



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting:**

**March 16, 2021
4:00 pm
Zoom Video Conference**

AND

**Design Sub Committee Meeting:
Immediately following the regular meeting
on site at:**

**Approx. 4:30 pm at 110 E. Kansas and
Approx. at 5:00 pm at 415 Wilson
(masks required)**

**The agenda for the Design Sub Committee can be
found on the last page of this packet.**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

March 16, 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 March 15, 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 Summaries: February 2, 2021 HDRC Meeting & February 26, 2021 Design Sub Committee Meeting Summary

III. HDRC Case #21-003D Consideration of a Certificate of Appropriateness for exterior alterations at 526 W. Kansas, Dougherty Historic District

IV. Other Business

Update - Nuisance Homes

Administrative Approvals since the February 2, 2021 meeting:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
February 2, 2021
Via Zoom Video Conference 4:00 pm

Present via Video Conference: Matt Grundy, John Carr, Vern Drottz, Dail Hobbs, Clay Lozier, Martha Reppert, Doug Wilson Absent: Mike Gilmore, Brett Rinker

Applicants Present via Zoom: Paul Victor, Ready To Show, representing the 253 W Kansas applicants. Brandi Atwell, A3G Architects, representing the 215 Wilson applicants.

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.

Approval of minutes from the last meeting: A motion was made by Vice Chairman Carr to approve the December 1, 2020 meeting summary as presented. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

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

Ms. Thill presented the information from the staff report to the commission. Chairman Grundy asked if there were any questions for staff or the applicant.

Vice Chairman Carr asked Mr. Victor if the central divider in the glass is a muntin. Mr. Victor said yes and that it is a 5 inches wide rail.

Chairman Grundy commented that he liked the re design of the driveway also.

A motion was made by Commissioner Wilson to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Vice Chairman Carr. The motion passed 7-0-0.

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.

Ms. Thill presented the application to the commission. Chairman Grundy asked for questions or comments from the commission.

Commissioner Lozier asked if a 36" rail was approved in their previous application. Ms. Thill said yes, that a 36" rail was approved.

Vice Chairman Carr commented that obviously there was a contractor error. He added that because it is a new deck and rail, the proposed topper destroys the look of what was originally approved. Ms. Atwell said if they raise the rail it will be over where the turning starts on the column. Vice Chairman Carr said the contractor should correct this.

Ms. Atwell said the contractor has brain cancer and is no longer working.

Commissioner Drottz asked if they could have a turn down.

Vice Chairman Carr said they could also do a radius cut on the replacement of the rail. Ms. Atwell commented that the top of the round is still not 36”.

Vice Chairman Carr asked if the topper would have space between it and the turn post.

Commissioner Drottz asked if it is supposed to mimic what is on the front porch. Ms. Atwell said that was not the goal.

Commissioner Wilson said another idea would be to take a few inches off the columns. Ms. Atwell said they talked to the home owner about this and they wanted to avoid that if possible.

Chairman Grundy suggested that they could have a design sub-committee meeting on site to discuss options. The consensus was to table this until the design subcommittee can meet.

Other Business

Nuisance Homes Update – Ms. Thill said she emailed an update to the Commission earlier in the day that email also included information on the porch at 124 N. Gallatin. Vice Chairman Carr commented that the porch at 124 N Gallatin is looking very nice, that there has been detail applied in the last day or so.

Administrative Approvals since the December 1, 2020 meeting:

15 E Kansas Sign at Brant's

249 W. Kansas Front Porch like in kind repairs & replacement of floor and rail

Miscellaneous matters from the Commission:

Vice Chairman Carr said that work was done on the front gables at 138 S Terrace. He will send staff a photo.

Commissioner Lozier asked about the Neal Ray studio building and what was thought to be water damage. Ms. Sharp said there was a structural engineer who did a drone survey of buildings around the square and nothing was reported of such damage.

Commissioner Wilson asked if commercial properties have City inspections done like residential rentals. Ms. Sharp said the residential rental program is voluntary. Adding that the City has a minimum property code and building inspections during permitting.

Miscellaneous matters from Staff:

The Preservation Plan will be open for public comment on the website this week and will go to City Council for adoption March 8.

The homeowner at 226 Jewell has been in communication with staff and he said he will have an application submitted by the end of February.

The meeting adjourned at 4:40 pm.



HISTORIC DISTRICT REVIEW COMMISSION Design Sub Committee Meeting Summary

February 26, 2021

9:00 AM at 411 W Kansas

9:30 AM at 15 E Kansas

Call to Order by Vice Chairman Carr at 9:00 am

Present:

John Carr, Clay Lozier, Martha Reppert, Doug Wilson. Staff present: Jeanine Thill

- I. HDRC Case #21-003D Consideration of a Certificate of Appropriateness for After the Fact exterior alterations at 411 W. Kansas, Dougherty Historic District
 - a. Shutters- Vice Chairman Carr said that shutters became popular since post WWII and he is comfortable with them as they add architectural interest but they do not appear to be the appropriate size. Commissioners Wilson, Lozier and Reppert felt they were not appropriate because they were not original to the home nor were they an appropriate design. A motion was made by Commissioner Lozier to deny the shutters because they were not originally on the home. The motion was seconded by Commissioner Reppert. The motion passed 6-0-0 with Hobbs voting via email.
 - b. Front railing, posts and sidewalk near the back door- A motion was made by Commissioner Lozier to approve the front railing and the posts and sidewalk near the back door. The motion was seconded by Commissioner Reppert. The motion passed. 5-0-0 with Hobbs voting via email.

Commissioner Reppert left the meeting at 9:20 am due to the fact that she needed to recuse herself from the discussion regarding the application for 15 E. Kansas due to a conflict of interest.

- II. HDRC Case #21-002LS Consideration of a Certificate of Appropriateness for exterior alterations at 15 E. Kansas, Liberty Square Historic
 - a. Ms. Thill explained that the applicant is proposing a sign and stucco to cover the damaged glass block on the east storefront transom. Staff explained the applicant would like the east side to match the west side and that would require covering the glass block in the transom with plywood and stucco to put up a sign. Staff said there is photographic evidence that the glass block in the transom is not original to the building and it is damaged. Commissioner Wilson commented that the applicant isn't changing anything structural and the stucco is an appropriate material. Also the existing transom glass block is not original to the building and it is damaged. Vice Chairman Carr said that continuity of the façade is important.
A motion was made by Commissioner Wilson to approve the application as presented. The motion was seconded by Commissioner Lozier. The motion passed 4-0-0 with Hobbs voting via email.

- III. Adjournment at approximately 10:00 am

Historic District Review Commission

The City of



HDRC Case No. 21-003D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: March 16, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for new siding
 Applicant: Jason Booth
 Location: 526 W. Kansas
 District: Dougherty Historic District
 NRHP Status/category: Contributing
 File Date: February 23, 2021

SPECIFIC INFORMATION

SITE HISTORY

Typical of house built in the post WWII boom, this has few distinguishing details. There is a rear gable addition and a right side porch that has been enclosed. The entry is distinguished by a stoop and a shed roof awning. Built in 1949.

PROPOSAL DESCRIPTION

Replace existing siding with fiber cement siding with 5” or 7” reveal
 Replace existing trim with brick mould to match existing

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>5. Exterior Walls UDO Design Principle: A structure’s original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original but have acquired significance by virtue of age or craftsmanship shall also be</p> | <p>Replacement of existing siding and trim with the proposed materials to match existing is appropriate.</p> |

maintained and preserved. These walls, siding and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding, and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review or the Historic District Guidelines therefore staff recommends approval of HDRC case #21-003D

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions





HDRC Case #21-003D
526 W. Kansas

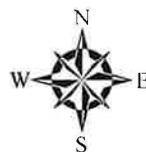
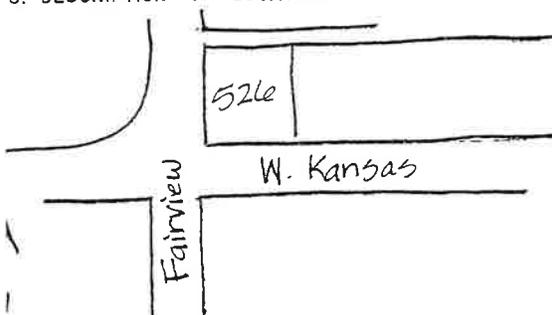


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

| | | |
|---|--|--|
| 1. NO. B-21 2. CITY Clay 3. LOCATION of Liberty Community Development NEGATIVES | 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 526 W. Kansas 5. OTHER NAME(S) | 1. NO. |
| 6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 526 W. Kansas | 16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1949 | 2. COUNTY |
| 7. CITY OR TOWN IF RURAL, VICINITY Liberty | 18. STYLE OR DESIGN minimal Ranch | 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) |
| 8. DESCRIPTION OF LOCATION  | 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) | |
| 9. COORDINATES UTM LAT N121,250 LONG E520,350 | 24. OWNER'S NAME AND ADDRESS IF KNOWN Verna & Ivo Castilio | 5. OTHER NAME(S) |
| 10. SITE () STRUCTURE () BUILDING (X) OBJECT () | 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper, City Hall 27. OTHER SURVEYS IN WHICH INCLUDED | |
| 11. NATIONAL HISTORIC DISTRICT? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO (X) | 28. NO. OF STORIES 1 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL concrete 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL gable, composition shingle 33. NO. OF BAYS FRONT 3 SIDE 2 34. WALL TREATMENT asbestos shingle 35. PLAN SHAPE rectangle 36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED () MOVED () 37. CONDITION INTERIOR _____ EXTERIOR good | 6. TOWNSHIP |
| 15. NAME OF ESTABLISHED DISTRICT | 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 93.5' | |
| 42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Typical of houses built in the post World War II boom, this has few distinguishing details. There is a rear, gable addition, and a right side porch has been enclosed. The entry is distinguished by a stoop and a shed-roof metal awning. | | PHOTO MUST BE PROVIDED |
| 43. HISTORY AND SIGNIFICANCE This house is in a prominent location at the corner of W. Kansas and Fairview, across from the Junior High School, and at the edge of the historic district. | | |
| 44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The prominent corner lot has a drive entered from Fairview and a garage at the rear. | | |
| 45. SOURCES OF INFORMATION City building permits; phone interview with owner | 46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development | SECTION |

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102
 PH 314 751 4096

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

48. DATE 1/87
 49. REVISION DATE(S)
EXHIBIT

Sketch map of location

Site No. B-21

Section 7

Township 51N

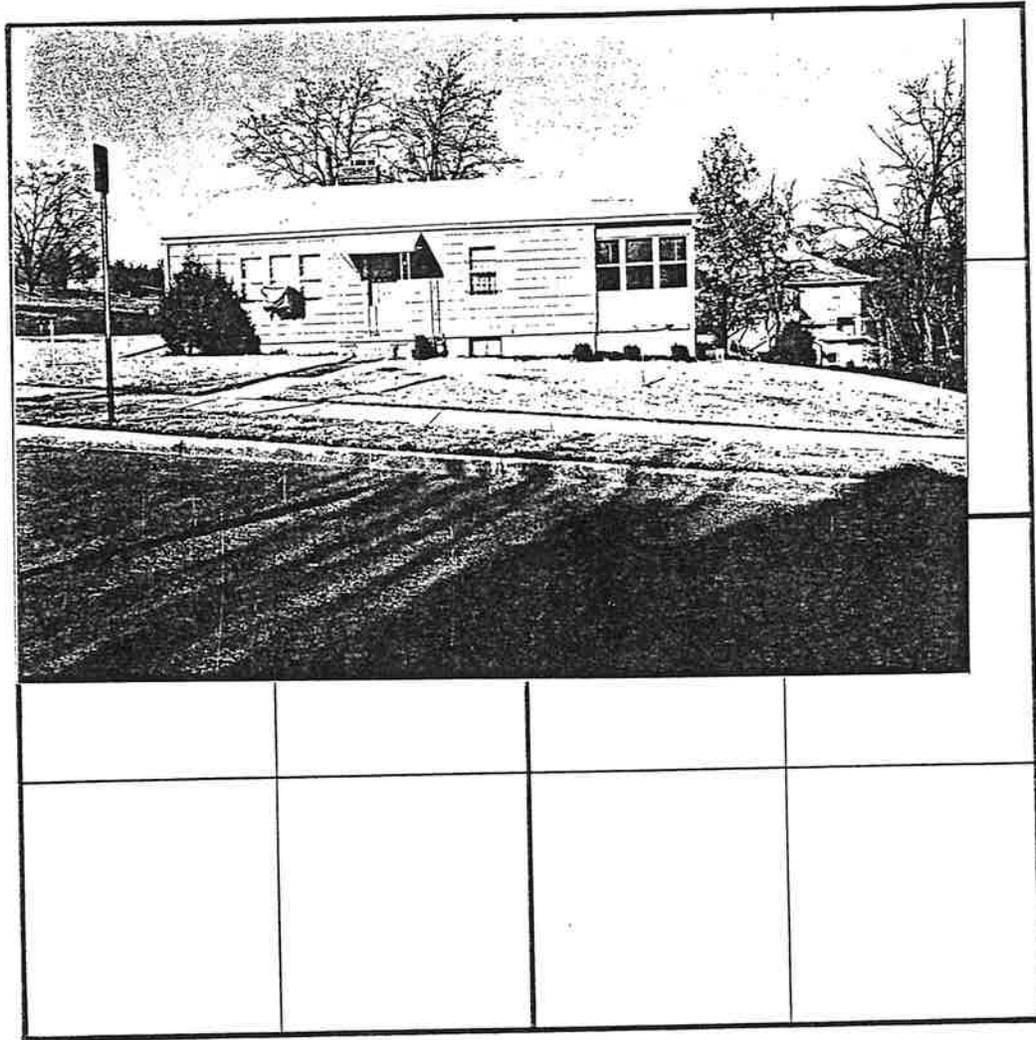
Range 31W

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.

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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.



West Elevation



HISTORIC DISTRICT REVIEW COMMISSION
Design Sub Committee meeting
Agenda
(Immediately Following the 4:00 HDRC Zoom meeting)

March 16, 2021

On Site at:

Approx. 4:30 PM at 110 E. Kansas

Approx. 5:00 PM at 415 Wilson

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. HDRC Case #21-003LS Preliminary Discussion of a patio covering at 110 E. Kansas, Liberty Square Historic District**

- III. HDRC Case #21-001J Amended Consideration of a Certificate of Appropriateness for raising the railing height on the rear deck at 415 Wilson, Jewell Historic District**

- IV. Adjournment**