



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

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



HISTORIC DISTRICT REVIEW COMMISSION

Meeting Agenda

March 1, 2022

4:00 p.m.

Via Zoom Video Conference

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: February 15, 2022 HDRC Meeting Summary

II. Current Business

HDRC Case #22-001LS Consideration of a Certificate of Appropriateness for replacement of windows and like in kind repairs to at 12 N. Main Street, Liberty Square Historic District.

III. Other Business

a. Administrative Approvals since the February 15, 2022 meeting:

b. Miscellaneous matters from the Commission:

c. Miscellaneous matters from Staff:

IV. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary February 15, 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, Dail Hobbs, Martha Reppert, Brett Rinker

Absent: Matt Grundy, Aimee Gray, Doug Wilson

Applicant Representative: Alex Gray, owner of 102 N. Morse

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

Vice Chairman Carr called the meeting to order at 4:03 p.m.

Approval of Meeting Summary: February 1, 2022 HDRC Meeting Summary

A motion was made by Commissioner Reppert to approve the February 1, 2022 meeting summary as presented. The motion was seconded by Commissioner Hobbs. The motion passed 6-0-0.

Current Business

HDRC Case # 22-003D COA for exterior improvements at 102 N. Morse Ave. Dougherty Historic District:

- Vice Chairman Carr asked if the applicant had any comments.
- Mr. Gray clarified that he is proposing an additional five posts to the front porch. He added that the posts are essentially at 12:00, 3:00 4:30, 5:30 and 10:00. The drawing he submitted shows five posts and that is what is being proposed. Staff apologized for the error in the staff report.
- Commissioner Gilmore said it all appears to be appropriate and well designed.
- Vice Chairman Carr commented that the stair rise is shown with a rise of 8 inches but per the building code the maximum is 7 $\frac{3}{4}$ inches. Commissioner Drottz confirmed that is correct. Also, the distance between the balusters should be 4-inch spacing per code. Staff said she will have this reviewed by the Chief Building Official.
- Vice Chairman Carr commented that the scaled detailed drawings are excellent.
- Mr. Gray said he is fine with any of the changes to meet the building codes.

A motion was made by Commissioner Gilmore to approve the application as submitted pending compliance and review by the Chief Building Official. The motion was seconded by Commissioner Hobbs. The motion passed 6-0-0.

Preservation Plan Implementation – Priorities:

- Highlighting Landmark Properties - Staff talked to Ken Personett about hosting an open house at the Madison Miller House. He was very willing and excited about this opportunity and said any date would work for him.

Other Business

Administrative Approvals since the February 1, 2022 meeting:

- None

Miscellaneous matters from the Commission:

- Vice Chairman Carr said that 414 Thornton is not in a historic district but it is on the edge and has a lot of debris in the yard. Staff will make Code Enforcement aware.

Miscellaneous matters from Staff:

- Mark Buhlig, 226 N. Jewell, reported to Staff that he purchased siding and will start work soon.

The meeting adjourned at 4:17 p.m.

Historic District Review Commission

The City of



HDRC Case No. 22-001LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: March 1, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for Window and sill replacement and like in-kind repairs including wood rot, tuck pointing and roof repairs, a 353 Tax Abatement project

Applicant: Jim Drew (project mgr.) Mark Mathes, Owner

Location: 12 N. Main Street

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: February 12, 2022

SPECIFIC INFORMATION

SITE HISTORY

This two-story commercial building was constructed in 1885 as a shoe store. The store front on the first floor has a large display window and large transom windows, which are visually separated by a steel I-beam. The façade was altered in 2006, when a second entrance was created.

PROPOSAL DESCRIPTION

- The applicant is proposing to replace the original windows with Marvin Aluminum Clad windows to fit the original opening.
- Replace window sills with 4x6 cottonwood (sample provided)
- Like in-kind repairs or replacement of wood rot, tuck pointing and roof

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.

7. Doors and windows: 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.

Staff Analysis

The windows appear to be beyond repair. Replacement of the windows and like in kind repairs to the brick and roof is appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

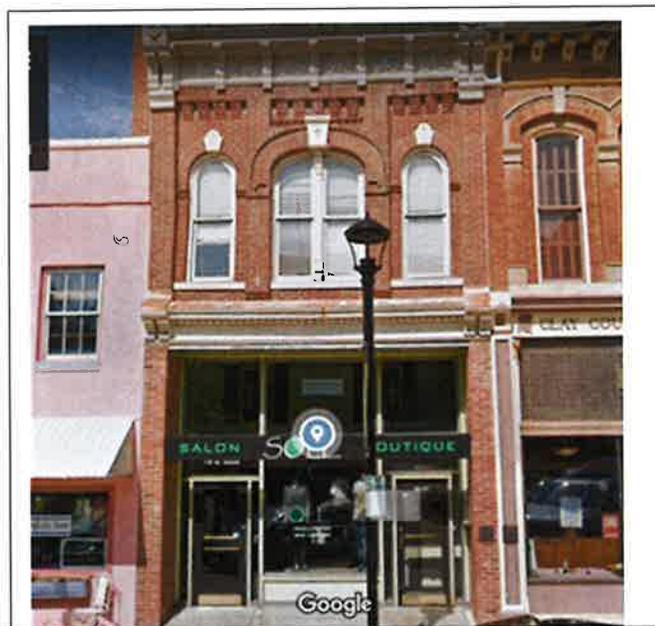
Applications using tax incentives shall be considered by HDRC and approved by City Council.

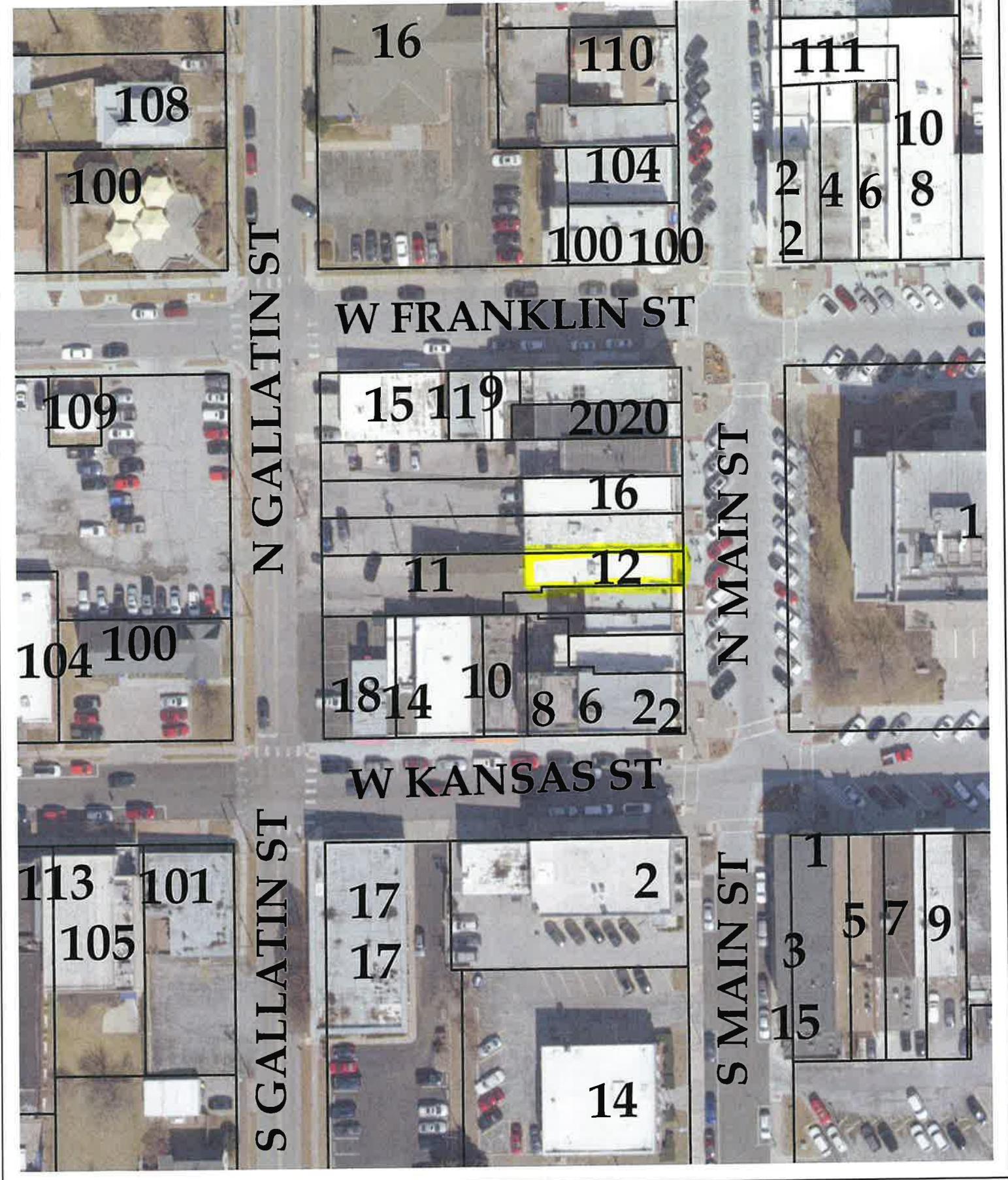
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefor staff recommends approval of HDRC case # 22-001LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Manufacturers Information on the Windows
5. Exhibit E: Photo of proposed material for window sills





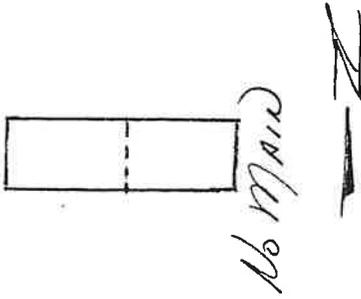
HDRC Case #22-001LS
12 N. Main



EXHIBIT A:
VICINITY MAP

HISTORIC INVENTORY

12 N. Main

1. No. 6-J		4. Present Name(s) Shopper News Publications	
2. County Clay		5. Other Name(s) Parlor Shoe Store (P. Fraher & Son)	
3. Location of Negatives Liberty Community Development		11 North Main; 112 North Main	
6. Specific Location 12 North Main		16. Thematic Category	28. No. of Stories 2
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period 1885	29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design	30. Foundation Material
9. Negative No. 1-4 6-17		19. Architect or Engineer	31. Wall Construction masonry
10. Site <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder	32. Roof Type & Material flat; tar & gravel
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent commercial	33. No. of Bays Front 5 Side
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use commercial	34. Wall Treatment brick
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35. Plan Shape rectangular
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
15. Name of Established District		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	37. Condition Interior Exterior good
		26. Local Contact Person or Organization Liberty Mo, Community Devel.	38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
		27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
			40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
			41. Distance from and Frontage on Road 20 ft. on N. Main

CLAY

42. Further Description of Important Features This two story building contains a store front on the first story. A band course defines the separation of the floors and continues an unbroken line with the adjacent structure on the north. The second story features a center, arched window that is flanked by two narrower round headed windows. Each possesses decorative keystones. The parapet features a pellet molding. A recent addition extends from the rear of the building and has an entrance from North Gallatin. The Gallatin facade has a slightly

43. History and Significance This shoe store was operated by Philip Fraher and his son, Thomas J. Fraher. The building was erected in 1885 to replace an earlier one-story building on the same site, from which the Fraher's had also conducted a boot and shoe business.

44. Description of Environment and Outbuildings The Courthouse is to the east of this building. Other commercial buildings are to the north and south.

45. Sources of Information
Liberty Tribune, Jan. 8, 1886; March 22, 1889, p. 1.
Heritage of Liberty, 1976, p. 66.
Clay County Centennial Souvenir, 1922, p. 37.
Liberty Tribune, Dec. 3, 1915

46. Prepared by
PILAND/UGUCCIONI

47. Organization
Liberty, Comm. Dev.

48. Date 4/2/85

49. Revision Date(s)

EXHIBIT B

HISTORIC INVENTORY

ADDRESS: 12 North Main
Liberty, Missouri

42. off-center entrance door that is approached by a flight of stairs. The primary facade, facing west, is veneered with brick. A pent roof which is covered with wood shake shingles extends across the west facade.



N. Main Street



N. Gallatin



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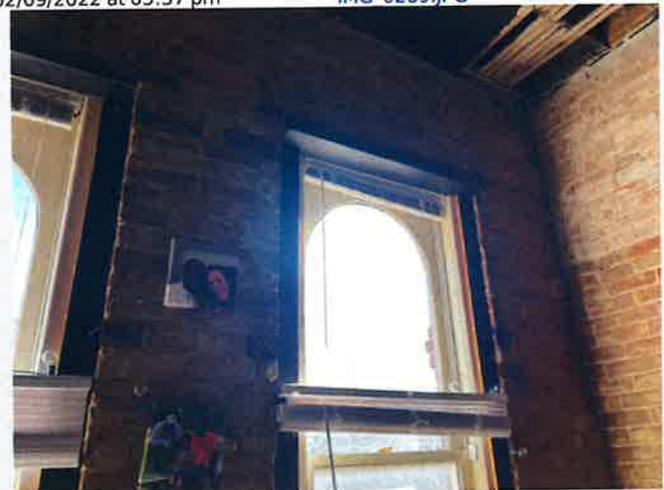
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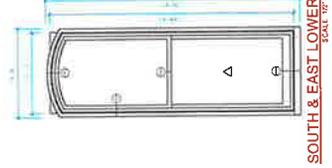
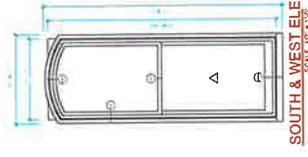
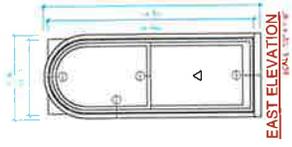
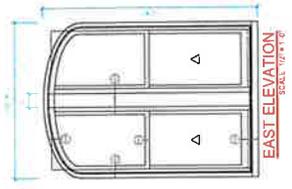
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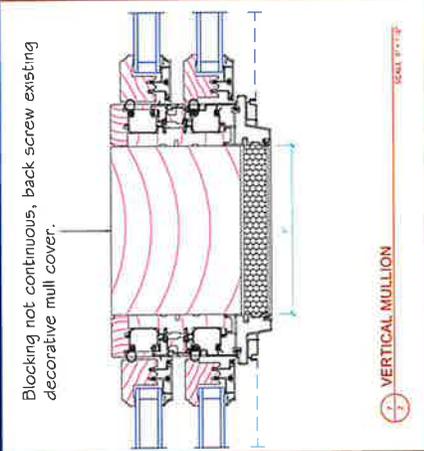


PROJECT: 1000 N. 1ST ST. - 2ND FLOOR
ADDRESS: 1000 N. 1ST ST. - 2ND FLOOR
CITY: PHOENIX, AZ
STATE: AZ
ZIP: 85004
DATE: 08/14/2018

PROJOB: 1000 N. 1ST ST. - 2ND FLOOR
DISTRIBUTER: MARVIN WINDOWS & DOORS
DRAWN: J. HARRIS
QUOTED: 08/14/2018
PK VERSION: 1.0
CREATED: 08/14/2018
REVISION:

SHEET 1 OF 1





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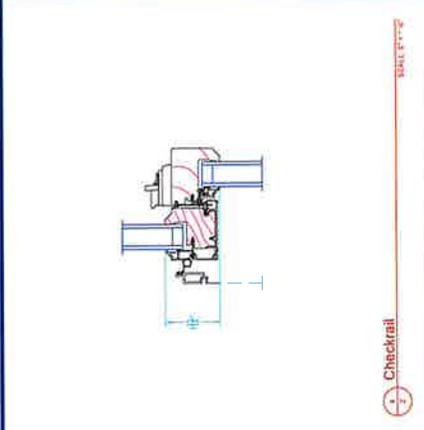
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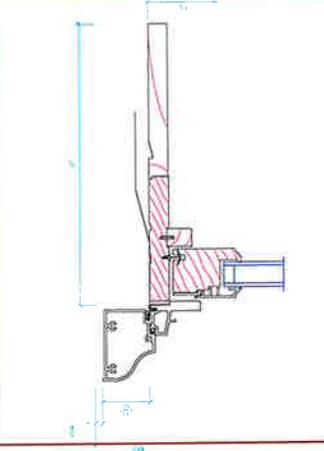
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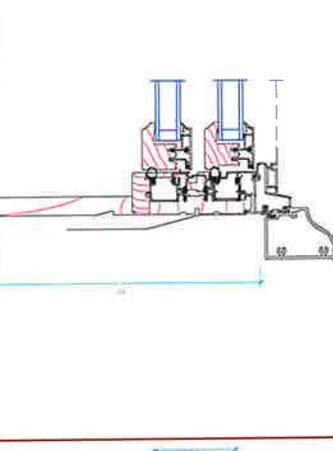
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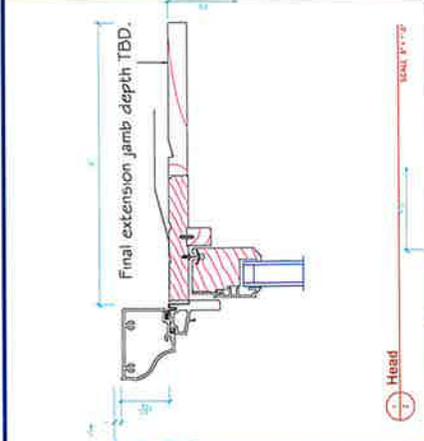
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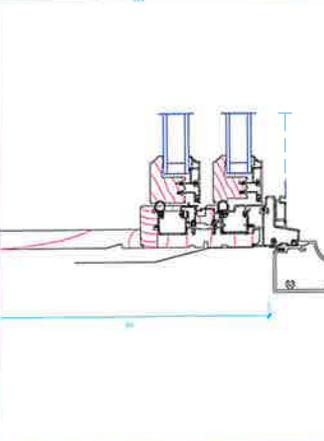
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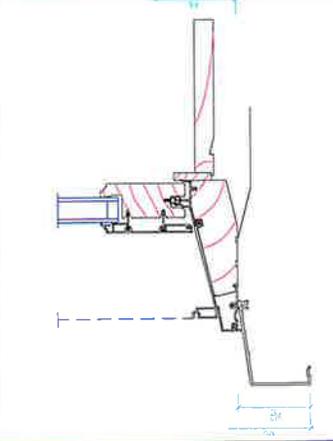
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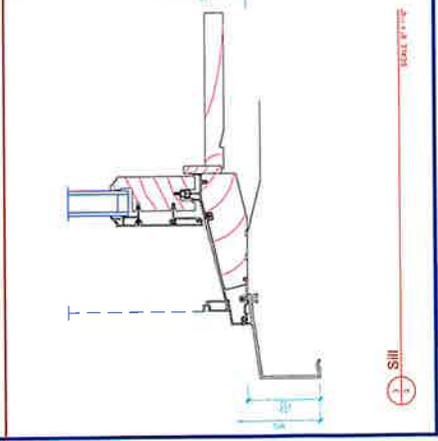
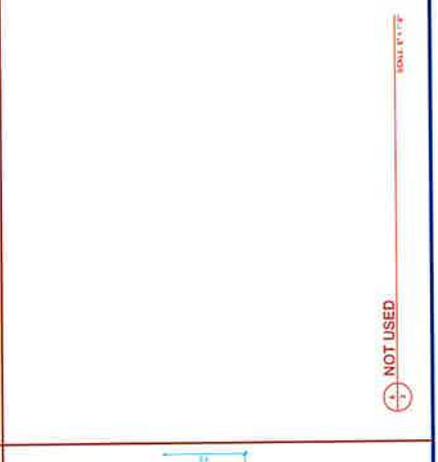
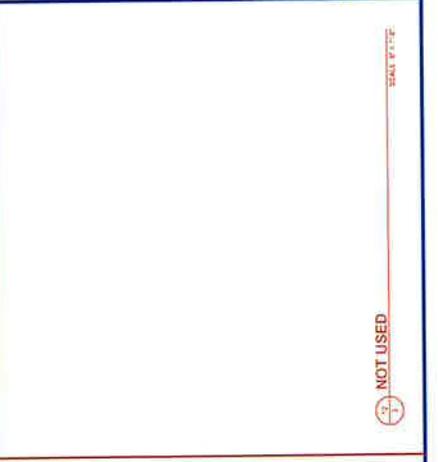
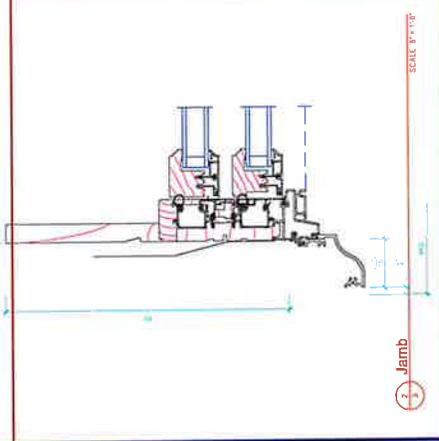
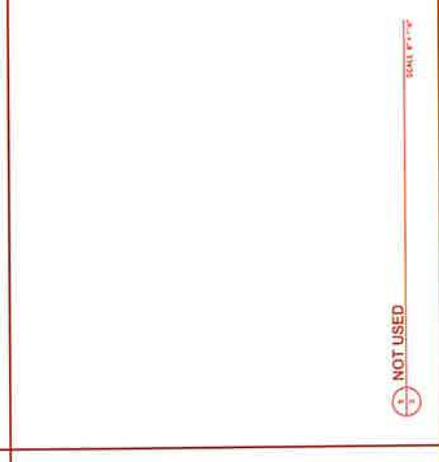
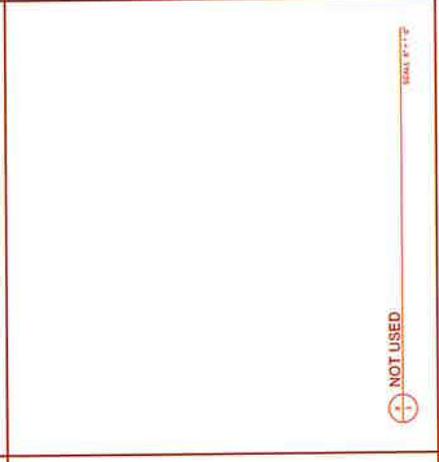
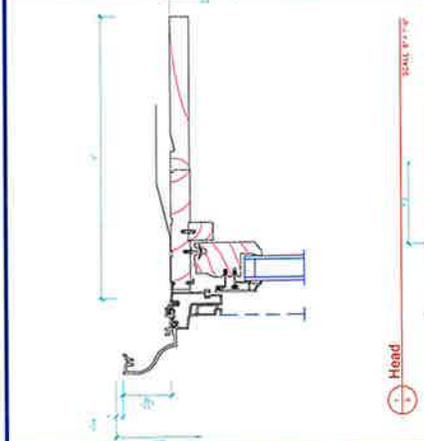
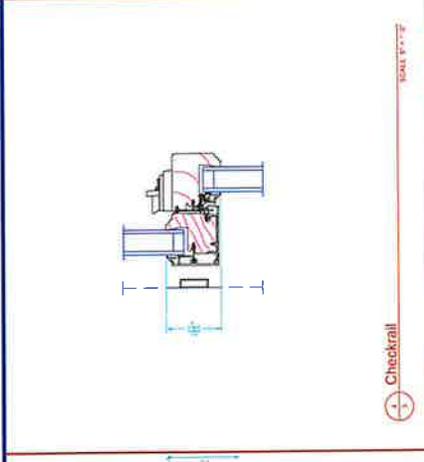
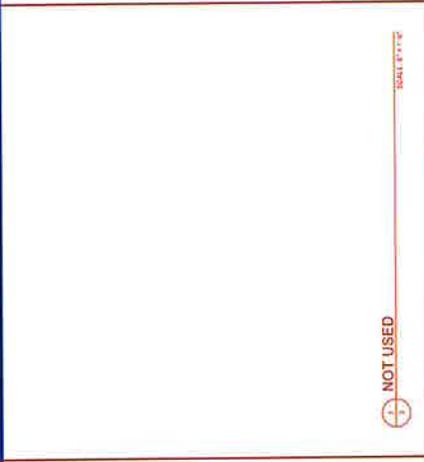


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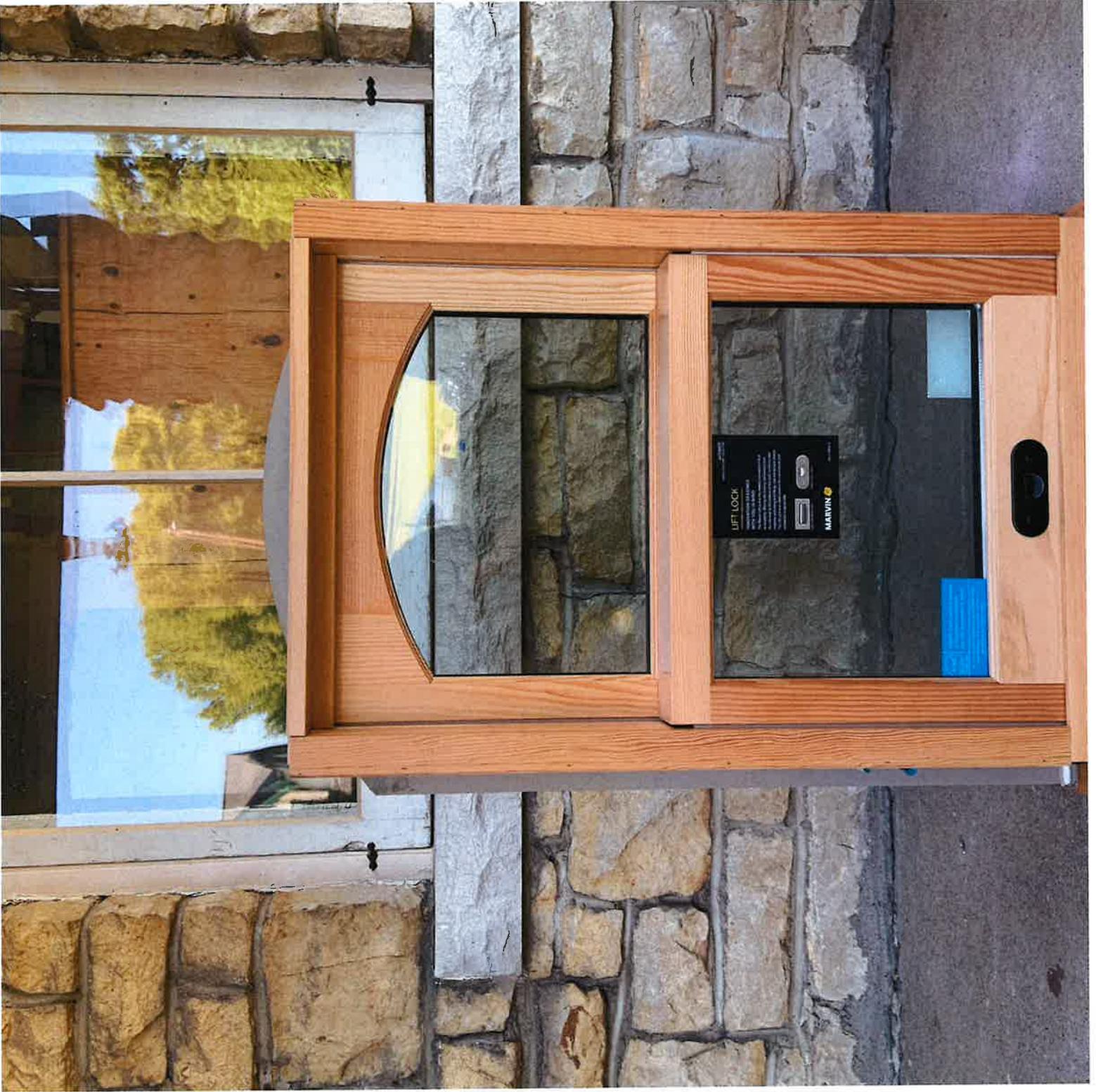
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 DIST DEALER: [REDACTED]
 PROJ NO: [REDACTED]

PK VERSION: [REDACTED]
 CREATED: [REDACTED]
 REVISION: [REDACTED]







Section 08 52 13
Ultimate Double Hung G2

12 N. MAIN

Part 1 General

1.1 Section Includes

- A. Ultimate G2, Single Hung, jamb extension, screen, standard anchors, and factory-applied casing.

1.2 Related Sections

- A. Section 01 33 23 – Submittal Procedures; Shop Drawings, Product Data and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling Requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 00 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
- J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Painting and Coating: Paint and stain other than factory-applied finish

1.3 References

- A. American Society for Testing Materials (ASTM):
 1. E283: Standard Test method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors
 2. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Door by Uniform Static Air Pressure Difference
 3. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential
 4. E2190: Specification for Sealed Insulated Glass Units
 5. C1036: Standard Specification for Flat Glass

6. E2068: Standard Test Method for Determination of Operating Force of Sliding Windows and Doors
 7. E 1996: Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Windborne Debris in Hurricanes
 8. E 1886: Standard Test method for Performance of Exterior Windows, curtain Walls, and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials
 9. F 2090-17: Standard Specifications for Windows Fall Prevention Devices with Emergency Escape (egress) Release Mechanisms
- B. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):
1. AAMA/WDMA/CSA 101/I.S.2/A440-08, Standard/Specification for windows, doors and skylights
 2. AAMA/WDMA/CSA 101/I.S.2/A440-11, Standard/Specification for windows, doors and skylights
 3. AAMA 450-10, Voluntary Performance Rating Method for Muller Fenestration Assemblies
- C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork
- D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program
- E. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)
- F. American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels
- G. National Fenestration Rating Council (NFRC):
1. 101: Procedure for Determining Fenestration Product thermal Properties
 2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence
- H. Window Covering Manufacturer's Association
1. A100.1: American National Standard for Safety of Corded Window Coverings Products

1.4 System Description

- A. Design and Performance Requirements:

Product	Air Test to PSF	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure	Overall Width		Overall Height	
						in	mm	in	mm
Ultimate Double Hung G2 (4450)	1.57	7.5	75	LC-PG50	DP50	49 1/4	(1251)	107 1/2	(2731)
Ultimate Double Hung G2 (5456)	1.57	6	60	LC-PG35	DP35	59 1/4	(1505)	119 1/2	(3035)

1.5 Submittals

- A. Shop Drawings: Submit shop drawings under provision of Section 01 33 23
- B. Product Data: Submit catalog data under provision of Section 01 33 23
- C. Samples:
 - 1. Submit corner section under provision of section 01 33 23
 - 2. Include glazing system, quality of construction and specified finish
- D. Quality Control Submittals: Certificates: submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of section 01 33 23

1.6 Quality Assurance

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
 - 1. Egress, emergency escape and rescue requirements

1.7 Delivery

- A. Comply with provisions of Section 01 65 00
- B. Deliver in original packaging and protect from weather

1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of Section 01 66 00

1.9 Warranty

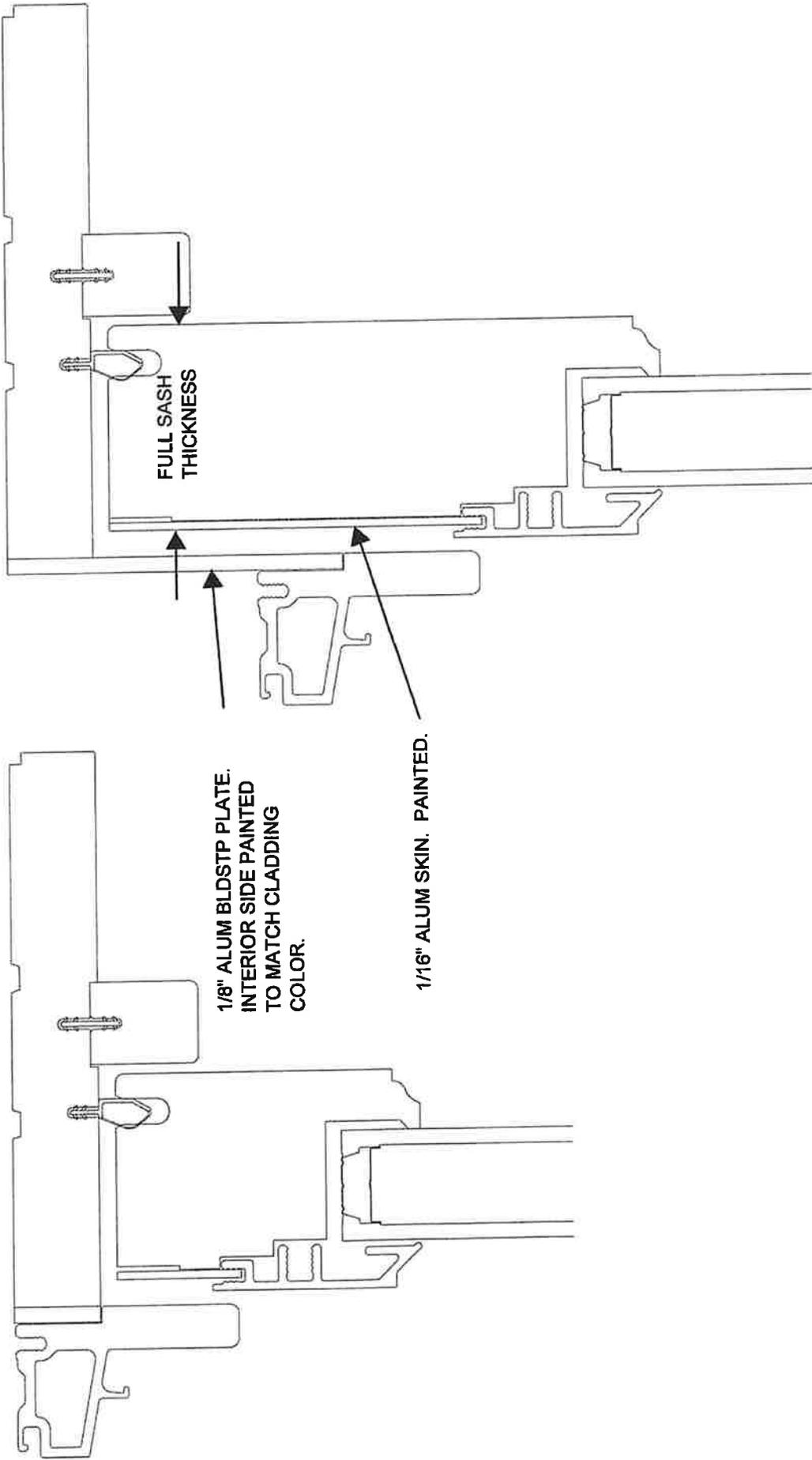
Complete and current warranty information is available at marvin.com/warranty. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

12 N. MAIN

RT2 HEAD DETAILS

@ CENTER OF UNIT

OFF-CENTER



FULL SASH THICKNESS

1/8" ALUM BLDSTP PLATE.
INTERIOR SIDE PAINTED
TO MATCH CLADDING
COLOR.

1/16" ALUM SKIN. PAINTED.



Exhibit E