



**HISTORIC DISTRICT  
REVIEW COMMISSION  
Regular Meeting**

**July 19, 2022**

**5:30 pm**

**City Council Chambers**



**HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Agenda**  
**July 19, 2022**  
**5:30 p.m.**  
**City Council Chambers**

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: July 5, 2022 HDRC Meeting Summary

II. Current Business

HDRC Case #22-006PH Consideration of a Certificate of Appropriateness for two retaining walls in the north side yard at 36 Moss Ave, Prospect Heights Historic District

III. Other Business

a. Administrative Approvals since the July 5, 2022 meeting:

b. Miscellaneous matters from the Commission:

c. Miscellaneous matters from Staff:

IV. Adjournment

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**July 5, 2022**  
**5:30 pm**  
**City Council Chambers**

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

Present: John Carr, Matt Grundy, Kathy Chelton, Brett Rinker, Doug Wilson

Absent: Vern Drottz, Aimee Gray, Dail Hobbs

Staff Present: Jeanine Thill, Community Development Manager

Guests Present: Mr & Mrs. Robinette, owners of 111 Moss Ave; Jerry Lindsay, contractor for 10 W Kansas; and Brandi Atwell and the lighting contractor, representing HDLI.

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

**Approval of Meeting Summary: May 17, 2022 HDRC Meeting Summary**

A motion was made by Commissioner Rinker to approve the May 17, 2022 meeting summary as corrected. The motion was seconded by Vice Chairman Carr. The motion passed 5-0-0.

**Current Business**

HDRC Case #22-004PH Consideration of a Certificate of Appropriateness for exterior alterations and a privacy fence in the rear yard at 111 Moss Ave., Prospect Heights Historic District. A 353 Project:

- Mrs. Robinette said they recently purchased the home and didn't realize there was a preservation guideline and didn't realize there were restrictions. They decided against painting the brick because it wouldn't allow the brick to breathe. The proposed tinted sealant doesn't hinder the brick. They thought the tint would be nice to tone down the red brick color.
- As for the proposed wood surrounds to encase the iron columns, the applicant said that they wouldn't be a permanent fixture and can easily be removed to expose the existing iron columns. They tried to get ahold of the archives to see if these iron columns were original to the home but they didn't have any luck. Mr. Robinette added that there are cracks in the brick on the carport side; they can do repairs easier and if they stain it, they can maintain the color.
- Commissioner Rinker asked if they have a photo of the proposed privacy fence. The applicant said they do not, but they are proposing all of the wood boards be outside facing, with the smooth side facing toward the street.

- Commissioner Wilson asked for the size of the posts. The applicant said 4X4's and the lateral 2x4's. Pickets are 1x4's they have chamfers on the edges, with flat on the top. It is a treated wood.
- Vice Chairman Carr said he is comfortable with the description. He asked the applicant to provide a photo of the fence materials.
- Vice Chairman Carr said the product they chose for the brick sealant is not a paint, so in his opinion applying the tinted sealant is an appropriate thing to do. He added that a few years ago at 246 W. Mill Street the Commission approved the brick to be stained and it he is comfortable with it.
- For the wrought iron posts, the proposed wood columns will probably be too massive. The applicant said the wings/arms are screwed on and asked if they can at least remove those from the existing iron posts. Vice Chairman Carr commented that the concrete bases under the iron may have been put there because of rot.
- Vice Chairman Carr said he drove around the area to look for similar homes and their features. He said there are only a few homes like this 1950's ranch in Liberty: on Ridgeway, at 1115 Ridgeway and 1001 Ridgeway, there are similar homes, but after seeing several homes that are the same vintage, he realized that maybe the iron columns are original elements. He added that he doesn't know how firm we are on applying standards on the non-contributing homes. Staff commented that because it is in the district, the standards should be applied.
- Commissioner Rinker asked if the sealant was the same as what was used on Mill Street.
- Commissioner Wilson said that on the Mill Street building the stain on the brick was approved because it was non-contributing. But the 1950's homes begs the question if we need to protect the mid-century modern homes. This circumstance doesn't happen very often.
- Commissioner Wilson said if he's hearing the Commission right, the distinction is the stain versus the paint. Commissioner Wilson said it is a stretch to interpret the guidelines that we can allow them to stain the brick. We don't get to pick and choose which brick homes are painted. He thinks the intent of the guideline is to keep the brick original.
- Chairman Grundy commented that the brick is not meant to be painted. Once you change the color you can't go back.
- Commissioner Chelton said she did some research. This is a mid-century ranch; some are tan, some are light colored brick and, in her opinion, it doesn't have to stay red. As for the iron columns, she said she supports the proposed wood column surrounds because she doesn't think there is significance to the iron as she thinks they are massed produced.
- Commissioner Rinker said he feels the stain product for the brick is better than the paint, and we allowed it on the building on Mill Street. Where he was struggling is if someone wanted to do it on an 1800's building. He can support the tinted sealant because the home is non-contributing and thus different. For the wrought iron, within the historic district we don't have a lot of ranches or a lot of iron work, so he was leaning toward saving the iron supports. If we did another historic inventory today, we would want to

preserve the 1950's homes. He is leaning toward voting yes on the brick stain and no on covering the iron columns.

- The applicant said the iron work doesn't have significance and it is the only ranch that looks like that. The applicant asked what the Commission would suggest. Vice Chairman Carr said he would suggest the bottoms be cut and an L-shaped flat steel bracket put in. He added that the leaf motif is decorative and a significant feature. He said that his perspective regarding the iron columns changed once he drove around and realized there are one of three homes like this.
- Commissioner Wilson asked if the other homes that are similar had the extra triangle supports at the top of the iron columns. Vice Chairman Carr said he observed only two homes in Liberty that had them. It would tone it down if they were able to take them down, as long as they are preserved. Vice Chairman Carr said he is comfortable with removing the triangle supports. The applicant said they will save them and keep them with the home.
- Chairman Grundy summarized that the Commission is okay with removal of the iron triangle supports at the top of the iron columns, so long as they are preserved and as for the grey tinted brick stain, they are comfortable with it.

A motion was made by Commissioner Rinker to approve the application as presented, with the stipulations that a diagram of the wood privacy fence be submitted to Staff, that the iron decorative columns remain but they may remove the triangle supports, and the grey tint brick sealant may be applied because this is currently assessed as a non-contributing home. The motion was seconded by Vice Chairman Carr. The motion passed 5-0-0.

HDRC Case # 22-006LS Consideration of a Certificate of Appropriateness for permanent lights affixed to the building rooflines, Liberty Square Historic District:

- Ms. Atwell said that the proposed lights for the roofline of the buildings around the square are usable year-round and with the approval from HDRC, they will pursue approval from the individual property owners. They like the feature that there can be custom colors for events. She said that they understand there is a stipulation in City Code that they can't have attention grabbing flashing of the lights and they will comply with that requirement. HDLI would have control of the app that controls the lighting.
- Commissioner Rinker asked for clarification on how they are attaching the lights to the buildings and asked about the long-term impact. Ms. Atwell said that option one would be using the existing holes of the current lights or there is a tape that has been used in the past. These lights are proposed to be every 5-6 feet at the roofline. The existing lights are at the end of the life span and need to be replaced. For those buildings that have stone work they will either omit them or get creative on how to attach them. They will blend in, there are three different colors brown, grey or clear depending on the color of the façade.
- Commissioner Rinker said his only question was about any damage but it sounds like they have addressed that.

A motion was made by Vice Chairman Carr to approve the application as presented, the motion was seconded by Commissioner Chelton. The motion passed 5-0-0.

HDRC Case #22-005LS Consideration of a Certificate of Appropriateness for exterior alterations at 10 W. Kansas, Liberty Square Historic District:

- Commissioner Grundy asked what the building was originally used for. In the historic survey it said it was a restaurant. Vice Chairman Carr said it is an infill building and there is a lot of brick damage, therefore the stucco is a logical solution.
- Vice Chairman Carr said he did have a brief discussion with Mr. Lindsey and Mr. Todd prior to the meeting regarding the two options to try to repair the brick or the stucco. There is probably a large number of holes in the bricks and it appears that the façade was severely compromised. From the historic survey it looks as if at one time the storefront was bricked in. Most of the original façade appears to be missing. Vice Chairman Carr said it is likely that at least 70% of it is missing or compromised.
- Commissioner Rinker said it has obviously been compromised and by the time you remove the existing material, it would have to be re-clad.
- Vice Chairman Carr said it would be nice to see the type of stucco they would like to use. Commissioner Rinker agreed, the Commission would like to know what it looks like. The applicant said it will be authentic stucco. The owners want to do the right thing and if there is preferred stucco, they will match it. The Commission wants to see the finish. Mr. Lindsay said he will email Staff a picture of the texture of the stucco.
- Commissioner Wilson pointed out that the extent of the missing original brick and it appears to be no longer feasible to maintained.

A motion was made by Vice Chairman Carr to approve the application as presented predicated on the sample of the stucco finish is submitted to Staff. The motion was seconded by Commissioner Chelton. The motion passed 5-0-0.

**Other Business**

Administrative Approvals since the May 17, 2022 meeting:

- HDRC Case #22-004LS: 10 W Kansas St - removal of non-historic materials
- HDRC Case #22-008D: 503 W Kansas St - like in kind soffit repairs

Miscellaneous matters from the Commission:

- Vice Chairman Carr said he would like to thank Commissioner Chelton for joining the Commission.
- Commissioner Wilson said he probably needs to get off of the Commission by September as he will be moving.
- Commissioner Rinker said we might want to look at getting another Historic Survey done. It might be worth preserving the 1950's era homes. He asked if there are grants from the state that would pay for a survey. Ms. Thill said that there are grants available and she could certainly apply, but the staff time to oversee the project might be a challenge.

- Vice Chairman Carr said we need to become literate and educated about preserving a mid-century modern house. Ridge is a good example of housing stock that isn't too generic.
- Matching the 353 to the historic districts would be a carrot for bringing in new districts. Commissioner Rinker said if neighbors have to maintain a standard, it maintains the value of the homes.
- Chairman Grundy asked if we can re-inventory the non-contributing structures in the district.
- Vice Chairman Carr said that there is slow progress with the siding at 226 N Jewell. The north side is about 90% done but the other three sides are not done.

Miscellaneous matters from Staff:

- Staff reminded the group that Commissioners are required to do training to maintain our CLG Status and that an email was sent with online training opportunities. Staff will re-send the email from Friday with the online training links.

The meeting adjourned at approximately 6:55 p.m.

## Historic District Review Commission

The City of



**HDRC Case No. 22-006PH**

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

**HDRC Meeting Date: July 19, 2022**

### **GENERAL INFORMATION**

Application: Certificate of Appropriateness for construction of two retaining walls  
Applicant: Reed & Abbey Oshel  
Location: 36 Moss Ave.  
District: Prospect Heights Historic District  
NRHP Status/category: Contributing  
File Date: July 8, 2022

### **SPECIFIC INFORMATION**

#### **SITE HISTORY**

Built in 1912 this large Prairie style was home to the Sigma Nu Fraternity. It is currently a single-family residence. The home has wide, overhanging eaves, a wrap-around front porch, massive brick columns with stone bases and brick rails. The windows are paired, 4/1. The eaves have flat brackets. There are two fireplaces with flared masonry caps. A two-story bay is on the left, and a hipped roof, two-story extension on the right. There are two clap board additions; a one-story to the rear and a two story to the left. The entry door has been replaced. Above the entry door are two small bracketed windows with plastered surrounds. There are two shed-roof dormers in front. In 2017 a 960 square foot three car garage was constructed at the NW corner of the lot.

#### **PROPOSAL DESCRIPTION**

**Two Retaining Walls: Construct two retaining walls to terrace the north part of the property (see Exhibit C) in preparation for a pool to be installed in the summer of 2023.**

**The retaining walls will be 2 feet at the highest point including the cap. The north most wall will be 55' and the other wall 50' feet long.**

**Material: Vera Lok Weathered Standards, see Exhibit D**

**An application for the pool will be submitted to HDRC at a later date.**

### **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.

<i>DG: Sec. 30-72. District HP, design principles.</i>	Staff Analysis
<b>5. Exterior walls:</b> Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.	The proposed retaining walls are appropriate and will complement the materials of the house.

### PREVIOUS CASES / ADDITIONAL INFORMATION

- HDRC Case 15-002PH: COA for fence
- HDRC Case 16-001PH (Part A): COA for replacement of the roof
- HDRC Case 17-002PH: COA for Construction of a new three car garage

### STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case 22-006PH.

### ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions and site plan (7 pages)
4. Exhibit D: Versa-Lok product information
5. Exhibit E: BC Hardscapes Proposal



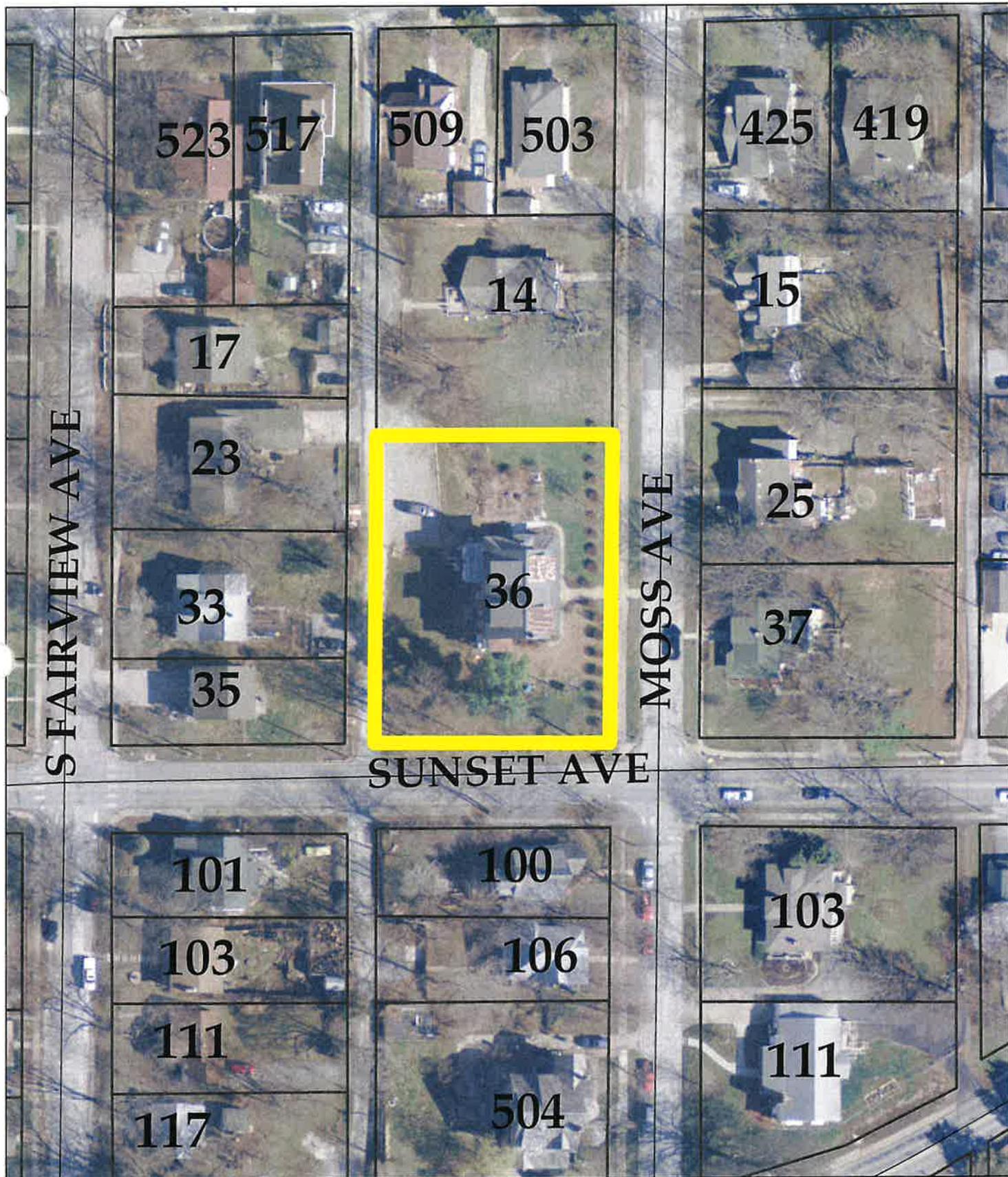
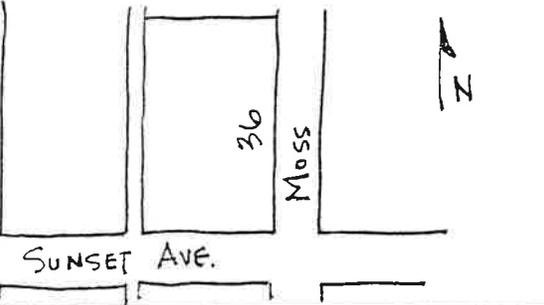


EXHIBIT A:  
VICINITY MAP

**36 Moss Ave. HDRC Case #22-006PH**

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. <div style="text-align: center; font-size: 1.2em;">H-20a</div>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <div style="text-align: center;">36 Moss Av. , Sigma Nu Fraternity</div>	1. NO.
2. COUNTY <div style="text-align: center;">Clay</div>	5. OTHER NAME(S)	2. COUNTY
3. LOCATION OF NEGATIVES <div style="text-align: center;">Liberty Community Development</div>		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
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 1/2</u>
7. CITY OR TOWN IF RURAL, VICINITY <div style="text-align: center;">Liberty</div>	17. DATE(S) OR PERIOD <div style="text-align: center;">1912</div>	29. BASEMENT? YES ( <input checked="" type="checkbox"/> ) NO ( )
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN <div style="text-align: center;">Prairie</div>	30. FOUNDATION MATERIAL <div style="text-align: center;">stone</div>
9. COORDINATES LAT <u>N120,900</u> LONG <u>E520,650</u>	19. ARCHITECT OR ENGINEER	31. WALL CONSTRUCTION <div style="text-align: center;">frame</div>
10. SITE ( ) BUILDING ( <input checked="" type="checkbox"/> ) STRUCTURE ( ) OBJECT ( )	20. CONTRACTOR OR BUILDER	32. ROOF TYPE AND MATERIAL <div style="text-align: center;">gable; composition shingle</div>
11. ON NATIONAL REGISTER? YES ( ) NO ( <input checked="" type="checkbox"/> )	21. ORIGINAL USE, IF APPARENT <div style="text-align: center;">residence</div>	33. NO. OF BAYS <div style="text-align: center;">FRONT 3 SIDE 3</div>
12. IS IT ELIGIBLE? YES ( ) NO ( <input checked="" type="checkbox"/> )	22. PRESENT USE <div style="text-align: center;">fraternity house</div>	34. WALL TREATMENT <div style="text-align: center;">brick</div>
13. OF ESTAB. DISTRICT? YES ( ) NO ( <input checked="" type="checkbox"/> )	23. OWNERSHIP PUBLIC ( ) PRIVATE ( <input checked="" type="checkbox"/> )	35. PLAN SHAPE <u>rectangle</u>
14. DISTRICT POTENTIAL? YES ( <input checked="" type="checkbox"/> ) NO ( )	24. OWNER'S NAME AND ADDRESS IF KNOWN <div style="text-align: center;">Sigma Nu Fraternity William Jewell College</div>	36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( <input checked="" type="checkbox"/> ) ALTERED ( ) MOVED ( )
5. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES ( ) NO ( <input checked="" type="checkbox"/> )	37. CONDITION INTERIOR _____ EXTERIOR <u>fair</u>
13. HISTORY AND SIGNIFICANCE A prominent house visually, situated at the top of the ridge, the structure adds to the character of the neighborhood by virtue of its design, materials and scale. Prospect Heights was originally platted for small homes, but several fine, larger structures were built on Moss Avenue. It was built by William F. Norton, who served as a Clay County banker since 1885. He was the son of Elijah H. Norton who served for 12 years on the Missouri Supreme Branch. It became the Sigma Nu House in 1970	26. LOCAL CONTACT PERSON OR ORGANIZATION <div style="text-align: center;">Community Development Director</div>	38. PRESERVATION UNDERWAY? YES ( ) NO ( <input checked="" type="checkbox"/> )
14. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The fraternity has a very large lot, with a large parking area, with railroad tie retaining wall, to the right. A visible dumpster detracts from the neighborhood.	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES ( <input checked="" type="checkbox"/> ) NO ( ) <div style="text-align: center;">neglect</div>
5. SOURCES OF INFORMATION City water permits. Clay County Missouri Centennial Souvenir, 1922.	46. PREPARED BY <div style="text-align: center;">Deon Wolfenbarger</div>	40. VISIBLE FROM PUBLIC ROAD? YES ( <input checked="" type="checkbox"/> ) NO ( )
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096	47. ORGANIZATION <div style="text-align: center;">Community Development</div>	41. DISTANCE FROM AND FRONTAGE ON ROAD <u>225'</u>
* ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM	48. DATE <u>4/87</u>	49. REVISION DATE(S)
		EXHIBIT B

1. NO.

2. COUNTY

4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)

5. OTHER NAME(S)

6. TOWNSHIP

RANGE

SECTION

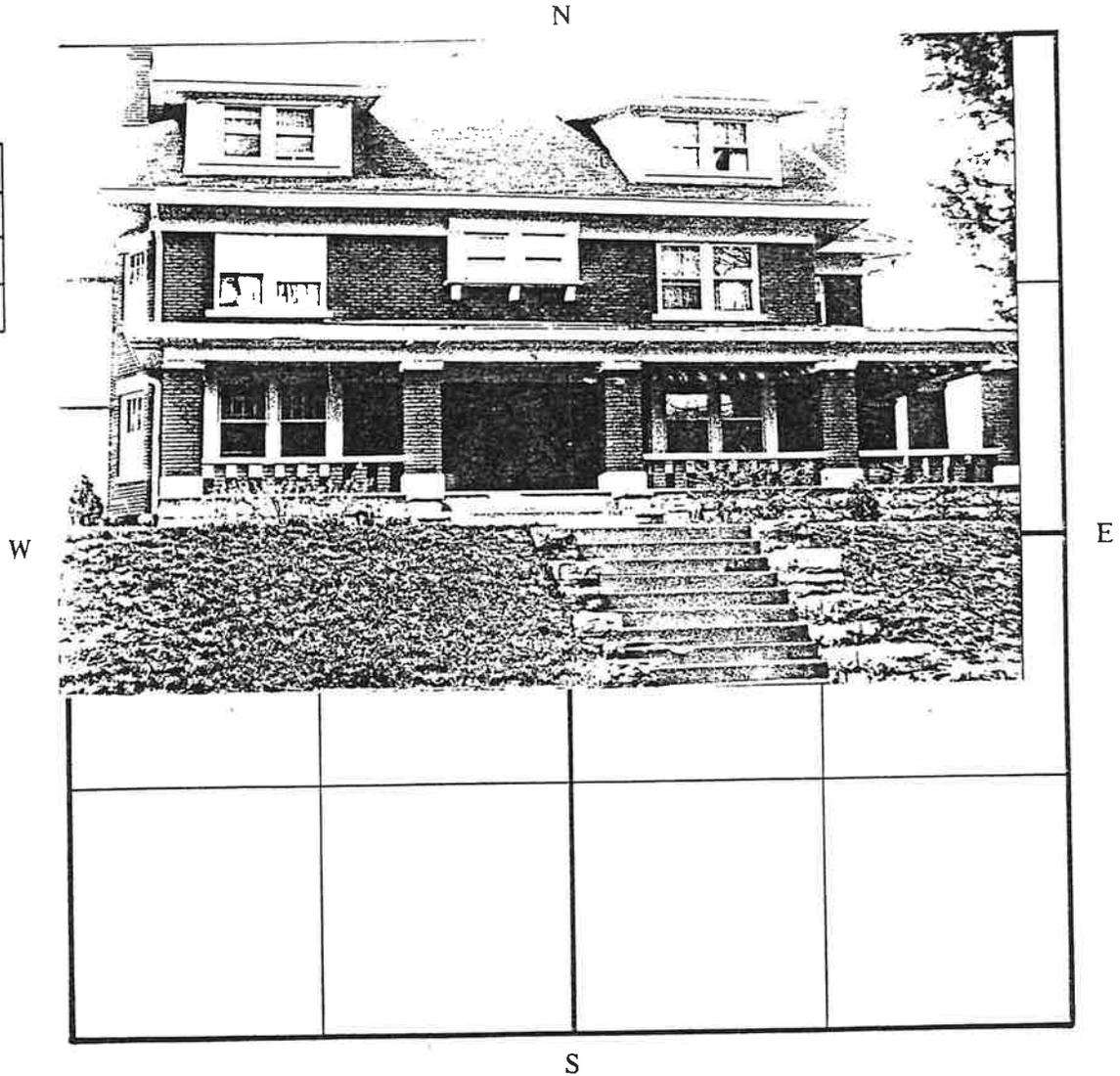
Sketch map of location

Site No. H-20a

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.) a one-story to the rear and a two-story to the left. The entry door has been replaced. Above the entry door are two small bracketed windows with pilastered surrounds. There are two shed-roof dormers in front.

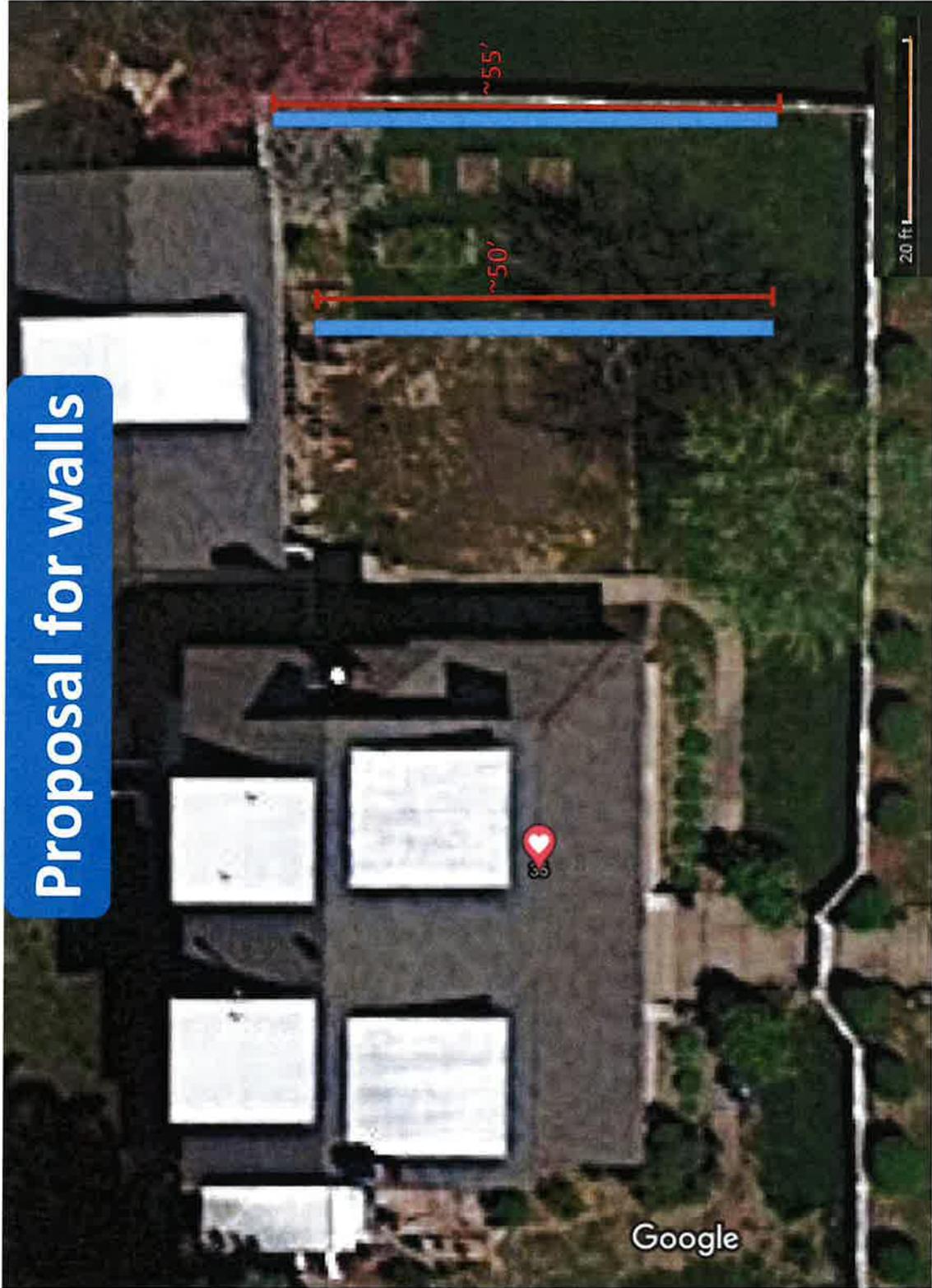
**THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!**

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

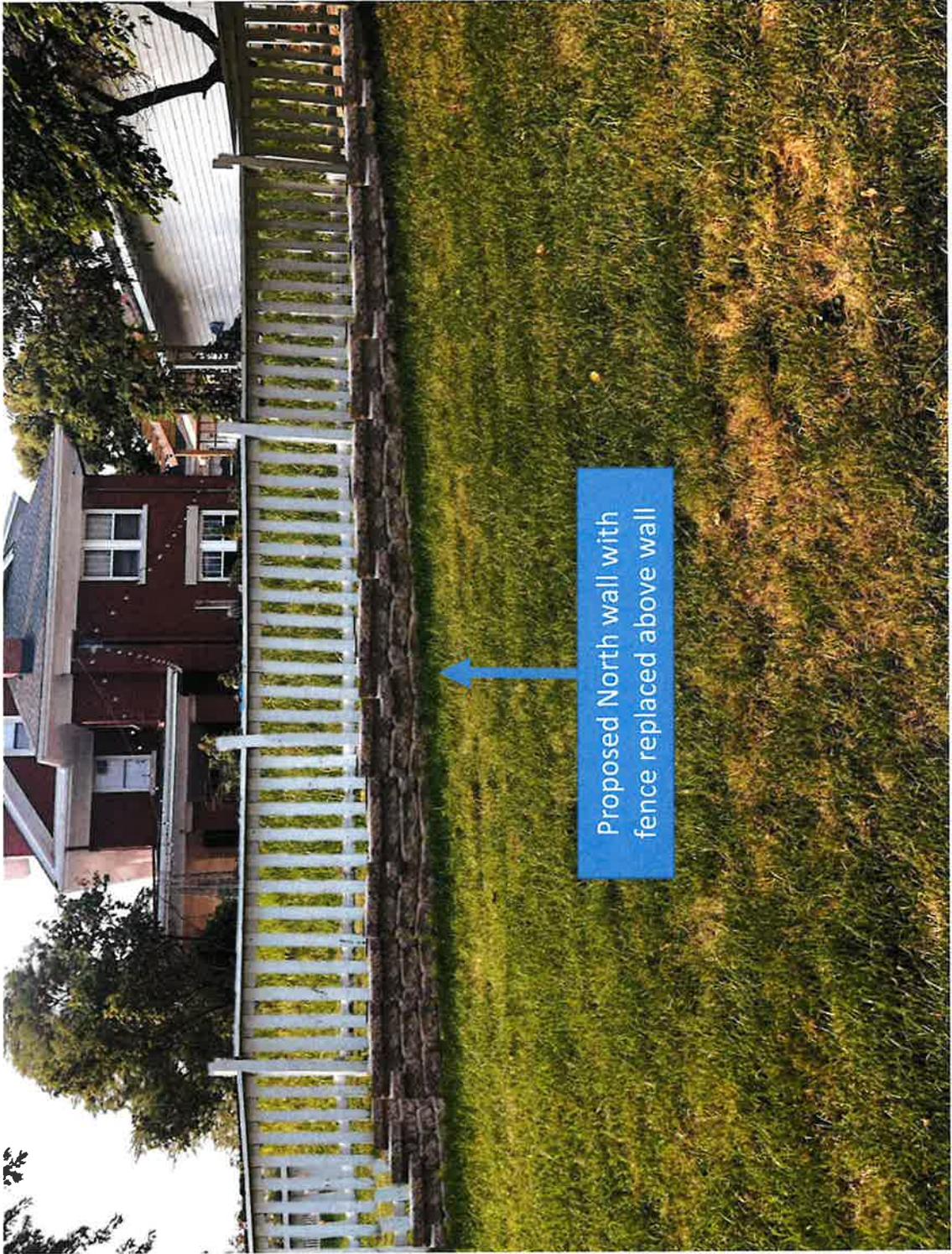
**Existing Condition**



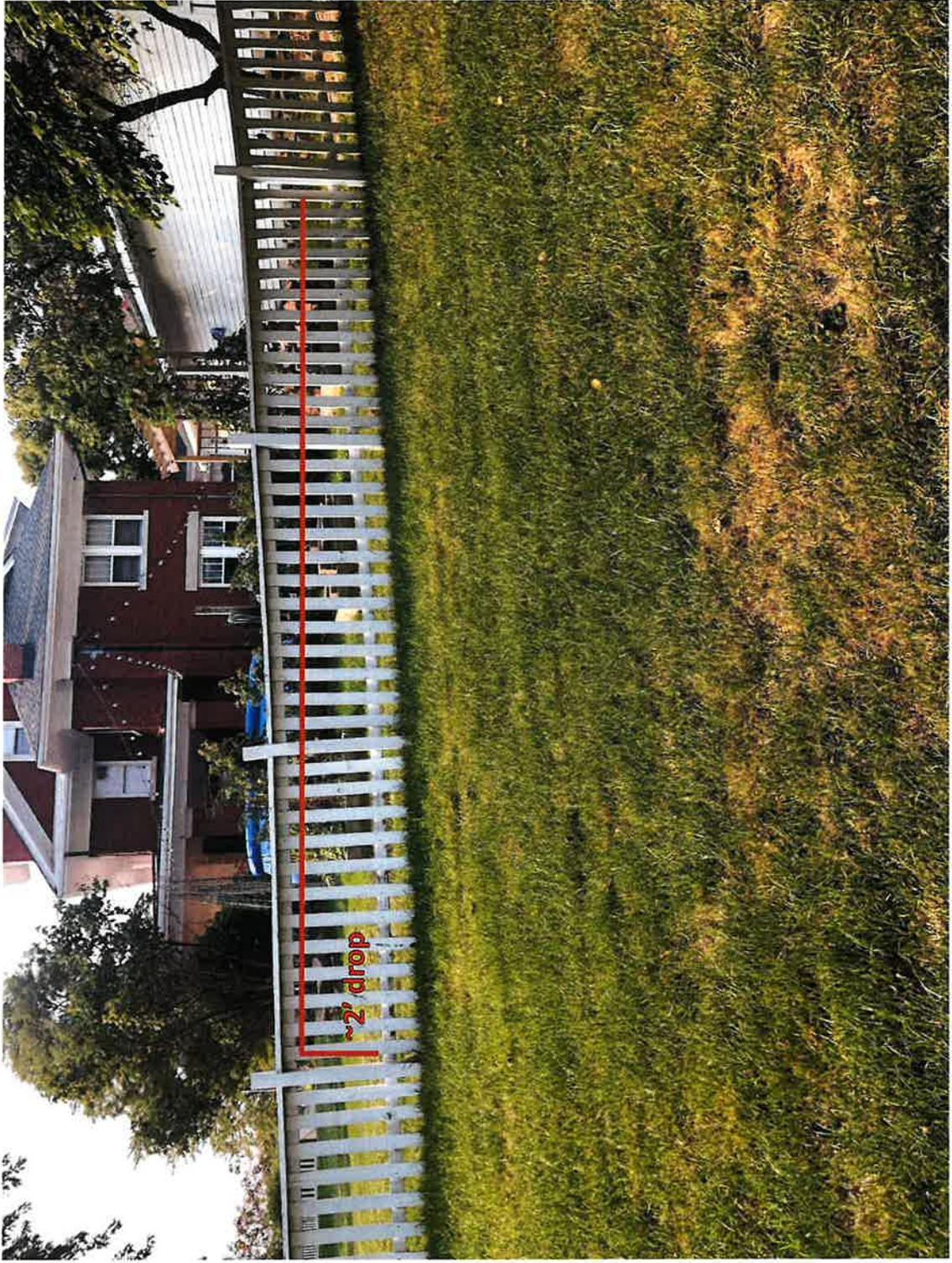
# Proposal for walls



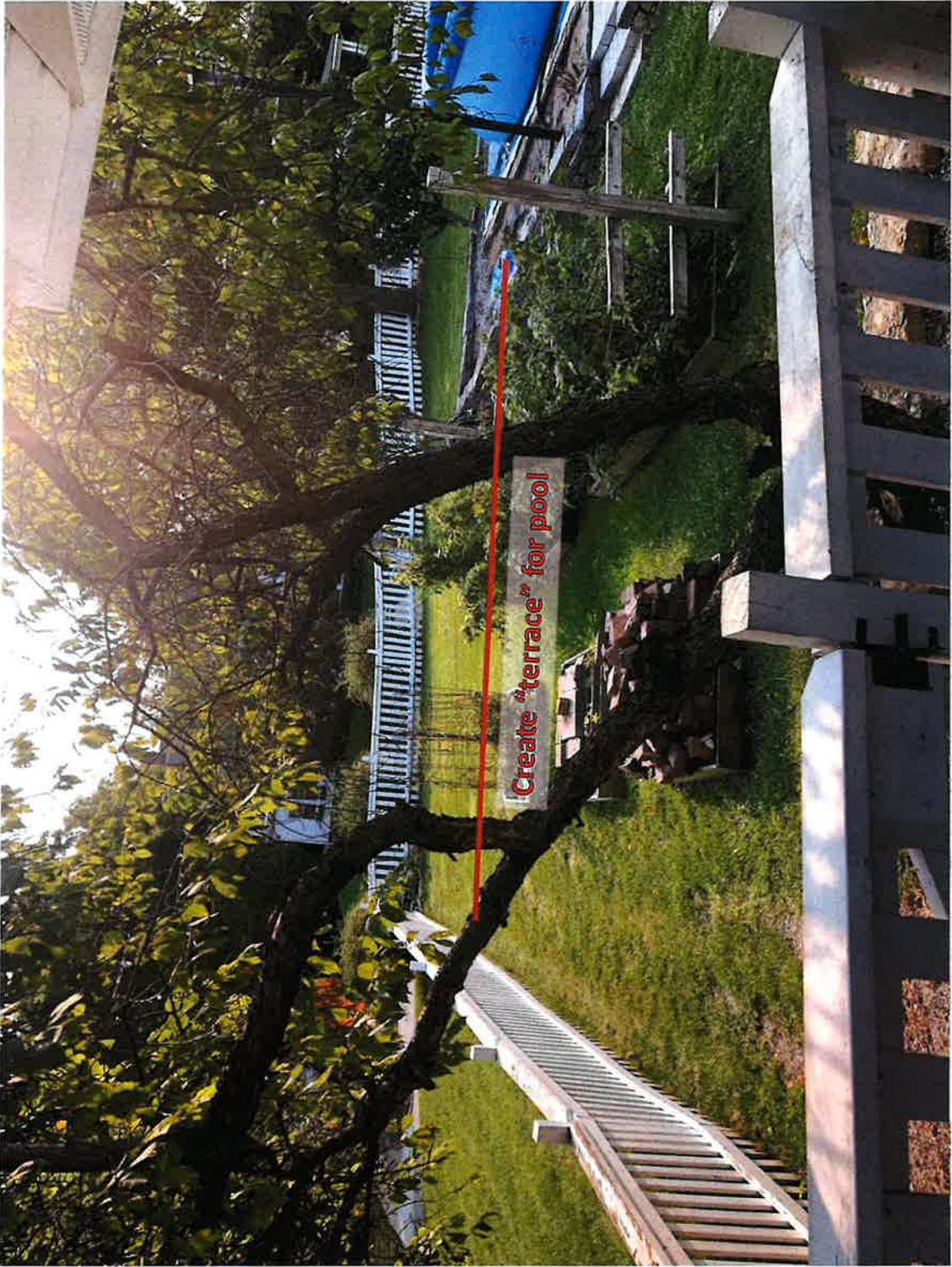




Proposed North wall with  
fence replaced above wall







# Building materials



## Versa-Lok® Weathered Standard

Versa-Lok's original, most popular unit, the Standard unit is the backbone of VERSA-LOK retaining wall systems.

The unit's solid construction and unique pinning system provide an endless array of design options, hardcore durability and the fastest, easiest installation available. Not only straight retaining walls, but also curves, corners, columns, stairs and freestanding walls are possible with the Standard unit, making it a universal favorite among homeowners, contractors and landscape architects and designers alike.

# B C Hardscapes LLC

(816)781-9234

Fax (816)781-9698

134 N.E. US 69 Hwy – Claycomo, MO 64119 – www.bchardscapes.com

## Modular Retaining Wall Proposal

March 3, 2022

**To:** Oshel Residence  
**Job:** 36 Moss Ave Liberty, MO

### Items Included

1. Labor & Machine time for excavation and to dig leveling pad
2. Labor and material to build 2 walls totaling approx. 105 l.f. and approx. 2 ft. at highest point including cap and buried block. Priced for Versa Lok Weathered Standards.
3. Labor and material to install stair case in top wall near pool
4. Geogrid as required
5. Material, Labor and Machine time for placing and compaction of aggregate backfill material approx. level with top of wall and to ends of geogrid
6. Leveling Pad Labor and material (aggregate)
7. Cut, install and glue top caps
8. Drain pipe as required
9. Cleanup of wall waste
10. Workmen's Comp. and liability Insurance
11. Delivery & Mobilization
12. Sales Tax

### Not Included in Proposal (by others if required)

1. Testing and special inspections
2. Bad Sub base soil conditions
3. No imported soils or haul off of unusable soils
4. Survey work and staking
5. No sprinkler repair or replacement
6. Access to Wall Site and Storage area
7. Fence, Sleeve or Guardrail Work
8. Permits
9. Sod or landscaping
10. Hidden obstructions or unforeseen conditions
11. Stamped Engineered Drawings
12. Rock excavation (fragmented or solid)
13. Wear and tear to existing surfaces
14. Un-located private utilities
15. Erosion Control (installation, maintenance or replacement)

**Total Price:** \$10,519

**Option: Price to replace wall along sidewalk and steps:** \$25,920

### Note:

**Credit card payments will require a 4% service charge**

Proposal may be withdrawn after 15 days  
Thank you for the opportunity, Vince Newville