



**HISTORIC DISTRICT
REVIEW COMMISSION**

**February 2, 2021
4:00 pm
Zoom Video Conference**

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, Vern Drottz, Mike Gilmore, Dail Hobbs, Clay Lozier, Martha Reppert, Brett Rinker, Doug Wilson

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 9-0-0.

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 and lag pintels on others.

Vice Chairman Carr said it looks like there was a plate pintels mount on some of the original windows he installed.

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 Columbia storm windows planned to install, were they 606's?

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 9-0-0.

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 be 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 4:25 pm.



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

February 2, 2021

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 February 1, 2021 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. HDRC Case #21-001J Consideration of a Certificate of Appropriateness for a railing topper to meet 36" height requirement on an existing deck railing at 415 Wilson, Jewell Historic District, a previously approved 353 application.

V. Other Business

Update - Nuisance Homes

Administrative Approvals since the December 1, 2020 meeting:

- 15 E. Kansas Brant's Sign
- 249 W. Kansas like in-kind repairs/replacement of front porch floor & railing

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VI. Adjournment



HDRC Case No. 20-018D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: February 2, 2021

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.

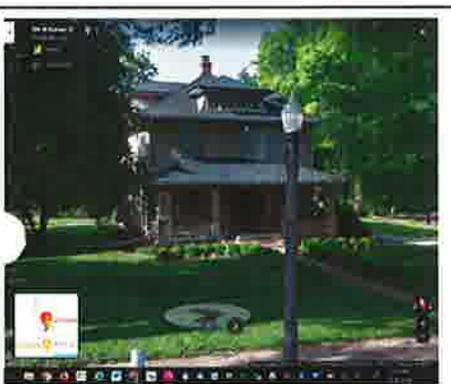
<p>7. <u>Doors and windows</u>: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors 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>

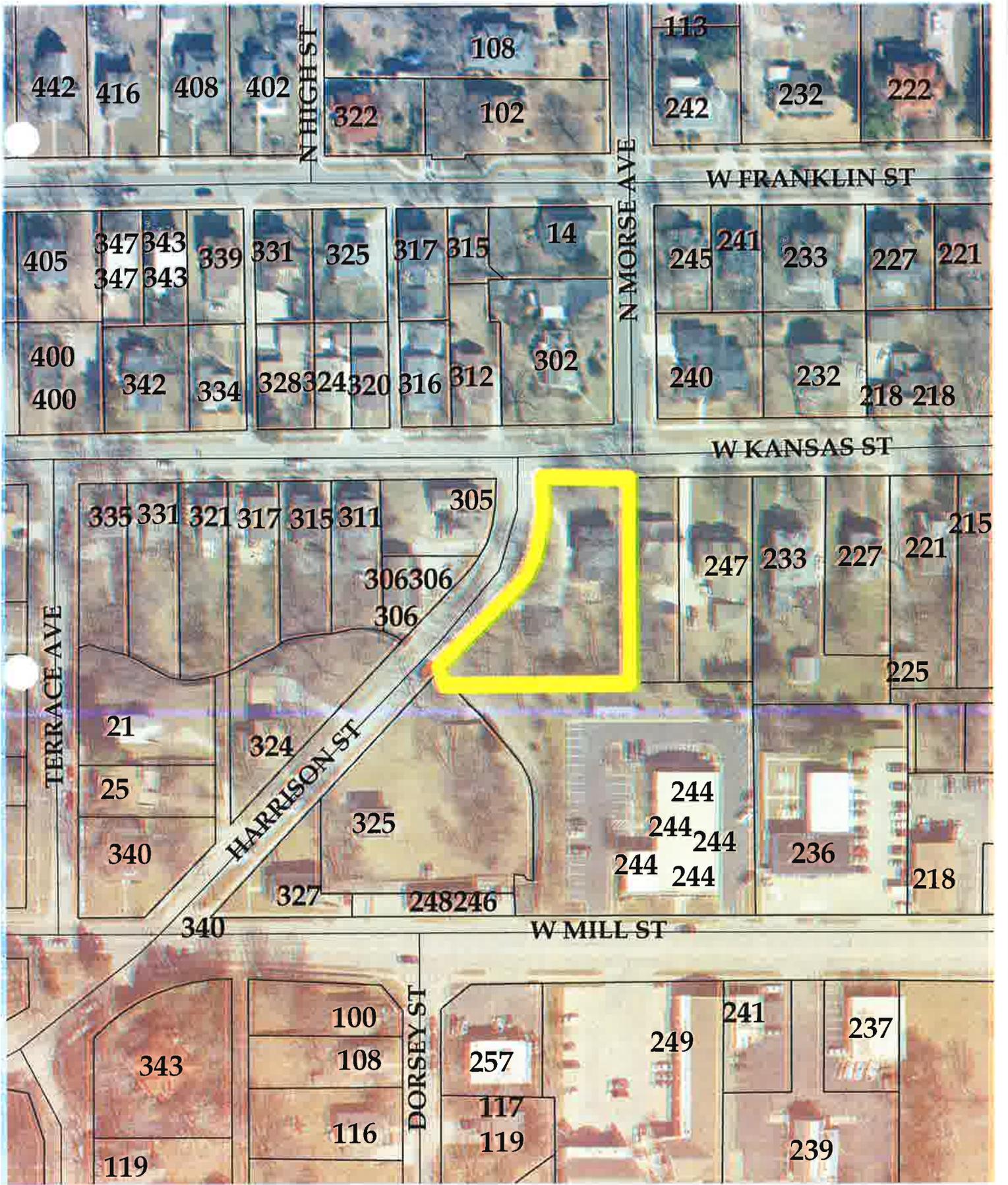
STAFF RECOMMENDATION

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 (2 pages)
4. Exhibit D: Project Description, Drawings & Material List (4 pages)





HDRC Case #20-018D
253 W. Kansas

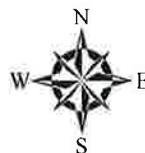


EXHIBIT A:
 VICINITY MAP

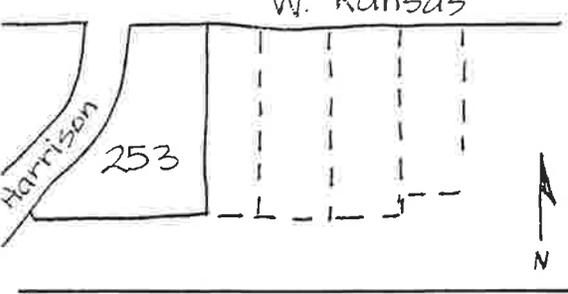
MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. E-10	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 253 W. Kansas
2. CITY Clay	5. OTHER NAME(S) (Mrs.) Gray House
3. LOCATION OF NEGATIVES Liberty Community Development	

6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>31N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS 253 W. Kansas	16. THEMATIC CATEGORY	28. NO. OF STORIES <u>2</u>
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD 1907	29. BASEMENT? YES (X) NO ()

8. DESCRIPTION OF LOCATION <u>W. Kansas</u>	18. STYLE OR DESIGN Prairie; 4-square	30. FOUNDATION MATERIAL stone
19. ARCHITECT OR ENGINEER	20. CONTRACTOR OR BUILDER William Thomason (Thomlinson)	31. WALL CONSTRUCTION frame



9. COORDINATES UTM LAT N121,250 LONG E521,500	21. ORIGINAL USE, IF APPARENT residence	32. ROOF TYPE AND MATERIAL bellcast hip; composition shingle
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	22. PRESENT USE residence	33. NO. OF BAYS FRONT 2 SIDE

11. NATIONAL REGISTER? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)	34. WALL TREATMENT clapboard
12. IS IT ELIGIBLE? YES () NO (X)	24. OWNER'S NAME AND ADDRESS IF KNOWN David & Jeanne Johnson	35. PLAN SHAPE square +

13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	25. OPEN TO PUBLIC? YES () NO (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()
14. DISTRICT POTENTIAL? YES (X) NO ()	26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall	37. CONDITION INTERIOR EXTERIOR excellent

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.)	<div style="border: 2px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="text-align: center;"> <p>PHOTO MUST BE PROVIDED</p> </div> </div>
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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.

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.)

45. SOURCES OF INFORMATION City water permits; returned survey questionnaire	46. PREPARED BY Deon Wolfenbarger
47. ORGANIZATION Community Development	48. DATE 1/87

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

49. REVISION DATE(S)
EXHIBIT B

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

1. NO. 2. COUNTY 3. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 4. OTHER NAME(S) 5. TOWNSHIP 6. RANGE 7. SECTION

Sketch map of location

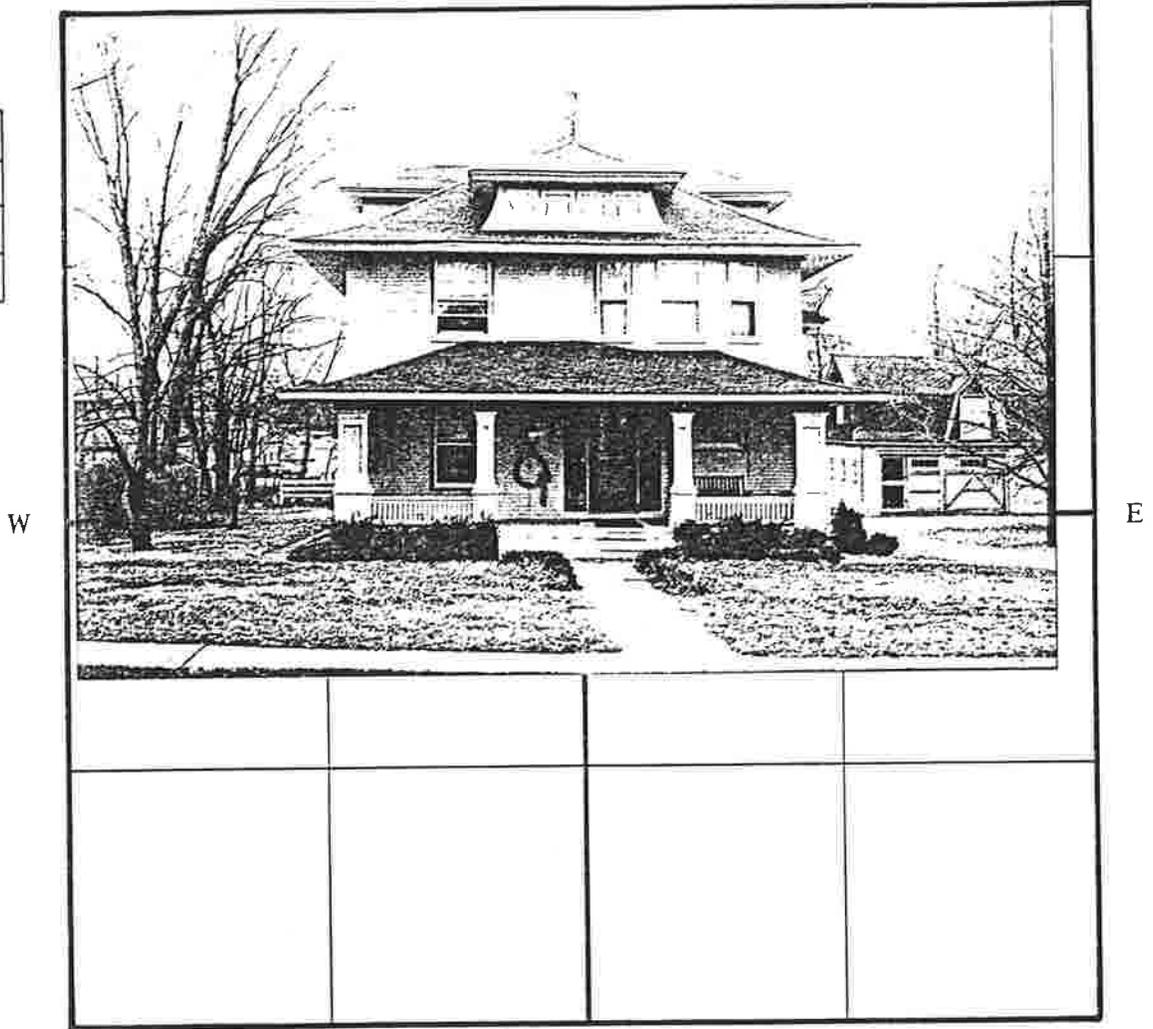
Site No. E-10

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.



S

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

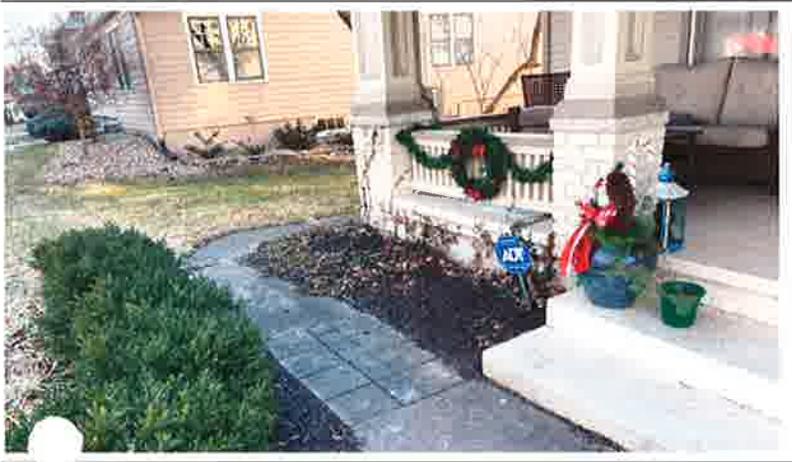
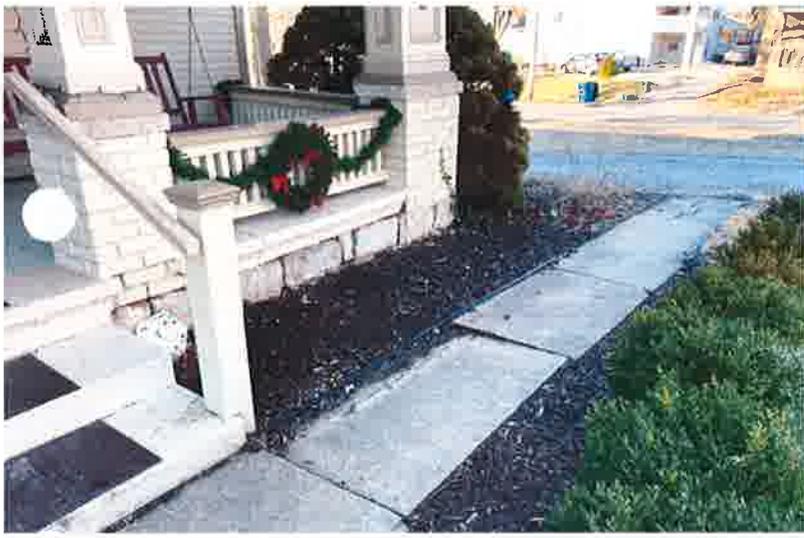
44. (cont.) are several old shrubs in the rear.

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
string
Conditions Back Porch &
Harrison Street Elevation





Existing Conditions
253 W Kansas



READY TO SHOW
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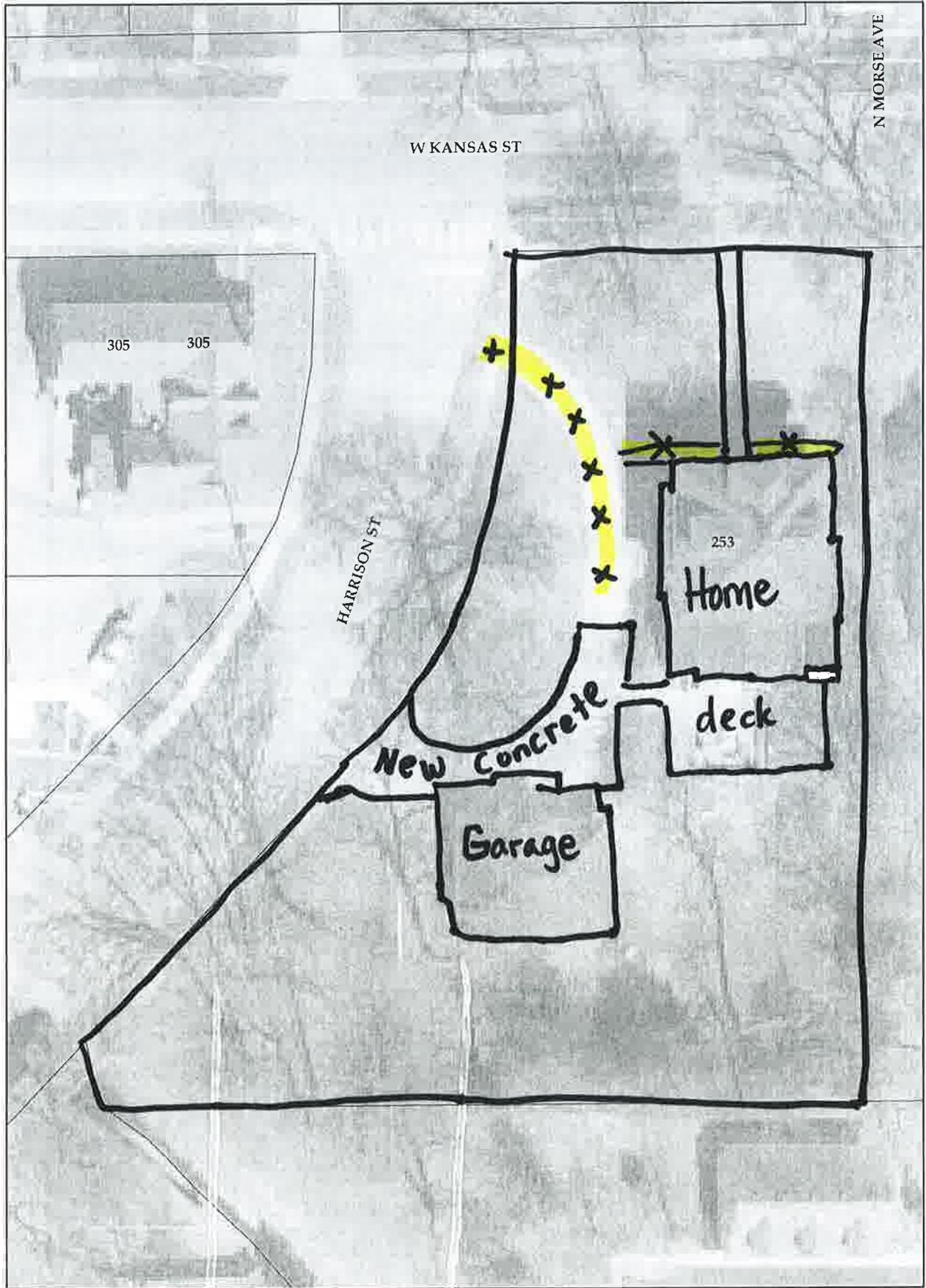
Project: Mudroom restoration and improvement.

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
stile +
MUNTINS

- * Replace Single Pane ORIGINAL WITH THERMAL PANES
- * Replace Muntins + stiles in ORIGINAL PLACEMENT + DIMENSION.



READY TO SHOW
WE MAKE REAL ESTATE SHINE

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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.

Historic District Review Commission

The City of



HDRC Case No. 21-001J (amendment to 19-004J)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: February 2, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for a screened deck and solar panels
Applicant: Trevis and Erin Martin
Location: 415 Wilson
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: January 25, 2021

SPECIFIC INFORMATION

SITE HISTORY

The complex silhouette of this vernacular structure is related to the Victorian Queen Anne style. Wraparound porch and gabled portico are composed of stone piers and classically inspired posts and wooden rail. Roof gable ends have scalloped wood lap. Fenestration is double-hung 1/1 sash type with wide window surrounds. Decorative, multi-paned stained glass window to the east of the main entrance. Attic window was replaced with a small standard 6/6. There is a brick chimney on the rear slope. According to the HDRC files; in 2005, repair/alteration work was completed on the windows, siding and roof. In 2007 there was a recorded lot split.

PROPOSAL DESCRIPTION

The applicant proposes to add a wood topper rail to the existing 34" rail increasing it to measure 36" to meet code.

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.

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.

Staff Analysis

The proposed alterations will raise the existing rail height to meet code and is appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

19-004J Previously Approved: Construct a new wood, covered and screened deck on the rear (south) of the residence. Install a solar array on the existing residence and new structure. No new construction will be visible from the front (north) elevation.

Deck: 17'- 3.5" X 16' – 0". New 2X6 wood decking, 6" wood columns, 2X2 square spindles with 4" X 2.5" hand rail and 2X2 bottom rail. Decorative 1"thick X 18" wide X12" high wood brackets with screened enclosure. The deck roof is proposed be a standing seam metal roof. Pre-finished sheet metal gutter and downspouts. New wood lattice below the deck with a gate. Replace existing window opening on south elevation with new 32" wide wood, half lite door to lead to the deck on south side. (door not selected at time of application)

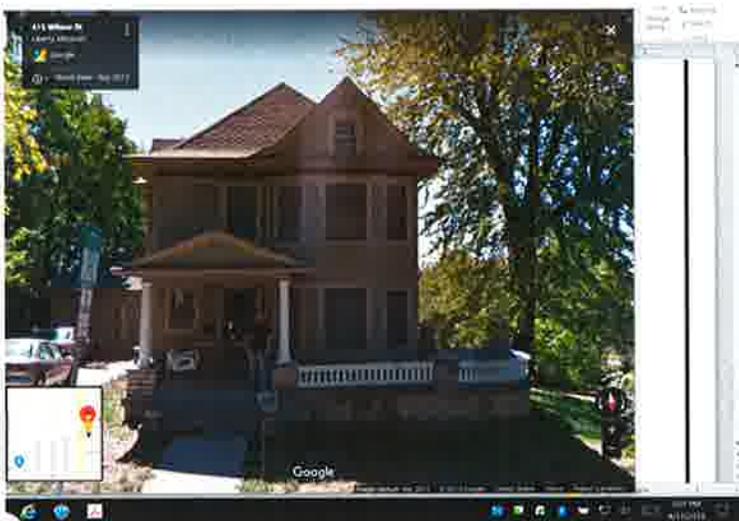
Solar Array Panels: New solar array 39"X65" panels proposed on the garage, the new deck addition and on both the west and east side roof.

STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines therefore staff recommends approval of HDRC case #21-001J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing conditions and Proposed topper for railing height





HDRC Case #21-001J
415 Wilson



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll B #18</p> <p>2. COUNTY Clay</p> <p>LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 415 Wilson</p> <p>5. OTHER NAME(S)</p>	1. NO. Roll B #18
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1910</p> <p>18. STYLE OR DESIGN vernacular</p> <p>19. ARCHITECT OR ENGINEER unknown</p> <p>20. CONTRACTOR OR BUILDER unknown</p> <p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN G.H. and Eleanor J. Dunn</p> <p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>2. COUNTY Clay</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 415 Wilson</p>
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p> <p>8. DESCRIPTION OF LOCATION</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p style="text-align: center;">WILSON</p> <p style="text-align: center;">415</p> <p style="text-align: center;">Legitimate</p> </div> <p>9. COORDINATES UTM LAT _____ LONG _____</p> <p>10. SITE () BUILDING (X) STRUCTURE () OBJECT ()</p> <p>11. ON NATIONAL REGISTER? YES () NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>13. DISTRICT HIST. DISTRICT? YES () NO (X)</p> <p>14. DISTRICT POTENTIAL? YES () NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>28. NO. OF STORIES 2½</p> <p>29. BASEMENT? YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable/hip asph. shingle</p> <p>33. NO. OF BAYS FRONT 3 SIDE 3</p> <p>34. WALL TREATMENT clapboard</p> <p>35. PLAN SHAPE irregular</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () none</p> <p>37. CONDITION INTERIOR unknown EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 25' Wilson</p>	<p>5. OTHER NAME(S)</p> <p>6. TOWNSHIP</p> <p>RANGE</p> <p>SECTION</p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES The complex silhouette of this vernacular structure is related to the Victorian Queen Anne style. Wrap-around porch and gabled portico are composed of stone piers and classically inspired posts and a wooden rail. Fenestration is double-hung, sash-type with wide window surrounds. Decorative, multipaned window to east of main entrance. Brick chimney, rear slope.</p>		<p>PHOTO MUST BE PROVIDED</p>
<p>43. HISTORY AND SIGNIFICANCE</p> <p>This residence is made of readily available materials and has a similar floor plan, elevation and scale to neighboring structures.</p>		
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS</p> <p>Cement drive east of main structure leads to a two bay gabled, clapboard garage. Located in a neighborhood consisting of late 19th and early 20th century housing stock.</p>		
<p>SOURCES OF INFORMATION</p> <p>Water permit # 7-0850 4/12/10 Glenn Dunn</p>		<p>46. PREPARED BY C. Millstein/P. Glenn</p> <p>47. ORGANIZATION Liberty-Community Dev.</p> <p>48. DATE SPR. 86</p> <p>49. REVISION DATE(S) Exhibit B</p>
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096</p>		



