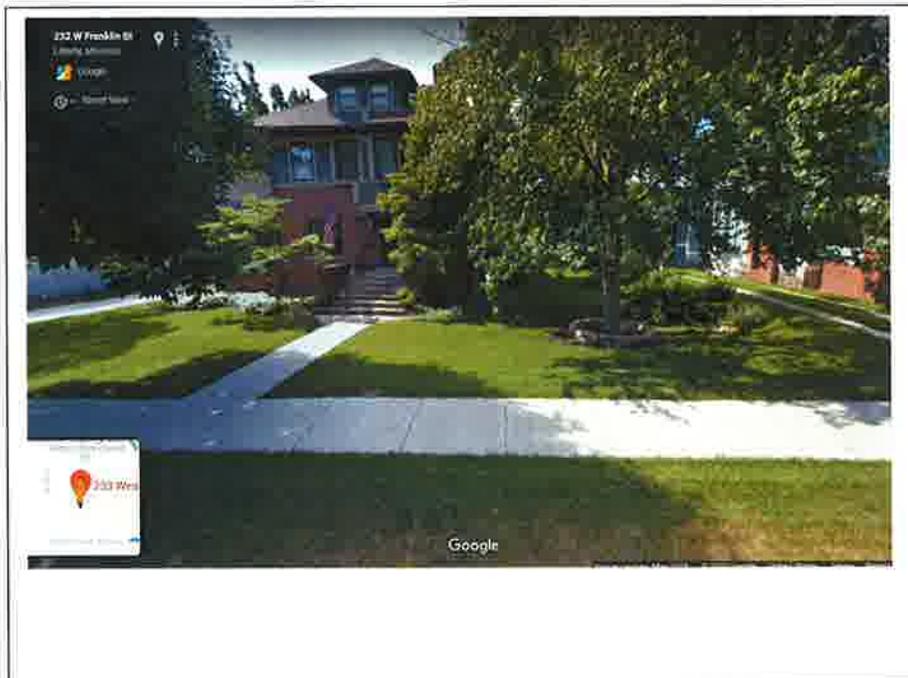
Staff administratively approved the proposed aluminum fence.

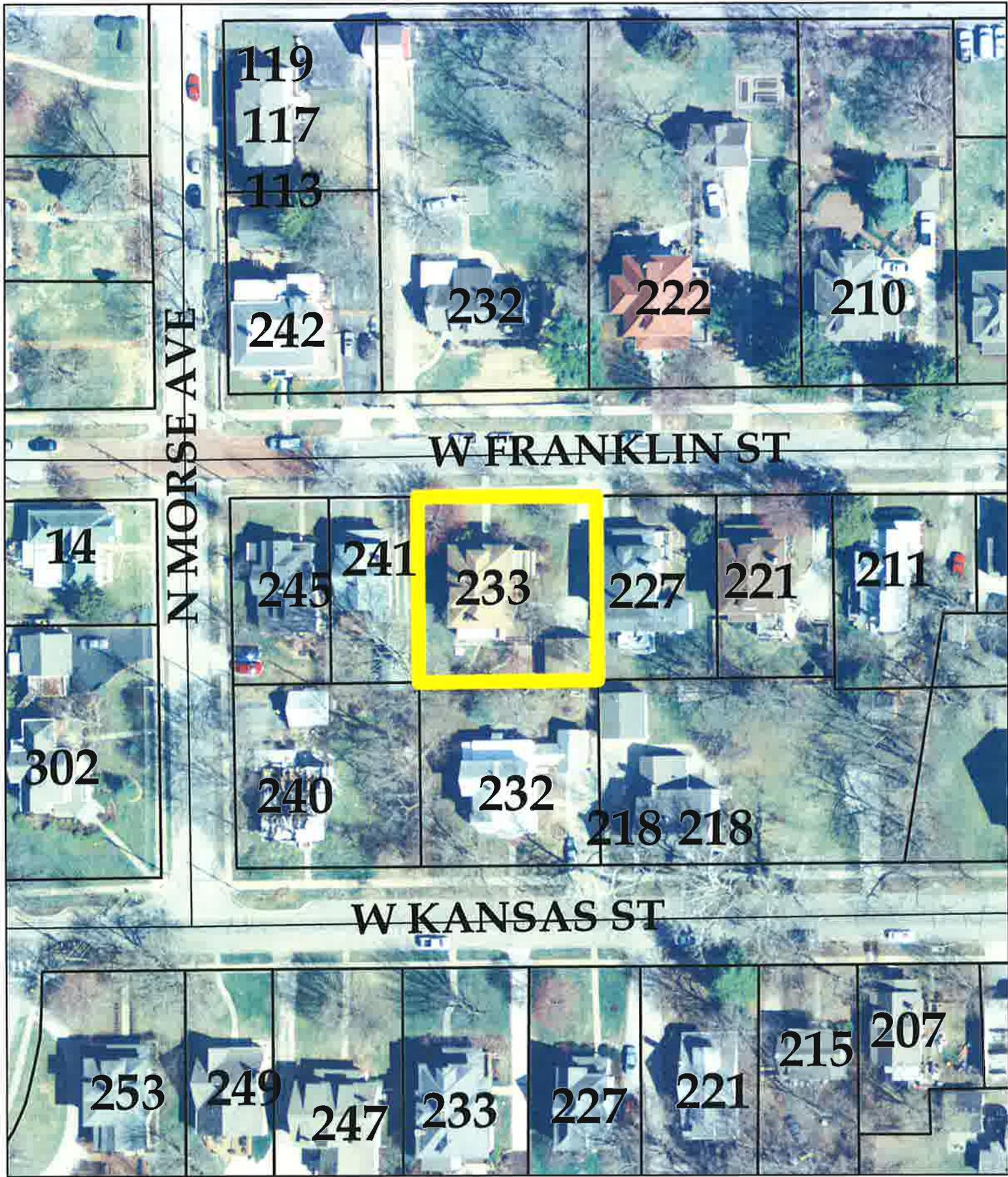
STAFF RECOMMENDATION

The application for the wood privacy fence does not meet the standards for review and guidelines; therefore staff recommends denial of HDRC case #20-009D.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Inventory Data Sheet
- Exhibit C: Site Plan
- Exhibit D: Photos of proposed fencing
- Exhibit E: Photos of Existing Conditions East Side Yard
- Exhibit F: Photos of Existing Conditions Rear Yard
- Exhibit G: Photos of Existing Conditions West Side Yard





HDRC Case #20-009D
233 W Franklin



EXHIBIT A:
VICINITY MAP

Sketch map of location

Site No. H-0a

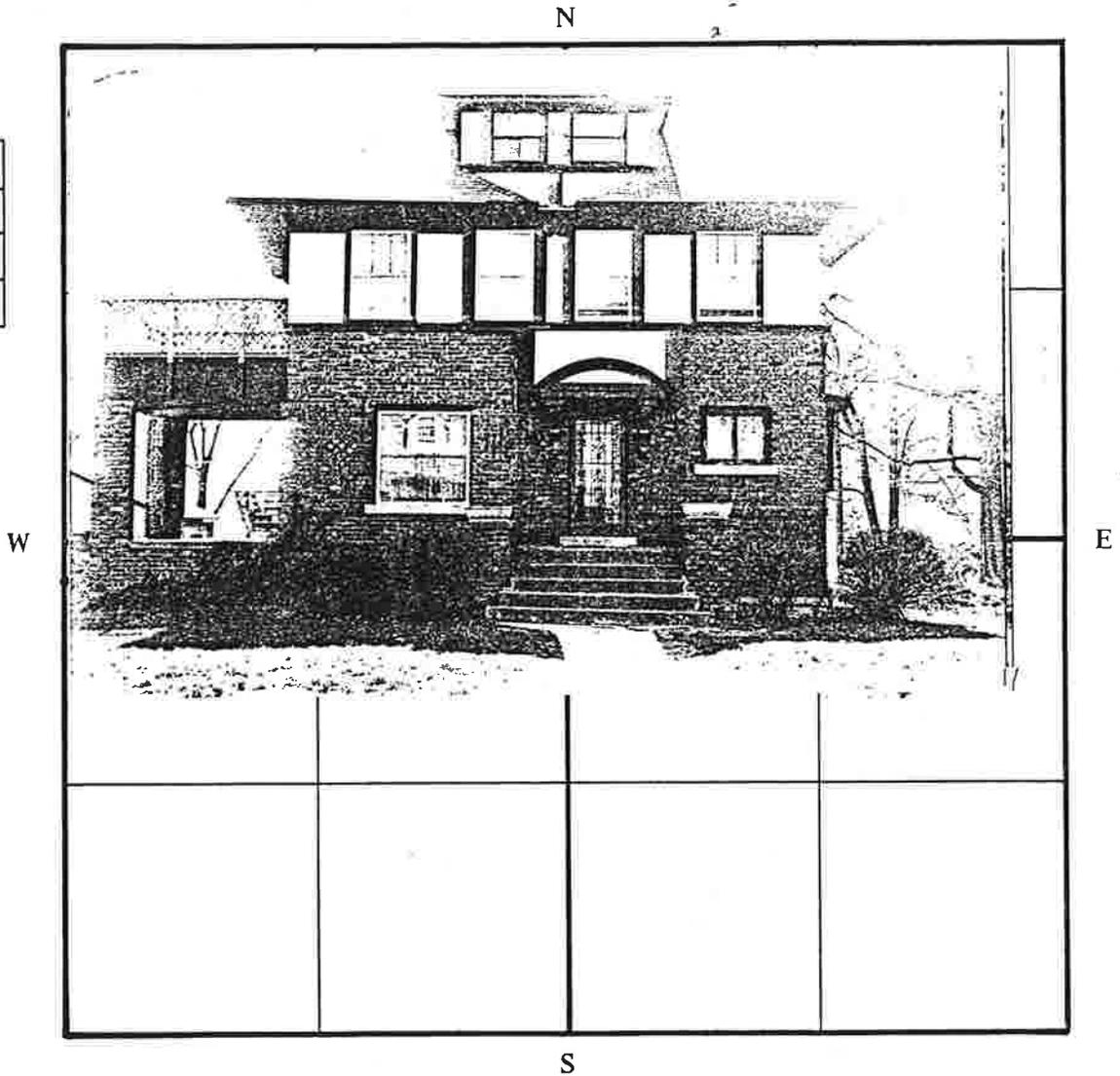
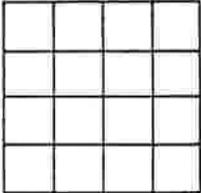
Section 7

Township 51N

Range 31W

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

Indicate part of section included in sketch map.



Notes: 42. (cont.) 1st story wall treatment (up to bottom of 2nd story windows), 2nd story stucco, and dormer treatment is clapboard. Center front inset dormer with hipped roof. Bracketed, hooded front entry, right bay, right central interior fireplace, and varying window treatments, including some with geometric patterns of small-pane glazing. Contrasting wood trim serves to delineate between the stories, and further emphasize the horizontality.

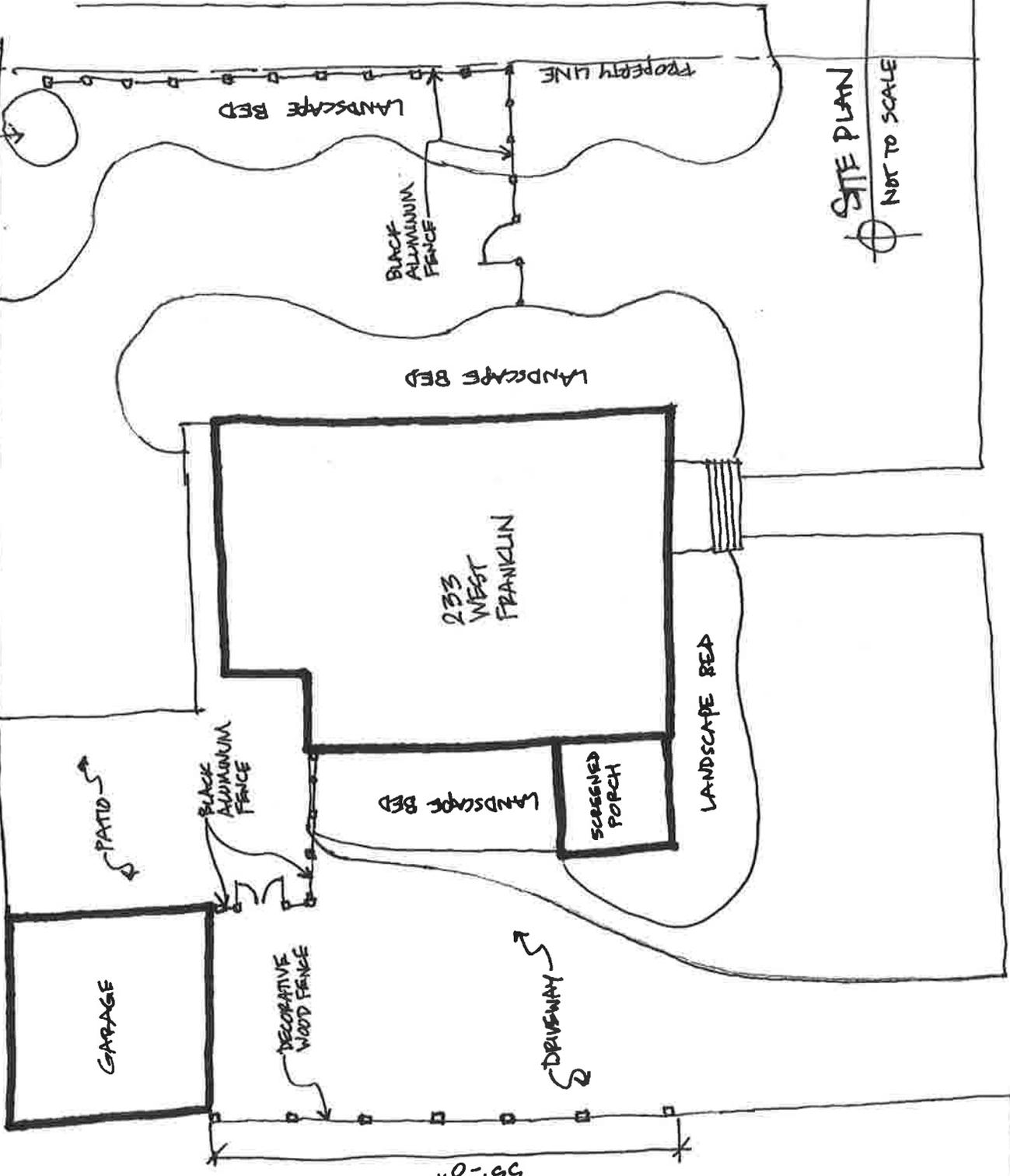
43. (cont.) In addition to being associated with some of Liberty's prominent early citizens, it is a high-style example of a Prairie house, as well as one of the earlier homes on West Franklin.

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 TREE

PROPERTY LINE



PROPERTY LINE

LANDSCAPE BED

BLACK ALUMINUM FENCE

LANDSCAPE BED

233 WEST FRANKLIN

LANDSCAPE BED

SCREENED PORCH

LANDSCAPE BED

PATIO

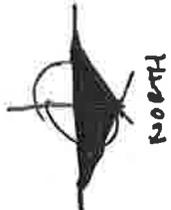
BLACK ALUMINUM FENCE

DECORATIVE WOOD FENCE

DRIVEWAY

51'-0"

227 WEST FRANKLIN



SITE PLAN
NOT TO SCALE

EXHIBIT C

Proposed materials



4' tall black aluminum fence to enclose the west side yard and the back yard.



Cedar wood fence along east side to separate property from Mocking Bird Manor (will have pyramid toppers on posts) 6' tall x 50' long



Proposed
fence
Wood



black
aluminum



Black
Aluminum



Historic District Review Commission

The City of



HDRC Case No. 20-005L

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 16, 2020

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new front door and concrete patio in the rear.
Applicant: Daniel Spurlock
Location: 301 N. Water
District: Lightburne Historic District
NRHP Status/category: Contributing
File Date: June 8, 2020

SPECIFIC INFORMATION

SITE HISTORY

The residence at 301 North Water was built in 1852 by Alvin Lightburne, a retired farmer and businessman from Kentucky. Lightburne came to Liberty in 1837, and before his death in 1890 was Mayor of Liberty and a founder of William Jewell College. The original farmstead had a ropewalk and orchard where Col. Penick's Union soldiers camped during the Civil War.

Characteristic of the Neo-Colonial mode of Georgian Revival architecture of the residence is the strictly rectangular plan and strictly symmetrical façade. The roof is gabled and eaves are detailed as classical cornices. The central part of the south façade (original principle entrance) projects as a free-standing portico supported by brick piers with a crowning pediment.

PROPOSAL DESCRIPTION

The applicant proposes to:

- Replace the front door with two wood doors with wood casing to fit the existing opening
- Add rounded columns next to sidelights and add cornice above the door
- Remove the brick patio in the rear and replace with concrete

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. <u>Alterations</u>: Alterations shall restore a structure’s original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.</p> <p>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 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.</p> <p>8. <u>Porches</u>: Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements. Loading docks and service entrances shall be located inconspicuously and should be considered a part of a building’s overall design scheme.</p>	<p>The proposed columns and cornice are not original to the home and would not be appropriate.</p> <p>The proposed wood doors will fit the original opening and are appropriate.</p> <p>The proposed concrete patio is appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

Staff recommends denial of the columns and cornice. Staff recommends approval of the wood front doors and concrete patio for HDRC case #20-005L.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Survey
3. Exhibit C: Existing back patio
4. Exhibit D: Existing front door (2 pages)
5. Exhibit E: Photo of proposed front doors
6. Exhibit F: Site Plan back yard



Top Scoring Sculpt... pdf

Comments on Top... pdf

Show all



HDRC Case #20-005L
301 N Water



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

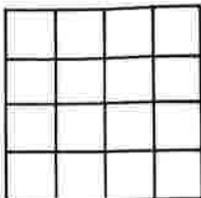
ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll II #49, #51	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 301 N. Water Street	1. NO. # 49 Roll II #51
2. COUNTY Clay	5. OTHER NAME(S) Lightburne Hall; Lightburne Blessing House	
LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 301 N. Water Street
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	16. THEMATIC CATEGORY Architecture	
8. DESCRIPTION OF LOCATION <div style="border: 1px solid black; padding: 5px; width: 100%;"> <p style="text-align: center;">N</p> <p style="text-align: center;">N. WATER ST</p> <p style="text-align: center;">301</p> </div>	17. DATE(S) OR PERIOD c. 1852.	6. TOWNSHIP RANGE SECTION
9. COORDINATES LAT _____ LONG _____	18. STYLE OR DESIGN Georgian Revival.	
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()	19. ARCHITECT OR ENGINEER unknown	8. RANGE SECTION
11. ON NATIONAL REGISTER? YES () NO (X)	20. CONTRACTOR OR BUILDER unknown	
12. IS IT ELIGIBLE? YES (X) NO ()	21. ORIGINAL USE, IF APPARENT residence	10. RANGE SECTION
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	22. PRESENT USE residence	
14. DISTRICT POTENTIAL? YES () NO ()	23. OWNERSHIP PUBLIC () PRIVATE (X)	12. RANGE SECTION
15. NAME OF ESTABLISHED DISTRICT	24. OWNER'S NAME AND ADDRESS IF KNOWN Charles A. Cox	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Characteristic of the Neo-Colonial mode of Georgian Revival architecture is the strictly rectangular plan and strictly symmetrical facade. The roof is gabled and eaves are detailed as classical cornices. The central part of the south facade (original principal entrance) projects as a free standing portico supported by brick piers with a crowning pediment. Both entryways on the principal (over)	25. OPEN TO PUBLIC? YES () NO (X)	14. RANGE SECTION
43. HISTORY AND SIGNIFICANCE The residence was built in 1852 by Alvin Lightburne, a retired farmer and businessman from Kentucky. Lightburne came to Liberty in 1837 and before his death in 1890 was Mayor of Liberty and a founder of William Jewell College. The original farmstead had a ropewalk and orchard where Colonel Penick's Union soldiers camped during the Civil War. Home of the Sigma Nu Fraternity House for 50 years, the property was restored by Mrs. Ruth Blessing.	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Set close to the road, the original entrance of Lightburne Hall faces southward. This southern expanse is enclosed by a crossrail wooden fence. A short driveway runs along the northside of the house.	27. OTHER SURVEYS IN WHICH INCLUDED	16. RANGE SECTION
4. SOURCES OF INFORMATION Liberty Sun - "Landmarks in Liberty", Vera Haworth Eldridge, Vol. 12 #12, December 7, 1980. (over)	28. NO. OF STORIES 2	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102	29. BASEMENT? YES (X) NO () full	18. RANGE SECTION
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	30. FOUNDATION MATERIAL stone	
46. PREPARED BY C. Millstein/P. Glenn	31. WALL CONSTRUCTION	20. RANGE SECTION
47. ORGANIZATION Liberty-Community Dev.	32. ROOF TYPE AND MATERIAL gable/asphalt shingle	
48. DATE Dec 85	33. NO. OF BAYS FRONT 5 SIDE 5	22. RANGE SECTION
49. REVISION DATE(S) Exhibit B	34. WALL TREATMENT stucco	
46. PREPARED BY C. Millstein/P. Glenn	35. PLAN SHAPE rectangular	24. RANGE SECTION
47. ORGANIZATION Liberty-Community Dev.	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()	
48. DATE Dec 85	37. CONDITION INTERIOR unknown EXTERIOR good	26. RANGE SECTION
49. REVISION DATE(S) Exhibit B	38. PRESERVATION UNDERWAY? YES (X) NO ()	
46. PREPARED BY C. Millstein/P. Glenn	39. ENDANGERED? BY WHAT? YES () NO (X)	28. RANGE SECTION
47. ORGANIZATION Liberty-Community Dev.	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()	
48. DATE Dec 85	41. DISTANCE FROM AND FRONTAGE ON ROAD 15' from N. Water St.	30. RANGE SECTION
49. REVISION DATE(S) Exhibit B	PHOTO MUST BE PROVIDED	

Section _____

Indicate the chief to enclosing the site area with on additional pages.

Indicate part of section included in sketch map.



ocation by graphs, etc.



W



E

Notes: #42 from other side. facade, first and second stories, are double leaf with glass transom bars and flanked by side lights; both are set within tabernacle frames. A second entrance is centered on the east facade has a transom bar; is flanked with sidelights and set within a tabernacle surround with crowning broken pediment. A coupled, double hung window with transom bar flanking sidelights set within denticulated lintel and decorated surround is located above the doorway. A small, rectangular elevated patio with surrounding wrought iron balustrade gives access to this entrance.

Sources of Information from other side. History of Clay and Platt Counties St. Louis: National Historical Co., 1885.

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.

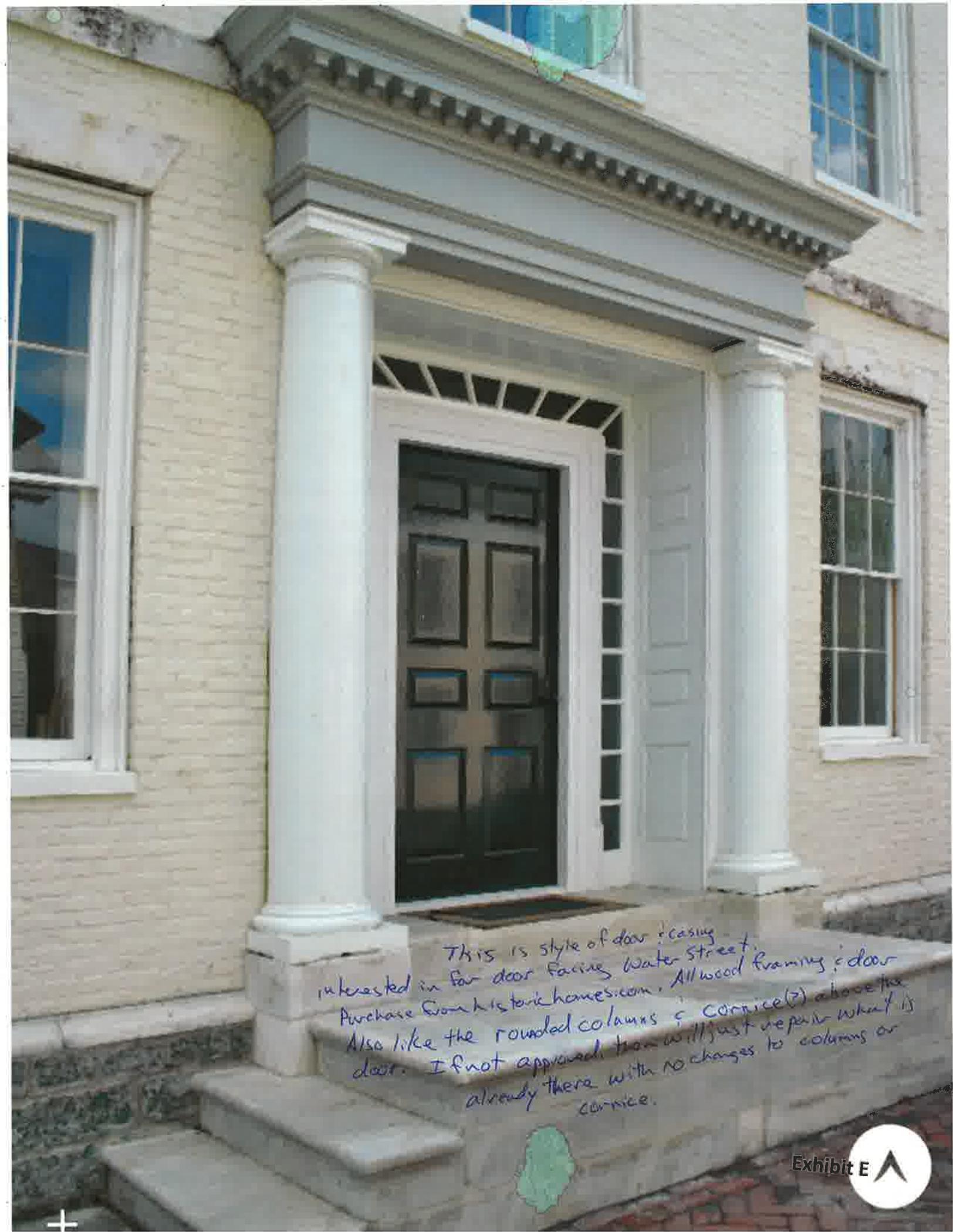
I would like to remove wood porch, fill in area beneath it with rock & dirt. (Retaining wall is collapsing); replace with a concrete porch.





EXHIBIT D

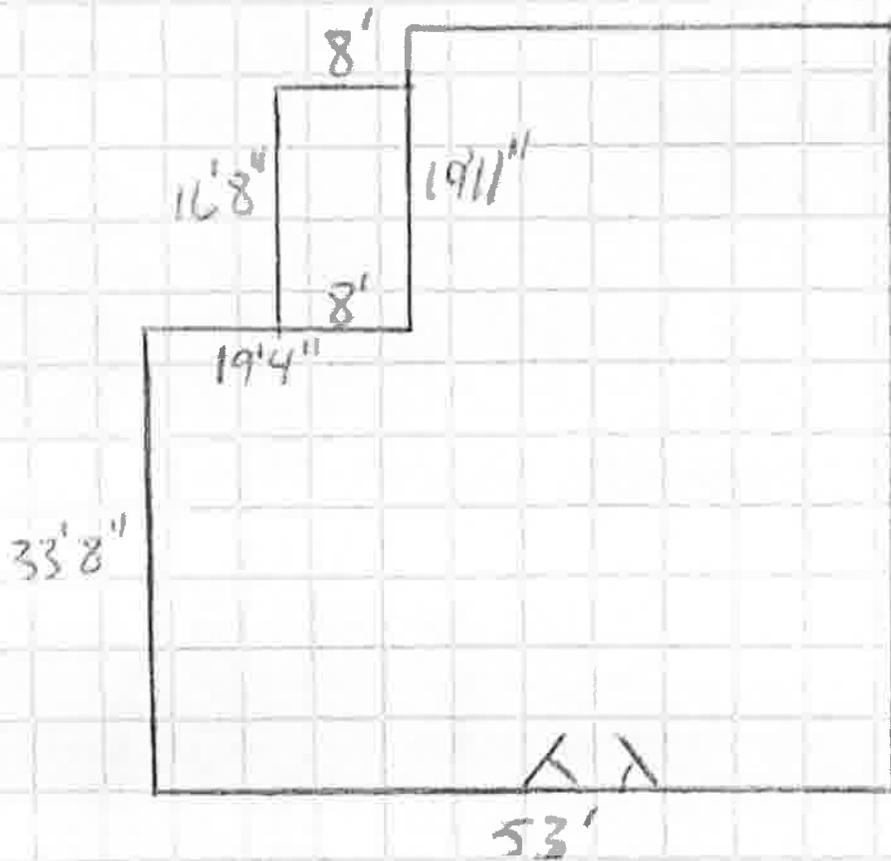




This is style of door casing
interested in for door facing Water Street.
Purchase from historic-homes.com. All wood framing & door
Also like the rounded columns & cornice(?) above the
door. If not approved, team will just repair what is
already there with no charges to columns or
cornice.

301 N. Water St.

Back porch dimensions 8x16'



Water Street