



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting:**

**October 5, 2021
4:00 pm
Zoom Video Conference**



HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda
Zoom Video Conference
October 5, 2021
4:00 p.m.

Call to Order

I. Roll Call

John Carr, Vern Drottz, Aimee Gray, Mike Gilmore, Matt Grundy, Dail Hobbs, Martha Reppert, Brett Rinker, Doug Wilson

II. HDRC Case #21-018J Consideration of a Certificate of Appropriateness for exterior alterations at 430 E. Franklin, Jewell Historic District. A 353 Tax Abatement project

III. Approval of Meeting Summary: September 21, 2021 HDRC Meeting Summary

IV. Other Business

Administrative Approvals since the September 21, 2021 meeting:
415 Wilson- Roof HDRC Case #21-019J

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
September 21, 2021
Zoom Video Conference
4:00 p.m.

Present: Matt Grundy, John Carr, Vern Drottz, Martha Reppert, Brett Rinker, Doug Wilson

Absent: Dail Hobbs, Mike Gilmore, Aimee Gray

Applicants Present: Kristi Crawford, Lynneah Gregory, and Ms. Turner

Staff Present: Jeanine Thill, Community Development Manager

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

HDRC Case 21-017J Consideration of a Certificate of Appropriateness for alterations at 320 N. Jewell Street, Jewell Historic District

- Vice Chairman Carr said it all looks good and straightforward. The proposed porch steps, rail, and baluster system look great.
- The house was built in 1940, per the applicant.
- The last inventory was in 1980 and it may not have been contributing at that time

A motion was made by Commissioner Reppert to approve the application as presented. The motion was seconded by Vice Chairman Carr. The motion passed 6-0-0.

HDRC Case 21-019D Consideration of a Certificate of Appropriateness for an egress window at 116 W. Franklin Street, Dougherty Historic District

- Staff noted that the case number on the agenda and the number on the staff report do not match. Staff will double check and correct it accordingly. (Staff verified after the meeting that the correct case number is 21-019D, as shown on the agenda)
- Vice Chairman Carr said his concern is that the home has six-over-one windows and the applicant is proposing an egress sliding window. It should respect the fenestration of the home and should be a double hung six-over-one window.
- Ms. Gregory said one of the reasons they chose a slider window was for ease of getting material in and out of the home but they can look into another option if preferred.
- Vice Chairman Carr said he appreciates the fact that it would make it easier to get materials in for the project. It would be a tight fit regardless. He would suggest that they have a double hung window that duplicates what is on the rest of the house.
- Vern said they could possibly simulate that with a simulated check rail.
- Vice Chairman Carr said that a double hung window would be a pretty easy window to remove and accommodate the need to get building material into the basement.
- Vice Chairman Carr and Commissioner Rinker said they would be ok with it so long as it simulates the pattern of the existing windows.
- Chairman Grundy said it would probably be easier with a double hung to pull it down from the top. Perhaps the contractor can clarify. Ms. Gregory said you can simulate a double hung six-over-one that would be a slider but has the vertical rails. The casement can do the same.

- Vice Chairman Carr commented that the casement would be the best choice because it could give the look of the six-over-one window
- Commissioner Wilson asked for clarification on the size of the window and if a 4x4 ft. is required for an egress window.
- Commissioner Drotz said a 30X60 in. casement would meet the requirements of the building code. The 4x4 ft. egress slider is a standard size. He commented that the nicer homes he has worked on in Brookside have the 30X60 in. casement.
- Commissioner Wilson said it seems strange to have them do a six-over-one window. He would rather have them repeat the size.
- Commissioner Drotz asked how wide the window is above it. The applicant and some of the Commission members think it is probably a 30 inch.
- Commissioner Rinker commented that the proposed window is not visible from the street and it is a safety and functionality issue.
- Commissioner Wilson said he doesn't see making her do the grid, it would be busy.
- Vice Chairman Carr said he would suggest a six-over-one simulated as six pieces of glass over one piece of glass.

A motion was made by Vice Chairman Carr to approve the application with the stipulation that the sliding window be modified with simulated muntins to give the appearance of a six-over-one lite window unit or a casement unit that simulates the six-over-one, because it meets the design guidelines and UDO. Motion seconded by Commissioner Rinker. The motion passed 6-0-0.

A motion was made by Commissioner Rinker to accept the September Meeting Summary as presented. The motion was seconded by Commissioner Drotz. The motion passed 6-0-0.

Other Business:

Administrative Approvals since the September 7, 2021 meeting:

- 15 N. Water – Sign for The Parlor

Miscellaneous matters from the Commission:

- Vice Chairman Carr suggested that staff add a Historic Survey inventory sheet to the files for 320 N. Jewell with the photo and the date of construction since the survey sheet was missing.
- Vice Chairman Carr commented 518 W. Kansas is looking great.
- Commissioner Rinker asked about the doors at 120 Terrace that were mentioned at the last meeting. Staff said they have sent two notices to fill out a Certificate of Appropriateness application. Vice Chairman Carr said he will follow up.
- Commissioner Wilson asked if there are grant dollars to update the Historic Surveys. Staff said that there are dollars from the state but that she would like to work on accomplishing some of the Preservation Plan implementation items before we go back and ask for more grant money from the state.
- Commissioner Wilson asked for an update on the nuisance homes. Staff will email that to the Commission.

Miscellaneous matters from Staff:

CLG Training Webinars – schedule will be emailed.

The meeting adjourned at 4:37 p.m.

Historic District Review Commission

The City of



HDRC Case No. 21-018J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: October 5, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for driveway and sidewalk repairs. A 353 Project

Applicant: Karen O'Dell

Location: 430 E. Franklin

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: September 23, 2021

SPECIFIC INFORMATION

SITE HISTORY

Characteristic of this style (Colonial Revival) is the accentuated front door set within a tabernacle frame having a multi-paned glass transom and side lights; a classically detailed front porch with slender columns set upon profiled plinths; a side gabled roof with exterior brick chimney. The façade is symmetrically disposed with the door off-center. Windows are multi-paned double-sash type. An extensive screened in front porch forms an extension to the North. Built in 1853.

PROPOSAL DESCRIPTION

- Installation of a new driveway
- In-kind repairs to the sidewalk
- Replace concrete from the street to property line

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.

UDO Sec. 30-72. District HP, design principles.	Staff Analysis
12. <i>Parking lots, driveways, and other spaces between and</i>	The proposed driveway will not

around building shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveway and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.

detract from the home. Repairs to the sidewalk are appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

Applications applying for incentives must be considered by HDRC and a recommendation forwarded to the City Council for approval.

STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines therefore staff recommends approval of HDRC case #21-018J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Site Plan
4. Exhibit D: Photos of Existing Conditions (4 pages)





HDRC Case #21-018J
430 E. Franklin

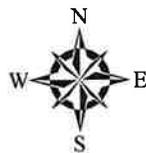
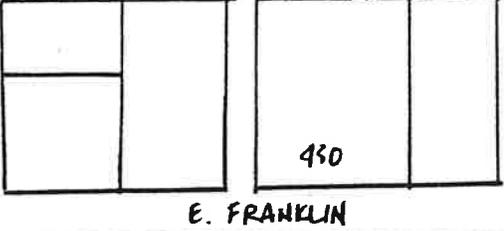


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll E # 10 2. COUNTY Clay 3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 430 E. Franklin St. 5. OTHER NAME(S) Liberty Female College Dorm; Davis Home	1. NO. Roll E # 10 2. COUNTY Clay 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 430 E. Franklin St.
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD c. 1853	28. NO. OF STORIES 2 29. BASEMENT? full YES (X) NO () 30. FOUNDATION MATERIAL limestone 31. WALL CONSTRUCTION frame
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	18. STYLE OR DESIGN Colonial Revival 19. ARCHITECT OR ENGINEER unknown 20. CONTRACTOR OR BUILDER unknown 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence	32. ROOF TYPE AND MATERIAL gable/asphalt shin. 33. NO. OF BAYS FRONT 3 SIDE 4 34. WALL TREATMENT wood clapboard 35. PLAN SHAPE irregular
8. DESCRIPTION OF LOCATION  UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Eugene S. & Catherine Welch 430 E. Franklin 25. OPEN TO PUBLIC? YES () NO (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED () 37. CONDITION INTERIOR unknown EXTERIOR good 38. PRESERVATION UNDERWAY? YES () NO (X)
10. SITE () BUILDING (X) STRUCTURE () OBJECT () 11. ON 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 () NO ()	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop. 27. OTHER SURVEYS IN WHICH INCLUDED Liberty Mo. Sun, Vol. 15, No. 32, 4-25-84; Clay County Centennial Souvenir, 1822-1972, p.134; Historical Drive By Tour, Lib-	39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 15'
15. NAME OF ESTABLISHED DISTRICT *Clay County Landmark	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Characteristic of this style is the accentuated front door set within a tabernacle frame having a multi-paned glass transom and side lights; a classically detailed front porch with slender columns set upon profiled plinths; a side gabled roof with exterior brick chimney. The facade is symmetrically disposed with the door off-center. Windows are multi-paned double-sash type. An extensive screened in front porch forms an extension to the N	
43. HISTORY AND SIGNIFICANCE Colonial Revival refers to a rebirth of interest in early English and Dutch houses of the Atlantic seaboard. Often mixtures of Georgian and Adam styles are combined with Post-medieval English or Dutch Colonial prototypes. This was the dominant style of building for domestic architecture throughout America for the first half of the 20th century. Built originally in 1853 for J.K. Baird and John T. Davis. Reputedly has circular staircase. Dormitory for adjacent Liberty Female College built in 1859.	PHOTO MUST BE PROVIDED	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.	46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev. 48. DATE SPR. 86 49. REVISION DATE(S)	
45. SOURCES OF INFORMATION	RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096	

1. NO. Roll E # 10
 2. COUNTY Clay
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
 430 E. Franklin St.
 5. OTHER NAME(S)
 Liberty Fem. Col. Dorm; Davis Home
 6. TOWNSHIP
 RANGE
 SECTION

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

EXHIBIT B

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:

27. ert and Clay County Sequecenntennial 1822-1972.

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.

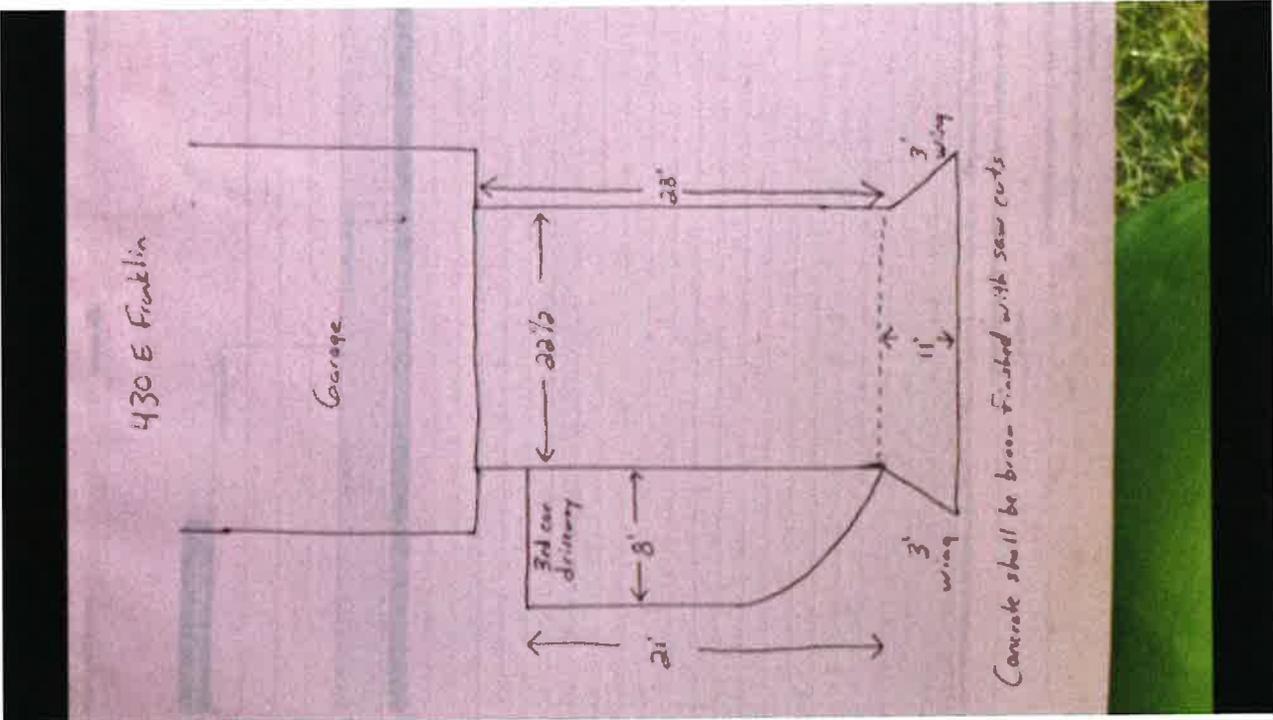
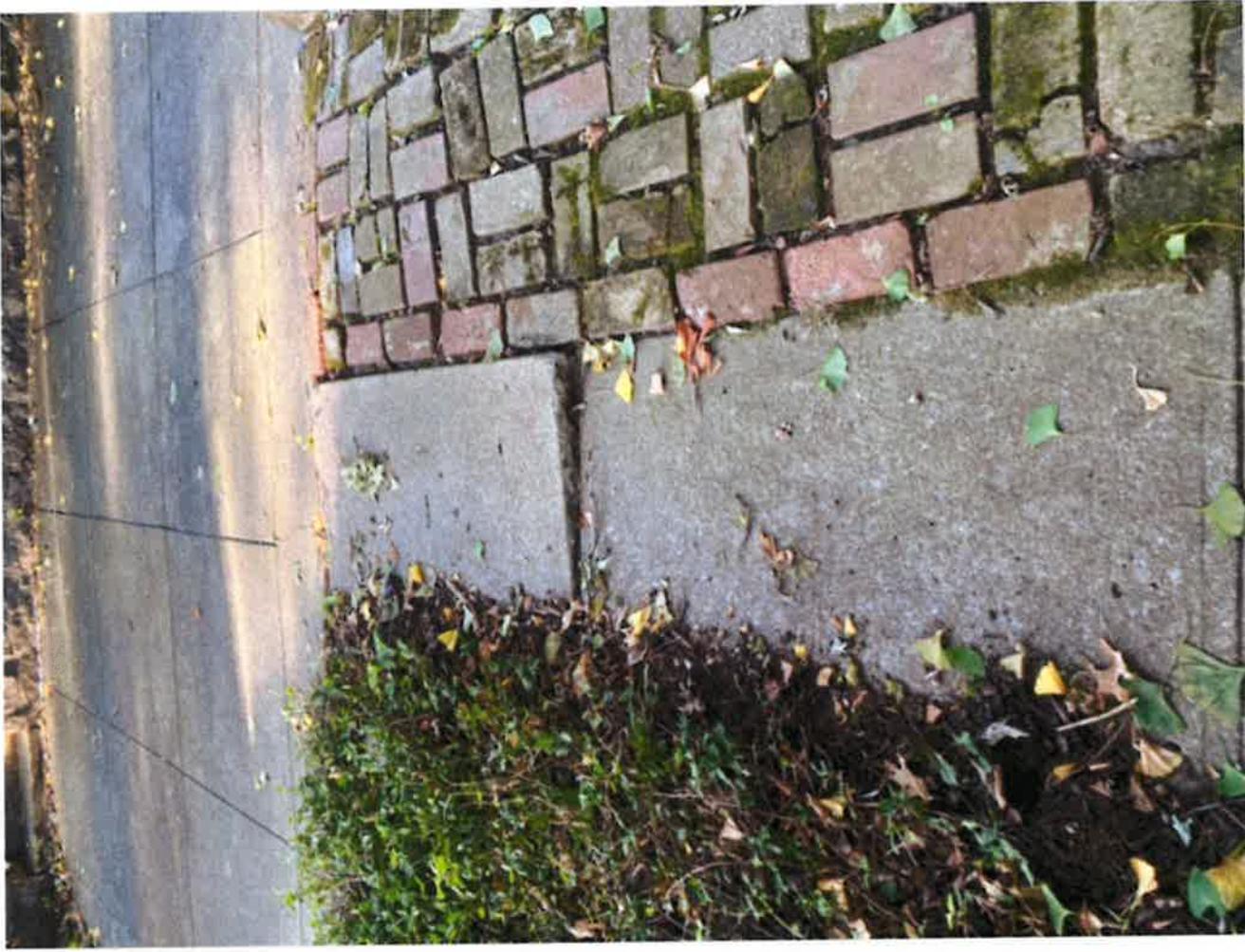
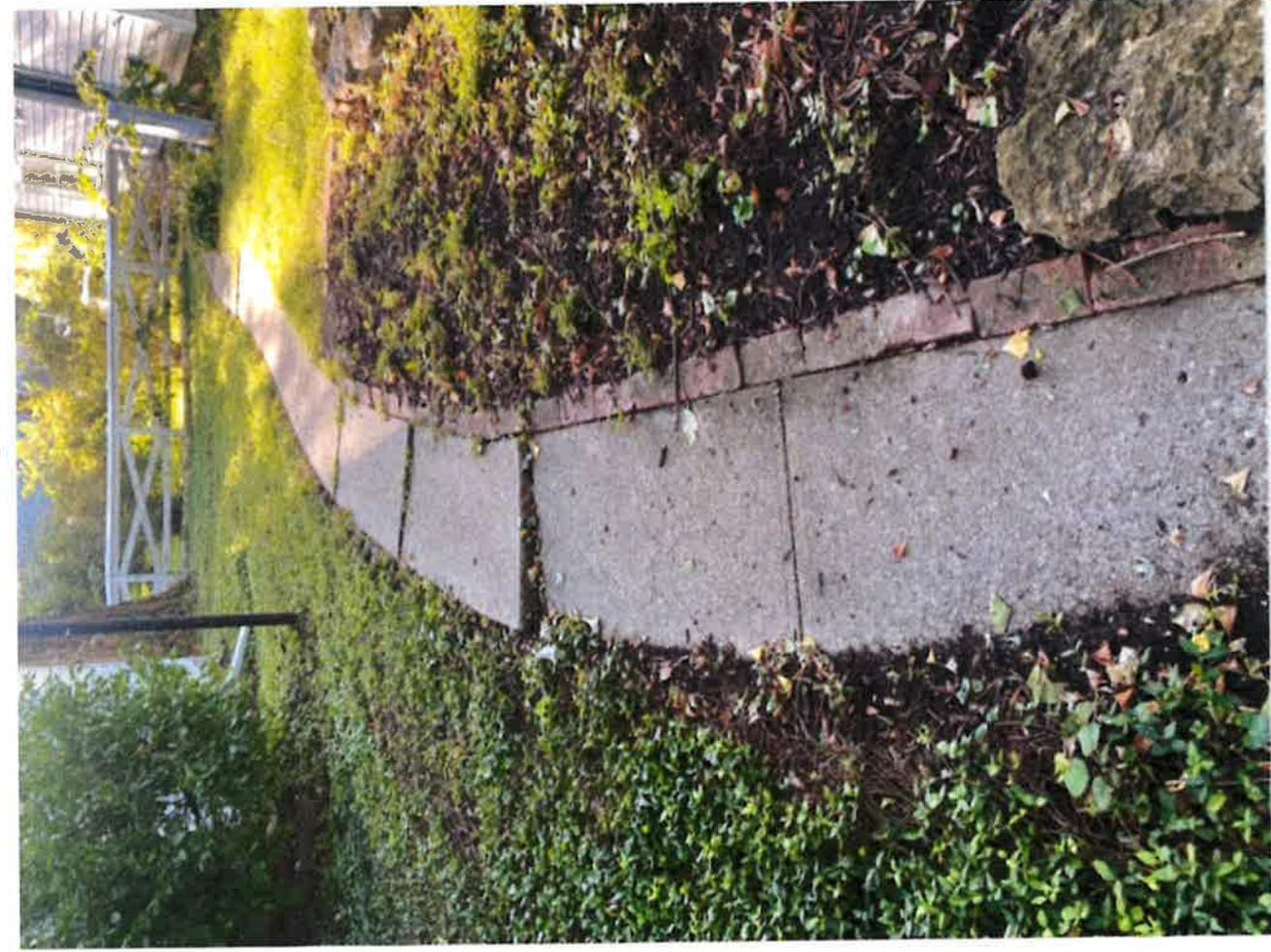




Exhibit D



Backyard Private Sidewalk



Public Sidewalk

