



**HISTORIC DISTRICT  
REVIEW COMMISSION  
Regular Meeting**

**February 15, 2022  
Zoom Video 4 pm**



## **HISTORIC DISTRICT REVIEW COMMISSION**

### **Meeting Agenda**

**February 15, 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 1, 2022 HDRC Meeting Summary
- II. Current Business

HDRC Case #22-003D Consideration of a Certificate of Appropriateness for replacement of front porch balustrade, columns and ceiling at 102 N. Morse Ave, Dougherty Historic District.

- III. Preservation Plan Implementation
  - a. May 9 City Council – Preservation Month proclamation and preservation awards
- IV. Other Business
  - a. Administrative Approvals since the February 1, 2022 meeting:
  - b. Miscellaneous matters from the Commission:
  - c. Miscellaneous matters from Staff:
- V. Adjournment

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**February 1, 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, Matt Grundy, Aimee Gray, Dail Hobbs, Martha Reppert, Doug Wilson

Applicant Representative: Steven Blew with Andersen Windows

Absent: Brett Rinker, Mike Gilmore

Staff Present: Jeanine Thill, Community Development Manager and Mike Peterman, Planning & Zoning Manager

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

**Approval of Meeting Summary: January 18, 2022 HDRC Meeting Summary**

A motion was made by Commissioner Reppert to approve the January 18, 2022 meeting summary as corrected. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

**Current Business**

HDRC Case #22-002D; Certificate of Appropriateness for new windows at 335 W. Kansas, Dougherty Historic District:

- Vice Chairman Carr said replacement of non-contributing windows are appropriate. He asked Mr. Blew if there is brickmould on the window as it stands.
- Mr. Blew said they fit within the framework of the L-Channel where it butts up with the existing trim and it allows them to stay away from alterations to the trim.

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

Historic Downtown Liberty, Inc. would like to partner with HDRC to recognize preservation projects that have been well done:

- They have some funding to pay for the plaques.
- Ms. Thill asked the Commission if they would like to work with them on this recognition project.
- Chairman Grundy said it sounds great.
- It was the consensus of the Commission to have staff proceed with the partnership.

Preservation Plan Implementation – Priorities:

- No other additions at this time.

## Other Business

### Administrative Approvals since the January 18, 2022 meeting:

- 102 Moss Street – Renewal of COA for like in-kind repairs to wood rot on the porch and siding.
  - Ms. Thill said she is expecting to receive an application soon for the front porch rebuild.

### Miscellaneous matters from the Commission:

- 226 N Jewell Street
  - Vice Chairman Carr asked about 226 N Jewell and if the homeowner, Mr. Buhlig, has made any progress on the siding for the garage.
  - Ms. Thill said she has been in communication with him and he is still having difficulty finding smooth siding with a 3-inch reveal.
  - Vice Chairman Carr added that Mr. Buhlig said there was no smooth siding available, nor was James Hardie siding available. Vice Chairman Carr said he can do some research.
  - Vice Chairman Carr wanted to point out that the new structure that Mr. Buhlig referenced in an email as having siding different than what HDRC approved for him was new construction, so it is different. Vice Chairman Carr said he would be open to textured siding and a different reveal to get Mr. Buhlig's project to move along.
  - Commissioners Wilson and Drottz agreed.
  - Chairman Grundy commented that the reveal is more important to him than the texture.
  - The consensus of the Commission was they want the entire building to be the same.
  - Vice Chairman Carr agreed and added that with it being a 3-inch reveal it would emulate the dormers and the back of the house; the enclosed porch has the same cedar 3-inch reveal so that is why he was pushing for it.
  - He added that long before Mr. Buhlig purchased that property, going back 30 years plus, it was in disrepair.
  - Chairman Grundy summarized the discussion saying that all four sides need to match, and up to a 4-inch reveal is acceptable, and the siding doesn't have to be a smooth texture.
  - Smartboard siding would be the product that HDRC would advise Mr. Buhlig to use, as it is a little more economical, but Hardie siding would also be acceptable.

### Miscellaneous matters from Staff:

- None

The meeting adjourned at 4:21 p.m.

## Historic District Review Commission

The City of



**HDRC Case No. 22-003D**

**Staff: Jeanine Thill, Community Development Manager**

**HDRC Meeting Date: February 15, 2022**

### **GENERAL INFORMATION**

Application: Certificate of Appropriateness for new front porch columns, balustrade, and porch ceiling.

Applicant: Alexander Gray

Location: 102 N. Morse

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: February 4, 2022

### **SPECIFIC INFORMATION**

#### **SITE HISTORY**

Typical of Queen Ann Style, this house features a highly irregular roofline, consisting of deeply pitched gables, bellcast hip (porch) and conical. Also typical of Queen Anne are the many devices used to avoid a smooth surface, such as the round tower, bay windows, shingling on the gable ends, etc. The windows also vary from all sizes and types. The front attic features a Palladian window. The right side of the house features a one-story curved bay. The paneled front door with stained glass light may be a later addition. The left fireplace features a tall chimney stack.

#### **PROJECT DESCRIPTION**

Replace the front porch columns to stabilize, remove existing and replace with 8 ft X 96 inch pine columns. The balustrade will be rebuilt and the front porch ceiling to be replaced with ply wood panel bead board.

The east facing stairs are unchanged, the south facing stairs were removed to access the deck supports, but will be rebuilt with the original dimensions. Both sets of stairs will be getting new railings, with the same dimensions of the deck railings.

A new ceiling fan will also be installed.

**Front Porch Balustrade:** 29" tall, 5" between each spindle. Top and bottom rails 2" X 4" beveled. See Drawings Exhibit D & E

**Front Porch Columns:** 95" decorative column. Remove existing 3 columns, replacing them with 3 pine wood columns (see exhibit E), spacing 70" apart.

**Front Porch Ceiling:** The vinyl porch ceiling was removed. The applicant is proposing to install ply-wood panel bead board ceiling (see exhibit E)

## Links to proposed materials:

Link to Columns:

[https://www.lowes.com/pd/Turncraft-96-in-x-8-ft-Primed-Pine-Square-Column/1000443321?cm\\_mmc=shp\\_-c\\_-prd\\_-mlw\\_-ggl\\_-LIA\\_MLW\\_122\\_Mouldings-Specialty-Millwork\\_-1000443321\\_-local\\_-0\\_-0&ds\\_rl=1286981&gbraid=0AAAAAD2B2W9qM0EO9-Wn9Gw32GEzOK-z4&gclid=EAlaIQobChMI4fG4pqLI9QIVoBvUAR0ucgPREAQYASABEgJ78fD\\_BwE&gclsrc=aw.ds](https://www.lowes.com/pd/Turncraft-96-in-x-8-ft-Primed-Pine-Square-Column/1000443321?cm_mmc=shp_-c_-prd_-mlw_-ggl_-LIA_MLW_122_Mouldings-Specialty-Millwork_-1000443321_-local_-0_-0&ds_rl=1286981&gbraid=0AAAAAD2B2W9qM0EO9-Wn9Gw32GEzOK-z4&gclid=EAlaIQobChMI4fG4pqLI9QIVoBvUAR0ucgPREAQYASABEgJ78fD_BwE&gclsrc=aw.ds)

Link to Hand Rails:

[https://www.lowes.com/pd/Severe-Weather-Common-2-in-x-4-in-x-6-ft-Actual-1-375-in-x-3-38-in-x-6-ft-Pressure-Treated-Deck-Handrail/1001156226?cm\\_mmc=shp\\_-c\\_-prd\\_-lum\\_-ggl\\_-LIA\\_LUM\\_162\\_Treated-Lumber-And-Decking-Components\\_-1001156226\\_-local\\_-0\\_-0&gbraid=0AAAAAD2B2W\\_nVjstOpQ2SiXf7dU14AMTz&gclid=EAlaIQobChMI3\\_6u3aLI9QIV1RXUAR2dmQ1CEAQYBCABEgLVlVd\\_BwE&gclsrc=aw.ds](https://www.lowes.com/pd/Severe-Weather-Common-2-in-x-4-in-x-6-ft-Actual-1-375-in-x-3-38-in-x-6-ft-Pressure-Treated-Deck-Handrail/1001156226?cm_mmc=shp_-c_-prd_-lum_-ggl_-LIA_LUM_162_Treated-Lumber-And-Decking-Components_-1001156226_-local_-0_-0&gbraid=0AAAAAD2B2W_nVjstOpQ2SiXf7dU14AMTz&gclid=EAlaIQobChMI3_6u3aLI9QIV1RXUAR2dmQ1CEAQYBCABEgLVlVd_BwE&gclsrc=aw.ds)

Link to Spindle:

<https://www.menards.com/main/building-materials/decking-deck-products/exterior-railings-gates/wood-railing/ac2-reg-3-x-3-x-36-green-pressure-treated-colonial-spindle/1113501/p-1530080945419.htm>

Link to Plywood Bead Board:

<https://www.lowes.com/pd/Plytanium-Ply-Bead-Natural-Syp-Plywood-Panel-Siding-Common-0-3437-in-x-48-in-x-96-in-Actual-0-322-in-x-47-875-in-x-95-875-in/3030647>

## 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.

| <b><i>DG: Sec. 30-72. District HP, design principles.</i></b>  | <b><i>Staff Analysis</i></b>  |
|--|---|
| 8. <u>Porches</u> : Porches, porticos, stoops, entryways, loading docks, decks, and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements. | Portions of the front porch do not appear to be original to the home. The proposed alterations and materials are appropriate. |

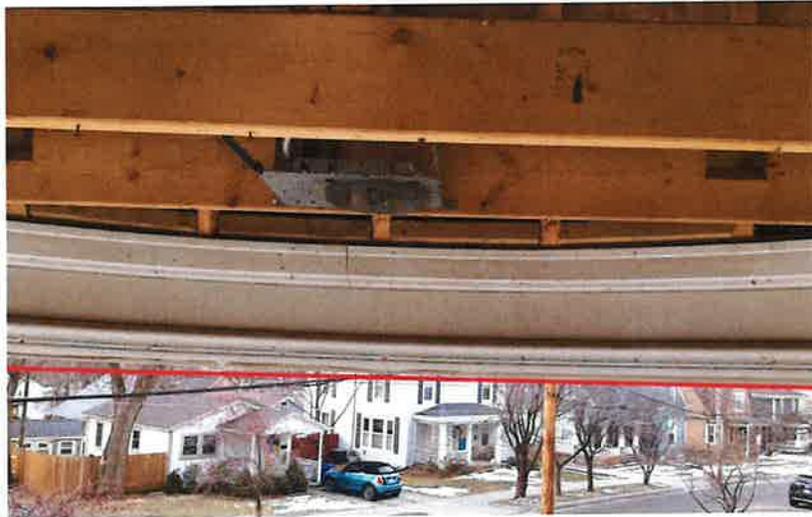
## STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore, staff recommends approval of HDRC case #22-003D.

## ATTACHMENTS

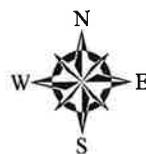
1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Drawings
5. Exhibit E: Proposed new Materials; columns, bead board and balustrade







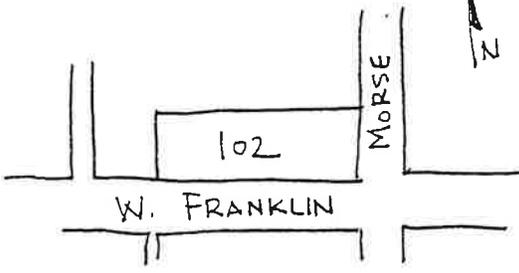
**HDRC Case #22-003D**  
**102 N. Morse Ave**



**EXHIBIT A:**  
**VICINITY MAP**

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

|   |  |  |
|---|--|--|
| 1. NO. F-12,14<br>2. CITY Clay<br>3. LOCATION of Liberty Community Development<br>NEGATIVES   | 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)<br>102 Morse<br>5. OTHER NAME(S)  | 1. NO.<br>2. COUNTY<br>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)  |
| 6. SPECIFIC LEGAL LOCATION<br>TOWNSHIP 51N RANGE 31W SECTION 7<br>IF CITY OR TOWN, STREET ADDRESS<br>102 Morse<br>7. CITY OR TOWN IF RURAL, VICINITY<br>Liberty<br>8. DESCRIPTION OF LOCATION<br> 9. COORDINATES UTM<br>LAT N121,600<br>LONG E521,550<br>10. SITE ( ) BUILDING (X) STRUCTURE ( ) OBJECT ( )<br>11. NATIONAL HIST. DISTRICT? YES ( ) NO (X)<br>12. IS IT ELIGIBLE? YES ( ) NO (X)<br>13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X)<br>14. DISTRICT POTENTIAL? YES (X) NO ( )<br>15. NAME OF ESTABLISHED DISTRICT | 16. THEMATIC CATEGORY<br>17. DATE(S) OR PERIOD<br>ca. 1890's<br>18. STYLE OR DESIGN<br>Queen Anne<br>19. ARCHITECT OR ENGINEER<br>20. CONTRACTOR OR BUILDER<br>21. ORIGINAL USE, IF APPARENT<br>residence<br>22. PRESENT USE<br>residence<br>23. OWNERSHIP PUBLIC ( ) PRIVATE (X)<br>24. OWNER'S NAME AND ADDRESS IF KNOWN<br>Richard & Estia Snyder<br>Randall & Patricia Cole<br>25. OPEN TO PUBLIC? YES ( ) NO (X)<br>26. LOCAL CONTACT PERSON OR ORGANIZATION<br>Community Development Director<br>27. OTHER SURVEYS IN WHICH INCLUDED | 28. NO. OF STORIES 2<br>29. BASEMENT? YES (X) NO ( )<br>30. FOUNDATION MATERIAL<br>stone<br>31. WALL CONSTRUCTION<br>Frame<br>32. ROOF TYPE AND MATERIAL<br>varving; composition shingle<br>33. NO. OF BAYS FRONT n/a SIDE<br>34. WALL TREATMENT<br>clapboard; shingle<br>35. PLAN SHAPE irregular<br>36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED (X) MOVED ( )<br>37. CONDITION INTERIOR EXTERIOR fair<br>38. PRESERVATION UNDERWAY? YES ( ) NO (X)<br>39. ENDANGERED? BY WHAT? YES ( ) NO (X)<br>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( )<br>41. DISTANCE FROM AND FRONTAGE ON ROAD 70' |
| 2. FURTHER DESCRIPTION OF IMPORTANT FEATURES Typical of Queen Anne style; his house features a highly irregular orrfline, consisting of steeply pitched gables, bellcast hip (porch), and conical. Also typical of Queen Anne are the many devices used to avoid a smooth-all surface, such as the round tower, bay windows, shingling on the gable ends, etc. The windows also vary from all sizes and types; most are 1/1 double-hung sash. The front attic features a (cont.)  | PHOTO MUST BE PROVIDED   | 5. OTHER NAME(S)   |
| 3. HISTORY AND SIGNIFICANCE In spite of its later Craftsman style front porch, this house represents one of the more exuberent Queen Anne style residences in Liberty. It is also significant for the character it lends to this portion of the neighborhood, which consists of larger homes set back from the road. Local rumor states that the small house in the rear is connected to the main house by a tunnel.  | 6. TOWNSHIP<br>RANGE<br>SECTION  |  |
| 4. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A stone retaining wall, needing some repair, helps set this house up off the street in its prominent corner location. A small gable-roofed & bracketed garage is directly off W. Franklin, and a small cross-gable building is behind the main house.  | 46. PREPARED BY<br>Deon Wolfenbarger<br>47. ORGANIZATION<br>Community Development  |  |
| 5. SOURCES OF INFORMATION   | 48. DATE 2/87<br>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

Sketch map of location

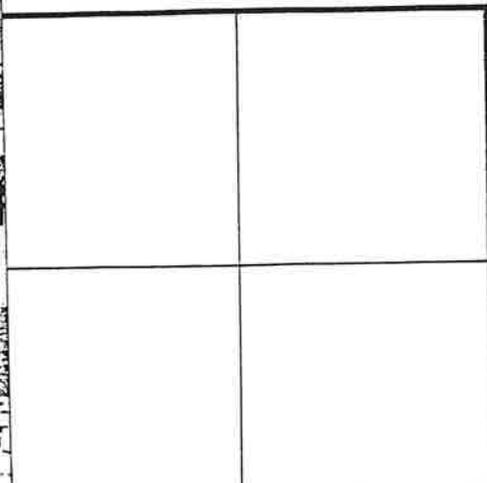
Site No. F-12, 14

Section 7

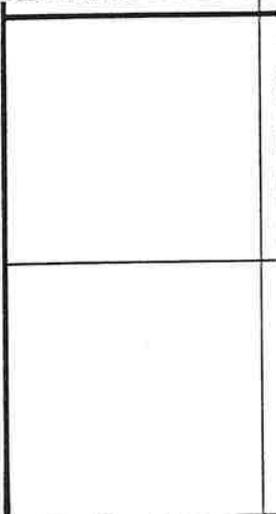
Township 51N

Range 31W

indicate houses and roads. Indicate the site location by  
included in sketch map. Include drawings, photographs, etc.



W



Notes: 42. (cont.) Palladian window. The right side of the house features a one-story curved bay. The massive, Craftsman style stone porch columns are probably a later addition. The panelled front door with stained glass light may also be a later addition. The left fireplace features a tall chimney stack. The roof cornices are rotting in places and in need of repair.

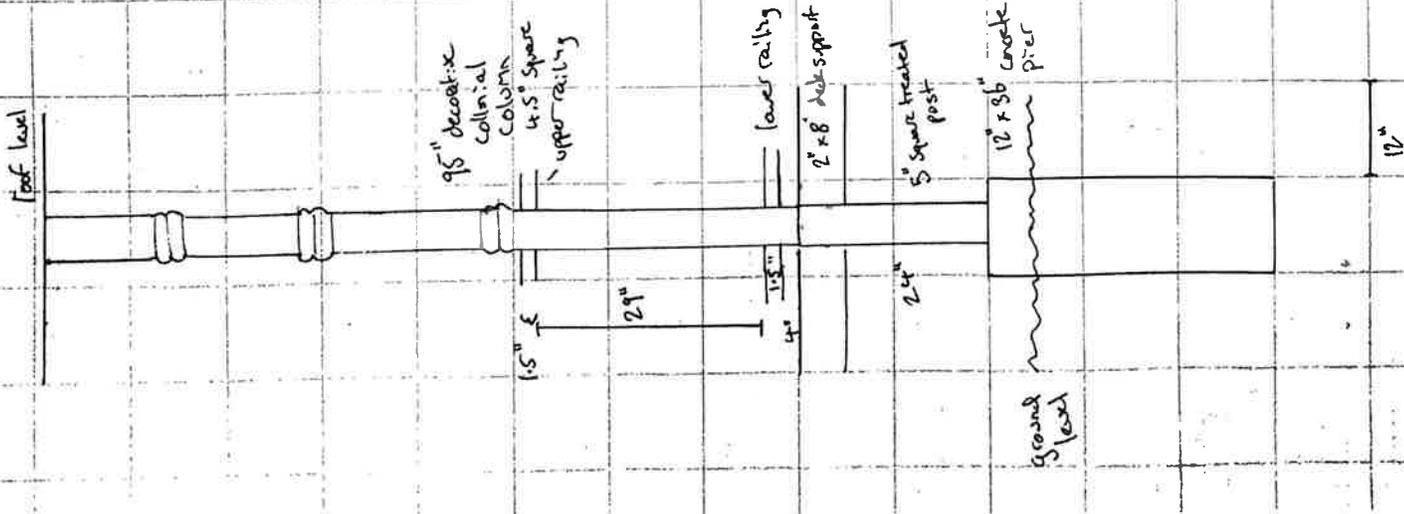
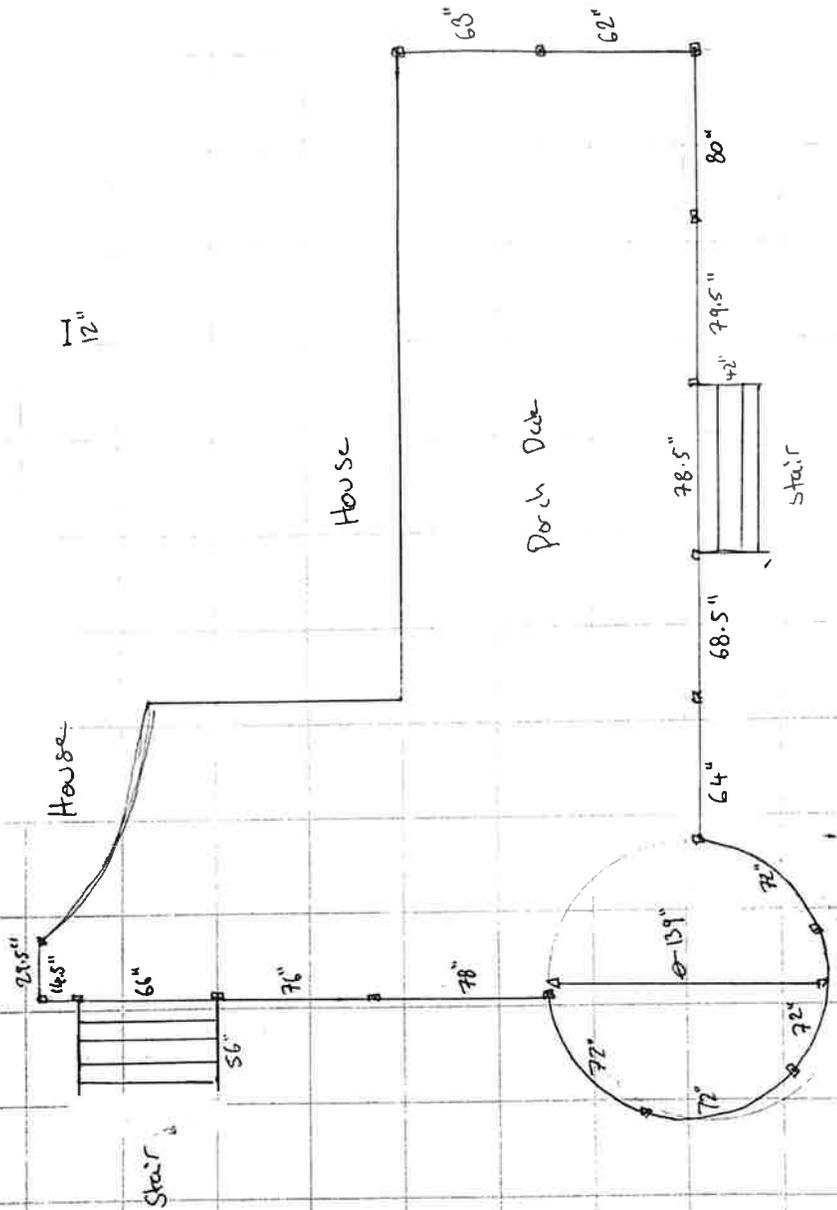
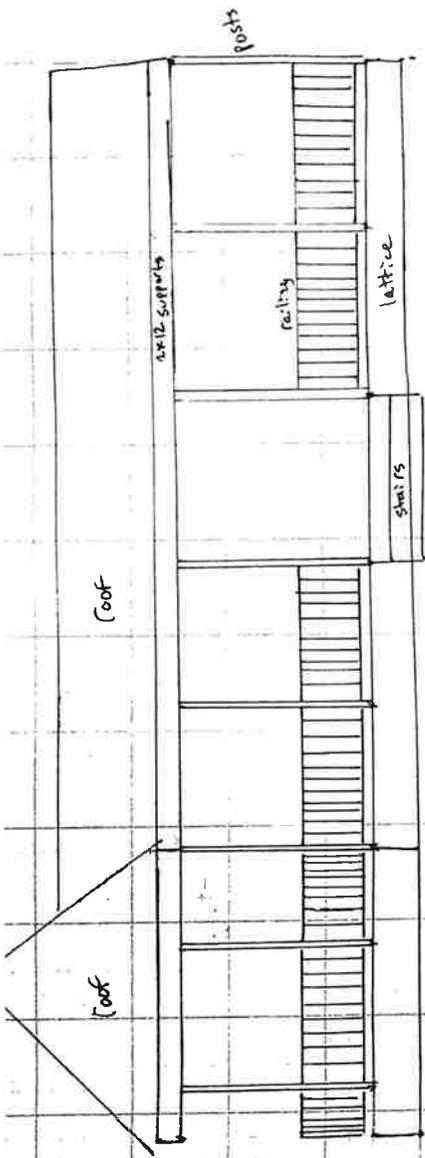
**THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!**

*Please Attach a copy of a topographic map with the site marked on it.*



Existing Conditions  
Exhibit C

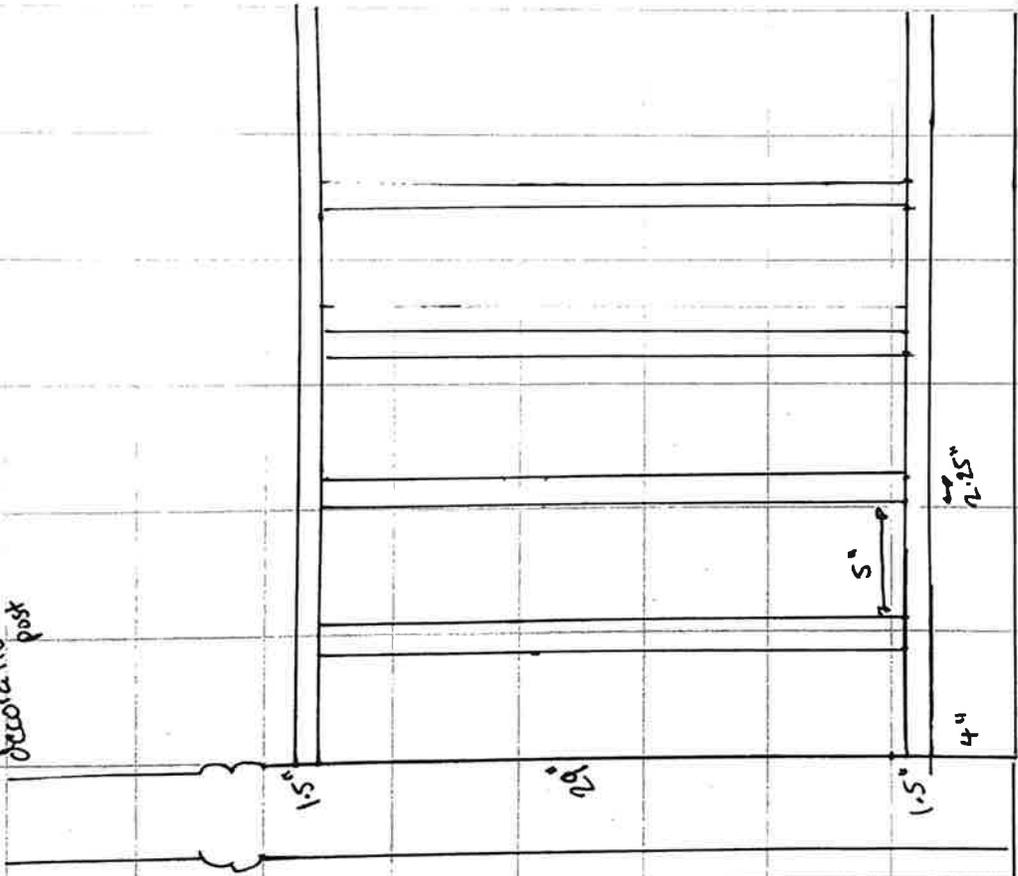




Decorative Colored  
post

Upper rail  
Banded 2"x4" common

Lower rail  
Banded 2"x4" common



level of decking.

12"

5"

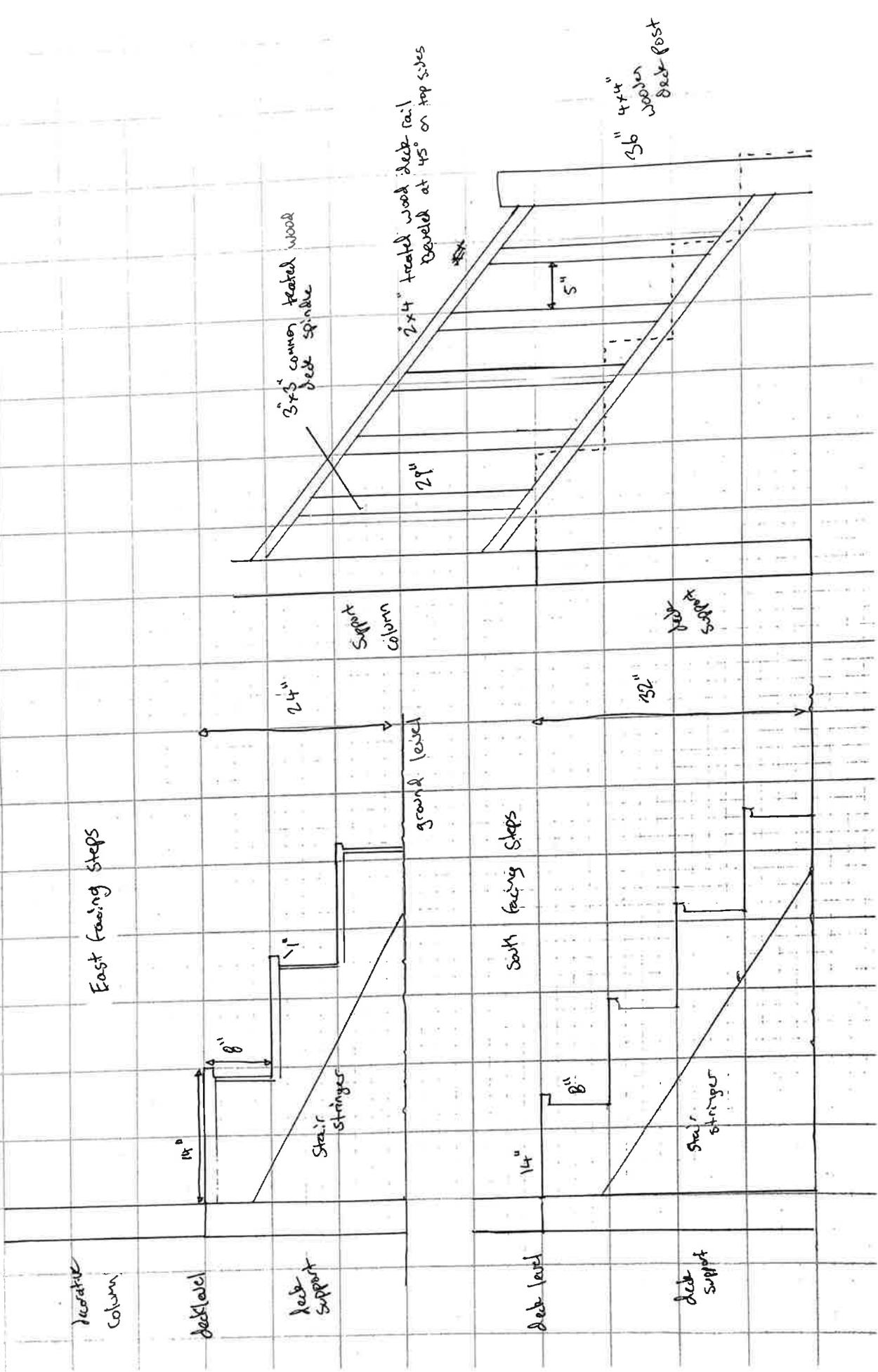
2.25"

4"

1.5"

1.5"

2"



Decorative Column

Deck level

Deck Support

East facing steps

14"  
8"  
11"

Stair stringer

ground level

24"

Stair Column

South facing steps

14"  
8"

Stair stringer

152"

Deck Support

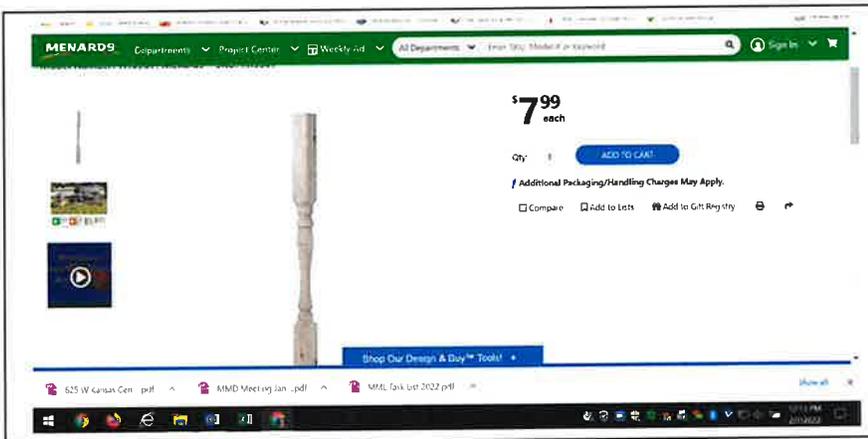
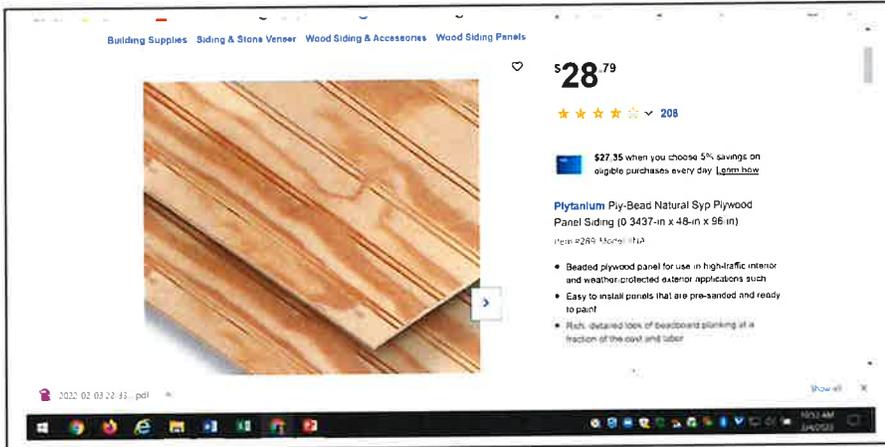
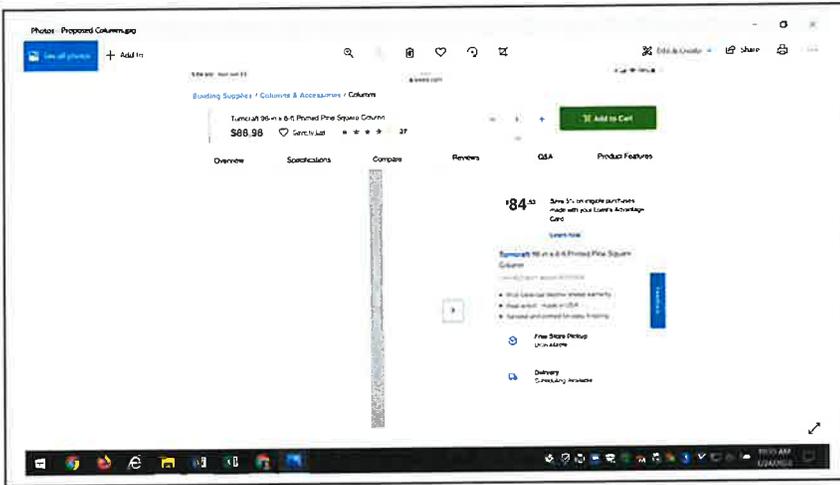
Stair Column

3x5 common treated wood deck spindle

2x4 treated wood deck rail beveled at 45° on top sides

5"

156"  
4x4  
Deck post



AC2® 3 x 3 x 36 Green Pressure Treated Colonial Spindle (Actual Size 2-1/4" x 2-1/4" x 36")  
 Model Number: 1113501 Menards® SK