



**HISTORIC DISTRICT  
REVIEW COMMISSION**

**December 3, 2019  
5:30 pm  
City Council Chambers  
City Hall  
101E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION  
Regular Meeting Agenda**

**December 3, 2019  
5:30 p.m.  
City Council Chambers**

**I. Call to Order**

**II. Roll Call**

John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Brett Rinker, Doug Wilson

**III. Approval of Meeting Summary: November 5, 2019**

**IV. HDRC Case # 19-003LA Certificate of Appropriateness for exterior alterations at 124 N Gallatin, Local Landmark**

**V. Other Business**

Administrative Approvals since the November 5, 2019 meeting:

- 2 N. Main Sign
- 227 W. Franklin Renewal of COA for like in-kind repairs to chimney and replacement of roof.

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

No RFQ's received for Preservation Plan. Staff is working with the State on how to proceed.

**VI. Adjournment**

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

Matt Grundy, John Carr, Vern Drottz, Mike Gilmore, Dail Hobbs, Doug Wilson and Brett Rinker were present.

Clay Lozier and Kelley Wrenn Pozel were absent.

Applicant representatives present: Eric Schmidt, Kathy Finley, Sabah Abdulaziz and Selin Karabulut, Sam Scarfino  
Jeanine Thill, Community Development Manager represented staff.

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

**Approval of Meeting Summary:** Motion by Commissioner Gilmore to approve the October 15, 2019 meeting summary as corrected. The motion was seconded by Commissioner Hobbs. The motion passed 7-0-0.

**HDRC Case # 19-008LS AMENDED V4 After the Fact Certificate of Appropriateness for alteration to the smoke stack at 114 E. Kansas, Liberty Square Historic District**

Discussion: Mr. Atwell explained that the chimney was placed out the side of the structure for functional purposes, making the smoker more efficient in its draw. By going to the left it would have caused a longer run on the stack extension. Chairman Grundy asked for clarification and why it couldn't be placed out of the top of the roof, as previously approved. Mr. Atwell explained that the longer the chimney is the more opportunity it has to cool and it won't continue to draw. Grundy said it seems like a shorter run would have been out the roof. The Applicant said they would have had to go higher because of the pitch of the roof. Wilson asked if going downhill was an option. Mr. Atwell said the stack is offset and it would have been longer distance than going out the screen side. Commissioner Gilmore said he doesn't see it very consequential and he doesn't have an issue with the alteration. Vice Chair Carr said he wasn't clear before on why it couldn't have gone through the roof. Mr. Atwell said the smoker would work better this way going out the side of the building.

A motion was made by Commissioner Gilmore to approve the after the fact application because it meets the UDO and design guidelines. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

**HDRC Case # 19-016D Certificate of Appropriateness for a new garage door and driveway improvements at 222 W. Franklin, Dougherty Historic District. A 353 Tax Abatement project.**

Discussion: Commissioner Wilson asked for clarification on the size of the proposed garage door; it appears that the existing door is 8 foot and going to 6 feet. Mr. Schmidt confirmed it will be larger, extending about five feet to the right and 2-3 feet to the left, the door will be left justified and the man door will remain. Commissioner Gilmore asked if there was anything different from the previously approved garage door. Mr. Schmidt said that the only difference is

that are just making improvements to the driveway and plan to apply for the 353 tax abatement. Commissioner Wilson asked if we were going to try to get a four door aligned with the dormer and existing door. It isn't centered on the span. Mr. Schmidt said to do that they would have to move or lose the man door on the left. There are two features they want to maintain; the man door and the existing staircase to the hay loft. The elevation drawing was missing from the packet, staff will include it in the packet that goes to City Council. Vice Chair Carr said given the nature of the south elevation with the carriage doors not centered currently, it all works in his mind.

A motion was made by Commissioner Wilson to recommend to City Council approval of the application with the additional information as provided because it meets the UDO and design guidelines. The motion was seconded by Vice Chair Carr. The motion passed 7-0-0.

**HDRC Case#19-013J Certificate of Appropriateness for window replacement at 440 Miller, Jewell Historic District**

Discussion: Vice Chairman Carr asked what the issues were for the existing windows. The applicant said they are rotting and the springs are gone adding that they are replacement windows. She believes that the original windows were taken out several years ago by a tornado. Vice Chair Carr asked about the dormer with the 3 units. He asked if they will be a bit smaller. She said there will be no change in appearance. Commission Wilson asked if they are special ordered. Ms. Finley said they would be special ordered and are wood windows by JeldWen. Vice Chair Carr said the stiles and rails on these windows are very similar to a historic window and it is a good product. He added that the placement of the windows and trim should match to the existing house. Commissioner Hobbs said there are three separate windows. The windows are new on both sides of the dormers that she is proposing. It is difficult to access if there were other windows on the dormer. The dormers are not the same size. Three units work if they have mull centers. Vice Chair Carr said there needs to be separation to accommodate the casings should match the original of the house.

A motion was made by Vice Chair Carr to approve the application provided that the triple unit on the west side replicates the width of the exiting casings on the rest of the original house, making sure the casings that separate the mulls are the same size. With this stipulation it will meet the design guidelines. The motion was seconded by Commissioner Wilson. The motion passed 7-0-0.

**HDRC Case#19-006PH Certificate of Appropriateness for repairs and alterations to the front porch, stairs and railings at 108 Dorsey, Prospect Heights Historic District**

Discussion: Mr. Abdulaziz was asked if he had additional information on the proposed newel post. He showed the commission the post he was proposing. Vice Chair Carr said the newel post is an interior post, not an exterior product and it is ornate. He suggested 6X6 or box style post with a simple cap on it. There is a typo in the description, the rail is only 2 ¼ inch wide. A 2X2 may be better. The hand rail for the stairs is too light. Wilson asked for clarification on where the newel post should go. Mr. Abdulaziz said they are at the bottom of the front stairs. He agreed that it would look better with a more simple post. Vice Chair Carr also suggested a

straight run from the short brick column with no 2X4 in the middle, also to avoid sagging a small block under the bottom rail would be appropriate.

Commissioner Drottz said the rail going down the stairs should match the porch rail. Exhibit A2 shows that detail. Carr suggested that they match the rails on the stairs and not use oak. A straight 4X4 or 6X6 with a cap should be used the look should be consistent. For the stairs Commissioner Drottz suggested that they use two 2X6's. The code will dictate the rise and run.

They are suggesting Andersen 400 series has vinyl cladding, and is not appropriate. It was suggested that the JeldWen Windows would be a good option. Also, Lowes has the Pella aluminum clad windows. Those should be considered.

The commission would like the applicant to come back with detail on rails.

Drottz asked if the 5" cedar trim will be milled down to 5/4 stock. The applicant confirmed.

The commission agreed that some additional information is needed and needs to be brought back for consideration but some of the scope of work can be approved this evening.

Commission Wilson referred to the bullet list on the staff report with the scope of work, numbering them 1 to 7. Numbers 1, 5 and 7 are things the commission is comfortable with approving:

1. Existing front porch addition to be removed, original footprint and materials of the original front porch to remain.
5. Cedar lattice under the front porch.
7. Replace window trim and door trim as needed with 5" milled cedar trim.

A motion was made by Commissioner Wilson to approve the certain aspects of the application; bullets 1, 5 and 7; because those three elements meet the design guidelines and UDO. The motion was seconded by Commissioner Carr. The motion passed 7-0-0.

The new stair case would need to be clarified as well. Vice Chair Carr offered to meet with the design subcommittee to discuss the other bullets in the scope of work that were not approved. It was also noted that the proposed skirt board isn't ideal with snow, an alternative should be considered.

### **HDRC Case #19-023LS Certificate of Appropriateness for storefront window replacement, a gate and fencing at 11 W Franklin, Liberty Square Historic District**

Discussion: Staff recommended approval with the stipulation that tinting not be used on the front windows. Vice Chair Carr said he agrees with staff. Mr. Scarfino said the tinting is not an issue they can use shades to block the sunlight in the front windows. With it being north facing it doesn't get a lot of sunlight. Mr. Sarfino said with the gate and fence, they want to keep people out of the area that leads to the basement.

A motion was made by Commissioner Wilson to approve the application with the stipulation that the windows are not tinted, because it meets the design guidelines. The motion was seconded by Commissioner Hobbs. The motion passed 7-0-0.

**HDRC Case#19-012J Certificate of Appropriateness for a new garage at 449 E Mississippi, Jewell Historic District. A 353 Tax Abatement project.**

**Commissioner Drottz recused himself as the architect and Commissioner Wilson recused himself as the applicant, leaving the room prior to the vote.**

Discussion: Mr. Wilson said the existing shed is not original to the property adding that he built it 10 years ago. The proposed new garage will be in the same location as the existing shed. Commissioner Drottz clarified that Exhibit G is correct as noted as 3 over 1 windows. The windows proposed are wood aluminum clad. Mr. Wilson added that the windows will have vertical muntins inside and out.

Vice Chair Carr asked about the garage door that it looks like there is a divided lite. He asked if they have the option on the garage windows to have different windows. The applicant would ask for an option for a four lite top panel or a three panel windows on the garage doors. Chairman Grundy said three divided lite would look good. The doors should be the vintage collection as shown in Appendix J.

A motion was made by Commissioner Gilmore to approve the application because it meets the design guidelines. The motion was seconded by Commissioner Rinker. The motion passed 5-0-1. Mr. Wilson left the room during the vote because this is his property and Commissioner Drottz abstained. Mr. Wilson re-entered the room after the vote.

**Other Business Administrative Approvals since the October 15, 2019 meeting:**

- 2 S. Water in-kind replacement of concrete at landing of stairs
- 108 Dorsey in-kind repairs/replacement of siding, shingles, walkway, sidewalk, concrete, windows

**Miscellaneous matters from the Commission:**

Vice Chair Carr reported that the State Preservation Conference will take place in Jefferson City June 3-5, 2020

Vice Chair Carr requested that staff check on the status of the home on 152 S Terrace Ave that is doing foundation work

Vice Chair Carr mentioned that the new widow is in at 106 Moss and it looks good.

**Miscellaneous matters from Staff:** RFQ's for the Preservation Plan are due November 22<sup>nd</sup>. 462 Kansas is on the municipal court docket for this Friday. 225 Lightburn gave the codes officer a timeline to get the window replaced, he is hoping to get them in by the end of November.

The meeting adjourned at 7:05 p.m.

## Historic District Review Commission

The City of



**HDRC Case No. 19-003LA**

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

**HDRC Meeting Date: December 3, 2019**

### **GENERAL INFORMATION**

Application: Certificate of Appropriateness for exterior alterations for proposed mix use  
Applicant: Ken Personett / Capstone Homes, LLC  
Location: 124 N. Gallatin  
District: Local Landmark: Madison Miller House  
NRHP Status/category: Not listed in NRHP  
File Date: November 22, 2019

### **SPECIFIC INFORMATION**

#### **SITE HISTORY**

The house at 124 N. Gallatin was built for Madison Miller in 1840, as a wedding present for his new bride, Ann Arthur. The original portion of this Greek Revival house is constructed of brick and has had many additions and alterations over the years. The full-width front porch appears to be a later addition. Many of the historic 6 over 6 wood windows still exist. There is a bald cypress in the front yard, which is believed to have been brought back as a seedling from California by Mr. Miller around 1850. The house has been used as an apartment building and has been vacant the last several years.

#### **PROPOSAL DESCRIPTION**

##### **New details from previously approved applications:**

1. Existing door openings on the North and West side will remain doors. The original doors are missing and will be replaced with new doors similar to the front door (see exhibit F). According to the applicant, the brick walls are so thick that the door jamb is inset and there is only a piece of plain 1x used to fill the gap between the jamb and the brick.
2. Landing and stairs to be built from both above mentioned door openings. Rail on stairs will have a 2X6 top cap cedar, 2X2 Cedar spindles with 3.5" spacing between
3. Parking lot on West side to be accessed from the alley.

### **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.**

<b>UDO Design Principles (Sec. 30-50.3)</b>	<b>Staff Analysis</b>
<p>2. <b>Alterations:</b> Alterations shall restore a structure’s original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.</p>	<p>The alterations proposed for this structure are necessary for the proposed mixed use and are appropriate.</p>
<p>7. <b>Doors and windows:</b> 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>Original openings will be retained and restored to working doors. The proposed new doors will match the style of the existing front door.</p>

**ADDITIONAL INFORMATION**

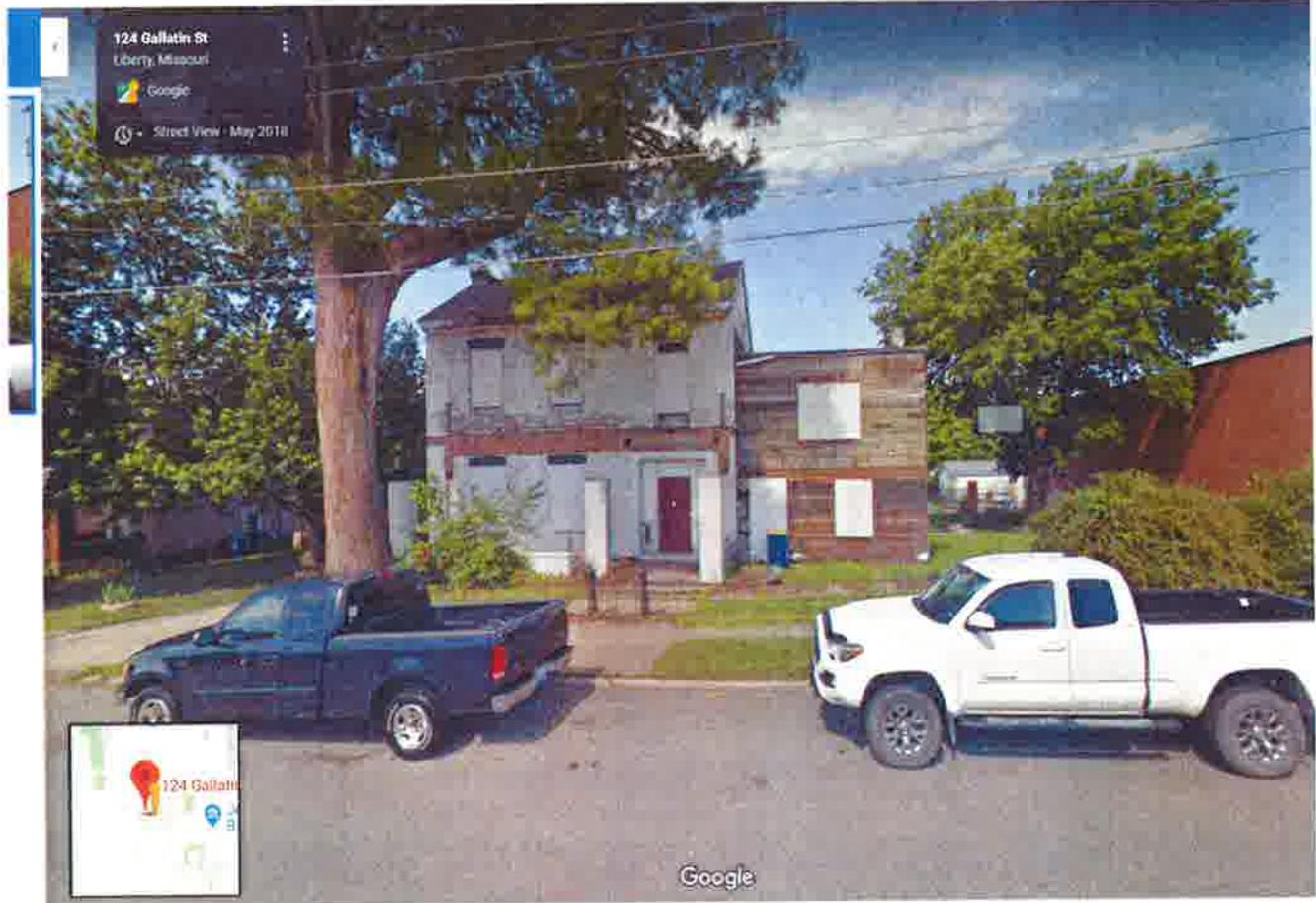
HDRC Case #19-001LA Demolition of the non-historic two-story addition on the northeast corner was approved (April 1, 2019)  
 HDRC Case #19-002LA for exterior alterations that included windows and the front porch was approved. (July 2, 2019)

**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-003LA.

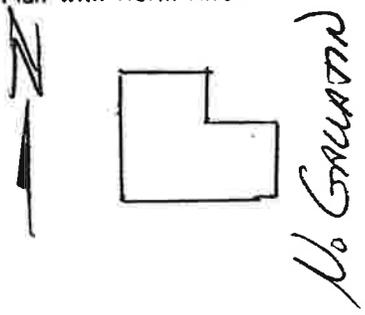
**ATTACHMENTS**

- Exhibit A: Vicinity Map
- Exhibit B: Historic Survey & Landmark Nomination Form (4 pages)
- Exhibit C: Elevation Drawings
- Exhibit D: Rail Drawings
- Exhibit E: Site Plan
- Exhibit F: Photo of existing front door. New four panel doors on north and west elevations to match.





# HISTORIC INVENTORY

1. No. 2-A		4. Present Name(s) 124 North Gallatin	
2. County Clay		5. Other Name(s) Madison Miller residence; John M. Newlee residence; Jackson Apartments; 121 North Gallatin	
3. Location of Negatives Liberty Community Development		6. Specific Location 124 North Gallatin	
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		16. Thematic Category	
8. Site Plan with North Arrow 		17. Date(s) or Period 1840	
9. Negative No. 6-8 6-9		18. Style or Design	
10. Site Structure Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		19. Architect or Engineer	
11. National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		20. Contractor or Builder	
12. Is It Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent Residence	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use multi-family residence	
14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input type="checkbox"/>	
15. Name of Established District		24. Owner's Name & Address, if known	
		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
		27. Other Surveys in Which Included	
		28. No. of Stories 2	
		29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>	
		30. Foundation Material stone	
		31. Wall Construction masonry; frame	
		32. Roof Type & Material varied	
		33. No. of Bays Front Side	
		34. Wall Treatment	
		35. Plan Shape Irregular	
		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior Exterior good	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		41. Distance from and Frontage on Road	

42. Further Description of Important Features This residence faces east. The original building has been altered by a number of additions which have occurred over the years. The original portion features characteristics typical of antebellum residential architecture termed an "I" house for its plan shape. That type exhibits one-room depth, and is two stories high. A flat roof porch with a wooden balustrade (probably a later addition) extends across the main facade. A two story gently sloped, shed roof addition extends to the north of the main house. Behind it, and connecting to the original portion is a two-story

43. History and Significance This residence was built by Madison Miller, an early Liberty settler who came from Virginia with "...considerable means." Miller was a dry goods merchant and banker. In 1891 his daughter, Dora Belle, married John M. Newlee and they continued to reside in the residence. Newlee ran a drug store in Liberty for 25 years and also served as Liberty's mayor. When Dora Belle Newlee moved from the home in 1934, it had been occupied by her family for

44. Description of Environment and Outbuildings 94 years.  
A residence is south of this house. To the north and east are commercial buildings. A parking area and vacant lot are to the west.

45. Sources of Information Liberty Tribune, July 25, 1946.		46. Prepared by PILAND/UGUCCIONI	
		47. Organization Liberty, Comm. Dev.	
48. Date 4/85	49. Revision Date(s)		

# HISTORIC INVENTORY

ADDRESS: 124 North Gallatin  
Liberty, Missouri

42. gable roof section of the house. The later additions enlarge the area of the house approximately three-fold, and the design for them is fairly sympathetic to the original, because of their gable roofs, scale, and general proportions.



HISTORIC LANDMARK NOMINATION FORM

(1) NAME OF LANDMARK (Common or Historic)

Madison Miller House

(2) ADDRESS

124 North Gallatin

(3) NAME AND ADDRESS OF OWNER

Martha Fambrough, 1019 South Morse Avenue, Liberty, Missouri 64068

(4) PRESENT USE(S) Apartments

(5) ORIGINAL USE (if known) Residence

(6) PHYSICAL DESCRIPTION

a. DATE: 1840

b. STYLE OR FORM: Greek Revival

c. CONSTRUCTION: Brick

d. SITE: Residential area near Downtown Square

(7) HISTORICAL SIGNIFICANCE

a. Home of Madison Miller, first Mayor of Liberty, who came from Virginia in 1836.

b. Miller was a drygoods merchant, banker, and druggist.

c. Later home of John Newlee, prominent local merchant.

d. \_\_\_\_\_

(8) PHOTOGRAPH



Name: Historic District  
Review Commission

Date: 9-4-87

Address: 101 East Kansas Street, Liberty, MO 64068

Signature: \_\_\_\_\_

### 124 North Gallatin

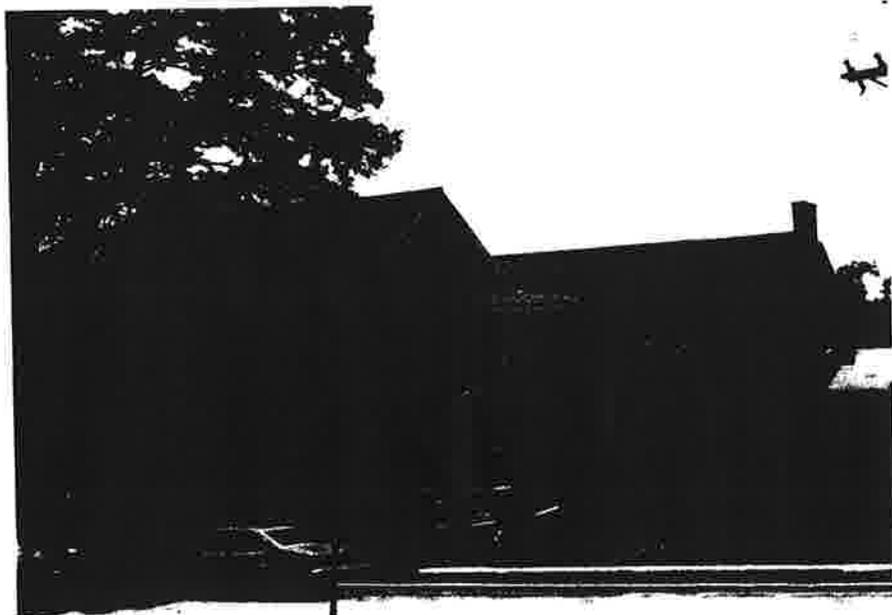
(Madison Miller home, John Newlee home, Jackson Apartments, 121 N. Gallatin)

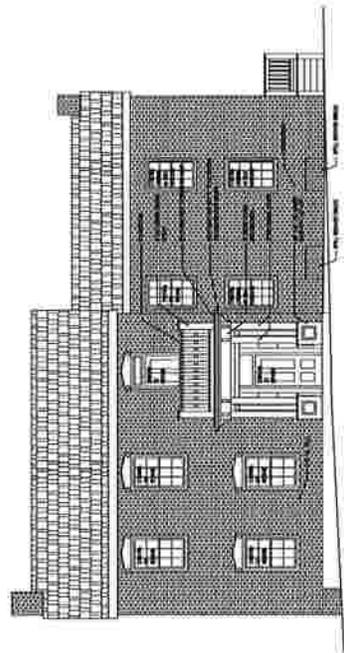
124 North Gallatin meets Criterion 1 for its interest and value as part of Liberty's antebellum development and heritage. Believed to have been built in 1840, the original portion is an example of a type of antebellum architecture called an "I" house (named for its plan shape). Its later additions are representative of the times in which they were built. 124 North Gallatin achieved local prominence as the home of a leading citizen, Madison Miller, first mayor of Liberty. In addition, a local story centers around the large bald cypress in the front yard. It was believed for many years to have been a dawn redwood (a similar tree), brought back as a sapling from the California gold rush. In spite of having been identified many years later as a cypress, the tree lends important character to the site.

The Madison Miller home meets Criterion 3 for its association with an early Liberty settler. Madison Miller came from Virginia in 1836 with "considerable means" and built this residence after marrying Ann Arthur in 1840. Miller was a dry goods merchant, banker, and later operated a drugstore. He was also the first mayor of Liberty. His daughter, Dora Belle, was born in the house in 1857, and lived there after marrying John Newlee (who later took over the drugstore). The house remained in the family for 94 years.

124 North Gallatin meets Criterion 8 by virtue of its location west of the square. Its proximity to the downtown business district and parking, and its location at the edge of a potential historic district make it highly visible to visitors downtown.

The Madison Miller home retains enough integrity of design and material to meet Criterion 10. The Greek Revival door and window details still remain on the original portion of the house. The later additions are fairly sympathetic to the original design in scale and proportion. At first glance, the porch has a craftsman feeling to it and appears to be a later addition. However, a one-story porch was probably original to the house, and it is possible that only the columns and railings have been replaced.



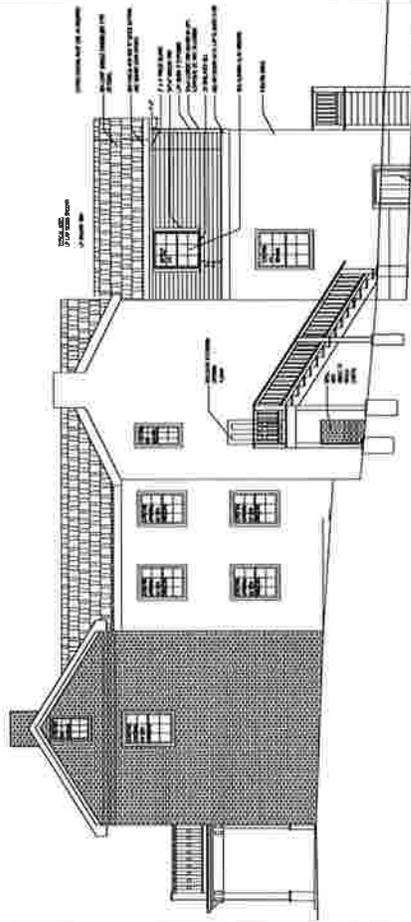


EAST ELEVATION OPTION - 1

**MADISON MILLER**  
RESIDENCE

DROTTZ DESIGN GROUP L.L.C.  
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KEN PERSONETT



NORTH ELEVATION

**MADISON MILLER**  
RESIDENCE

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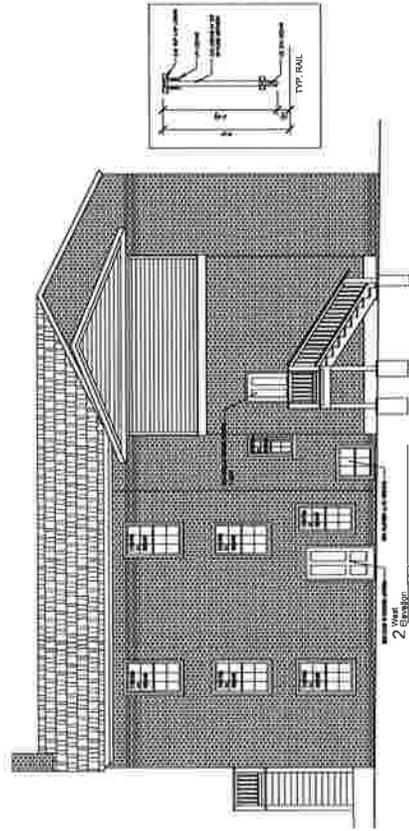


SOUTH ELEVATION

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RESIDENCE

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KEN PERSONETT



WEST ELEVATION

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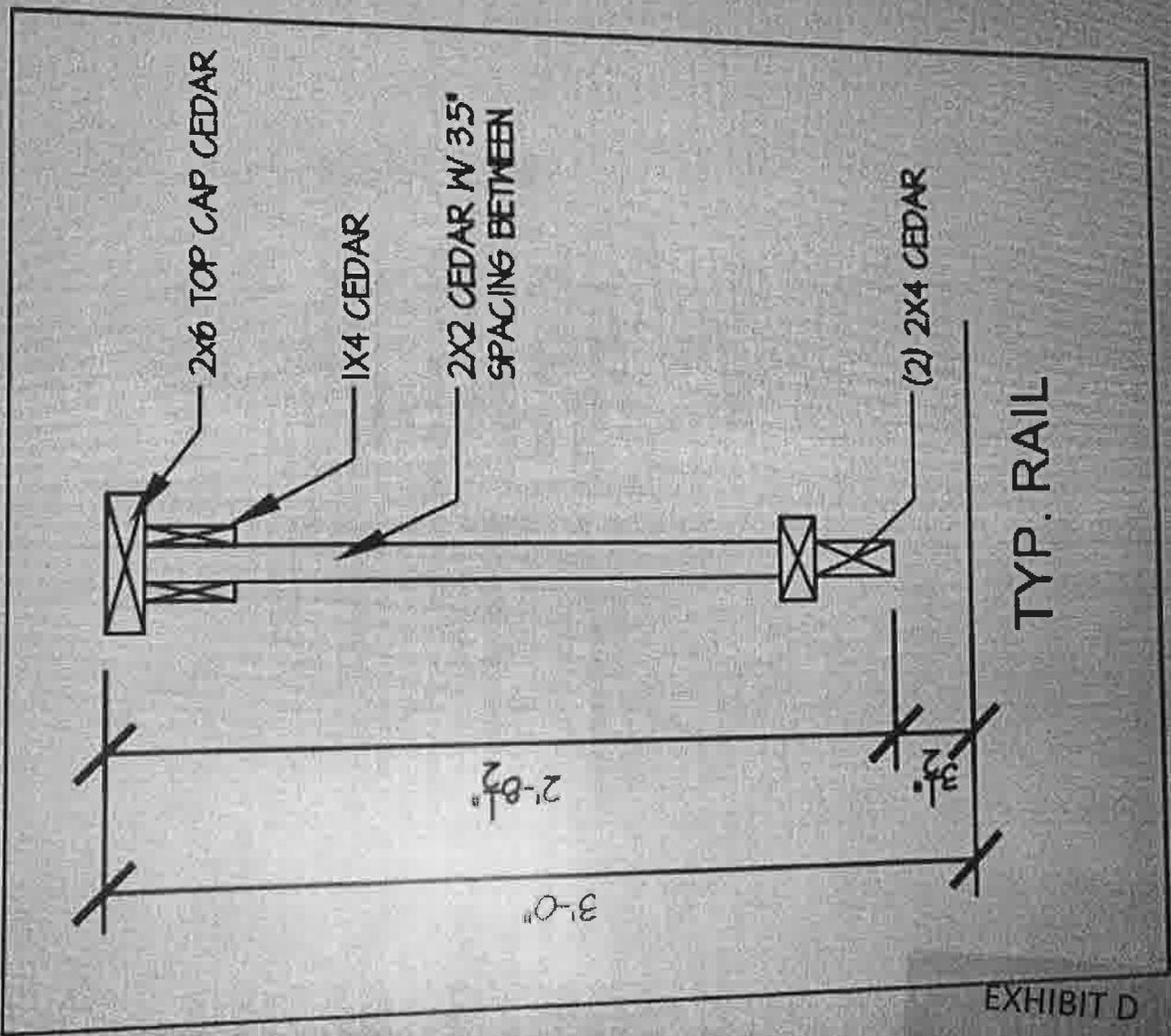
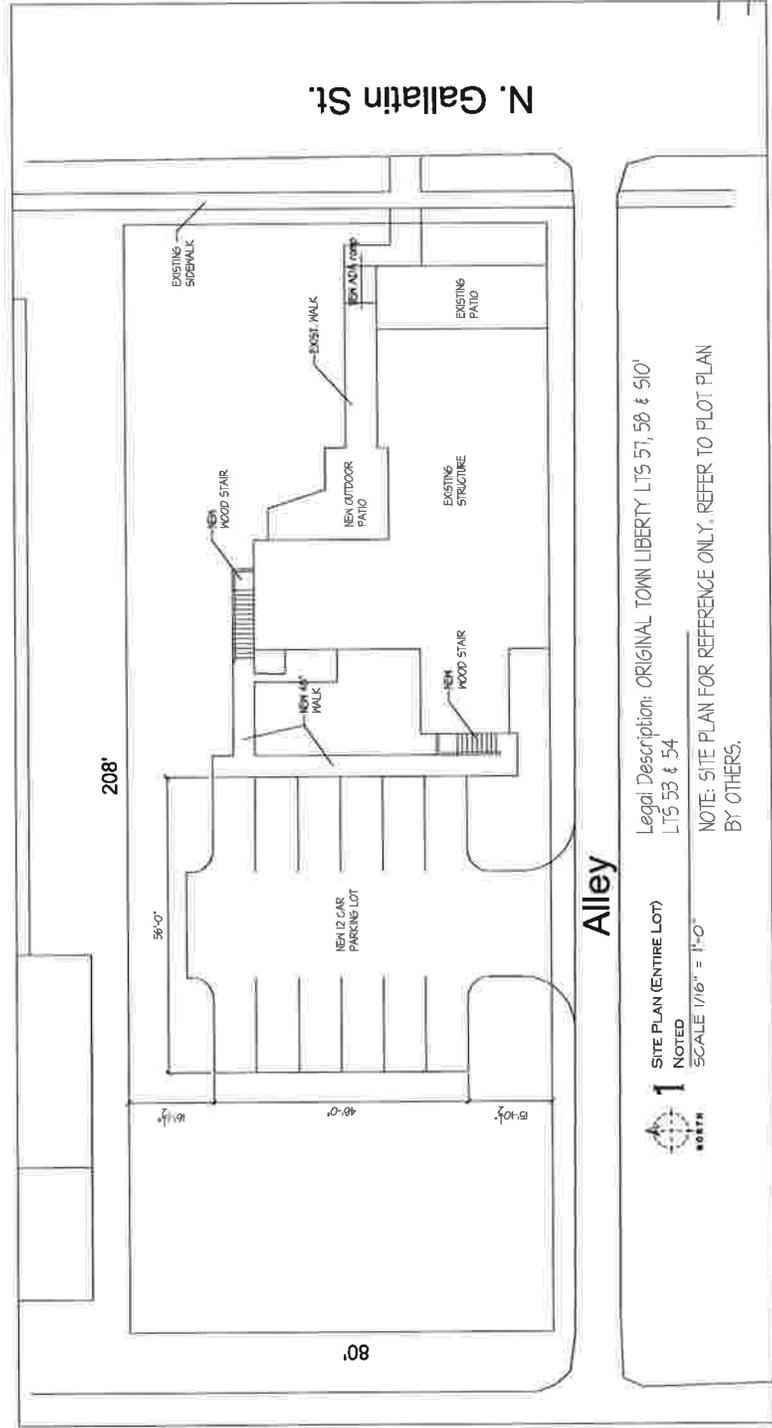


EXHIBIT D



Legal Description: ORIGINAL TOWN LIBERTY LOTS 51, 58 & 510'  
 LOTS 53 & 54

NOTE: SITE PLAN FOR REFERENCE ONLY. REFER TO PLOT PLAN  
 BY OTHERS.

1 SITE PLAN (ENTIRE LOT)  
 NOTED  
 SCALE 1/16" = 1'-0"

PROPOSED SITE PLAN

KEN PERSONETT

**MADISON MILLER**  
 RESIDENCE  
 DROTTZ DESIGN GROUP L.L.C.  
 Copyright 2019



Existing Front Door

EXHIBIT F