



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

May 3, 2022

5:30 pm

City Council Chambers



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
May 3, 2022
5:30 p.m.
City Council Chambers

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: April 5, 2022 HDRC Meeting Summary

II. Current Business

HDRC Case #22-006D Consideration of a Certificate of Appropriateness for two new windows at 321 W. Kansas St., Dougherty Historic District

III. Other Business

a. Administrative Approvals since the April 5, 2022 meeting:

i. HDRC Case# 22-003J Approval of a concrete driveway at 27 S. Jewell, Jewell Historic District

b. Miscellaneous matters from the Commission:

c. Miscellaneous matters from Staff:

IV. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
April 5, 2022
5:30 p.m.
City Council Chambers

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

Present: John Carr, Aimee Gray, Matt Grundy, Dail Hobbs, Martha Reppert, Doug Wilson

Absent: Brett Rinker, Vern Drottz, Mike Gilmore

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary: March 15, 2022 HDRC Meeting Summary

A motion was made by Commissioner Reppert to approve the March 15, 2022 meeting summary as corrected. The motion was seconded by Commissioner Gray. The motion passed 6-0-0.

Current Business

HDRC Case #22-001PH Consideration of a Certificate of Appropriateness for a deck on rear of home at 129 S. Terrace Ave, Prospect Heights District:

- Staff presented the application for the 22' x 19' deck on the rear of the home.
- Vice Chairman Carr asked for clarification if the posts are 4 x 4 or 6 x 6. The applicant's contractor said he was thinking 4 x 4's but he will work with the Jeremy Adams, the Chief Building Official on what is best.
- The applicant also clarified that they plan to use metal balustrades.
- The decking material will be 2 x 6 treated wood.
- The Commission agreed that the proposed height of the rails is too high; 36 inches would be better.
- The deck post should be to the side of the window, not directly below it as shown in the drawing. The contractor said he will build it so it is to the left of the window, not below it.
- The drawing shows irregular steps. The applicant said they will make them uniform to meet code.
- Commissioner Wilson said that sometimes on the posts people leave the 4 x 4 but there are some caps for the posts, generally he dovetails them. Commissioner Gray said there are some nice solar lights that are rail caps that could a good option.
- Commissioner Wilson asked if they had a post cap design. He said they don't have one chosen yet. There are several options a cap, chamfered or square cut, any of those would be acceptable to the Commission.
- Commissioner Wilson said that if they go smooth they should just use the 2 x 6 all the way so that the end is not exposed.
- The deck post will be to the right of the window.
- Chairman Grundy asked for a motion.

A motion was made by Commissioner Wilson that we accept the application with the following stipulation: that the north rail will be to the north side of the existing window casing and trim. The rail posts will be capped, chamfered or flush, and the railing height will be 36 inches. The motion was seconded by Commissioner Gray. The motion passed 6-0-0.

Other Business

Administrative Approvals since the March 15, 2022 meeting:

- HDRC Case #22-003J – 27 S Jewell St, COA for Concrete Driveway

Miscellaneous matters from the Commission:

- Vice Chairman Carr said that Christopher Harris asked if we have anything to do with celebrating the July 1, 1822 bicentennial celebration or if we are celebrating in 2029 for the City's 1829 establishment. The Commission agreed that they are not doing anything as a group this year. Staff said they are working with the Mayor on an event possibly during Fourth Fest.
- Commissioner Wilson said on Mark Buhlig's house on N. Jewell, there has been no progress on repairs. Staff will follow up with him tomorrow.
- The houses on Lightburne are looking great.
- Commissioner Gray said that on April 19, Ken Personett is receiving the Preservation Award in Jefferson City at 11:30am in the Rotunda at the Capital. She encouraged the Commission members to attend.
- Commissioner Wilson asked if there has been any progress on the plans across from the Fire Station on Mississippi Street. Staff will inquire and report back.

Miscellaneous matters from Staff: None

The meeting adjourned at approximately 6:15 p.m.



HDRC Case No. 22-006D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 3, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for two new windows
 Applicant: Laurie Champ
 Location: 321 W. Kansas St.
 District: Dougherty Historic District
 NRHP Status/category: Contributing
 File Date: April 12, 2022

SPECIFIC INFORMATION

SITE HISTORY

This house has undergone so many alterations and additions so as to obscure its original style, which was probably the vernacular National style, gable-front-and-wing subtype (with the original front porch having been enclosed). There are two gable roof wall dormers on the left, and a shed roof dormer on the front, with three small casement windows. There is a left interior fireplace. A modern aluminum portico with iron rails and supports over the front entry. Except for the entablatures over the 1/1 windows. Little original detail remains.

PROPOSAL DESCRIPTION

The applicant proposes to replace one non-original double hung window on the west elevation, in the breakfast nook and install a new casement window on the west elevation, above the kitchen sink.

Details

Remove the non-original window on the west elevation (in the breakfast nook) and replace it with an Andersen 100 Fiberglass single hung window with divided lites.

Existing breakfast nook window: 30.5"w x 36"h

New breakfast nook window size: 30.5"w x 40"h

Add a new 60" x48" Andersen 100 Casement window with divided lites on the west elevation, in the kitchen over the sink.

Window Trim- Cedar and Smart trim boards will be used around the new windows to match the existing using 1x6 smart trim boards on the top & sides of the window, topped with a 1x2. The bottom sill of the window will be a 2x4.

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.

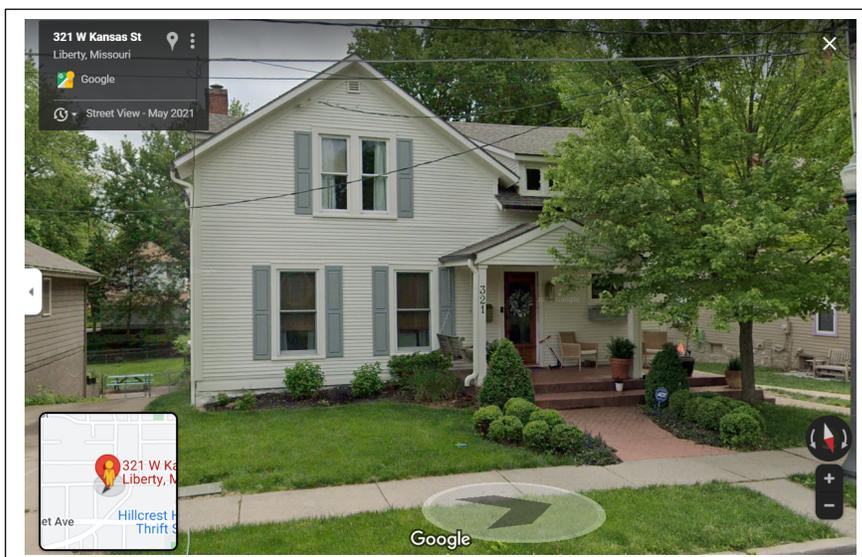
DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<p>7. <u>Doors and windows</u>: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, 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.</p>	<p>The one existing double hung window in the breakfast nook is not original to this home therefore it is appropriate to replace. The proposed replacement windows are appropriate <i>without</i> the divided lites. There is no photographic evidence that this home originally had divided lite windows.</p>

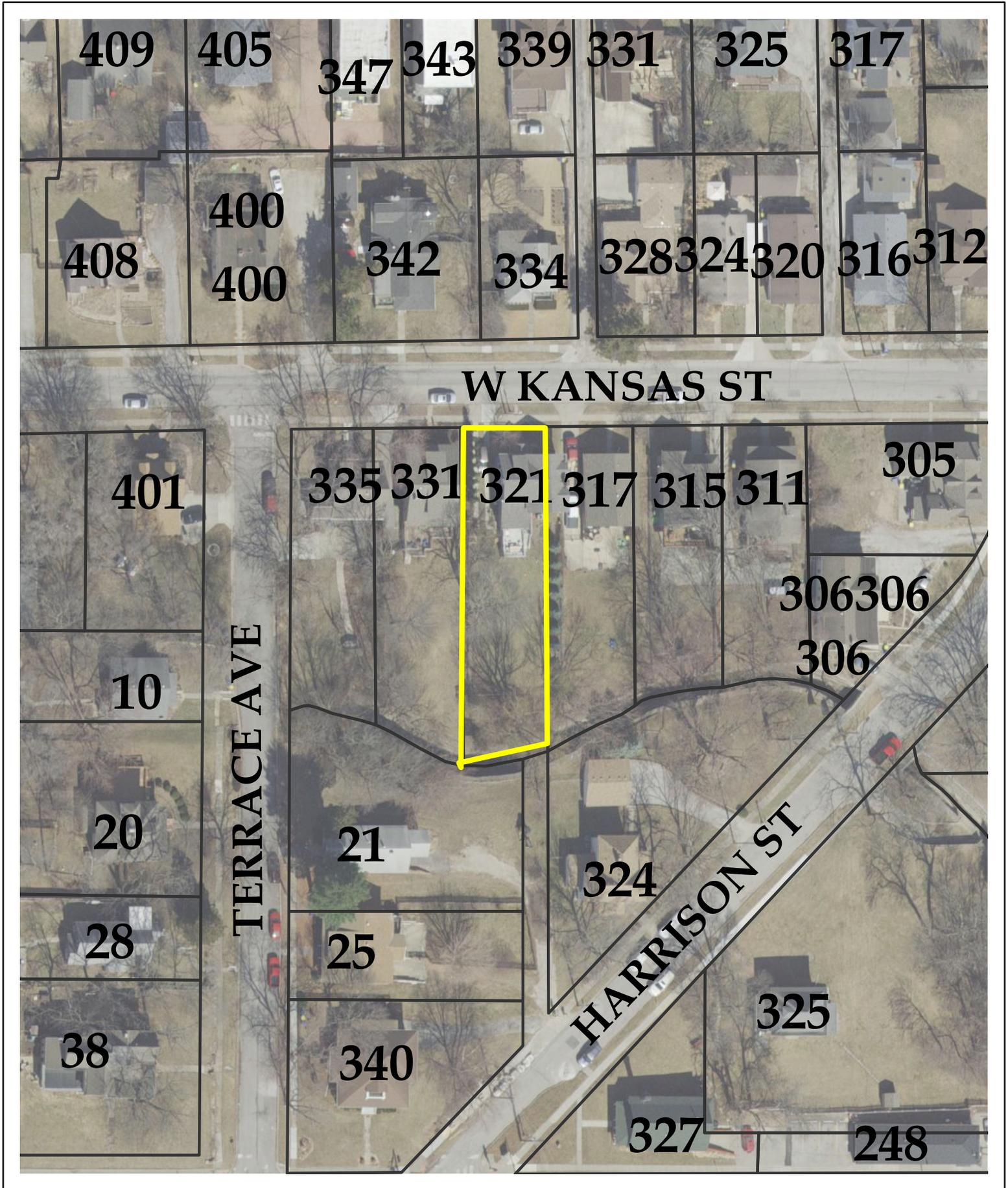
STAFF RECOMMENDATION

With the stipulation that windows do not have divided lites, the application meets the standards for review and the design guidelines; therefore, staff recommends approval of HDRC case #22-006D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Drawing
5. Exhibit E: Proposed new windows





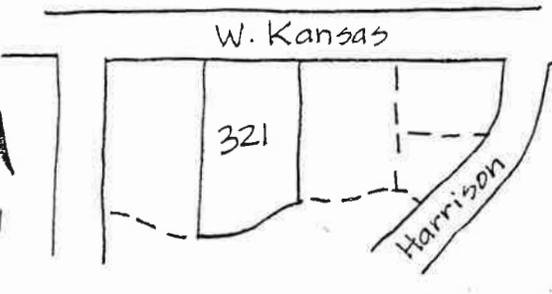
HDRC Case #22-006D
321 W. Kansas



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. E-14 2. COUNTY Clay 3. LOCATION of Liberty Community development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 321 W. Kansas 5. OTHER NAME(S)	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 321 W. Kansas	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD 1906	28. NO. OF STORIES 2 29. BASEMENT? YES (X) NO () 30. FOUNDATION MATERIAL stone 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL cross gable, composition shingle
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER	33. NO. OF BAYS FRONT 4 SIDE 2 34. WALL TREATMENT asbestos shingle 35. PLAN SHAPE rectangle
8. DESCRIPTION OF LOCATION 	21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Frances & Stephn Rodman	36. CHANGES (EXPLAIN IN NO. 42) ADDITION (x) ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR fair
9. COORDINATES UTM LAT N121,250 LONG E521,150	25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Jared Cooper 27. OTHER SURVEYS IN WHICH INCLUDED	38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 100'
10. SITE () STRUCTURE () BUILDING (X) OBJECT () 11. NATIONAL HISTORIC? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES (X) NO () 15. NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This house has undergone so many alterations and additions so as to obscure its original style, which was probably the vernacular National style, gable-front-and-wing subtype (with the original front porch having been enclosed). There are two gable roof wall dormers on the left, and a shed roof dormer on the front with three small casement windows. There is a left interior fireplace. A modern aluminum portico with iron (cont.	5. OTHER NAME(S) <div style="text-align: center; border: 1px solid black; padding: 10px;"> PHOTO MUST BE PROVIDED </div>
43. HISTORY AND SIGNIFICANCE Although altered over the years, the house has potential for renovation. It fits in the historic neighborhood by virtue of its mass, scale, and set-back from the street.	44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Set close to W. Kansas (as are the other houses in this block) on two small lots, the house has a line of old shrubs. The rear of the lot is defined by a small creek.	6. TOWNSHIP RANGE SECTION
45. SOURCES OF INFORMATION City water permits	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community development 48. DATE 1/87 49. REVISION DATE(S)	RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102

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

Sketch map of location

Site No. E-14

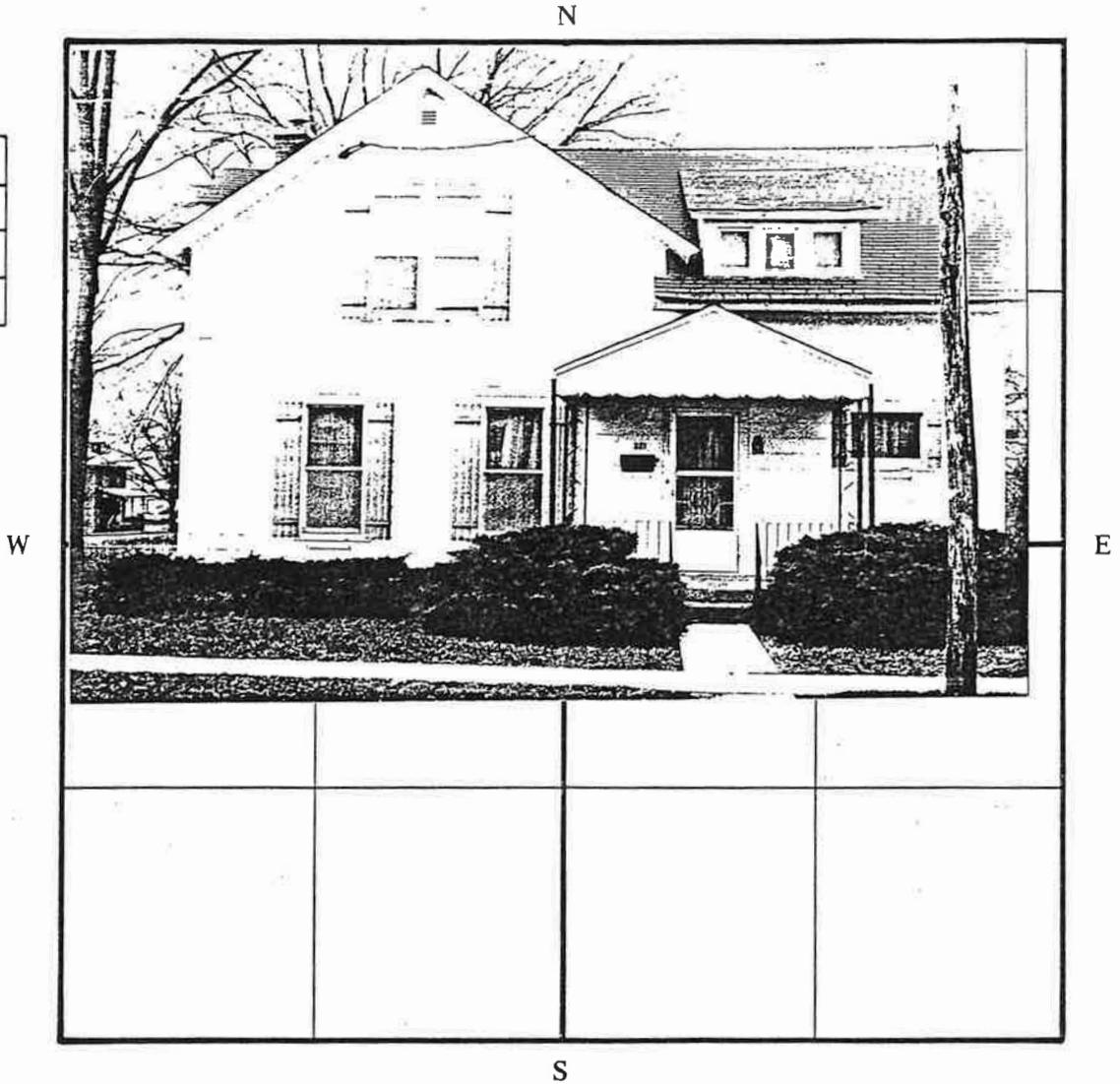
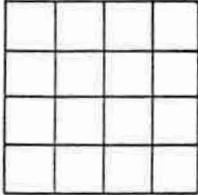
Section 7

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.

Indicate part of section included in sketch map.



Notes: 42. (cont.) rails and supports over the front entry. Except for the entablatures over the 1/1 windows. little original detail remains.

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

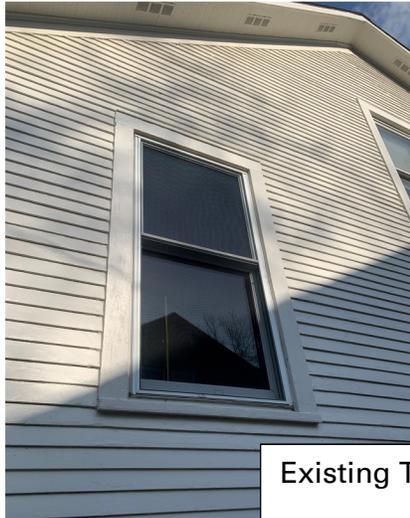
Please Attach a copy of a topographic map with the site marked on it.



West Elevation



Existing kitchen door has divided lites



Existing Trim



Divided lite Casement window proposed to be placed above the sink where the artwork is

Breakfast nook window:



Interior of breakfast nook window:

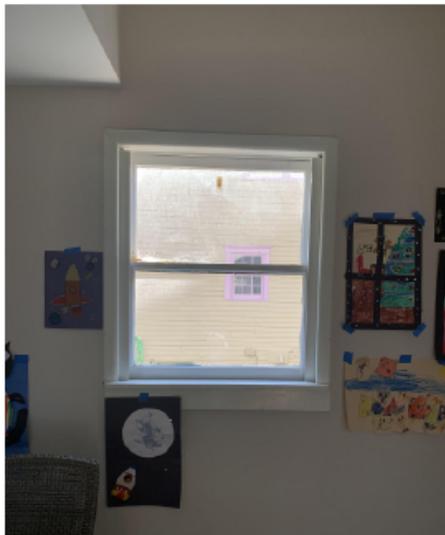


Exhibit C
Existing Conditions



New window

5'

4' 3/4"

3' 6 1/2"

3' 8 1/4"

15' 1/4"





SOLD BY:
 McCray Millwork & Lumber.
 3200 McCormick Rd
 Kansas City, Ks 66115

SOLD TO:

CREATED DATE
 3/10/2022

LATEST UPDATE
 3/10/2022

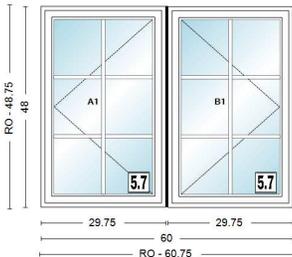
OWNER
 matthew trautman

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
champ window 100	champ window 100	1988188		

ORDER NOTES: **DELIVERY NOTES:**

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Left-Right	sink	\$1,511.02	\$1,511.02



RO Size = 60 3/4" x 48 3/4"

Unit Size = 60" x 48"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Ribbon Mull, 1/2" Fiberglass Non Reinforced Material
 100CS 2' 5 3/4"X4'-100CS 2' 5 3/4"X4', Unit, 100 Series Single Casement-CW, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Unit 1: Left, Unit 2: Right, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Folding, 1 Sash Locks White, White, Full Screen, Fiberglass

Insect Screen 1: 100 Series Single Casement-CW, 100CS 29.75 x 48 Full Screen Fiberglass White

Insect Screen 1: 100 Series Single Casement-CW, 100CS 29.75 x 48 Full Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.29	0.25	YES	A1	21.9600	42.3060	6.45170	
B1	0.29	0.25		B1	21.9600	42.3060	6.45170	

