



## HISTORIC DISTRICT REVIEW COMMISSION

### Meeting Agenda

June 6, 2023

5:30 p.m.

City Council Chambers

Call to Order

Roll Call

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

- I. Approval of Meeting Summary: February 21, 2023
- II. Approval of the Design Sub Committee Meeting Summary: May 19, 2023
- III. Current Business

HDRC Case #23-003PH Consideration of three new windows at 10 S. Terrace Ave., Prospect Heights Historic District.

HDRC Case#23-004PH Consideration of replacement of two retaining walls in the front yard at 36 Moss, Prospect Heights Historic district.

HDRC Case #23-003D Consideration of a new garage at 428 W Franklin, Dougherty Historic District.

HDRC Case#23-005J Consideration of After the Fact alterations to the West side porch at 462 E Kansas, Jewell Historic District.

IV. Other Business

Administrative Approvals since the February 21, 2023 meeting:

- i. 233 W Kansas Like in kind replacement of concrete front porch 2023-001D
- ii. 449 Miller Fence in rear yard 2023-004J
- iii. 312 W Kansas Like in kind repairs / replacement of front porch railing and flooring 2023-004D

b. Miscellaneous matters from the Commission:

c. Miscellaneous matters from Staff:

V. Adjournment

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**February 21, 2023**  
**5:30 pm**  
**Third Floor Conference Room**

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

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

Absent: None

Guest: Brandi Corbett

Applicant: Ken Personett, 462 E Kansas

Staff Present: Jeanine Thill, Community Development Manager and Katherine Sharp, Director of Planning & Development

Vice Chairman Carr called the meeting to order at 5:38 p.m.

**Approval of Meeting Summary: February 7, 2023 HDRC Meeting Summary**

A motion was made by Commissioner Gray to approve the February 7, 2023 meeting summary as presented. The motion was seconded by Commissioner Chelton. The motion passed 7-0-0.

**Current Business**

**HDRC Case #23-003J (Amendment to 21-020J) Consideration of a change in material size of architectural features at 462 E Kansas, Jewell Historic District, a 353 Tax Abatement project.**

- Chairman Grundy asked for Comments from the Commission or the Applicant. Mr. Personett addressed the Commission with the following:
- *I think you all know that this building had fallen into a state of disrepair after several decades of little to no maintenance, but you couldn't possibly know just how bad it was. Termites and water damage undermined the structural integrity as well as rotted out most of the structure's original elements. **Here is a section of what was a structural beam supporting the floor joists.** For sale and vacant for years, no one, present company included, was willing, capable, or dumb enough to try to salvage this house, except for me. I was literally the only thing standing between this house and demolition. Prior to this project, over the last 12 years I have restored sixteen historic buildings, with all but three in Liberty. Almost every one of those houses were uninhabited and uninhabitable, but none were in as bad condition as this one. I mention this so that you can better understand how I have been focused on how to save the building structurally*

*from the wrecking ball and may have taken my eye off some of the important, but comparatively less significant, exterior details.*

*As a general rule, and some of you may relate to this, I do not like people looking over my shoulder criticizing my work and pointing out where I could have done better. I would prefer to not make mistakes, and when I do, correct them with no one being the wiser. There are exceptions to that, such as when I clearly missed something and redirection would save time, money, and even greater embarrassment. This would be such an occasion.*

*Communication with the framer was not as clear as I thought, and adherence to instructions, particularly to maintain certain historic details, were not adhered to as much as I would have liked. In her e-mail, Ms. Thill listed 5 items of concern of which the majority has been corrected:*

- 1) Windows are picture framed – corrected.*
- 2) Outside corner caps should have 2x flat top – corrected*
- 3) Central banding missing on north side – corrected.*
- 4) East gable soffit removed – the soffit we removed does not appear to be original, had rotted, and has subsequently replaced.*
- 5) Gable returns have been changed from flat to pitched – corrected.*

*It was also noted the window casings are larger than original on the east side and that the banding appears smaller.*

*Before I address the staff recommendations, let me first apologize for the framing mistakes made and corrected. And there were decisions regarding material replacement, specifically as it relates to trim, that I believed were a close enough match to fall under the definition of like in-kind. In hindsight, perhaps I should have reviewed those decisions with staff.*

Now I would like to address the staff recommendations:

- 1) **Frieze board under gable to match original size.** We installed the widest board available from Hardy, whose products this board approved. **Picture 1 – before, picture 2 – after.** The width is only a few inches less than the original and does not, in my opinion, detract from any historical significance.*
- 2) **The correct bed molding and cove molding be made to match the original.** The short story is that the crown molding used to replace the bed molding is the closest match available from my supplier and that the replacement cove molding does match the original. **Samples** It's been suggested that I could have had the bed molding custom made. I would respond that one of the Design Principles is that restoration be economically feasible. I would also like to add that the bed molding referred to was primarily used in the gables which are two and three stories up and not distinguishable from the road. **Picture 1 – before picture 2 – after** I would not consider this detail to be significant and that the crown molding is a suitable like-kind replacement.*
- 3) **Door and window casings to match the original.** First, the width of the existing window casings is not uniform. **Picture 3, picture 4** The new casings match original in every*

way except width and even then only in a few places. The trim should butt up to the window frame, which is proud to the siding. **Picture 5** Due to the house shifting, some window frames were flush with or recessed to the siding, so we had to overlay the trim over the window frame to get a proper seal and then compensated by using a slightly wider casing resulting in an extra inch of profile. **Picture 6** Using the smaller casing would result in one less inch of profile. I think we made the right call. On the front, we used the wider trim which we believe matched the original. **Picture 7**

- 4) **Gable eaves to match the original.** The issue with gable returns referred to in Ms. Thill's e-mail were corrected. Subsequently it was noted that the frieze board under the appears to be too long by a few inches, which I would consider a very minor deviation and not an actionable issue. **Picture 8 – before, picture 9 - after**

UDO section 30-72.2 states: "Alterations shall restore a structure's original elements, materials and appearance, if economically or physically feasible". With this house, practically none of the structure's original exterior elements were salvageable. In situations where replacement is necessary, the Historic District Design Guidelines recommend replacing with in-kind. In-kind is defined as "with something similar", which is much different that requiring the replacement materials be exactly the same as the original. The wording was deliberate and allows for a degree of flexibility. The idea that exact isn't a requirement is spelled out in the Historic District Design Publication: "The guidelines have been written to help preserve the historic integrity of the original architecture of the buildings in the historic district, while allowing for flexibility in meeting the practical needs of the residents and property owners. The guidelines allow for change when it is accomplished in a sensitive manner that maintains the property and the historic districts."

Additionally, at the risk of overselling my case, the guidelines state that "Design review decisions are based on the same set of principles for all properties in the historic district, but structures that possess a greater degree of integrity, originality, craftsmanship, and historic significance may have the principles more stringently applied than those with lesser significance." On the Missouri Office of Historic Preservation Architectural/Historic Inventory Survey Form, the structure is described as "undistinguished with plain wood moldings and modest decoration on second story porch posts." Based upon this description, I think it fair to say that this house would fall onto the side of less stringent application of design principles.

I request that the replacement of the architectural details of the home be considered like in-kind and approved by the commission. I am available for any questions.

There are 3 additional amendments that I am presenting today regarding the 3<sup>rd</sup> floor exterior door, second and third floor porch railing, and the porch decking.

- Mr. Personett said that section 30.72.2 states "...if economically or physically feasible". Like in-kind is defined as something similar. The idea that exact is not required, allowing for flexibility.

He added that in the Design Guidelines it says that structures have a different degree of significance. The description states that it is “undistinguished” as stated in the history.

He requested that the changes to the architectural details that were changed are considered like in kind.

- Vice Chairman Carr said he has issue with the difference of bed molding and crown molding. He thinks that they are important architectural details on the home. He added that on the gable, the size of the molding was 5 inches and now it is 3 5/8” inches. The cove molding came off of the transition between the soffit and the frieze board. You shouldn’t be restricted with what the supplier has.

The size of the frieze board is smaller. It is 1X10, it is less than 2 inches difference. Vice Chairman Carr said he does not have a problem with that. Using the front façade as the criteria, Vice Chairman Carr is good with that compromise. He would like to see the smaller profile be approached with a smaller bed molding as opposed to the crown molding. On the central frieze banding it is important to maintain those details because there are so few elaborate details on this home, the uniqueness in the few details are important. In the original application he pointed out that the crown molding and bed molding are not like in kind. He said the original cove molding was and the sample that Ken brought to the meeting was from another part of the house.

- Chairman Grundy said he is comfortable with the window and door casings being uniform. He added that the difference in the molding at the gable likely can’t be seen from the ground.
- Mr. Personett commented that the molding, is up about 30-40 feet in the air and a lot of it was rotted out. Much of it was covered by the gutters. They are going back to the box gutters. The metal flashing was lapped over it and covered it up.
- Commissioner Gray asked if it was possible to have these details made in a Hardie product.
- Vice Chairman Carr said he doesn’t think so, adding that he has only had pieces made in wood.
- Commissioner Drottz commented that he has had some made through Schutte lumber. There are places that can fabricate this.
- Mr. Personett commented sometimes it is not practical to financially have things custom made.
- Chairman Grundy commented that it looks like a flat board at the gable returns.
- Vice- Chairman Carr said he has always tried to duplicate and emulate them on his projects.
- Mr. Personett said the framers were thinking it was secondary and they don’t think was original.

- Vice Chairman Carr said the way you can see the original profile is from the shadow lines on the siding after the removal of the trim. The siding application was corner to corner, window frame to corner, to door opening. The corner boards and casing overlapped it and it was all covered up.
- Commissioner Rinker asked if there is a similar bed molding available.
- Commissioner Drottz said you are not going to find anything that is made in that size but that the larger cove would be available.
- Chairman Grundy said he can't see it from thirty feet away and he can't see the difference from the pictures presented at the meeting.
- Commissioner Armstrong commented that she is struggling to see the enormity of the structure. She can appreciate what it is when it is finished. She does not have the trained eye. If the alternative is a bulldozer, then she is grateful for Mr. Personett's willingness to take it on, even if it can't be done to the standard of what some people would like. She is struggling with the balance. She wishes there was more of a story to the house.
- Mr. Personett shared some of the history on the house. There was evidence of termites up to the attic. There is a picture showing this house in a photo taken and this is the only house in the photo. Corbin Mill and Whiteside Jewelry store families were owners of the home at some point.
- Commissioner Armstrong said it seems to have community value.
- Commissioner Rinker asked what it would cost to have bed molding made.
- Commissioner Drottz said it is going to be quite a bit more. Its very eclectic and a lot has been added onto. It is not like one that is really well preserved. He is glad to see it getting preserved.
- Mr. Personett said he has not priced it out.
- Chairman Grundy said he feels it is respectful of the original design.
- Commissioner Rinker is leaning that way too. His hesitation is are we setting a precedent for homes that are not as far gone.
- Commissioner Drottz said that in the future the Commission needs to be clear on the definition of "Like in kind".
- Vice Chairman Carr said eclectic adds to the uniqueness of the house. That was his criteria of accepting the original application.
- Commissioner Armstrong asked if there was one thing to prioritize, what would that be?

- Vice Chairman Carr said a 5-inch bed molding is a significant difference to a 3 5/8" inch crown. For him, not seeing it from the ground is not acceptable in his mind. He said he was able to salvage pieces from the North side of the home, adding that some of the pieces were broken he salvaged, likely from being tossed on the ground. He is willing to gift pieces to Mr. Personett. He has a one original full piece from the North side of the east gable, a 13 ft. piece that he is also willing to gift to Mr. Personett.
- Commissioner Armstrong asked if it made any sense to preserve one face of the house or just those that are street facing.
- Vice Chairman Carr said it makes sense to him if the elements are preserved on the street facing sides of the house. He added that Independence, MO would insist on details be restored on the street facing sides of the home, but on the other elevations there would be some compromise.
- Commissioner Gray asked Commissioners Drottz and Carr if it is common to have one piece of wood trim, even when the siding is cement board. They both agreed that is common.
- Vice Chairman Carr commented that he had suggested Miratec, which is an exterior MDF and that the beauty of the Miratec product is you can fabricate is as you would wood. It comes in a variety of sizes, 2" up to 16". It is a go-to product for him and he has had with great success. He added it has a 50-year warranty. He likes the James Hardie siding but the trim is difficult to work with and only has a 30-year warranty.
- Vice Chairman Carr said the elements on the gable are probably in good shape. The section of frieze board on the east side had alligatored paint on it and it came off very easily with a scrapper.
- Commissioner Armstrong commented that if anything is salvageable, architectural details could be prioritized to a front façade use, that would make it less concerned of the other elevations. The front is intact.
- Mr. Personett commented that he would prefer to not piece it together.
- Chairman Grundy likes the suggestion of street facing being a priority for salvaging the architectural details.
- Vice Chairman Carr said there may be a possibility of salvaging the bed molding on the west side, if it is carefully removed.

The width of the molding is most important in Vice Chairman Carr's opinion and cove molding that is very close to the original is possible.

- Chairman Grundy said part of it is if the street facing is feasible. Blending it will be difficult. Armstrong commented it is already a patch work. The question is if one face has more of the original and the rest is a patch work, that could be a potential way of dealing with this. Authenticity on street facing sides of the home would be preferred. As the project progresses, they can see what can be salvaged and perhaps allow the rest to

be in-kind. Essentially, relocating the existing architectural features to the street facing elevations.

A motion was made by Commissioner Rinker to approve the door and window casings as they are, approve the frieze boards as they are, and recover the bed molding and apply it to the street facing sides and allow what has been submitted and previously applied to be used on the non-street facing sides. The motion was seconded by Commissioner Drottz. The motion passed, 5-1-1 with Commissioner Gray abstaining from the vote due to a potential conflict of interest. (Ms. Schmidt left the meeting prior to the vote)

- Mr. Personett said he would like to discuss a few other things that he would like approval for, changes since the original application; he would like to return the third floor to two double doors, increase the height of the second and third floor porch railings to 36 inches to meet code and use TPO on the decking of those two porches. Mr. Personett said that he and Ms. Thill spoke to Jeremy Adams, the building official, and he said because the railings are being replaced, they must meet code and be replaced at 36 inches.
- Commissioners Gray and Drottz said TPO is a great product. It can be walked on and not slick, on the second and third floor decking. It is not on the first floor.
- Commissioner Drottz asked if he was going to use that product on the gutters.
- Mr. Personett said they plan to use metal on the gutters.
- Vice Chairman Carr asked if he was planning on a gutter system on the fascia on the two floors of the porch on the front of the home. Mr. Personett said he didn't plan on it.

A motion was made by Commissioner Drottz to approve the original French doors to be installed and allow the rails to be raised to 36" to meet code and allow use of a TPO on the second and third-floor porch decking. The motion was seconded by Rinker. The motion passed 7-0-0.

#### **HDRC Case#23-001J Consideration of an After the Fact ADA Ramp at 471 E Kansas, Jewell Historic District**

- Ms. Thill reported that she contacted the State Historic Preservation Office for some direction on how to handle the temporary ramp. She said they agreed that a temporary COA would be appropriate.

A motion was made by Commissioner Armstrong to approve temporary ramp as long as it was medically necessary for the current owner. The motion was seconded by Vice Chairman Carr. The motion passed 7-0-0.

#### **Other Business**

Administrative Approvals since the February 7, 2023 meeting:

- 23-002J 439 Miller like in-kind window replacement on addition.

#### **Miscellaneous matters from the Commission:**

- Commissioner Armstrong reported that 111 N Water has a new business, Divine Arts Collective, that has tacked a sign to the front of the building, over the dormer windows. Staff will follow up.

- Vice Chairman Carr asked if there was any interest in a replacement Commissioner to fill Dail Hobb's vacant seat.
- Staff said she has not heard of any.
- Vice Chairman Carr said Eric Mason is probably not interested in serving on the Commission.
- Vice Chairman Carr reminded the Commission that it is important to have on site visits prior to meetings.
- Staff reminded them that they are to view properties from the sidewalk, unless they have permission to go on to the property.

Miscellaneous matters from Staff: None

The meeting adjourned at 7:02 pm.

## Design Sub Committee Meeting Summary

At 518 W Kansas

May 19, 2023 11 am

Present: Paemon Aramjoo, John Carr, Kathy Chelton, Vern Drottz, Katie Schmidt

Applicant Present: Tyler Arthur

Vice Chairman Carr called the meeting to order at 11:03 pm

- Staff's recommendation was to have the application approved with the stipulation that rather than the proposed wire cable balustrade, that it be wood to complement the home and the existing materials.
- Vice Chairman Carr said that the enclosed east side porch once had a wood balustrade, that is harmonious with the style of the home. He added that the proposed wire cable system on a deck is not addressed in the design guidelines.
- Staff explained that the maximum width of the landing is four feet, per the Planning Director. The applicant explained that he will likely apply for a variance to allow for it to be wider.
- Commissioner Chelton commented that she has a black aluminum railing on her porch that looks nice and is maintenance free. That might be something that the applicant could consider rather than the wire cable.
- Commissioner Aramjoo asked if the applicant would consider wood on the street facing side and the proposed wire cable on the rear yard deck. Mr. Tyler said he would prefer that it all be wire cable.
- Commissioner Drottz commented that the proposed horizontal wire cable may not be allowed per code. He added that he doesn't have a problem with the cable, as it isn't part of the main structure.
- A motion was made by Drottz to approve the railing if the deck as proposed if the deck is at least 95% in the rear yard. The wire cable is highly visible since it is not a corner lot, decreasing the visibility from the street. The horizontal configuration is subject to code approval. To accommodate opening the side door the 48" plus and additional 32" for a total of 80" for the landing is agreeable, if a variance is approved. The motion was seconded by Commissioner Aramjoo. The motion passed 5-0-0.
- The meeting adjourned at approx. 11:35 am



HDRC Case No. 23-003PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 6, 2023

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for three new windows, replacing non-historic windows

Applicant: Jose Orozco

Location: 10 S. Terrace

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: May 17, 2023

**SPECIFIC INFORMATION**

**SITE HISTORY**

A very modest bungalow with wide, overhanging, unenclosed eaves with exposed rafters. A shed-roof front porch has simple square porch supports. The attic windows are paired, and the other windows are 2/2. The stone porch foundation is in deteriorating condition.

**PRJOECT DESCRIPTION**

**Three new windows:** Replace three non-historic laundry room windows on the south side of the home. The new Andersen 100 Fibrex window will be single hung 27.5"x24" to fit the existing opening

**Trim:** Like in kind replacement

**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**

7. Doors and windows: 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.

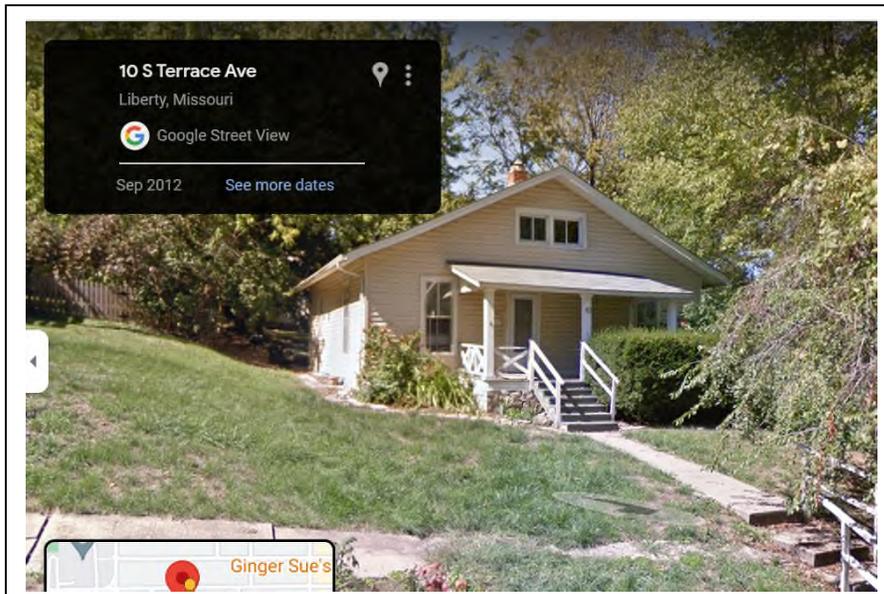
The windows are not original to the home, replacement is appropriate.

**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case #23-003PH.

**ATTACHMENTS**

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Windows &
4. Exhibit D: Replacement Andersen 100 Fibrex Windows



**W KANSAS ST**

**419**

**411**

**401**

**335**

**10**

**20**

**28**

**TERRACE AVE**

**21**

**25**

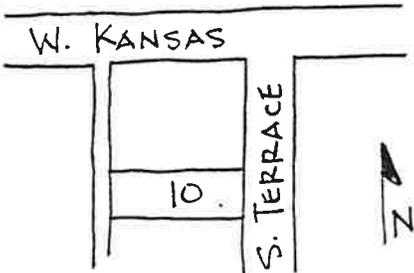
**HDRC Case #23-003PH  
10 S. Terrace Ave**



**EXHIBIT A:  
VICINITY MAP**

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. <u>C-43</u> 2. COUNTY <u>Clay</u> 3. LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 10 S. Terrace Av. 5. OTHER NAME(S)	1. NO.
6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>51N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD ca. 1910	2. COUNTY 28. NO. OF STORIES <u>1</u> 29. BASEMENT? YES ( ) NO ( )
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN Craftsman bungalow	30. FOUNDATION MATERIAL stone
8. DESCRIPTION OF LOCATION 	19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence	31. WALL CONSTRUCTION frame
9. COORDINATES UTM LAT <u>N121,100</u> LONG <u>E521,000</u>	22. PRESENT USE residence	32. ROOF TYPE AND MATERIAL front gable; composition shingle
10. SITE ( ) STRUCTURE ( ) BUILDING (X) OBJECT ( )	23. OWNERSHIP PUBLIC ( ) PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Patricia Ealey	33. NO. OF BAYS FRONT <u>3</u> SIDE <u>3</u> 34. WALL TREATMENT clapboard
11. ON NATIONAL REGISTER? YES ( ) NO (X) 12. IS IT ELIGIBLE? YES ( ) NO (X)	25. OPEN TO PUBLIC? YES ( ) NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director	35. PLAN SHAPE <u>rectangle</u> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED ( ) MOVED ( )
13. TYPE OF ESTAB. HIST. DISTRICT? YES ( ) NO (X) 14. DISTRICT POTENTIAL? YES (X) NO ( )	27. OTHER SURVEYS IN WHICH INCLUDED	37. CONDITION INTERIOR _____ EXTERIOR <u>fair</u> 38. PRESERVATION UNDERWAY? YES ( ) NO (X)
15. NAME OF ESTABLISHED DISTRICT	39. ENDANGERED? BY WHAT? YES ( ) NO (X)	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( ) 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>50'</u>
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A very modest bungalow with wide, overhanging, unenclosed eaves with exposed rafters. A shed-roof front porch has simple square porch supports. The attic windows are paired, and the other windows are 2/2. The stone porch foundation is in deteriorating condition.	PHOTO MUST BE PROVIDED	
43. HISTORY AND SIGNIFICANCE Although modest in detail, the house contributes to the district by virtue of its scale, setting, and materials.		
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The house is set up high from the road. There is a stone foundation on the right front. A very small, simple garage is set into the right side of the yard sloping down to the creek.		
45. SOURCES OF INFORMATION City water permits	46. PREPARED BY Deon Wolfenbarger	5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		47. ORGANIZATION Community Development 48. DATE 4/87 49. REVISION DATE(S)

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

Sketch map of location

Site No. C-43

Section 7

Township 51N

Range 31W

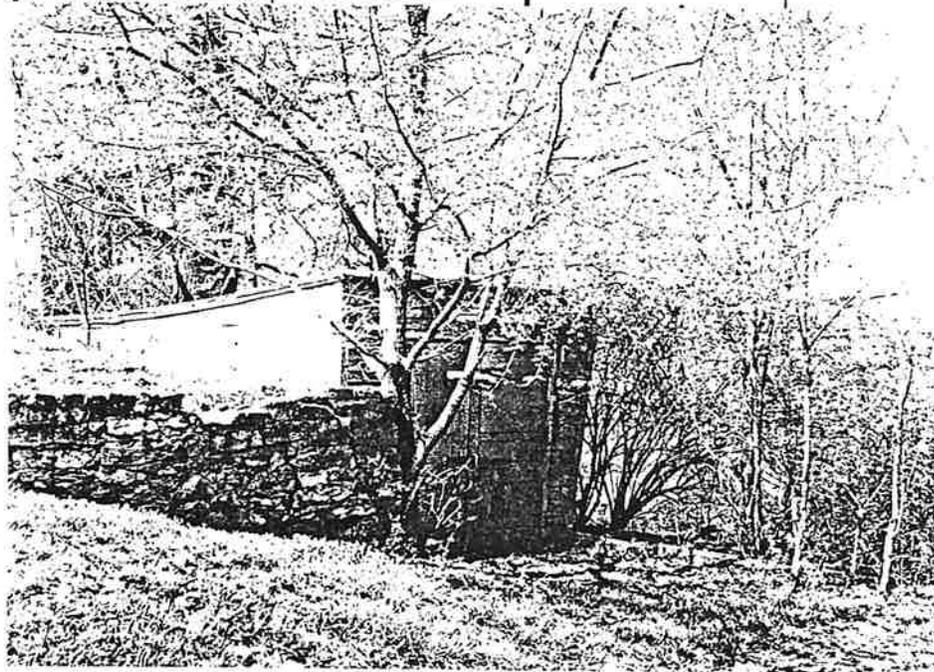
Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.




W

E



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.*



Exhibit C:  
Existing  
Conditions



## Andersen Installed 100 Series Fibrex Single Hung Windows



★★★★★ 1 review

Andersen 100-Series single hung windows offer superior strength and performance because they're made with Andersen's patented Fibrex material that's 2X stronger and more durable than vinyl. Your home will experience energy efficient benefits from your new windows. Our qualified, licensed, and insured contractors will install them for you.

**Style** Single Hung

**General**

**Glazing Type** Dual Pane Insulated

**Lock Type** Auto

### STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

### ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather.

Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.

### COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel**.

On 100 Series products, the **finish is 12X thicker than that of painted vinyl windows**™ resulting in superior scratch resistance so they'll look beautiful for years to come.

### ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.



See how Andersen created Fibrex material at [andersenwindows.com/fibrex](http://andersenwindows.com/fibrex)



### ADVANCED CRAFTSMANSHIP

100 Series products feature **virtually seamless corners** for a cleaner, more contemporary look.



100 Series sash corner seam



Vinyl sash corner seam

### TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner**. So it can add real value when you decide to sell your home.

**OWNER2OWNER LIMITED WARRANTY**

\*Full Andersen windows.com/warranty for details.  
\*\*When 100 Series products were tested against five leading competitors, stained vinyl window products.

Exhibit D:  
Replacement Window  
Andersen 100 Series



**Historic District Review Commission**

**HDRC Case No. 23-004PH**

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

**HDRC Meeting Date: June 6, 2023**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for construction of two retaining walls in the front yard

Applicant: Reed & Abbey Oshel

Location: 36 Moss Ave.

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: May 19, 2023

**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: Replace two retaining in the front yard of the property (see Exhibit C) The retaining walls total approx.185 linear feet and will be 3 feet at the highest point including the cap.

Setback: The new walls are required to be setback 1 ft from the sidewalk, so they are not in the right of way.

Material: Vera Lok Weathered Standards, 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.**

<b>DG: Sec. 30-72. District HP, design principles.</b>	<b>Staff Analysis</b>
<b>11. Walls &amp; Fences:</b> Fences and decorative walls should be placed and scaled in a manner that does not cover, block, or damage significant building facades or elements. Fences and walls should be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls and sidewalks and those that have acquired significance by virtue of age or craftsmanship should not be removed or destroyed and should be maintained and preserved.	Replacement of the retaining walls and steps is appropriate because nearly 80 percent of the wall has deteriorated. The proposed materials will complement the materials of the house and were previously approved for the side yard retaining walls.

### 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

HDRC Case 22-006PH COA for Construction of two side yard retaining walls

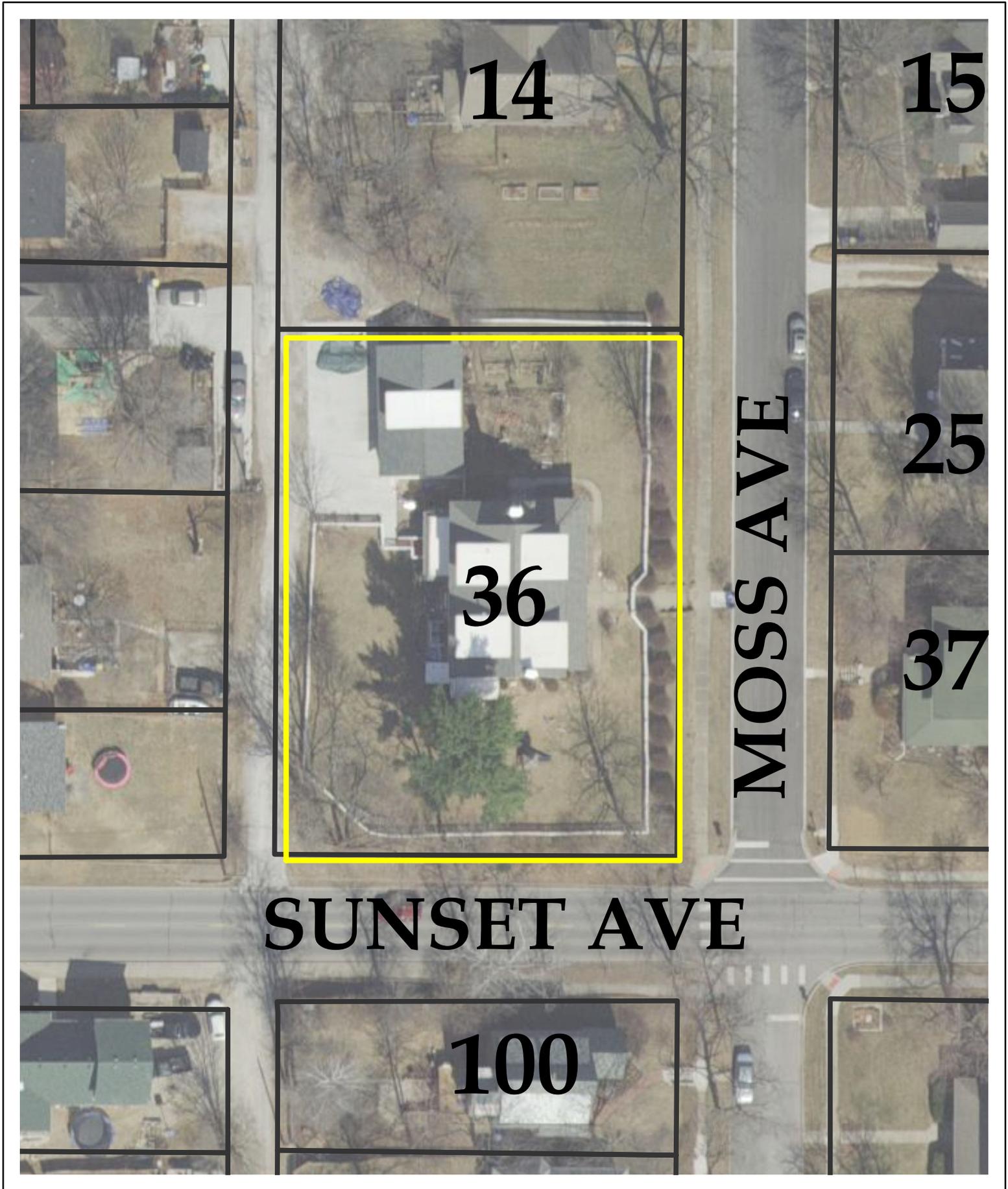
### STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case 23-004PH.

### ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Site plan & Versa-Lok product information
5. Exhibit E: Image of Proposed Replacement





14

15

36

25

37

MOSS AVE

SUNSET AVE

100

**HDRC Case #23-004PH**  
**36 Moss Ave**



EXHIBIT A:  
VICINITY MAP

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. <u>H-20a</u></p> <p>2. COUNTY <u>Clay</u></p> <p>3. LOCATION <u>of Liberty</u> NEGATIVES <u>Community Development</u></p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>36 Moss Av. , Sigma Nu Fraternity</u></p> <p>5. OTHER NAME(S)</p>	1. NO.
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>31N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD <u>1912</u></p>	2. COUNTY
<p>7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty</u></p>	<p>18. STYLE OR DESIGN <u>Prairie</u></p> <p>19. ARCHITECT OR ENGINEER</p>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
<p>8. DESCRIPTION OF LOCATION</p> 	<p>20. CONTRACTOR OR BUILDER</p> <p>21. ORIGINAL USE, IF APPARENT <u>residence</u></p> <p>22. PRESENT USE <u>fraternity house</u></p> <p>23. OWNERSHIP PUBLIC ( ) PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN <u>Sigma Nu Fraternity</u> <u>William Jewell College</u></p>	
<p>9. COORDINATES UTM LAT <u>N120,900</u> LONG <u>E520,650</u></p>	<p>25. OPEN TO PUBLIC? YES ( ) NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Community Development Director</u></p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	
<p>10. SITE ( ) STRUCTURE ( ) BUILDING (X) OBJECT ( )</p>	<p>30. FOUNDATION MATERIAL <u>stone</u></p> <p>31. WALL CONSTRUCTION <u>frame</u></p> <p>32. ROOF TYPE AND MATERIAL <u>gable; composition</u> <u>shingle</u></p> <p>33. NO. OF BAYS FRONT <u>3</u> SIDE <u>3</u></p> <p>34. WALL TREATMENT <u>brick</u></p> <p>35. PLAN SHAPE <u>rectangle</u></p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED ( ) MOVED ( )</p> <p>37. CONDITION INTERIOR _____ EXTERIOR <u>fair</u></p> <p>38. PRESERVATION UNDERWAY? YES ( ) NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES (X) NO ( ) <u>neglect</u></p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( )</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD <u>225'</u></p>	
<p>11. ON NATIONAL REGISTER? YES ( ) NO (X)</p> <p>12. IS IT ELIGIBLE? YES ( ) NO (X)</p> <p>13. OF ESTAB. DISTRICT? YES ( ) NO (X)</p> <p>14. DISTRICT POTENTIAL? YES (X) NO ( )</p> <p>5. NAME OF ESTABLISHED DISTRICT</p>	<p>12. FURTHER DESCRIPTION OF IMPORTANT FEATURES <u>A large, Prairie style residence with wide, overhanging eaves. The wrap-around front porch also has wide overhanging eaves, 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 clapboard additions - (cont.)</u></p>	
<p>14. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <u>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.</u></p>	<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <p style="font-size: 2em; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>	5. TOWNSHIP
<p>15. SOURCES OF INFORMATION <u>City water permits.</u> <u>Clay County Missouri Centennial Souvenir, 1922.</u></p>	<p>46. PREPARED BY <u>Deon Wolfenbarger</u></p> <p>47. ORGANIZATION <u>Community Development</u></p> <p>48. DATE <u>4/87</u></p> <p>49. REVISION DATE(S) <u>Exhibit B</u></p>	6. RANGE
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096</p>		SECTION

IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

Sketch map of location

Site No. H-20a

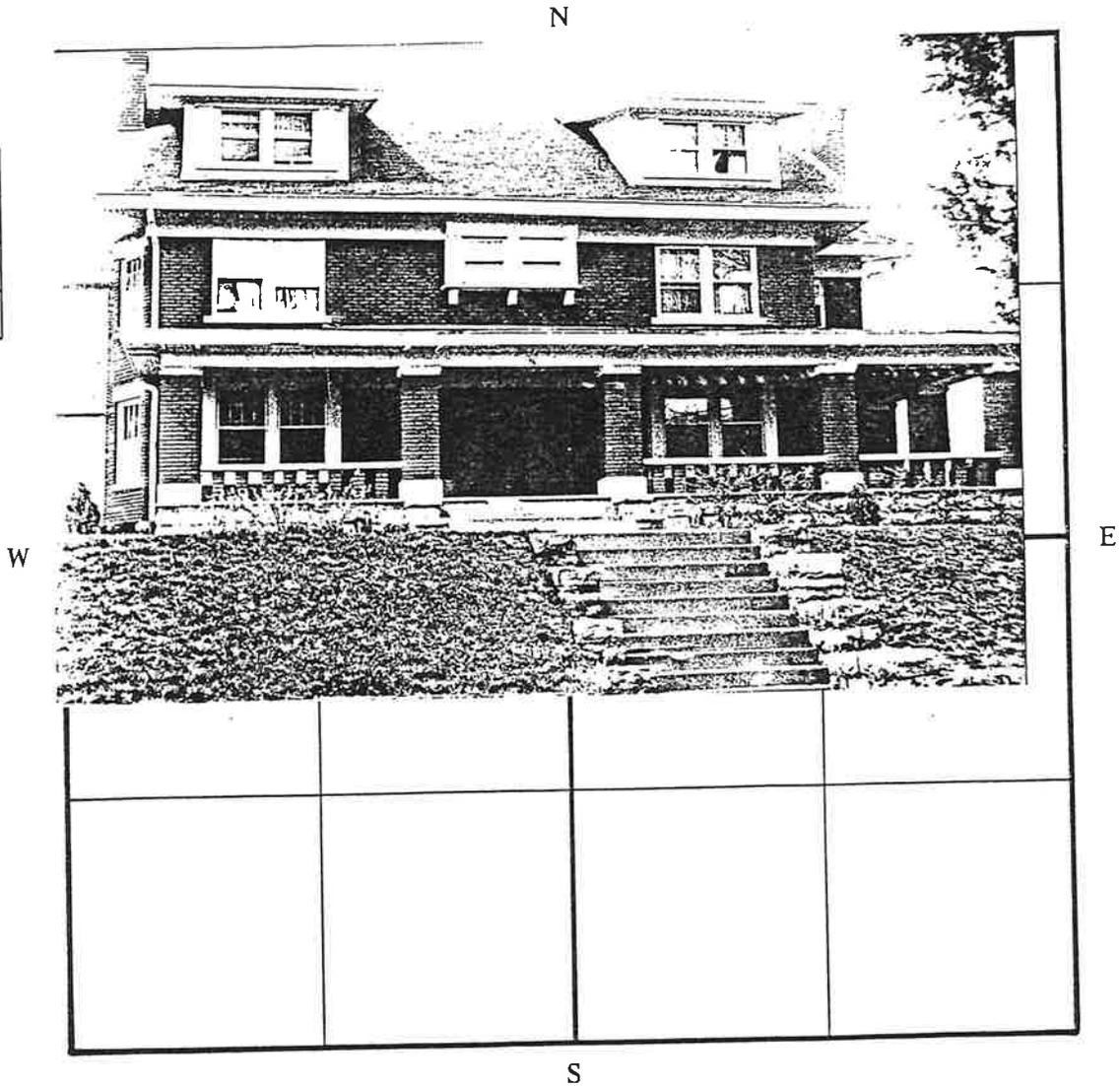
Section 7

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.*





## Building materials



Block used will match block used to add retaining wall to side yard.

Stone will be repurposed for landscaping purposes on the property (flowerbed border, accent stones, etc.)



**VERSA-LOK**  
Retaining Wall Systems

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.

Exhibit D:  
Site Plan &  
Materials

# Proposed Replacement



Exhibit E:  
Image of Proposed  
Replacement



**HDRC Case No. 23-003D**

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

**HDRC Meeting Date: June 6, 2023**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for construction of a new garage and install a picket fence in the rear yard

Applicant: Carly Riley

Location: 428 W Franklin

District: Dougherty Historic District

File Date: May 11, 2023

**SPECIFIC INFORMATION**

**SITE HISTORY**

This house has been significantly altered. It appears to have been a Free Classic Victorian, from the two remaining round porch columns and wrap-around porch. The front gable has boxed cornice returns. The windows are one-over-one. A second story addition appears to have been constructed in the 1950s, due to the style of siding and difference in roof pitch. The house was divided into several apartments, probably in the 1980s, but is currently a single-family residence.

**PROPOSAL DESCRIPTION**

**Construct a new garage:** The applicant is proposing to construct a 772 sq ft detached garage near the NE corner of the lot, with a concrete driveway off of High Street.

**Siding:** LP SmartSide textured lap siding. Engineered treated wood 3/8" X5"

**Trim:** The trim will be LP SmartSide Cedar Texture Trim 4".

**Shingles:** Royal Sovereign Three-Tab Shingles

**Gable Roof** Pitch 9/12

**Hip Roof** Pitch 3/12

West Elevation:

**Garage Doors:** Three 8'x7' steel garage doors, Wayne Dalton Classic Steel Model 8000

**Gable Window:** A 1/1 salvaged wood window above the center door, 3'4"x2' to match the home.

East & South Elevation:

**Doors:** East & South elevations will have a 36" x 80" Masonite Steel door.

**Fence:** 3'6" Picket Panel fence will be installed in the rear yard between the house and the garage.

## 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. 30-72.3. District HP, design principles.</b>	<b>Staff Analysis</b>
<p><b>UDO Sec. 30-81.2. Accessory structures, residential districts.</b> <i>One detached accessory structure shall be allowed in the rear or side-yard at least 5 feet from the lot line and at least 10 feet from any other structure.</i></p> <p>1. <i>All accessory structures within any residential district shall comply with the following maximum building footprint requirements:</i></p> <p style="padding-left: 40px;">b. <i>no greater than 1000 square feet on lots ½ acre to one acre.</i></p>	<p>The 772 sq ft garage meets the UDO's size and setback requirements.</p>
<p><b>DG: Sec.30-72. District HP, design principles.</b></p> <p>1. <b><u>New Construction:</u></b> <i>New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots, and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their design, materials and colors are in harmony with neighboring structures.</i></p> <p><b><u>Accessory Structures:</u></b> <i>New accessory structures shall complement the architectural style and details of the primary structure and should relate to its function as a secondary structure. The roof form shall match the primary structure whenever possible. Accessory structures shall be located in the rear yard only.</i></p>	<p>The style, scale, roof form and materials of the proposed garage will complement the primary structure.</p>

## PREVIOUS CASES / ADDITIONAL INFORMATION

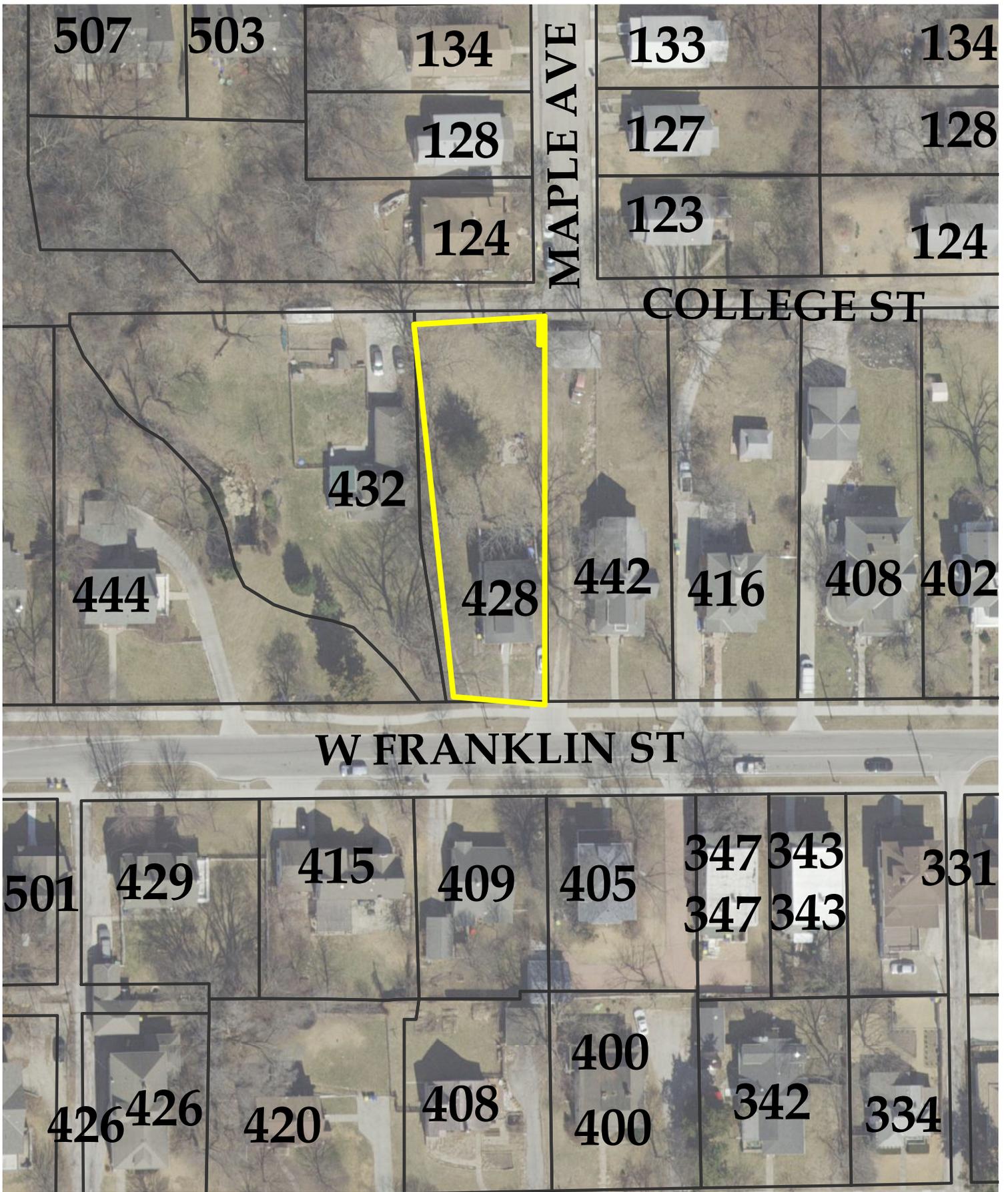
## STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case 23-003D.

## ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Drawings
5. Exhibit E: Elevations
6. Exhibit F: Materials





**HDRC Case #23-003D**  
**428 W Franklin**



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

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-1 2. COUNTY Clay 3. LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 428 W. Franklin 5. OTHER NAME(S)	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 428 W. Franklin	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD ca. 1900 (prior to 1910)	28. NO. OF STORIES 1 1/2 29. BASEMENT? YES (X) NO ( ) 30. FOUNDATION MATERIAL concrete block 31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL cross gable; composition shingle 33. NO. OF BAYS FRONT 3 SIDE n/a 34. WALL TREATMENT clapboard; shingle 35. PLAN SHAPE irregular
7. CITY OR TOWN IF RURAL, VICINITY Liberty 8. DESCRIPTION OF LOCATION COLLEGE MAPLE 428 W. FRANKLIN	18. STYLE OR DESIGN vernacular 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC ( ) PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Shirley Wallen	36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ( ) 37. CONDITION INTERIOR EXTERIOR fair-good 38. PRESERVATION UNDERWAY? YES ( ) NO (X) 39. ENDANGERED? BY WHAT? YES ( ) NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( ) 41. DISTANCE FROM AND FRONTAGE ON ROAD 55'
9. COORDINATES UTM LAT N121,500 LONG E520,900 10. SITE ( ) STRUCTURE ( ) BUILDING (X) OBJECT ( ) 11. ON NATIONAL REGISTER? YES ( ) NO (X) 12. IS IT ELIGIBLE? YES ( ) NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X) 14. DISTRICT POTENTIAL? YES (X) NO ( ) 15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES ( ) NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
2. FURTHER DESCRIPTION OF IMPORTANT FEATURES The house has undergone many alterations, so as to disguise its original style. The front facing gable has boxed cornice returns, and the wrap-around front porch has simple classical columns. The second story cross gables are later additions, and are shingled. There is a rear one-story addition. It appears to be currently used for apartments, as there are currently three entrances on the right.		PHOTO MUST BE PROVIDED
3. HISTORY AND SIGNIFICANCE Although altered, the house is similar in scale, mass, set-back, and some detail to the other houses in the historic neighborhood, and thus adds to the character of the district.		
4. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A slightly irregularly shaped lot, whose entire back yard is taken up in parking, reached by a gravel drive on the right. There are several trees on this lot and the one to the left.		
5. SOURCES OF INFORMATION City water permits; The Heritage of Liberty, 1976.	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 4/87 49. REVISION DATE(S) Exhibit B	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096		

ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM

Sketch map of location

Site No. C-1

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.


N

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.*



Exhibit C:  
Existing Conditions

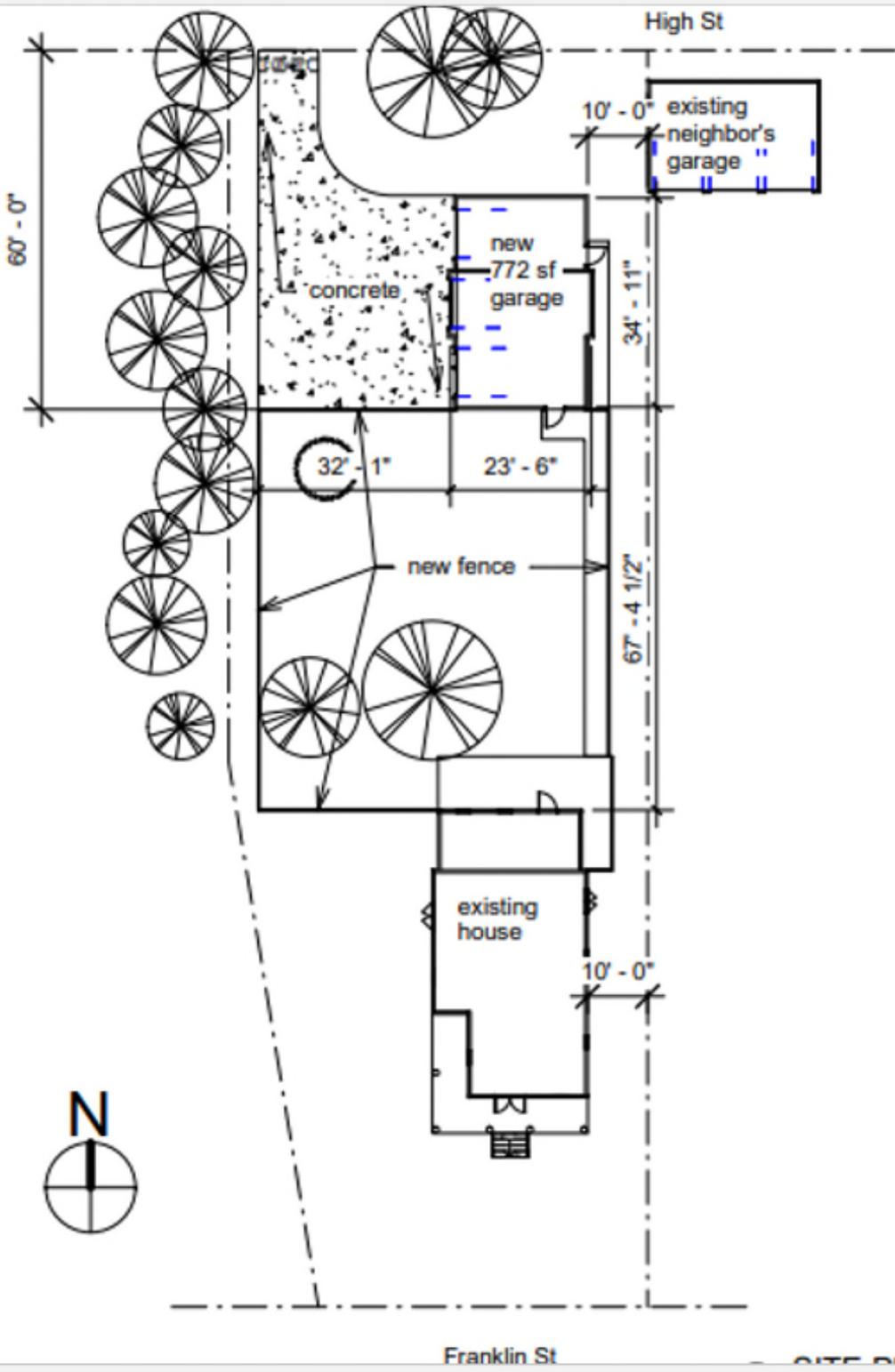
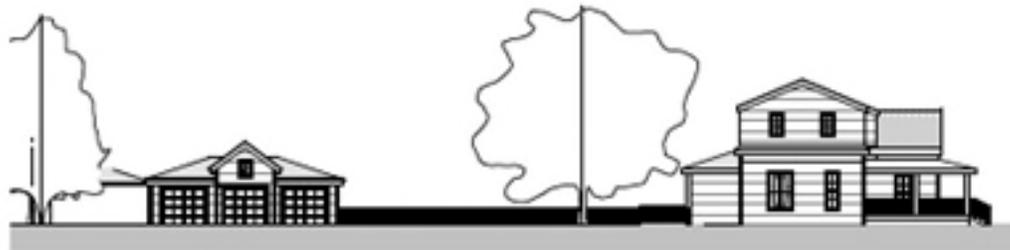
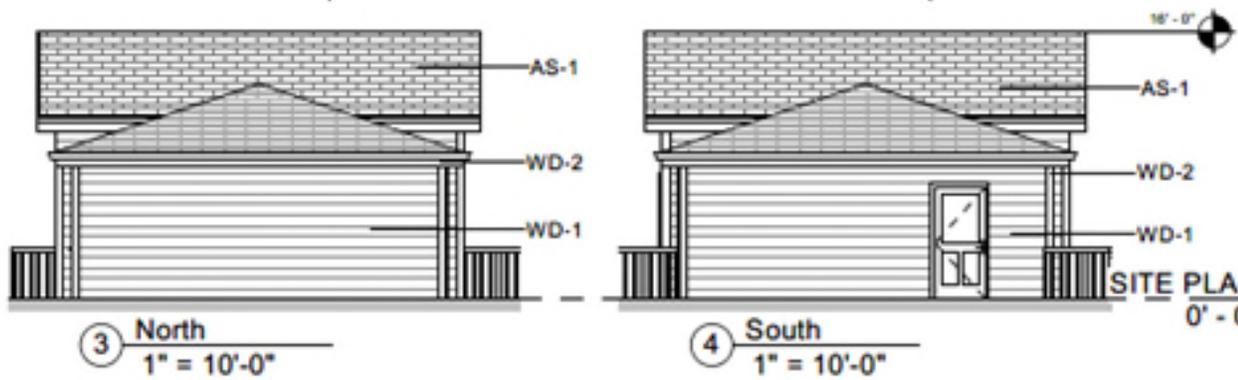
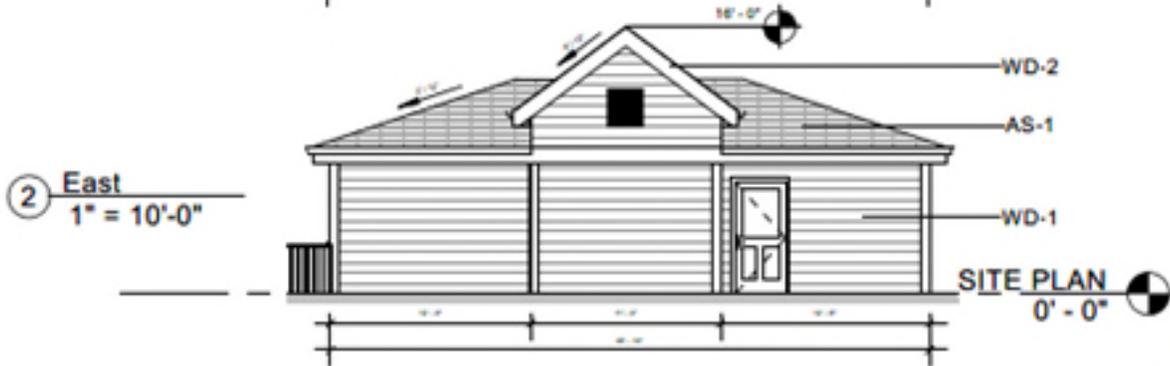


Exhibit D:  
Site Plan



⑤ SITE ELEVATION - WEST  
1/32" = 1'-0"

# Elevations



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Shingles (AS-1)



Royal Sovereign Three-Tab Shingles

---

Siding (WD-1)



LP SmartSide Textured Lap Siding  
Engineered Treated Wood Siding  
3/8" x 5"

---

Trim (WD-2)



LP SmartSide Cedar Texture Trim  
Engineered Treated Wood Siding  
4"

---

Garage Doors



Wayne Dalton Classic Steel Model 8000  
8' x 7'

---

Man Doors



Masonite Steel Doors  
36" x 80"

---

Window



Salvage wooden window to match house

---

Fence



3'-6" Cedar Picket Panel Fence

The City of



## Historic District Review Commission

HDRC Case No. 23-005J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: June 6, 2023

### GENERAL INFORMATION

Application: After the Fact Certificate of Appropriateness for modifications to the West porch at 462 E. Kansas, a 353 Tax Abatement Project

Applicant: Capstone Homes/ Ken Personett

Location: 462 E. Kansas St.

District: Jewell Historic District

NRHP Status/category: Contributing

### SPECIFIC INFORMATION

#### SITE HISTORY

The house at 462 E. Kansas was built circa 1857 adjacent to William Jewell College and is one of the oldest residences in Liberty. The structure is undistinguished with plain wood moldings and modest decoration on the second story porch posts. There is a single stack brick chimney.

#### DESCRIPTION & DETAILS

- Modifications were made to the West porch, and have received approval from the State Historic Preservation Office (SHPO).
  - Non-historic West porch roof was removed
  - Newell posts and railing emulate the south elevation porches
- The applicant plans to paint the West porch and possibly add a skirt board

### 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>30-72. District HP, Design Principles</b>	
--	--

2. Alterations: 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.

Removal of the west porch roof was appropriate as it was non-historic material. The newel posts and railing are appropriate and have been approved by SHPO.

### PREVIOUS CASES / ADDITIONAL INFORMATION

21-020J HDRC Approved Exterior Alteration and like in-kind repairs.

21-020J Was Amended, HDRC approved replacement of the siding, due to extensive deterioration.

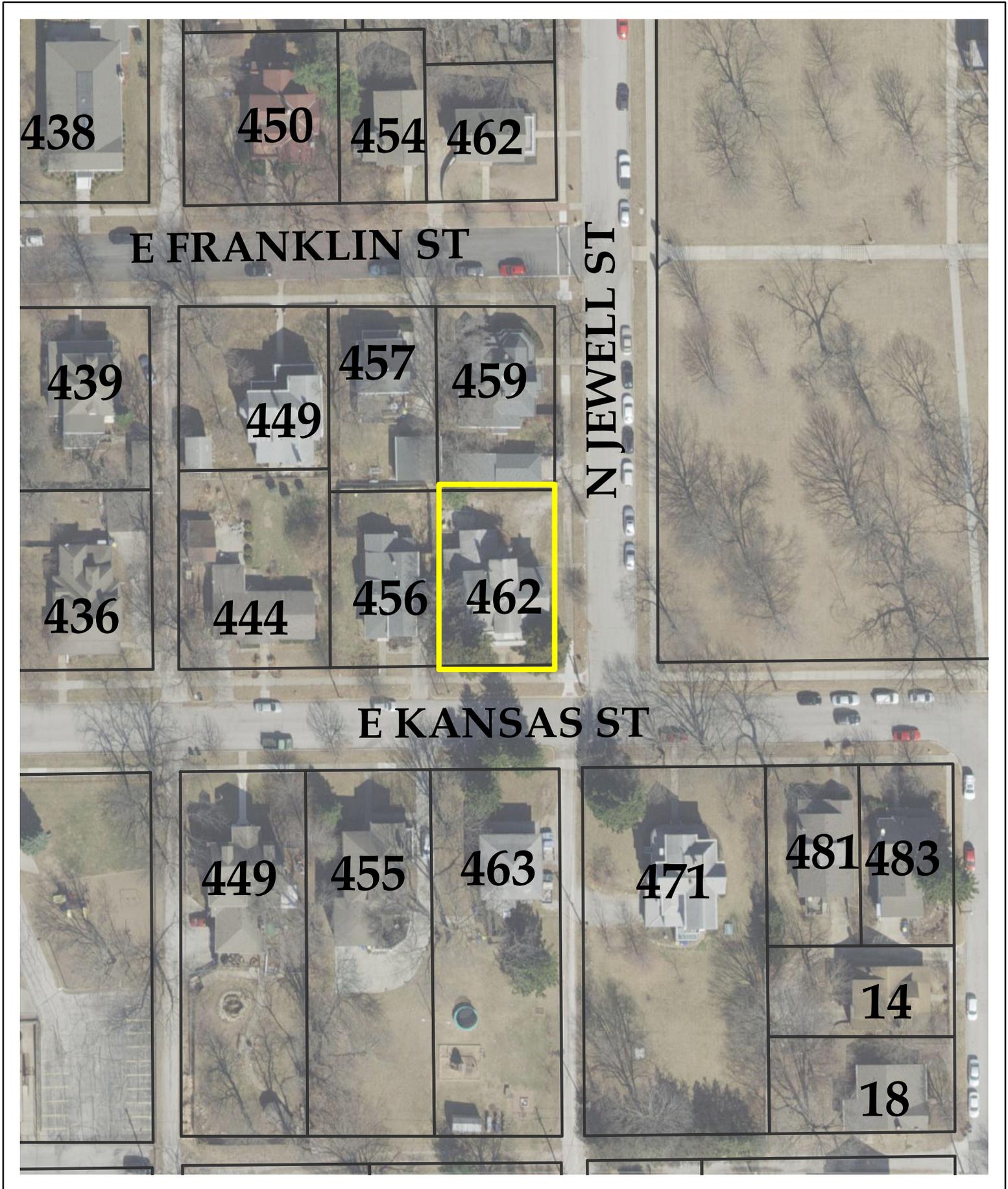
### STAFF RECOMMENDATION

Staff recommends approval of the After the Fact alterations. The application meets the standards for review and the historic district design guidelines, therefore staff recommends approval of HDRC case #23-005J.

### ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Previous & Existing Conditions Photos





**HDRC Case #23-005J**  
**462 E. Kansas**



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

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

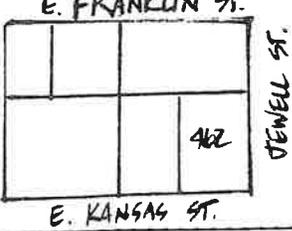
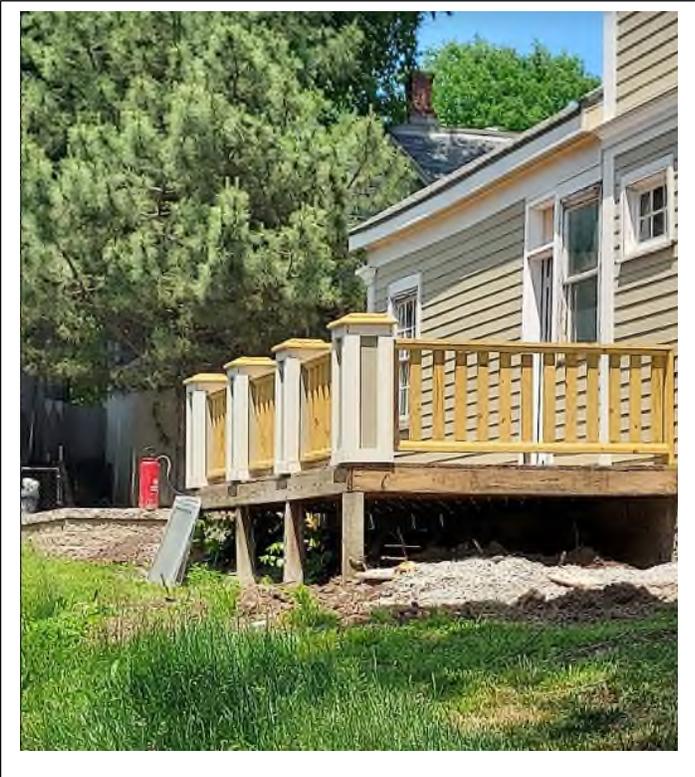
1. NO. Roll E #23 2. COUNTY Clay LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 462 E. Kansas St. 5. OTHER NAME(S)	1. NO. Roll E #23  2. COUNTY Clay  4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 462 E. Kansas St.
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD c. <del>1909</del> 1857-59	28. NO. OF STORIES 2 1/2 29. BASEMENT? full YES (X) NO ( ) 30. FOUNDATION MATERIAL limestone block 31. WALL CONSTRUCTION frame & masonry 32. ROOF TYPE AND MATERIAL gable/ asphalt shin. 33. NO. OF BAYS FRONT 5 SIDE 2 34. WALL TREATMENT asbestos shingle 35. PLAN SHAPE rectangular
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri 8. DESCRIPTION OF LOCATION E. FRANKLIN ST. 	18. STYLE OR DESIGN Vernacular 19. ARCHITECT OR ENGINEER unknown 20. CONTRACTOR OR BUILDER unknown 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE apartment 23. OWNERSHIP PUBLIC ( ) PRIVATE (X)	36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED ( ) MOVED ( ) 37. CONDITION INTERIOR unknown EXTERIOR poor 38. PRESERVATION UNDERWAY? YES ( ) NO (X) 39. ENDANGERED? BY WHAT? YES ( ) NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( ) 41. DISTANCE FROM AND FRONTAGE ON ROAD 20'
UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	24. OWNER'S NAME AND ADDRESS IF KNOWN 25. OPEN TO PUBLIC? YES ( ) NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop. 27. OTHER SURVEYS IN WHICH INCLUDED	5. OTHER NAME(S)
10. SITE ( ) BUILDING (X) STRUCTURE ( ) OBJECT ( ) 11. ON NATIONAL REGISTER? YES ( ) NO (X) 12. IS IT ELIGIBLE? YES ( ) NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X) 14. DISTRICT POTENTIAL? YES ( ) NO ( ) NAME OF ESTABLISHED DISTRICT	42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Perhaps second story loggia is original but third story balustrade is not. Dormer windows facing S have been converted to doorways. The structure is undistinguished with plain wood moldings and modest decoration on second story porch posts. There is a single stack brick chimney.	PHOTO MUST BE PROVIDED
43. HISTORY AND SIGNIFICANCE Having a similar scale, elevation and floorplan so as to be compatible with nearby structures.	6. TOWNSHIP  RANGE  SECTION	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.	46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev. 48. DATE SPR. 86 49. REVISION DATE(S)	6. TOWNSHIP  RANGE  SECTION
SOURCES OF INFORMATION Water permit # 8=0610 J.J.Meirowsky 7-1-09		RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096

EXHIBIT B

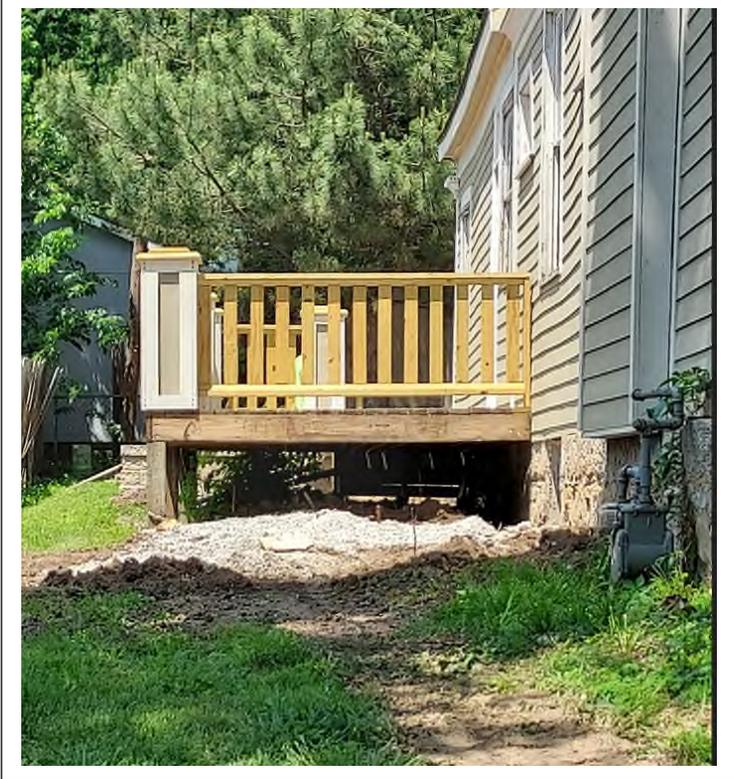




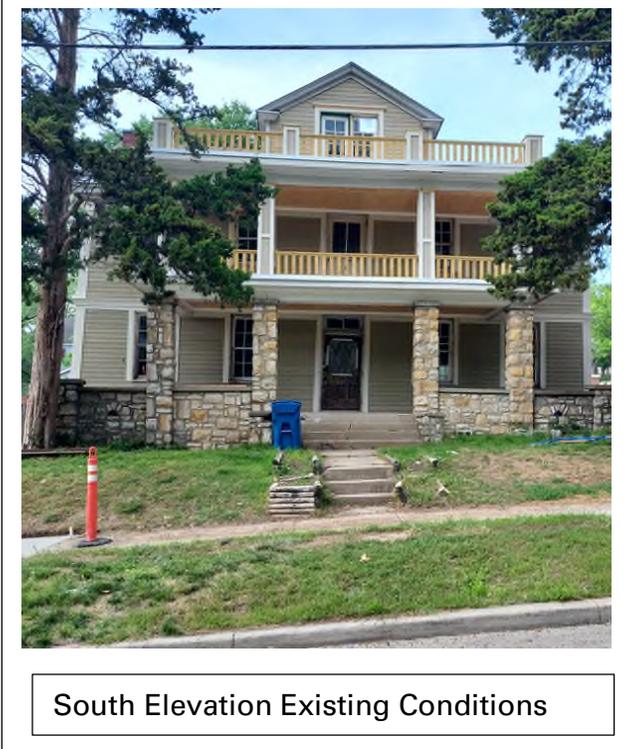
West Porch, Roof Removed



West Porch Existing Conditions



West Porch Existing Conditions



South Elevation Existing Conditions

Exhibit C: Previous & Existing Conditions