



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

December 5, 2023

5:30 pm

**City Council Chambers
2nd Floor of City Hall**



**HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
December 5, 2023
5:30 pm at City Hall, Council Chambers**

Roll Call

Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

I. Call to Order

II. Approval of Meeting Summary from the November 7, 2023 meeting

III. Current Business

HDRC Case #23-017D Consideration of exterior alterations at 405 W Franklin, Dougherty Historic District.

IV. Other Business

Administrative Approvals since the November 7, 2023 meeting:
516 W Franklin new roof and like in kind repairs

V. Other Business

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
November 7, 2023
5:30 pm
City Council Chambers

Roll Call: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Present: Paemon Aramjoo, Kathy Chelton, Vern Drottz, John Carr, Aimee Gray, Brett Rinker, Katie Schmidt

Absent: Linda Armstrong, Matt Grundy

Applicants: Suzie Goertz, Tom Draper

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary: October 3, 2023 HDRC Meeting Summary

A motion was made by Commissioner Gray to approve the meeting summary as presented. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

Current Business

HDRC Case#23-006PH Consideration of exterior improvements at 14 Moss Ave., Prospect Heights District, a 353 Tax Abatement project

- Vice Chairman Carr asked Ms. Thill if there was any evidence that corbels were on the home at some point in time.
- She interpreted the Historic Survey stating “that exposed rafters were missing from the home” as that perhaps corbels were there before the metal siding was installed many years ago. Adding that on this style of home, corbels would be appropriate.
- Commissioner Rinker commented that he read the historic survey as suggesting that the corbels were not there.
- Vice Chairman Carr commented that the style of the home is very simple, so they may have not been there. When the metal siding is removed, if there is evidence that they were there, he is comfortable with adding corbels to the home. But if when they remove the siding and there isn’t evidence that they were there, then they should not be added to the home.
- The applicant asked if they need to amend if they don’t find evidence of the corbels.
- The Commission agreed that an amended application would not be necessary.
- Vice Chairman Carr commented that there doesn’t seem to be evidence in the historic photo that the wood columns on the front porch were originally there. They may have been added.

- The applicant said she felt comfortable with not having them there, if they are not needed to support the roof.
- Commissioner Drottz asked if they are replacing the front porch ceiling.
- The applicant said no, that it is wood and just needs to be cleaned. The soffits will be brought back to what was there originally and she felt they appeared to be in good shape when she removed a portion of the metal covering the soffits. Vice Chairman Carr stated if it is beadboard there may be holes that will need to be repaired.
- Commissioner Drottz said that while they are doing the work, she may want to have an engineer solve the problem with the front porch roof, if it sags after removing the existing wood columns. He suggested looking into an LVL, basically a thick /structural piece of plywood. He suggested 14 inch that would be set into the porch ceiling from column to column. That would support it.
- The commission suggested that an engineer take a look at it.
- Commissioner Gray commented not putting the posts in would look nice.

A motion was made by Commissioner Rinker to approve the application as submitted with the amendment that if they find the corbels were originally part of the home, they should replace them, but if they don't find evidence that they were originally there, they should not be installed; because it meets the standards for review and the guidelines. The motion was seconded by Commissioner Aramjoo. The motion passed 7-0-0.

HDRC Case#23-0014J Consideration of a change in materials for the previously approve deck at 460 E Mill Street, Jewell Historic District

- Commissioner Drottz asked the applicant the balusters are aluminum.
- The applicant said he is considering getting it from Deck Barn. He is proposing black. The existing balusters are loose and need to be replaced. He will do treated wood for the rails and the top cap. They will be in four-foot sections. The applicant said that the only changes from what was previously approved are the size of the posts and the use of the aluminum for the balustrade.
- Commissioner Rinker asked about the top of the posts.
- The applicant said they will be treated lumber, just like the photos that were submitted with the amended applications. He may have the spacing of the balustrade closer together, but not exceed 3.75 inches, per code.
- Commissioner Gray asked about the bevel on the top of the posts.
- The applicant said he may not bevel them, but is considering a light or a copper cap.
- Vice Chairman Carr commented that the deck is not visible from the street or alley you might see the top rail, and the rail will be wood as previously approved.
- Commissioner Rinker commented that it is a deck, not a porch. He liked the flat posts better than what is in the photos. He said he doesn't have a problem with the aluminum balustrade.

A motion was made by Commissioner Drottz to approve the application because it meets the standards for review and the guidelines. The motion was seconded by Commissioner Chelton. The motion passed 7-0-0.

Commissioner Drottz suggested that the applicant double check the span table, he might want a 2X10 rather than a 2X8.

Other Business

Administrative Approvals since the October 3, 2023 meeting:

- 23-014D 508 W Franklin Like in kind replacement of roof
- 23-013J 425 Miller Ave Like in kind repairs to wood rot and railing
- 23-015D 408 W Franklin Like in kind replacement of roof
- 23-016D 316 W Kansas Like in kind foundation repairs

Miscellaneous Matters from the Commission:

- Vice Chairman Carr shared that Clay Lozier has had successful surgery. He is coming home and is cancer free.

Miscellaneous Matters from Staff:

- Staff and Vice Chairman Carr attended the CLG Conference in Jefferson City. Staff reported that she asked those in attendance if they used punch list to ensure that projects were done as the Commission approved. She said no one had such a thing, so we may need to create one if deemed necessary.
- The group felt that this would be very important, especially for 353 projects.
- Vice Chairman Carr suggested that the Design Sub Committee could do a project review.
- The group agreed that was a good approach.
- Staff reported that per the Preservation Plan, work is being done to renew the 353 Tax Abatement program next year when it sunsets.
- Vice Chairman Carr commented that he was surprised to learn at the CLG conference that Columbia doesn't have Design Guidelines, it was surprising.
- Commissioner Gray said that her sister lives there, and there is a lot of tear down happening but they don't have a group to stop it.

The meeting adjourned at 6:08 pm.



HDRC Case No. 23-017D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: December 5, 2023

GENERAL INFORMATION

Application: Certificate of Appropriateness for two new windows, enlarge and replace the back door, install a new storm door and a light fixture.

Applicant: Jamey & Dana Combs

Location: 405 W Franklin

District: Dougherty Historic District

NRHP Status/category: Contributing

File Date: November 20, 2023

SPECIFIC INFORMATION

SITE HISTORY

Although currently a rectangle due to later additions, this is a typical example of a Prairie Four-square, as evidenced by the hipped roof with wide overhanging eaves and full length, one-story front porch with square columns. There is a hipped-roof front dormer and left interior fireplace. The box bay is on the left side, and the two-story rear addition has a second story jetty. The windows are 1/1. The front door is on the left.

PROPOSAL DESCRIPTION

Windows: West Elevation- One 32"x48" Marvin 1/1 wood window to be added to the West elevation, next to the door to the deck. See Exhibit C. South Elevation- One 35.75"x37.25" 1/1 Andersen 100 Series Fibrex window to replace an existing vinyl window on the South elevation. See Exhibit E

Doors: Replace the existing non-historic door on the West elevation. Two options were submitted, the applicant prefers Option A (see Exhibit C) a solid wood 35.5"x79" door with divided lights. Option B (see Exhibit D) is their alternate door, a 35.5"x79" solid wood full view door.

Storm Door: A new full view Andersen or Larson new storm door is also proposed. See Exhibit D for Option A or Option B.

Light Fixture: Wall lantern on the west elevation, next to the door. See Exhibit D

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>Both of the proposed windows are appropriate. Staff recommends “Option B” the full view door, because this style is in keeping with the style and fenestration of the home. Either full view storm door is appropriate. The proposed light fixture for the back door is appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case #23-017D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Scope of work from applicant & West elevation drawing, door and window
4. Exhibit D: Proposed door options and light fixture
5. Exhibit E: South elevation & proposed window





HDRC Case #23-017D
405 W Franklin

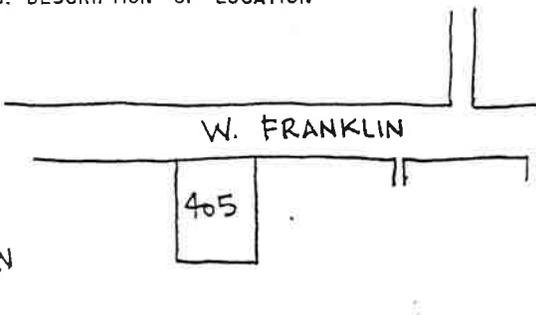


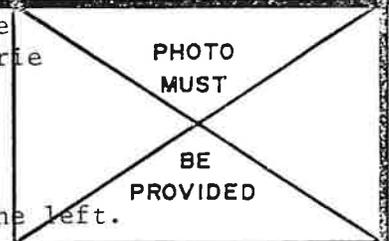
EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. E-37	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 405 W. Franklin
2. CITY Clay	5. OTHER NAME(S)
3. LOCATION of Liberty NEGATIVES Community Development	

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	28. NO. OF STORIES <u>2</u>
7. CITY OR TOWN IF RURAL, VICINITY Liberty	17. DATE(S) OR PERIOD 1907	29. BASEMENT? YES (<input checked="" type="checkbox"/>) NO ()
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Prairie 4-square	30. FOUNDATION MATERIAL brick; stone
9. COORDINATES UTM LAT N121,500 LONG E521,000	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION frame
10. SITE () STRUCTURE () BUILDING (<input checked="" type="checkbox"/>) OBJECT ()	20. CONTRACTOR OR BUILDER	32. ROOF TYPE AND MATERIAL hip; composition shingle
11. ON NATIONAL REGISTER? YES () NO (<input checked="" type="checkbox"/>)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT <u>3</u> SIDE n/a
12. IS IT ELIGIBLE? YES () NO (<input checked="" type="checkbox"/>)	22. PRESENT USE residence	34. WALL TREATMENT aluminum siding
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (<input checked="" type="checkbox"/>)	23. OWNERSHIP PUBLIC () PRIVATE (<input checked="" type="checkbox"/>)	35. PLAN SHAPE rectangle
14. DISTRICT POTENTIAL? YES (<input checked="" type="checkbox"/>) NO ()	24. OWNER'S NAME AND ADDRESS IF KNOWN Louis & Joyce Leach	36. CHANGES (EXPLAIN IN NO. 42) ADDITION (<input checked="" type="checkbox"/>) ALTERED (<input checked="" type="checkbox"/>) MOVED ()
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES () NO (<input checked="" type="checkbox"/>)	37. CONDITION INTERIOR _____ EXTERIOR <u>good</u>
	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	38. PRESERVATION UNDERWAY? YES () NO (<input checked="" type="checkbox"/>)
	27. OTHER SURVEYS IN WHICH INCLUDED	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 80'

42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Although currently a rectangle in plan due to later additions, this is a typical example of a Prairie 4-square, as evidenced by the hipped roof with wide, overhanging eaves & full-length, one-story front porch with square columns. There is a hipped-roof front dormer and left interior fireplace. A box bay is on the left side, and the two-story rear addition has a second story jetty. The windows are 1/1. The front door is on the left.	
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43. HISTORY AND SIGNIFICANCE A typical example of a Prairie 4-square, this house is also similar in scale, mass, detail, and set-back to the other houses in the historic neighborhood, and thus adds to the character of the district.

44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A shared gravel driveway on the left has a brick pad at the street curb. There is a frame, clipped gable garage in the rear; a chain link fence encloses the back yard. The house is set fairly close to the street, as are the other houses on this side of the block.

45. SOURCES OF INFORMATION City water permits.	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. 314-751-4096	48. DATE 4/87 49. REVISION DATE(S) Exhibit B
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IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

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

Sketch map of location

Site No. E-37

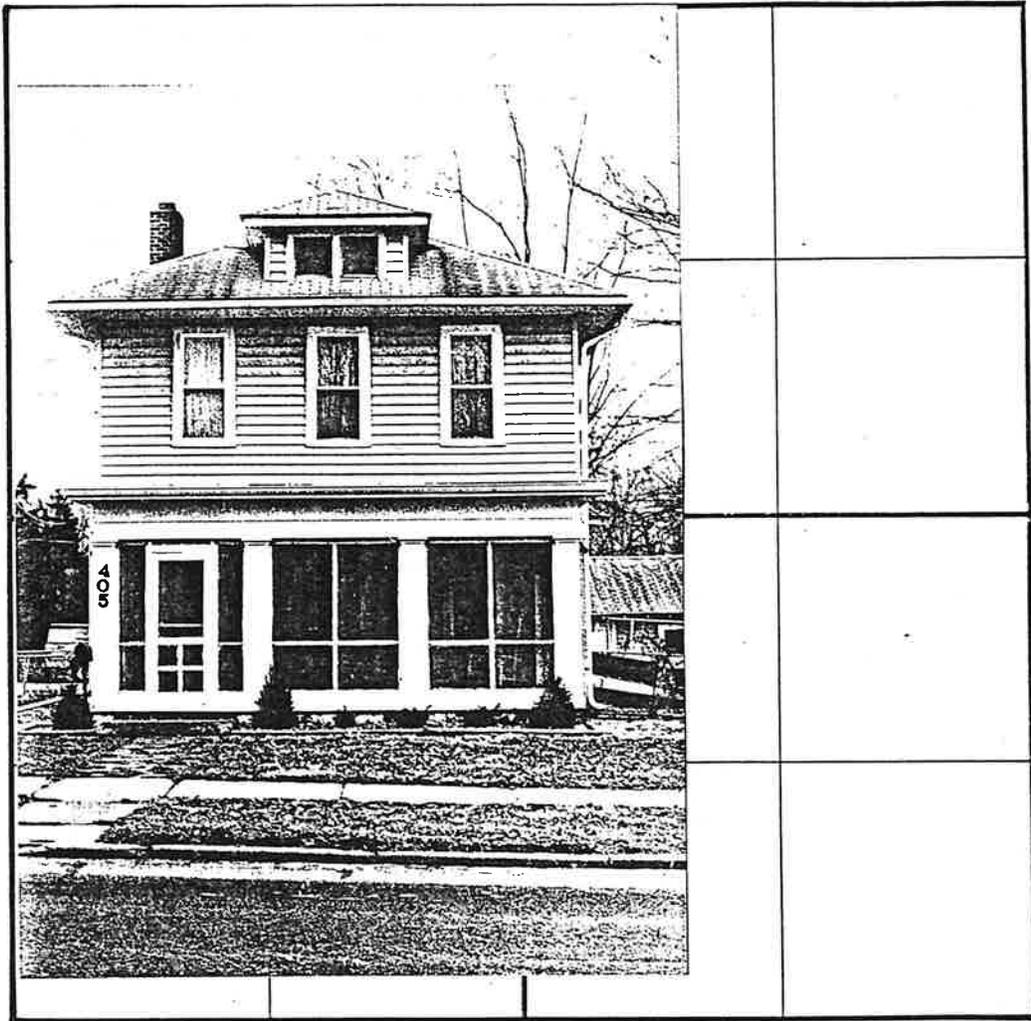
Section 7 Township 51N Range 31W

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.

N

Indicate part of section included in sketch map.

W



E

S

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.

**405 WEST FRANKLIN STREET, REVISED PROPOSED RENOVATIONS SUMMARY*, 11/21/23
WEST SIDE, BACK OF HOUSE - KITCHEN/MUD ROOM ENTRANCE**

***Based on recommendations from meeting with HDRC Design Sub Committee on Monday, 11/20/2023.**

The exterior wall of the mud room measures 144" wide by 114" high to the over hang of the second story. The current door width is only 29" and the height is 78".

We would like to extend the doors width 6.5" to the right, leaving the left edge of the door where it is. This would result in a 35.5" door. We would also like to extend the height of the door to roughly 80". The two proposed doors are attached below as option A and option B.

We will also replace the storm door to match the new size (36 X 80) with a like in kind replacement. The proposed storm door options are also attached.

We would also like to add a window (32" x 48") to this wall, to the immediate left of the door. The window will be painted white to match all existing windows. It will be trimmed to match the door with solid wood trim between the door and window and a single header over the door and window. A schematic of the proposed changes is attached.

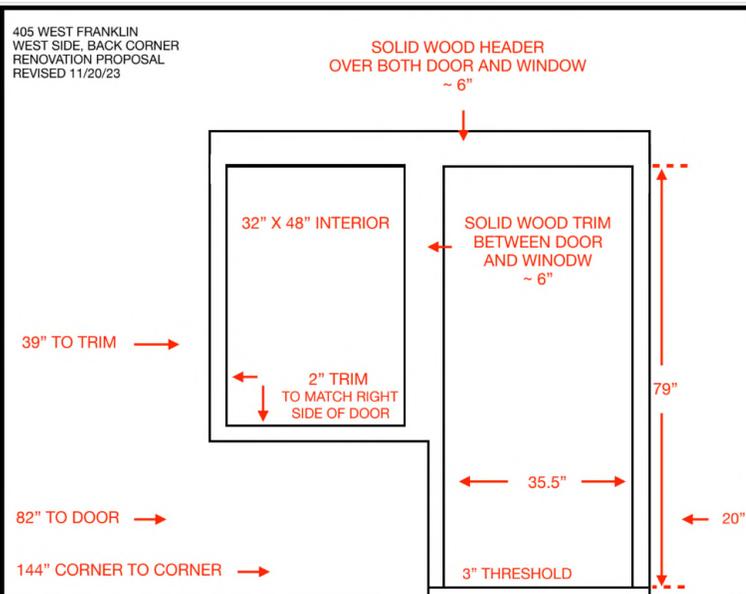
The window is a Marvin, wood, double hung window. A picture has been submitted for approval, including a picture of the tag. The exterior of the window will be painted whit to match all other exterior windows.

Thank you for your time!



West Elevation

Proposed Marvin Wood Window 32"x48" to be installed on the West elevation to the left of the door



PREFERRED OPTION A
- SOLID WOOD
DIVIDED LIGHT, 35.5" X 79"
DOOR AND ALL TRIM WILL
BE PAINTED WHITE
RIGHT IN-SWING



Exhibit C: Scope of work & West Elevation Drawing, window and door

.pdf

OPTION B - SOLID WOOD
SINGLE PANE, 35.5" X 79"
DOOR AND ALL TRIM WILL
BE PAINTED WHITE
RIGHT IN-SWING



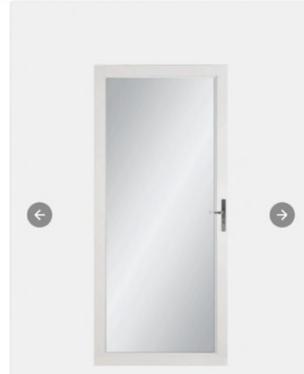
405 WEST FRANKLIN STREET
PROPOSED STORM DOOR

OPTION A

LARSON Williamsburg 36-in x 81-in White Full-view Interchangeable Screen Aluminum Storm Door with Brushed Nickel Handle

Item #758213 | Model #35017032

Shop LARSON ★★★★☆ 348



- Includes modern lever-handle design on interior and exterior; built-in keyed deadbolt lock for added security
- Interchangeable glass and screen for a clear view and a welcome breeze
- 1-1/4-in heavy-duty aluminum frame with weatherstrip

Manufacturer Color/Finish: White



\$269.00 \$286.00

Common Size (W x H): 36-in x 81-in

32-in x 81-in 36-in x 81-in

Handle Finish: Brushed nickel

Polished brass Brushed nickel

Pickup Available Nearby

Delivery As soon as Wed, Nov 22

Out of Stock at Liberty Lowe's

3 in Stock at East Kansas City Lowe's (14 miles)

OPTION B

Andersen

2000 Series 36 in. x 80 in. White Universal Full View Interchangeable Aluminum Storm Door with Nickel Hardware

★★★★★ (1642) Questions & Answers (665)



Hover Image to Zoom

Proposed light fixture, west elevation



Exhibit D: Door options & light fixture

South Elevation

CURRENT PICTURE OF EXISTING WINDOW



PROPOSED REPLACEMENT WINDOW

35.75 X 37.25 ANDERSON 100 SERIES, FIBEREX

Andersen

36 in. x 38 in. 100 Series White Single Hung Insert Replacement Composite Window with Low-E Glass, White Int & Hardware

★★★★★ (75) Questions & Answers (59)



Pay \$299.00 after \$50 OFF your total qualifying purchase up to \$500. Apply for a Home Depot Consumer Card.

- Made of Fibrex composite material which is 2X stronger than wood
- Low-E insulated glass increases energy efficiency
- Includes a sill extender and head expander for easy installation
- View More Details

Width (in.) x Height (in.): 35.75 x 37.25

Pickup at Liberty | Delivering to 64157

Ship to Store
Dec 1 - Dec 4
22 available
FREE

Delivery
Unavailable

Live Chat
Have a question? Chat with a pro.

Get Expert Window Installation
A local pro will take care of the job for you.
 Request a consultation
What to Expect

Have Questions? We're Here to Help.

Exhibit E: South elevation and proposed window