



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

May 17, 2022

5:30 pm

City Council Chambers



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
May 17, 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: May 3, 2022 HDRC Meeting Summary
- II. Current Business

HDRC Case #22-002PH Consideration of a Certificate of Appropriateness for a retaining wall in the rear yard at 14 Moss Ave., Prospect Heights Historic District.

HDRC Case #22-004J Consideration of a Certificate of Appropriateness for demolition of the accessory structure located east of 538 E Mill Street, Jewell Historic District.

HDRC Case #22-005D Consideration of a Certificate of Appropriateness for two new windows and a new rear door at 321 W. Kansas, Dougherty Historic District, a 353 Tax Abatement project.

III. Other Business

- a. Administrative Approvals since the May 3, 2022 meeting:
 - i. HDRC Case 22-007J 403 E Kansas Like in kind repairs to wood rot
 - ii. HDRC Case 22-008J 409 E Kansas New Roof
- b. Miscellaneous matters from the Commission:
- c. Miscellaneous matters from Staff:

IV. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
May 3, 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, Vern Drottz, Aimee Gray, Martha Reppert, Brett Rinker, Doug Wilson

Applicant Present: Laurie Champ, owner of 321 W. Kansas

Absent: Matt Grundy, Mike Gilmore, Dail Hobbs

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary: April 5, 2022 HDRC Meeting Summary

A motion was made by Commissioner Reppert to approve the April 5, 2022 meeting summary as corrected. The motion was seconded by Commissioner Gray. The motion passed 6-0-0.

Current Business

HDRC Case #22-006D Consideration for a COA for two new windows on the west elevation at 321 W. Kansas Street, Dougherty Historic District.

- Ms. Champ said she would like divided lites.
- Commissioner Gray asked if she was going to do the divided lites on the exterior of the glass. Ms. Champ said she would like them so they don't look like cheap vinyl windows and added that she has a door in her kitchen with divided lites.
- Commissioner Wilson said we aren't going to follow the lead of a non-historic door that had divided lites to then allow the new windows to have divided lites.
- Commissioner Gray said the Commission is responsible for ensuring that the original character of the home is maintained.
- Commissioner Rinker commented that there isn't evidence that the home originally had divided lites. Ms. Champ said that she saw a picture of the house that it once had divided lites and had some grids that created a divided lite look.
- Vice Chairman Carr said to the best of his knowledge that the original windows were replaced many years ago and added that he agrees with Commissioner Rinker that divided lite windows are not appropriate for the style of the house. He understands her desire to have them but it doesn't match the original or the existing, but good design and architecture would predicate that they are one-over-one and the casement window should be a single pane.
- Ms. Champ said she wants it to look like a high-end window and in her opinion that would be achieved by having divided lites. She doesn't want to put in a window that looks like a vinyl window.
- Vice Chairman Carr said it wouldn't look like a vinyl window, because it isn't a vinyl window.

- Commissioner Wilson said he doesn't associate one-over-one windows with vinyl.
- Ms. Champ asked if there was a rule against putting up a grid on the interior of the window. The Commission agreed that an interior grid likely wouldn't be visible from the outside.
- Commissioner Gray said she agrees that the windows should remain one-over-ones.
- Commissioner Wilson said the one-over-ones are in keeping with the original style and added that the applicant would have to provide evidence that there was once divided lites. They recommended that she contact Chris Harris at the Archives if she wanted to find old photographs of the home.
- Commissioner Gray said the objective of the HDRC is to preserve the historical architecture so the one-over-one is what she would recommend.
- Vice Chairman Carr added that the original fenestration is one-over-one, so it is important maintain that.
- Ms. Champ said it won't have character without the divided lites and pointed out that the proposed windows don't face the front of the home.
- Commissioner Rinker said in the past we've discussed that functionality of casements work well in the kitchen but that we've requested that casements look like one-over-ones, adding that we don't want it to look like a modern window in a historic house, but that we have some flexibility since it is in a portion of the house that is an addition.
- Vice Chairman Carr said one lite on a casement is fine. A casement is appropriate as it will be over the kitchen over the sink.
- Vice Chairman Carr commented that the 2X4 apron is not appropriate, he would suggested they eliminate it and have a sill.
- Commissioner Wilson asked if the applicant was inclined to have the head height the same on the two new windows. Ms. Champ said they could do that. Commissioner Gray asked if her intention is for them to have the same head height. Commissioner Rinker said he would like to see them ascetically line up.
- Vice Chairman Carr commented that the existing isn't an original wood window, you can see where the siding was cut in and patched.
- Commissioner Wilson asked if they are cutting into the siding and if the old opening was taller. Ms. Champ said that in the kitchen the window is 48 inches and they are the same height.
- Vice Chairman Carr said that they don't need to be the same height and they are all 48³/₄ inches tall, they are 8 inches different. He added as long as the head height is the same, there is continuity. The applicant can't change the header of the double hung. Vice Chairman Carr commented that if the applicant uses the header of the double hung as the criteria, then she will be in good shape.

A motion was made by Commissioner Rinker to approve the application with the amendments of a one-over-one for the double hung window, a single lite on the casement window, and the exterior trim to match the other trim on the home. The motion was seconded by Commissioner seconded Gray. The motion passed 6-0-0.

Other Business

Administrative Approvals since the April 5, 2022 meeting:

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

- HDRC Case #22-006J Approval of like in-kind repairs to front porch and wood rot at 424 E. Mississippi, Jewell Historic District

Miscellaneous matters from the Commission:

- Vice Chairman Carr said he, Commissioner Gray, and Ms. Thill attended the Preservation Awards where Ken Personett received the state preservation award in the Capitol Rotunda. He encouraged anyone to attend the Preservation Conference in Jefferson City June 14-16.
- Vice Chariman Carr suggested that we should always use an address of the home when we are referencing a house rather than the homeowner.
- Commissioner Rinker said there is nice progress on the house at Kansas and Jewell (462 E. Kansas). Commissioner Gray said they are working on the inside removing plaster. Vice Chairman Carr said he has volunteered to help when he is ready for making it plumb. The individuals from the State Preservation Office have been there to advise Mr. Personett for the Historic Preservation Tax Credits. The north part of the back section of the house is original. It was a very small house originally. There are three different approaches to additions.
- Commissioner Rinker said work is being done on a garage near his home. He will talk to his neighbor about applying for a COA.
- Commissioner Gray said that she, Vice Chairman Carr, and Ms. Thill attended the presentation for Ken in the Rotunda for his award, it was very impressive. You can look up the write-ups and the photos of all of the projects on the Missouri Preservation website or on Instagram.

Miscellaneous matters from Staff:

- Vacant position on HDRC - Mike Gilmore is resigning to move to Springfield, MO. Staff asked the Commissioners to encourage anyone that would be interested and qualified to fill out an interest form.
- Staff said that due to the vacant seat and busy Commissioner schedules, achieving a quorum is going to be a little tricky in the coming months, so she asked the Commissioners to please RSVP at their earliest convenience for meetings. She added that there will be a meeting on May 17; we already have two applications to consider. Five of the Commissioners said they will be there.
- Commissioner Wilson said we should encourage people to resign that can't attend. There are several people that are interested in serving on the Commission.
- The Wood Window Workshop is this Saturday from 9:00 a.m. to Noon. There are six spots left, RSVP's required.
- May is Historic Preservation Month; there will be a Proclamation by the Mayor at the May 9 Council Meeting. Staff encouraged all Commissioners to attend if possible.
- There will be a reception at 5:00p.m. pm on Monday, May 9, to honor our living Mayors with history panels in the City Hall Atrium. Please attend if possible.

- Recognition of Ken Personett, Chris Harris, and Sam Fiore at the May 9 City Council meeting, please attend if possible. Reception prior to the meeting for the living Mayors in the City Hall Atrium.
- Staff is working to schedule open houses at two of our local landmarks during May.
- Design Sub Committee meeting request at 400 E Kansas to advise on the side porch and other ideas that the new homeowner has. Staff asked who is available to meet at 9:00 or 10:00 a.m. on Friday, May 13. Commissioners Rinker, Carr, and Gray said they would be available at 9:00 a.m. Staff will contact the homeowner.
- Staff will be gone May 26 until June 6 for vacation; therefore, there is an early deadline for applications for the June 7th meeting, it will be at Noon on May 20th

The meeting adjourned at 6:29 p.m.

Historic District Review Commission

The City of



HDRC Case No. 22-002PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 17, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for a retaining wall

Applicant: Suzanne Goertz

Location: 14 Moss Avenue

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: April 27, 2022

SPECIFIC INFORMATION

SITE HISTORY

This vernacular bungalow was built in 1911 and features wide overhanging eaves, a full width front porch with gabled roof and cornice returns. Brick columns support the porch roof on the corners, with square supports at the entry. The windows are one-over-one. The siding and trim are metal.

PROPOSAL DESCRIPTION

The applicant proposes to build a retaining wall in the rear yard, parallel to the alley and a Parking Pad

Details:

Retaining Wall: 70' stone linear wall starting at a height of 6 inches at the south end, gradually increasing to 2'6" at the north end, including capstones. The wall will be built 5' out from the iron fence on the west side of the rear yard and will run parallel to the alley that runs north and south between Sunset Ave. and Kansas St. See Exhibit E

The wall will be made of Bethany Ledge weather (tumbled) versa loc stone. See Exhibit F

Parking Pad: Concrete parking pad 8' wide x 70" long adjacent to the new retaining wall

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
11. Walls & Fences: Fences and decorative walls should be placed and scaled in a manner that does not cover, block or	Replacement of the existing rail road ties with a stone wall

damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls and sidewalks and those that have acquired significance by virtue, age or craftsmanship should not be removed or destroyed and should be maintained and preserved.

is appropriate.

12. Walkways, Driveways & Parking Areas: Parking lots, driveways and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and facades. The creation of new parking lots, driveways and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood.

The parking pad will be constructed of compatible and complementary materials and is appropriate.

STAFF RECOMMENDATION

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

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Description of project
4. Exhibit D: Drawing
5. Exhibit E: Existing Conditions (4 pages)
6. Exhibit F: Proposed Stone for the wall





HDRC Case #22-002PH
14 Moss Ave.

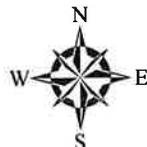


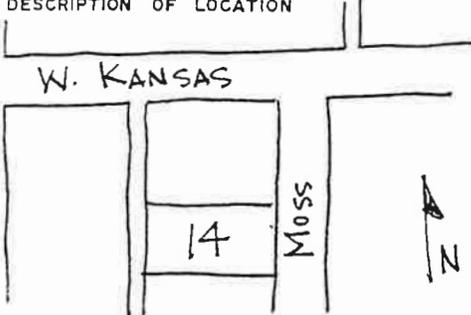
EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. <u>H-19a</u> 2. COUNTY <u>Clay</u> 3. LOCATION OF <u>Liberty</u> <small>NEGATIVES</small> <u>Community Development</u>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>14 Moss Av.</u> 5. OTHER NAME(S)
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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 17. DATE(S) OR PERIOD <u>1911</u>	28. NO. OF STORIES <u>1</u> 29. BASEMENT? YES (<input checked="" type="checkbox"/>) NO ()
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7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty</u> 8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN <u>Craftsman bungalow</u> 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u>	30. FOUNDATION MATERIAL <u>stone</u> 31. WALL CONSTRUCTION <u>frame</u> 32. ROOF TYPE AND MATERIAL <u>gable; composition shingle</u> 33. NO. OF BAYS FRONT <u>2</u> SIDE <u>3</u> 34. WALL TREATMENT <u>clapboard</u> 35. PLAN SHAPE <u>rectangle</u>
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9. COORDINATES UTM LAT <u>N121,050</u> LONG <u>E520,650</u>	23. OWNERSHIP PUBLIC () PRIVATE (<input checked="" type="checkbox"/>) 24. OWNER'S NAME AND ADDRESS IF KNOWN <u>David & Angie Sexton</u>	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (<input checked="" type="checkbox"/>) MOVED () 37. CONDITION INTERIOR _____ EXTERIOR <u>good</u>
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10. SITE () STRUCTURE () BUILDING (<input checked="" type="checkbox"/>) OBJECT () 11. ON NATIONAL REGISTER? YES () NO (<input checked="" type="checkbox"/>) 12. IS IT ELIGIBLE? YES () NO (<input checked="" type="checkbox"/>) 13. OF ESTAB. DISTRICT? YES () NO (<input checked="" type="checkbox"/>) 14. DISTRICT POTENTIAL? YES (<input checked="" type="checkbox"/>) NO () 15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (<input checked="" type="checkbox"/>) 26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Community Development Director</u> 27. OTHER SURVEYS IN WHICH INCLUDED	38. PRESERVATION UNDERWAY? YES () NO (<input checked="" type="checkbox"/>) 39. ENDANGERED? BY WHAT? YES () NO (<input checked="" type="checkbox"/>) 40. VISIBLE FROM PUBLIC ROAD? YES (<input checked="" type="checkbox"/>) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>75'</u>
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42. FURTHER DESCRIPTION OF IMPORTANT FEATURES <p>A vernacular expression of the Craftsman style, lacking the exposed rafters or eave brackets, but retaining the wide, overhanging eaves. The cross gable house has a lower, extended gable front porch with boxed cornice returns. The front porch has been screened, and has square brick porch supports. There is a box bay on the left, and an interior fireplace. Most of the windows have been replaced with 1/1; and exception is the leaded glass on the right.</p>	<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%;"> <p style="font-size: 1.2em; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>
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43. HISTORY AND SIGNIFICANCE <p>The house is a good example of the vernacular expression of the Craftsman style in the bungalow form. The house retains its integrity in design, materials, setting, and scale, and adds to the character of the neighborhood.</p>	
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44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <p>There are several mature trees on the lot. The yard slopes up quite steeply from the street; there is a stone retaining wall and several steps leading up to the house.</p>	46. PREPARED BY <u>Deon Wolfenbarger</u> 47. ORGANIZATION <u>Community Development</u>
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45. SOURCES OF INFORMATION <u>City water permits.</u>	48. DATE <u>4/87</u> 49. REVISION DATE(S)
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IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

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

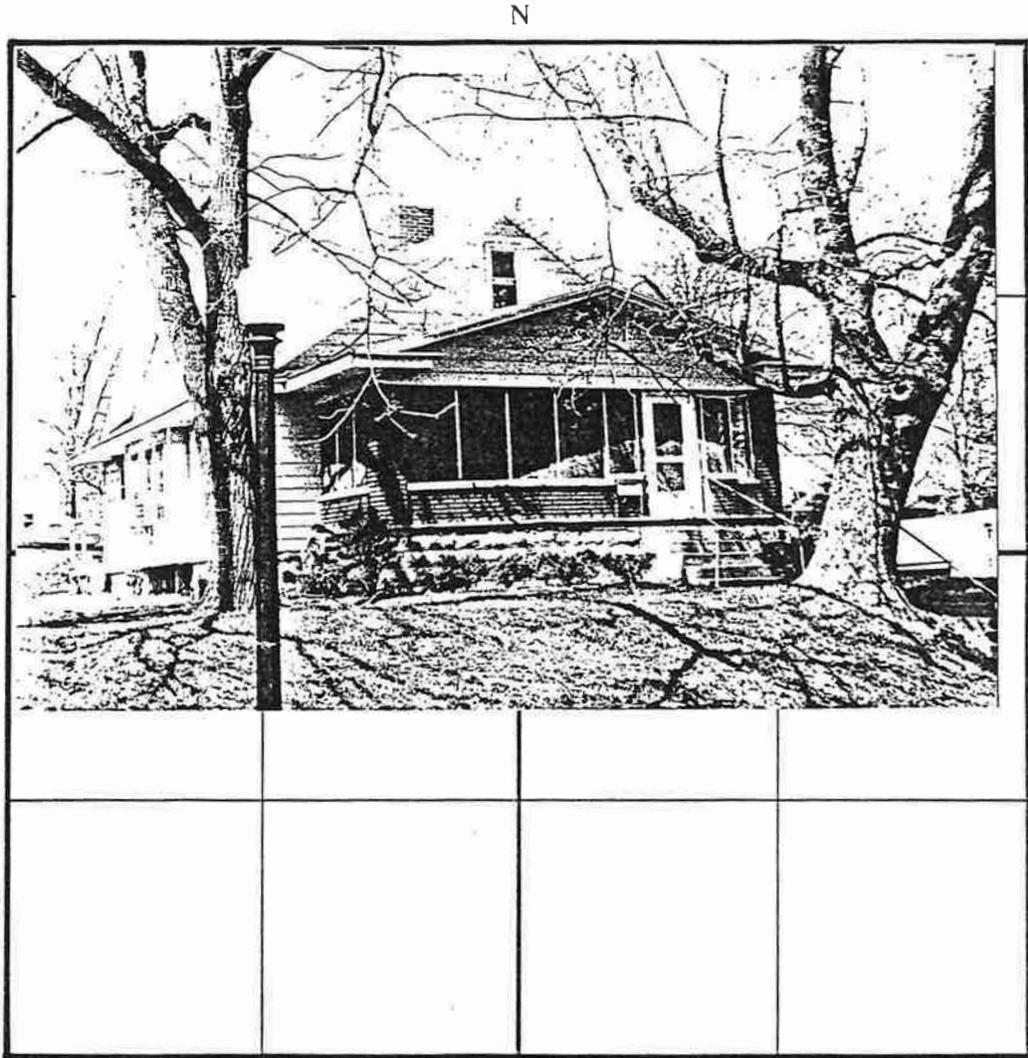
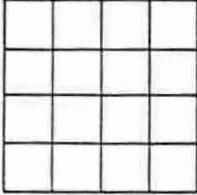
Sketch map of location

Site No. H-19a

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.



W

E

Notes:

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.

To: Historic District Review Commission

From: Suzanne Goertz

Re: Certificate of Appropriateness application for retaining wall at 14 Moss Ave

Date: Monday, April 25, 2022

I must build a retaining wall to prevent rainwater from rushing down off the alley behind my house onto my property. The railroad tie wall currently in place is compromised, allowing stormwater runoff to erode my lawn. See photos.

I have chosen a local company, BC Hardscapes, to construct a retaining wall. Vince Newville, a designer with BC Hardscapes, has proposed a 70 linear foot wall starting at a height of 6 inches at the south end, graduating to 2'6" at the north end, including capstones. The wall will be built 5' out from the iron fence on the west side of my back yard and will run parallel to the alley that runs north and south between Sunset Avenue and Kansas Street. Refer to drawings.

The wall will be made of Bethany Ledge weathered (tumbled) versa loc stone which closely resembles the limestone foundation of my house. See photo.

Following construction of the retaining wall and leveling of my parking pad, I will hire an asphalt company to contour a surface that allows rainwater to travel northward down the alley to Kansas Street. The parking pad would measure 8' wide by 70' long. I would like to consult with Bruce Nightholt, from the City of Liberty during this phase of the project. He helped our neighborhood with water drainage on the alley in January of 2022.

West

to Sunset Avenue

asphalt Alley

to Kansas St.

tree

flowers

asphalt parking pad: 8' wide x 70' long

CAPSTONE

CAPSTONE

2'6" above ground

city placed asphalt curb Jan 21

6" above ground

concrete pad

5' wide grassy area

iron fence

iron fence

North

South

iron fence

grass

grass

concrete steps

EXHIBIT D

deck

14 Moss Ave
Goertz Residence

limestone foundation
built 1911

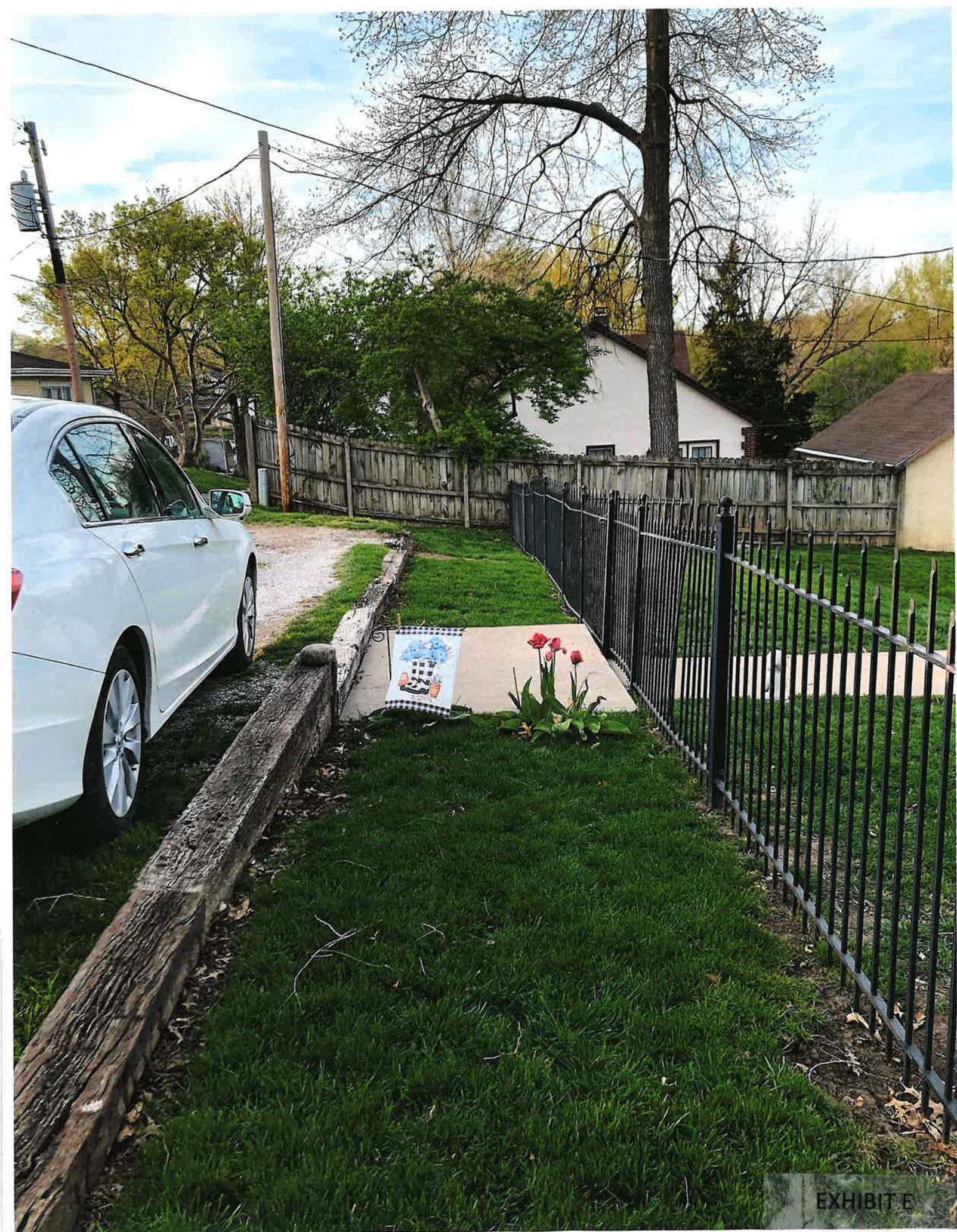
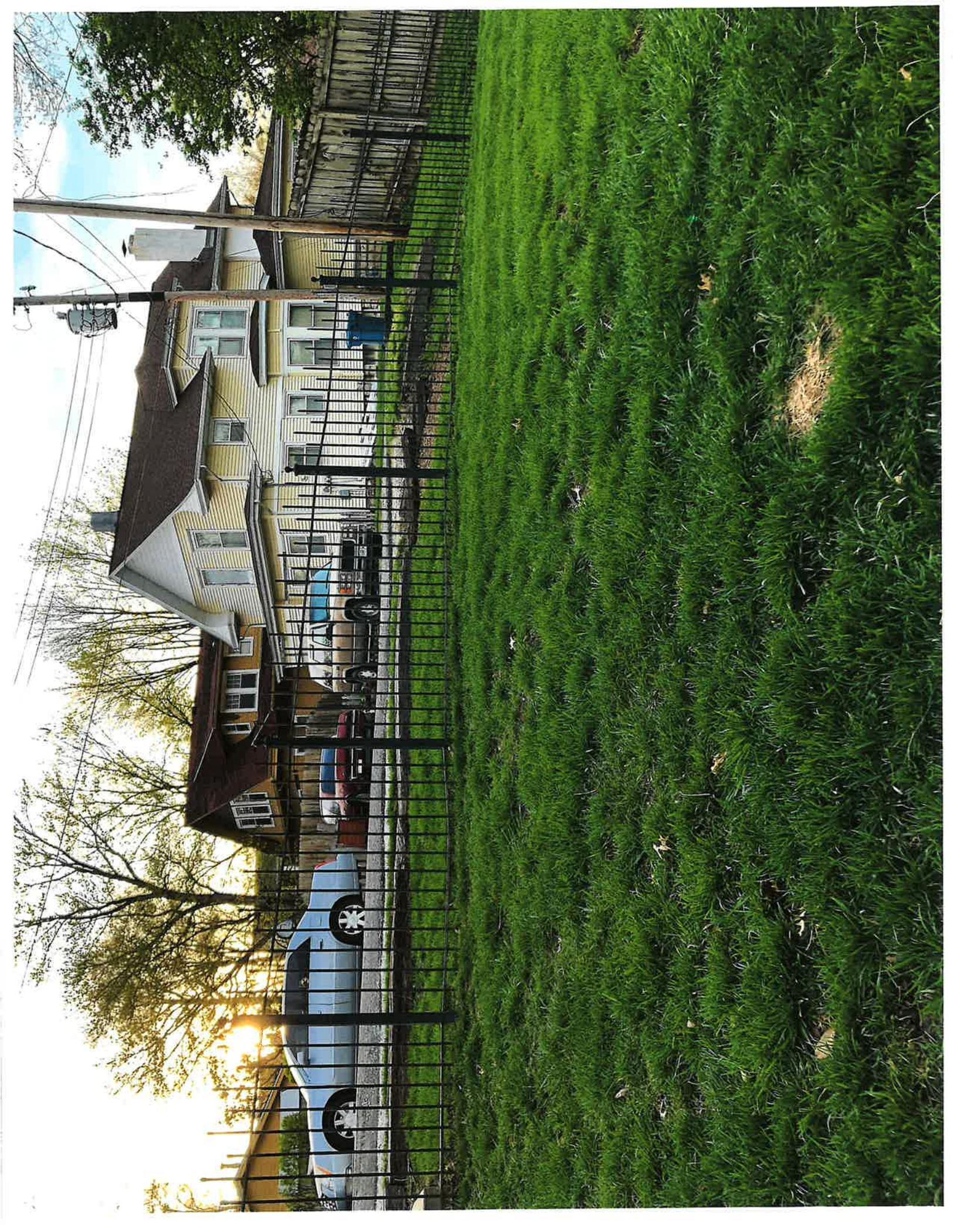


EXHIBIT E









Historic District Review Commission

The City of



HDRC Case No. 22-004J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 17, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for demolition of the barn
 Applicant: William Jewell College
 Location: 0 E Mill (no address on record, next to 538 E. Mill St.)
 District: Jewell Historic District
 NRHP Status/category: Unknown
 File Date: March 28, 2022

SPECIFIC INFORMATION

SITE HISTORY

The existing barn is referenced on the Historic Survey for the property to the West, at 538 E. Mill. The building is a single story 1400 square foot wood frame accessory structure with dirt floor and no utilities. The survey states "Located in a residential neighborhood consisting of late 19th and early 20th century housing stock. A two story barn with shingled asbestos siding is located on the property along the west side, the roof is lined with rafters."

PROPOSAL DESCRIPTION

Demolition and removal of existing barn

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
3. <u>Demolition</u> : Demolition of past additions that have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore these elements and facades.	Because it is an accessory structure, this is considered a minor demolition. Demolition and removal of the barn is appropriate because there is substantial evidence of deterioration and that it would not

be physically or economically viable to rehabilitate the structure.

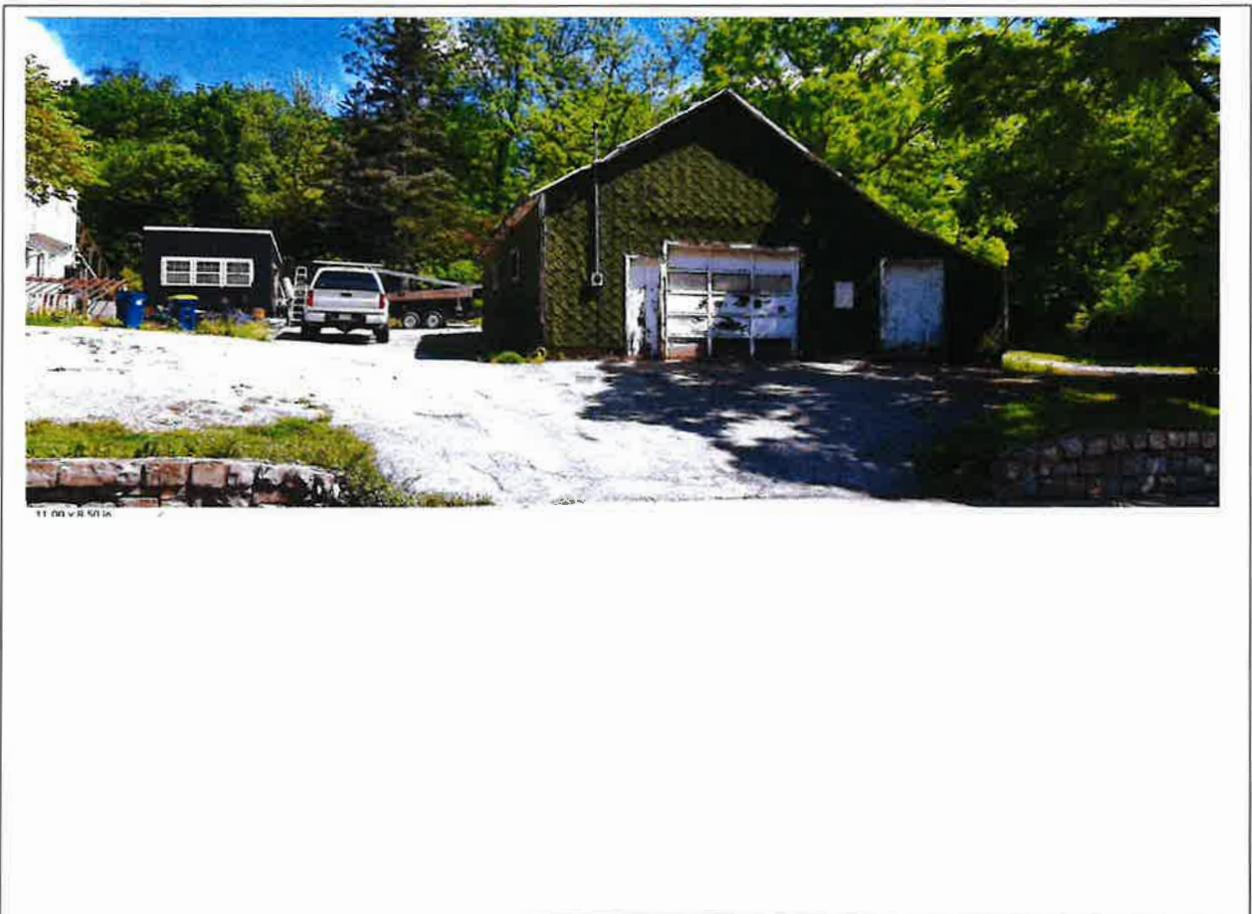
PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines; therefore, staff recommends approval of HDRC case #22-004J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet for parcel next door, which mentions this barn
3. Exhibit C: Existing Conditions (9 pages)





HDRC Case #22-004J
Barn next to 538 E Mill



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll F #27, 28	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 538 E. Mill St. with Barn
2. COUNTY Clay	5. OTHER NAME(S)
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	

1. NO. Roll F #27, 28
2. COUNTY Clay
4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 438 E. Mill With barn

6. SPECIFIC LEGAL LOCATION
TOWNSHIP _____ RANGE _____ SECTION _____
IF CITY OR TOWN, STREET ADDRESS

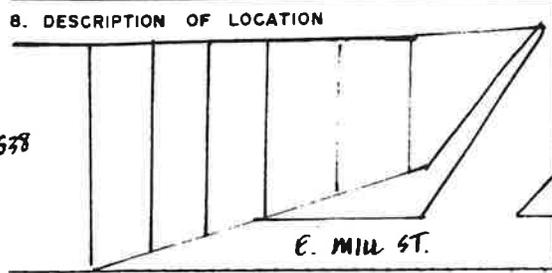
16. THEMATIC CATEGORY
Architecture

28. NO. OF STORIES 2½
29. BASEMENT? full YES (X) NO ()

7. CITY OR TOWN IF RURAL, VICINITY
Liberty, Missouri

17. DATE(S) OR PERIOD
c. 1908

30. FOUNDATION MATERIAL
limestone



18. STYLE OR DESIGN
Vernacular

31. WALL CONSTRUCTION
frame

19. ARCHITECT OR ENGINEER
unknown

32. ROOF TYPE AND MATERIAL
bellcast hip/asphalt shin.

20. CONTRACTOR OR BUILDER
unknown

33. NO. OF BAYS
FRONT 4 SIDE 4

21. ORIGINAL USE, IF APPARENT
residence & outbuilding

34. WALL TREATMENT
asbestos shingle

22. PRESENT USE
residence & outbuilding

35. PLAN SHAPE irregular

23. OWNERSHIP PUBLIC () PRIVATE (X)

36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED () MOVED ()

UTM Coordinates:
A 379580 4344980
B 377440 4344700
C
D

24. OWNER'S NAME AND ADDRESS IF KNOWN
J.B. & M.E. Brosener
538 E. Mill St.

37. CONDITION INTERIOR unknown EXTERIOR fair

25. OPEN TO PUBLIC? YES () NO (X)

38. PRESERVATION UNDERWAY? YES () NO (X)

10. SITE () BUILDING (X) STRUCTURE () OBJECT ()

26. LOCAL CONTACT PERSON OR ORGANIZATION
Liberty, Mo; Community Develop.

39. ENDANGERED? BY WHAT? YES () NO (X)

11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X)

27. OTHER SURVEYS IN WHICH INCLUDED

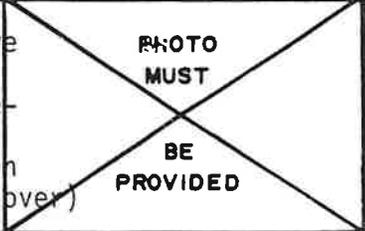
40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()

13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO ()

41. DISTANCE FROM AND FRONTAGE ON ROAD 30'

15. NAME OF ESTABLISHED DISTRICT

42. FURTHER DESCRIPTION OF IMPORTANT FEATURES
The wide eaves of the hip roof are supported by coupled decorative brackets. A dormer with a bellcast gable roof centered with an arched window faces South. Windows on the second story are double-hung sash with decorated lintels. The transomed entrydoor is centered under the front porch. A one story addition is located on the second floor in the NE corner of the East facade. It has (over)



5. OTHER NAME(S)

43. HISTORY AND SIGNIFICANCE
Having a scale, elevation and floor plan similar to neighboring Shirtwaist style houses.

44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS
Located in a residential neighborhood consisting of late 19th and early 20th century housing stock. A two story barn with shingled asbestos siding is located on the property. Along the West side the roof is lined with rafters.

6. TOWNSHIP RANGE SECTION

45. SOURCES OF INFORMATION
Water permit # 9-0450 J.B. Broseman 2-8-08

46. PREPARED BY
C. Millstein/P. Glenn

47. ORGANIZATION
Liberty-Community Dev.

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

49. DATE SPR. 86 49. REVISION DATE(S)

EXHIBIT B

Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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:

a shed roof and corrugated sheet metal siding. The newer front porch and balustrade are quite plain were probably originally more in keeping with the other decorative elements of the house.

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

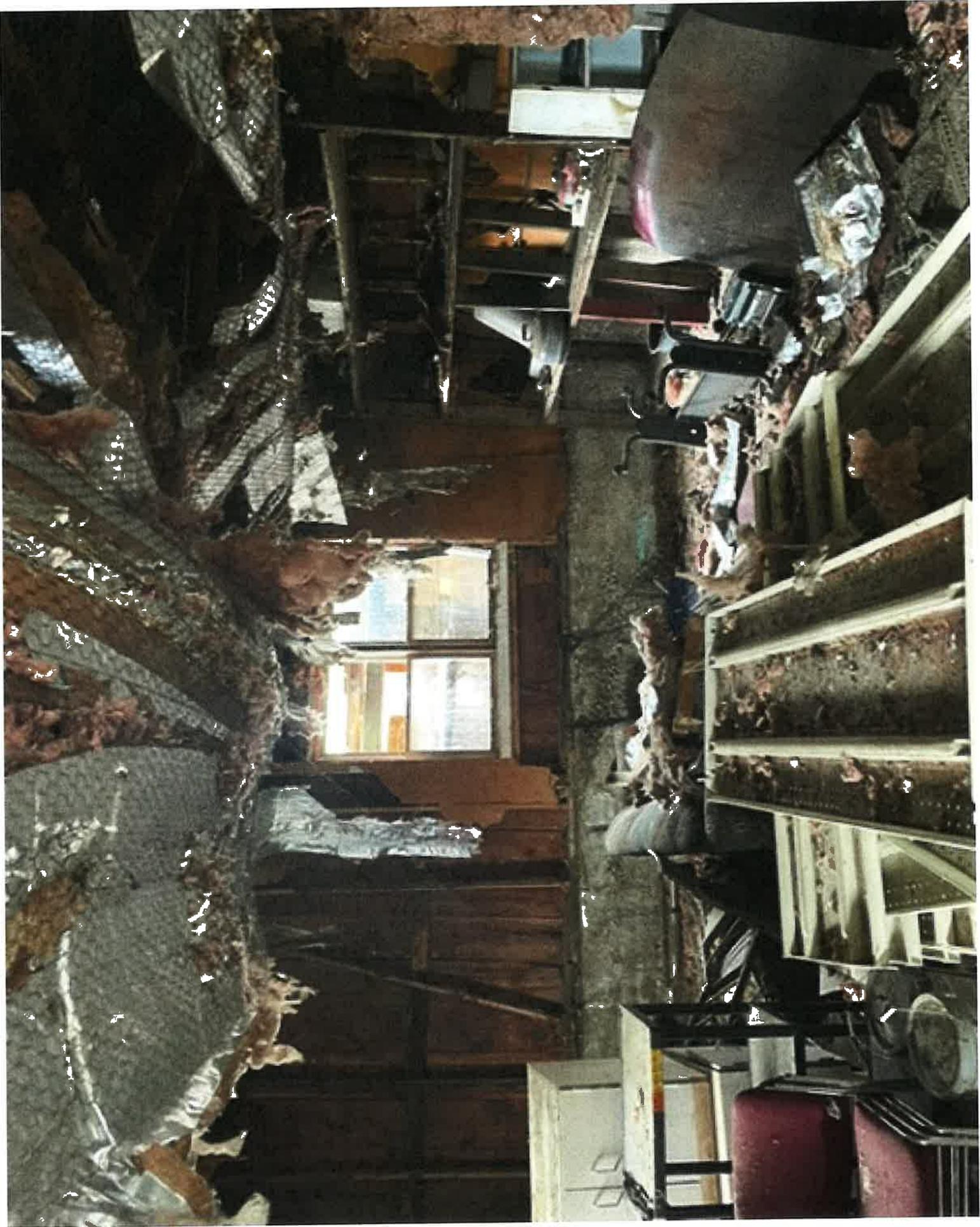
Please Attach a copy of a topographic map with the site marked on it.



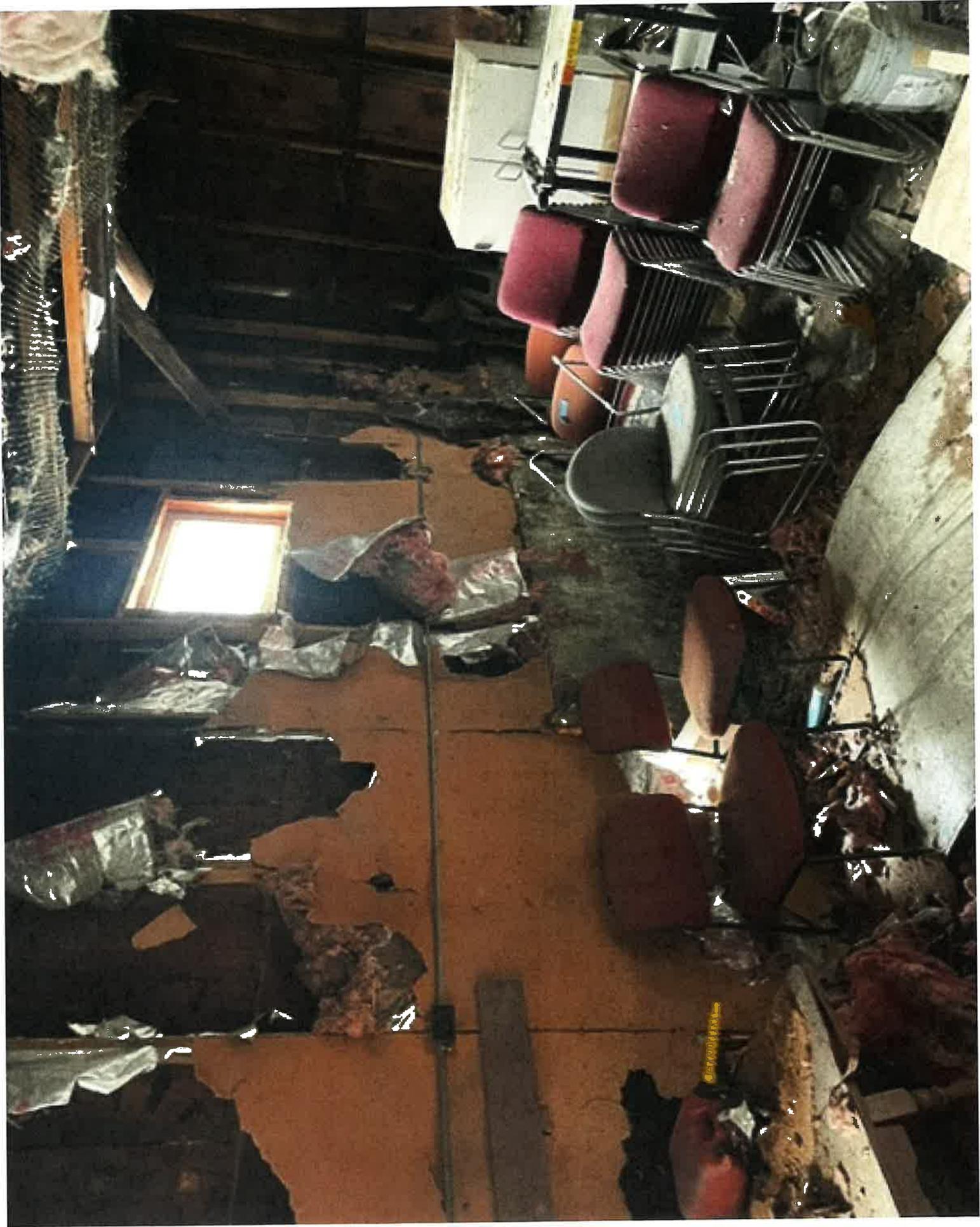
EXHIBIT C

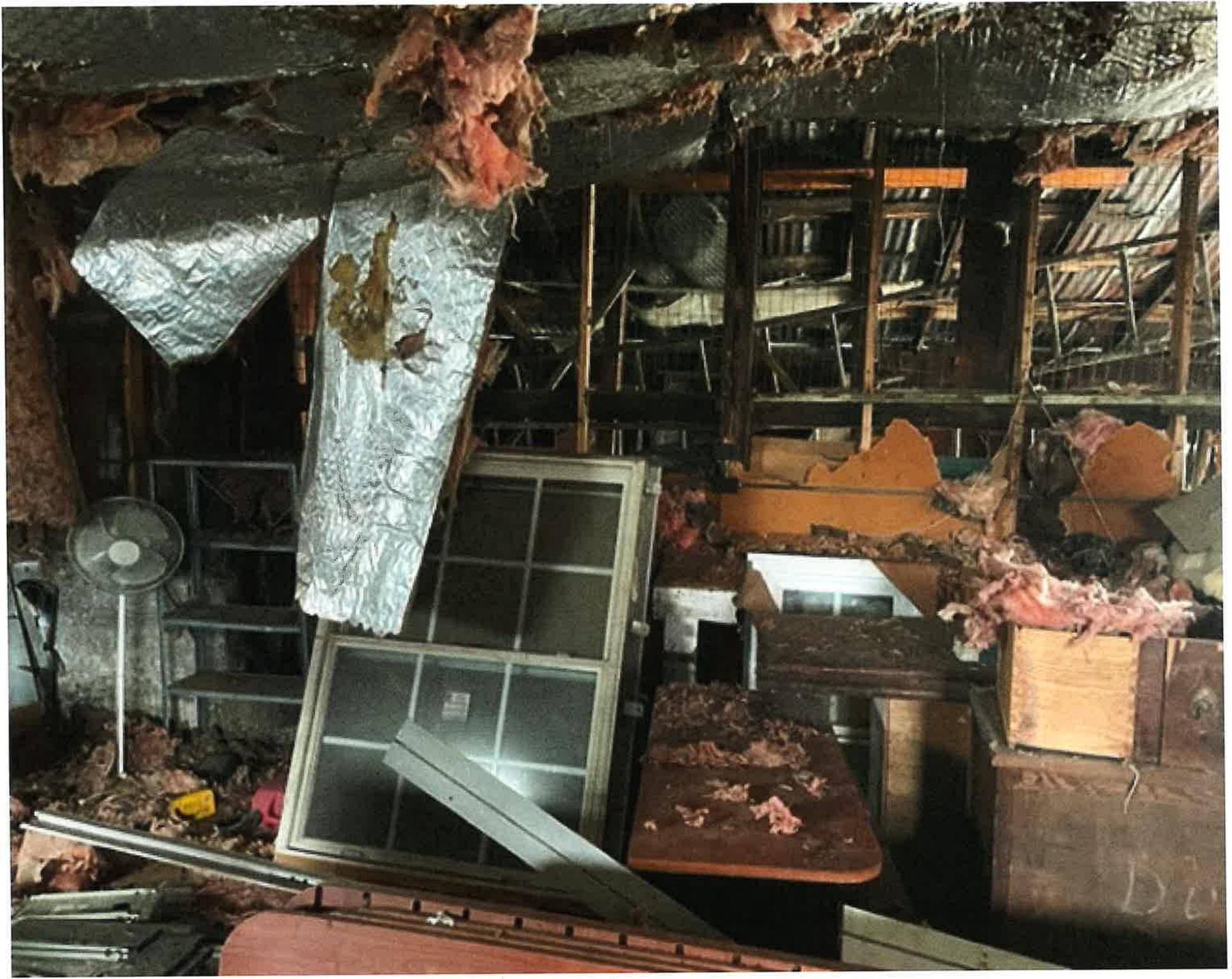




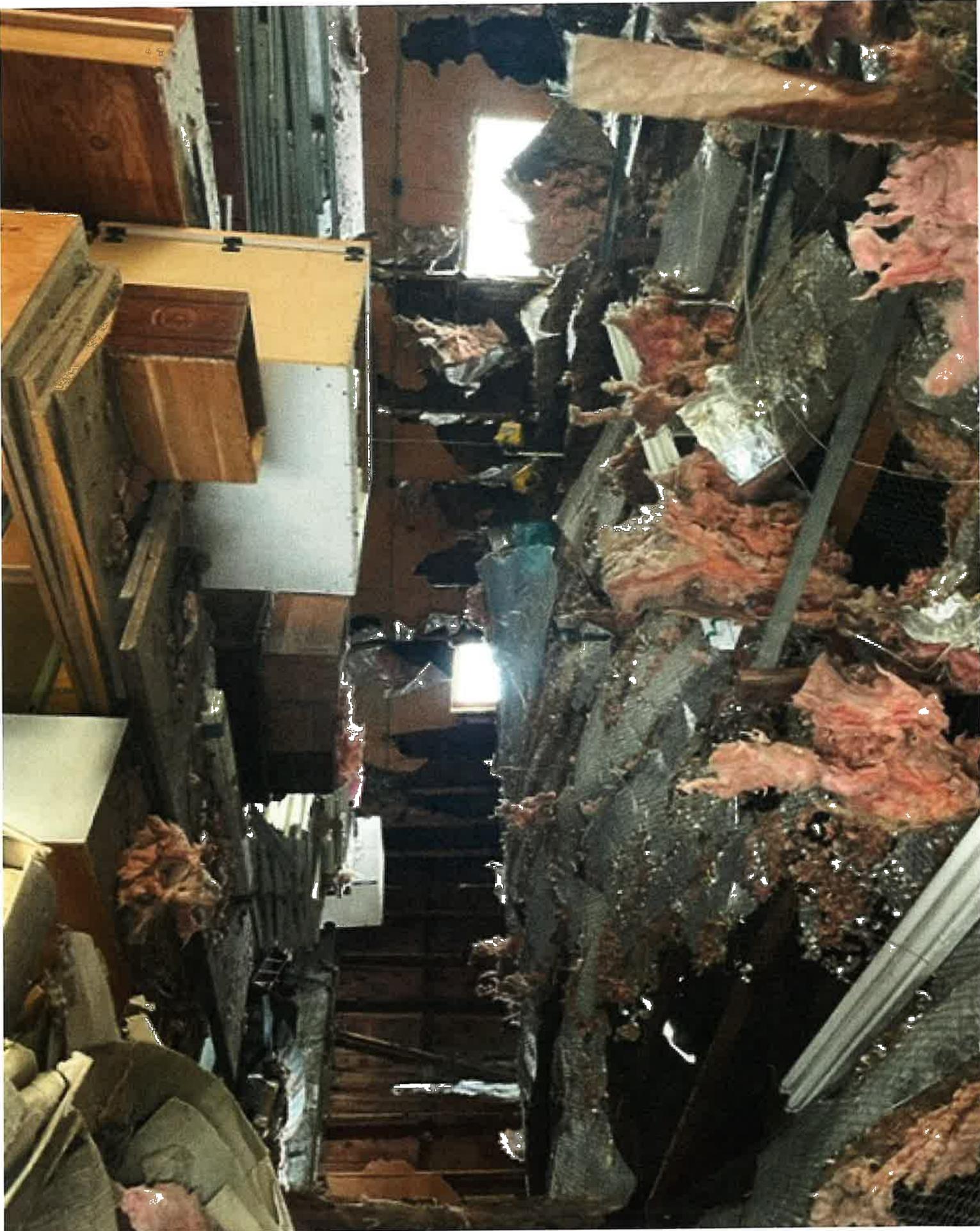














HDRC Case No. 22-007D (22-006D amended)

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 17, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for two new windows and a back door, a 353 Tax Abatement Project

Applicant: Laurie Champ

Location: 321 W. Kansas St.

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: May 6, 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 with a single hung window. And on the addition, install a new casement window with removable interior grilles on the west elevation, above the kitchen sink.

On the West Elevation:

Breakfast Nook Stationary Window: Remove the non-original 1/1 window on the west elevation (in the breakfast nook) and replace it with a stationary Andersen 400 Series Fiberglass Casement window with removable divided lites. New breakfast nook window size: 33"x46"

Casement over the Sink Window: On the addition (West elevation) add a new 72" x40" Andersen 400 Casement window with removable divided lites, in the kitchen over the sink.

Window Trim: To match the existing.

On the South Elevation:

Rear Door: Remove existing 70"w x 78"h sliding door to the rear deck and replace with a 36"w x78"h single fiberglass door

Trim and Siding: Trim around new door will be 1x6 cedar. Siding will match the existing cement shingle siding.

Sidewalk Improvements: Like in-kind as required by the 353 Tax Abatement

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 existing 1/1 window in the breakfast nook is not original to this home, therefore it is appropriate to replace it with a one over one window without divided lites. The proposed stationary window in the breakfast nook is not appropriate, as it would not be consistent with the fenestration on that side of the home.</p> <p>The proposed casement window will be over the kitchen sink and is appropriate, without divided lites. The sliding door on the rear (south elevation) of the home is not original. The proposed fiberglass door is appropriate.</p>

STAFF RECOMMENDATION

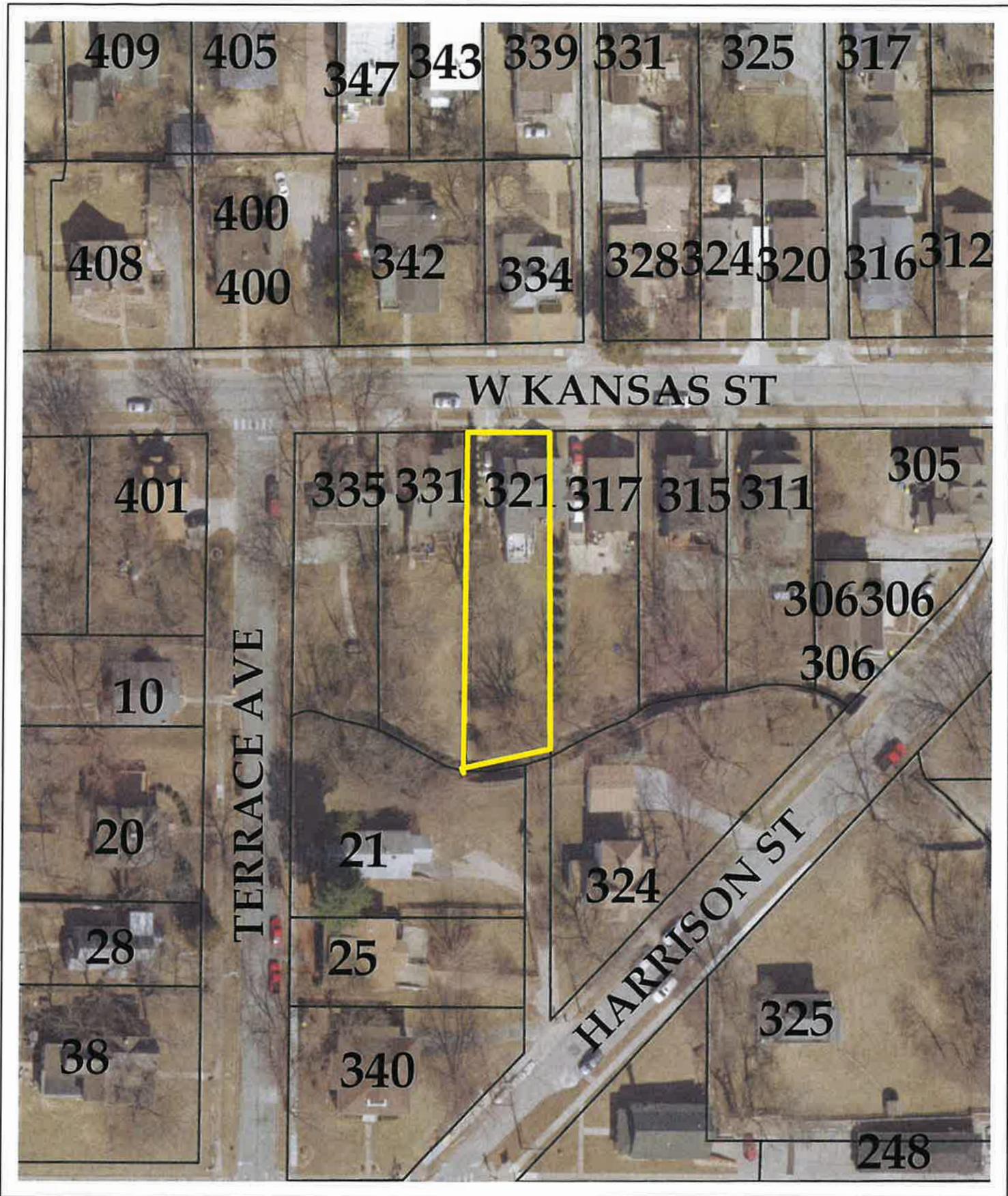
With the stipulations that the windows do not have divided lites and the breakfast nook window is a one-over one, the application meets the standards for review and the design guidelines; therefore, staff recommends approval of HDRC case #22-007D.

PREVIOUS CASE: HDRC Case #22-006D Was approved with stipulations on May 3, 2022. The applicant then decided to change the windows and replace the back door and apply for the 353 Tax Abatement. On May 3, 2022 HDRC approved two new windows on the west elevation: ***A motion was made by Commissioner Rinker to approve the application with the amendments of a 1/1 for the double hung window, a single light on the casement window and the exterior trim to match the other trim on the home. The motion was seconded by Commissioner Gray. The motion passed 6-0-0.***

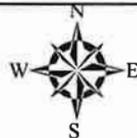
ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions & Drawings
4. Exhibit D: Drawings of Proposed new windows (2 pages)
5. Exhibit E: Manufacturers Info on Door and Windows (4 pages)





HDRC Case #22-007D



**EXHIBIT A:
VICINITY MAP**

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. <u>E-14</u></p> <p>2. COUNTY <u>Clay</u></p> <p>3. LOCATION <u>of Liberty</u> NEGATIVES <u>Community development</u></p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>321 W. Kansas</u></p> <p>5. OTHER NAME(S)</p>	1. NO.	
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>31N</u> RANGE <u>31W</u> SECTION <u>7</u></p> <p>IF CITY OR TOWN, STREET ADDRESS <u>321 W. Kansas</u></p> <p>7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty</u></p> <p>8. DESCRIPTION OF LOCATION</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> </div> <p>9. COORDINATES UTM LAT <u>N121,250</u> LONG <u>E521,150</u></p> <p>10. SITE () STRUCTURE () BUILDING (<input checked="" type="checkbox"/>) OBJECT ()</p> <p>11. NATIONAL HISTORIC? YES () NO (<input checked="" type="checkbox"/>)</p> <p>12. IS IT ELIGIBLE? YES () NO (<input checked="" type="checkbox"/>)</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES () NO (<input checked="" type="checkbox"/>)</p> <p>14. DISTRICT POTENTIAL? YES (<input checked="" type="checkbox"/>) NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD <u>1906</u></p> <p>18. STYLE OR DESIGN</p> <p>19. ARCHITECT OR ENGINEER</p> <p>20. CONTRACTOR OR BUILDER</p> <p>21. ORIGINAL USE, IF APPARENT <u>residence</u></p> <p>22. PRESENT USE <u>residence</u></p> <p>23. OWNERSHIP PUBLIC () PRIVATE (<input checked="" type="checkbox"/>)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN <u>Frances & Stephn Rodman</u></p> <p>25. OPEN TO PUBLIC? YES () NO (<input checked="" type="checkbox"/>)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Jared Cooper</u></p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES <u>2</u></p> <p>29. BASEMENT? YES (<input checked="" type="checkbox"/>) NO ()</p> <p>30. FOUNDATION MATERIAL <u>stone</u></p> <p>31. WALL CONSTRUCTION <u>frame</u></p> <p>32. ROOF TYPE AND MATERIAL <u>cross gable, composition shingle</u></p> <p>33. NO. OF BAYS FRONT <u>4</u> SIDE <u>2</u></p> <p>34. WALL TREATMENT <u>asbestos shingle</u></p> <p>35. PLAN SHAPE <u>rectangle</u></p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION (<input checked="" type="checkbox"/>) ALTERED (<input checked="" type="checkbox"/>) MOVED ()</p> <p>37. CONDITION INTERIOR _____ EXTERIOR <u>fair</u></p> <p>38. PRESERVATION UNDERWAY? YES () NO (<input checked="" type="checkbox"/>)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (<input checked="" type="checkbox"/>)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (<input checked="" type="checkbox"/>) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD <u>100'</u></p>	2. COUNTY
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES <u>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.</u></p>	<div style="border: 2px solid black; padding: 20px; width: 100%;"> <p style="font-size: 24px; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
<p>43. HISTORY AND SIGNIFICANCE <u>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.</u></p>	<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <u>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.</u></p>		5. OTHER NAME(S)
<p>45. SOURCES OF INFORMATION <u>City water permits</u></p>	<p>46. PREPARED BY <u>Deon Wolfenbarger</u></p> <p>47. ORGANIZATION <u>Community development</u></p> <p>48. DATE <u>1/87</u></p> <p>49. REVISION DATE(S)</p>		6. TOWNSHIP
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102</p>			RANGE
<p>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</p>			SECTION

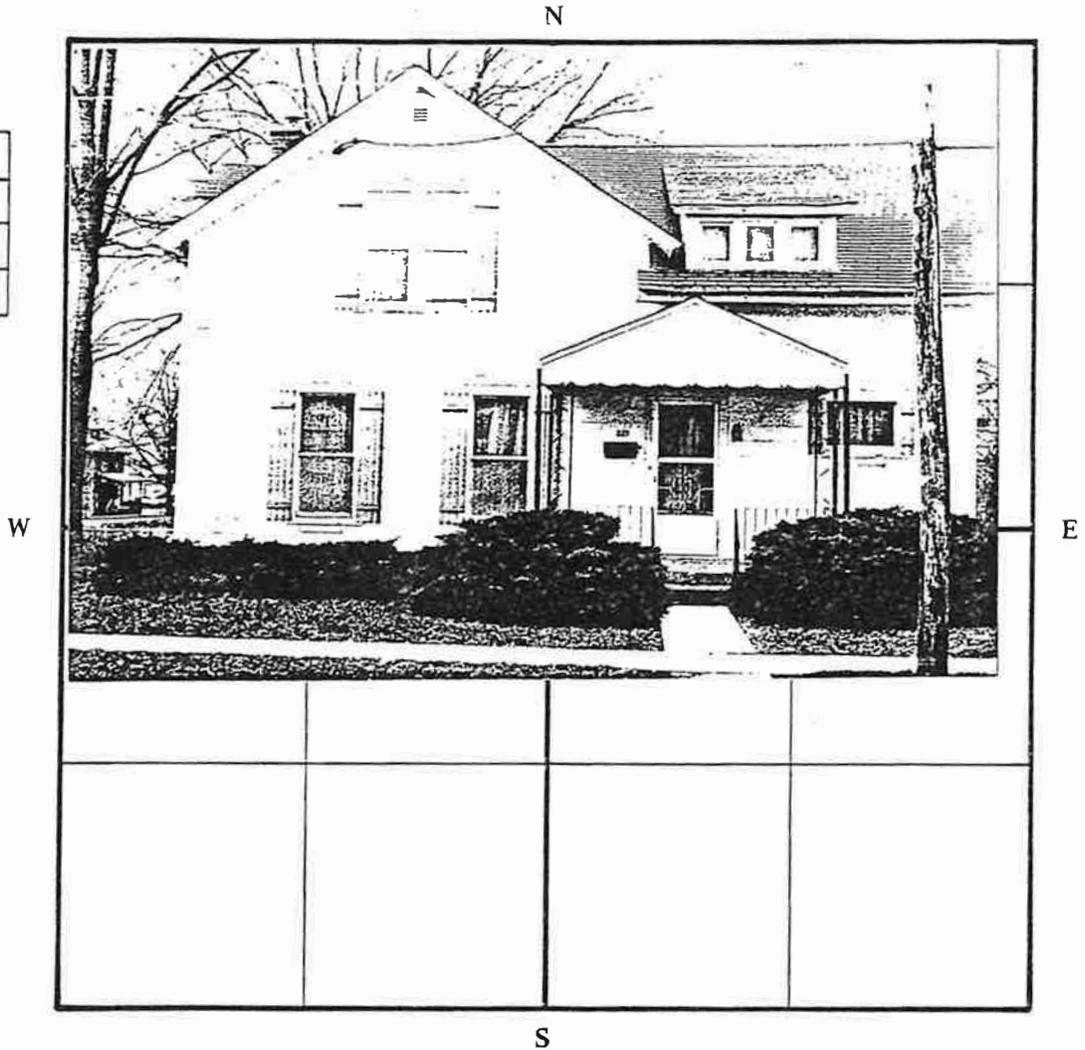
Sketch map of location

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.



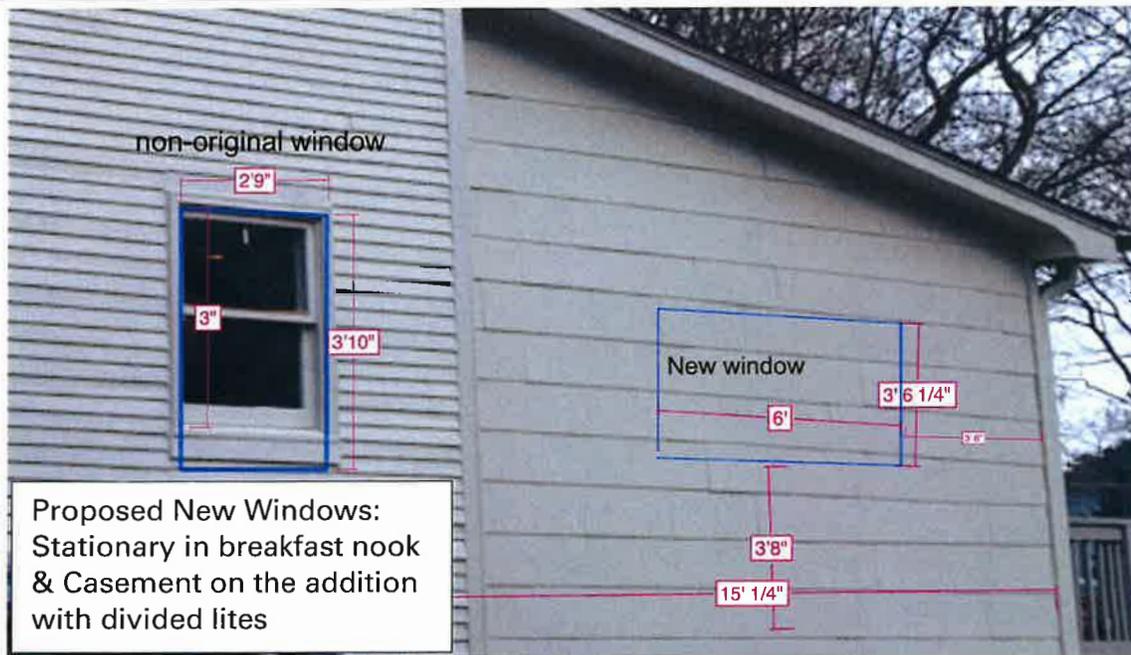
Notes: 42. (cont.) rails and supports over the front entry. Except for the entablatures over the 1/1 windows. little original detail remains.

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 Conditions



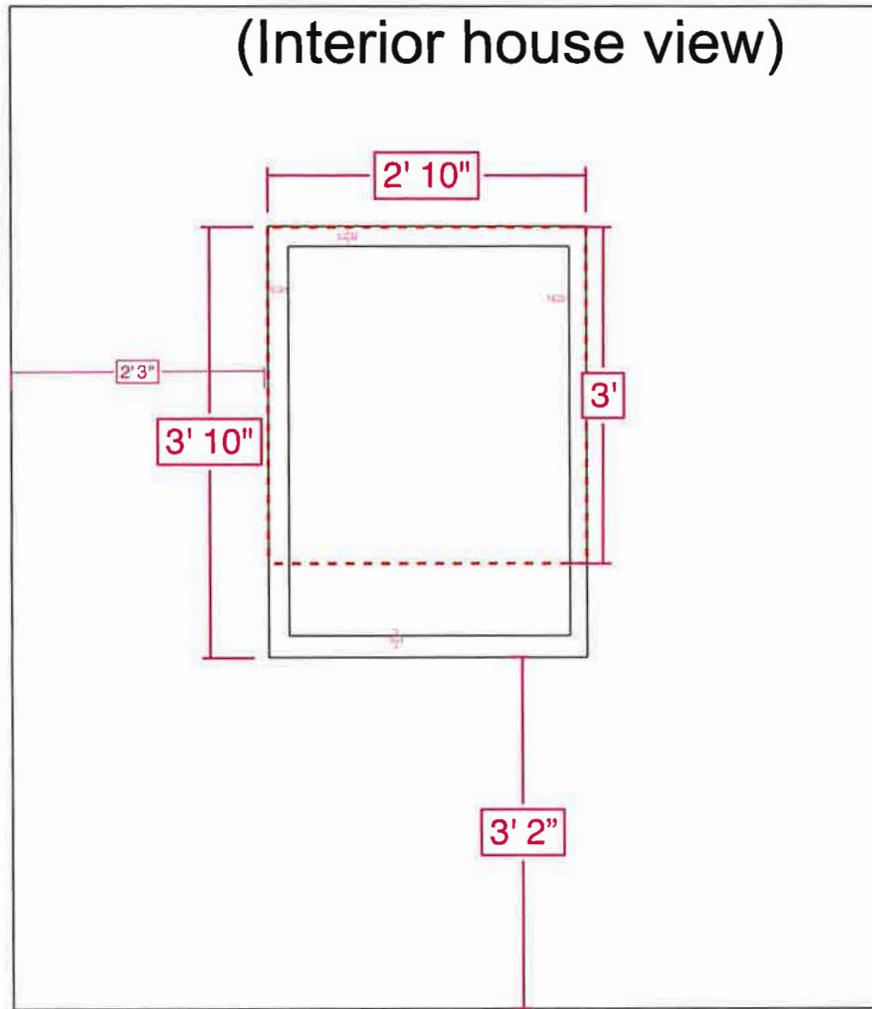
Proposed New Windows:
Stationary in breakfast nook
& Casement on the addition
with divided lites



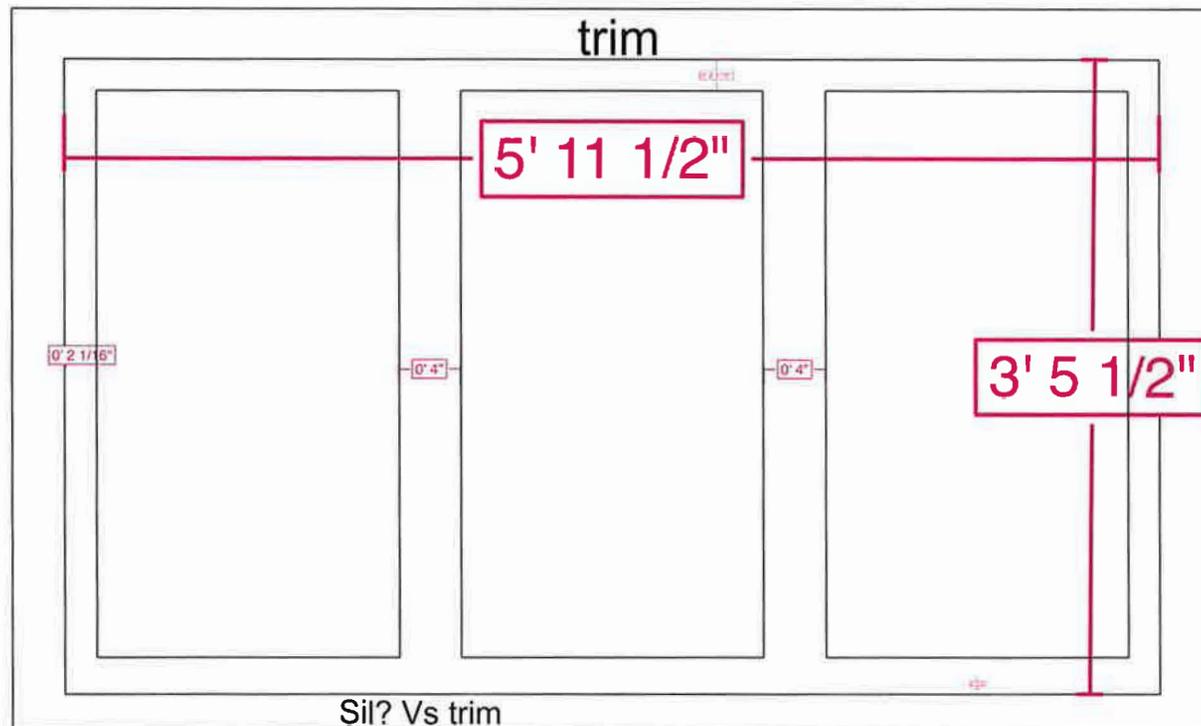
Proposed New Single
Fiberglass Door

Exhibit C:
Existing Conditions
& Proposed New
windows and door

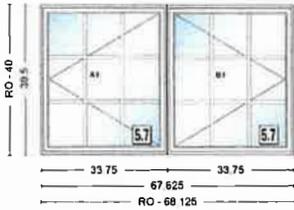
Breakfast nook (Interior house view)



Interior view of sink window
rough opening: 72"x40"



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Left-Right	opt 2	\$1,893.25	\$1,893.25



RO Size = 68 1/8" x 40"

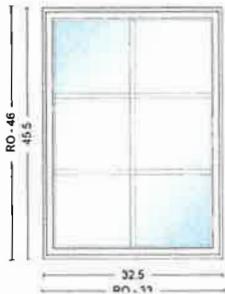
Unit Size = 67 5/8" x 39 1/2"

Mull: Factory Muller, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material
PSC 2' 9 3/4"X3' 3 1/2"-PSC 2' 9 3/4"X3' 3 1/2", Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Unit 1: Left, Unit 2: Right, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Removable Interior Grille 3 Wide, 3 High, Specified Equal Light Pattern, White, Maple w/White, Ovolo Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, Aluminum
Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied

Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Casement, PSC 33.75 x 39.5 Full Screen Aluminum White
Grille 1: PSC 33.75 x 39.5 RIG Specified Equal Light 3W 3H 3/4" White / Maple White
Hardware: PSC Traditional Folding White PN:1361560
Insect Screen 1: 400 Series Casement, PSC 33.75 x 39.5 Full Screen Aluminum White
Grille 1: PSC 33.75 x 39.5 RIG Specified Equal Light 3W 3H 3/4" White / Maple White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.28	0.32	YES	A1	24.0480	34.6480	5.78620	
B1	0.28	0.32		B1	24.0480	34.6480	5.78620	

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Stationary	breakfast nook	\$819.68	\$819.68



RO Size = 33" x 46"

Unit Size = 32 1/2" x 45 1/2"

PSC 2' 8 1/2"X3' 9 1/2", Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Stationary, Dual Pane Low-E4 Standard Series Argon Fill Removable Interior Grille 2 Wide, 3 High, Specified Equal Light Pattern, White, Maple w/White, Ovolo Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer
Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Grille 1: PSC 32.5 x 45.5 RIG Specified Equal Light 2W 3H 3/4" White / Maple White

Unit #	U-Factor	SHGC	ENERGY STAR	Comments:
A1	0.28	0.32	YES	

PART 1: GENERAL

1.1 **Scope:** Subject to local building codes, this product is intended for use in:

- 1.1.1 One and two family dwellings.
- 1.1.2 Low-rise multifamily dwellings, low-rise professional offices, libraries and low-rise motels.
- 1.1.3 Lighter use industrial buildings and factories, hotels, and retail sales buildings.

1.2 **Product Description:** Side-hinged door systems manufactured by Masonite or meeting Masonite specifications.

1.2.1 Door system components include: door panel(s), sidelite panel(s), glass inserts, transom, door frame, hinges, weather seals.

PART 2: BASIC MATERIALS

2.1 **Door Panel:** VistaGrande fiberglass doors shall be fabricated using 7-piece construction that includes fiberglass reinforced facings, laminated lock stile, laminated wood hinge stile, wood top rail, and composite bottom rail. Door facings are to be bonded to stiles and rails forming a structural attachment. Insulated core to be poured-in-place polyurethane foam forming a secure attachment to all door components.

2.1.1 Bottom rail may be machined to accept weather seal. Mounting surface for latching hardware to be reinforced with solid internal blocking. Hinge preparations are to be placed at Masonite specifications and are to be machined for standard weight full mortise 4" butt hinges. Latch preparations are to be placed at Masonite specifications. Face bore(s) for cylindrical lock and deadbolt are to be 2-1/8" diameter at 2-3/4" or 2-3/8" backset and 5-1/2" on center (5-1/2" or 10-1/2" on 8'0" panels).

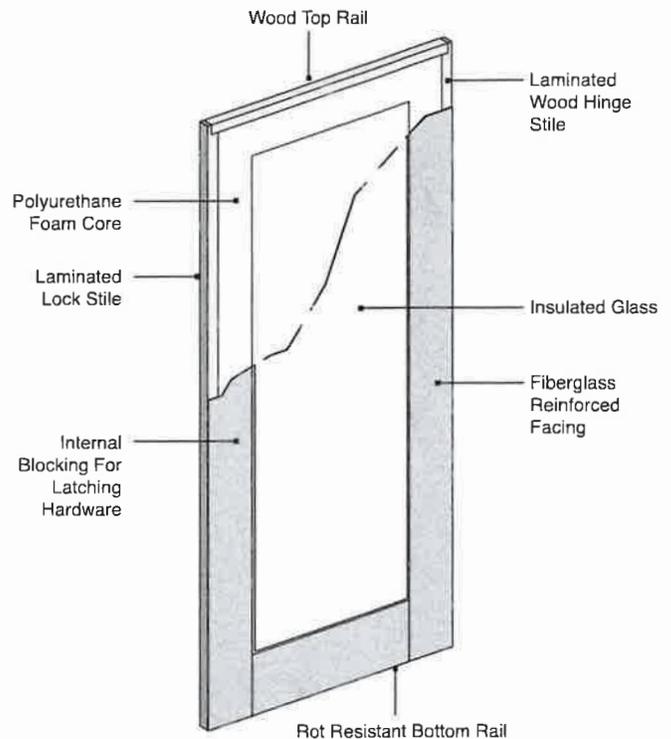
2.2 Sidelite Panel:

2.2.1 VistaGrande fiberglass sidelites shall be fabricated using 6-piece construction that includes fiberglass reinforced facings, wood stiles, wood top rail, and rot resistant composite bottom rail. Door facings are to be bonded to stiles and rails forming a structural attachment. Insulated core to be poured-in-place polyurethane foam forming a secure attachment to all door components.

2.3 **Glass Insert:** Insulated glass shall be fabricated 1" double pane or 1" triple pane construction.

2.4 **Transom:** Specialty insulated transoms shall be fabricated with 3/4" double pane or 1" triple pane glass mounted to the framing system as a non-operable panel.

2.5 **Door Frame:** Wood frames shall be fabricated as a single rabbet jamb design. Hinge jamb(s), strike jamb, head jamb, and mullion(s) shall be machined to accept a kerf applied weather seal. Hinge jamb preparations are to be placed at Masonite specifications and are to be machined for standard weight full



mortise 4" butt hinges. Strike jamb preparations are to be placed at Masonite specifications and are to be machined for full lip cylindrical strike plate. Inswing or bumper outswing threshold shall be high-dam design. Low profile threshold shall be required for handicap accessible openings. Double door units shall include a t-astragal attached to the "passive" panel with top and bottom flush bolts that securely strike into the head jamb and threshold.

2.6 **Hinges:** (3) standard weight full mortise 4" butt hinges are required on doors 7'0" height or smaller & (4) on doors greater than 7'0".

2.7 **Weather Seal:** Door frame shall be fabricated featuring a vinyl wrapped foam filled compression design that is kerf installed. Corner seals shall be installed to the rabbet section of the door frame at the bottom of the hinge and lock jamb. Door bottom sweep shall be sealed and securely attached to the glazed door panel(s).

PART 3: DELIVERY, STORAGE & HANDLING

3.1 **Delivery:** Reasonable care shall be exercised during shipping and handling in keeping with the decorative nature of product.

3.2 **Storage & Protection:** Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place units on wood blocks at least 2" high to prevent moisture at threshold and/or possible damage. Do not place in non-vented plastic or canvas shelters.

PART 4: EXECUTION

4.1 Examination: Site verification of substrate conditions, which have been previously completed, are acceptable for the product installation instructions in accordance with manufacturer's specifications. Verify that door frame openings are constructed plumb, true and level before beginning installation process. Select fasteners of adequate type, number and quality to perform the intended functions.

4.2 Installation: Remove protective packaging just prior to installation. Installer shall be experienced in performing work required and shall be specialized in the installation of work similar to that required for this project. Comply with manufacturer's product data, including product technical bulletins, product catalog installation instructions and product packaging instructions for installation.

4.3 Flashing, Insulating & Trimming: Exterior of installed unit shall be flashed, trimmed & sealed to prevent air infiltration and/or water penetration. Interior of installed unit shall be insulated & trimmed to prevent thermal and/or acoustical transmission.

4.4 Finishes: Various types of materials are used in the construction of the door system; each shall be sealed in accordance with manufacturer's specifications to protect against various environmental conditions. Make sure to seal and inspect all 5-surfaces (top, hinge side, lock side, exterior face and interior face) of the active door panel(s). Finishing and/or re-finishing must be completed within 45-days from the time the protective packaging was removed and/or the installation was performed. Conduct periodic inspections of all coated surfaces to insure that door components are not exposed. Inspections should occur at least once a year. Reseal the surface as needed.

PART 5: BUILDING CODE & REGULATORY COMPLIANCE

5.1 Structural Performance & Impact Rating: Unit scheduled for installation in openings requiring compliance with national, state or local wind load and/or missile impact resistance shall be clearly noted when product is ordered. Design pressure (DP) ratings are available for a wide selection of door styles and configurations are listed under the National Accreditation & Management Institute (NAMI). VistaGrande fiberglass door unit at +55.0 / -55.0 maximum rating. (See structural performance data for unit specific DP information).

5.2 Thermal Performance: Unit Scheduled for installations in openings requiring compliance with national, state, or local thermal resistance and/or solar heat gain shall be clearly noted when product is ordered. U-Value & SHGC ratings in accordance with the International Energy Conservation Code (IECC) and/or the National Fenestration Rating Council (NFRC) are available for a wide selection of door styles. ENERGY STAR® compliance / labeling is available for various door styles. VistaGrande fiberglass at U-value of 0.36 & SHGC of 0.34 minimum rating. (See thermal performance data for unit specific thermal information).

5.3 Acoustical Performance: Unit scheduled for installation in openings requiring a specified noise control rating shall be clearly noted when product is ordered. VistaGrande fiberglass full lite operable sound transmission classification (STC) rating 30 for clear and 32 for laminated insulated glass (IG) units. (See acoustical performance data for unit specific acoustical information).

5.4 General Performance: All door systems are designed to comply with water penetration guidelines in accordance with ASTM E331 and/or Florida Building Code TAS202; air infiltration guidelines in accordance with ASTM E283 and/or Florida Building Code TAS202; forced entry resistance guidelines in accordance with Florida Building Code TAS202.

PART 6: WARRANTY

6.1 Manufacturer warrants the panel to be free of manufacturing defects in material and workmanship under limited lifetime warranty of the VistaGrande product. Please check with manufacturer or distributor for current warranty terms and conditions.