



**HISTORIC DISTRICT  
REVIEW COMMISSION  
Regular Meeting**

**September 5, 2023**

**5:30 pm**

**City Council Chambers  
2<sup>nd</sup> Floor of City Hall**



**HISTORIC DISTRICT REVIEW COMMISSION**  
**Revised Meeting Agenda**  
**September 5, 2023**  
**5:30 p.m.**  
**City Council Chambers**

Call to Order

Roll Call

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

I. Approval of Meeting Summary: July 18, 2023

II. Current Business

HDRC Case#23-005LS Consideration of like in kind repairs and replacement at 16 E. Franklin, and 108 & 110 N. Water, Liberty Square Historic District, a 353 Project.

HDRC Case#23-012J Consideration of deck expansion and concrete driveway at 460 E. Mill St., Jewell Historic District

III. Other Business

Administrative Approvals since the July 18, 2023 meeting:  
334 W Kansas Like in kind repairs to soffit and roof  
218 W Kansas Like in kind repairs to exterior  
511 W Franklin picket fence in rear and side yard

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

IV. Adjournment

**LIBERTY HISTORIC DISTRICT REVIEW COMMISSION**  
**Meeting Summary**  
**July 18, 2023**  
**5:30 pm**  
**City Council Chambers**

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

Present: Paemon Aramjoo, John Carr, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker

Absent: Kathy Chelton, Linda Armstrong, Katie Schmidt

Applicants: Nick Hartzler 455 Miller Ave, Ashley Foland A3G Architects for 343 W. Liberty Dr.

Staff Present: Jeanine Thill, Community Development Manager

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

**Approval of Meeting Summary: July 5, 2023 HDRC Meeting Summary**

A motion was made by Commissioner Rinker to approve the July 5, 2023 meeting summary as submitted, the motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

**Current Business:**

**HDRC Case#23-005PH Consideration of a detached sun room at 343 W Liberty Drive, Prospect Heights Historic District.**

- Ms. Foland said the homeowner would like to build the sunroom to better enjoy her garden. She clarified that the windows will match the windows on the existing carriage house. On the drawing it shows four lite. The muttons are vertical. On the north side 4/2 on the S side 4/2 cross pattern, they are proposing the cross pattern
- Vice Chairman Carr asked if they will cut the Miratec trim to match the existing.
- Ms. Foland said that the plan was to do 5 ½ inch, but they can cut it down to match the existing.
- Commissioner Rinker commented that the doors are vertical two panel. He asked if they are able to get the single one panel door. Ms. Foland said they would try.
- Chairman Grundy commented that with this being an accessory structure and not visible from the street, adding that he is comfortable with it.

A motion was made by Commissioner Rinker to approve the application with the stipulation that the door is a single panel with half lite on top and trim to match the existing. The motion was seconded by Commissioner Aramjoo. The motion passed 5-0-1. Gray recused herself.

**HDRC Case# 23-009J Consideration of exterior alterations and like in kind repairs at 455 Miller Ave, Jewell Historic District, a 353 project.**

- Mr. Hartzell said that the walk on the westside of the home will be replaced with stepping stones similar to the foundation. The rest will be poured concrete. He added that eighteen of the windows had aluminum storm windows and they need to order six more. The two on the back had a single pane wood. He would like to put aluminum to match the rest of the house.
- Mr. Hartzell shared a drawing of the new door to the basement. The new door will be board & batten style, the Z bracing will be exposed.
- Mr. Hartzell said the sidewalk and storm windows will be the only things he will count toward the tax abatement.
- Vice Chairman Carr asked if they are planning to put lattice back on the front porch.
- Mr. Hartzell said replacing it is not part of his plan.
- Vice Chairman Carr asked about the soffit on the south elevation, there appears to be a vent.
- Mr. Hartzell said he said he will have to take a look at it closer, he doesn't think it is a working vent.
- Vice Chairman Carr thanked the applicant for removing the inappropriate shutters.

A motion was made by Commissioner Gray to approve the application as noted. The motion was seconded by Vice Chairman Carr. The motion passed 6-0-0.

**Other Business:**

Administrative Approvals since the July 5, 2023 meeting:

- 239 N Lightburne for storm doors

Miscellaneous matters from the Commission:

- Vice Chairman Carr said there will be some more renovation to 8 & 10 N. Main Street.
- Chairman Grundy asked if there is anything in our Design Guidelines as it relates to colors, as noted in the New Construction, that would apply to existing structures.
- Staff will check on it.
- Commissioner Rinker asked about the status of the vacant Neal Ray building on Kansas Street.
- Commissioner Gray said they are not able to use it as they had planned.

Miscellaneous matters from Staff:

- At the request of Councilman Phillips, staff is looking into the process for establishing new local historic districts.
- This is also a recommendation in the Preservation Plan.

The meeting adjourned at 6:07 pm.



**Historic District Review Commission**

**HDRC Case No. 23-005LS**

**Staff: Jeanine Thill, Community Development Mgr.**

**HDRC Meeting Date: September 5, 2023**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for exterior alterations at 16-18 E. Franklin and 108-110 N Water, a 353 Project.

Applicant: Steve Mierowsky

Location: 16-18 East Franklin & 108-110 N. Water

District: Liberty Square Historic District

NRHP Status/ category: Contributing, Liberty Square Historic District

File Date: August 22, 2023

**SPECIFIC INFORMATION**

**SITE HISTORY:**

This commercial building faces south onto the Square. The first story contains two storefronts which each have individual entrances. The windows of the second story are framed by projecting brick piers which create dramatic shadow lines. The window lintels feature a round stone medallion. The piers terminate in pointed arches. The parapet wall peaks over the center bay and features the Odd Fellows symbol carved in stone. There is an entrance from North Water to the second floor of both buildings.

**PROPOSED SCOPE OF WORK:**

- Like in kind repairs to the stucco
- Like in kind replacement of soffit
- Like in kind replacement of the roof
- Like in kind replacement of the glass in one broken window
- Like in kind replacement of fabric wedge awnings
- Like in kind repairs to the header above door
- Like in kind foundation repairs
- Like in kind chimney repairs
- Like in kind sidewalk 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**

5. Exterior Walls UDO Design Principle: A structure’s original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original but have acquired significance by virtue of age or craftsmanship shall also be maintained and preserved. These walls, siding and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding, and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.

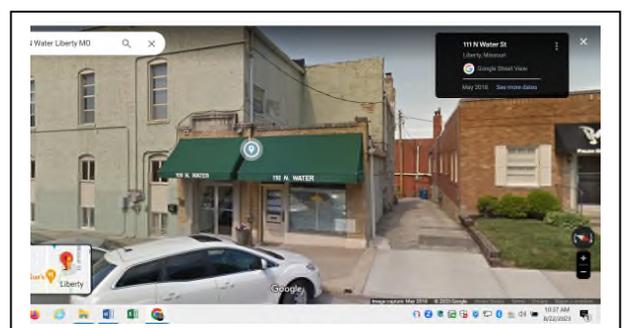
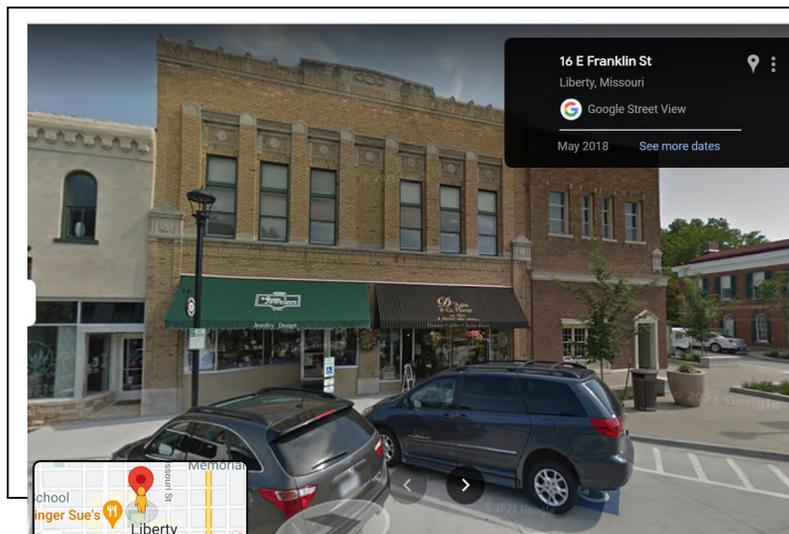
All of the proposed like in kind repairs to the exterior of the buildings are appropriate.

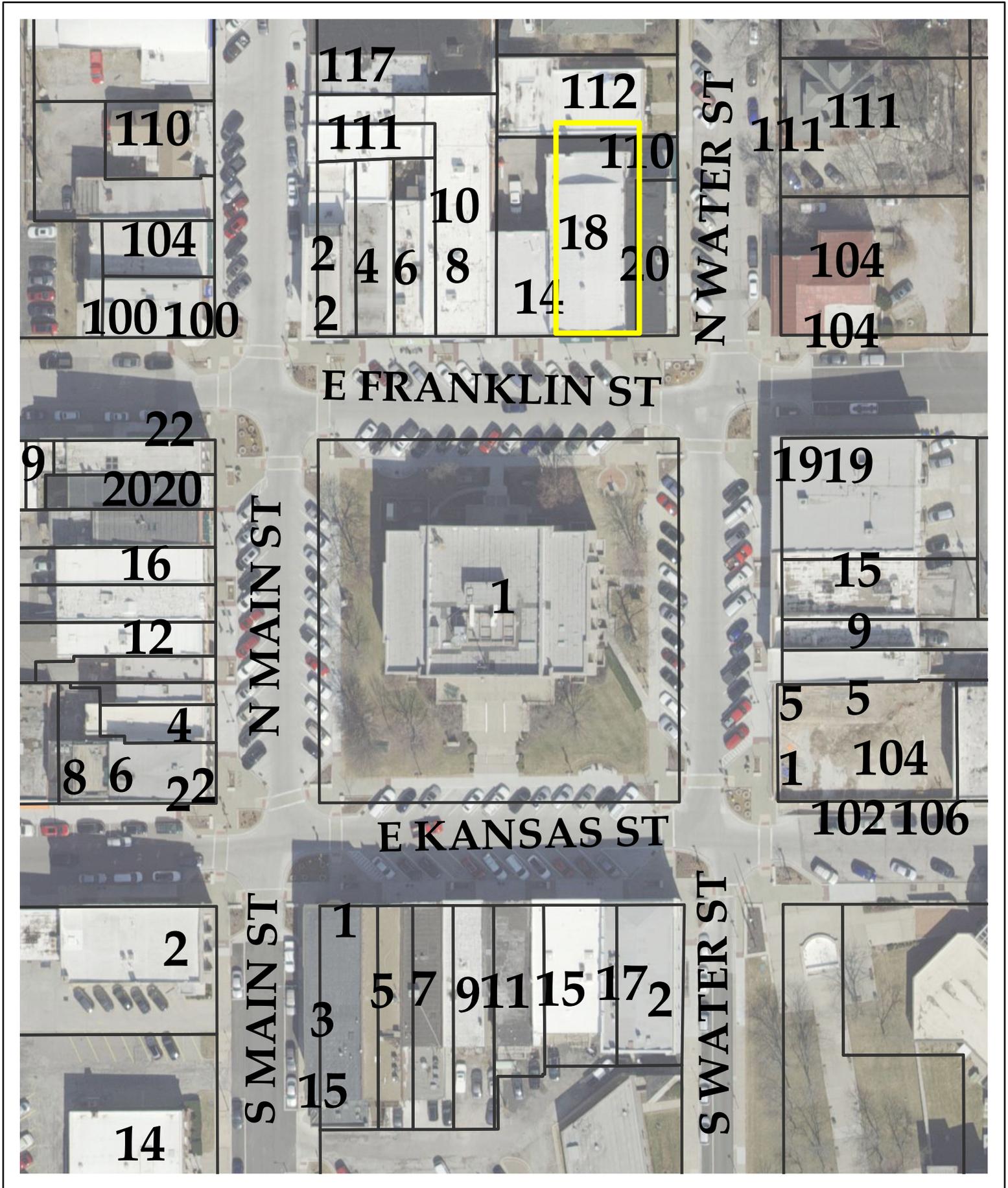
**STAFF RECOMMENDATION**

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case #23-005LS.

**ATTACHMENTS**

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



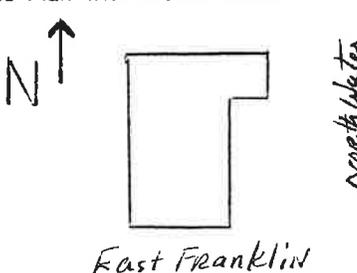


**HDRC Case #23-005LS**  
**16-18 E Franklin**



EXHIBIT A:  
 VICINITY MAP

# HISTORIC INVENTORY

1. No 4-F		4. Present Name(s) 16-18 East Franklin	
2. County Clay		5. Other Name(s) IOOF, Liberty Lodge #49	
3. Location of Negatives Liberty Community Development		6. Specific Location 16-18 East Franklin	
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		16. Thematic Category	
8. Site Plan with North Arrow 		17. Date(s) or Period 1923	
9. Negative No. 2-9 7-12		18. Style or Design	
10. National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		19. Architect or Engineer Charles A. Smith (Kansas City)	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		20. Contractor or Builder Miller-Stauch Const. Co (KC)	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent social organ./ retail	
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use social organ./retail	
15. Name of Established District		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
42. Further Description of Important Features This building faces south onto the Square. The first story contains two storefronts which each have individual entrances. The spandrel separating the first from the second stories has some signage, applied which partially obscures the brick stringcourses which extend across it. The windows of the second story are framed by projecting brick piers which create dramatic shadow lines. The window lintels feature a round stone medallion. The piers terminate in pointed stone arches. The parapet wall peaks over the center bay and features the Odd Fellows symbol carved in stone.		24. Owner's Name & Address, if known	
43. History and Significance In 1923 the Odd Fellows erected this just to the west of the building they had used as a lodge since 1889. The old building (20 East Franklin) was to be used as a banquet hall. In the new building, as in the old, the 1st floor was to be leased as retail space, while the lodge used the 2nd floor. An entrance from North Water to the 2nd floor of both buildings		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
44. Description of Environment and Outbuildings The Courthouse is to the south of this building. To the east, west, and north are commercial buildings.		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
Sources of Information BP#6 (9/25/23) Western Contractor, Sept. 19, 1923, p. 42. Liberty Tribune, June 8, 1923, p. 1.		27. Other Surveys in Which Included	
46. Prepared by PILAND/UGUCCIONI		28. No. of Stories 2	
47. Organization Liberty, Comm. Dev.		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
48. Date 4/85		30. Foundation Material concrete	
49. Revision Date(s)		31. Wall Construction masonry	
		32. Roof Type & Material flat; tar & gravel	
		33. No. of Bays Front Side	
		34. Wall Treatment brick	
		35. Plan Shape L	
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior <input type="checkbox"/> Exterior <input checked="" type="checkbox"/> 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 44 ft. on Franklin	

CLAY

Continuation

# HISTORIC INVENTORY

ADDRESS: 16-18 East Franklin  
Liberty, Missouri

43. was also erected (108-10 North Water) and this also contained a small storefront for retail purposes.



*East Franklin*



*North Water*

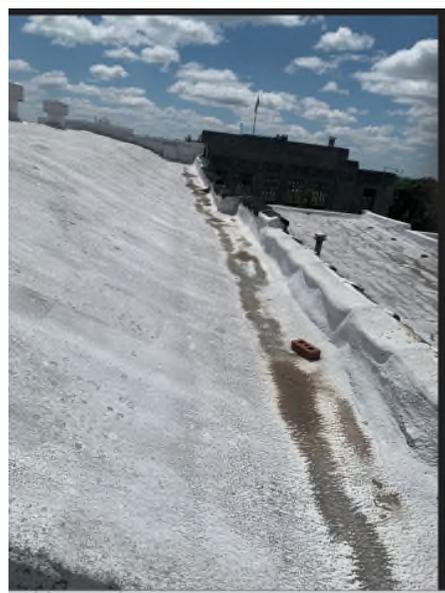
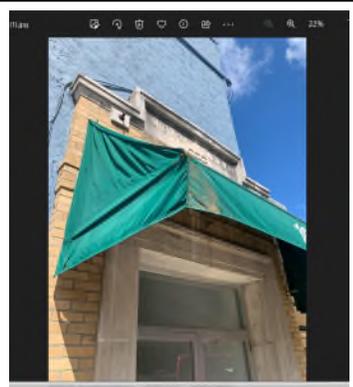


Exhibit C:  
Existing Conditions



**HDRC Case No. 23-012J**

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

**HDRC Meeting Date: September 5, 2023**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness to expand the existing rear yard deck and replace a portion of the gravel driveway with concrete.

Applicant: Tom & Diane Draper

Location: 460 E. Mill Street

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: August 17, 2023

**SPECIFIC INFORMATION**

**SITE HISTORY**

The residence at 460 E. Mill is an Eastlake variant of the Victorian style, and was built in 1885 by Judge John Chrisman. The house features turned porch posts, carved brackets, spindle work, and decorative window surrounds. Windows are one over one, double-hung.

**PROPOSAL DESCRIPTION**

**Deck:** The applicant proposes to expand the existing rear yard deck to measure 18’X16’ to emulate the existing deck, and add wood lattice. The existing porch railing has 2’ X4” cap, top and bottom rails. The balusters are 1 ½” X 1 ½” by 25 ¼” in length spaced 1 ½” apart. The new railings will be constructed using these dimensions. The stairs will be removed as an entire component from the existing decks rim joist and reattached at the same elevation at the midpoint of the north section of the deck. An additional post and railing will be constructed for the side of the stairs that currently has no railing.

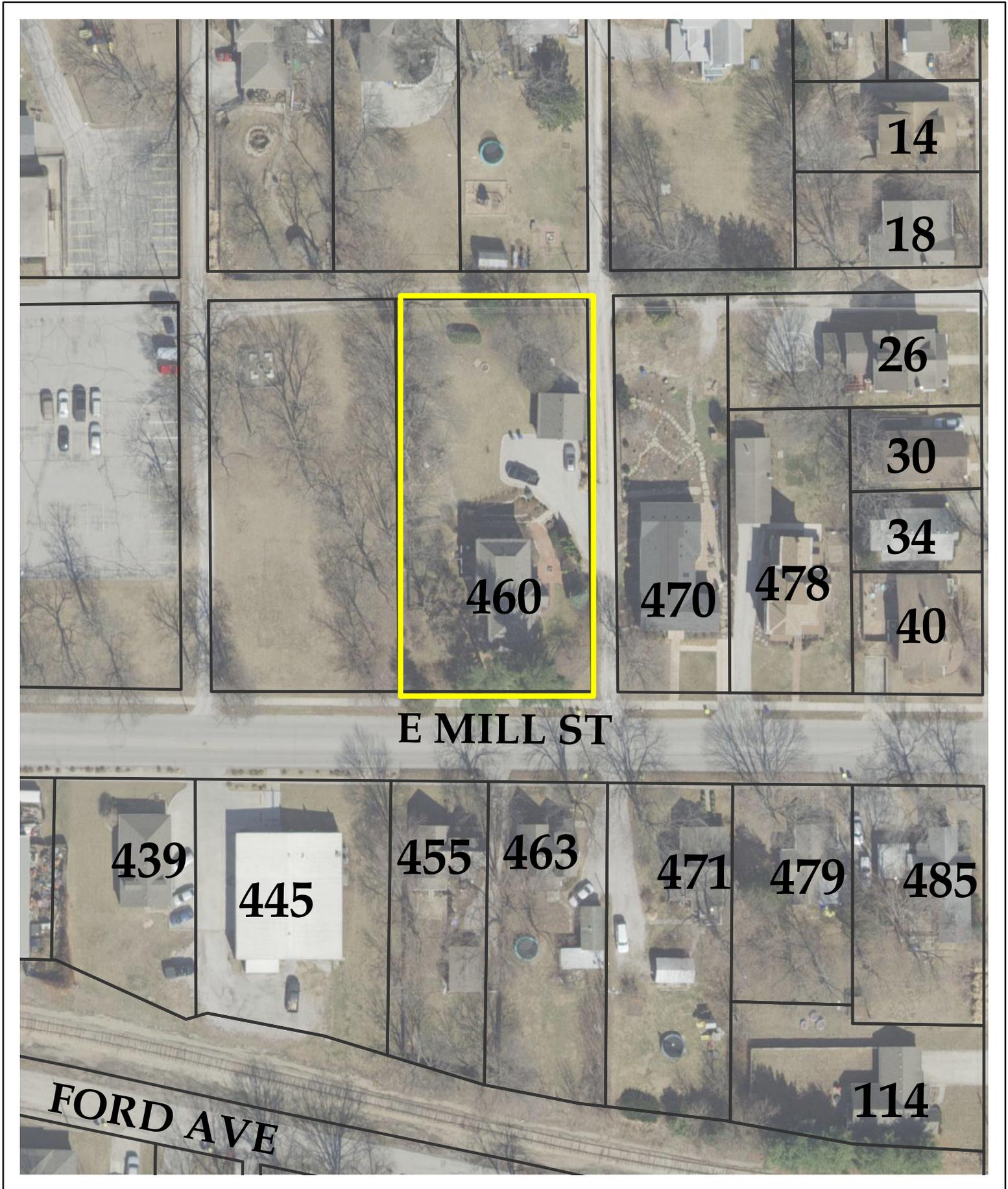
The steps have a 7” riser height with a stair tread width of 11 ¼”.

**Driveway:** Replace a portion of the existing grave driveway, in front of the existing garage, with 4” broom finished concrete to measure 28’ wide x 45.6’ in length.

**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.





**HDRC Case #23-012J**  
**460 E Mill St**

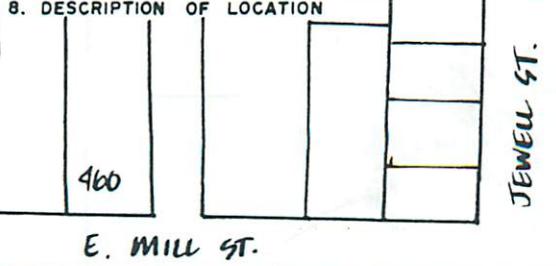


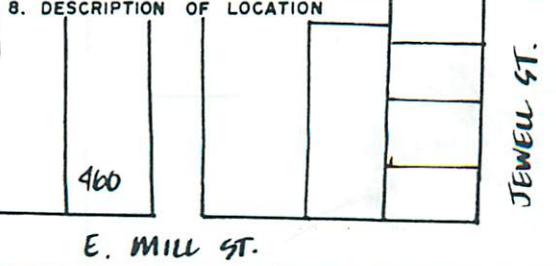
**EXHIBIT A:**  
**VICINITY MAP**

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll G #10,11	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 460 E. Mill Street
2. COUNTY Clay	5. OTHER NAME(S)
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	

6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture	28. NO. OF STORIES 2 1/2
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1909	29. BASEMENT? YES (X) full NO ( )
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Victorian; Eastlake	30. FOUNDATION MATERIAL poured concrete



UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	19. ARCHITECT OR ENGINEER unknown	31. WALL CONSTRUCTION frame
10. SITE ( ) BUILDING (X)    STRUCTURE ( ) OBJECT ( )	20. CONTRACTOR OR BUILDER unknown	32. ROOF TYPE AND MATERIAL hip&gable/asphalt shingle
11. ON NATIONAL REGISTER? YES ( ) NO (X)	21. ORIGINAL USE, IF APPARENT residence	33. NO. OF BAYS FRONT 5 SIDE 6
12. IS IT ELIGIBLE? YES ( ) NO (X)	22. PRESENT USE residence	34. WALL TREATMENT asbestos shingle
13. PART OF ESTAB. HIST. DISTRICT? YES ( ) NO (X)	23. OWNERSHIP PUBLIC ( ) PRIVATE (X)	35. PLAN SHAPE irregular
14. DISTRICT POTENTIAL? YES ( ) NO ( )	24. OWNER'S NAME AND ADDRESS IF KNOWN Cora H. & Georgia V. Conrad 460 E. Mill Street	36. CHANGES (EXPLAIN IN NO. 42) ADDITION ( ) ALTERED ( ) MOVED ( )
15. NAME OF ESTABLISHED DISTRICT	25. OPEN TO PUBLIC? YES ( ) NO (X)	37. CONDITION INTERIOR unknown EXTERIOR fair
16. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.	38. PRESERVATION UNDERWAY? YES ( ) NO (X)
17. OTHER SURVEYS IN WHICH INCLUDED	27. OTHER SURVEYS IN WHICH INCLUDED	39. ENDANGERED? BY WHAT? YES ( ) NO (X)
18. DISTANCE FROM AND FRONTAGE ON ROAD 30'	28. DISTANCE FROM AND FRONTAGE ON ROAD 30'	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ( )
29. DISTANCE FROM AND FRONTAGE ON ROAD 30'	30. DISTANCE FROM AND FRONTAGE ON ROAD 30'	41. DISTANCE FROM AND FRONTAGE ON ROAD 30'

42. FURTHER DESCRIPTION OF IMPORTANT FEATURES An Eastlake variant of the Victorian style, this house is characterized by porch posts, carved brackets, spindlework and window surrounds having a robust quality. These embellishments were turned on a lathe having an appearance similar to furniture of the period. Large carved brackets and tracery on the gable are typically present under the roofline. The facade as a whole is decorative and (over)	PHOTO MUST BE PROVIDED
--	------------------------

43. HISTORY AND SIGNIFICANCE Eastlake was a popular decorative style of ornamentation found on houses of the Queen Anne style. It was named for the English interior designer Charles Locke Eastlake (1833-1906).
--

44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.
--

45. SOURCES OF INFORMATION Water permit # 9-0120 January 26, 1909 Mrs. O.C. Canard.	46. PREPARED BY C. Millstein/P. Glenn
--	--

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 316-751-4096	47. ORGANIZATION Liberty-Community Dev. 48. DATE SPR. 86 49. REVISION DATE(S)
--	---

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

1. NO. Roll G #10,11  
 2. COUNTY Clay  
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 460 E. Mill Street  
 5. OTHER NAME(S)  
 6. TOWNSHIP  
 RANGE  
 SECTION

Sketch map of location

Site No. \_\_\_\_\_

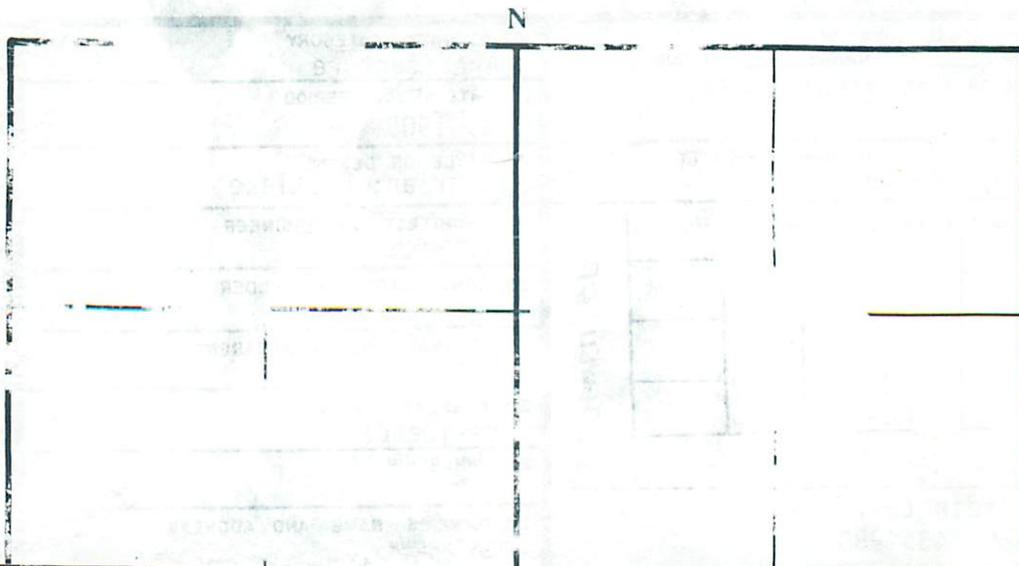
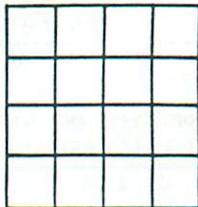
Section \_\_\_\_\_

Township \_\_\_\_\_

Range \_\_\_\_\_

Indicate the chief topographical features, such as \_\_\_\_\_ elevations. Also \_\_\_\_\_ the site location by enclosing the site area with dotted line. Note scale of \_\_\_\_\_ and \_\_\_\_\_ include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.



Notes:

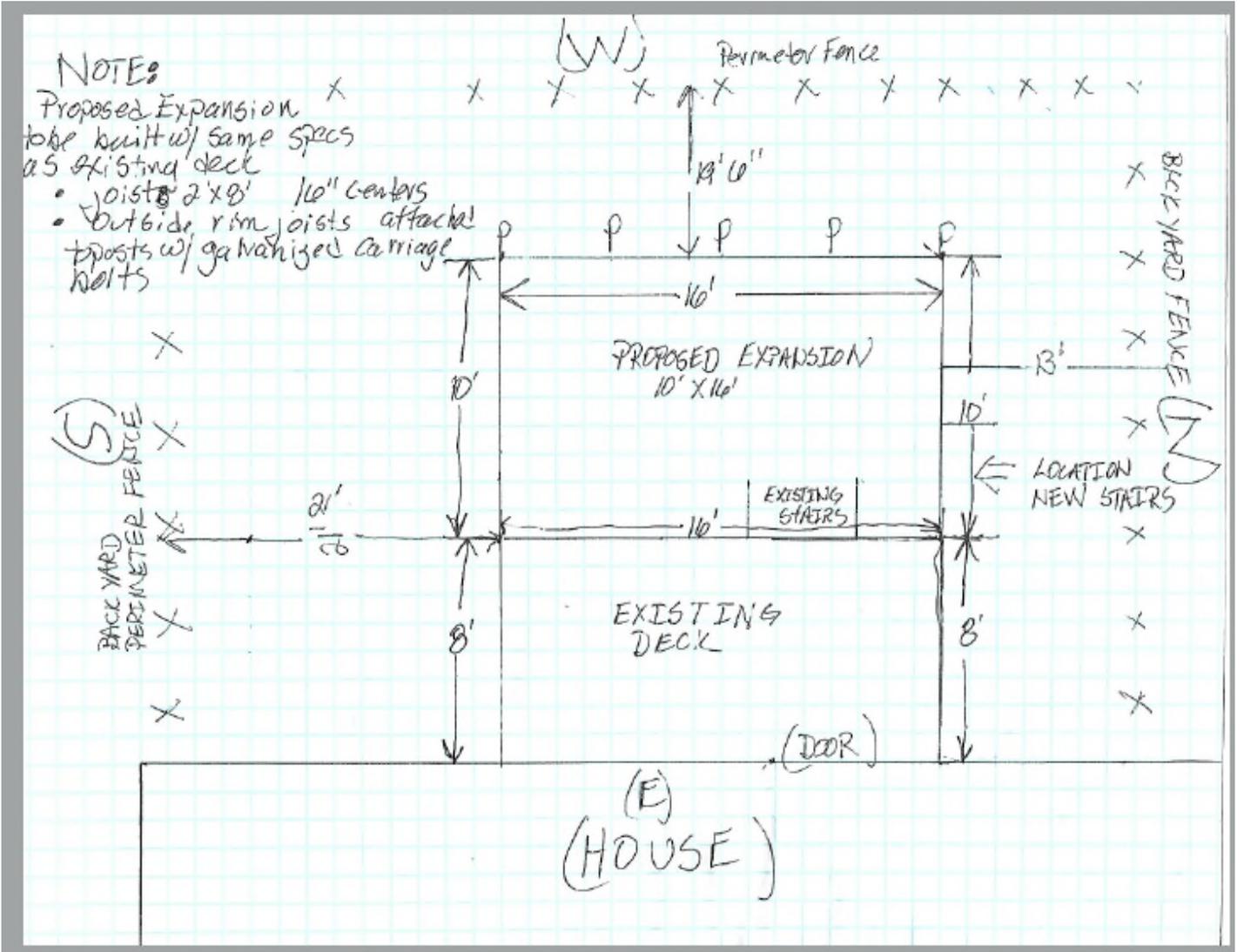
#42 (continued): complex and certainly if the addition of asbestos shingles were removed the original clapboard or wood shingles would add to surface texture and visual interest.

**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



DIMENSIONS TO BE PAVED

28' WIDE  
45.6' LENGTH

Exhibit D:  
Drawings

## **DECK EXPANSION PROJECT 460 E. MILL STREET LIBERTY MISSOURI**

### **Materials List**

1. (14) 2" X 8" X 10' pressure treated joists
2. (18) 5/4" X 6" X 16' pressure treated decking
3. (2) 2" X 10" X 16' rim joists
4. (5) 4" X 4" X 8" pressure treated posts
5. (4) 2" X 4" X 8' for Railings
6. (124) 2" X 42" pressure treated railing balusters
7. (4) 1/2" X 24" X 8' pressure treated wood lattice panels for deck skirt
8. (13) joist hangers
9. (4) Concrete post retainers 11" W X 7"H X 11" L
10. (10) 3/8" X 8" carriage bolts with hardware to attach rim joists to posts
11. (1roll) 8 mil plastic sheeting for underlayment on ground beneath the new deck
12. Sufficient pea gravel to hold plastic sheeting in-place

### **Note from Applicant:**

The proposed 10' X 16' deck expansion project will replicate the existing deck design. Joists will be on 16" centers, 4"X4" posts will support the deck on concrete post retainers. Pressure treated wood will be utilized and deck screws are to be used instead of nails.

Picture #3, the sidewalk view, shows the profile of the existing deck which is hardly visible from Mill Street. The proposed expansion will be well within the existing fence with the proposed expansion being 21' from the fence on the south side, 19.6' from the west perimeter fence and 13' from the north perimeter fence.

Visuals of proposed materials can be found on Sutherlands, Lowes' Home Depot, or Menards websites.

### **LATTICE DESCRIPTION**

The picture shown below is an example of how the deck lattice will be used on the existing deck and proposed expansion. The lattice to be used is purchased in 1/2" X 48" X 8' panels that is described by the manufacturer as pressure treated spruce wood traditional lattice. The lattice opening is 2 3/4" in diagonal width. It will be cut to size to cover the gap between the deck and the ground and attached to the rim joist.

