



**HISTORIC DISTRICT
REVIEW COMMISSION
Regular Meeting**

October 3, 2023

5:30 pm

**City Council Chambers
2nd Floor of City Hall**



HISTORIC DISTRICT REVIEW COMMISSION
Revised Meeting Agenda
October 3, 2023
5:30 p.m.
City Council Chambers

Roll Call

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

- I. Call to Order
- II. Approval of Meeting Summary: September 5, 2023

III. Current Business

HDRC Case#23-006 PH Consideration of replacement of the front yard retaining wall at 14 Moss Ave.

HDRC Case#23-008PH Consideration of like in kind replacement of the front porch at 36 Moss Ave, a 353 project.

IV. Other Business

Administrative Approvals since the September 5, 2023 meeting:
511 W Franklin - Removal of non-historic siding & like in kind repair of wood rot.

V. Other Business

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff: Please send me trainings you've attended and your resume or statement of interest by Oct. 15 for the CLG Annual Report

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
September 5, 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: Matt Grundy, Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Aimee Gray, Brett Rinker, Katie Schmidt

Absent: Vern Drottz

Applicants: Tom Draper, Steve Mierowsky

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary: July 18, 2023 HDRC Meeting Summary

A motion was made by Commissioner Aramjoo to approve the meeting summary as corrected and was seconded by Commissioner Gray. The motion passed 8-0-0.

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.

- Mr. Mierowsky said the building is very well built, but some maintenance is needed. The original ballroom upstairs that was used for events, was separated into offices. He said it was a soft brick originally and that's the reason it's deteriorated. All repairs will be like in kind.

A motion was made by Vice Chairman Carr to approve the application because it meets the standards and guidelines. The motion was seconded by Commissioner Gray. The motion passed 8-0-0.

HDRC Case#23-012J Consideration of deck expansion and concrete driveway at 460 E. Mill St., Jewell Historic District, a 353 Project

- Commissioner Rinker asked about lattice and if we have a finishing recommendation on framing it, as we have with past applications.
- Commissioner Gray suggested they picture frame the lattice, she would recommend that for every lattice application.

- Vice Chairman Carr clarified that framing the lattice with 1x3 or 1x4 will help with the aesthetics, but the deck is not visible from the street or the alley.
- Commissioner Gray said she thinks it is a better standard for highly visible porches. She added that with the grade slipping away, it might look awkward. It is not a requirement from the commission to add the lattice and trim it out.
- Commissioner Gray added it does help to stabilize it.

A motion was made by Commissioner Rinker to approve the application because it meets the standards for review and the guidelines. The motion was seconded by Commissioner Chelton. The motion passed 8-0-0.

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:

- 462 E Kansas – Vice Chairman Carr commented that there are K Style gutters on the back of the home. He thought that HDRC approved rebuilding the built-in gutters. Also, the application said ½ round gutters would be used where there were no built in gutters.
- Commissioner Gray asked if there are other instances where K Style gutters were approved.
- Vice Chairman Carr said there are projects where they are appropriate, but we need to make sure that what was approved was what was installed.
- Chairman Grundy added that with the tax abatement on this project, it is important.
- Commissioner Armstrong agreed that we want to make sure that what is done is what was approved is done, adding that we are more interested in if was done appropriately.
- Vice Chairman Carr added that there are some temporary doors where there is brick molding on the door frames. There should be proper framework and trim. They are on the east and west elevations.
- The Commission agreed that sometimes we just need to have staff ask the applicant for clarification as to why there was a change.
- Chairman Grundy commented that we want to make sure that he doesn't get hung up on the other end of the 353 Tax Abatement process. He added that he doesn't want the applicant to come back to the Commission just for the change of the type of gutters.
- Commissioner Rinker commented that we probably should confirm that the doors are temporary.
- Commissioner Gray asked that staff ask him for a list of any modifications for the record.
- Commissioner Armstrong said when there is a project that has so many parts, maybe staff should do a walkaround and make sure that what was done is what was approved.

She added that some time has passed and it's hard to keep track of a project that is that large. Maybe we consider an exit interview. It doesn't have to be every project and looking into every detail.

- Commissioner Gray added that it could be an opportunity for them to give feedback.
- Commissioner Armstrong said that we don't want the applicant to feel nitpicked, we want to make sure it's done right.
- Staff will contact Mr. Personett and ask for a summary of any changes that may have been made that are different from what was approved in the application.

Miscellaneous Matters from Staff:

- Ms. Thill said that new rotating sculptures will be installed in the downtown area over the next few weeks.

The meeting adjourned at 6:13 pm.

Historic District Review Commission

The City of



HDRC Case No. 23-006 PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: October 3, 2023

GENERAL INFORMATION

Application: Certificate of Appropriateness to remove the crumbling existing stone retaining wall in front yard and replace it with stone to match the neighbors

Applicant: Suzanne Goertz

Location: 14 Moss Avenue

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: September 22, 2023

SPECIFIC INFORMATION

SITE HISTORY

This vernacular bungalow was built in 1911 and features wide overhanging eaves, a full width front porch with gabled roof and cornice returns. Brick columns support the porch roof on the corners, with square supports at the entry. The windows are one-over-one. The siding and trim are metal.

PROPOSAL DESCRIPTION

The applicant proposes to remove the existing stone retaining wall in the front yard, due to crumbling. The walls are located in the front yard near the sidewalk, spanning the length of the property. The new stone wall will be set one foot back from the sidewalk, as required. The new walls will be constructed with Bethany Ledge Versa Lock stone wall, and will match and connect to the stone wall recently approved next door at 36 Moss Ave., to the south.

The retaining walls total approx. 140 linear feet and will be 2.5' at the highest point including the top cap and buried block. Top caps will be cut and installed and glued. Drain pipe and geogrid will be used as required. 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 C

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

11. Walls & Fences: 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, age or craftsmanship should not be removed or destroyed and should be maintained and preserved.

Replacement of the existing wall with a new stone wall is appropriate.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #23-006PH.

ATTACHMENTS

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



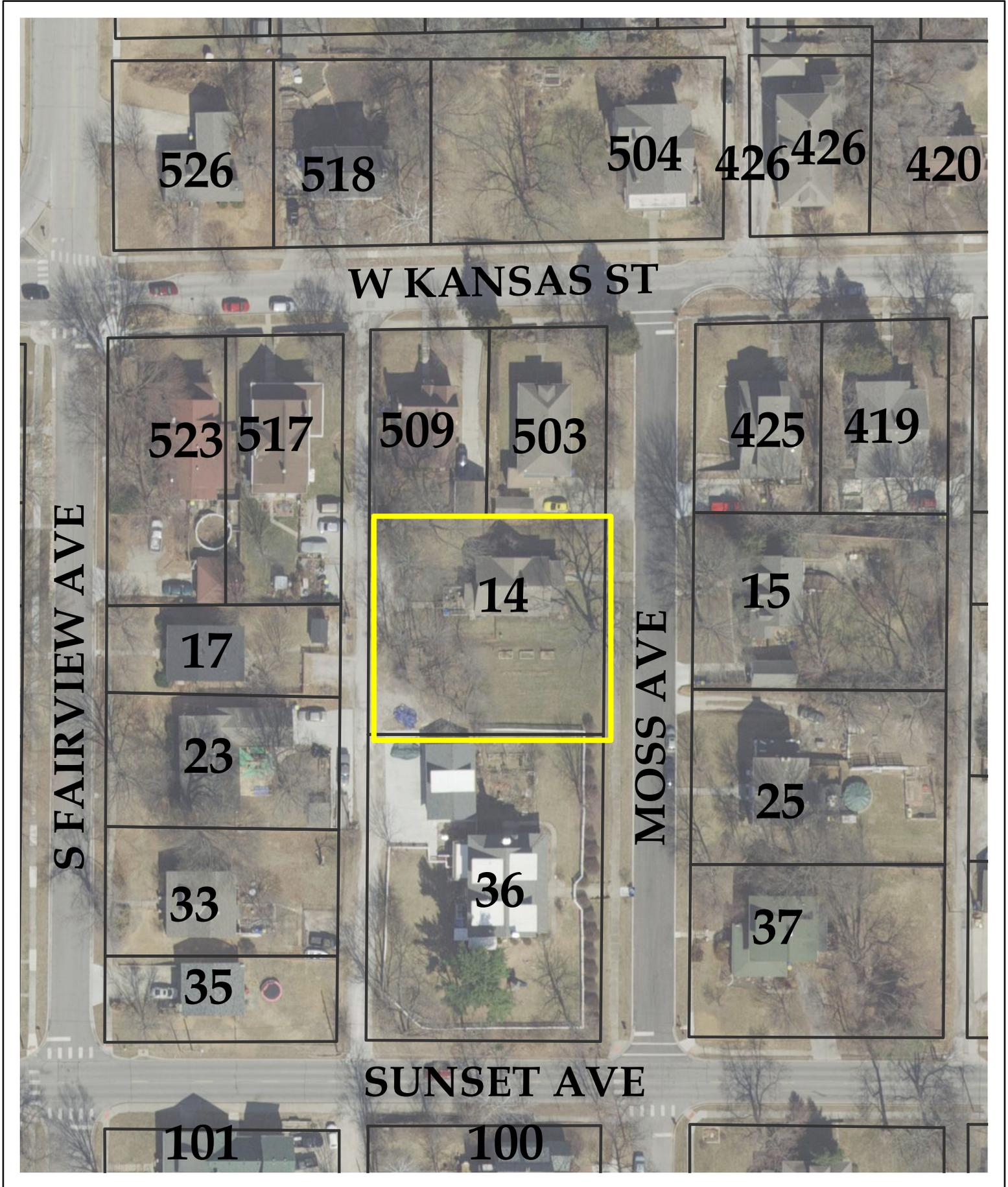
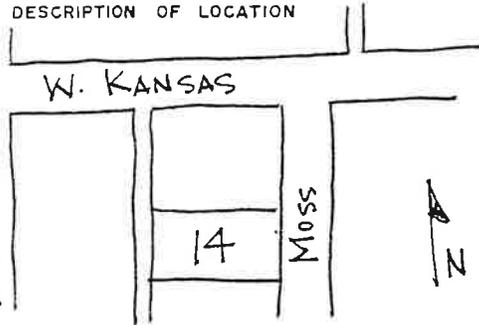


EXHIBIT A:
VICINITY MAP

HDRC Case #23-006PH



MISSOURI OFFICE OF HISTORIC PRESERVATION
ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. H-19a</p> <p>2. COUNTY Clay</p> <p>3. LOCATION of Liberty NEGATIVES Community Development</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 14 Moss Av.</p> <p>5. OTHER NAME(S)</p>	1. NO.
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP 21N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD 1911</p>	2. COUNTY
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty</p>	<p>18. STYLE OR DESIGN Craftsman bungalow</p> <p>19. ARCHITECT OR ENGINEER</p> <p>20. CONTRACTOR OR BUILDER</p>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
<p>8. DESCRIPTION OF LOCATION</p> 	<p>21. ORIGINAL USE, IF APPARENT residence</p> <p>22. PRESENT USE residence</p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN David & Angie Sexton</p>	5. OTHER NAME(S)
<p>9. COORDINATES UTM LAT N121,050 LONG E520,650</p>	<p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	6. TOWNSHIP
<p>10. SITE () STRUCTURE () BUILDING (X) OBJECT ()</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>15. NAME OF ESTABLISHED DISTRICT</p>	<p>28. NO. OF STORIES 1</p> <p>29. BASEMENT? YES () NO (X)</p> <p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable composition shingle</p> <p>33. NO. OF BAYS FRONT 2 SIDE 3</p> <p>34. WALL TREATMENT clapboard</p> <p>35. PLAN SHAPE rectangle</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()</p> <p>37. CONDITION INTERIOR EXTERIOR good</p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD 75'</p>	6. RANGE
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES A vernacular expression of the Craftsman style, lacking the exposed rafters or eave brackets, but retaining the wide, overhanging eaves. The cross gable house has a lower, extended gable front porch with boxed cornice returns. The front porch has been screened, and has square brick porch supports. There is a box bay on the left, and an interior fireplace. Most of the windows have been replaced with 1/1; and exception is the leaded glass on the right.</p>	<p>43. HISTORY AND SIGNIFICANCE The house is a good example of the vernacular expression of the Craftsman style in the bungalow form. The house retains its integrity in design, materials, setting, and scale, and adds to the character of the neighborhood.</p>	6. SECTION
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS There are several mature trees on the lot. The yard slopes up quite steeply from the street; there is a stone retaining wall and several steps leading up to the house.</p>	<p>46. PREPARED BY Deon Wolfenbarger</p> <p>47. ORGANIZATION Community Development</p> <p>48. DATE 4/87</p> <p>49. REVISION DATE(S)</p>	
<p>45. SOURCES OF INFORMATION City water permits.</p>		

RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102
PH. 314-751-4096

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

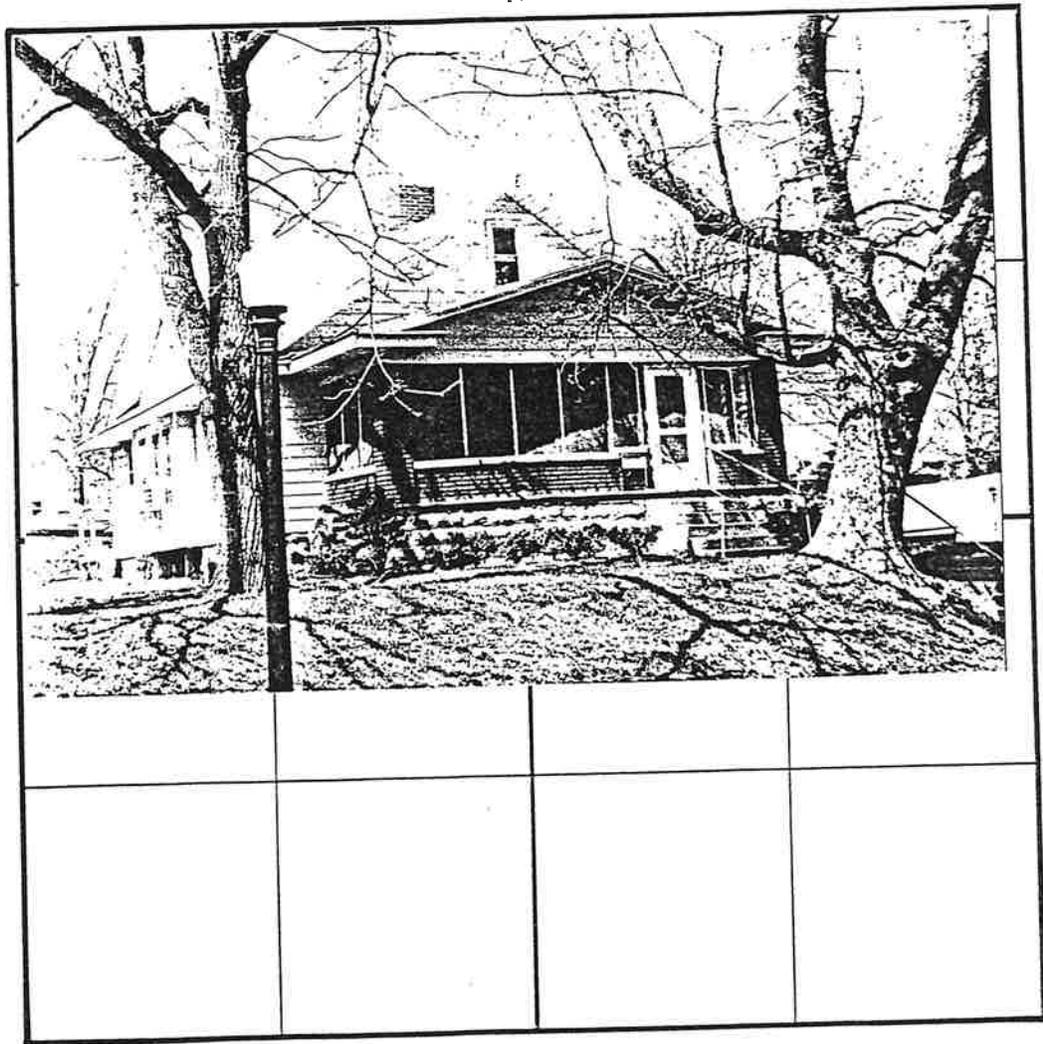
Sketch map of location

Site No. H-19a

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.

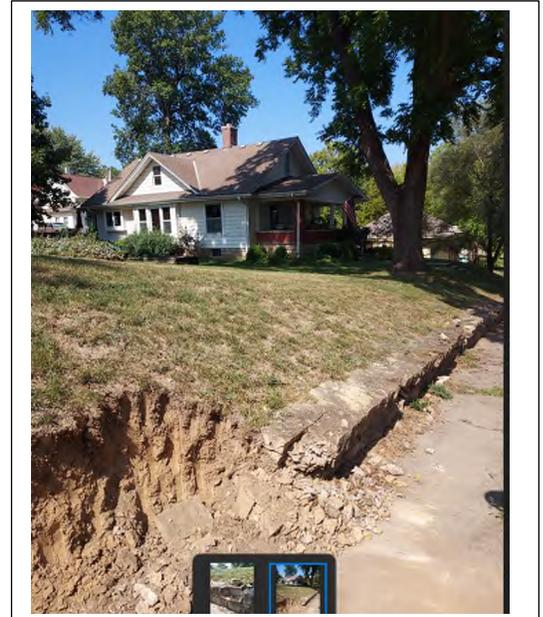
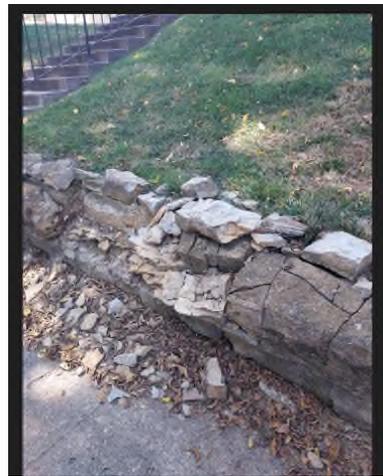
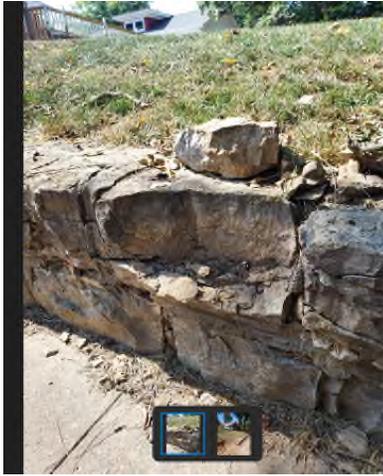


Notes:

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 Conditions:



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 boarder, accent stones, etc.)



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.

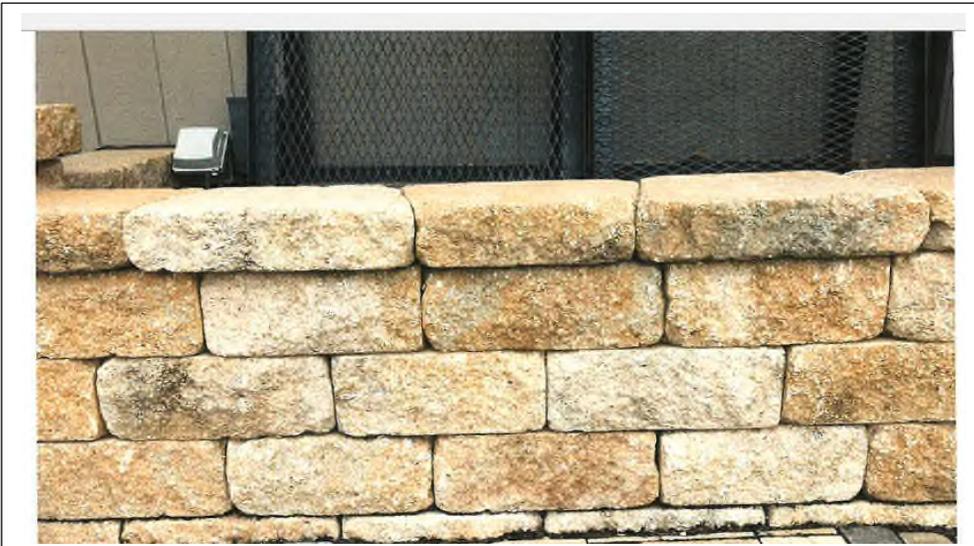


Exhibit C:
Existing Conditions &
Proposed Materials



HDRC Case No. 23-008PH

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: October 3, 2023

GENERAL INFORMATION

Application: Certificate of Appropriateness for like in kind replacement of front porch concrete. A 353 project

Applicant: Reed & Abbey Oshel

Location: 36 Moss Ave.

District: Prospect Heights Historic District

NRHP Status/category: Contributing

File Date: September 22, 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

Like in kind replacement of the front porch. Material: Concrete

ANALYSIS

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

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

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
8. <u>Porches & Decks</u> : Porches, porticos, stoops, entryways, loading docks, decks, and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.	Like in kind replacement of the front porch is appropriate.

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 23-008PH.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions & Description of scope of work

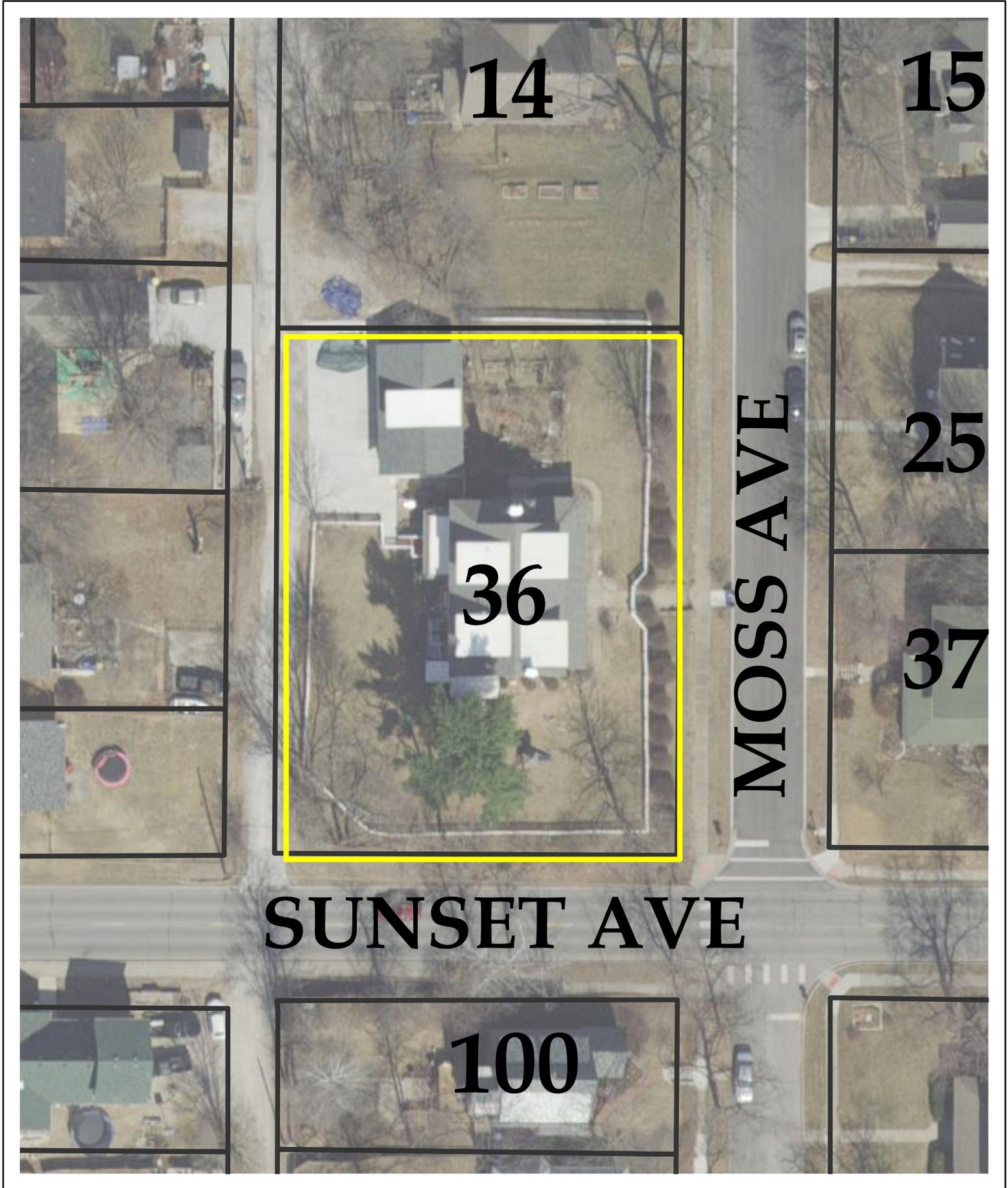


MISSOURI OFFICE OF HISTORIC PRESERVATION

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>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
<p>8. DESCRIPTION OF LOCATION</p> 	<p>19. ARCHITECT OR ENGINEER</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>11. ON NATIONAL REGISTER? YES () NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>13. OF ESTAB. YES () NO (X) DISTRICT? NO (X) POTENTIAL? NO ()</p> <p>14. DISTRICT YES (X) POTENTIAL? NO ()</p> <p>5. NAME OF ESTABLISHED DISTRICT</p>	<p>28. NO. OF STORIES <u>2 1/2</u></p> <p>29. BASEMENT? YES (X) NO ()</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 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>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>		5. OTHER NAME(S)
<p>13. HISTORY AND SIGNIFICANCE <u>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</u></p>		6. TOWNSHIP
<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>		RANGE
<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>	SECTION
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096</p>		

PHOTO
MUST
BE
PROVIDED



HDRC Case #23-008PH



EXHIBIT A:
VICINITY MAP

Sketch map of location

Site No. H-20a

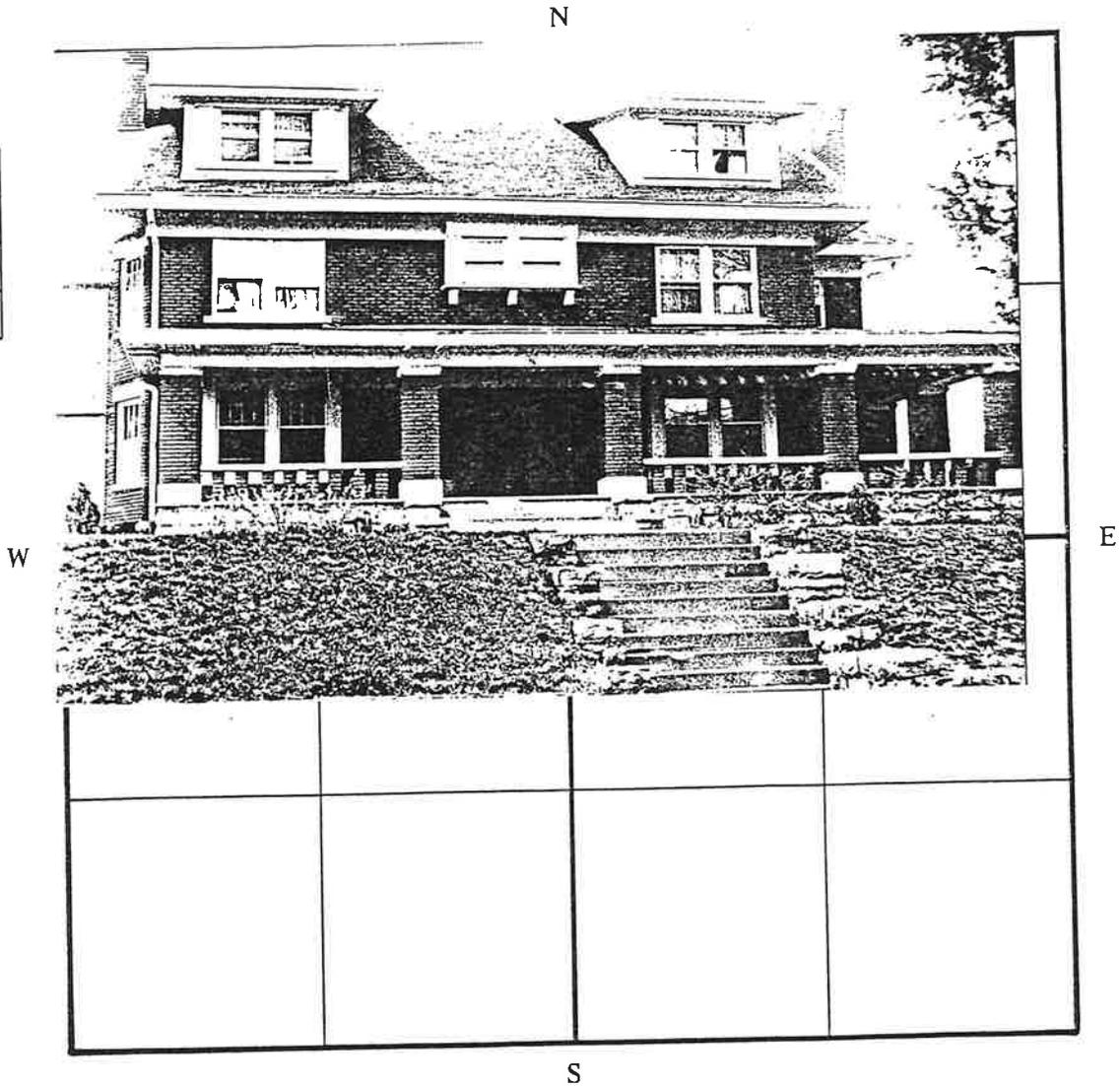
Section 7

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.

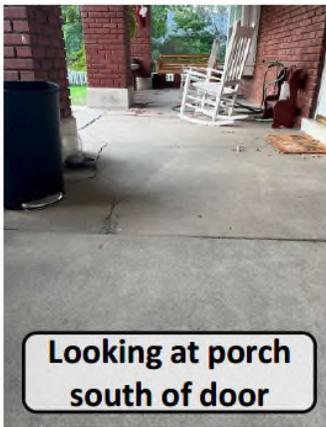


Notes: 42. (cont.) a one-story to the rear and a two-story to the left. The entry door has been replaced. Above the entry door are two small bracketed windows with pilastered surrounds. There are two shed-roof dormers in front.

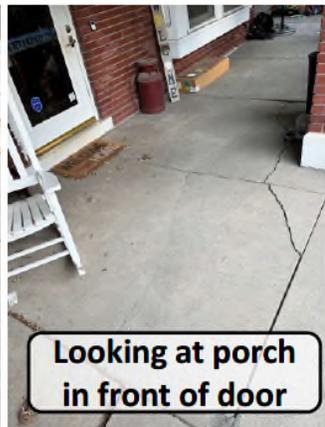
THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

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

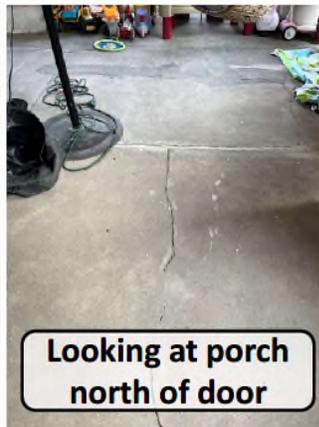
**Front Porch
Existing Condition**



**Looking at porch
south of door**



**Looking at porch
in front of door**



**Looking at porch
north of door**

Proposed Replacement

- In kind repair to replace front portion of the porch concrete slab.
- Cut existing slab to preserve brick pillars/railing

Contractor's description of scope:

Remove approximately an 8.8 feet X 50.3 feet. section of concrete on the porch at 36 Moss, and replace with 6 inches on concrete with 1/2 inch rebar 24 inches on center. Note: This proposal excludes the area over the room in the basement.

Exhibit C:
Existing Conditions &
Description of scope
of work.