



**HISTORIC DISTRICT
REVIEW COMMISSION
March 4, 2025 Meeting**

5:30 pm

City Hall

3rd Floor Conference Room



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
March 4, 2025
5:30 pm
at City Hall, 3rd Floor Conference Room

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 January 7, 2025 HDRC meeting
- III. Current Business
 - HDRC Case #25-002J Consideration of a Certificate of Appropriateness for removal of the existing concrete front steps, building two new wood handrails, railings and like in kind replacement of the roof and gutters at 448 E Mississippi, Jewell Historic District.
 - HDRC Case #25-002L Consideration of a Certificate of Appropriateness for alterations to the front porch, building a wood raised deck on the front porch over the existing concrete per SHPO requirements at 337 N. Water Street, Lightburne Historic District.
- IV. Other Business
 - Administrative Approvals:
 - 432 W Franklin Like in kind replacement of the roof, gutters and downspouts
 - Miscellaneous matters from the Commission:
 - Miscellaneous matters from Staff:
- V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
January 7, 2025
5:30 pm
Virtually

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

Present: Paemon Aramjoo, Linda Armstrong, Kathy Chelton, Aimee Gray, Matt Grundy

Absent: John Carr, Vern Drottz, Brett Rinker, Katie Schmidt

Applicant: Ken Personett

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary November 19, 2024: A motion to approve the meeting summary was made by Commissioner Aramjoo. The motion was seconded by Commissioner Chelton. The motion passed 5-0-0

Current Business

HDRC Case #25-001L Consideration of a Certificate of Appropriateness for alterations to the rear porch and building a 3' retaining wall in the rear yard at 337 N. Water Street, Lightburne Historic District.

- Ms. Thill read the staff report and recommended approval of the application. Additional detail on the rail and balustrade was submitted:
 - Top rail and balusters as shown and the bottom rail is a 2x4. The bottom rail is 3-1/2" above floor. Top rail @ 36" above floor/stair tread. Balusters spaced 3-1/2" gap in between.
- Commissioner Gray commented that it all appears to meet code, because this is new the height of the rail is appropriate.
- Commissioner Chelton asked if the railing is only on one side. She thought it would look strange to her if there aren't two.
- The commission would like clarification if the cellar door would be covered with the new design.
- Commissioner Chelton suggested that there should be a short railing on the right side so it looks traditional, five feet seems too wide. A newel post might be helpful.
- Mr. Personett joined the meeting and confirmed that there are railings on both sides of the stairs.
- Commissioner Armstrong commented that having a railing on both sides would be nice.

- Commissioner Chelton asked if the cellar door is new if that should be blocked off.
- Commissioner Gray commented that it should be extended and added that the railing as proposed is appropriate.
- Mr. Personett said that the railing is for aesthetics and not required by code and that anything less than 32 inches off the ground doesn't require a railing.
 - For the ramp, he would have to confirm those details with the building division.
 - If a rail is needed it should match what is existing and required by code. It should be attached post to post so the access door is operable.
- Commissioner Armstrong said the retaining wall seems necessary and appropriate.

A motion was made by Commissioner Aramjoo to approve the application as presented. With the caveat that if a railing is necessary, it will match. The motion was seconded by Commissioner Armstrong. The motion passed 4-0-1. Commissioner Gray recused herself.

Election of Chair and Vice Chair

- Ms. Thill said that Matt Grundy agreed to serve as Chairman, if so desired by the Commission and Paemon Aramjoo and John Carr are both agreeable to serve as Vice Chair.
- Commissioner Aramjoo said he had a good conversation with John Carr about possibly serving as Vice Chair, given his recent health issues and challenges attending meetings.
- Staff said that Carr said he would support a change.

A motion to approve Matt Grundy as Chair of HDRC was made by Commissioner Aramjoo. The motion was seconded by Commissioner Chelton. The motion passed 4-0-1. Grundy abstained.

A motion to approve Paemon Aramjoo as Vice Chair of HDRC was made by Commissioner Gray. The motion was seconded by Commissioner Armstrong. The motion passed 4-0-1. Aramjoo abstained.

Other Business

Miscellaneous matters from the Commission: None

Miscellaneous matters from Staff:

- There will be a Design Sub Committee meeting at 27 S. Jewell on Friday January 24 or Feb 7
- Cathy and Aimee, and Linda are available on 24th at 11 am. Staff will confirm with the homeowner.

The meeting adjourned at 6:10 pm.



HDRC Case No. 25-002J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: March 4, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for front steps, handrails, lattice and like in kind repairs to the front porch

Applicant: James & Katherine Moes

Location: 448 E Mississippi

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: February 22, 2025

SPECIFIC INFORMATION

SITE HISTORY

This house is an example of the shingle style because of the use of wood shingles as wall cladding on the second story and gable ends. The irregular, steeply pitched roof with cross gables, irregular wall surfaces, and bands of windows are typical elaborations of this style. The full-width porch is supported by simple square posts and enclosed by a geometric railing, which does not appear to be original. There is a brick chimney that is offset to the right. First story windows are double-hung, one-over-one, and the second story windows are sash type with diamond shaped panes. There is an addition on the north side and a garage addition on the west.

PROPOSAL DESCRIPTION

- The applicant proposes the following:
- Remove existing non-historic concrete front steps, replace with new wood steps and handrails.
- Replace existing non-historic front porch balustrade with new wood.
- See Drawings and details and existing porch railing details - Exhibit D.

New Front Steps & Handrails:

- Spindle height 23"
- Spindle Width 1.5" x1.5"
- Rails: 2x4 and 1x4 on end + 2x6 flat
- Posts: 6x6
- Post cap: 8x8 and 6x6
- Step width: 72"
- Rise and run 8" and 14"
- Posts and rails- treated lumber

- Spindles and lattice work- cedar

New Front Porch Balustrade Details:

- Spindle height 23”
- Spindle width 1.5” x1.5”
- Rails: 2x4 and 1x4 on end + 2x6 flat
- Gap to deck: 3.5”
- Total height: 36.5”

Other Details:

- Replace fascia - like in kind
- Gutters: Silvic Roofing/ Pieraldo Stradella: 6” aluminum seamless gutters from ABC Supply. Custom made on site with aluminum rolls
- Porch Columns - Replace the middle and right columns with 8x8 treated lumber
- Lattice 2x2 square. Cedar.

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 scale, design, material, and color that complement the existing façade and its individual elements.	Staff Analysis: Replacement of the non-historic existing front steps, handrails and front porch balustrade are appropriate as proposed if the max rise is adjusted to 7 ¾ inches. Like in kind repairs and replacement to the fascia gutters, porch columns and roof are appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

Maximum rise is 7 3/4”

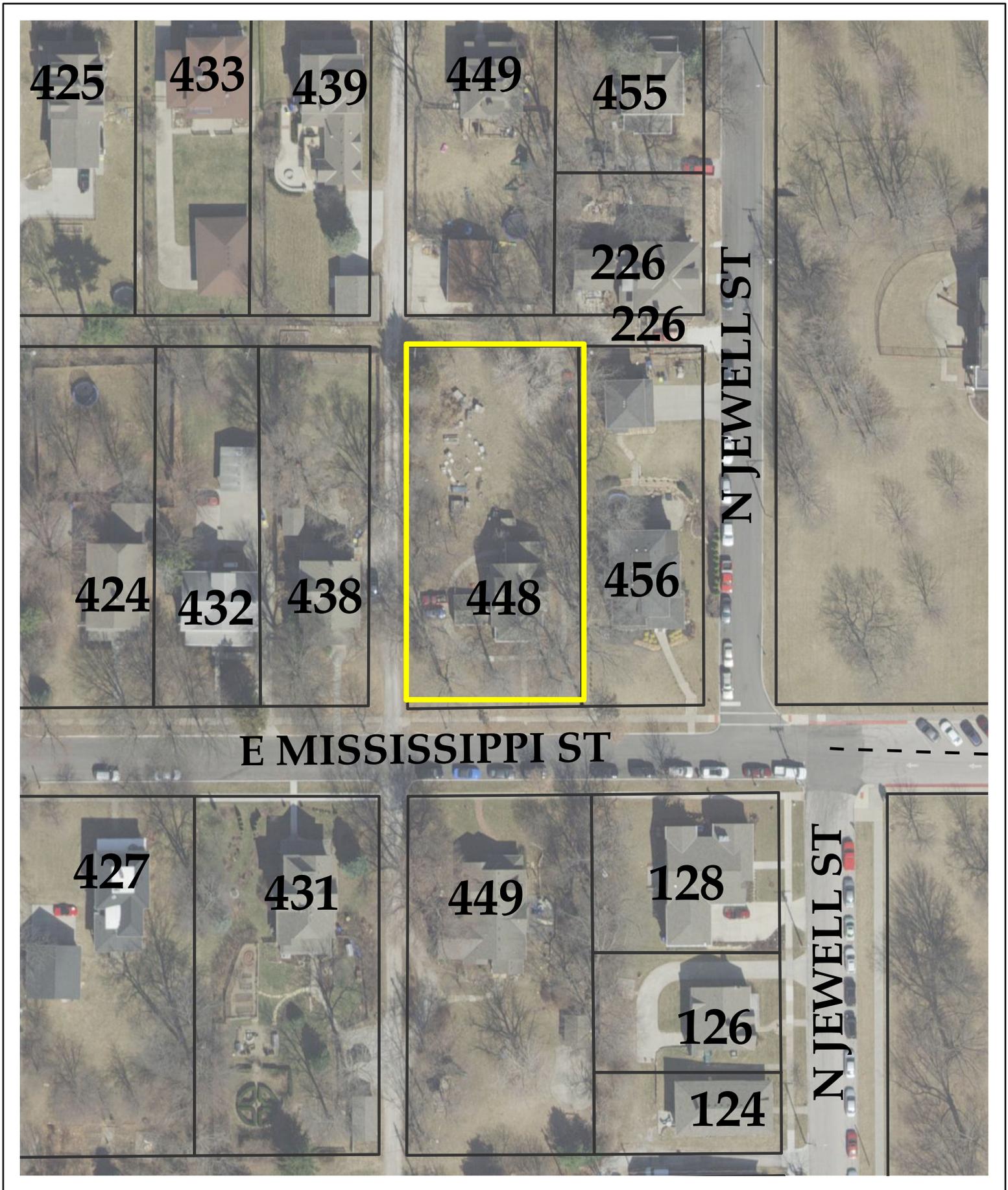
STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines; therefore staff recommends approval of HDRC case #25-002J with the stipulation that the rise is a maximum of 7 3/4”

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photo of existing conditions
4. Exhibit D: Drawings & Details with neighborhood references





HDRC Case #25-002J
448 E Mississippi



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll C #3</p> <p>2. COUNTY Clay</p> <p>LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 448 Mississippi</p> <p>5. OTHER NAME(S)</p>	<p>1. NO. Roll C #3</p> <p>2. COUNTY Clay</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 448 Mississippi</p>
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1906</p>	<p>28. NO. OF STORIES 2 1/2</p> <p>29. BASEMENT? YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL stone</p> <p>31. WALL CONSTRUCTION frame</p> <p>32. ROOF TYPE AND MATERIAL gable/gambrel asphalt shingle</p> <p>33. NO. OF BAYS FRONT 3 SIDE 2</p> <p>34. WALL TREATMENT clapboard/wood shingle</p> <p>35. PLAN SHAPE irregular</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () none</p> <p>37. CONDITION INTERIOR <u>unkwn</u> EXTERIOR <u>good</u></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 30' Mississippi</p>
<p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p>	<p>18. STYLE OR DESIGN vernacular</p> <p>19. ARCHITECT OR ENGINEER unknown</p> <p>20. CONTRACTOR OR BUILDER unknown</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 Jesse F. and Helen C. Flassing Box 45 Leeton, MO 64761</p> <p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.</p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>5. OTHER NAME(S)</p>
<p>8. DESCRIPTION OF LOCATION</p> <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p style="text-align: center;">448</p> <p style="text-align: center;">Mississippi</p> <p style="text-align: right;">Jewell</p> </div>	<p>9. COORDINATES UTM LAT _____ LONG _____</p> <p>10. SITE () BUILDING (X) STRUCTURE () OBJECT ()</p> <p>11. ON NATIONAL REGISTER? YES () NO (X)</p> <p>ART OF ESTAB. YES () HIST. DISTRICT? NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>14. DISTRICT POTENTIAL? YES () NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>6. TOWNSHIP</p> <p>RANGE</p> <p>SECTION</p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES This vernacular structure has an open porch at its south or main elevation. Steep gable, south elevation and gambrel, east elevation, contain wood shingles. Fenestration double-hung, sash-type with diamond shaped panes. Lean-to addition, north end. Brick chimney, offset right.</p>		<p>PHOTO MUST BE PROVIDED</p>
<p>43. HISTORY AND SIGNIFICANCE This residence is made of readily available materials and has a similar floor plan, elevation and scale to neighboring structures.</p>		
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Cement drive, west, leading to a one bay garage. In addition, alley to west. Located in a neighborhood consisting of late 19th and early 20th century housing stock.</p>		
<p>SOURCES OF INFORMATION Water permit # 7-1330 8/30/06 J.F. Flassing.</p>		<p>46. PREPARED BY C. Millstein/P. Glenn</p> <p>47. ORGANIZATION Liberty-Community Dev.</p> <p>48. DATE SPR. 86</p> <p>49. REVISION DATE(S)</p>
<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4096</p> <p>IF ADDITIONAL SPACE IS NEEDED, ATTACH SEPARATE SHEET(S) TO THIS FORM</p>		



James Moes
448 E Mississippi St
Liberty, MO 64068
(206) 817-4398

Porch repair and new front steps and new lattice work.



James Moes
448 E Mississippi St
Liberty, MO 64068
(206) 817-4398

New front steps reference and details.

Spindle height: 23"
Spindle width: 1.5" x 1.5"
Rails: 2x4 and 1x4 on end + 2x6 flat

Posts: 6x6
Post cap: 8x8 + 6x6

Steps width - 72"
Rise and run - 8", 14"

*Posts and rails - Treated lumber
Spindles and lattice work - cedar*

New porch details

Spindle height: 23"
Spindle width: 1.5" x 1.5"
Rails: 2x4 and 1/4 on end + 2x6 flat

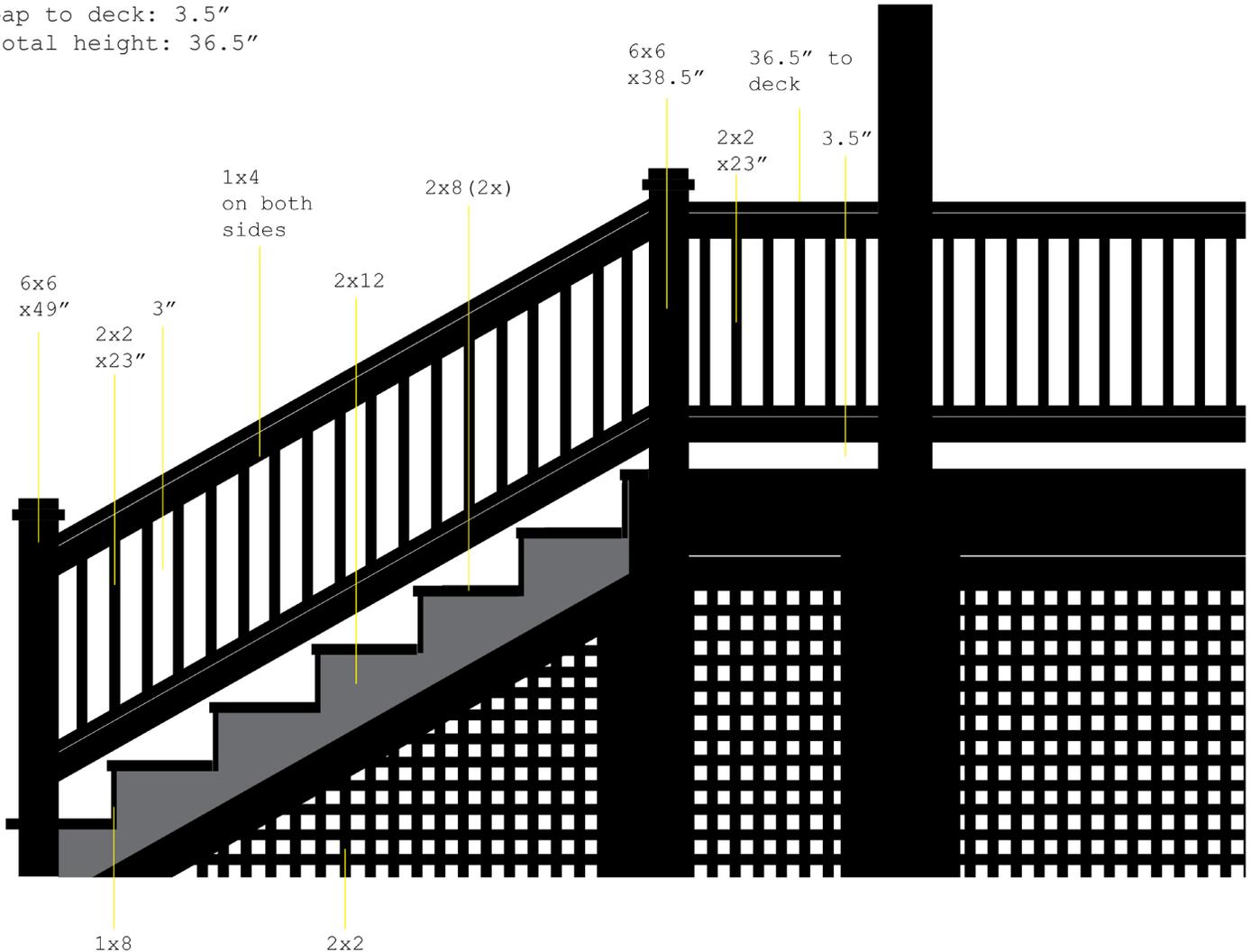
Gap to deck: 3.5"
Total height: 36.5"

Old porch railing details

Spindle height: 25.5"
Spindle width: 1.25" x 1.25"
Rails: 2x4

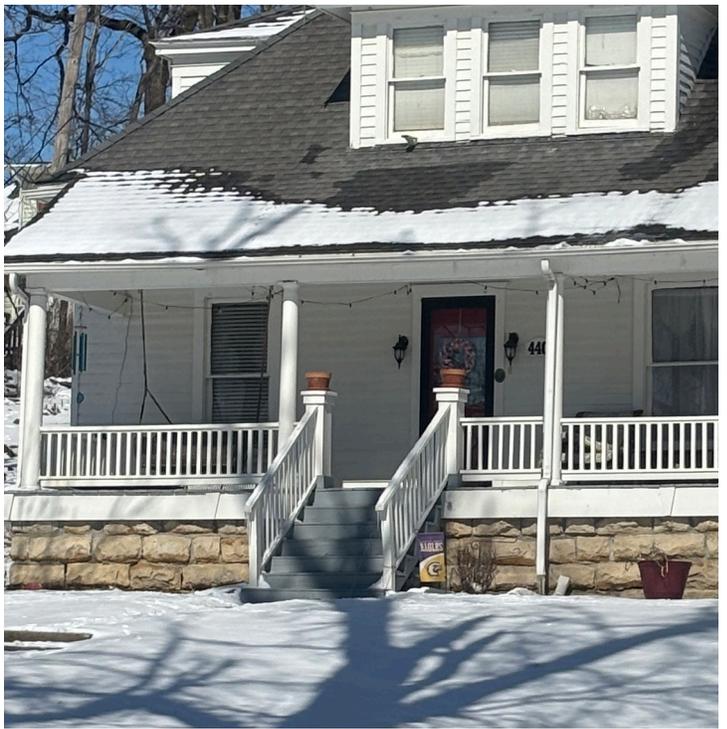
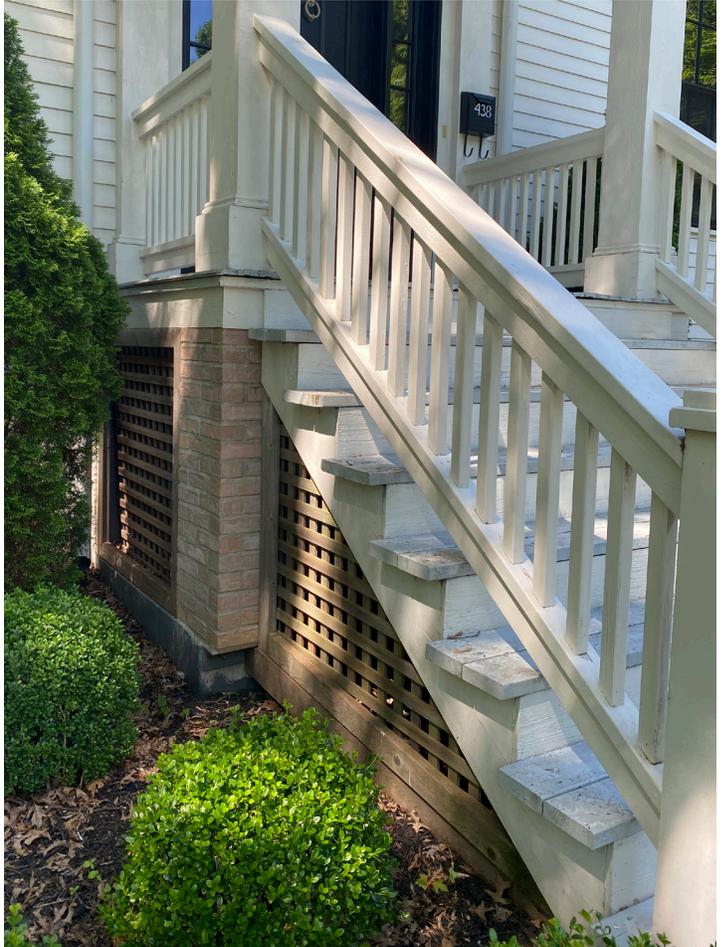
Gap to deck: 2"
Total height: 34"

Post at top of stairs: 4x4



James Moes
448 E Mississippi St
Liberty, MO 64068
(206) 817-4398

Neighborhood references



James Moes
448 E Mississippi St
Liberty, MO 64068
(206) 817-4398

Other Details

- Fascia replaced like with like.
- Gutters: Silvic Roofing / PIERALDO Stradella: "6" aluminum seamless gutters from ABC Supply. We buy the aluminum rolls from there and we make them on site." application still coming.
- Porch columns (middle and right): replaced with 8x8 treated lumber
- Lattice: 2x2" square



Historic District Review Commission

The City of



HDRC Case No. 25-002L

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: March 4, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for alterations to the front porch, per SHPO requirements. Adding wood decking on the front porch.

Applicant: Ken Personett

Location: 337 N. Water

District: Lightburne Historic District

NRHP Status/category: Contributing

File Date: February 24, 2025

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.

PROJECT DESCRIPTION & MATERIALS

The State Historic Preservation Office is requiring that a raised wood decking be placed approximately 12” over the existing concrete front porch to be level with the sill plate of the house and front door. The applicant will remove the existing front steps.
Materials: Treated wood frame 5/4” x6” treated wood decking

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
<p>8. Porches: 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.</p>	<p>Rebuilding the front porch as proposed is appropriate.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

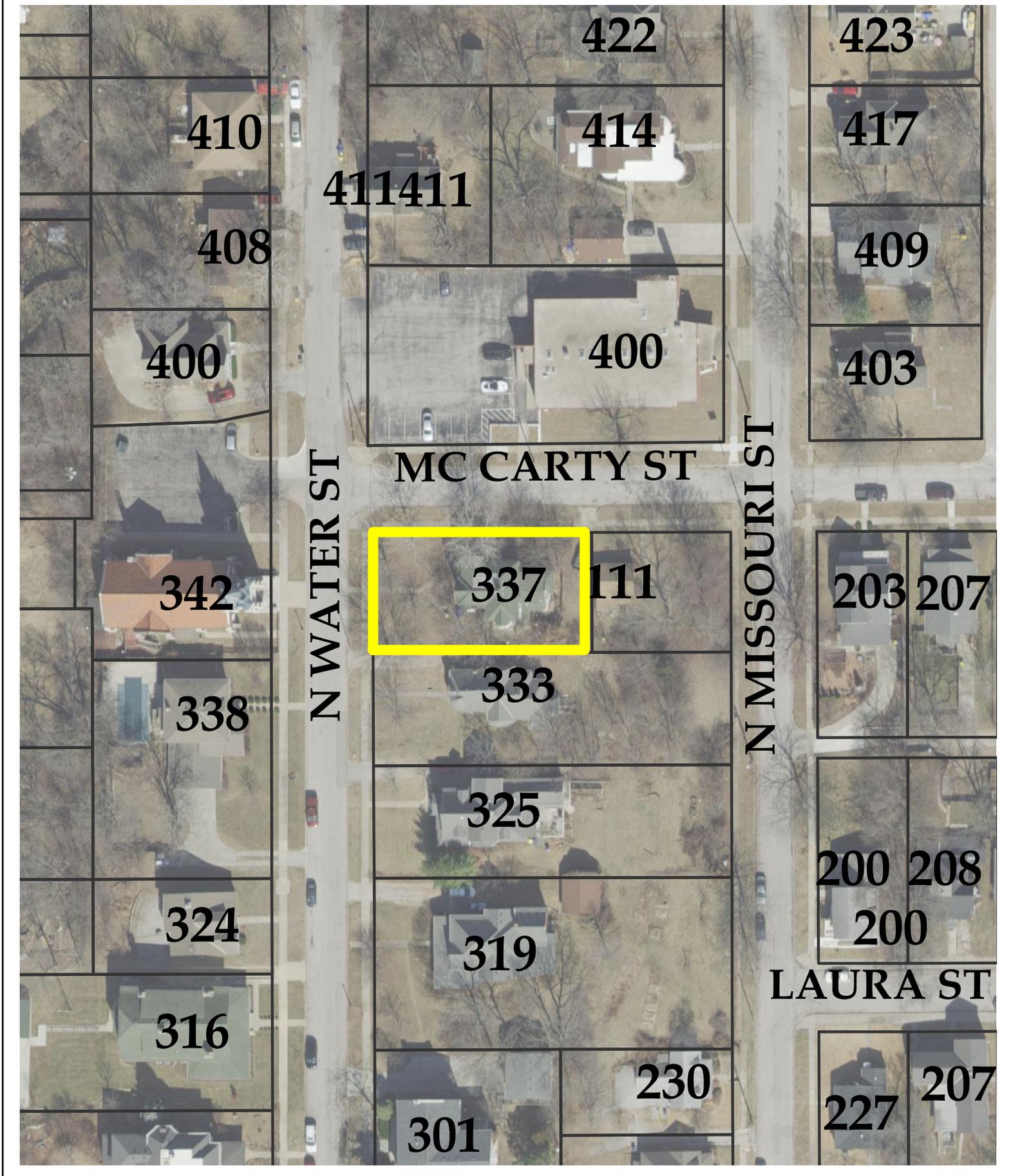
STAFF RECOMMENDATION

The application meets the standards for review or the Historic District Guidelines therefore staff recommends approval of HDRC case #25-002L

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photo & materials





HDRC Case #25-002L
337 N Water



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll II #41 COUNTY Clay 2. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 337 N. Water Street 5. OTHER NAME(S)	
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS 7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri 8. DESCRIPTION OF LOCATION <div style="border: 1px solid black; padding: 5px; margin: 5px;"> <p style="text-align: center;">N. WATER ST.</p> <p style="text-align: center;">M^c CARTHY ST.</p> <p style="text-align: center; font-size: 2em;">337</p> </div> 9. COORDINATES UTM LAT _____ LONG _____	16. THEMATIC CATEGORY Architecture 17. DATE(S) OR PERIOD c. 1900 18. STYLE OR DESIGN vernacular 19. ARCHITECT OR ENGINEER unknown 20. CONTRACTOR OR BUILDER unknown 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC() PRIVATE(x) 24. OWNER'S NAME AND ADDRESS IF KNOWN John H. and Donna R. Watt 8700 Linda Lane 25. OPEN TO PUBLIC? YES() NO(x)	28. NO. OF STORIES 2½ 29. BASEMENT? YES(x) full NO() 30. FOUNDATION MATERIAL cement 31. WALL CONSTRUCTION masonry 32. ROOF TYPE AND MATERIAL hip-asphalt shingle 33. NO. OF BAYS FRONT 2 SIDE 4 34. WALL TREATMENT wood clapboard 35. PLAN SHAPE irregular 36. CHANGES (EXPLAIN IN NO. 42) ADDITION() ALTERED() MOVED() 37. CONDITION INTERIOR unknown EXTERIOR fair 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 40' from N. Water St.

1. NO. Roll II #41

2. COUNTY Clay

4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 337 N. Water Street

5. OTHER NAME(S)

6. TOWNSHIP

RANGE

SECTION

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)

PHOTO
MUST

BE
PROVIDED

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
 Situated in a corner lot, this house is skirted on the north, east and south by a broad lawn.

45. SOURCES OF INFORMATION City of Liberty Water Permit #8-0200 October 8, 1910 R.W. Stogdale	46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev. 48. DATE Dec 85 49. REVISION DATE(S)
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RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION
 P.O. BOX 176
 JEFFERSON CITY, MISSOURI 65102

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

Exhibit B:
Historic Survey

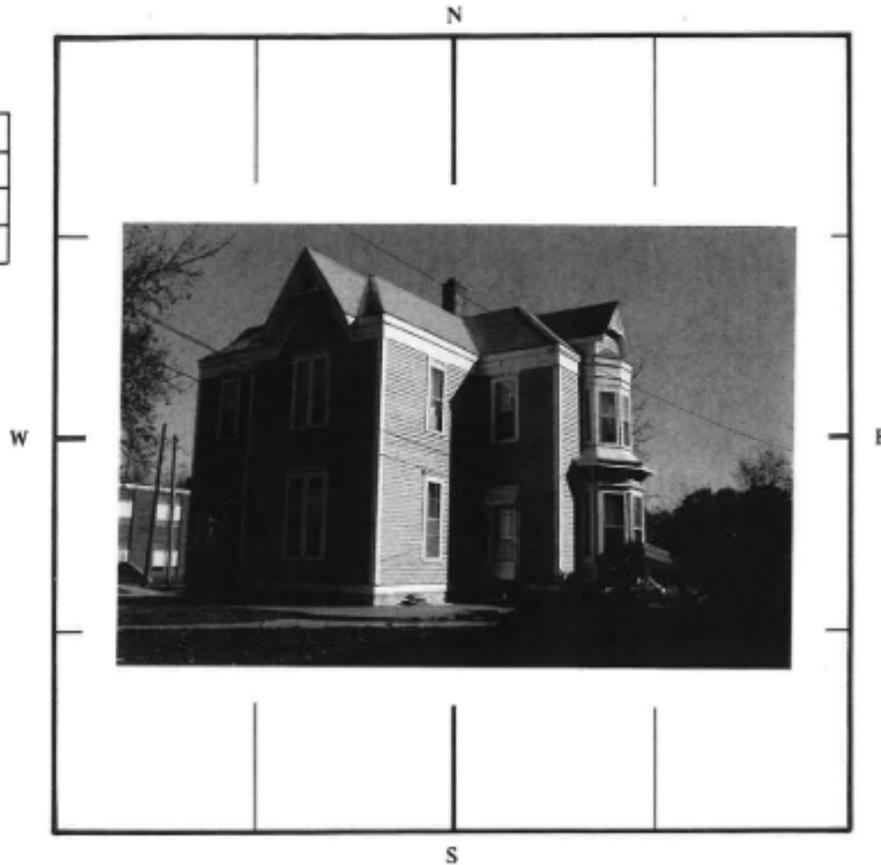
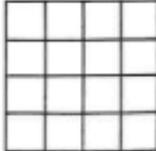
Sketch map of location

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.

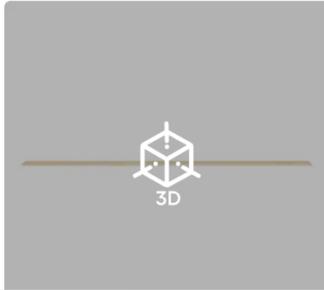


Notes: #42 from other side. entablature surrounds. There is a single stack, straddle ridge chimney at center.

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.

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