



**HISTORIC DISTRICT
REVIEW COMMISSION**

Tuesday, December 15, 2020

**4:00 p.m.
Zoom Video Conference**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**December 15, 2020
4:00 p.m.
Zoom Video Conference**

HDRC Commissioners and applicants will be sent individual links to the 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 December 14, 2020 to Jeanine Thill at jthill@libertymo.gov or call 816-439-4537

Call to Order

- I. Roll Call**
John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier, Martha Reppert, Brett Rinker, Doug Wilson

- II. Approval of Meeting Summary:** December 1, 2020

- III. HDRC Case #20-018D Consideration of a Certificate of Appropriateness for like in-kind exterior alterations at 253 W. Kansas, Dougherty Historic District. A 353 Application.**

- IV. Other Business**

Update - Nuisance Homes

Administrative Approvals since the December 1, 2020 meeting:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

- V. Adjournment**

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
December 1, 2020
Zoom Video Conference & 3rd Floor Conference Room
4:00 pm

Commissioners present via video conference: Matt Grundy, John Carr, Mike Gilmore, Dail Hobbs, Clay Lozier, Martha Reppert, Brett Rinker, Doug Wilson

Absent: Vern Drottz

Applicants present via Zoom: Mr. Ken Personett

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

Chairman Grundy called the meeting to order at 4:00 p.m.

A motion was made by Vice Chairman Carr to approve the November 17, 2020 meeting summary as corrected. The motion was seconded by Commissioner Lozier. The motion passed 8-0-0.

HDRC Case #20-008 LA Consideration of a Certificate of Appropriateness for exterior alterations at 124 N Gallatin, Local Landmark.

Mr. Personett said he had nothing to add to the staff report but will be happy to answer questions.

Vice Chairman Carr said it looks like there was a plate mount on the windows originally.

Mr. Personett said that there were four windows that had plates and 38 that had the lag pintels. He said that he is going back with what was on those windows originally.

Vice Chairman Carr said the proposed awnings are acceptable. He asked if the front porch was approved by the State Historic Preservation Office.

Mr. Personett said that the National Preservation Office made some minor changes to the porch.

Vice Chairman Carr asked specifically which windows he installed.

Mr. Personett said they are the middle of the line but he doesn't have the model number but he can get that information.

Vice Chairman Carr said he is good with what is proposed in the application.

Commissioner Gilmore agreed that all the changes look good.

Commissioner Lozier added it is a great project.

A motion was made by Vice Chairman Carr to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Lozier. The motion passed 8-0-0.

Other Business

Update - Nuisance Homes- Staff said that the update was emailed out prior to the meeting.

Administrative Approvals since the November 17, 2020 meeting:

11 E Kansas like in-kind replacement of the glass in the door

411 W Kansas like in-kind repairs to windows and new doors

400 W Kansas like in-kind gutters and new front door

Miscellaneous matters from the Commission:

Vice Chairman Carr said he would like to make a point that the replacement of the front door at 400 W. Kansas should have come through the Commission for consideration and not approved by Staff.

Other Commissioners agreed that doors should come through the Commission.

Commissioner Wilson agreed that the Craftsman door doesn't look right on the Italianate home.

He thinks the owner wants to do it right and would open to getting a different door.

Commissioner Wilson offered to talk to the owner.

Staff will bring all doors to the Commission in the future.

Miscellaneous matters from Staff:

Ms. Thill said the preservation plan is still having edits done and will be available for public comment soon.

She said the 2021 HDRC Meeting schedule is attached to the packet.

Other Business: None

The meeting adjourned at 4:22 pm.



HDRC Case No. 20-018D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: December 15, 2020

GENERAL INFORMATION

Application: Certificate of Appropriateness for the replacement of porch windows and like in-kind repairs to the porch. Remove front drive and non-historic walk from drive to front porch. Like in-kind replacement of sidewalk panels. A 353 Project

Applicant: Katherine & Eric Sharp/ Paul Victor, Contractor

Location: 253 W. Kansas

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: November 24, 2020

SPECIFIC INFORMATION

SITE HISTORY

This four square house contains many features of the Prairie style, such as the low-pitched roof with widely overhanging eaves, a single story front porch, a horizontal row of dormer windows. The porch has square paneled columns on brick bases. There is a second story bay on the front right, a first story bay on the left, and a box bay on the right between the first and second floors. There is a second story jetty on the right. There is a central interior fireplace and two rear additions.

PROPOSAL DESCRIPTION

The applicant proposes to:

- Replace the back porch windows with custom made windows to match the original. All exterior trim will match existing window trim.
- Remove front driveway and walk from drive to front porch (see drawings)
- Replace existing drive in front of the garage with concrete.
- Like in-kind replacement of broken sidewalk.

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.

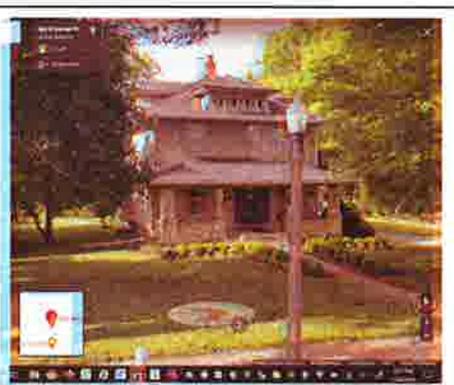
<p>7. <u>Doors and windows</u>: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors 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. On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.</p>	<p><u>Staff Analysis</u> The proposed custom windows & trim are appropriate.</p>
<p>8. <u>Porches & Decks</u>: 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>Like in-kind porch restoration is appropriate.</p>
<p>12. <u>Walkways, Driveways & Parking Areas</u>: Parking lots, driveways and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveways and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.</p>	<p>The driveway will be constructed of concrete and is appropriate. Removal of the front drive and walk is appropriate.</p>

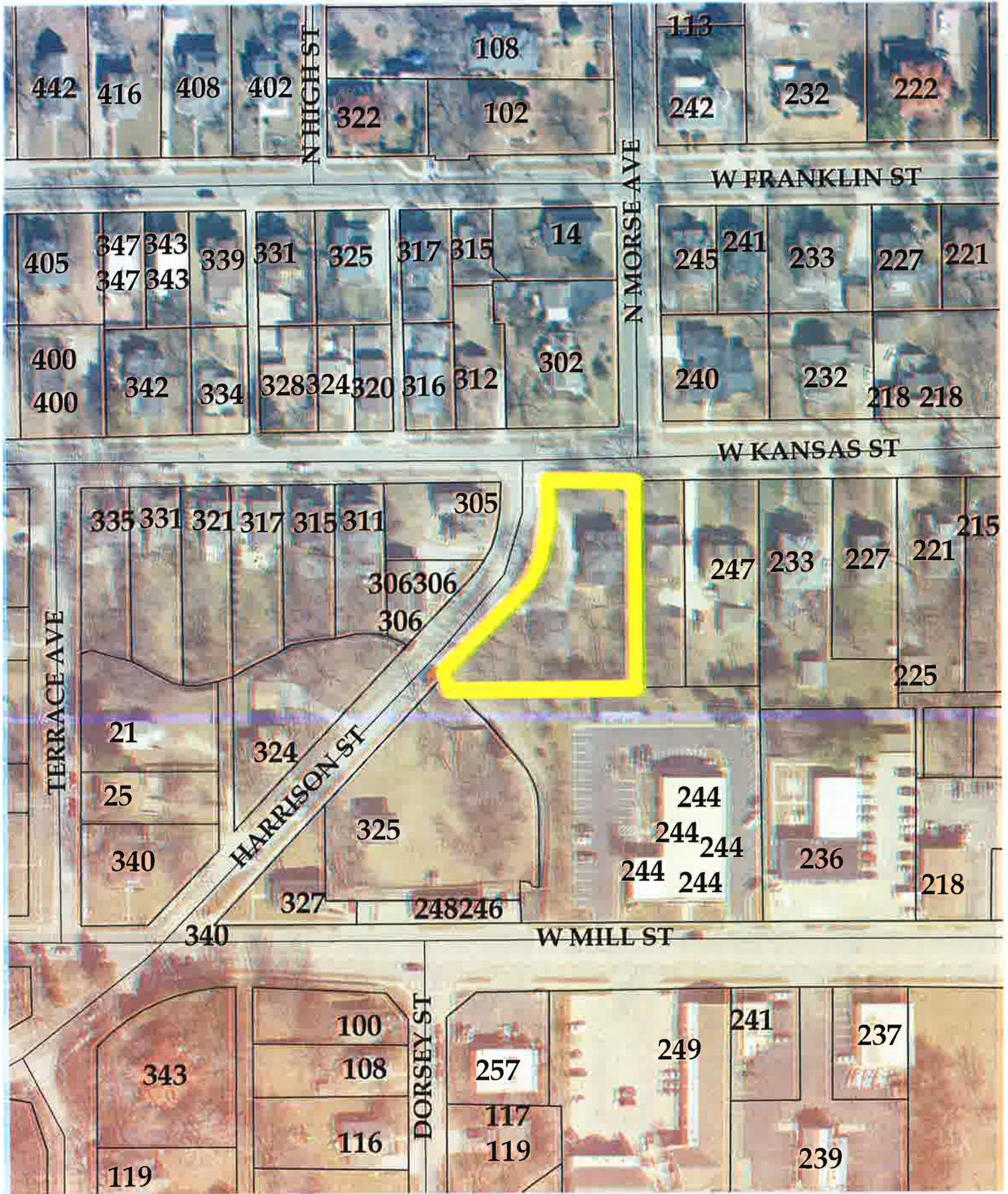
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of the proposed windows HDRC case #20-018D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Drawings & Material List (4 pages)





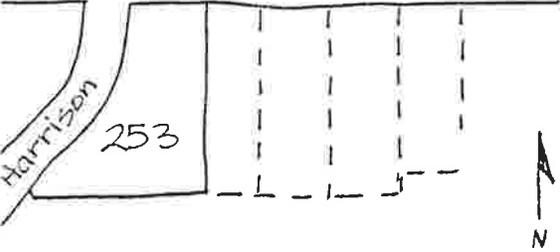
HDRC Case #20-018D
253 W. Kansas



EXHIBIT A:
 VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. E-10 2. COUNTY Clay 3. LOCATION OF NEGATIVES Liberty Community Development	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 253 W. Kansas 5. OTHER NAME(S) (Mrs.) Gray House	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 253 W. Kansas	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1907	28. NO. OF STORIES 2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN Prairie; 4-square 19. ARCHITECT OR ENGINEER	32. ROOF TYPE AND MATERIAL bellcast hip; composition shingle 33. NO. OF BAYS FRONT 2 SIDE
8. DESCRIPTION OF LOCATION W. Kansas 	20. CONTRACTOR OR BUILDER William Thomason (Thomlinson) 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence	34. WALL TREATMENT clapboard 35. PLAN SHAPE square +
9. COORDINATES UTM LAT N121,250 LONG E521,500	23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN David & Jeanne Johnson	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR excellent
10. SITE () BUILDING (X) STRUCTURE () 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	38. PRESERVATION UNDERWAY? YES (X) NO () 39. ENDANGERED? BY WHAT? YES () NO (X)
15. NAME OF ESTABLISHED DISTRICT	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 85'	5. OTHER NAME(S)
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This 4-square house contains many features of the Prairies style, such as the low-pitched roof with widely overhanging eaves, a single story front porch, a horizontal row of dormer windows. The porch has square paneled columns on brick bases. There is a second story bay on the front right, a first story bay on the left, and a box bay on the right between the first and second floors. There is a second story jetty on the right (cont.)		PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE Coleman Younger (uncle of the Younger in the James Gang) owned the lot in 1849, which was later purchased the house by William H. Thomason in 1907, the sheriff of Clay County who tried to track down the James Gang. He built the house that year, and in 1908, Mrs. Gray, principal for many years at Franklin School, moved in. The house is also an excellent example of a higher style Prairie 4-square, and lends important character to the historic neighborhood. It is prominent in its location at the corner of W. Kansas and Harrison.		6. TOWNSHIP
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The large wooded, irregularly shaped lot has a garage/carriage house at the rear of the lot (reached from Harrison). The carriage house is in a Dutch Colonial Revival style, with a gambrel roof, gambrel dormer, clapboard siding, and stone foundation. An old fence marks the back property line, and there (cont.)		7. RANGE
45. SOURCES OF INFORMATION City water permits; returned survey questionnaire		8. 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 1/87 49. REVISION DATE(S) EXHIBIT B

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEETS TO THIS FORM

Sketch map of location

Site No. E-10

Section 7

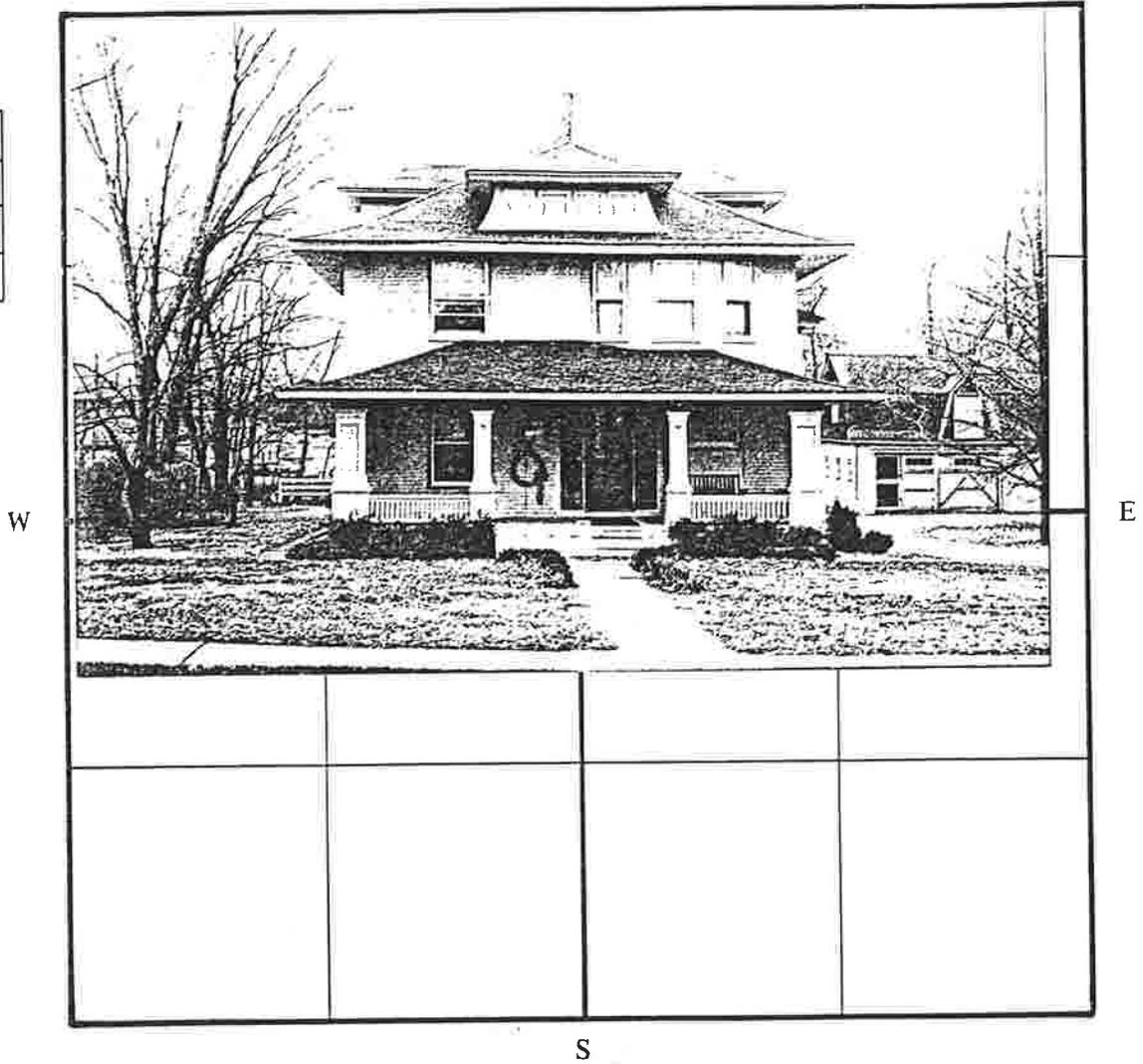
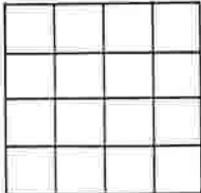
Township 51N

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.



Notes: 42. (cont.) There is a central interior fireplace and two rear additions.

44. (cont.) are several old shrubs in the rear.

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.

253 W. Kansas Existing
Conditions Back Porch &
Harrison Street Elevation





READY TO SHOW
WE MAKE REAL ESTATE SHINE

RTSReadyToShow.com

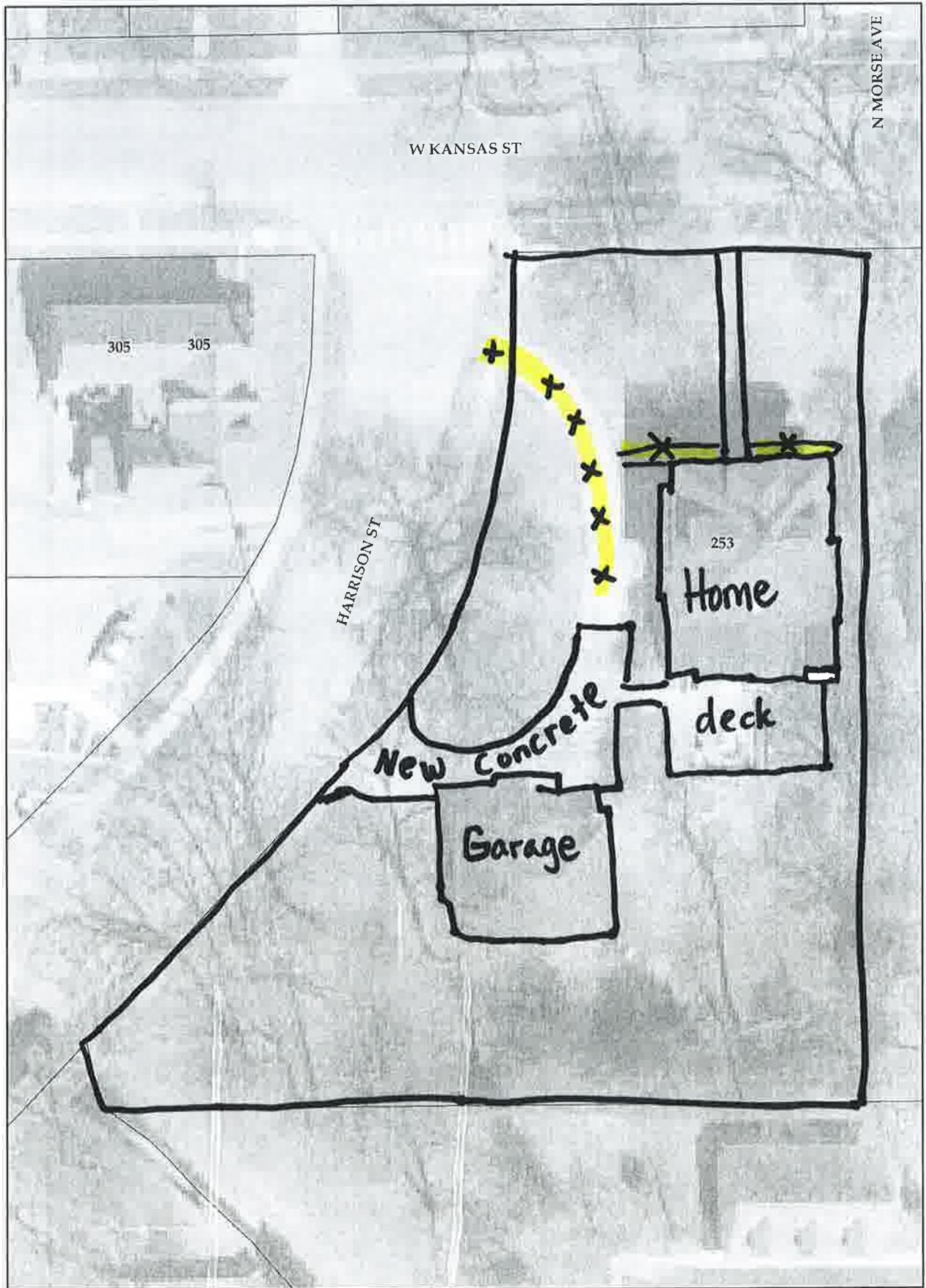
Project: Mudroom restoration and improvement.

Location: 253 West Kansas, Liberty

Owners: Eric and Katherine Sharp.

Project description:

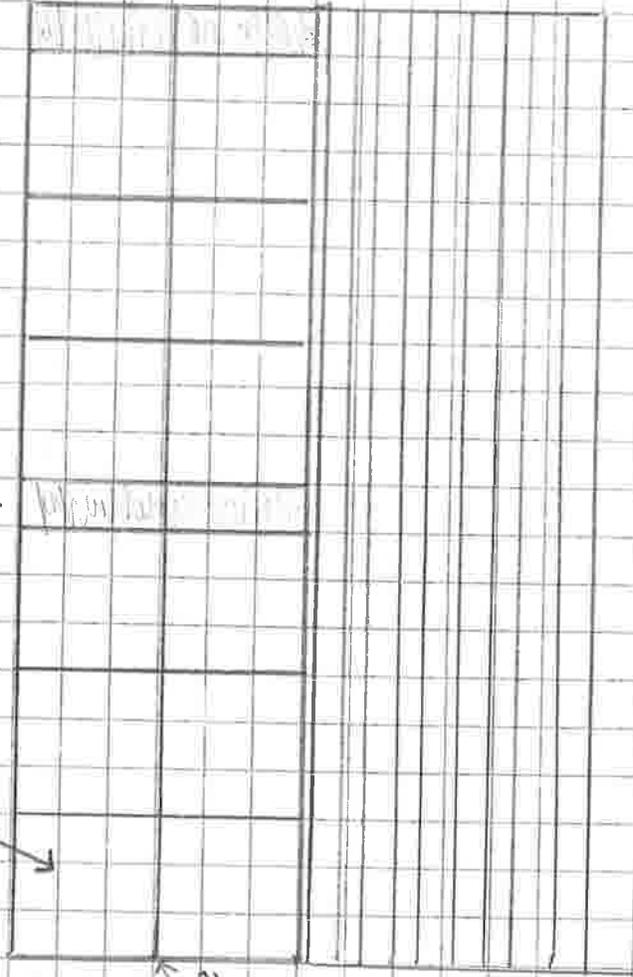
The goal of this project is to restore the existing mudroom, and upgrade to four season use. The mudroom is located on the Southwest corner of the house. The south elevation includes twelve single pane windows divided by painted pine stiles in a three over three configuration. The windows are in poor condition due to age and weathering and need to be replaced. Proposed replacement would include six thermal pane windows framed with new pine stiles. The new windows would be the same dimension and configuration as the original three over three. The six thermal panes will be divided to appear as twelve individual windows with above the glass muntins and stiles. The stiles and muntins will be painted as were the originals.



- Replace broken sidewalk panels
- Remove front drive **x** and walks **x**

253 W Kansas

NEW THERMAL PANES
↑
REPLACE STILE



- * REPLACE SINGLE PANE ORIGINAL WITH THERMAL PANES
- x REPLACE MUNTINS + STILES IN ORIGINAL PLACEMENT + DIMENSION

REPLACE STILES + MUNTINS



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Sharp porch project materials list:

Thermal pane frameless windows, clear.

1x Pine dimensional for stiles/muntin etc.

2x Pine dimensional for framing.

Sherwin Williams PowerHouse exterior caulk.

Sherwin Williams Duration paint.