



**HISTORIC DISTRICT
REVIEW COMMISSION
Meeting**

**May 21, 2024
5:30 pm
City Council Chambers
2nd Floor of City Hall**



**HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
May 21, 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 May 7, 2024 HDRC meeting

III. Current Business

HDRC Case # 24-013J Consideration of a Certificate of Appropriateness for new handrails to the front porch at 424 E. Mississippi, Jewell Historic District

IV. Administrative Approvals since May 7, 2024:

V. Other Business

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
May 7, 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: John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Absent: Paemon Aramjoo, Linda Armstrong

Guests: Karen O'Dell & Paul Gerheart

Staff Present: Jeanine Thill, Community Development Manager

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

Current Business:

Update from the owner of 430 E Franklin, after the recent fire.

- Ms. O'Dell introduced herself and her husband, Paul. She has owned 430 E Franklin since 2021. She is a 2002 Liberty HS Graduate and her family has been in Liberty for six generations. Her grandmother was one of the first women that went to Wm Jewell, so she loves the history and would love to preserve this home. The fire that happened a few weeks ago was caused by a lightening strike.
- Since she bought the home she had done interior and exterior renovations and used the 353 program. They are now trying to understand from the insurance adjuster how much insurance will help. They want to do their best to rebuild. Her biggest worry is mold, toxins and the cost. They plan to submit some plans in the coming months. Paul explained that his background is in electrical engineering. There have been a number of additions and several roofs. The interior is burnt badly and the exterior appears to be in pretty good shape. They are trying to save what they can. She said the community has been very kind and helpful. Chris Ridihalgh stopped by to volunteer to do the landscaping for the next six months.
- Commissioner Gray commented that Commissioner Aramjoo may have some good advice on dealing with the insurance, as there was a fire at his historic home several years ago.
- Vice Chairman Carr commented that Commissioner Aramjoo's home was deemed dangerous by the Chief Building Official and that he was tapped out on insurance so they demolished that home.
- Ms. O'Dell said they have American Modern for their insurance company and they have shown kindness and compassion. It feels like they are in good hands. Ms. O'Dell commented that the craftsmanship is incredible, there isn't as much damage as they anticipated.

Approval of Meeting Summary March 19, 2024: A motion to approve the meeting summary, as corrected was made by Commissioner Chelton. The motion was seconded by Commissioner Rinker. The motion passed 6-0-1.

HDRC Case # 24-008LS Consideration of a Certificate of Appropriateness for side porch alterations at 117 N. Water, Liberty Square Historic District

- Staff read the staff report and recommended approval.
- Vice Chairman Carr said the proposed product for the porch flooring looks like a good product and is a good choice for a porch floor.
- Mr. Drottz said it is a fairly new product, the manufacturer doesn't recommend paint. It only comes in two colors. Mr. Drottz said that the treads will be squared off pieces.

A motion was made by Commissioner Gray to approve the application because it complies with the UDO. The motion was seconded by Vice Chairman Carr. The motion passed 6-0-1. Commissioner Drottz abstained.

Garage Work Session

- Mr. Drottz said he owns the house at 116 N Missouri, which has a very tiny lot, but they would like to build a garage. He is planning to apply for a variance but would like feedback from HDRC on the attached vs. detached garage options. If it is detached, then he could meet the setbacks. He came here to see what the Commission prefers. He would be too close to the rear yard setback of 20 feet if it was an attached garage. For a detached garage there would be a 5 ft setback from the rear property line.
- The consensus of the Commission was that the detached garage would look better and it would preserve more yard. With everything so tight it would be nice to have some usable space. The attached garage is a safer option.
- Vice Chairman Carr said that the garage could work aesthetically. The next step would be to create drawings that show that this is not detracting from the architectural details of the home.

Other Business

Administrative Approvals since the March 19, 2024 meeting:

- 315 W Franklin Like in kind roof and gutters

Miscellaneous matters from the Commission:

- Commissioner Drottz said he went to the KC Commission and it was during the day, an applicant must be present or on zoom and you have to be sworn in. They had a four-hour meeting so he got to see how they operate as a Commission. He encouraged others to view or attend their meetings.

Miscellaneous matters from Staff:

411 Miller - Staff asked for the Commissioners availability for a Design Sub Committee.
425 E Franklin- Front Porch Application will be coming through to HDRC for consideration soon.

The meeting adjourned at 6:22 pm.

The City of



Historic District Review Commission

HDRC Case No. 24-013J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 21, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for two handrails to the front porch
Applicant: Kate Rettig
Location: 424 E. Mississippi
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: May 10, 2024

SPECIFIC INFORMATION

SITE HISTORY

This 1909 Shirtwaist home with an open porch is supported by classically inspired columns below a wooden entablature. Projecting bay, first floor, west end. Fenestration is double-hung, sash-type with simple wooden surrounds. Brick chimney, offset right.

PROPOSAL DESCRIPTION

The applicant proposes the following for the handrails:

- Install two wood handrails on both sides of the front steps
- Overall height 36"
- Baluster 1 ½" x 1 ½"
- Top & Bottom Rails 2x4
- Moulding 1x1
- Newell Post & Aluminum Cap 4x4

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 and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements.	The proposed wood handrails to the front porch are compatible with the style of the house and will complement the materials and design of the main structure.

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case #24-013J

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions and drawing of the proposed hand rails





HDRC Case #24-013J
424 E. Mississippi



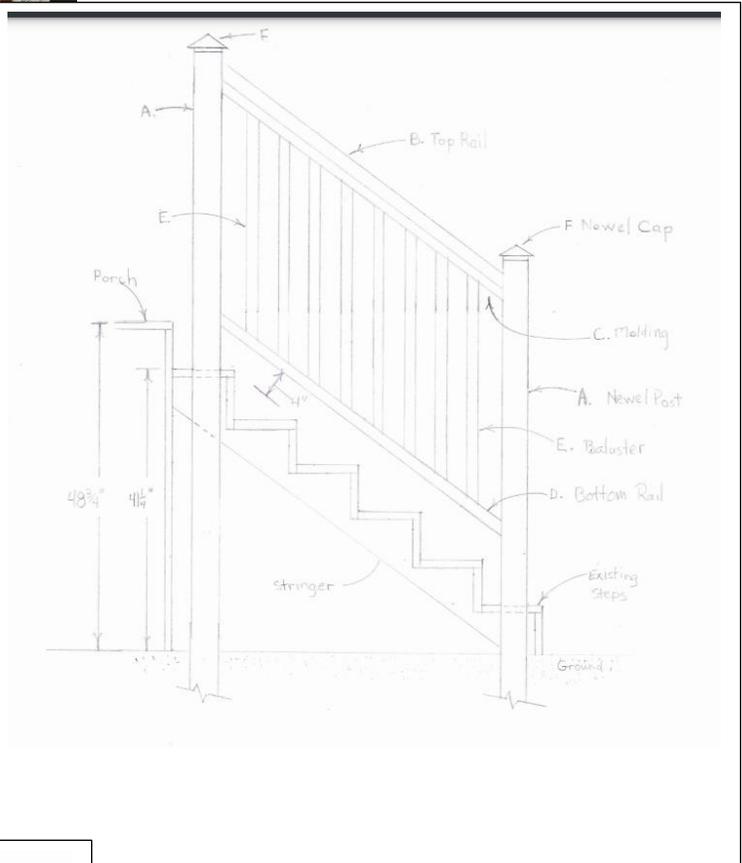
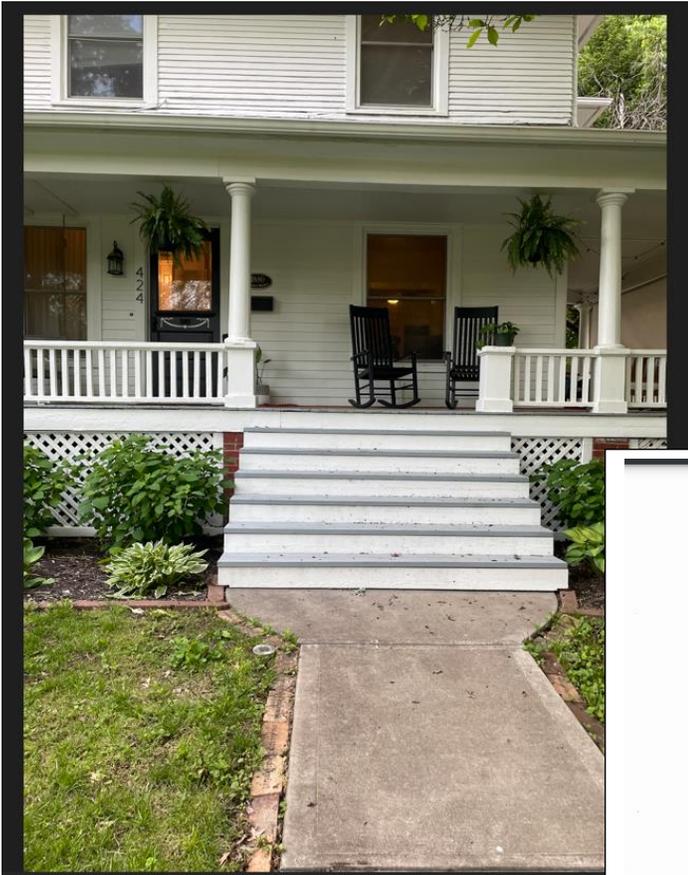
EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. Roll C #9</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) 424 Mississippi</p> <p>5. OTHER NAME(S)</p>	1. NO. Roll C #9								
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS</p> <p>7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri</p>	<p>16. THEMATIC CATEGORY Architecture</p> <p>17. DATE(S) OR PERIOD c. 1909</p> <p>18. STYLE OR DESIGN Shirtwaist</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 Kermit and Doris Watkins</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>	2. COUNTY Clay								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">8. DESCRIPTION OF LOCATION</td> <td style="width: 25%; text-align: center; vertical-align: middle;">Jewell</td> <td style="width: 25%; text-align: center; vertical-align: middle;">Jewell</td> <td style="width: 25%;"></td> </tr> <tr> <td style="text-align: center;">424</td> <td></td> <td></td> <td style="text-align: center;">Mississippi</td> </tr> </table>	8. DESCRIPTION OF LOCATION	Jewell	Jewell		424			Mississippi	<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/ wood shingle</p> <p>33. NO. OF BAYS FRONT 2 SIDE 3</p> <p>34. WALL TREATMENT wood shingle/clapboard/weatherboard</p> <p>35. PLAN SHAPE rectangular</p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()</p> <p>37. CONDITION INTERIOR unknown EXTERIOR fair+</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>	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 424 Mississippi
8. DESCRIPTION OF LOCATION	Jewell	Jewell								
424			Mississippi							
<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>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES An open porch, with its s/w corner screened-in, (possibly non-original), is supported by classically inspired columns below a wooden entablature. Projecting bay, first-floor, west end. Fenestration double-hung, sash-type with simple wooden surrounds. Brick chimney, offset right.</p>	5. OTHER NAME(S)								
<p>43. HISTORY AND SIGNIFICANCE see 214 Doniphan Street</p>	<div style="border: 2px solid black; padding: 20px; width: 100px; margin: 0 auto;"> <p style="text-align: center; font-weight: bold;">PHOTO MUST BE PROVIDED</p> </div>	6. TOWNSHIP								
<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Alley to west. Located in a neighborhood consisting of late 19th and early 20th century housing stock.</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>	RANGE								
<p>SOURCES OF INFORMATION water permit # 7-1140 4/30/09 Cardinal Hall</p>	<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 314-751-4098</p>	SECTION								





Materials List

Rail Part	Part Size	Number needed
A Newel Post	4 x 4	4
B Top Rail	2 x 4	2
C Moulding	1 x 1	4
D Bottom Rail	2 x 4	2
E Baluster	1.5 x 1.5	16
F Newel Cap, Aluminum	4 x 4	4

Exhibit C: Existing Conditions and Drawing of Proposed Hand Rails & materials list