



**HISTORIC DISTRICT  
REVIEW COMMISSION MEETING  
April 1, 2025**

**5:30 pm**

**City Hall**

**Council Chambers**



**HISTORIC DISTRICT REVIEW COMMISSION  
Meeting Agenda  
April 1, 2025  
5:30 pm 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 March 18, 2025 HDRC meeting
- III. Current Business
  - HDRC Case #25-002LS Consideration of a Certificate of Appropriateness for a sidewalk patio platform at 10 W Kansas, Liberty Square Historic District.
- IV. Other Business
  - Administrative Approvals:
    - 430 E Franklin Driveway and parking pad
  - Miscellaneous matters from the Commission:
  - Miscellaneous matters from Staff:
- V. Adjournment



**HISTORIC DISTRICT REVIEW COMMISSION  
Meeting Summary  
March 18, 2025  
5:30 pm City Hall, Council Chambers**

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

Applicants present: Mr. Benn Garrett, 418 E Mississippi, Mr. Ken Personett representing 430 E Franklin

A motion was made by Vice Chairman Aramjoo to approve the meeting summary from March 4, 2025 as corrected. The motion was seconded by Commissioner Carr. The motion passed 7-0-0.

**HDRC Case #25-003J Consideration of a Certificate of Appropriateness for a six-foot privacy fence in the west side yard and in the east rear yard at 418 E Mississippi, Jewell Historic District.**

- Ms. Thill read the staff report and recommended approval with the stipulation that the west side yard fence be moved back (North) past the side entrance to the rear so as not to block the architectural features of the home. It was clarified that on the site plan provided by the applicant that west and east were noted incorrectly.
- Mr. Bennett said he wants the fence to protect the west side door access. He feels that "objectionable view" as stated in the design guidelines is subjective and there isn't a definition in the code. You can still see the stone porch and the side of the home.
- Commissioner Carr commented that the previously approved front retaining wall looks great. Regarding this application, Commissioner Carr said he would prefer to see a shorter or picket style fence. He asked Staff what the architectural details that are hidden related to the west side yard fence. Ms. Thill said that a six-foot privacy fence in the side yard would screen architectural features of the home including the side entry door and the windows, and therefore it would not be appropriate. Ms. Sharp reiterated that privacy fences should be only in the rear yard.
- Commissioner Carr commented that he agrees that the objectionable view is subjective and there are two 6' fences across the street.

- Ms. Thill responded to a question as to when the neighbor's existing privacy fences were approved, clarifying that they were administrative approvals done by previous staff at least 8 years ago. Ms. Sharp said that a misinterpretation of the code done that long ago does not apply to how this body decides the appropriateness of this fence.
- Mr. Bennett commented that there are many examples of privacy fences in the Historic District.
- Chairman Grundy commented that if the fence is positioned in front of the west side door then a shorter picket style fence would be a more appropriate style, adding that a six-foot stockade fence would not be appropriate.
- Ms. Sharp commented that there is a fence code for the entire city and another for the historic district. If not visible from the street, a privacy fence may be allowed in the rear yard to screen an objectionable view.
- Commissioner Rinker said what would be an objectionable view is adding a privacy fence to this yard. He will not support this application for that reason and because he doesn't feel it is an objectionable view, adding that the most objectionable view he has is the six-foot privacy fence.
- Ms. Sharp read the part of the code related to privacy fences and commented that not having an objectionable view definition is a bit subjective, but requiring it in the rear yard is not. As long as the fence is in the backyard, staff is recommending approval.
- Commissioner Carr said there are two options to solve the problem, that he could move the fence back or do a shorter picket style to the West.
- Mr. Garrett asked what the appeal's process looks like. Ms. Sharp said that an appeal would be sent to the Board of Zoning Adjustments. She will send him information on the process.
- Chairman Grundy commented that the UDO is pretty clear.

**Commissioner Rinker made a motion to deny the application because it doesn't meet the UDO and Design Guidelines. The motion was seconded by Commissioner Gray. The motion passed. 7-0-0.**

- Mr. Garrett asked if he changed it to move the fence behind the side door, could he do that without coming back through to the Commission.
- Ms. Sharp said the picket fence in the side yard would be allowed, and moving the fence back to the rear would allow them to have privacy in the back.
- Mr. Garrett commented that he was not anticipating the tone of the meeting. He said he will reevaluate.
- Ms. Sharp clarified that the appeal of a denial by HDRC must be done within 30 days then reviewed by BZA.

**HDRC Case #25-001LA Consideration of a Certificate of Appropriateness for alterations to the front porch, window replacement, alterations to the garage and like in kind repairs at 316 E Franklin, Local Landmark**

- Ms. Thill read the staff report and recommended approval.

- Commissioner Gray said that 15-inch columns could be a little heavy. Maybe 11 or 12 inches wide might look more appropriate to match the lower columns.
- Commissioner Carr said he doesn't have a problem with the proposed size, but they need to be proportionally appropriate.
- Commissioner Rinker asked if that is typical for the windows to be a combination of 6/6 and 2/2. Commissioner Carr said he doesn't find that unusual.
- Commissioner Carr asked for clarification on the Andersen 400 windows he is proposing, specifically if the muntins are simulated divided lite showing a putty line and if the grid is inside the glass. Mr. Personett said that he would have to double check, but he thinks the grids are inside the glass. Commissioner Carr said he thought they would like to match the profile of the original window. Simulated divided lite will be preferred.
- Commissioner Carr asked about the doors on the home and specifically if the north first floor door was going to be replaced or repaired as it appeared the vertical muntin was missing. Mr. Personett said that they are all in good condition and he doesn't plan to replace any doors at this time.

**Vice Chairman Aramjoo made a motion to approve the application with the stipulation that the upper floor porch posts are proportionate to the lower posts and that the windows have exterior divided lites. The motion was seconded by Commissioner Chelton. The motion passed 8-0-0.**

## **Other Business**

### **Administrative Approvals:**

- 459 E Franklin Like in kind roof replacement
- 430 E Franklin Like in kind fence and sidewalks
- 471 E Kansas Like in kind roof and gutters

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

- Commissioner Carr complimented Mr. Personett on the new front porch at 337 N. Water Street.
- Commissioner Drottz said Kyle at Countryside Gutters works on half round gutters.
- Commissioner Carr asked about the windows at 120 S Terrace and what was approved by the commission. He commented that they were casement windows and they are mull double hung. Staff will look into this.

The meeting adjourned at 6:38 pm.



**Historic District Review Commission**

**HDRC Case No. 25-002LS**

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

**HDRC Meeting Date: April 1, 2025**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for exterior alterations

Applicant: Tawni Jedwski, Lemonality

Location: 10 W. Kansas

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: March 21, 2025

**SPECIFIC INFORMATION**

**SITE HISTORY**

- Built in 1944, this building faces south on West Kansas. The simple single-story brick building has been altered by the addition of brick and lap siding to the storefront. The building had a single narrow rectangular window that oriented horizontally.

**PROPOSAL DESCRIPTION**

- The applicant is proposing to build a composite 6'x 15' deck patio platform on the sidewalk in front of her business at 10 W. Kansas. The platform will be anchored into the sidewalk and will have a 36" black metal railing to meet code. See Exhibits C & D for drawing, details and materials list.

**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>8. UDO Design Principle:</b> Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material and color that complement the existing façade and its individual elements. Loading docks and service	The proposed patio design and material are in keeping with the overall architecture and character of the environment.

entrances shall be located inconspicuously and should be considered a part of a building's overall design scheme.

## PREVIOUS CASES / ADDITIONAL INFORMATION

The site plan has been reviewed and approved with conditions by Public Works and Planning.

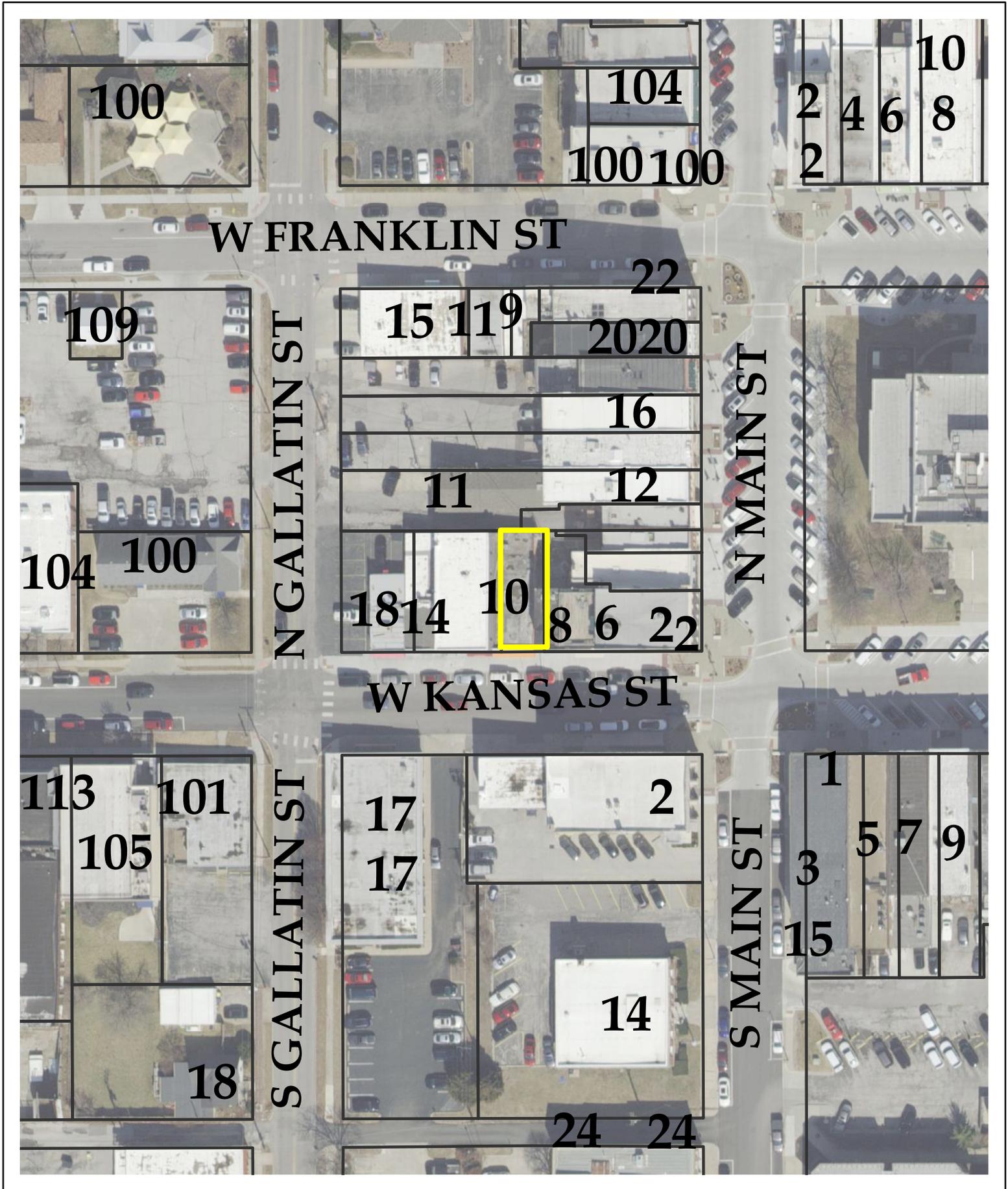
## STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefor staff recommends approval of HDRC case # 25-002LS.

## ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Drawings & Details
4. Exhibit D: Materials





**HDRC Case #25-002LS**  
**10 W Kansas**

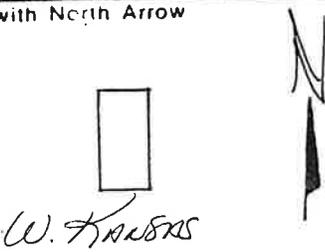


EXHIBIT A:  
VICINITY MAP

# HISTORIC INVENTORY

10 W. Kansas

1. No. 6-0	4. Present Name(s) Long's Family Restaurant
2. County Clay	5. Other Name(s)
Location of Negatives Liberty Community Development	

3. Specific Location  10 West Kansas	16. Thematic Category	28. No. of Stories 1
	17. Date(s) or Period 1944	29. Basement? Yes: No: <input checked="" type="checkbox"/>
7. City or Town If Rural, Township & Vicinity Liberty, Missouri	18. Style or Design	30. Foundation Material concrete
	19. Architect or Engineer	31. Wall Construction masonry
3. Site Plan with North Arrow  	20. Contractor or Builder	32. Roof Type & Material flat; tar & gravel
	21. Original Use, if apparent commercial	33. No. of Bays Front Side
Negative No. 1-11	22. Present Use commercial	34. Wall Treatment brick
	23. Ownership Public: Private: <input checked="" type="checkbox"/>	35. Plan Shape rectangular
0. Site: Building: <input checked="" type="checkbox"/> Structure: Object: <input type="checkbox"/>	24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition: Altered: Moved:
	25. Open to Public? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	37. Condition Interior: Exterior: good
1. National Register? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	26. Local Contact Person or Organization Liberty Mo, Community Devel.	38. Preservation Underway? Yes: No: <input checked="" type="checkbox"/>
2. Part of Estab. Yes: <input type="checkbox"/> Hist. Dist.? No: <input checked="" type="checkbox"/>	27. Other Surveys in Which Included	39. Endangered? By What? Yes: No: <input checked="" type="checkbox"/>
5. Name of Established District		40. Visible from Public Road? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
		41. Distance from and Frontage on Road approx 12' on W. Kansas

2. Further Description of Important Features This building faces south onto West Kansas. The simple, single story brick building has been altered by the addition of brick to the storefront area. The building presently contains a single narrow rectangular window which is oriented horizontally and which fenestrates the center of the building. The parapet wall does contain some decorative brickwork although the signage obscures much of it.

3. History and Significance The early tenants of this building have not been identified. It housed a medical clinic in 1972.

4. Description of Environment and Outbuildings Commercial buildings are north, south, east and west of this structure.

5. Sources of Information Building permit, issued June 4, 1944.	46. Prepared by PILAND/UGUCCIONI
	47. Organization Liberty, Comm. Dev.
	48. Date 4/85
	49. Revision Date(s) EXHIBIT B: Historic Survey

1 No.  
2 County CLAY  
4 Present Name(s)  
Other Name(s)

# HISTORIC INVENTORY

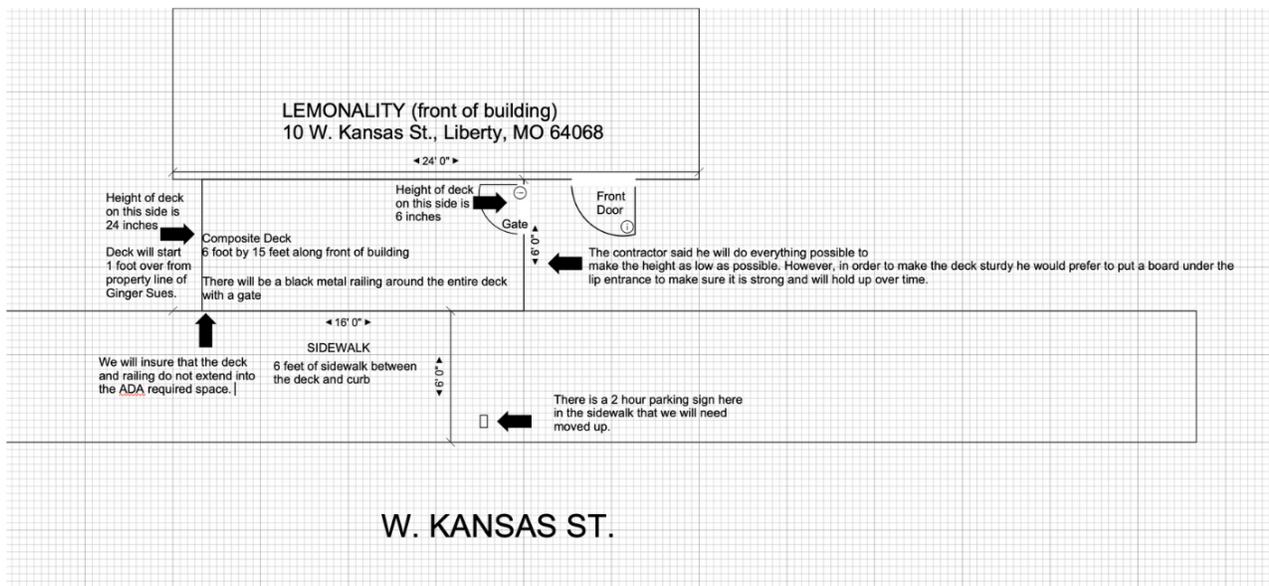
ADDRESS: 10 West Kansas  
Liberty, MO





## Mock-up of Patio/deck platform

## Scaled drawing





Railing for patio/deck platform: FE26 Steel Fabricated in Gloss Black- 36" inch in height



Decking will be a black composite decking to match the building as best as possible.

The front of the structure will also use this so that it is uniform and fully enclosed.