



**HISTORIC DISTRICT  
REVIEW COMMISSION**

**August 20, 2019**

**5:30 p.m.**

**City Hall  
City Council Chambers  
101 E. Kansas**

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**Council Chambers, City Hall**  
**August 6, 2019**  
**5:30 p.m.**

Matt Grundy, Mike Gilmore, Dail Hobbs, John Carr and Doug Wilson were present.

Vern Drottz, Kelly Wrenn-Pozel, Brett Rinker and Clay Lozier were absent.

Applicant representatives present: Rodney Ames and Brandi Atwell

Jeanine Thill, Community Development Manager represented staff.

Chairman Grundy called the meeting to order at 5:33 p.m.

**HDRC Case #19-013LS Consideration for a Certificate of Appropriateness for exterior in-kind repairs at 2 South Main, Liberty Square Historic District. A 353 Tax Abatement project.**

Vice Chairman Carr said the proposed application looks pretty straight forward and appropriate. All the commission members present agreed. Mr. Ames confirmed that the stucco will be matched as close as possible to the existing.

A motion was made by Commissioner Gilmore to recommend to City Council approval of the application because it meets the UDO and Design guidelines. The motion was seconded by Commissioner Hobbs. The motion passed 5-0-0.

**HDRC Case#19-004J AMENDED Consideration for a Certificate of Appropriateness for exterior alterations to the previously approved deck at 415 Wilson St. A 353 Tax Abatement project.**

With this additional ten feet added to the deck, the solar panels would not be added to the main home instead the panels would be placed on the deck roof. Chairman Grundy commented that the deck is not attached and doesn't alter the main structure.

Vice Chairman Carr asked for clarification on attachment A4, that the back window will become a door. Ms. Atwell confirmed. Staff added that the alteration was approved at the April HDRC meeting.

A motion was made by Vice Chairman Carr to recommend to City Council approval of the application because it meets the UDO and Design guidelines. The motion was seconded by Commissioner Wilson. The motion passed 5-0-0.

Approval of Meeting Summary for July 2, 2019- Motion by Commissioner Wilson to approve the minutes as corrected. The motion was seconded by Commissioner Hobbs. The motion passed 5-0-0.

**Other Business**

Administrative Approvals since the last meeting:

108 Moss – Replacement of one window that didn't fit the original opening with an aluminum wood clad wood windows. Vice Chairman Carr asked for specific details on the window. Staff did not have those details readily available. He asked that Staff bring such applications through the commission for consideration in the future rather than administratively approving.

Miscellaneous matters from the Commission:

Vice Chairman Carr pointed out that there is a section in the guidelines about shutters, on page 28. Since the last meeting he counted over 40 buildings or homes in district with shutters. Very few have the original hardware. Commissioner Wilson said the language in the ordinance says shutters are not appropriate unless there is photographic evidence that they were on the structure. Chairman Grundy agreed but said they need to be sized correctly. The design guidelines state that the shutters don't have to be functional. It is important that the shutters at 124 N Gallatin are sized correctly. Commissioner Hobbs commented that decorative shutters are not functional. He added he doesn't think functional shutters are realistic today.

Miscellaneous matters from Staff:

Ms. Thill reported that the \$25,000 Preservation Plan Grant was approved. This will allow the City to hire a preservation consultant to develop a Preservation Plan for the City. The timeline and more details will be shared soon. The Commission will be asked to be very involved with this process and engaging the public in the forums to develop the plan.

The meeting adjourned at 6:16 p.m.

Historic District Review Commission

The City of



**HDRC Case No. 19-015LS**

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

**HDRC Meeting Date: August 20, 2019**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for in-kind repairs, a 353 Tax Abatement Project

Applicants: Paemon Aramjoo

Location: 17 W. Kansas Street

District: Liberty Square Historic District

NRHP Status/category: Non-Contributing

File Date: August 13, 2019

**SPECIFIC INFORMATION**

**SITE HISTORY**

This commercial building was built in 1967. The façade of this corner building faces north. This contemporary building features a central entrance with a flat overhanging canopy. The building terminates with a decorative paneling which extends around the perimeter of the building.

**PROPOSAL DESCRIPTION**

The applicant proposes:

- In-kind repairs to the stucco
- In-kind repairs to the roof

**ANALYSIS**

**Unified Development Ordinance (“UDO”)** - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

**Design Guidelines (“DG”)** - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

<b>DG: Sec. 30-72. District HP, design principles.</b>	<b>Staff Analysis</b>
5. UDO Design Principle: A structure’s original walls, including masonry, siding, sheathing materials and exposed foundations, shall be maintained and preserved. These walls, siding and	In-kind repairs of the stucco are appropriate and encouraged.

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.

In-kind repairs to the roof are appropriate and encouraged.

UDO: Sec. 30-72. District HP, design principles.  
9. Roofs: Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of roofing materials that reflect an earlier or later style or period is discouraged. Corrugated metal roofs are not appropriate for primary structures.

### STAFF RECOMMENDATION

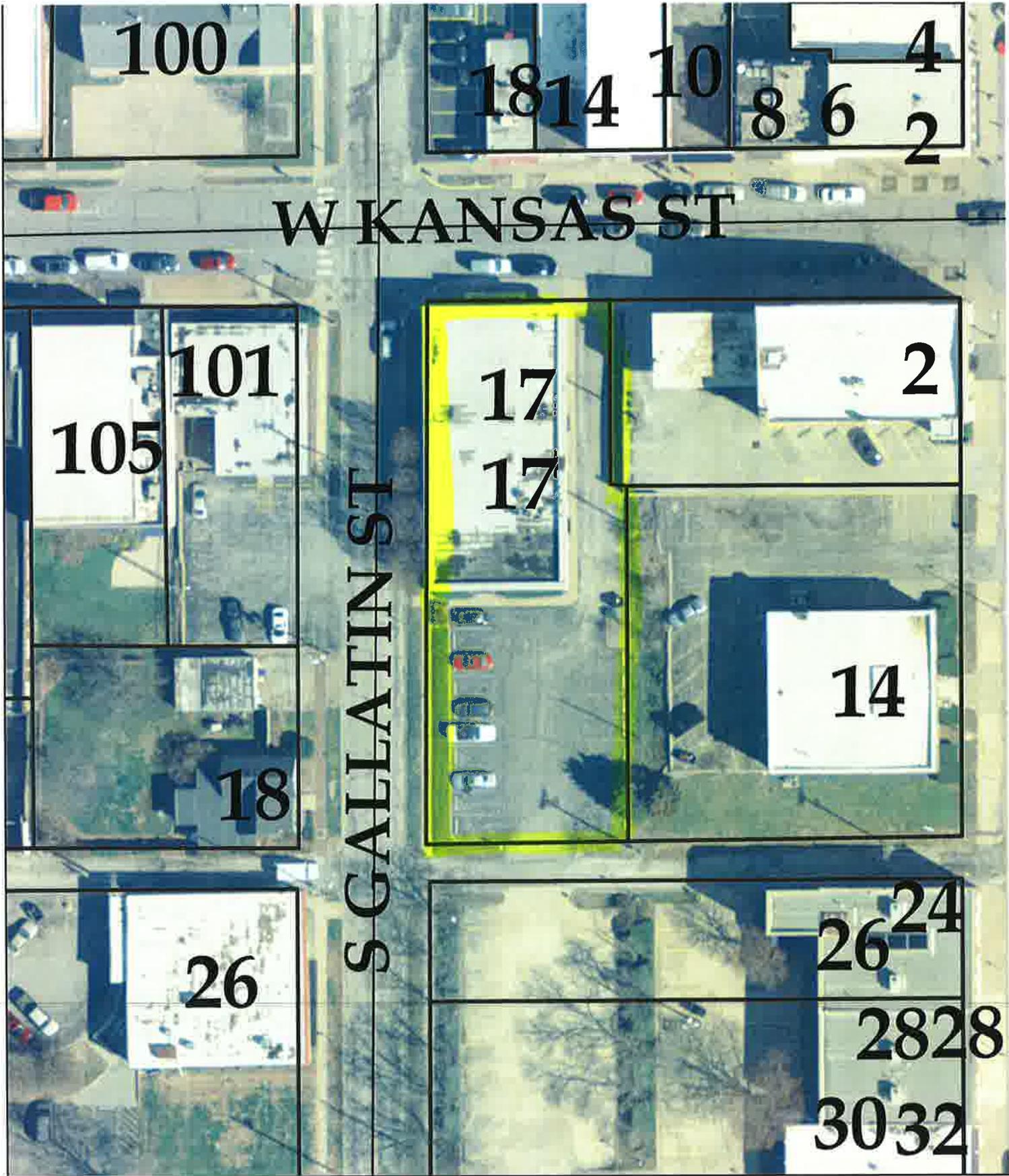
Staff Comment: Although this building was deemed a non-contributing structure in the 1980's survey, staff believes it may be deemed a contributing mid-century modern building in a present day survey.

Staff Recommendation: The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-015LS.

### ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing conditions





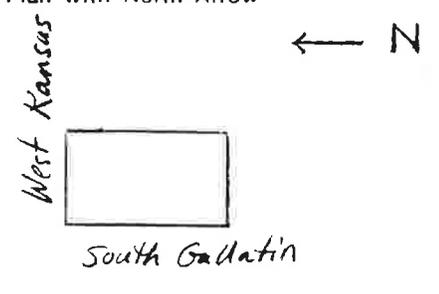
**HDRC Case #19-015LS**  
**17 W. Kansas**



EXHIBIT A:  
VICINITY MAP

# HISTORIC INVENTORY

14 W. KANSAS

1 No 10-A	4 Present Name(s) First Office Building	
2 County Clay	5 Other Name(s)	
3 Location of Negatives Liberty Community Development		
6 Specific Location 17 West Kansas	16 Thematic Category	28. No. of Stories 1
7 City or Town If Rural, Township & Vicinity Liberty, Missouri	17 Date(s) or Period 1967	29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>
8 Site Plan with North Arrow 	18 Style or Design	30 Foundation Material concrete
	19 Architect or Engineer	31 Wall Construction
9 Negative No. 6-5	20 Contractor or Builder	32 Roof Type & Material flat; tar & gravel
10 Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>	21 Original Use, if apparent commercial	33 No. of Bays Front Side
	22 Present Use commercial	34 Wall Treatment brick
11 National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35 Plan Shape rectangular
12 Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	24 Owner's Name & Address, if known	36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	25 Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	37 Condition Interior Exterior good
14 District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	26 Local Contact Person or Organization Liberty Mo, Community Devel.	38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
15 Name of Established District	27 Other Surveys in Which Included	39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
42. Further Description of Important Features The main facade of this corner building faces north. This contemporary building features a central entrance with a flat overhanging canopy. The building terminates with a decorative panelling which extends around the perimeter of the building.		40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
43. History and Significance This office building was probably constructed by the near-by First National Bank. <i>WRONG</i>		41. Distance from and 50 ft. Frontage on Road* on West Kansas
44 Description of Environment and Outbuildings A bank is to the east of this building. To the north and west are commercial buildings. A surface parking lot is to the south.		46. Prepared by PILAND/UGUCCIONI
45 Sources of Information Building Permit #2216 (1/25/1967)		47. Organization Liberty, Comm. Dev.
		48. Date   49. Revision Date(s) <b>EXHIBIT B</b>

Continuation  
**HISTORIC INVENTORY**

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**ADDRESS:** 17 West Kansas  
Liberty, Missouri





Exterior Walls at 17 W Kansas.  
In-kind repairs to stucco



**HDRC Case No. 19-007J**

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

**HDRC Meeting Date: August 20, 2019**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for in-kind replacement and repairs, a 353 Project

Applicant: Brandon Tiesing

Location: 455 E. Kansas St.

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: August 8, 2019

**SPECIFIC INFORMATION**

**SITE HISTORY**

This house was built in 1919 and is known as the Doniphan House. It is a Colonial Revival with Craftsman influence and features entablature surrounds on the first floor, a gabled entry way supported by classical posts and battered porch columns. The two-story porch is located on the left elevation and features wooden rails and brick piers supporting the columns. The windows are three-over-one. The home has several additional entrances which appear to have been constructed to divide the home into apartments for student housing while under ownership of William Jewell College. It was returned to a single-family residence in 2013.

**PROPOSAL DESCRIPTION**

The applicant proposes to make the following alterations:

1. In-kind replacement of portions of the concrete driveway and sidewalk.
2. In-kind replacement of the railing, balusters and newel posts on the second-story porch.
3. In-kind replace roofing on porch.

**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 and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.	In-kind repairs to the porch are appropriate.
12. <u>Walkways, Driveways &amp; Parking Areas</u> : 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.	In-kind repairs to the driveway and sidewalks are appropriate.
UDO: Sec. 30-72. District HP, design principles. 9. <u>Roofs</u> : Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of roofing materials that reflect an earlier or later style or period is discouraged. Corrugated metal roofs are not appropriate for primary structures.	In-kind replacement of the roof is appropriate.

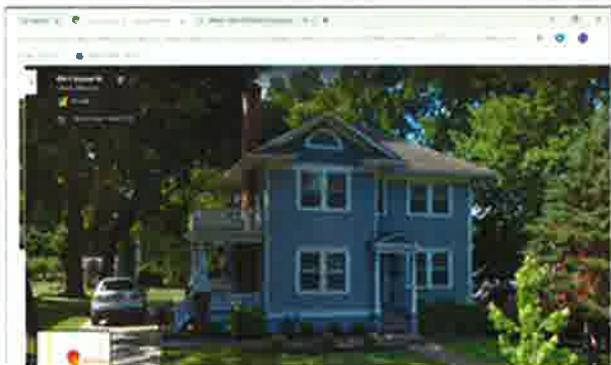
**PREVIOUS CASES / ADDITIONAL INFORMATION**

**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-007J.

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Scope of Work, proposed materials
4. Exhibit D: Photos of existing conditions- sidewalk and driveway 2 pages
5. Exhibit E: Photos of existing conditions- porch, railings, roof
6. Exhibit F: Drawings of balusters, railings, newel posts





**HDRC Case #19-007J**  
**455 E. Kansas**



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

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. <u>Roll E #24</u></p> <p>2. COUNTY <u>Clay</u></p> <p>3. LOCATION OF <u>Liberty City Hall-</u> NEGATIVES <u>Comm. Dev.</u></p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>455 E. Kansas St.</u></p> <p>5. OTHER NAME(S)</p>	1. NO. <u>Roll E#24</u> 2. COUNTY <u>Clay</u> 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>455 E. Kansas St.</u> 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p> <p>7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty, Missouri</u></p> <p>8. DESCRIPTION OF LOCATION <u>E. KANSAS ST.</u></p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> </div> <p>UTM Coordinates: A 379580 4344980 B 377440 4344700 C D</p> <p>10. SITE ( ) BUILDING ( X )      STRUCTURE ( ) OBJECT ( )</p> <p>11. ON NATIONAL REGISTER? YES ( ) NO ( X )      12. IS IT ELIGIBLE? YES ( ) NO ( X )</p> <p>13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO ( X )      14. DISTRICT POTENTIAL? YES ( ) NO ( )</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>16. THEMATIC CATEGORY <u>Architecture</u></p> <p>17. DATE(S) OR PERIOD <u>c. 1919</u></p> <p>18. STYLE OR DESIGN <u>Colonial Revival</u></p> <p>19. ARCHITECT OR ENGINEER <u>unknown</u></p> <p>20. CONTRACTOR OR BUILDER <u>unknown</u></p> <p>21. ORIGINAL USE, IF APPARENT <u>residence</u></p> <p>22. PRESENT USE <u>residence</u></p> <p>23. OWNERSHIP PUBLIC ( ) PRIVATE ( X )</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN</p> <p>25. OPEN TO PUBLIC? YES ( ) NO ( X )</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Liberty, Mo; Community Develop.</u></p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES ?</p> <p>29. BASEMENT? YES ( X ) NO ( ) <u>full</u></p> <p>30. FOUNDATION MATERIAL <u>poured concrete</u></p> <p>31. WALL CONSTRUCTION <u>frame</u></p> <p>32. ROOF TYPE AND MATERIAL <u>hip/asphalt shingle</u></p> <p>33. NO. OF BAYS FRONT 3 SIDE 4</p> <p>34. WALL TREATMENT <u>wood shingle</u></p> <p>35. PLAN SHAPE <u>irregular</u></p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED ( X ) MOVED ( )</p> <p>37. CONDITION INTERIOR <u>unknown</u> EXTERIOR <u>fair</u></p> <p>38. PRESERVATION UNDERWAY? YES ( ) NO ( X )</p> <p>39. ENDANGERED? BY WHAT? YES ( ) NO ( X )</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES ( X ) NO ( )</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD <u>20'</u></p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES</p> <p><u>Colonial in detailing rather than in floorplan or elevation. Note in particular entablature surrounds of openings on first floor, gabled entryway supported by classical posts; battered piers of porch raised on brick plinths; non original colonial shutters. There is an exterior single stack brick chimney and secondary entrance on the E facade. A third doorway leads to a second story porch on the E.</u></p> <p>43. HISTORY AND SIGNIFICANCE <u>See 430 E. Franklin.</u></p>	<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%;"> <p style="font-size: 24px; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>	
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <u>Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.</u></p> <p>45. SOURCES OF INFORMATION <u>Water permit # 8-0560 Fred Land 8-9-19</u></p>	<p>46. PREPARED BY <u>C. Millstein/P. Glenn</u></p> <p>47. ORGANIZATION <u>Liberty-Community Dev.</u></p> <p>49. DATE <u>SPR. 86</u>      49. REVISION DATE(S)</p>	
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096</p> <p>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</p>		<p style="font-size: 24px; margin: 0;">EXHIBIT B</p>



# 455 E Kansas St, Liberty, MO

## Description of Work:

- Replacement of side porch roofing and second story railings. The asphalt roof and second story ballusters, railings, newel posts and caps will all be replaced due to deteriorating conditions that preclude repairs. Replacements will be identical in terms of appearance and dimensions and type of materials.
- Soffit will be replaced in areas where deteriorating conditions and/or rot has occurred. The replacement will be similar in appearance, dimensions, and materials to existing.
- Driveway sections and sidewalk sections will be replaced as noted in attachments due to cracks, uneven sections, or other damage. Replacement will be concrete to match existing.

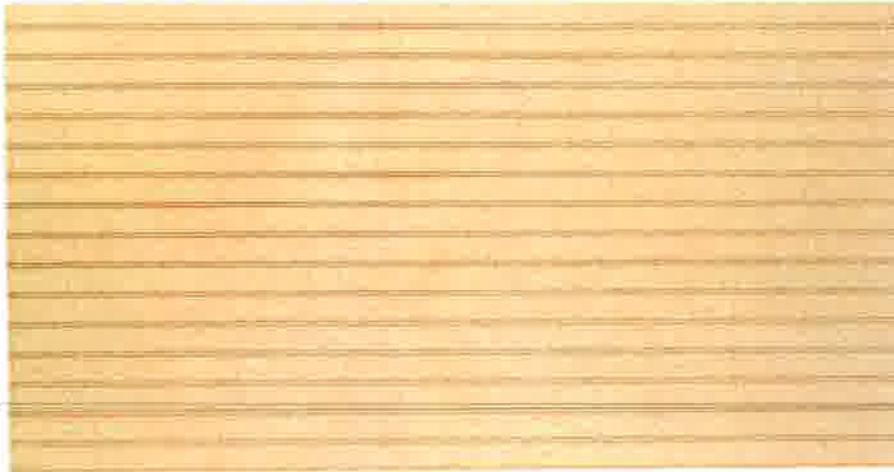
## Materials:

Hand Rails, Ballusters, Railings, Newel Posts and Caps – Wood, White Pine or Similar, Painted

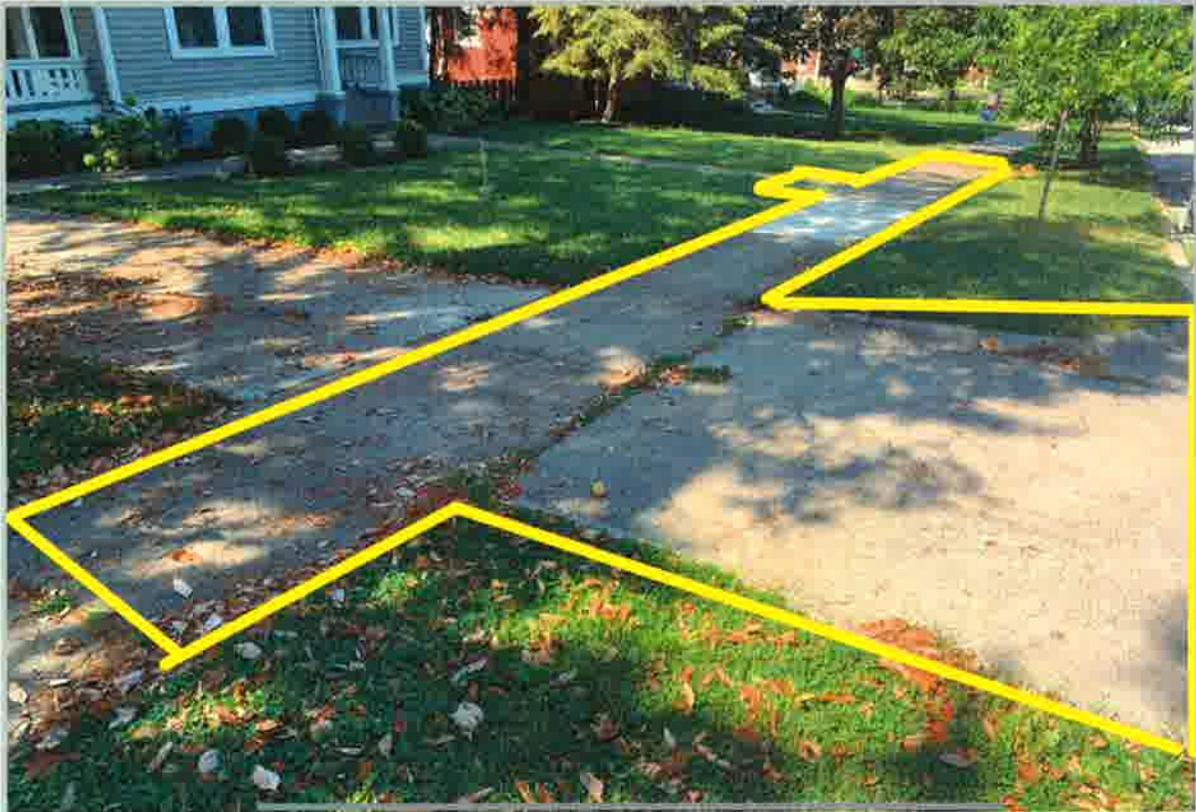
Porch Roof – Rolled Asphalt Roofing

Soffit – Beaded Wood Panel, Painted

Beaded Panel:

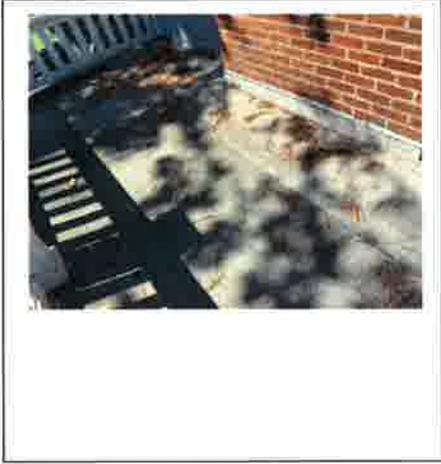


Drive and Sidewalk Replacement – Sections located within highlighted area. Includes apron of driveway, sidewalk along street and one section of sidewalk approach to house.





455 E Kansas Existing Conditions



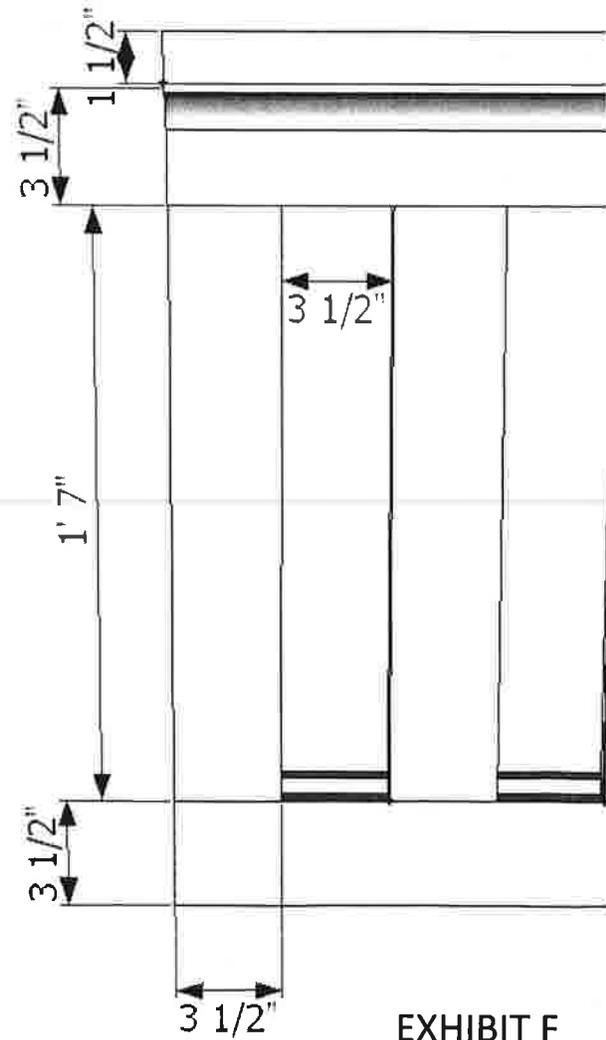
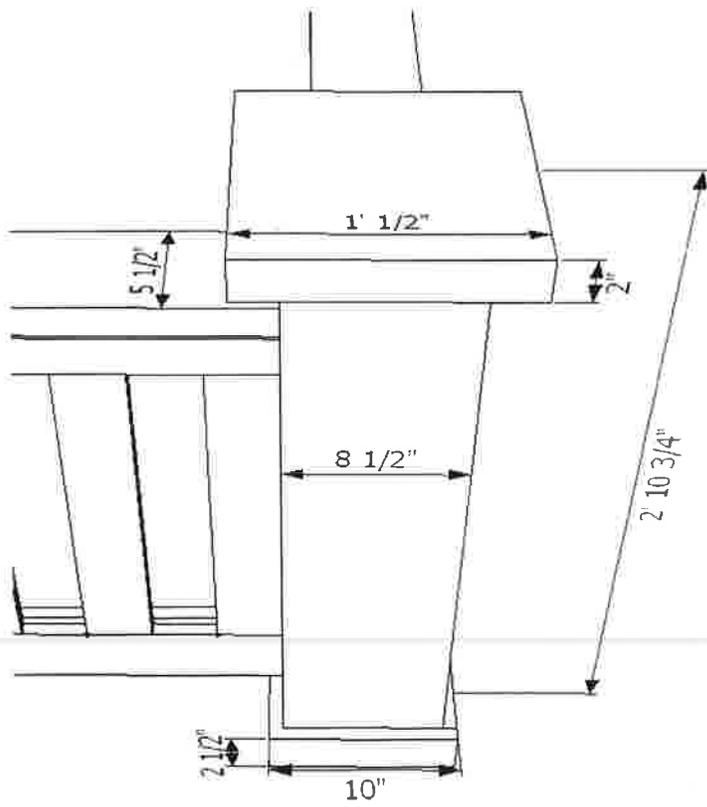
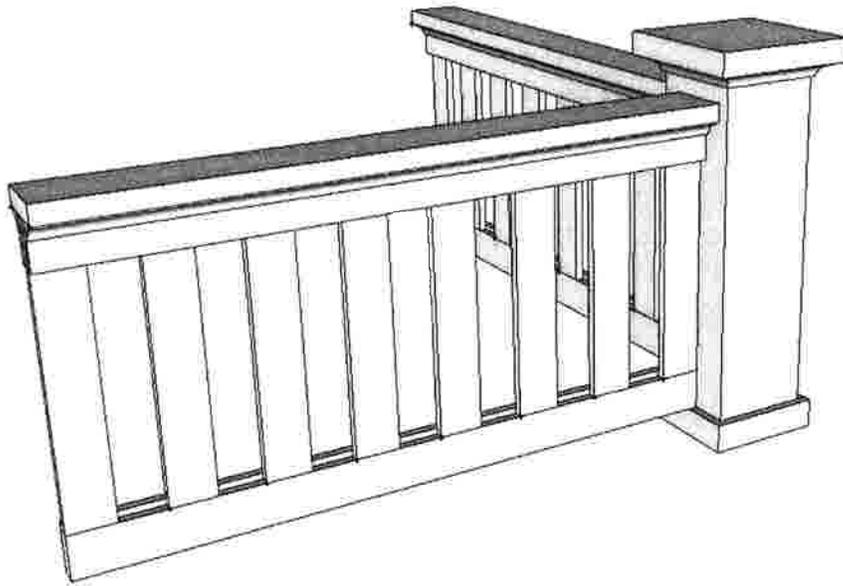


EXHIBIT F