



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

**December 7, 2021
5:30 pm
City Hall, Council Chambers**



HISTORIC DISTRICT REVIEW COMMISSION

Meeting Agenda

December 7, 2021

5:30 p.m.

City Hall, Council Chambers

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 #21-024D Consideration of an After the Fact Certificate of Appropriateness for stairs on east side of the porch at 442 W. Franklin, Dougherty Historic District.
- III. HDRC Case #21-026J Consideration of a Certificate of Appropriateness for new hand rails at 470 E. Mill St., Jewell Historic District.
- IV. Approval of Meeting Summary: November 16, 2021 HDRC Meeting Summary
- V. Other Business

Preservation Plan Implementation – Priorities

Administrative Approvals since the November 16, 2021 meeting:

- 430 E. Franklin removal of non-historic material and like in-kind railing, side porch
- 117 N. Water Like in-kind repair and replacement of siding on dormer

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

- VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
November 16, 2021
City Hall, Council Chambers
5:30 p.m.

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

Present: John Carr, Vern Drottz, Aimee Gray, Martha Reppert, Doug Wilson

Absent: Matt Grundy, Mike Gilmore, Dail Hobbs, Brett Rinker

Applicants Present: Sam Lodhi, owner of 239 N. Lightburne; Ken Personett, owner of 462 E. Kansas

Guests Present: Mr. Kohen

Staff Present: Jeanine Thill, Community Development Manager

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

HDRC Case #21-024J Certificate of Appropriateness for new windows, siding and doors at 239 N. Lightburne, Jewell Historic District.

- Commissioner Drottz asked if the window's center rail would be centered or high, like in the other picture.
- Mr. Lodhi said the style will be as shown in the packet.
- Commissioner Gray said the pervious front windows were full divided lite, but they were not original.
- Vice Chairman Carr said the structure was severely compromised before the local historic district was established.
- Commissioner Wilson said it seems we should have more details as to if the window will fit in the original openings and the trim details.
- Ms. Thill said she had a conversation with the applicant and he confirmed that the windows will fit in the original openings.
- Vice Chairman Carr said that we try to work within the parameters of what we have now.
- Vice Chairman Carr said the front door without the leaded glass would be most accurate.
- Commissioner Gray said to have a single panel would be appropriate, she will send Staff the applicant images of other door styles that could be considered.
- Vice Chairman Carr said we can clarify that the windows must fit the existing opening.
- Commissioner Wilson asked if we have details on how he will install and trim them out.
- Vice Chairman Carr said what was there was double hung with brickmould. He said it seems to him that by articulating that they should fit the existing opening and must have brickmould or a flat casing.
- The applicant said the trim depends on the sidin.
- Commissioner Drottz said the brickmould would be appropriate.

A motion was made by Commissioner Drottz to approve the application as presented because it meets the UDO and Design Guidelines with the following stipulations:

- The new windows must fit in the original openings and the brickmould be trimmed with standard 2 ¼" brickmould.
- The front door will be one lite over two panel.
- Commissioner Drottz said the four-panel door on the back of the home is a great door; however, if it is not salvageable then it would be appropriate to be replaced with a four panel door or a one lite over two to replace the back door.
- Commissioner Gray asked about the reveal of the siding.
- Vice Chairman Carr said the overlap is a Masonite product. By removing the damaged siding that is why it is being replaced.

The motion was seconded by Commissioner Reppert. The motion passed 5-0-0.

HDRC Case #21-020J Certificate of Appropriateness for exterior alterations at 462 E. Kansas, Jewell Historic District. A 353 Tax Abatement Project.

- Mr. Personett said they had the property surveyed, which was very difficult. They are going to stay within the setbacks. The existing light pole will not be in the way. The termite damage is worse than what he has ever seen.
- Commissioner Wilson asked if the windows in the home are original. Mr. Personett said he thinks most of the windows are original, but there are a few replacement windows that appear to be vinyl. Those will be replaced with six over six aluminum clad.
- Vice Chairman Carr asked about the second-floor ceiling and porch decking. Mr. Personett said he is still working on some of those details but that the soffit will be true tongue and board. He added that he thinks the front door is original.
- There are three chimneys that go through the roof and at least two more that don't. He may want to extend those the way they were originally; if he does then he will come back to the Commission.

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 Commissioner Reppert. The motion passed 4-1-0 with Commissioner Gray abstaining from the vote.

Approval of Meeting Summary: November 2, 2021 HDRC Meeting Summary

A motion was made by Commissioner Gray to approve the November 2, 2021 Meeting Summary as corrected. The motion was seconded by Commissioner Wilson. The motion passed 5-0-0.

Other Business

Preservation Plan Implementation – Priorities

- None

Administrative Approvals since the November 2, 2021 meeting:

- 305 W. Kansas – Removal of non-historic materials (porch railing) and like in-kind repairs to soffits; HDRC Case #21-022D

Miscellaneous matters from the Commission:

- None

Miscellaneous matters from Staff:

- Ms. Thill asked the Commissioners to review the Preservation Plan implementation chapter and to prioritize the action items. We will discuss this at future meetings as the agenda allows.
- Ms. Thill reminded the Commission to send in their resumes for Annual CLG Report.

The meeting adjourned at 6:22 p.m.

Historic District Review Commission

The City of



HDRC Case No. 21-024D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: December 7, 2021

GENERAL INFORMATION

Application: After the Fact Certificate of Appropriateness for east elevation stairs and railings on front porch (exterior porch rebuild was approved July 2019 HDRC Case # 19-014D)

Applicant: Scott Stege

Location: 442 W. Franklin Street

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: November 23, 2021

SPECIFIC INFORMATION

SITE HISTORY

This Queen Anne home was originally built for J. Dougherty in 1891 by John Will Hall. Although altered in appearance by the Craftsman style porch foundation and piers, the highly irregular roofline, floor plan and other devices used to avoid a smooth-walled surface definitely suggest the Queen Anne style. The front gable has boxed cornice returns; the cross gable roof is uneven, with the right side being lower. There are two bellcast hipped gable wall dormers which jetty over the first floor. A right cutaway bay suggests missing brackets at the corner. The short, round porch columns appear to have been sawn off, perhaps when the porch was altered and may be original. The front gable attic window has a small balcony with decorative cut out rails. There are entry doors on either side of the front projecting bay, and a left, rear entry on the rear addition.

PROPOSAL DESCRIPTION

After the Fact (Amendment to Case #19-014D) Additional steps and railing on the east porch elevation, to match previously approved steps and railings on the South and West elevations, details of previously approved application as noted below.

HDRC Approved the following July 16, 2019:

- Demolition of existing craftsman style stone front porch
- Replacement of front porch with 5" (appox.) uniform cut sandstone to match the foundation of the home, the mortar will match the existing
- Installation of 30" tall cedar balusters with decorative cut outs to match existing on balcony
- Cedar wood hand rail 6 ½" X 3 ½", cedar wood fret work to match existing on home, 10"X10" cedar wood newel posts with 13"X13" newel cap and a ¾" shoe

- Installation of 48” tall, 8 ½” diameter round Turncraft Poly-Classic® columns, replicas of existing wood columns that appear to be beyond repair
- In-kind replacement of concrete porch floor and steps

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>1. <u>New Construction</u>: New construction shall maintain the visual style and character of the surrounding neighborhood, and new construction and additions shall complement the setbacks, building scale, parking, building, and garage orientation of the neighborhood.</p> <p>8. <u>Porches</u>: Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.</p>	<p>The proposed stairs and hand rail on the east elevation of the front porch will be compatible and are appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

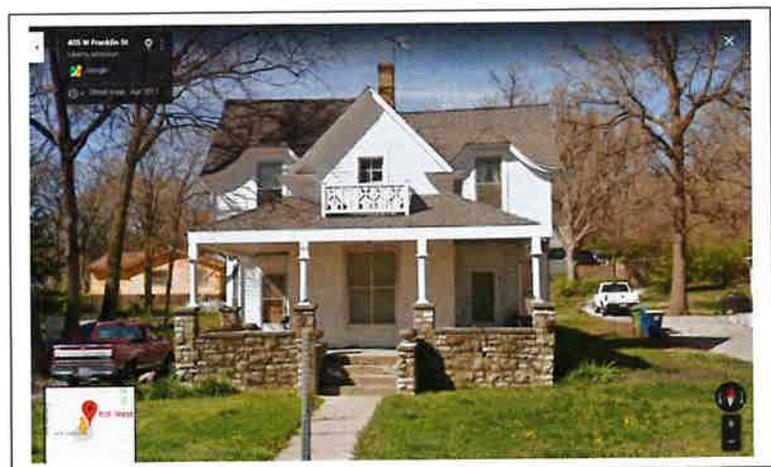
HDRC Case #19-014D Approved demolition of previous front porch to be rebuilt as noted.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #21-024D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Sketches of proposed work





HDRC Case #21-024D
442 W. Franklin

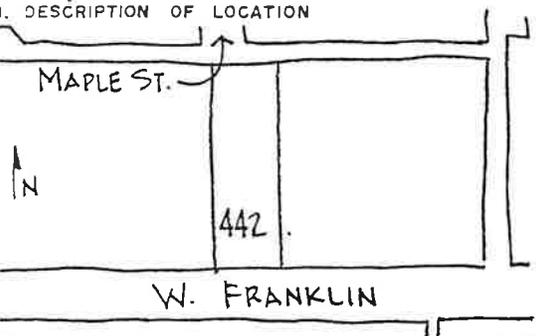


EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-6	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 442 W. Franklin
2. COUNTY Clay	5. OTHER NAME(S)
3. LOCATION OF LIBRARY NEGATIVES Community Development	

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	28. NO. OF STORIES <u>1 1/2</u> 29. BASEMENT? YES (X) NO ()
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD 1891	30. FOUNDATION MATERIAL stone
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Queen Anne	31. WALL CONSTRUCTION frame

19. ARCHITECT OR ENGINEER	32. ROOF TYPE AND MATERIAL cross gable, composition shingle	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
20. CONTRACTOR OR BUILDER John Will Hall	33. NO. OF BAYS FRONT <u>3</u> SIDE	
21. ORIGINAL USE, IF APPARENT residence	34. WALL TREATMENT asbestos shingle	5. OTHER NAME(S)
22. PRESENT USE residence	35. PLAN SHAPE irregular	
23. OWNERSHIP PUBLIC () PRIVATE (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()	6. TOWNSHIP
24. OWNER'S NAME AND ADDRESS IF KNOWN B.P. & N.J. Thompson	37. CONDITION INTERIOR _____ EXTERIOR <u>fair-good</u>	

9. COORDINATES UTM LAT <u>N121,500</u> LONG <u>E521,000</u>	25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO (X)
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	39. ENDANGERED? BY WHAT? YES () NO (X)
11. ON NATIONAL HISTORIC DISTRICT? YES () NO (X)	12. IS IT ELIGIBLE? YES () NO (X)	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	14. DISTRICT POTENTIAL? YES (X) NO ()	41. DISTANCE FROM AND FRONTAGE ON ROAD <u>70'</u>
15. NAME OF ESTABLISHED DISTRICT		

2. FURTHER DESCRIPTION OF IMPORTANT FEATURES Although altered in appearance by the Craftsman style stone porch foundation & piers, the highly irregular roofline, floor plan, and other devices used to avoid a smooth-walled surface definatley suggest the Queen Anne style. The front gable has boxed corneic returns; the cross gable roof is uneven, with the right side being lower. The are two bellcast hipped gable wall dormers which jetty over the first floor. A right cutaway (cont.)	<div style="border: 2px solid black; padding: 10px; width: 100%;"> <p style="font-size: 1.2em; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>
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3. HISTORY AND SIGNIFICANCE In spite of its alterations, this house remains an interesting example of the many devices used in the Queen Anne style to avoid a regular, symmetrical appearance. The house is also similar in scale, mass, detail, and set-back to the other houses in the historic neighborhood, and thus adds to the character of the district. It has been in the B.P. Thompson family for over 80 years. The street address is out of order; it [442] is located between 416 & 428. Originally built for J. Dougherty in 1891 by prominen local contractor, John Will Hall.
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4. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A large lot, wooded in the back with a chain link fence. The drive is on the left. Houses on this section of the block are set back from the road more than their counterparts across the street.
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5. SOURCES OF INFORMATION City water permits; owner survey.	46. PREPARED BY Deon Wolfenbarger
	47. ORGANIZATION Community Development
	48. DATE 4/87
	49. REVISION DATE(S)

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

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

EXHIBIT B

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

Sketch map of location

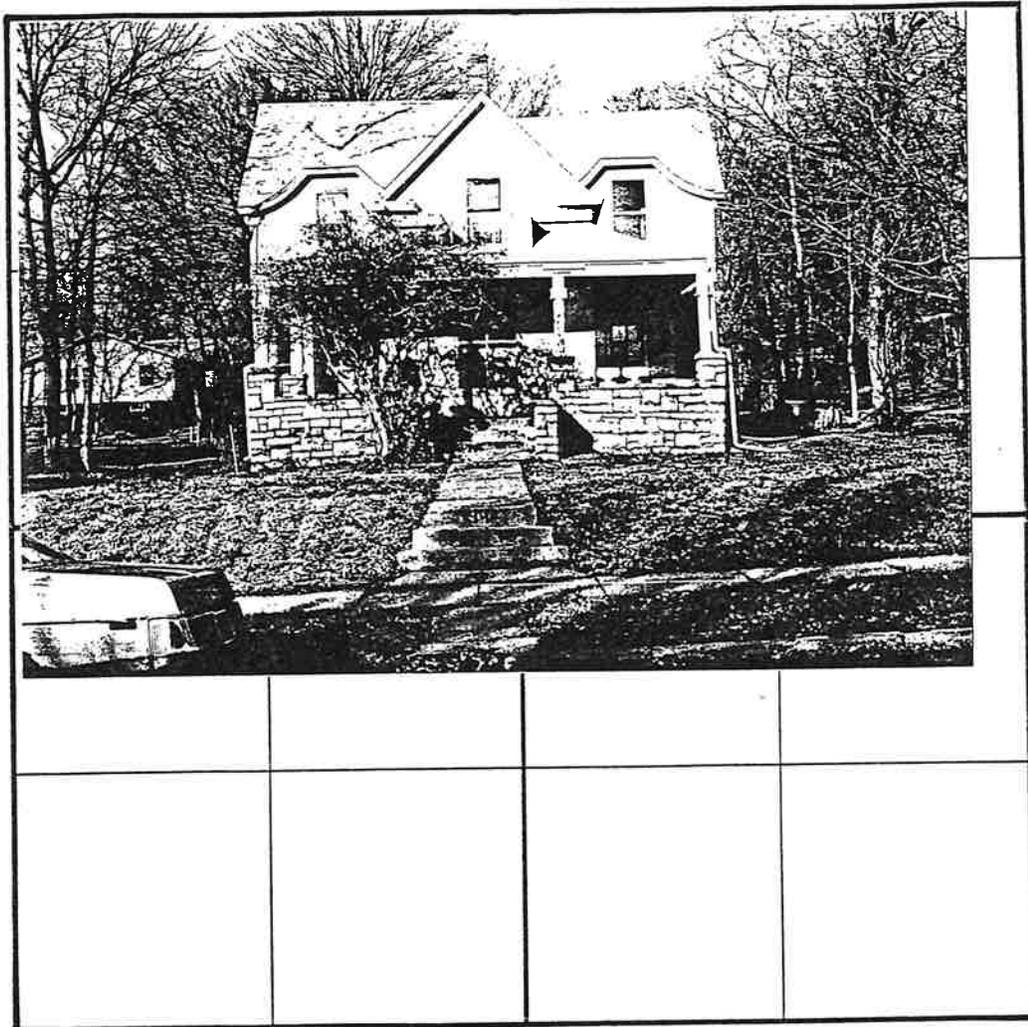
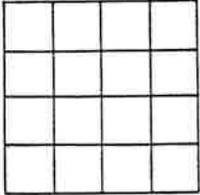
Site No. C-6

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.



W

E

S

Notes: 42. (cont.) bay suggest missing brackets at the corner. The short, round porch columns appear to have been sawn off, perhaps when the porch was altered, and may be original. The front gable attic window has a small balcony with decorative cut-out rails. There are entry doors on either side of the front projecting bay, and a left, rear entry on the rear addition. The porch stone foundation shows signs of settling.

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.

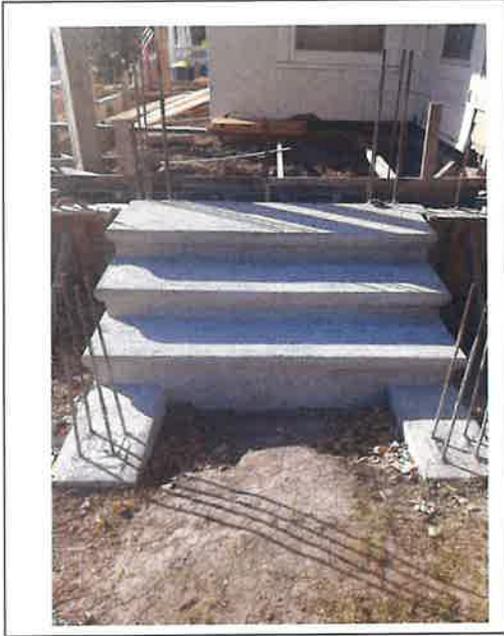
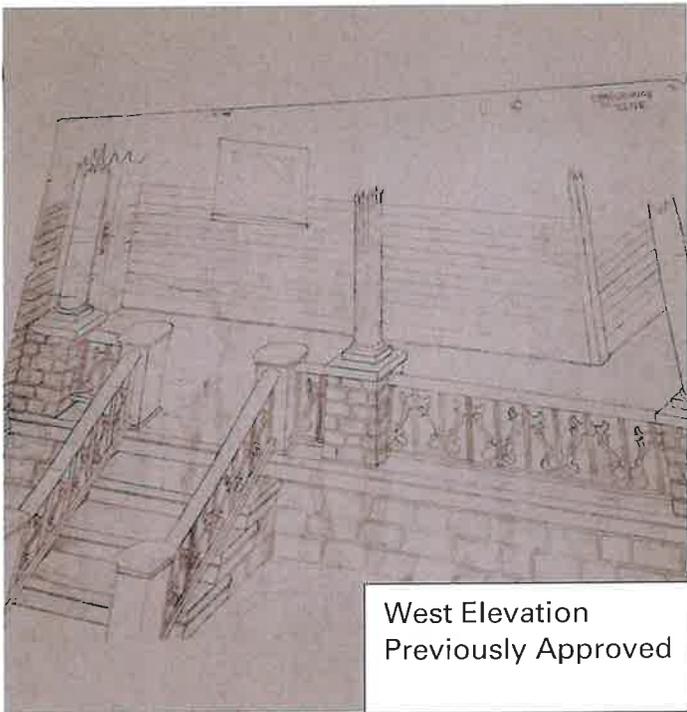


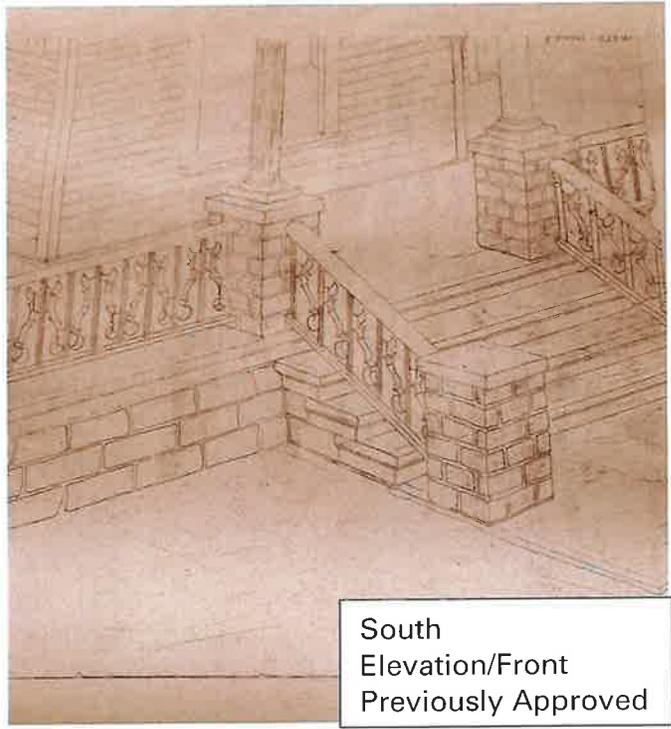
Exhibit C
Existing Conditions
442 W. Franklin



East Elevation



West Elevation
Previously Approved



South
Elevation/Front
Previously Approved

Exhibit D
Drawings
442 W. Franklin

Historic District Review Commission

The City of



HDRC Case No. 21-026J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: December 7, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for exterior hand rails
Applicant: John Carr
Location: 470 E. Mill Street
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: November 29, 2021

SPECIFIC INFORMATION

SITE HISTORY

This Greek Revival house dates from about 1853, and is known as the Moses Lard House, who was the minister of the Liberty Christian Church from 1851 to 1857, and for whom the house was built. It has a side gabled roof, accentuated by dentil molding all the way around. The windows are multi-paned, double hung with false shutters. The front door has a multi-paned transom and sidelights. The small entry porch, which is not original to the house, has square porch supports with arched openings and sits on brick piers.

PROPOSAL DESCRIPTION

The applicant proposes the following:

- Install two steel handrails on both sides of the front steps.
- Posts 1 ¾ Sq. Stock
- Rails 2 ¼ X1"
- Radius 15/8 X 3/16 flat stock
- Overall height 38 ½"

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 and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.

The proposed steel handrails to the front porch and stoop are compatible with the style of the house and will complement the materials and design of the main structure.

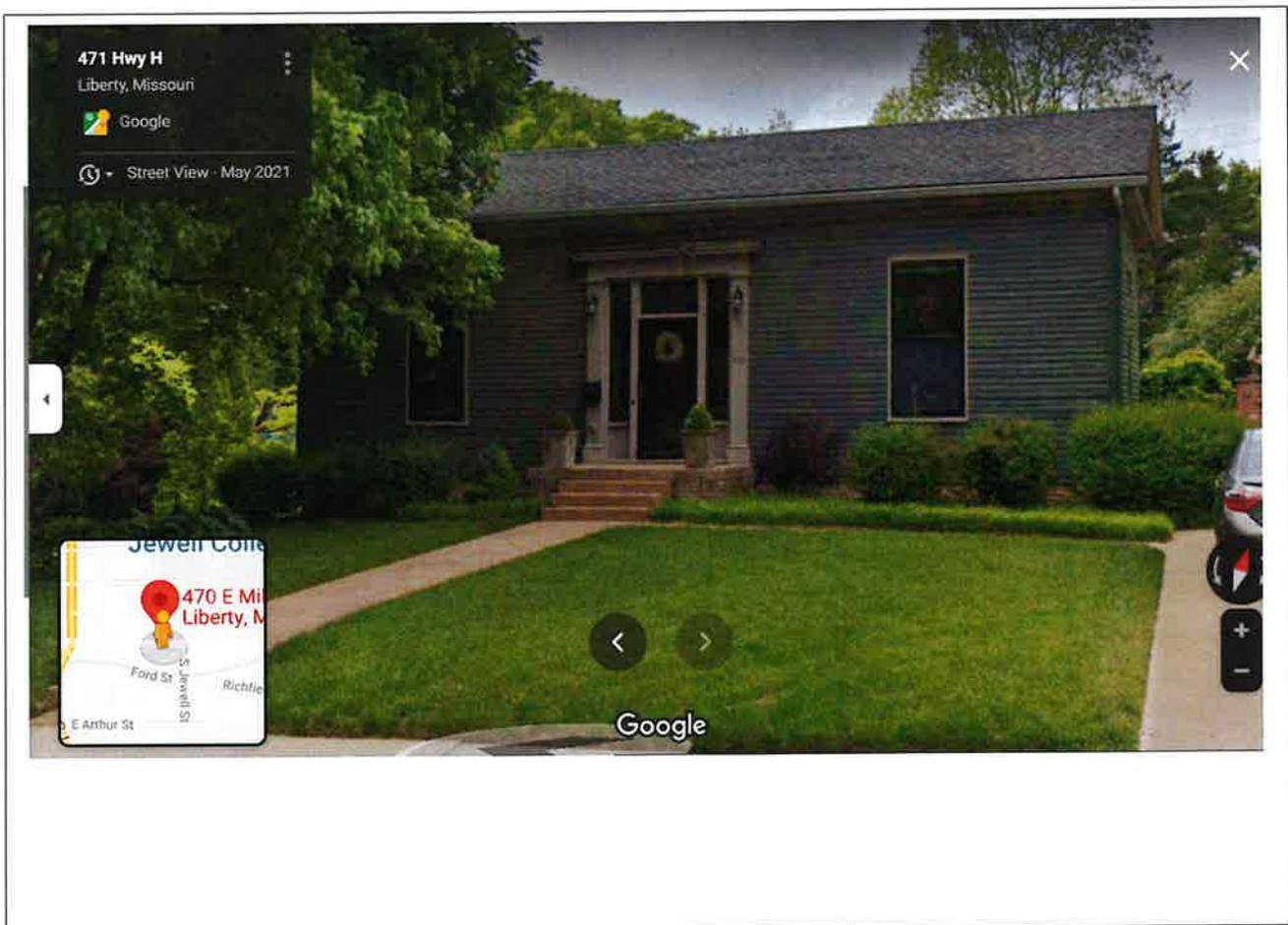
PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case #21-026J

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of Proposed Steel Hand Rails





HDRC Case #21-026J
470 E. Mill



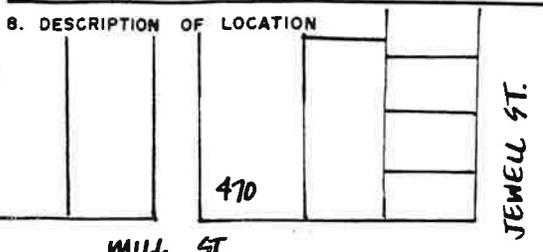
EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll G #8,9	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 470 E. Mill Street
2. COUNTY Clay	5. OTHER NAME(S) Moses Lard House; Banner House
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	

1. NO. Roll G#8,9
 2. COUNTY Clay
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 470 E. Mill Street

6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture	28. NO. OF STORIES 1 29. BASEMENT? YES (X) / NO () full
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1853	30. FOUNDATION MATERIAL brick w/concrete surface
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Folk House; MassedPlanSideGable	31. WALL CONSTRUCTION frame
UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	19. ARCHITECT OR ENGINEER unknown	32. ROOF TYPE AND MATERIAL gable/asphalt shingle
10. SITE () BUILDING (X) / STRUCTURE () OBJECT ()	20. CONTRACTOR OR BUILDER unknown	33. NO. OF BAYS FRONT 3 SIDE 4
11. ON NATIONAL REGISTER? YES () / NO (X)	21. ORIGINAL USE, IF APPARENT residence	34. WALL TREATMENT wood shiplap
12. IS IT ELIGIBLE? YES () / NO (X)	22. PRESENT USE residence	35. PLAN SHAPE irregular
13. PART OF ESTAB. HIST. DISTRICT? YES () / NO (X)	23. OWNERSHIP PUBLIC () / PRIVATE (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () / ALTERED () / MOVED ()
14. DISTRICT POTENTIAL? YES () / NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN	37. CONDITION INTERIOR unknown / EXTERIOR good
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () / NO (X)	38. PRESERVATION UNDERWAY? YES () / NO (X)
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Characteristic of this style is the side gable with rather large and flexible interior floor plans. Additional space with shed roof extends Northward. A front porch is detailed in the Colonial Revival style evident in the transomed doorway with sidelights and classically styled columns. Windows have plain moldings and colonial shutters added later. A denticulated cornice surrounds the house.	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.	39. ENDANGERED? BY WHAT? YES () / NO (X)
43. HISTORY AND SIGNIFICANCE Massed-plan folk houses were common in pre-railroad northeastern U.S. until the expansion of the railroad allowed the tradition to expand across the continent developing with the gable-front-and-wing style. This was the house of Moses E. Lard, a well known Christian orator and minister.	27. OTHER SURVEYS IN WHICH INCLUDED Historical Drive By Tour, Liberty and Clay County Sequesentennial 1822-1972	40. VISIBLE FROM PUBLIC ROAD? YES (X) / NO ()
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.	PHOTO MUST BE PROVIDED	41. DISTANCE FROM AND FRONTAGE ON ROAD 30'
45. SOURCES OF INFORMATION	46. PREPARED BY C. Millstein/P. Glenn	47. ORGANIZATION Liberty-Community Dev.

5. OTHER NAME(S) Banner House; Moses Lard House;
 6. TOWNSHIP
 RANGE
 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 SPR. 86
 49. REVISION DATE(S)

EXHIBIT B



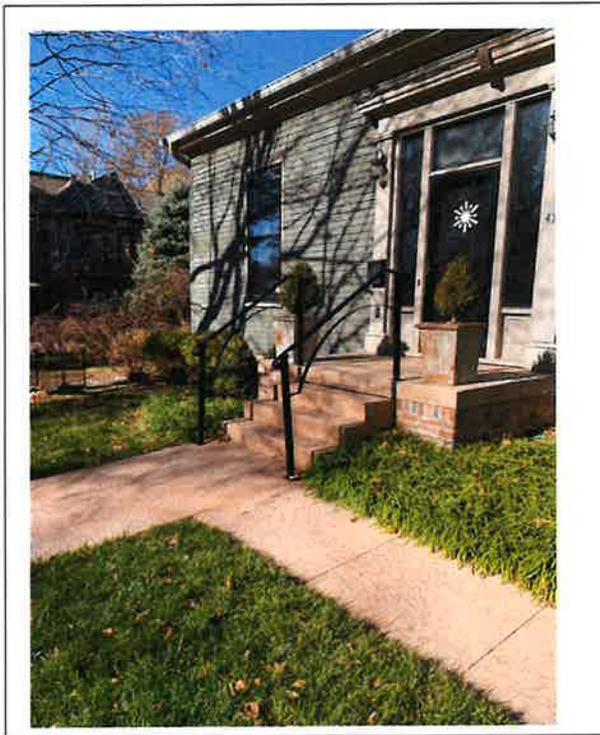


Exhibit C: Proposed Hand
Rails