



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

**February 1, 2022
Zoom Video 4 pm**



HISTORIC DISTRICT REVIEW COMMISSION
Revised Meeting Agenda
February 1, 2022
4:00 p.m.
Via Zoom Video Conference

You are invited to a Zoom webinar.

When: Feb 1, 2022 04:00 PM Central Time (US and Canada)

Topic: Liberty Historic District Review Commission - February 1, 2022

Please click the link below to join the webinar:

<https://libertymo.zoom.us/j/82695023444>

Passcode: 298122

Or One tap mobile :

US: +13126266799,,82695023444#,,,,*298122# or
+19292056099,,82695023444#,,,,*298122#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248
7799 or +1 669 900 6833 or +1 253 215 8782 or 833 548 0276 (Toll Free) or 833 548
0282 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 826 9502 3444

Passcode: 298122

Call to Order

Roll Call

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

- I. Approval of Meeting Summary: January 18, 2022 HDRC Meeting Summary
- II. Current Business
- III. HDRC Case #22-002D Consideration of a Certificate of Appropriateness for window replacement at 335 W. Kansas, Dougherty Historic District.
- IV. Preservation Plan Implementation
 - a. Recognition / Plaques – Historic Liberty would like to partner with HDRC on this.

V. Other Business

- a. Administrative Approvals since the January 18, 2022 meeting:
Renewal of COA (HDRC Case #21-007D) 102 N. Morse Like in-kind repairs to front porch and siding
- b. Miscellaneous matters from the Commission:
- c. Miscellaneous matters from Staff:

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary

January 18, 2022

Zoom Video Conference

4:00 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, Mike Gilmore, Matt Grundy, Dail Hobbs, Aimee Gray, Martha Reppert, Doug Wilson

Absent: Brett Rinker

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

Chairman Grundy called the meeting to order at 4:01 p.m.

Approval of Meeting Summary: December 7, 2021 HDRC Meeting Summary

A motion was made by Commissioner Gray to approve the December 7, 2021 meeting summary as presented. The motion was seconded by Commissioner Reppert. The motion passed 8-0-0.

Current Business

Election of Chair and Vice Chair of HDRC:

A motion was made by Commissioner Gray to accept the officers as presented, with Matt Grundy as Chairman and John Carr as Vice Chairman, the motion was seconded by Chairman Gilmore. The motion passed 8-0-0.

Preservation Plan Implementation – Priorities:

Page 198 4.7.G – Augment HDRC's Public Engagement; host seminars such as:

- Plaster and lath
- Window Workshop
- Porches 101
- Masonry Repair
- Remediation of asbestos/asbestos identification – types & where to take to get tested
- General Q & A – what HDRC does for you and what resources are available (i.e. Design Sub Committees)
- Send a letter once a year, by district, and invite them to a meeting for a Q & A. We need to be more user friendly.
- Staff is working on making it so that HDLI can be the applicant for Neighborhood Enhancement Grants (NEG)
 - Chairman Grundy and others said they feel having HDLI to be the applicant for improvements for NEG's is important.
- Informational Brochures
- 353 Tax Abatement Seminar – One of the ideas is to use this as an incentive to add historic districts - maybe south of Mill St.

Page 198 4.8.C – Consider expanding existing local historic districts. Is a mid-term goal that the Commission would like to see explored later?

Page 197 4.5.B – Adding a district is a rezoning application

- Ms. Sharp said that ideally you would have the survey identify the priority districts. The low hanging fruit would be the National Register Districts. There can be controversy over re-zoning; with the City initiating a re-zoning brings another layer of challenge. We may want people to see the benefit of being in a historic district first. Currently, you get an extra time on your tax abatement if you are out of the district.
- Commissioner Gilmore said there was an attempt to add a district almost 20 years ago.
- Chairman Grundy asked if the homeowners have a say in rezoning. Ms. Sharp said that in the area to be rezoned, if 1/3 are against it then it would require a super majority of 6 votes at City Council to pass. It can be very contentious and the current City Council would likely not be for that. Ms. Sharp said maybe surveys can be done.
- Commissioner Hobbs said extending the inventory or updating it and identifying what district might be added.
- Commissioner Wilson said he wouldn't want to spend the money on surveying the suburban neighborhoods.
- Commissioner Gilmore said the definition of historic homes is a moving target.
- Commissioner Hobbs said other than districts, there are homes that could be eligible. The entire Ridgeway addition could be historic now.
- Ms. Sharp said our GIS mapping system has dates of homes. Also, there are probably some homes outside the downtown area that could be looked at. HDRC may want to decide what age we want to cap what is deemed historic. Mid-century homes are now something to consider as historic.

Page 197 4.9.D. E. and F.

- **D.** Publicize designated landmarks and host landmark tours – We could encourage people to buy the Century Homes Plaques
- **E.** Landmark Special Incentives – This may not be realistic for us to accomplish
- **F.** Encourage “Liberty History Awards” – Staff will ask Harold Phillips and Bryan Boyd if this is something HDRC could do, or ask if they are planning to do this. Preservation Month is in May, we can do a proclamation. Maybe we could do a plaque or bronze marker for homes recently renovated.

Other Business

Administrative Approvals since the December 7, 2021 meeting:

- 253 W. Kansas – Renewal of COA for windows in back porch
- 449 E. Kansas – HDRC Case 22-001J; COA for roof

Miscellaneous matters from the Commission: None

Miscellaneous matters from Staff:

- Meeting Calendar for 2022: First and Third Tuesdays at 4:00 p.m. via Zoom until further notice.

The meeting adjourned at 4:53 p.m.



Historic District Review Commission

HDRC Case No. 22-002D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: February 1, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for new windows
 Applicant: Denise Kisner
 Location: 335 W. Kansas St.
 District: Dougherty Historic District
 NRHP Status/category: Non-contributing
 File Date: January 21, 2022

SPECIFIC INFORMATION

SITE HISTORY

This one and a half story Cape Cod was built in 1987. It has a symmetrical façade with side gabled roof. There are two gabled dormers on the front, and multi-paned windows. There is a screened in porch on west elevation of the house.

PROPOSAL DESCRIPTION

The applicant proposes to replace all seven windows in the home

Details

Andersen Fibrex double hung windows with simulated divided lite between the glass on the upper sash only. See Exhibit D for details and sizes.

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
7. <u>Doors and windows:</u> Original doors and windows	The existing windows are original

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.

to this 1980's home and are not historic. The proposed replacement windows are appropriate and will fit the original openings.

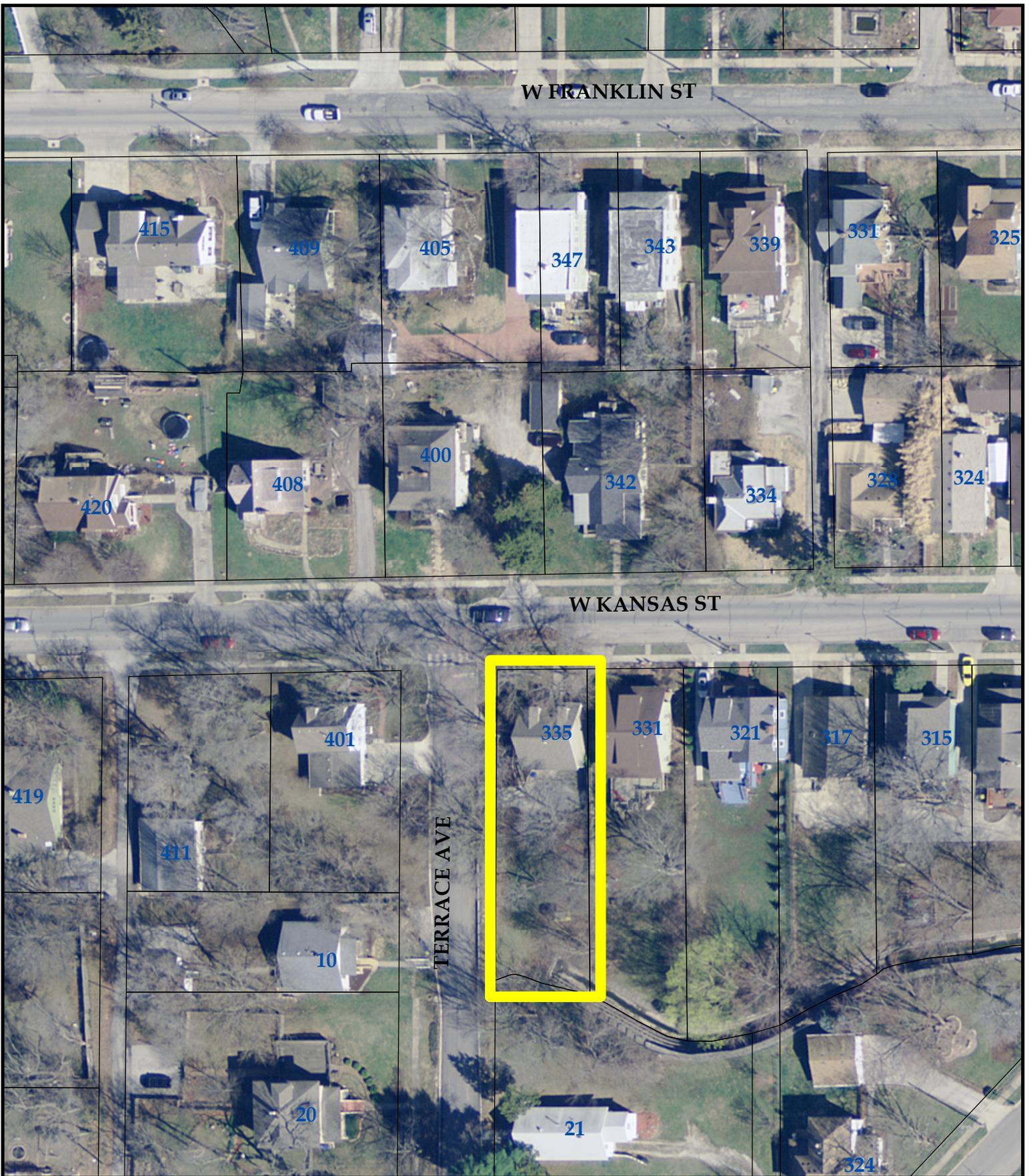
STAFF RECOMMENDATION

The application meets the standards for review and the design guidelines; therefore, staff recommends approval of HDRC case #22-002D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photo of proposed new window
4. Exhibit D: Details of New Windows

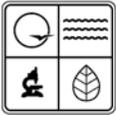




HDRC Case #22-002D
335 W. Kansas



Exhibit A:
Vicinity Map



ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO.		2. SURVEY NAME:	
3. COUNTY:		4. ADDRESS (STREET NO.)	STREET (NAME)
5. CITY:	VICINITY: <input type="checkbox"/>	6. UTM: / /	7. TOWNSHIP/RANGE/SECTION: T: R: S:
8. HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):	
10. OWNERSHIP: <input type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A. HISTORIC USE (IF KNOWN):	11B. CURRENT USE:

HISTORICAL INFORMATION

12. CONSTRUCTION DATE:	15. ARCHITECT:	18. PREVIOUSLY SURVEYED? <input type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)
13. SIGNIFICANT DATE/PERIOD:	16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)
14. AREA(S) OF SIGNIFICANCE:	17. ORIGINAL OR SIGNIFICANT OWNER:	20. NATIONAL REGISTER ELIGIBLE? <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input type="checkbox"/> DISTRICT POTENTIAL (<input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input type="checkbox"/>		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. <input type="checkbox"/>

ARCHITECTURAL INFORMATION

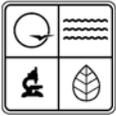
23. CATEGORY OF PROPERTY: <input type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT	30. ROOF MATERIAL:	37. WINDOWS: <input type="checkbox"/> HISTORIC <input type="checkbox"/> REPLACEMENT PANE ARRANGEMENT:
24. VERNACULAR OR PROPERTY TYPE:	31. CHIMNEY PLACEMENT:	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input type="checkbox"/>
25. ARCHITECTURAL STYLE:	32. STRUCTURAL SYSTEM:	39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <input type="checkbox"/> ALTERED DATE(S): <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE:	33. EXTERIOR WALL CLADDING:	
27. NO. OF STORIES:	34. FOUNDATION MATERIAL:	
28. NO. OF BAYS (1 ST FLOOR):	35. BASEMENT TYPE:	40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
29. ROOF TYPE:	36. FRONT PORCH TYPE/PLACEMENT:	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. <input type="checkbox"/>

OTHER

42. CURRENT OWNER/ADDRESS:	43. FORM PREPARED BY (NAME AND ORG.):	44. SURVEY DATE:
		45. DATE OF REVISIONS:

FOR SHPO USE

DATE ENTERED IN INVENTORY:	LEVEL OF SURVEY <input type="checkbox"/> RECONNAISSANCE <input type="checkbox"/> INTENSIVE	ADDITIONAL RESEARCH NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO
NATIONAL REGISTER STATUS: <input type="checkbox"/> LISTED <input type="checkbox"/> IN LISTED DISTRICT NAME: <input type="checkbox"/> PENDING LISTING <input type="checkbox"/> ELIGIBLE (INDIVIDUALLY) <input type="checkbox"/> ELIGIBLE (DISTRICT) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED		OTHER:



ARCHITECTURAL/HISTORIC INVENTORY FORM

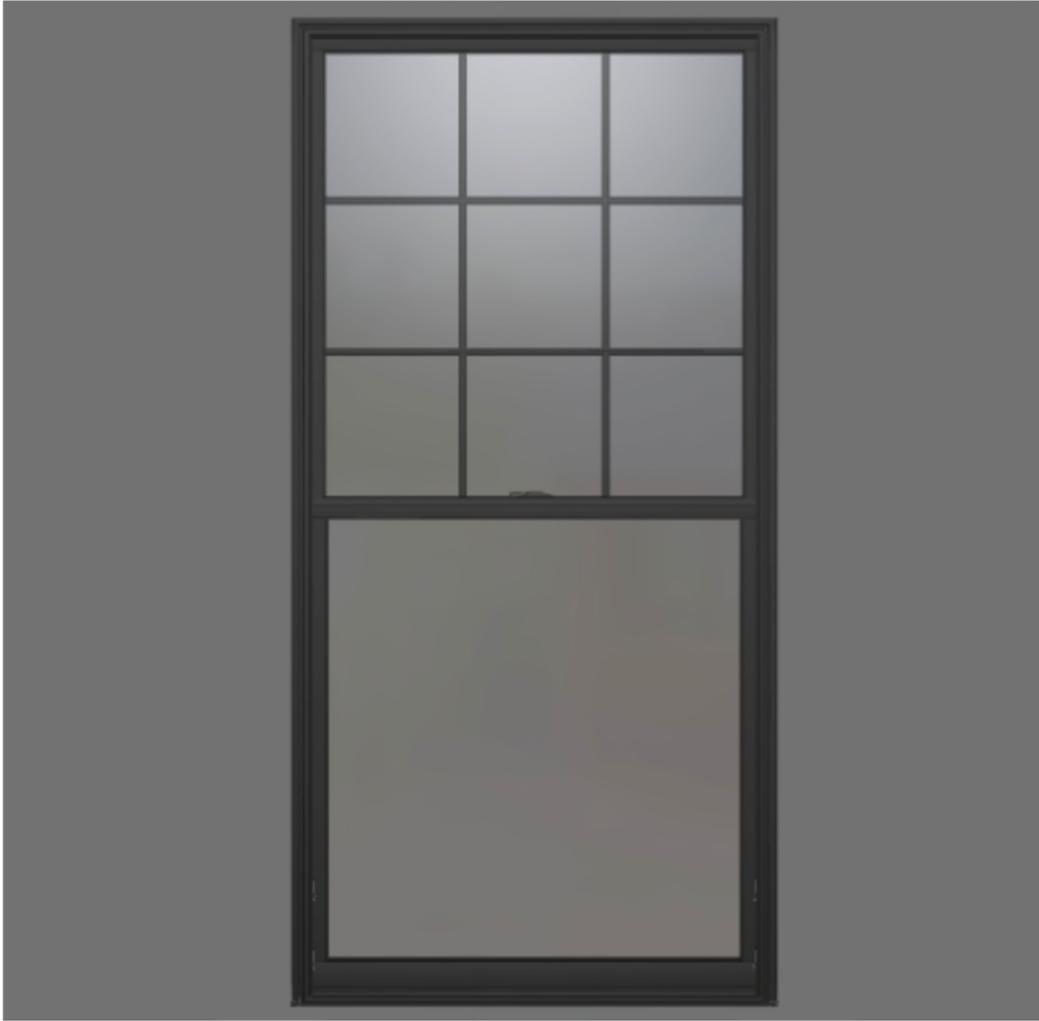
ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

41. (CONT.) FURTHER DESCRIPTION OF IMPORTANT ARCHITECTURAL FEATURES. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.



Proposed New Window

Exhibit C



Black/Grids on top

Steve Blew (913)481-2834

Denise Kisner

335 W Kansas St
Liberty, MO 64068
(816)797-8809

rSuite PCS 01_01_2021

ID# ROOM SIZE DETAILS

101	living room	35 W 71 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: Black</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Grilles Between Glass (GBG)</p> <p>Grille Pattern: Sash 1: Colonial 3w x 3h , Sash 2: No Grille</p> <p>Misc: IF Ext L-Channel to Brick Mold , Exterior L-Channel return to existing Brickmold trim.</p>
102	living room	39 W 58 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: Black</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Grilles Between Glass (GBG)</p> <p>Grille Pattern: Sash 1: Colonial 3w x 3h , Sash 2: No Grille</p> <p>Misc: IF Ext L-Channel to Brick Mold , Exterior L-Channel return to existing Brickmold trim.</p>
104	Master	39 W 58 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: Black</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Grilles Between Glass (GBG)</p> <p>Grille Pattern: Sash 1: Colonial 3w x 3h , Sash 2: No Grille</p> <p>Misc: IF Ext L-Channel to Brick Mold , Exterior L-Channel return to existing Brickmold trim.</p>

105	Kids room	35 W 71 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: Black</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 3h , Sash 2: No Grille</p> <p>Misc: IF Ext L-Channel to Brick Mold , Exterior L-Channel return to existing Brickmold trim.</p>
106	Guest	39 W 58 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: Black</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 3h , Sash 2: No Grille</p> <p>Misc: IF Ext L-Channel to Brick Mold , Exterior L-Channel return to existing Brickmold trim.</p>
107	office	39 W 58 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: Black</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 3h , Sash 2: No Grille</p> <p>Misc: IF Ext L-Channel to Brick Mold , Exterior L-Channel return to existing Brickmold trim.</p>
103	living room	35 W 34 H		<p>Window: Double-Hung (DG) , 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Black, Interior Black</p> <p>Performance Calculator: PG Rating: 30 DP Rating: + 30 / - 30</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: Black</p> <p>Screen: TruScene , Full Screen</p> <p>Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 3h , Sash 2: No Grille</p> <p>Misc: IF Ext L-Channel to Brick Mold , Exterior L-Channel return to existing Brickmold trim.</p>

WINDOWS: 7 PATIO DOORS: 0 SPECIALTY: 0 MISC: 0

UPDATED: 01/24/22