



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

October 18, 2022

5:30 pm

3rd Floor Conference Room



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
October 18, 2022
5:30 p.m.
3rd Floor Conference Room

Call to Order

Roll Call

Linda Armstrong, John Carr, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Brett Rinker, Kathy Chelton, Doug Wilson

- I. Approval of Meeting Summary: August 16, 2022 HDRC Meeting Summary
- II. Current Business

HDRC Case # 22-013D Consideration of front porch alterations and like in-kind replacement of the siding, walkway, stairs and foundation of the garage. A 353 Project

III. Other Business

- a. Discussion: 13 Non-Contributing Parcels
- b. Administrative Approvals since the August 16, 2022 meeting:
 - i. 119 E Franklin Like in-kind repairs to exterior
 - ii. 405 E Franklin Fence
 - iii. 36 Moss Fence and in-ground pool
 - iv. 225 W Franklin generator
- c. Miscellaneous matters from the Commission:
- d. Miscellaneous matters from Staff:

IV. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
August 16, 2022
5:30 p.m.
City Council Chambers

Roll Call: Linda Armstrong, Matt Grundy, John Carr, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Kathy Chelton, Brett Rinker, Doug Wilson

Present: Linda Armstrong, Aimee Gray, John Carr, Vern Drottz, Brett Rinker, Doug Wilson

Absent: Kathy Chelton, Matt Grundy, Dail Hobbs

Staff Present: Jeanine Thill, Community Development Manager

Guests Present: Shane Griffin, owner of 1-5 N. Water; Richard Rhyne, Senior Counsel, 2345 Grand Blvd, KCMO; and Kalen Cauthon, Contractor for 400 E. Kansas St

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

Approval of Meeting Summary: July 19, 2022 HDRC Meeting Summary

A motion was made by Commissioner Armstrong to approve the July 19, 2022 meeting summary as presented. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

Current Business

HDRC Comments on proposed alterations to the City Hall building, adjacent to the Liberty Square Historic District but not in a local district:

- Sherri McIntyre, Public Works Director, said that the City is working with JE Dunn & Wellner Architects for the City Hall atrium renovation project to fix the leaking roof and skylights; the atrium has been leaking since about 1982.
- They have designs that have been vetted through Council and through City staff members, keeping in mind the main goal of eliminating water leaks.
- There are two concepts to consider: a flat roof and a slant roof.
- The City Council asked for HDRC's thoughts on the preferred design before they decide on the design at Monday's council meeting.
- The slanted roofs can be seen on the neighboring County buildings and there are more flat roofs in the other directions.
- They will be redoing the front entry design as well.
- The flat roof scored highest with reducing risk of water leaks, which got a highest score of 7.

HDRC Comments:

- Commissioner Gray asked if the new design will have clear glass and if it will reduce the heat into the building. Ms. McIntyre said it will be a covered roof with glazed glass. They are looking for shades to also reduce the heat.
- Commissioner Drottz asked if the glass is better than what was there before and if there is an R factor. Ms. McIntyre said there was no R factor. Commissioner Drottz said the flat roof is by far better when you look at the factors of what you are trying to achieve.
- Commissioner Armstrong said the Square-facing location of the City Hall building is more prominent and a point of continuity. She added that the flat roof emulates that feel with a modern perspective to it.
- Vice Chairman Carr agreed that the flat roof is more cohesive with the design of the buildings around the Square.
- Commissioner Armstrong said what exists now attracts attention because of its difference in design. The flat roof fits its context and gives it an elegance. She added that the cornice gives it a traditional feel.
- Commissioners Rinker and Wilson agreed with the group that the flat roof is preferred.
- The consensus from HDRC is that option 8.1, the flat roof, is the preferred choice.

HDRC Case #22-015J Consideration of a Certificate of Appropriateness for exterior alterations to the West and East Porches at 400 E. Kansas, Jewell Historic District:

- The applicant submitted a more detailed drawing of the balustrade.
- The applicant would like a thirty-two-inch high railing. The spindles are one inch and a half by one inch and a half and the spacing will be two inches between instead of two and a half inches.
- Commissioner Gray said we met on site before the project began and she said the changes needed to be made; the brick piers were severely compromised.
- Vice Chairman Carr said he is comfortable with the new rail system.
- Commissioner Rinker said it appeared that the railing was not original, the other Commissioners agreed.

A motion was made by Commissioner Armstrong to approve the application as presented with the additional exhibit (with the revised balustrade detail) because it conforms with the UDO and the Design Guidelines. The motion was seconded by Commissioner Gray. The motion passed 6-0-0.

Commissioner Gray recused herself and left the meeting.

HDRC Case #22-003LS Consideration of a Certificate of Appropriateness for new construction at 1-5 N. Water, Liberty Square Historic District:

- City Staff presented the application for two new buildings at 1-5 N. Water and recommended approval of the application because it meets the UDO and Design Guidelines. Because this is new construction in the historic district and over ten thousand square feet, it will also be considered by the Planning Commission and the City Council.
- The Commission didn't have any questions for Staff.
- Vice Chairman Carr asked if the applicant would like to make a comment.
- Mr. Griffin said he did not have additional comments. He stated his name and address as Shane Griffin, 7018 Nebo Hills Rd, Liberty MO 64068.
- Vice Chairman Carr asked if there were any questions for the applicant.
- Commissioner Drottz asked if there was specific window manufacturer they were planning to use for the custom windows. Mr. Griffin said they will use a custom shop out of Harrisonville.
- Commissioner Drottz asked if they plan to rebuild the new buildings with the three wythe brick, adding that there will likely be some issues with surrounding buildings. Mr. Griffin said they will have three wythe masonry walls. He added that there will be a center wall as well that will be structural.
- Commissioner Drottz asked if there would be an elevator in it. Mr. Griffin said that it would have an elevator.
- Commissioner Drottz said maybe on Water Street it would be good to see the scale of how it fits into the BBQ restaurant next door. Mr. Griffin said the new building will mirror in size what was there. Commissioner Drottz agreed that would look good.
- Commissioner Rinker said they did a great job of showing how the new buildings will look but that maybe a model view would be helpful. Mr. Griffin said that would be something they can do and that the new buildings will have to be independent from the other buildings due to fire code. He will sprinkle the building.
- Commissioner Armstrong agrees that when referring to context for any building it would be useful to see mass and scale in context with the other buildings around it.
- Vice Chairman Carr said that, in the past, applicants have submitted a streetscape view. Mr. Griffin said with the exception of code upgrade, the new buildings are similar. Vice Chairman Carr said he is very good with the application.
- Vice Chairman Carr opened the Public Hearing. He asked if anyone is interested in speaking they should come up to the podium and state their name and address.
- Aundray Gray, 441 N Leonard Street, asked who the architect was on the drawings for construction and design.
- Vice Chairman Carr asked if anyone else would like to make a statement. There wasn't any additional comments or questions from the public.
- Staff deferred to the applicant on the question posed by Mr. Gray. Mr. Griffin said the architect that drew the plans is RC Atelier.
- Vice Chairman Carr closed the Public Hearing at 6:09 p.m.
- Vice Chairman Carr asked for a motion on the application.

- Commissioner Rinker said he is pretty comfortable going off the drawings. Commissioner Armstrong said it would be helpful to have the streetscape for future steps in the project but clarified that she doesn't need that now to decide on this project.

A motion was made by Commissioner Rinker to approve the application as presented, with the request for a streetscape schematic rendering of the building to be taken to Planning and Zoning, because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Drott. The motion passed 5-0-0.

Other Business

Administrative Approvals since the July 19, 2022 meeting:

- HDRC Case #22-015J: Like in-kind repairs and removal of non-historic materials at 400 E. Kansas, Jewell Historic District
- HDRC Case #22-010D: Like in-kind repairs to front steps at 247 W. Kansas, Dougherty Historic District

Miscellaneous matters from the Commission:

- Commissioner Rinker said he missed the last meeting but noticed in the summary that there was discussion about solar panels. He invited anyone who is interested to see the solar panels on his home.

Miscellaneous matters from Staff:

- None

The meeting adjourned at approximately 6:16 p.m.



Historic District Review Commission

HDRC Case No. 22-013D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: October 18, 2022

GENERAL INFORMATION

Application: Certificate of Appropriateness for new front porch columns, balustrade, and porch ceiling. Like in kind replacement of the siding, walkway and garage.
A 353 Project

Applicant: Alexander Gray

Location: 102 N. Morse

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: October 5, 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

The applicant decided to apply for a 353 Tax abatement for this project. The following scope of work was previously approved by HDRC Case #22-003D on February 15, 2022:

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.

Added to the scope of work since the previously approved application:

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

Siding Replacement as needed: Red Cedar Bevel siding will be cut down to 4.5” to match existing (see exhibit F)

Garage: Like in-kind foundation repairs (see exhibit G for existing conditions)

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&qclid=EAlaIqobChMI4fG4pgLI9QIVoBvUAR0ucgPREAQYASABEqJ78fD_BwE&qclsrc=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&qclid=EAlaIqobChMI3_6u3aLI9QIV1RXUAR2dmQ1CEAQYBCABEqLVlVd_BwE&qclsrc=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.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
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.

5. Exterior Walls: UDO Design Principle: A structure's original walls, including masonry, siding, sheathing materials and exposed foundations shall be maintained and preserved. Walls, siding and sheathing materials that may not be original but have acquired significance by virtue of age or craftsmanship shall also be maintained and preserved. These walls, siding and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.

Like in-kind replacement of the siding of the home is appropriate.
Like in-kind repairs to the stairs, walkways and the garage foundation are also appropriate.

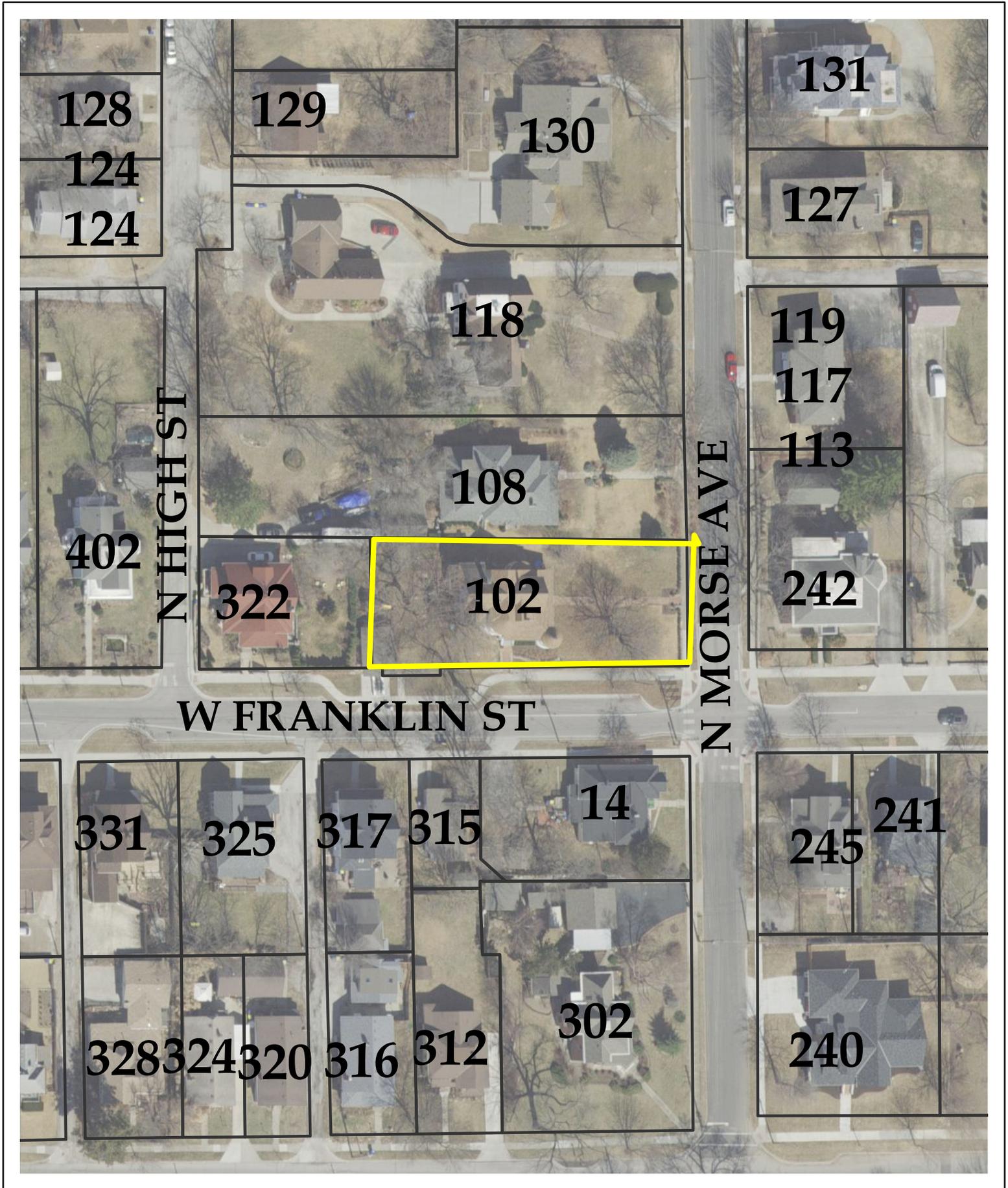
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore, staff recommends approval of HDRC case #22-013D, a proposed 353 project.

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
6. Exhibit F: Siding
7. Exhibit G: Garage & Walkway Existing Conditions





HDRC Case #22-013PH
102 N. Morse

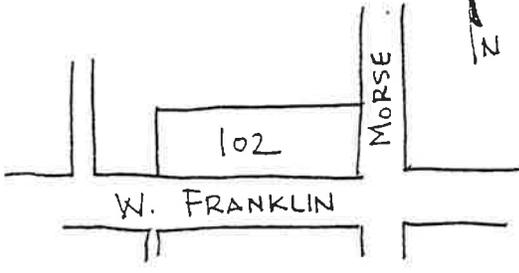


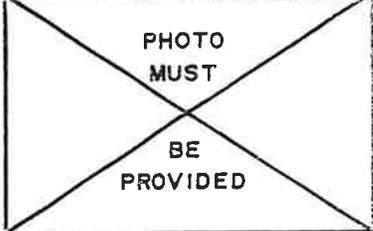
EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. F-12,14	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 102 Morse
2. CITY Clay	5. OTHER NAME(S)
3. LOCATION of Liberty Community Development NEGATIVES	

6. SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 102 Morse	16. THEMATIC CATEGORY	28. NO. OF STORIES 2
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD ca. 1890's	29. BASEMENT? YES (X) NO ()
8. DESCRIPTION OF LOCATION	18. STYLE OR DESIGN Queen Anne	30. FOUNDATION MATERIAL stone
	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION Frame
	20. CONTRACTOR OR BUILDER	32. ROOF TYPE AND MATERIAL varving; composition shingle
9. COORDINATES UTM LAT N121,600 LONG E521,550	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT n/a SIDE
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	22. PRESENT USE residence	34. WALL TREATMENT clapboard; shingle
11. NATIONAL HIST. DISTRICT? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)	35. PLAN SHAPE irregular
12. IS IT ELIGIBLE? YES () NO (X)	24. OWNER'S NAME AND ADDRESS IF KNOWN Richard & Estia Snyder Randall & Patricia Cole	36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	25. OPEN TO PUBLIC? YES () NO (X)	37. CONDITION INTERIOR EXTERIOR fair
14. DISTRICT POTENTIAL? YES (X) NO ()	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	38. PRESERVATION UNDERWAY? YES () NO (X)
15. NAME OF ESTABLISHED DISTRICT	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES () NO (X)
		40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()
		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-sill 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.)	
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3. HISTORY AND SIGNIFICANCE In spite of its later Craftsman style front porch, this house represents one of the more exuberant 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.

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.

5. SOURCES OF INFORMATION	46. PREPARED BY Deon Wolfenbarger
	47. ORGANIZATION Community Development

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102
PH 314-751-4086

48. DATE 2/87	49. REVISION DATE(S)
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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. F-12, 14

Section 7

Township 51N

Range 31W

Indicate houses and roads. Indicate the site location by a dot or symbol. Indude 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

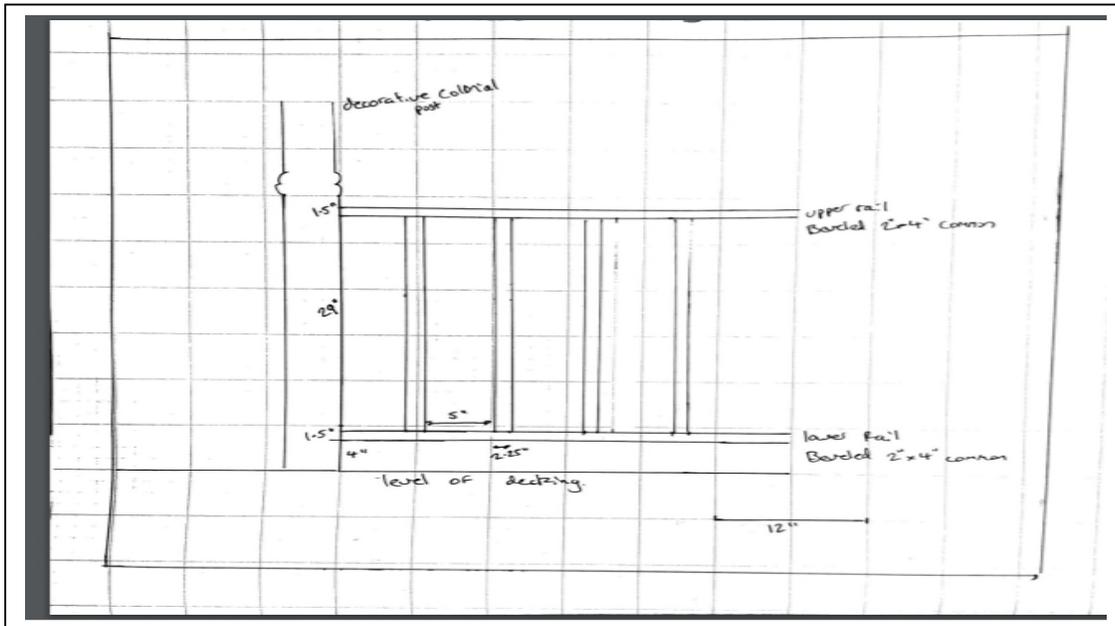
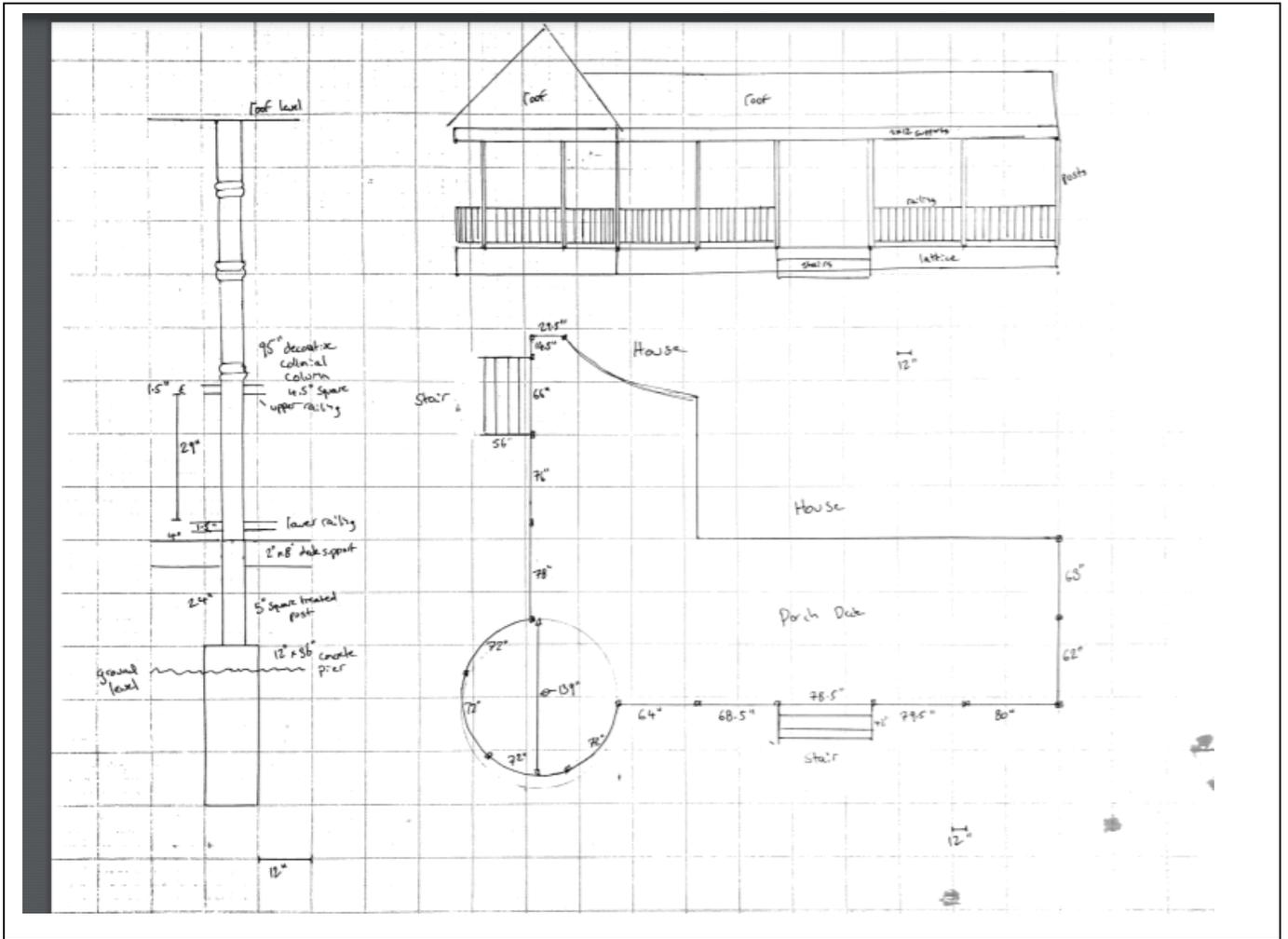
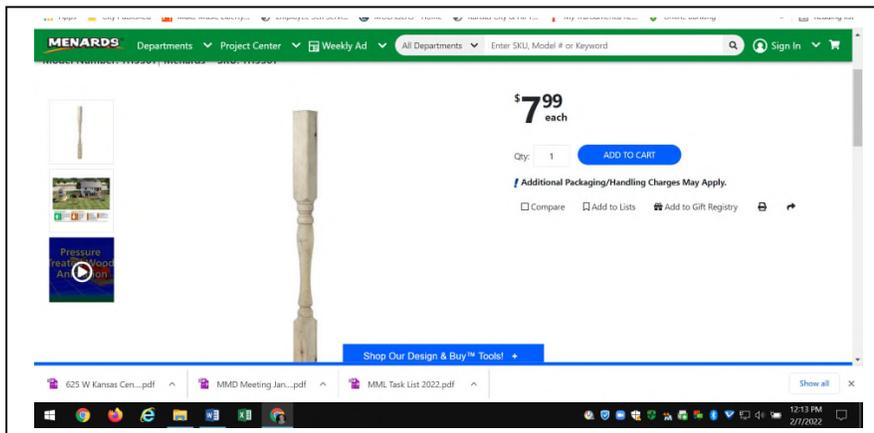
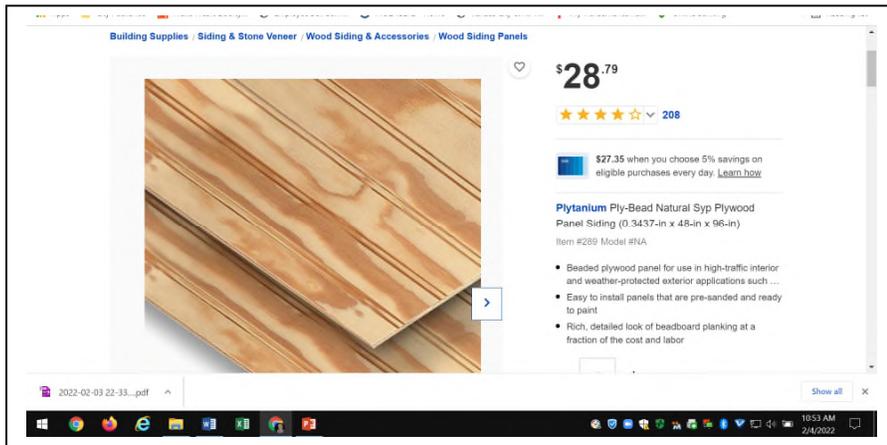
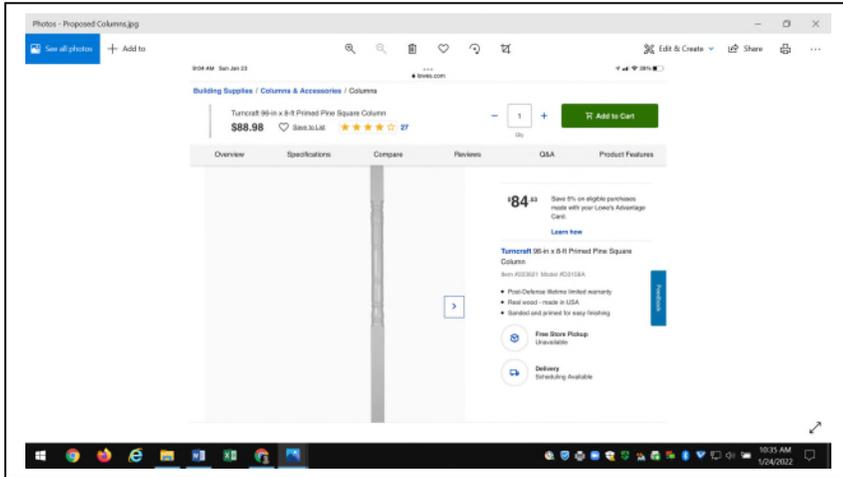


Exhibit D
Drawings



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

menards.com

Home / Building Materials / Siding / Cedar Siding

11/16 x 6 x 16' Red Cedar Bevel Siding

(Actual Size 11/16" x 5-1/2" x 16')

Model Number: 1077970 | Menards® SKU: 1077970



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11% MAIL-IN REBATE Good Through 10/9/22 ~~\$3.89~~
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Length: 16'

Calculate your needs

Qty: 1 **ADD TO CART**

Additional Packaging/Handling Charges May Apply.

Compare Add to Lists Add to Gift Registry

Existing Conditions Stairs & Garage

102 N. Morse

