



**HISTORIC DISTRICT
REVIEW COMMISSION
Meeting**

**August 6, 2024
5:30 pm
City Council Chambers
2nd Floor of City Hall**



**HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
August 6, 2024
5:30 pm
at City Hall, 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 from the July 2, 2024 HDRC meeting

III. Current Business

HDRC Case #24-003L Consideration of a Certificate of Appropriateness for construction of a front porch at 337 N Water Street, Lightburne Historic District.

IV. Administrative Approvals since June 18, 2024:

518 W Kansas like in kind roof replacement

428 W Kansas Due to storm damage, temporary removal of front porch columns and railings and removal of non-historic materials.

V. Other Business:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

HDRC will meet on Aug. 20th – Public Hearing for new construction at Kansas & Water.

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
July 2, 2024
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: Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Brett Rinker,

Absent: Paemon Aramjoo, Matt Gundy, Katie Schmidt

Applicants: Carly Riley, Milton Chamberlin, Ken Personett, Karen O'Dell, Paul Gerhart

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

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

Approval of Meeting Summary June 18, 2024: A motion to approve the meeting summary, as presented was made by Commissioner Rinker. The motion was seconded by Commissioner Gray. The motion passed 6-0-0

Current Business

HDRC Case #24-007D Consideration of a Certificate of Appropriateness for a new garage at 402 W. Franklin, Dougherty Historic District.

- Commissioner Rinker asked if HDRC is being asked to weigh in on the variance.
- Ms. Sharp explained that approval from HDRC might be helpful to the BZA.
- Commissioner Gray asked the intention of getting the vehicle to the parking pad.
- Ms. Riley said access will be off of the street to the North.
- Commissioner Gray commented that the pitch of each of the gables are different on the new garage.
- Ms. Riley commented that was intentional to emulate the different pitches on the home.
- Vice Chairman Carr asked about the brand of the proposed new windows on the garage, as the profile is important.
- Ms. Riley said that they don't have a brand chosen they wanted to make sure this is a feasible project before they got quotes on the windows. They are open to different brands but they want them to be wood.
- Vice Chairman Carr asked, on the larger windows, if they would consider doing windows with a mullion to be in keeping with the other windows.
- Ms. Riley said they are open to different windows on those elevations where the larger windows are shown.
- Vice Chairman Carr complimented the applicant that they paid great attention to detail.

- Commissioner Gray said the wider windows feel more like modern or suburban design.
- Commissioner Drottz commented that a twin double hung window would look better.
- Ms. Riley said they don't have a twin window on the home so that is why they didn't choose that window. There aren't any slider windows on the home.
- Commissioner Rinker asked about the design of the lattice fence.
- Vice Chairman Carr said the guidelines don't specifically say if the lattice work fence is or isn't appropriate. Staff said she spoke to the applicant about that design and Ms. Riley said that it is to match the existing.
- Commissioner Rinker asked about the vertical panels on the doors. He asked what they have on the existing home.
- Vice Chairman Carr said it is an acceptable style and it is not replacing an existing door.
- Commissioner Gray feels the proposed doors are appropriate adding that it ties in nicely with the existing home.
- Vice Chairman Carr said he appreciates the attention to that detail.
- The Commission agreed that the applicant should come back with the detail on the proposed the windows.
- Vice Chairman Carr commented that with the exception of the triple window units on those two elevations, the profile of the windows looks good.

A motion was made by Commissioner Rinker to approve the application as presented with the exception that we'd like the window to be brought back for review. The motion was seconded by Commissioner Chelton. The motion passed 6-0-0.

HDRC Case #24-017J Consideration of a Certificate of Appropriateness for a new door on the rear/north elevation of the home, replace the existing side entry door on the garage and an after the fact fence at 430 E. Kansas, Jewell Historic District.

- Ms. Thill presented the staff report and recommended approval of the new doors and denial of the after the fact horizontal board fence. The horizontal board fence is placed in a manner that covers the rear porch architectural element, it was built in a contemporary style instead of a style that corresponds with the Victorian style of the home and the fence is visible from the street and is a privacy fence which may only be considered when necessary and to screen and objectional view.
- Ms. Thill said that an administrative COA was issued in March 2024 for a picket fence to be built in the rear yard. The previous horizontal board fence was not approved therefore it cannot be considered legally non-conforming.
- Ms. Sharp mentioned that a portion of the horizontal fence is in the side yard. The code requires that side yard fences have equal openness and that horizontal board fences are not allowed. The side yard fence needs to have picket elements and 5 ft is permissible in the side yard.
- Ms. Sharp clarified that a shadow box fence is not allowed.

- Commissioner Armstrong said it would be nice to have a site plan to show where the fence is located. That would be good to have that on the record so it is clear.
- Mr. Chamberlin said he was the point of contact and hoped to have it resolved before the closing of the home. He said the home owner had no malicious intent. They made last minute change of the design of the fence.
- Commissioner Rinker said he likes the fact that they are using appropriate doors on the North elevation of the home and east elevation of the garage.
- Vice Chairman Carr shared that the design subcommittee met on site and that he would concur that the horizontal panel doors are appropriate. The only difference with the doors is that it will be 1 3/8 rather than 1 3/4 thick.
- Commissioner Armstrong said at the site visit, it seemed appropriate to add a door to the back of the home.

A motion was made by Commissioner Armstrong to approve the application for the doors as submitted because it conforms to the design guidelines. The motion was seconded by Commissioner Chelton. The motion passed 6-0-0.

A motion was made by Commissioner Gray to deny the fence based on the fact that it doesn't meet the UDO. The motion was seconded by Commissioner Rinker. The motion passed 6-0-0.

HDRC Case #24-001L Consideration of a Certificate of Appropriateness for exterior alterations at 337 N Water Street, Lightburne Historic District.

- Commissioner Armstrong asked about the dentil trim above the windows and doors.
- Mr. Personett said that some are just missing.
- Vice Chairman Carr said it is identical to the dentil trim on 460 E Mill and he may have some left over in white oak. Also, the proposed new front door looks appropriate and is a good replacement.
- Vice Chairman Carr asked about the soffits – he assumes that there were box gutters.
- Mr. Personett said there were box gable at one point and is not sure if they are there.
- Vice Chairman Carr said that it is nice that he took this project on. He said he came here in 1980's and this is the first time the brush has been cleared and that he can see the home now.
- Vice Chairman Carr asked if there is a front porch planned for the home. He said that there are posts in the basement and he plans to use those and will come back to HDRC later, he has an architect working on the design.

A motion was made by Commissioner Armstrong to approve the application as presented. The motion was seconded by Commissioner Drottz. The motion passed 5-0-1. Commissioner Gray abstained.

HDRC Case #24-018J Consideration of a Certificate of Appropriateness for an addition on the garage and the home at 430 E Franklin, Jewell Historic District

- Commissioner Gray asked if the staircase to the addition on the garage will be inside.
- Mr. Drottz confirmed if it is inside.
- Commissioner Rinker asked about the salvaged door.
- Mr. Gerhart said that they are moving the existing east elevation door of the home a few feet and will use the existing door.
- Vice Chairman Carr commented that the garage application is comprehensive and it is architecturally a significant improvement.
- Vice Chairman Carr asked for clarification on brand of the windows on the garage and house.
- Mr. Drottz said Andersen windows will be used on the garage.
- Commissioner Gray asked about the doors on the garage.
- Mr. Drottz said the man doors are existing.

A motion was made by Commissioner Rinker to approve the application as presented because it meets the standards and guidelines. The motion was seconded by Commissioner Chelton. The motion passed 5-0-1. Commissioner Drottz abstained.

Other Business

Administrative Approvals since June 18, 2024:

- 337 N Water like in kind gutters, storm windows and window repairs

Miscellaneous matters from the Commission:

- Commissioner Drottz said he wanted to comment on how much he appreciates Ms. Thil and thanked her for her work.
- Commissioner Armstrong said there looks to be activity at the office building at Kansas and Prairie, on the SW corner.

Miscellaneous matters from Staff:

- There might be a public hearing at the August 20 HDRC meeting for the new construction at Kansas & North Water. Please let staff know if anyone is unable to attend that meeting well in advance.

The meeting adjourned at 6:40 pm.

Historic District Review Commission

The City of



HDRC Case No. 24-003L

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 6, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new front porch
Applicant: Ken Personett
Location: 337 N. Water
District: Lightburne Historic District
NRHP Status/category: Contributing
File Date: July 26, 2024

SPECIFIC INFORMATION

SITE HISTORY

This house's debt to Queen Anne style is evident in the complex silhouette and steep valleys of the hip/gable roof. Note the wooden tracery in the apex of the gable ends filled with imbricated shingles; and the projecting bay window and bracketed briel surmounting it in the south east portion of the south façade. Narrow double hung sash windows are framed with decorated entablature surrounds. There is a single stack, straddle ridge chimney at center.

PROPOSAL DESCRIPTION

Using historic photos of the home, the new front porch will be built to emulate the original porch design. The floor is the existing concrete slab. Porch construction including detail work will all be painted wood.

- Roof: 6/12 Pitch with Architectural shingles to match the home
- Columns and Detail Work: See details on the drawings, Exhibit D page 2
- Porch Flooring: Existing Concrete slab, see details on Exhibit D Page 1

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</u> : Porches, porticos, stoops, entryways, loading docks, decks, and exterior stairways shall be of a	Rebuilding the front porch as proposed is appropriate.

scale, design, material, and color that complement the existing façade and its individual elements.

PREVIOUS CASES / ADDITIONAL INFORMATION

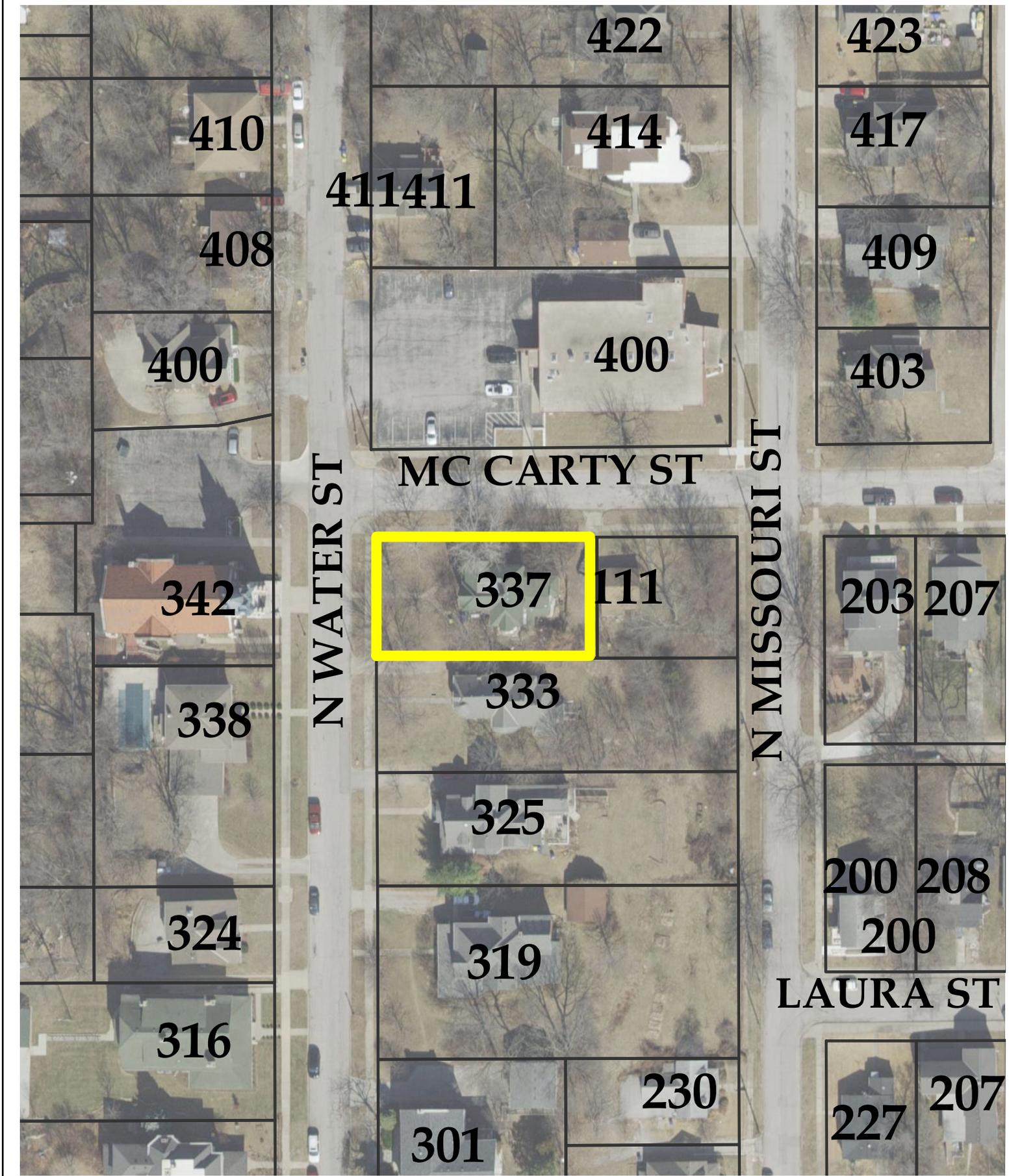
STAFF RECOMMENDATION

The application meets the standards for review or the Historic District Guidelines therefore staff recommends approval of HDRC case #24-003L

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions and Historic Photo of front porch
4. Exhibit D: Drawings





HDRC Case #24-003L
337 N Water



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll II #41		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 337 N. Water Street		1. NO. Roll II #41
2. COUNTY Clay		5. OTHER NAME(S)		
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.				2. COUNTY Clay
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS		16. THEMATIC CATEGORY Architecture		
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri		17. DATE(S) OR PERIOD c. 1900		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 337 N. Water Street
8. DESCRIPTION OF LOCATION		18. STYLE OR DESIGN vernacular		
<div style="border: 1px solid black; padding: 5px; width: 100%;"> </div>		19. ARCHITECT OR ENGINEER unknown		
		20. CONTRACTOR OR BUILDER unknown		
9. COORDINATES UTM LAT _____ LONG _____		21. ORIGINAL USE, IF APPARENT residence		
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()		22. PRESENT USE residence		
11. ON NATIONAL REGISTER? YES () NO (X)		23. OWNERSHIP PUBLIC () PRIVATE (X)		
12. IS IT ELIGIBLE? YES () NO ()		24. OWNER'S NAME AND ADDRESS IF KNOWN John H. and Donna R. Watt 8700 Linda Lane		
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)		25. OPEN TO PUBLIC? YES () NO (X)		
14. DISTRICT POTENTIAL? YES () NO ()		26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.		
15. NAME OF ESTABLISHED DISTRICT		27. OTHER SURVEYS IN WHICH INCLUDED		
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This house's debt to the Queen Anne style is evident in the complex silhouette and steep valleys of the hip/gable roof. Note, too, the wooden tracery in the apex of the gable ends filled with imbricated shingles; and the projecting bay window and bracketed briel surmounting it in the southeast protion of the south facade. Narrow double hung sash windows are enframed with decorated (over)		<div style="border: 2px solid black; padding: 20px; width: 100%; height: 100%;"> <p style="font-size: 24px; margin: 0;">PHOTO MUST BE PROVIDED</p> </div>		
43. HISTORY AND SIGNIFICANCE This house maintains the original flavor of its late nineteenth century Queen Anne detailing and stands as one of the few unaltered houses in the neighborhood from that period.				
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Situating in a corner lot, this house is skirted on the north, east and south by a broad lawn.				
46. SOURCES OF INFORMATION City of Liberty Water Permit #8-0200 October 8, 1910 R.W. Stogdale		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		47. ORGANIZATION Liberty-Community Dev.		
		48. DATE Dec 85		
IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM		49. REVISION DATE(S)		

Exhibit B:
Historic Survey

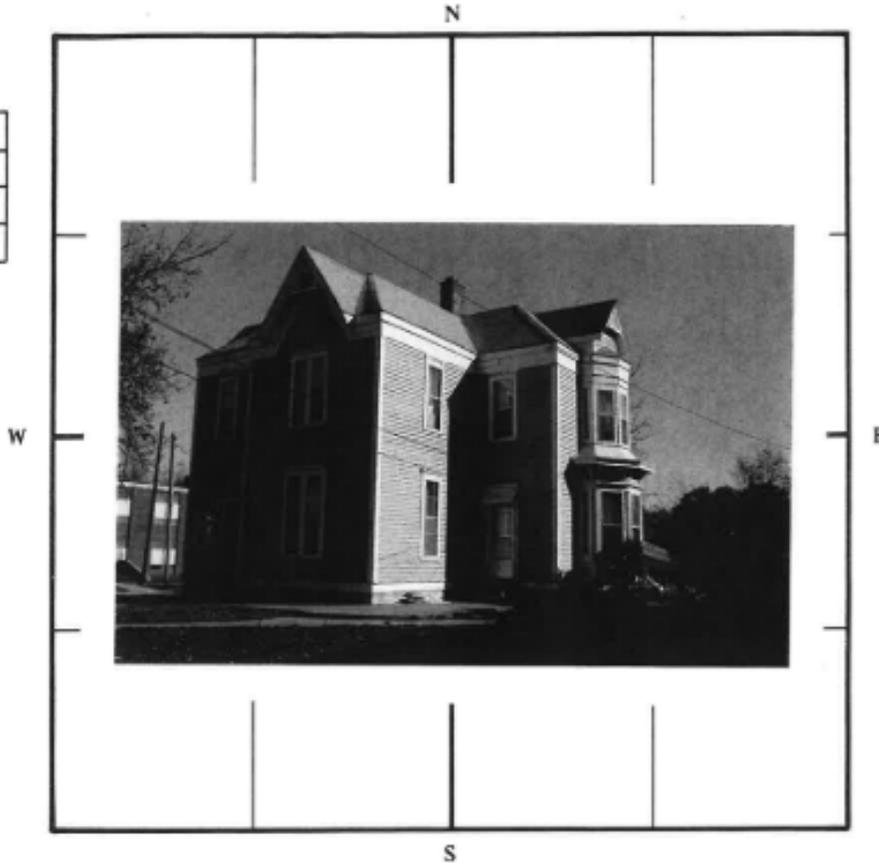
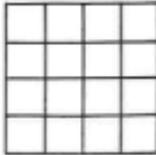
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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 from other side. entablature surrounds. There is a single stack, straddle ridge chimney at center.

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.

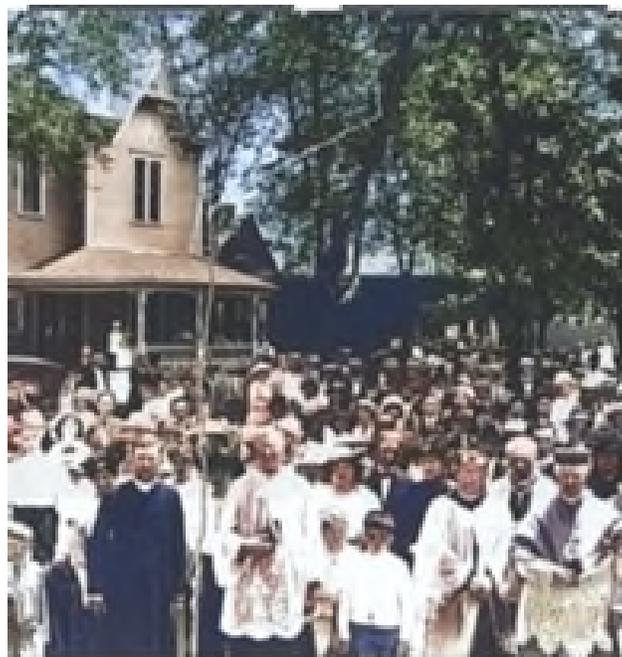
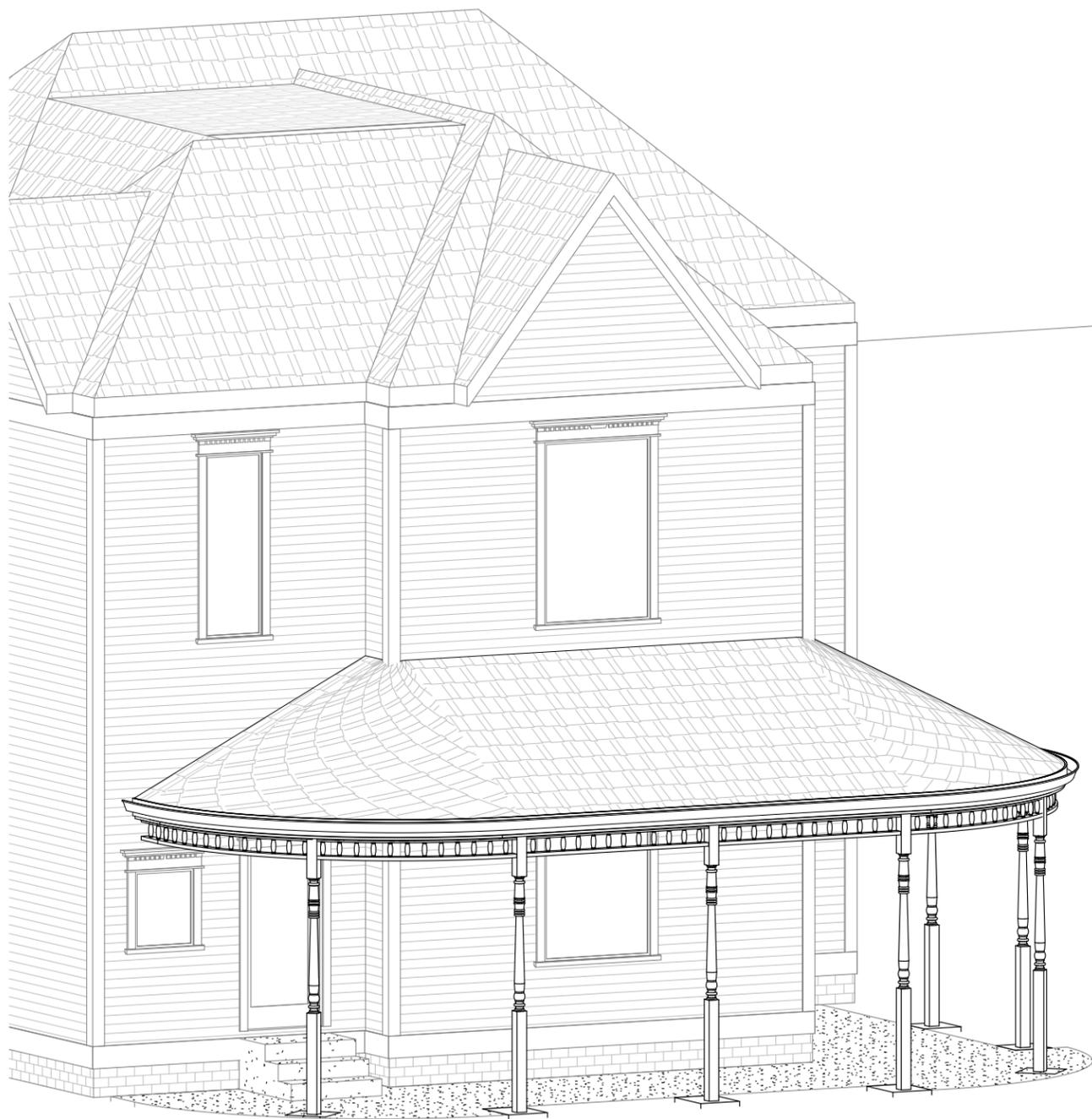
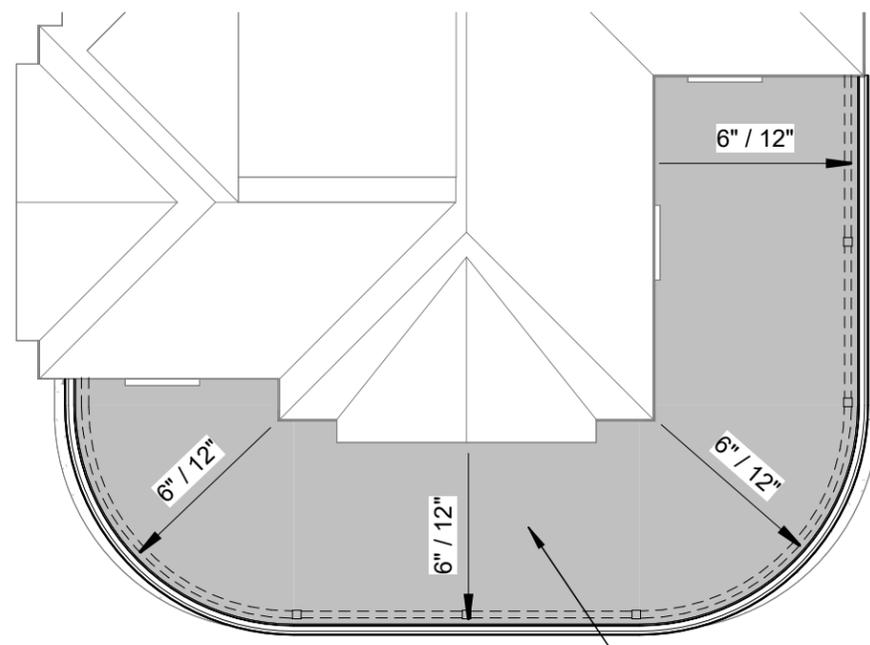


Exhibit C:
Existing Conditions
and Historic Photo

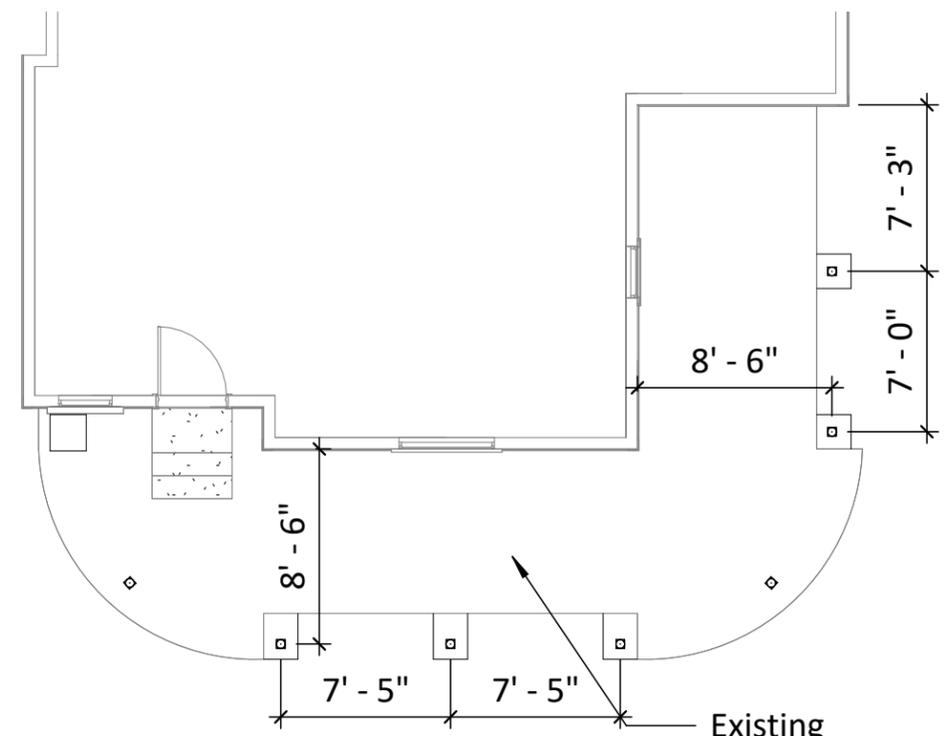


2	{3D} Copy 1
---	-------------



Architectural shingle roof

3	Roof Plan
A5	1/8" = 1'-0"



Existing concrete pad

1	Floor 1
A5	1/8" = 1'-0"



337 N Water
 Liberty, Missouri 64068

Owner: Capstone Homes LLC
 Ken Personett
 1215 Linden Road
 Liberty, Missouri 64068

Aimee D. Gray
 Missouri License #A-2007019924

ISSUE

HDRC Review 26 July 2024

Plans and 3D View

HDRC1



a3g
architects

110 North Main Street
Liberty, Missouri 64068
816.581.6330

337 N Water

Liberty, Missouri 64068

Owner: Capstone Homes LLC

Ken Personett

1215 Linden Road
Liberty, Missouri 64068

Aimee D. Gray
Missouri License #A-2007019924

ISSUE

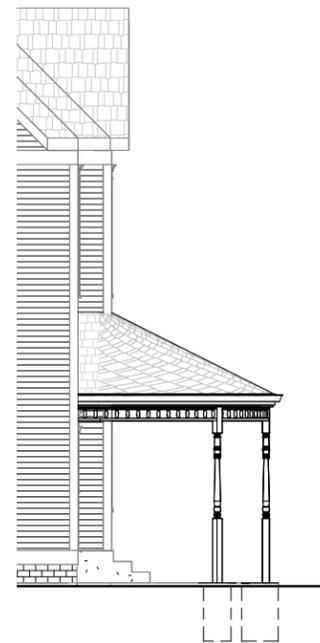
HDRC Review 26 July 2024

Elevations and Column
Detail

HDRC2



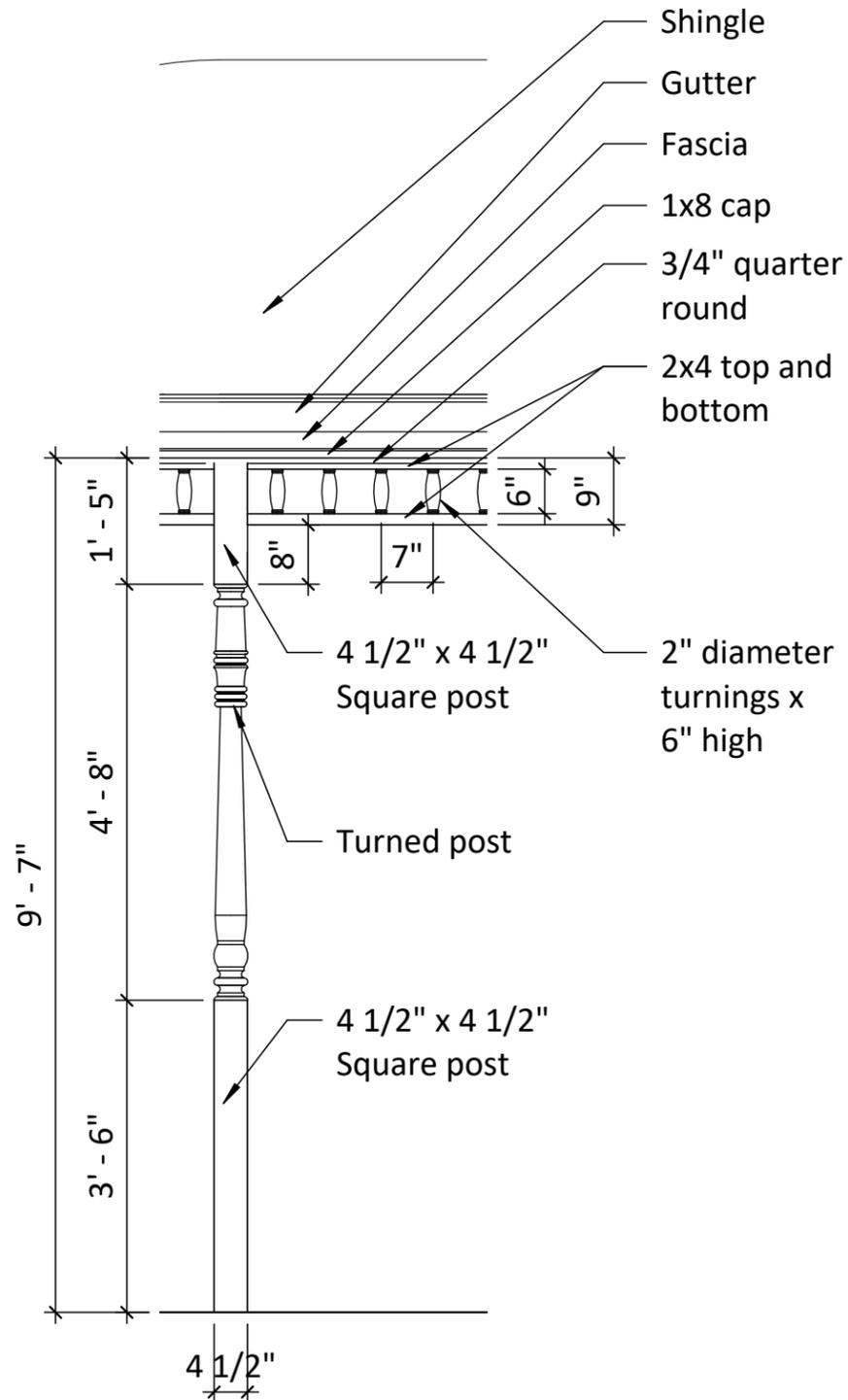
2 South Elevation Porch
A3 1" = 10'-0" 0 2.5' 5' 10'



3 West Elevation Porch
A3 1" = 10'-0" 0 2.5' 5' 10'



1 East Elevation Porch
A3 1" = 10'-0" 0 2.5' 5' 10'



4 Column Detail
1/2" = 1'-0" 0 6" 1' 2'