



**HISTORIC DISTRICT
REVIEW COMMISSION**

Tuesday, July 21, 2020

4:00 p.m.

Zoom Video Conference



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

July 21, 2020

4:00 p.m.

Zoom Video Conference

HDRC Commissioners and applicants will be sent individual links to this meeting. If you are a member of the public and are interested in attending the virtual meeting, please send a written request by Noon on July 20, 2020 to PublicComment@libertymo.gov. Please direct questions Jeanine Thill at jthill@libertymo.gov or call 816-439-4537

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 16, 2020

IV. HDRC Case #20-007L Consideration of a Certificate of Appropriateness for a new deck and carport at 139 N. Water, Lightburne Historic District.

V. HDRC Case #20-010D Consideration of a Certificate of Appropriateness for a new deck at 508 W Franklin, Dougherty Historic District.

VI. HDRC Case# 20-004PH Consideration of a Certificate of Appropriateness for a sideyard and backyard fence at 130 S. Terrace Ave., Prospect Heights Historic District.

VII. Other Business

Administrative Approvals since the June 16, 2020 meeting:

16 N. Main In-kind Window Repairs- Main Street Goods & Goodies

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VIII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Third Floor Conference Room &
Google Meets Conference Call
June 16, 2020
5:30 p.m.

John Carr, Vern Drottz, Clay Lozier and Matt Grundy were present.

Video attendance: Dail Hobbs, Mike Gilmore and Brett Rinker.

Kelley Wrenn-Pozel and Doug Wilson were absent.

Applicants Present: Anne & Michael Zeigler attended via Google Meets.

Staff Present: Jeanine Thill, Community Development Manager.

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

I. Approval of Meeting Summary: June 2, 2020

Approval of Meeting Summary: Motion by Vice Chairman Carr to approve the June 2, 2020 meeting summary. The motion was seconded by Commissioner Lozier. The motion passed 6-0-1. (Commissioner Lozier was absent at the 6.2.20 meeting)

II. HDRC Case #20-009D Consideration of a Certificate of Appropriateness for a side yard privacy fence at 233 W Franklin, Dougherty Historic District.

The applicant, Mr. Zeigler, explained they feel the transient nature of the property next door causes them safety concerns with two young children. The residents come on their property therefore they want to create a clear separation between the two properties with the proposed 6' wood fence on the east side of the driveway. Part of the reason they feel this fence is appropriate is that it won't be seen until people drive past it, driving west on Franklin, a one way street. Also it will not blocking any significant facades. While it may not be historic, it is a craftsman style fence and fits in with the neighborhood.

Grundy asked if the fence would go past the front of their house, Mr. Zeigler said it would not. Commissioner Lozier commented that since it will not be a facing fence, he doesn't have a problem with the fence. Vice Chair Carr said he counted 24 fences that are 6 feet tall on the side of homes in the historic districts. Chairman Grundy said he didn't feel that what was approved previously should effect if this fence is appropriate. Vice Chairman Carr added that the term "privacy fence" may need to be clarified but he feels the style of the fence appropriate. Commissioner Rinker said on Mississippi Street there is a property with privacy fences on each side. Commissioner Gilmore said he cautions giving examples of existing. He added that he fact that the proposed fence isn't street facing or very visible makes it acceptable in his mind.

Chairman Grundy commented that said he doesn't agree with using other examples as justification for approval. The setback and the direction of the traffic making it less visible are valid reasons to approve this application.

Commissioner Rinker said because the neighboring home is multi-family it may be reason to approve this, Chairman Grundy said he isn't sure about that.

Commissioner Drottz commented that it is such an eclectic neighborhood and he understands what they are going through as he lives next to a multi-family use. He added he thinks the fence is well designed.

The Commission suggested that the fence look the same on both sides, like Exhibit D.

Commissioner Gilmore made a motion to accept the application as presented because the proposed fence is compatible with the main structure and the visibility is very limited and meets the standards of the design guidelines and UDO. The motion was seconded by Vice Chair Carr. The motion passed 7-0-0.

Commissioner Drottz commented that on the agenda there is a typo in this case number. Staff clarified that the case number should read HDRC#20-009D on the agenda.

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

Staff called the applicant during the meeting to see if they were having trouble dialing into the conference call meeting, there was no answer. Chairman Grundy said he would like to table the application until the applicant can be present or available to answer questions. The Commission agreed the application will be considered later, when the applicant be in attendance.

Other Business

Staff will call the owner of the house at Kansas & Jewell about the rotting porch, broken windows and overall condition of the home. Code Enforcement sent them a letter last week with the violations.

Mr. Redding, owner of the house on Lightburne with the broken windows told staff that he is waiting 6 months to repair the windows, closer to the time his COA expires.

Administrative Approvals since the June 2, 2020 meeting: None

Miscellaneous matters from the Commission:

Commissioner Rinker commented that in the exhibit photos presented today that there is a tarp on the roof at Mockingbird Manner, next door to 233 W. Franklin. Staff will look into this.

Vice Chair Carr asked if there is a falling brick issue at Hammerhand Coffee, 22 N. Main, as indicated on social media. Staff said they have not received confirmation from a structural engineer of that.

Miscellaneous matters from Staff:

On Sunday there was a fire at 400 W Kansas, a four plex owned by Greg Canutsen. It is being investigated as an arson fire. It does not appear to be a total loss.

IV. Adjournment

The meeting adjourned at 6:07 p.m.



HDRC Case No. 20-007L

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 21, 2020

GENERAL INFORMATION

Application: Deck replacement and Carport
 Applicant: Holly Michael
 Location: 139 N. Water
 District: Lightburne Historic District
 NRHP Status/category: Contributing
 File Date: July 10, 2020

SPECIFIC INFORMATION

SITE HISTORY

Classical detailing in this compact residence is particularly evident on the front porch with its Doric columns and dentiled cornice. Classical too are the entablature surrounds of all exterior windows as principal doorway Victorian detailing, however, as evident in the decorative bargeboard trim and finial-like cutouts of the north and south gable ends. There is a single stack, brickstraddle ridge chimney.

PROPOSAL DESCRIPTION

Proposed project is to extend the existing deck above the garage (rear, east elevation) by 16' over the driveway, creating a carport area over the driveway. (similar to the neighbors deck/carport, see Exhibit D)

Details: Replace the existing decking with wood boards and extend the decking space over the driveway to allow for a carport underneath the deck. Add a stairway access next to the deck/carport on the SE Corner (see Exhibits F & G)

Existing garage doors to remain.

16'X22' Deck and Carport, with a 7' clearance. Setback 20' from the rear lot line

Wood decking, balusters and rails.

Spindles: 1.5" x 1.5", 26" tall, spaced 2.5" apart. Posts: 7.5"X5.5" and 35" tall. (Exhibit E)

Like in-kind repairs to the door on the south elevation (Exhibit C)

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

2. *Alterations: 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.*
8. *Porches: 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.*
Decks: Decks are a late twentieth century invention and are a popular way to create an outdoor living space. They should be designed to complement the style of the house and the scale of the house and the back yard.

The alterations to the deck and addition of a carport are appropriate and will not affect any significant original elements and will be compatible with the existing materials and design of the house.

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC application #20-007L.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Neighbors Carport
5. Exhibits E-G: Drawings



MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll II #57	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 139 N. Water Street		Roll II #57
2. COUNTY Clay	5. OTHER NAME(S)		
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 <u>1</u>
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri		17. DATE(S) OR PERIOD c. 1895	29. BASEMENT? YES (X) NO () full
8. DESCRIPTION OF LOCATION MISSISSIPPI ST. N. WATER ST. 139		18. STYLE OR DESIGN Bungalow	30. FOUNDATION MATERIAL cement
9. COORDINATES UTM LAT _____ LONG _____		19. ARCHITECT OR ENGINEER unknown	31. WALL CONSTRUCTION frame
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()		20. CONTRACTOR OR BUILDER unknown	32. ROOF TYPE AND MATERIAL gable/asphalt shingle
11. ON NATIONAL REGISTER? YES () NO (X)		21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT 5 SIDE 2
12. IS IT ELIGIBLE? YES () NO ()		22. PRESENT USE residence	34. WALL TREATMENT wooden weatherboard
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)		23. OWNERSHIP PUBLIC () PRIVATE (X)	35. PLAN SHAPE <u>irregular</u>
14. DISTRICT POTENTIAL? YES () 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 (X)	37. CONDITION INTERIOR <u>unknown</u> EXTERIOR <u>excellent</u>
16. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.		26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.	38. PRESERVATION UNDERWAY? YES () NO (X)
17. OTHER SURVEYS IN WHICH INCLUDED		27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Classical detailing in this compact residence is particularly evident on the front porch with its Doric columns and dentiled cornice. Classical too are the entablature surrounds of all exterior windows as principal doorway Victorian detailing, however, as evident in the decorative bargeboard trim and finial-like cutouts of the north and south gable ends. There is a single stack, brick(over)		PHOTO MUST BE PROVIDED	
43. HISTORY AND SIGNIFICANCE One of the few unaltered Bungalows in this late nineteenth century neighborhood retaining original classical and Victorian detailing. Probably built by the land developer S.J. Sandusky/who was responsible for the development of a large part of Liberty during this time. S.J. Sandusky to Ephraim Sandusky for \$2,500, 1895.			
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential area consisting of similar 19th and 20th century structures.			
45. SOURCES OF INFORMATION Abstract Record #4, Clay County Title Company.		46. PREPARED BY C. Millstein/P. Glenn	
47. ORGANIZATION Liberty-Community Dev.		48. DATE Dec 85	
49. REVISION, DATE(S) Exhibit B			

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102

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

1. NO. Roll II #57
 2. COUNTY Clay
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 139 N. Water Street
 5. OTHER NAME(S)
 6. TOWNSHIP
 RANGE
 SECTION

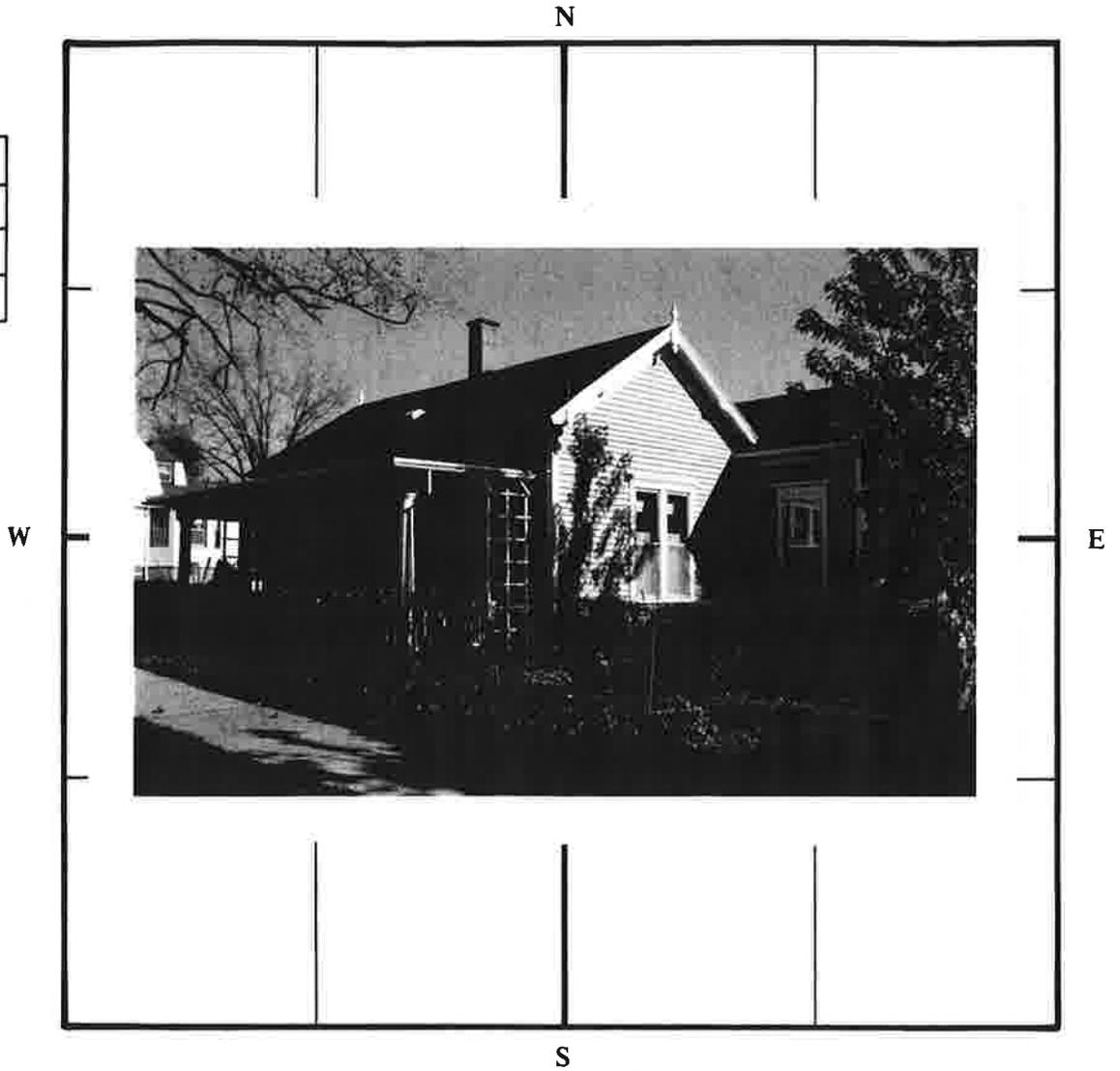
Sketch map of location

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. straddle ridge chimney.

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 Conditions- East Elevation



Shared drive off of Mississippi Street



South Elevation /Door



Exhibit C: Existing Conditions



Exhibit D: Neighbors Deck /Carport

BRANDT HOME IMPROVEMENT & Installation Services

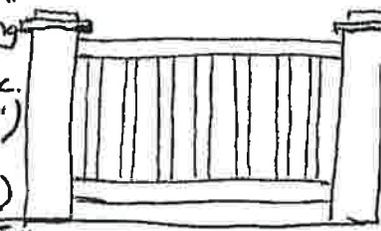
712-212-2175
816-406-5529

"Railing"

Pickets 4" oc.
(1 1/2" x 1 1/2" x 32")

Posts 6" x 8"
(5 1/2" x 7 1/2")

32" - 36" Tall



North →

Customer Name _____ Phone No. _____ (Existing)

Address 139 N. WATER ST, LIBERTY MO 64068

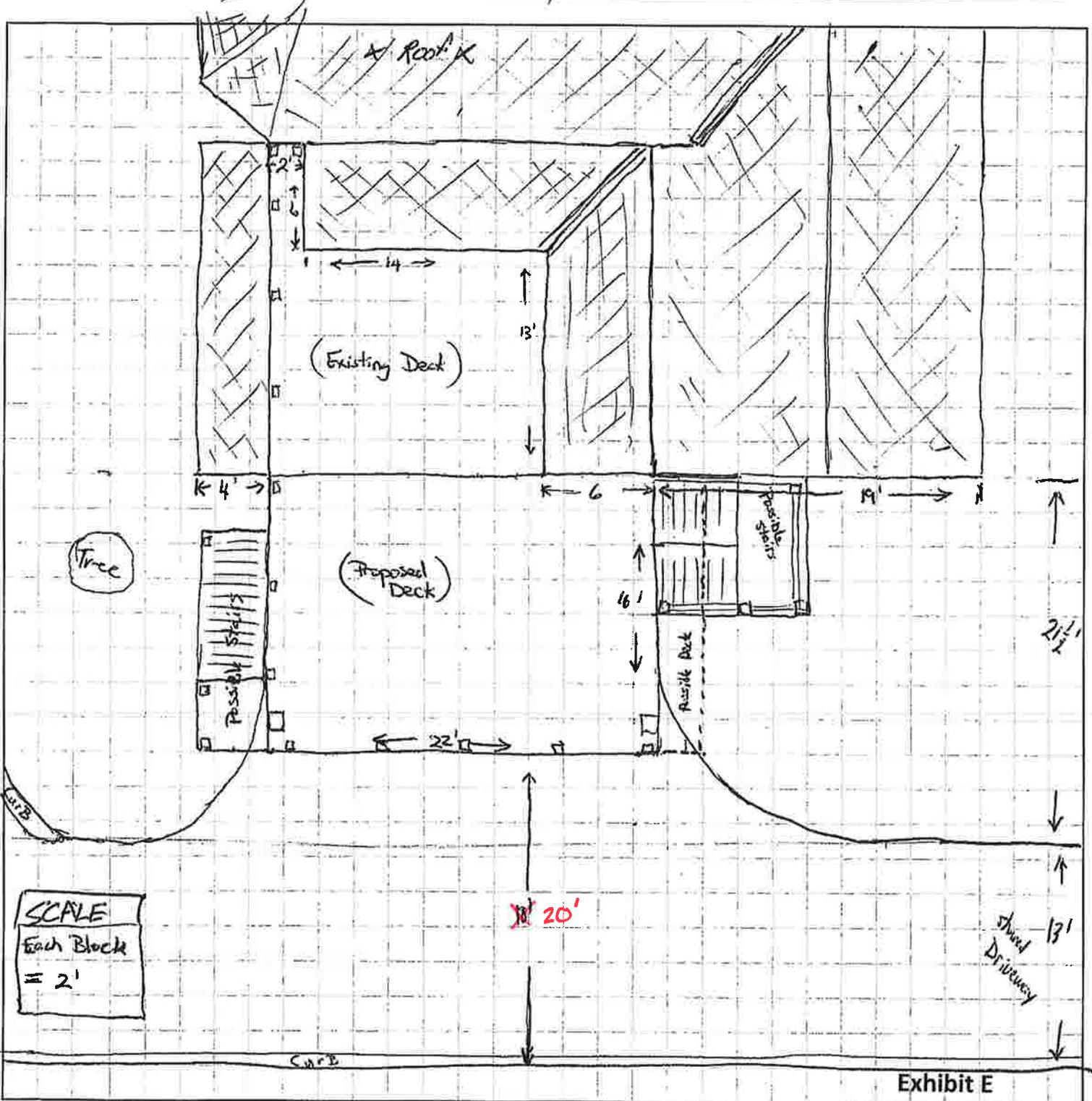


Exhibit E

2



BRANDT
HOME IMPROVEMENT

& Installation Services

712-212-2175

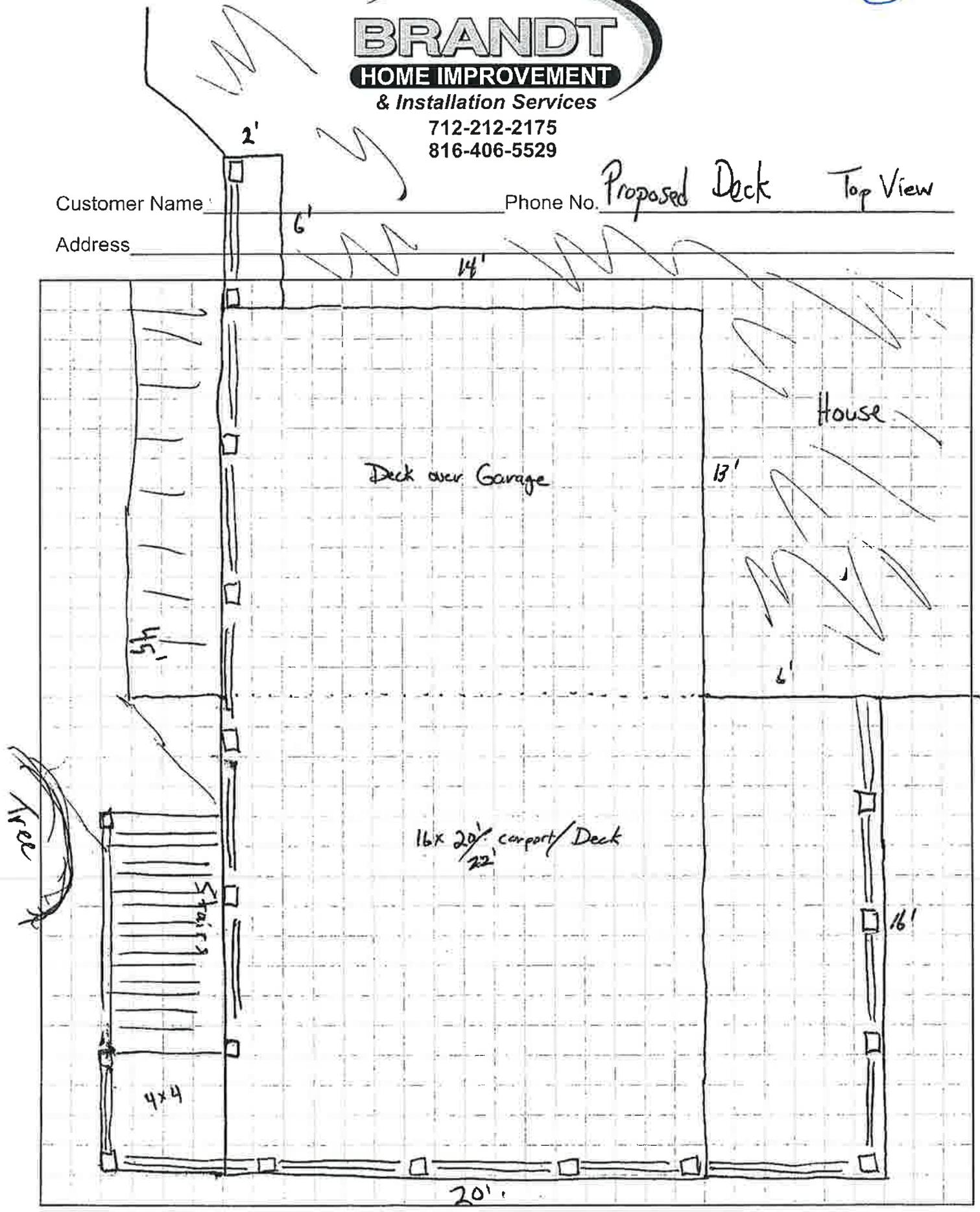
816-406-5529

Customer Name _____

Phone No. _____

Address _____

Proposed Deck Top View



BRANDT HOME IMPROVEMENT

& Installation Services

712-212-2175

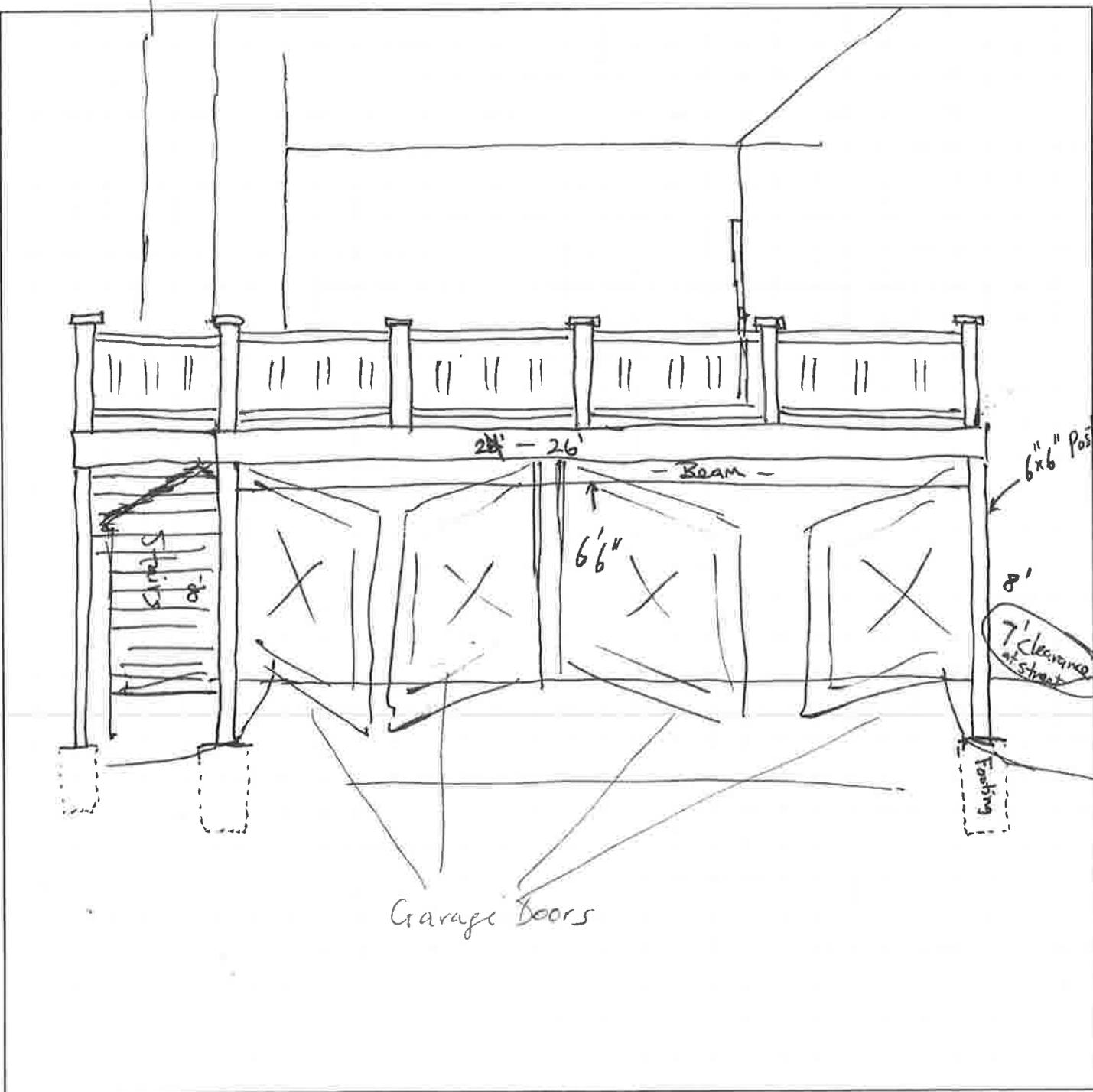
816-406-5529

3

Proposed
Back View

Customer Name _____ Phone No. _____

Address _____



Historic District Review Commission

The City of



HDRC Case No. 20-0010D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: July 21, 2020

GENERAL INFORMATION

Application: Deck replacement
Applicant: Craig Swanson
Location: 508 W. Franklin
District: Dougherty Historic District
NRHP Status/category: Contributing
File Date: July 10, 2020

SPECIFIC INFORMATION

SITE HISTORY

This house was constructed in the early 1900s. It is a classic American Foursquare with Prairie-influenced detailing. The house retains the wood siding and concrete block foundation common of this era. The house was built as a single-family residence but has been used as a multi-family residence for at least twenty years. The house had undergone some insensitive alterations, but has been restored to its original appearance.

PROPOSAL DESCRIPTION

The existing deck is 16' by 4', the applicant would like to extend it by 12' for a final size of 16' x 16'. They will keep the existing staircase on the west side of the deck, and an open staircase spanning the 16' north side. Railings will span the west and east sides, composed of wood frames with metal cabling. (See example photo.) The deck will be attached to the house and made from pressurized treated lumber that will be stained to coordinate with the house. They plan to use 2" x 6" x 16' boards, which will allow for no seams on the decking.

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

8. *Porches: 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.*
Decks: Decks are a late twentieth century invention and are a popular way to create an outdoor living space. They should be designed to complement the style of the house and the scale of the house and the back yard.

The alterations to the deck are appropriate if wood is used rather than metal cables, to be in keeping with the materials and style of the home.

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

With the stipulation that wood spindles are used instead of the metal cabling, staff recommends approval of the HDRC application #20-010D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Proposed Metal Cabling
5. Exhibits E-H: Drawings





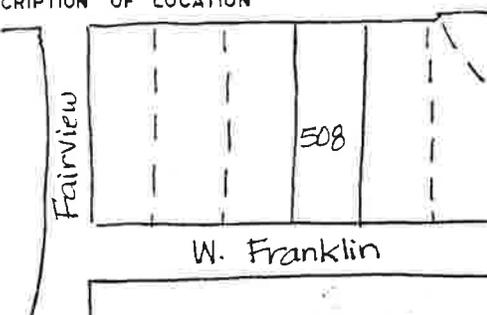
HDRC Case #20-010D
508 W Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. B-28 2. CITY Clay 3. LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 508 W. Franklin 5. OTHER NAME(S)	1. NO.
6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 508 W. Franklin	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1908	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN Prairie- 4-square 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE apartments 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
8. DESCRIPTION OF LOCATION 	25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S)
9. COORDINATES UTM LAT N121,500 LONG E520,600	30. FOUNDATION MATERIAL concrete block 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL gable; composition shingle 33. NO. OF BAYS FRONT SIDE 34. WALL TREATMENT clapboard 35. PLAN SHAPE square 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR good	6. TOWNSHIP
10. SITE () STRUCTURE () BUILDING (X) OBJECT () 11. NATIONAL HIST. DISTRICT? 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 () 15. NAME OF ESTABLISHED DISTRICT	38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? alteration & neglect (apartments) YES (X) NO () 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 70'	7. RANGE
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Vernacular four-square prairie house with full-width, one-story porch with hip roof. The porch has square brick columns and replacement iron railings. A center front dormer has a hipped-roof. The side gables are pedimented. The wide roof overhangs have paired, carved brackets under the soffits. The replacement windows are now 1/1. A new, exterior wooden staircase leads to an upstairs apartment on the right side. There is (cont.)	PHOTO MUST BE PROVIDED	8. SECTION
43. HISTORY AND SIGNIFICANCE As one of several vernacular Prairie style homes on West Franklin, this residence is important for the character it lends to the historic neighborhood.		
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The long lot has an old concrete drive on the left side leading to gravel parking for the tenants in the rear. Two large, old trees flanking the house on the front; the right is half dead. A new poured concrete sidewalk runs around the front to the right exterior stairs.	45. SOURCES OF INFORMATION 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	48. DATE 12/86 49. REVISION DATE(S) Exhibit B	

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

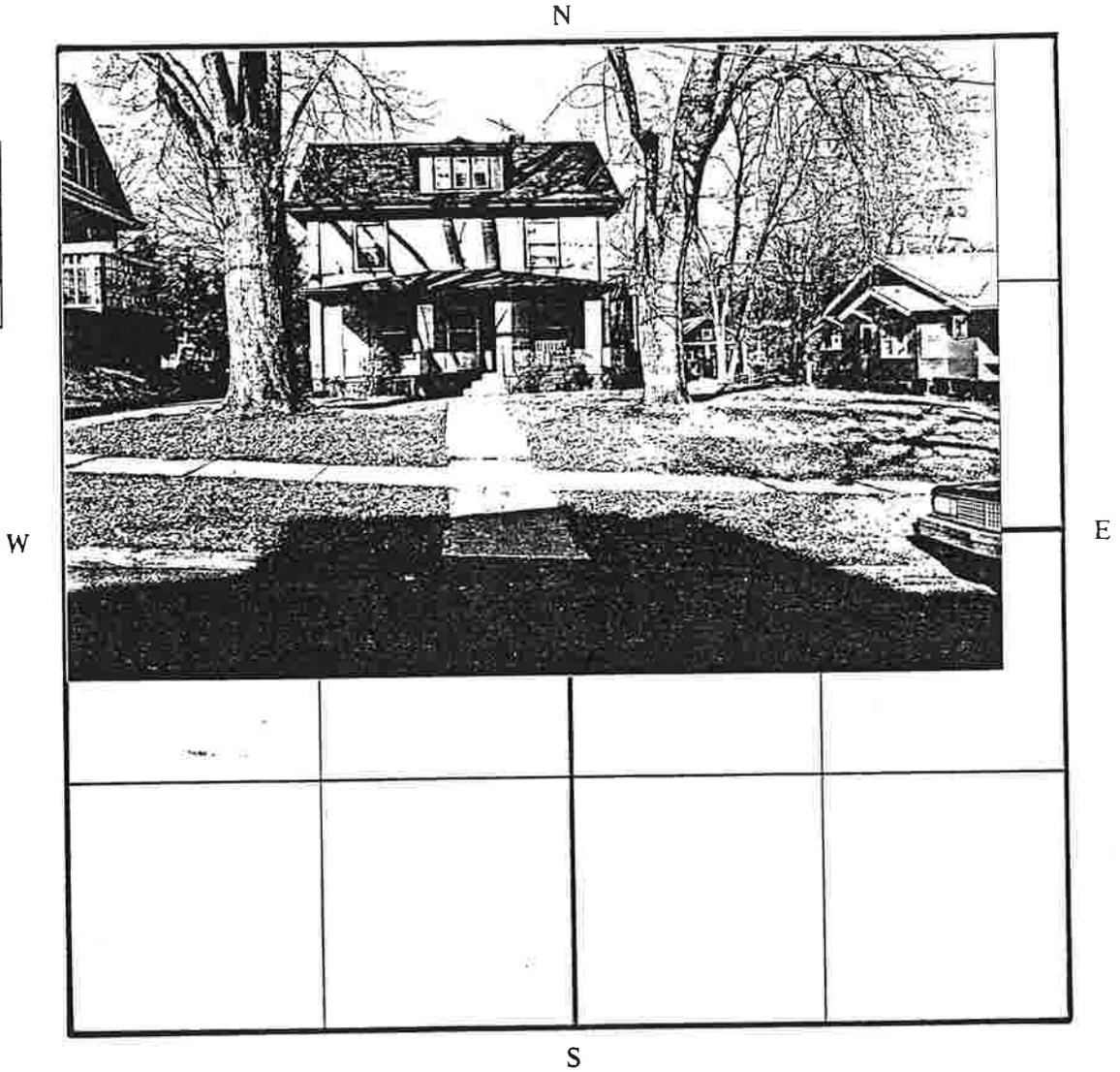
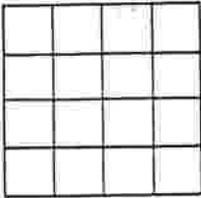
Sketch map of location

Site No. _____

Section 51N Township 31W Range 7

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.) a rear one-story addition.

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.

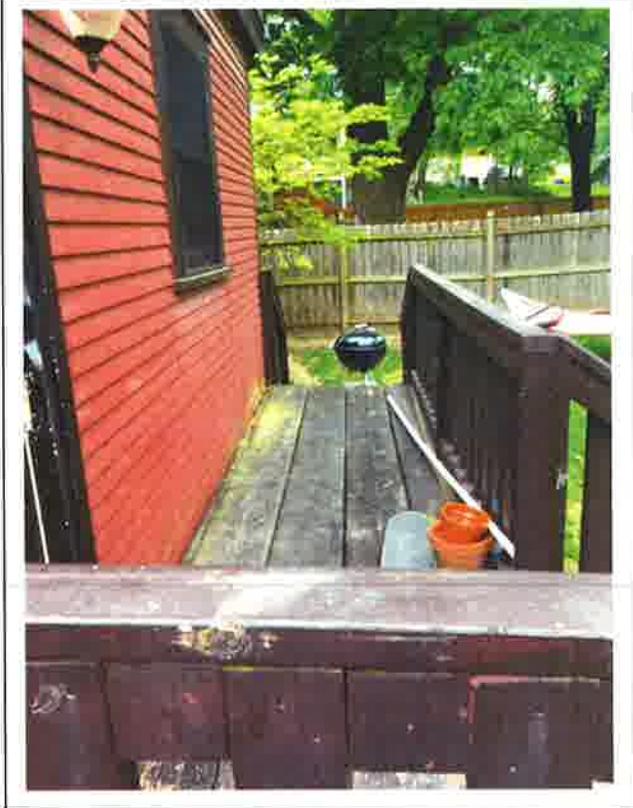
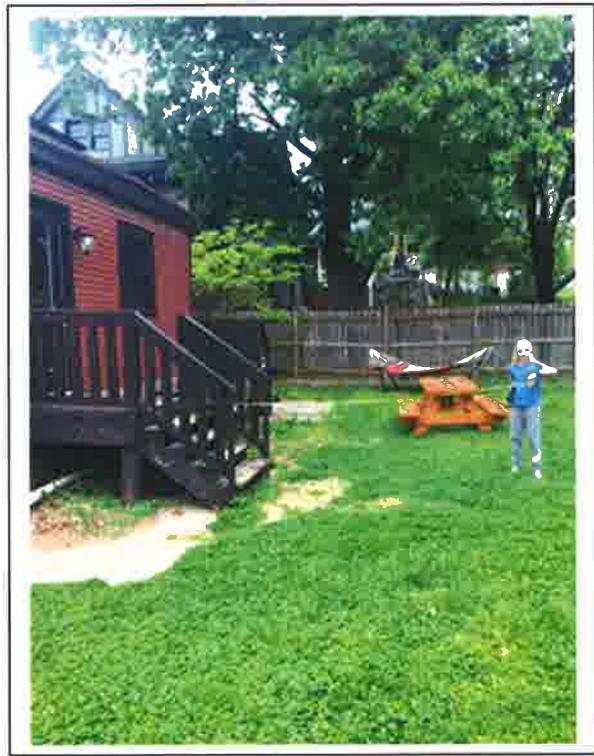
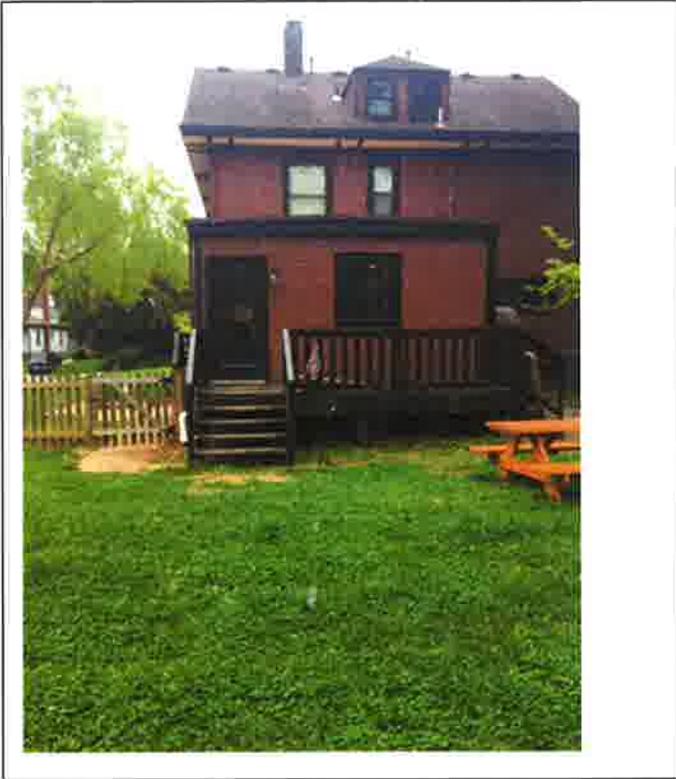


Exhibit C: 2020 Existing Conditions.
July 2020



2

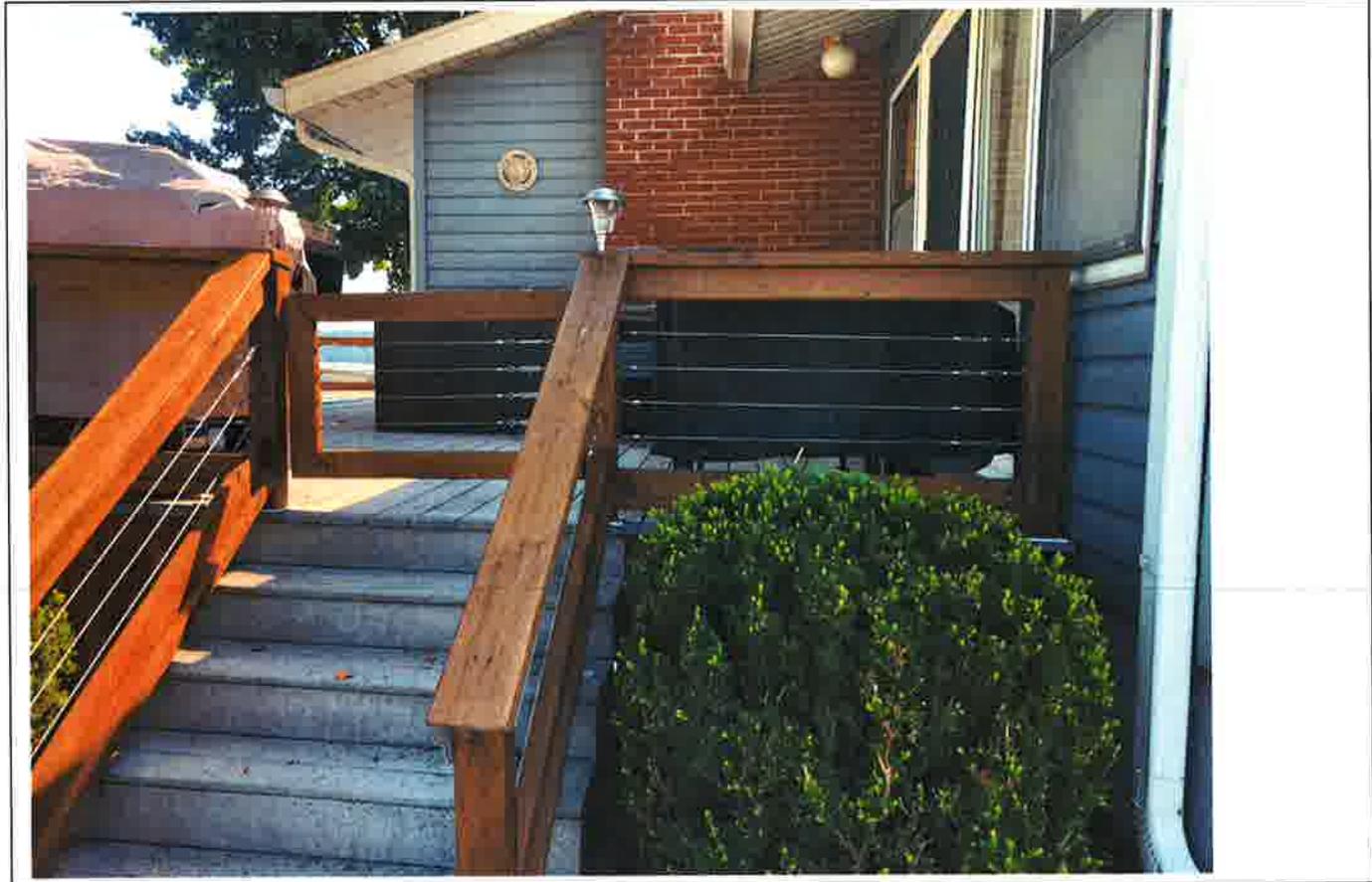
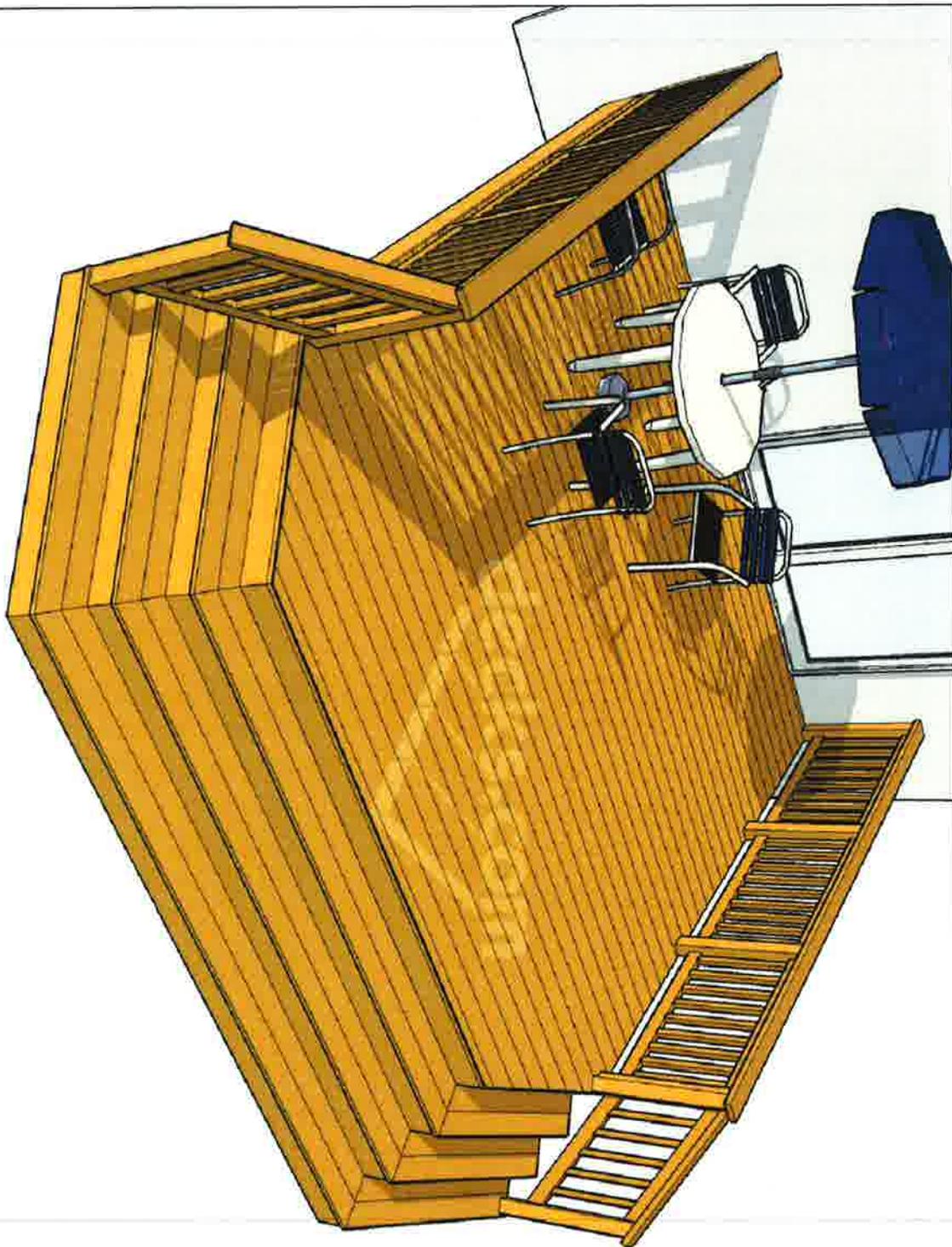


Exhibit D: Proposed Cabling

VISIT DECKS.COM FOR MORE FREE DECK PLANS



DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR LOCAL BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



NAME

ADDRESS

PHONE

1

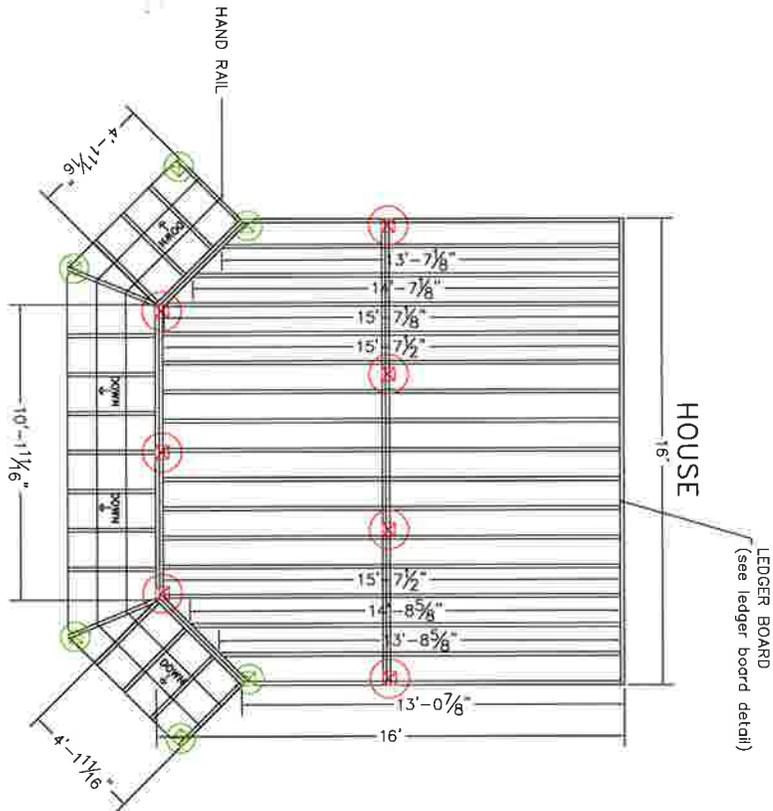
PERSPECTIVE

DECK PLAN 1LD1616

DECKS.COM LLC

SCALE: 1/4" = 1' WHEN PRINTED ON 11x17 PAPER

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR LOCAL BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC, AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



- ⊗ 12" DIAMETER FOOTING
FOOTINGS TO BE INSTALLED TO PROPER DEPTH AS IS REQUIRED BY YOUR LOCAL BUILDING DEPARTMENT. FOOTING SIZES BASED ON 55 LB PER SQUARE FOOT TRIANGULAR LOADS APPLIED TO 1500 PSF SOLE COMPRESSION LOADS (ASSUMED CLAY SOIL). SEE FOOTING DETAIL IN DECK CONSTRUCTION GUIDE.
- ⊗ 16" DIAMETER FOOTING
- ⊗ 22" DIAMETER FOOTING

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN YELLOW PINE 2 x 10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE COMPOSITE OR SOFTWOODS FOR FRAMING MATERIALS.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR LOCAL BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC, AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

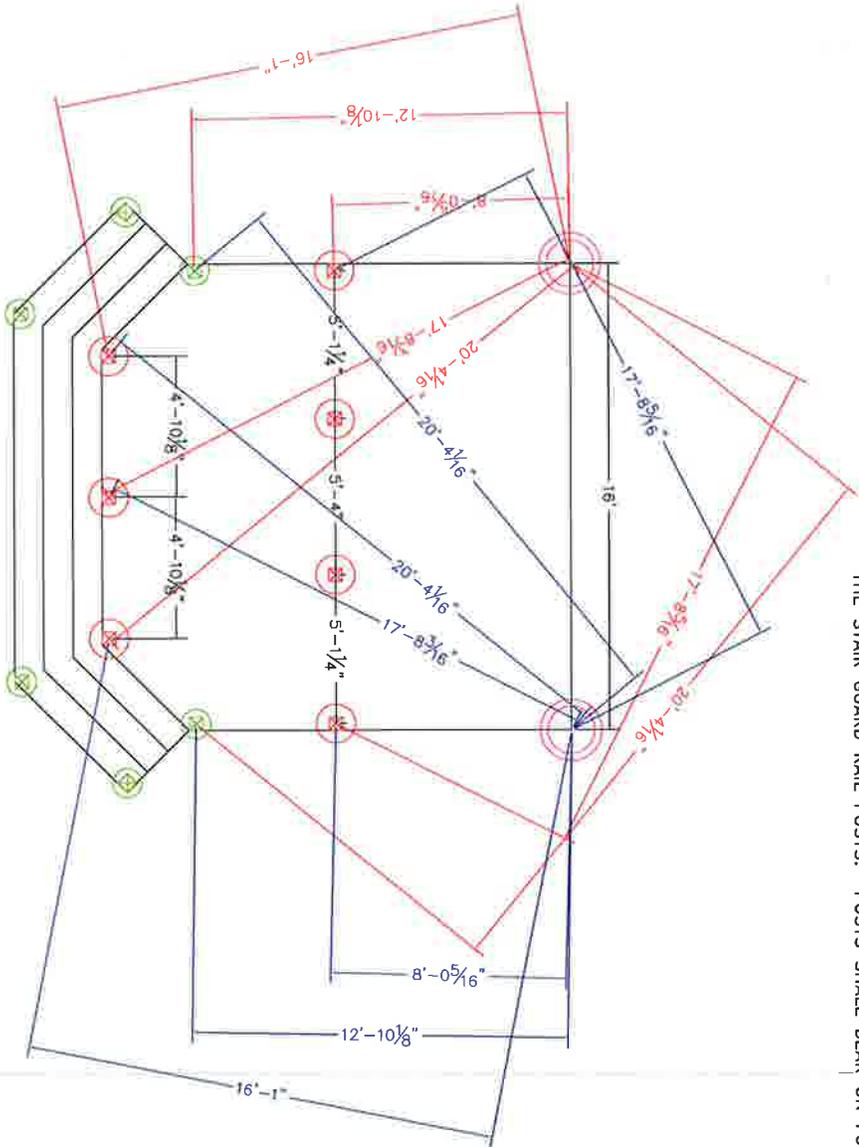


LEDGER BOARD TO BE FLASHED AND BOLTED (2) 1/2" BOLTS WITH WASHERS OR EQUIVALENT FASTENERS _____" O.C. (SEE LEDGER DETAIL IN DECK CONSTRUCTION GUIDE)
 JOISTS TO BE 2x10 SOUTHERN YELLOW PINE TREATED 12" ON CENTER
 BEAMS TO BE 2-2x10 SOUTHERN YELLOW PINE TREATED NAILED
 RAILS TO BE 38" HIGH WITH LESS THAN 4" OPENINGS PER IRC CODE (see rail detail)
 STAIRS TO BE BUILT MAX RISE 7 3/4" MIN RISE 4" MIN RUN 10" PER IRC CODE (see detail)
 DECKING TO BE _____ (FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS)
 ALL HARDWARE TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INSTRUCTIONS

2 PLAN VIEW
 DECK PLAN 1LD1616

SCALE: 1/4" = 1' WHEN PRINTED ON 11x17 PAPER

STAIR FOOTING REQUIREMENTS
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR STRINGERS TO
THE STAIR GUARD RAIL POSTS. POSTS SHALL BEAR ON FOOTINGS



THIS IS A TRIANGULATION REFERENCE POINT
MEASURE TO THE CENTER OF YOUR FOOTINGS
FROM THESE POINTS.

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE
FOR FROST FOOTING FOUNDATIONS.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR LOCAL BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDERS ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



DECKS.COM LLC

-  12" DIAMETER FOOTING
-  16" DIAMETER FOOTING
-  22" DIAMETER FOOTING

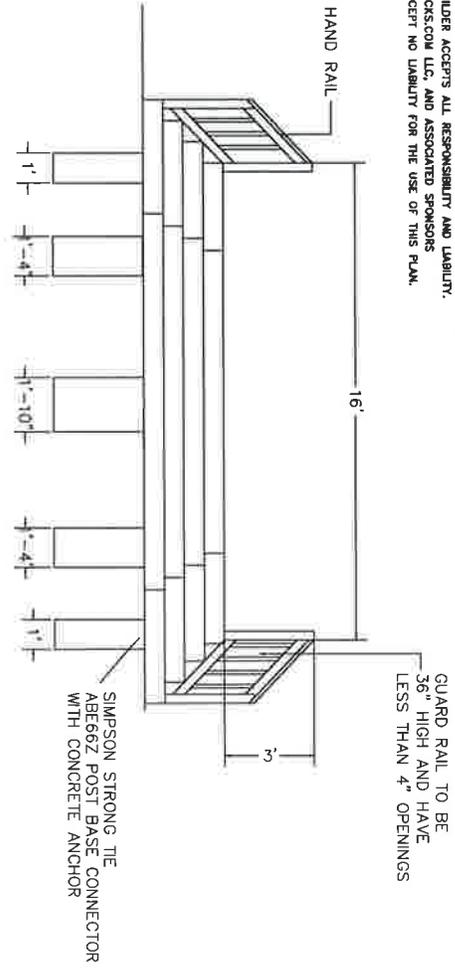
FOOTINGS TO BE INSTALLED
TO PROPER DEPTH AS IS
REQUIRED BY YOUR LOCAL
BUILDING ORDINANCE.
FOOTING SIZES BASED
ON 55 LB PER SQUARE FOOT
TRIBUTARY LOADS APPLIED TO
1800 PSI SOIL COMPRESSION
CAPACITY (ASSUMED CLAY SOIL)
SEE FOOTING DETAIL
IN DECK CONSTRUCTION GUIDE

3 FOOTING LAYOUT
DECK PLAN 1LD1616

SCALE: 1/4" = 1' WHEN PRINTED ON 11x17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

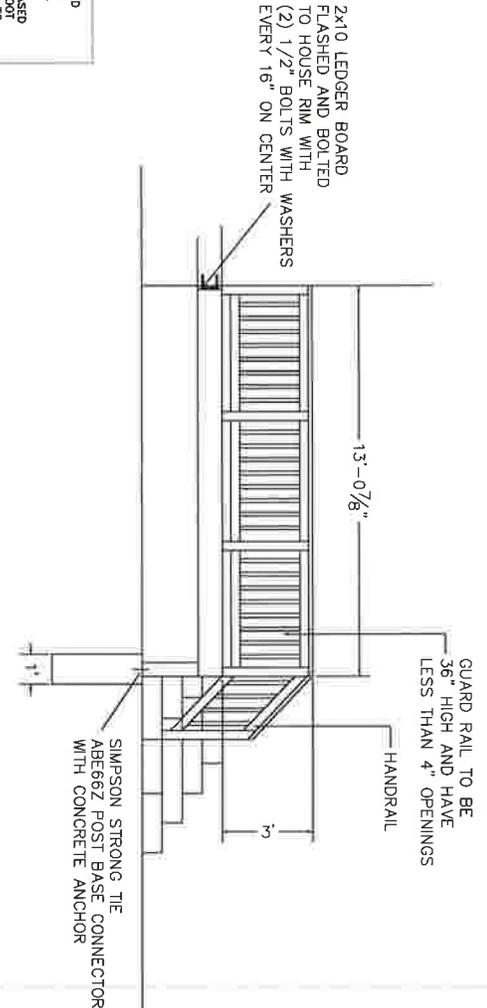
DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR LOCAL BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC, AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN YELLOW PINE 2 x 10 FOR FRAMING MATERIALS NEVER SUBSTITUTE COMPOSITE OR SOFTWOODS FOR FRAMING MATERIALS

	12" DIAMETER FOOTING	FOOTINGS TO BE INSTALLED TO PROPER DEPTH AS IS REQUIRED BY YOUR LOCAL BUILDING ORDINANCE.
	16" DIAMETER FOOTING	FOOTING SIZES BASED ON 550 LB PER SQ FT UNIFORM LOADS APPLIED TO 1500 PSI SOIL COMPRESSION CAPACITY (ASSUMED CLAY SOIL)
	22" DIAMETER FOOTING	SEE FOOTING DETAIL IN DECK CONSTRUCTION GUIDE.



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LEDGER BOARD TO BE FLASHED AND BOLTED (2) 1/2" BOLTS WITH WASHERS OR EQUIVALENT FASTENERS _____" O.C. (SEE LEDGER DETAIL IN DECK CONSTRUCTION GUIDE)

JOISTS TO BE 2x10 SOUTHERN YELLOW PINE TREATED 16" ON CENTER

BEAMS TO BE 2-2x10 SOUTHERN YELLOW PINE TREATED NAILED

RAILS TO BE 36" HIGH WITH LESS THAN 4" OPENINGS PER IRC CODE (see rail detail)

STAIRS TO BE BUILT MAX RISE 7 3/4" MIN RISE 4" MIN RUN 10" PER IRC CODE (see detail)

DECKING TO BE _____ (FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS)

ALL JOIST HANGERS TO BE CORROSION RESISTANT AND INSTALLED PER MANUFACTURERS INSTRUCTIONS

Historic District Review Commission

The City of



HDRC Case No. 20-004PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 16, 2020

GENERAL INFORMATION

Application: Certificate of Appropriateness for a side and back yard privacy fence
 Applicant: Ron Kimmel
 Location: 130 S. Terrace Ave.
 District: Prospect Heights Historic District
 NRHP Status/category: Contributing
 File Date: July 10, 2020

SPECIFIC INFORMATION

SITE HISTORY

This vernacular form of the Queen Anne Cottage has the common hip roof with cross gables. The hip roof is bellcast, and there are paired brackets under the eaves which are very decorative. There is a rectangular transom over the door, and the window surrounds have entablatures. The front porch is missing one of its tapering square wood columns. There are two fireplaces with a decorative brick band.

PROPOSAL DESCRIPTION

This is an application for construction of two 6 foot cedar wood privacy fences. From the site plan it appears that a portion of the south elevation fence is proposed to be in the side yard. (Clarification is needed) The other fence is proposed in the back yard, the West elevation.

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 removed or destroyed and should be maintained and preserved.	A privacy fence in the side yard is not appropriate. It appears that a portion of the south elevation fence will be street facing and visible from the street. Also, Staff does not believe the home to the south qualifies an “objectionable

Page 36 of DG: "If not visible from the street, board or privacy fences may be considered for back yards when necessary to screen an objectionable view"
and 37 of DG: "Horizontal boards, split rails and solid board or privacy fences are not appropriate for the front or side yards"

view".

Staff agrees that the alleyway is an "objectionable view" and would therefore support the privacy fence in the rear yard to screen the alleyway.

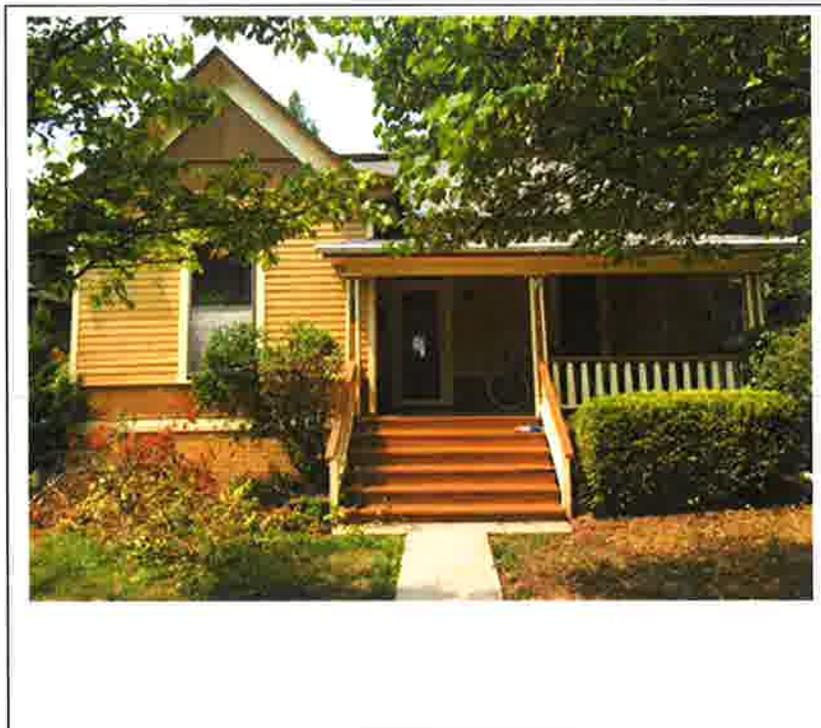
PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application for a side yard privacy fence does not meet the standards for review and guidelines; however the rear yard fence along the alley will screen an "objectionable view". Therefore staff recommends denial of the south elevation fence and approval of the rear yard (west) fence. HDRC Case# 20-004PH.

ATTACHMENTS

- Exhibit A: Vicinity Map
- Exhibit B: Inventory Data Sheet
- Exhibit C: Site Plan
- Exhibit D: Photos of proposed fence – South Elevation
- Exhibit E: Photos of proposed fence – West Elevation
- Exhibit F: Photos of existing conditions





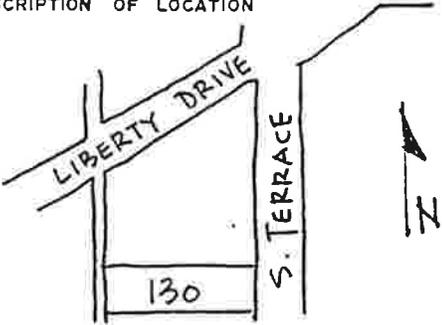
HDRC Case #20-004PH
130 S Terrace Ave



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. H-11 2. COUNTY Clay 3. LOCATION OF NEGATIVES of Liberty Community Development	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <p style="text-align: center;">130 S. Terrace Av.</p> 5. OTHER NAME(S)	1. NO.
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 17. DATE(S) OR PERIOD <p style="text-align: center;">late 19th cent. (before 1914)</p> 18. STYLE OR DESIGN <p style="text-align: center;">Queen Anne</p> 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT <p style="text-align: center;">residence</p> 22. PRESENT USE <p style="text-align: center;">residence</p> 23. OWNERSHIP PUBLIC () PRIVATE (x) 24. OWNER'S NAME AND ADDRESS IF KNOWN <p style="text-align: center;">Kenneth & Delore Rader</p> 25. OPEN TO PUBLIC? YES () NO (x)	2. COUNTY
7. CITY OR TOWN IF RURAL, VICINITY <p style="text-align: center;">Liberty</p> 8. DESCRIPTION OF LOCATION 	30. FOUNDATION MATERIAL <p style="text-align: center;">brick</p> 31. WALL CONSTRUCTION <p style="text-align: center;">frame</p> 32. ROOF TYPE AND MATERIAL <p style="text-align: center;">hip w/lower gable; composition shingle</p> 33. NO. OF BAYS FRONT 3 SIDE 3 34. WALL TREATMENT <p style="text-align: center;">clapboard</p> 35. PLAN SHAPE <p style="text-align: center;">L</p> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () 37. CONDITION INTERIOR _____ EXTERIOR <u>door</u>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
9. COORDINATES UTM LAT _____ LONG <u>E521,000</u>	26. LOCAL CONTACT PERSON OR ORGANIZATION <p style="text-align: center;">Community Development Director</p> 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S)
10. SITE () BUILDING (x) STRUCTURE () OBJECT () 11. ON NATIONAL REGISTER? YES () NO (x) 12. IS IT ELIGIBLE? YES () NO (x) 13. OF ESTAB. HIST. DISTRICT? YES () NO (x) 14. DISTRICT POTENTIAL? YES (x) NO ()	38. PRESERVATION UNDERWAY? YES () NO (x) 39. ENDANGERED? BY WHAT? YES () NO (x) 40. VISIBLE FROM PUBLIC ROAD? YES (x) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>50'</u>	6. TOWNSHIP
15. NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES <p>This vernacular form of the Queen Anne cottage has the common hip roof with cross gables. The hip roof is bellcast, and there are paired brackets under the eaves which are very decorative. There is a rectangular transom over the door, and the window surrounds have entablatures. The front porch is missing one of its tapering square wood columns. There are two fireplaces with a decorative brick band.</p>	5. OTHER NAME(S)
43. HISTORY AND SIGNIFICANCE <p>Most features original to this modest cottage are still in place, although in some state of disrepair. The house retains its integrity of materials, design, and fits in with the rest of the neighborhood in scale and setting.</p>	<div style="border: 2px solid black; padding: 20px; text-align: center;"> <p>PHOTO MUST BE PROVIDED</p> </div>	6. TOWNSHIP
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <p style="text-align: center;">A very small lot which is somewhat overgrown.</p>	RANGE	
45. SOURCES OF INFORMATION <p style="text-align: center;">City water permits.</p>	46. PREPARED BY <p style="text-align: center;">Deon Wolfenbarger</p> 47. ORGANIZATION <p style="text-align: center;">Community Development</p> 48. DATE <u>4/87</u> 49. REVISION DATE(S)	SECTION
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		EXHIBIT B

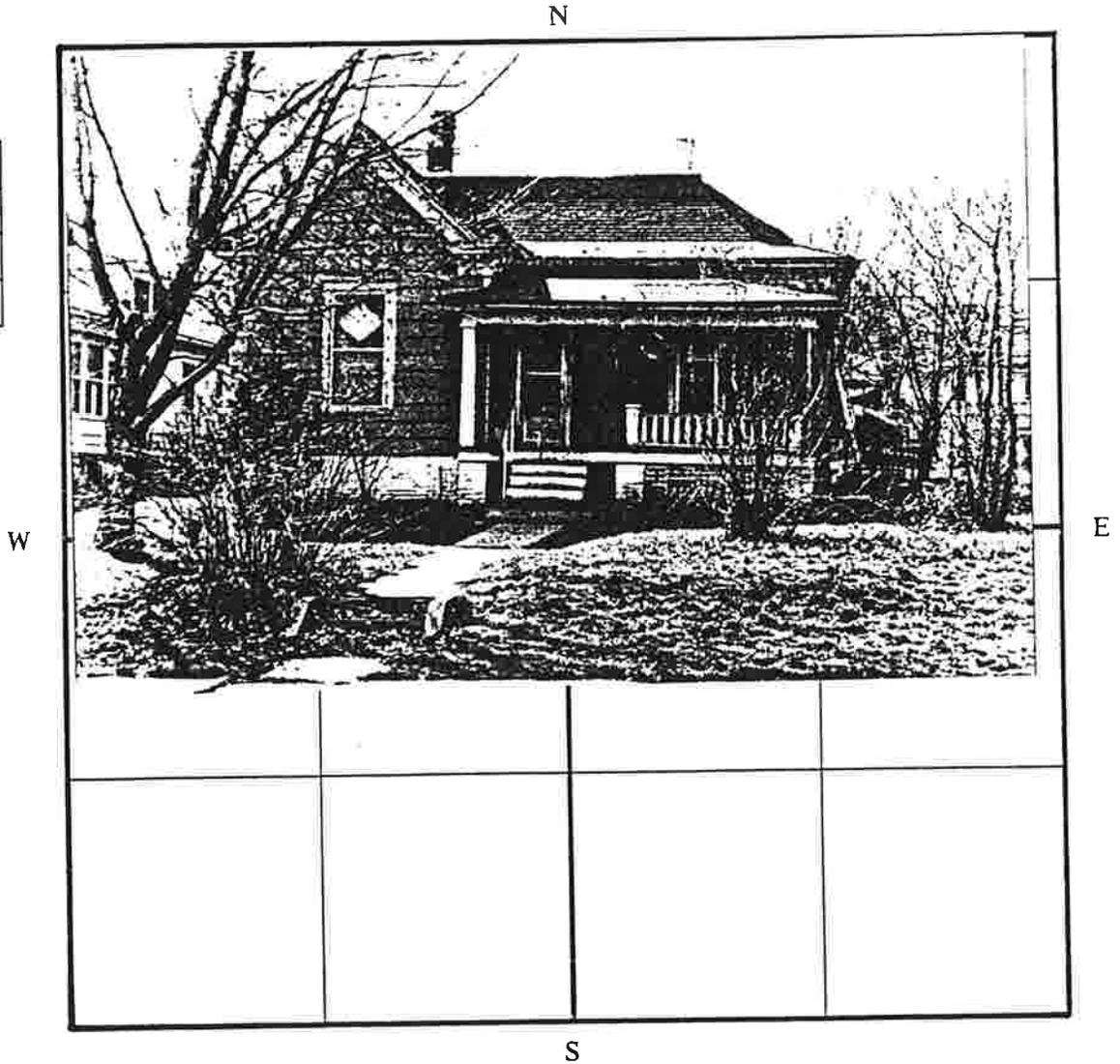
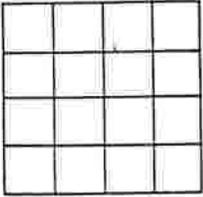
Sketch map of location

Site No. H-11

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:

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

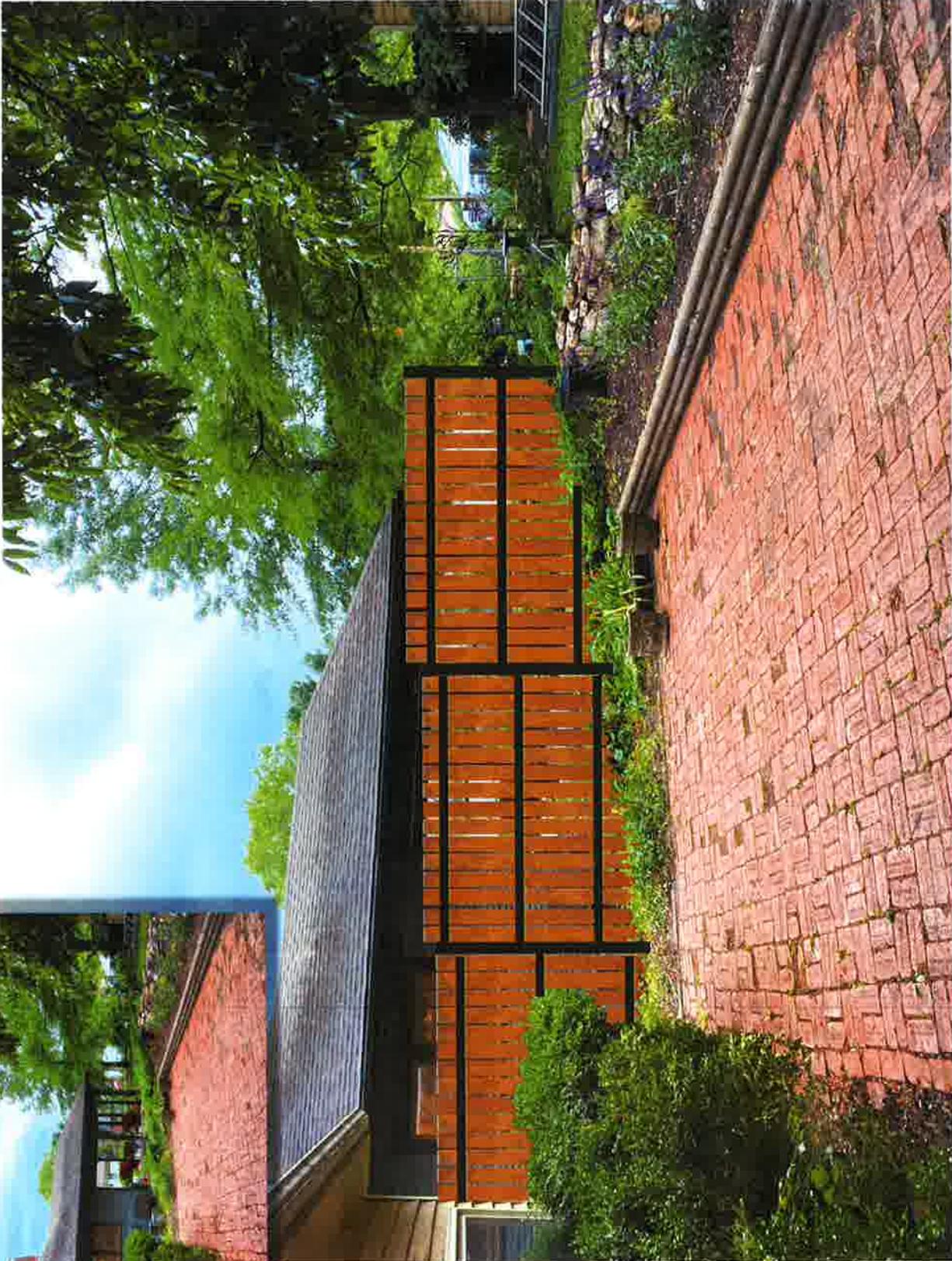
Please Attach a copy of a topographic map with the site marked on it.



■ = EXISTING POST
■ = NEW FENCE/PARTITION



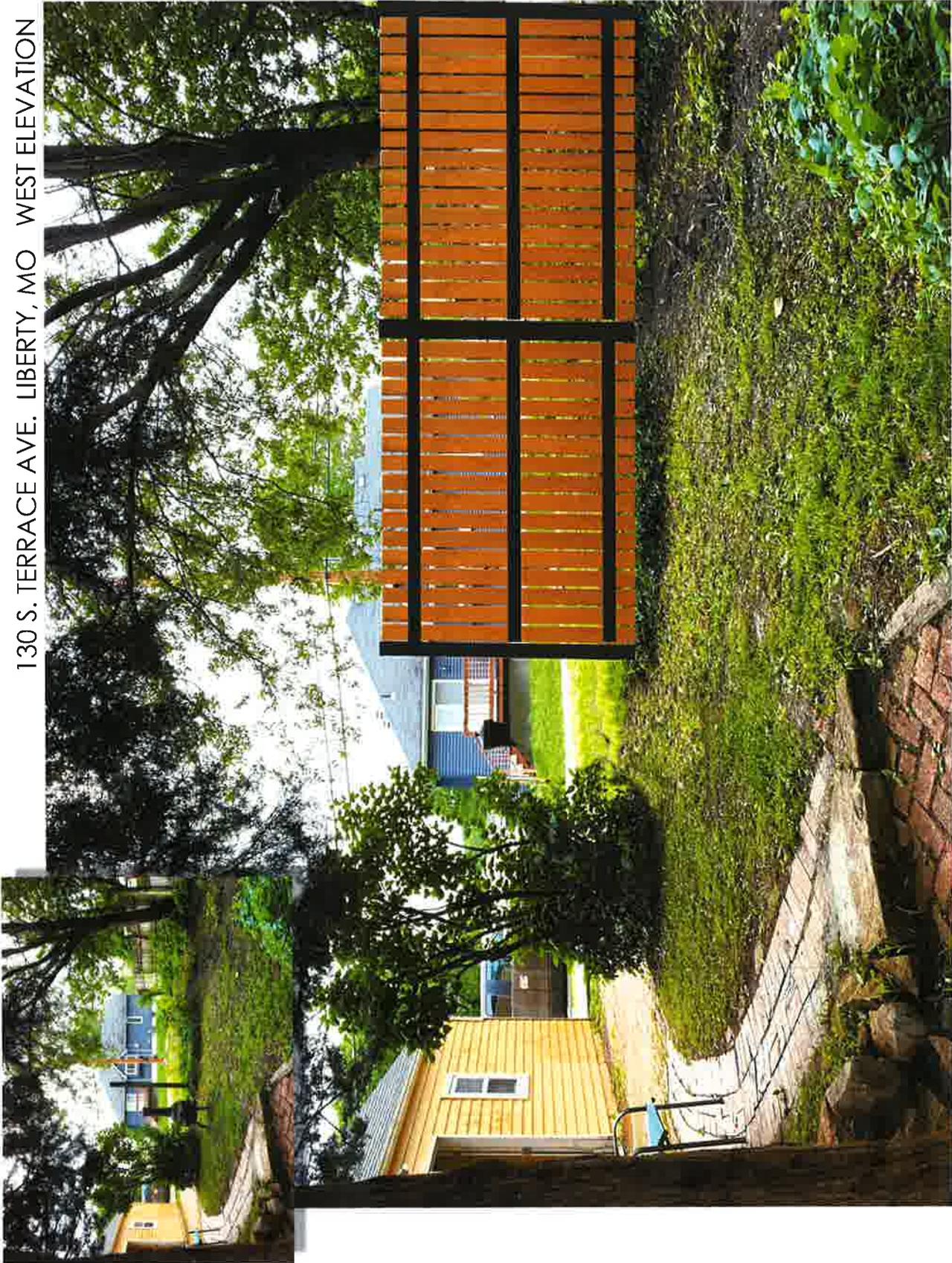
130 S. TERRACE AVE. LIBERTY, MO SOUTH ELEVATION



FENCE HEIGHT 6'-0"

NOT TO SCALE - FOR CONCEPT ONLY

130 S. TERRACE AVE. LIBERTY, MO WEST ELEVATION



FENCE HEIGHT 6'-0"

NOT TO SCALE - FOR CONCEPT ONLY



Street view looking West



South side yard looking West



Back yard view looking South from 130 S Terrace



Back yard view looking West toward the alley