



**HISTORIC DISTRICT
REVIEW COMMISSION MEETING
November 4, 2025**

**5:30 pm
City Hall, 2nd Floor
City Council Chambers**



HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
November 4, 2025
5:30 pm Council Chambers

Roll Call

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 October 7, 2025 HDRC meeting

III. Current Business

- HDRC Case # 25-025J Consideration of a Certificate of Appropriateness for exterior alterations at 460 E Mill, Jewell Historic District.
- HDRC Case# 25-021D Consideration of a Certificate of Appropriateness for replacement of the portico railing at 242 W Franklin, Dougherty Historic District.
- HDRC to comment on UDO amendment. Creation of Legacy Districts.

Administrative Approvals:
24 S Main Sign

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

IV. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
October 21, 2025
5:30 pm
City Council Chambers

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

Present: John Carr, Vern Drottz, Aimee Gray, Matt Grundy, Katie Schmidt

Absent: Linda Armstrong, Kathy Chelton, Brett Rinker

Applicants: Foster St. Claire, owner of 118 N Morse

Staff Present: Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary from the October 7, 2025 HDRC meeting

A motion was made by Commissioner Drottz to approve the meeting summary as presented. The motion was seconded by Commissioner. Gray 5-0-0

Current Business

HDRC Case # 25-017D Consideration of a Certificate of Appropriateness for a shed at 118 N. Morse, Dougherty Historic District.

- Ms. Thill read the staff report and recommended approval.
- Commissioner Carr commented that by incorporating the architectural elements from the home in the design of the shed, it makes this a very good application.
- A motion was made by Vice Chair Gray to approve the application as presented because it meets the UDO and Design Standards. The motion was seconded by Commissioner Carr. The motion passed 5-0-0.

HDRC Case # 25-023J Consideration of a Certificate of Appropriateness for a like in kind roof replacement at 425 Miller Ave., Jewell Historic District. A 353 project

- Staff recommended approval and explained that this is a 353 Tax Abatement project, there for a recommendation must be made by the HDRC and forwarded to the City Council for consideration.
- A motion was made by Vice Chair Gray to approve the application as presented because it is like in kind and meets the UDO and Design Standards. The motion was seconded by Commissioner Schmidt. The motion passed 5-0-0.

Other Business

Administrative Approvals:

- 528 W Franklin Like in kind repairs to soffit
- 505 W Franklin Like in kind replacement of storm doors

Miscellaneous matters from the Commission:

- Vice Chair Gray asked for clarification if a property owner can get a second tax abatement. She was denied for a second abatement in the past, however there is an application pending for a second application in district. She would like clarification if a property can take advantage of a tax abatement twice on the same property. Staff will follow up.
- Commissioner Carr asked if dates for demolition and construction have been determined for the lot at Kansas & Water. Staff will ask about dates for demolition and construction
- Commissioner Carr shared the updates and photos on recently approved projects at 460 E Mill, and the two projects on Jewell.
- Vice Chair Gray asked about the status of the Neal Ray building on the Square. There are several property owners that are concerned.

Miscellaneous matters from Staff:

- Annual Training for CLG Report should be submitted to staff as soon as possible, the Annual Report is due on November 20th
- There will be a window workshop on Nov. 8th the class will be limited to eight people due to the hands-on nature of the workshop. Staff thanked Commissioners Carr and Armstrong for hosting the workshop.

The meeting adjourned at 6:12 pm



Historic District Review Commission

HDRC Case No. 25-025J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: November 4, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for a new front porch hand rails with newel posts, replace beadboard and add decorative panels under bay window.

Applicant: Tom & Diane Draper

Location: 460 E. Mill Street

District: Jewell Historic District

NRHP Status/category: Contributing

File Date: October 27, 2025

SPECIFIC INFORMATION

SITE HISTORY

The residence at 460 E. Mill is an Eastlake variant of the Victorian style, and was built in 1885 by Judge John Chrisman. The house features turned porch posts, carved brackets, spindle work, and decorative window surrounds. Windows are one over one, double-hung. A balustrade was added to the front porch of the home in 2025.

PROPOSAL DESCRIPTION & MATERIALS

- The applicant is proposing to add two front porch handrails to match the recently installed balustrade and two newel posts. There are no existing front porch hand rails. See Exhibit D for drawings
- The top and bottom rails and balusters will be western red cedar. Porch Hand Railings: 6"x6"x8' cedar posts. 2'x4'x8' cedar boards.
- The balusters will be 2" square with a length of 21" and spaced 6" apart, matching the spacing porch balustrade. They will have a routed profile on each edge.
- The distance from the run of the steps to the bottom rail will be about 2"
- The existing steps will remain.
- Add yellow pine beadboard 4x8 sheets to the front porch ceiling. See Exhibit E Materials List.
- Add decorative panels under the bay window on the east elevation of the home. See Exhibit C for drawing and prototype. And Exhibit E page 2 for the full narrative description from the applicant. In part, below is the narrative on the inset panels:
 - The dimensions of each inset are 28" in width and 20" in height. In each inset there will be a 4" X 4" rosette block in each corner. The vertical component will be 3" wide and 12" long fitting against the left and right edge. The horizontal component will be 3" wide and 20" long fitting against both the top and bottom edge. Both the vertical and horizontal component will have a routed profile to create some subtle design feature that highlights the inset. Centered within the remaining exposed face of the inset will be a panel that is 16" in width and 7.25" in width. All inset design components will be .75" thick. Components will be primarily made from rot resistant fir or western red 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.

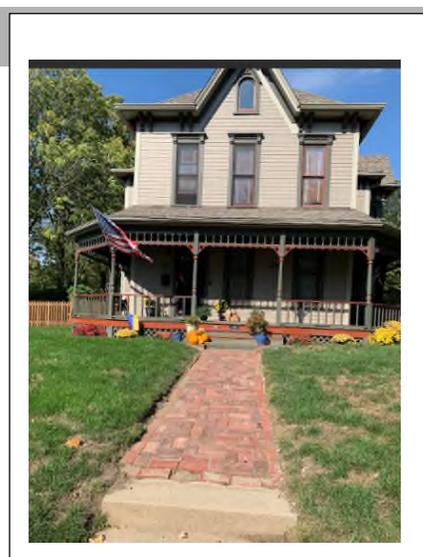
DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<p><i>2. Alterations: Alterations shall restore a structure’s original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted.</i></p> <p><i>8. Porches: 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.</i></p>	<p>The proposed decorative panels under the bay window are appropriate.</p> <p>The proposed handrails to the front porch are compatible with the style of the house and will complement the materials and design of the main structure.</p> <p>The proposed beadboard on the porch ceiling is appropriate.</p>

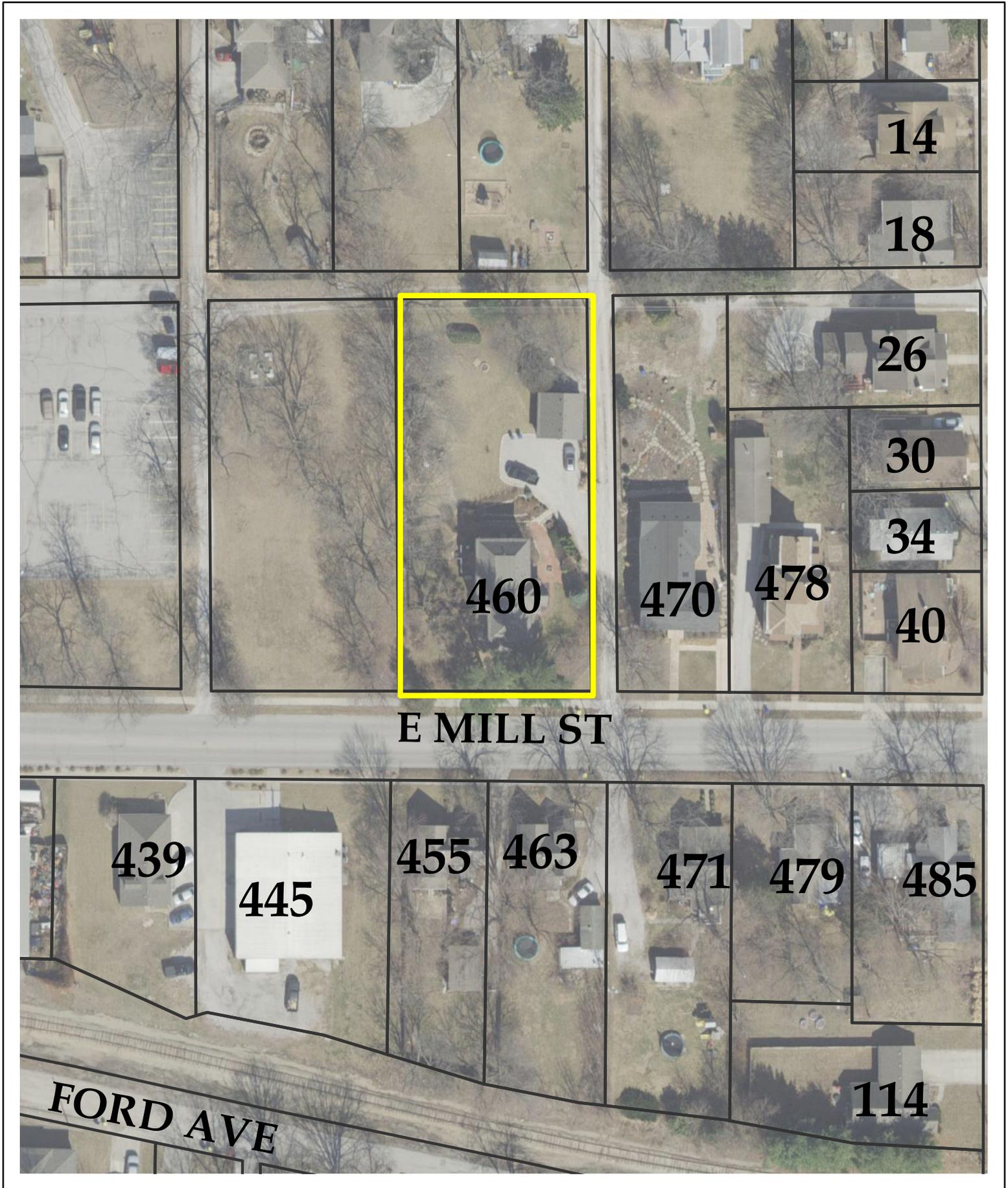
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore staff recommends approval of HDRC case 25-025J.

ATTACHMENTS

- 1. Exhibit A: Vicinity Map
- 2. Exhibit B: Inventory Data Sheet
- 3. Exhibit C: Photos of existing conditions
- 4. Exhibit D: Drawings, panel prototype
- 5. Exhibit E: Materials List and Applicant Narrative





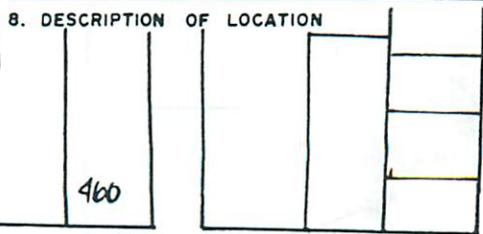
HDRC Case #25-025J
460 E Mill St



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll G #10,11	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 460 E. Mill Street	1. NO. Roll G #10,11 2. COUNTY Clay	
2. COUNTY Clay	5. OTHER NAME(S)		
3. LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 460 E. Mill Street 5. OTHER NAME(S)	
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS	16. THEMATIC CATEGORY Architecture		28. NO. OF STORIES 2 1/2 29. BASEMENT? YES (X) full NO ()
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri	17. DATE(S) OR PERIOD c. 1909		30. FOUNDATION MATERIAL poured concrete
8. DESCRIPTION OF LOCATION 	18. STYLE OR DESIGN Victorian; Eastlake		31. WALL CONSTRUCTION frame
	19. ARCHITECT OR ENGINEER unknown		32. ROOF TYPE AND MATERIAL hip&gable/asphalt shingle
UTM Coordinates: A 379580 4344980 B 377440 4344700 C D	20. CONTRACTOR OR BUILDER unknown		33. NO. OF BAYS FRONT 5 SIDE 6
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()	21. ORIGINAL USE, IF APPARENT residence		34. WALL TREATMENT asbestos shingle
11. ON NATIONAL REGISTER? YES () NO (X)	22. PRESENT USE residence		35. PLAN SHAPE irregular
12. IS IT ELIGIBLE? YES () NO (X)	23. OWNERSHIP PUBLIC () PRIVATE (X)		36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED ()
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	24. OWNER'S NAME AND ADDRESS IF KNOWN Cora H. & Georgia V. Conrad 460 E. Mill Street		37. CONDITION INTERIOR unknown EXTERIOR fair
14. DISTRICT POTENTIAL? YES () NO ()	25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO (X)	
15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, Mo; Community Develop.	39. ENDANGERED? BY WHAT? YES () NO (X)	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES An Eastlake variant of the Victorian style, this house is characterized by porch posts, carved brackets, spindlework and window surrounds having a robust quality. These embellishments were turned on a lathe having an appearance similar to furniture of the period. Large carved brackets and tracery on the gable are typically present under the roofline. The facade as a whole is decorative and (over)	27. OTHER SURVEYS IN WHICH INCLUDED	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 30'	
43. HISTORY AND SIGNIFICANCE Eastlake was a popular decorative style of ornamentation found on houses of the Queen Anne style. It was named for the English interior designer Charles Locke Eastlake (1833-1906).		PHOTO MUST BE PROVIDED	
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock.		6. TOWNSHIP RANGE SECTION	
45. SOURCES OF INFORMATION Water permit # 9-0120 January 26, 1909 Mrs. O.C. Canard.		46. PREPARED BY C. Millstein/P. Glenn 47. ORGANIZATION Liberty-Community Dev.	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH 316-751-4096		48. DATE SPR. 86 49. REVISION DATE(S)	

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

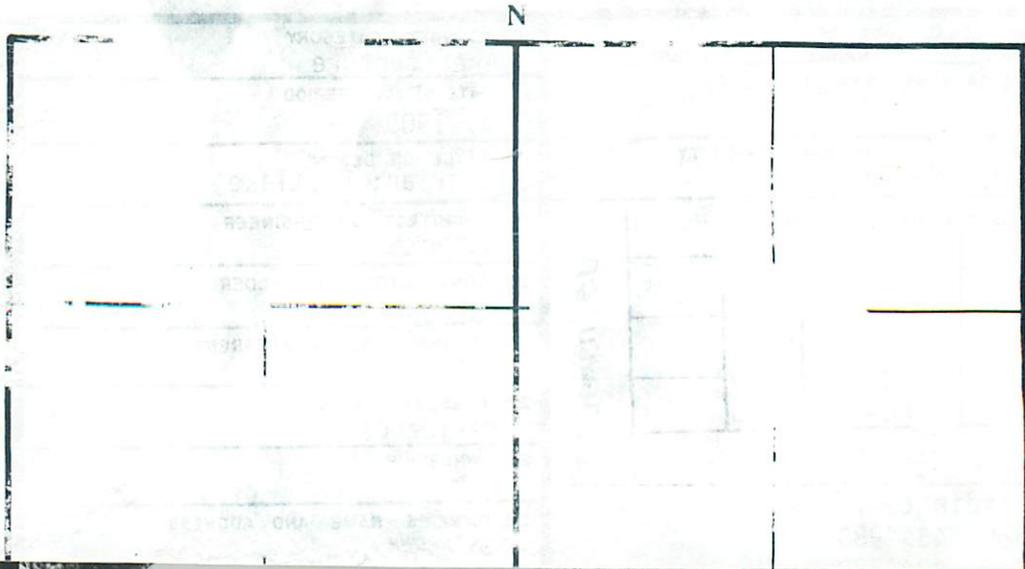
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

Indicate the chief topographical features, such as _____ elevations. Also _____ the site location by enclosing the site area with dotted line. Note scale of _____ and _____ include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.



Notes:

#42 (continued): complex and certainly if the addition of asbestos shingles were removed the original clapboard or wood shingles would add to surface texture and visual interest.

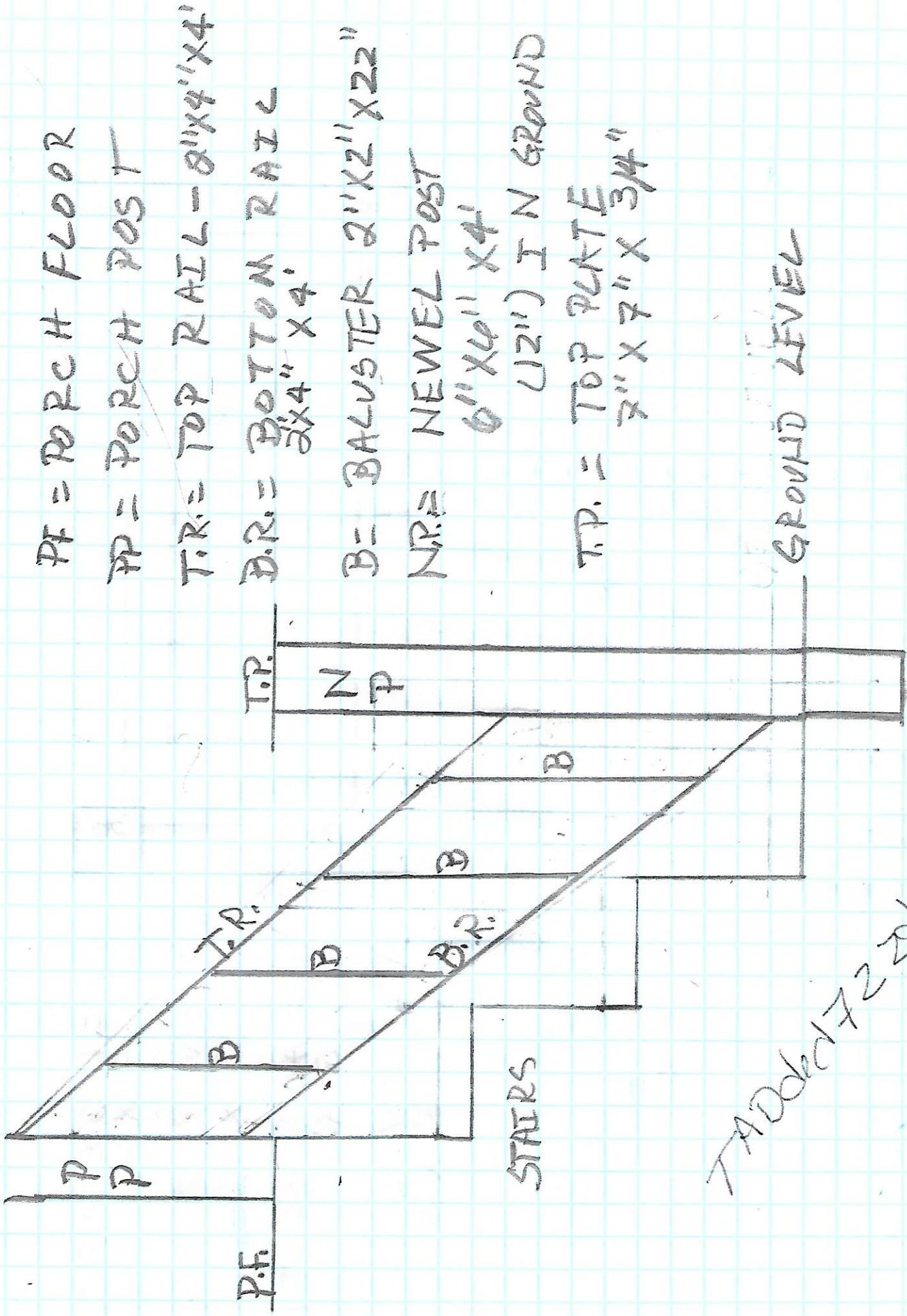
THIS IS PROBABLY THE ONE MOST IMPORTANT PART OF THIS DATA FORM!

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

Existing Conditions 460 E Mill



PORCH STEPS / HAND RAIL / SIDE VIEW



PF = PORCH FLOOR

PP = PORCH POST

T.R. = TOP RAIL - 2" X 4" X 4"

B.R. = BOTTOM RAIL
2" X 4" X 4"

B = BALUSTER 2" X 2" X 22"

N.P. = NEWEL POST
6" X 6" X 4"

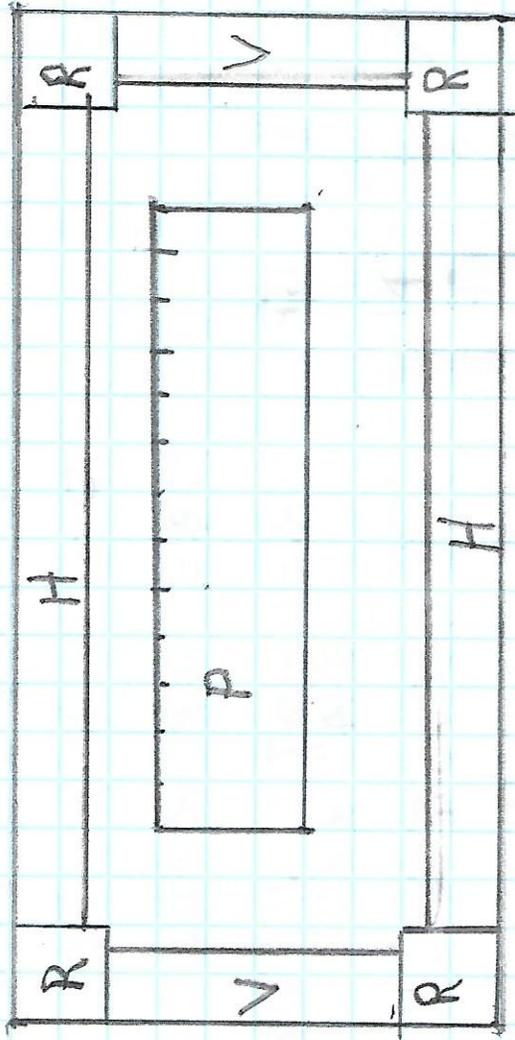
(12") IN GROUND

T.P. = TOP PLATE
7" X 7" X 3/4"

GROUND LEVEL

TADOKO 722401

DECORATIVE PANELS



R = ROSETTE
4" X 4"

V = VERTICAL
3" X 12"

H = HORIZONTAL
3" X 20"

P = PANEL
7 1/4" X 16"



Prototype of Decorative panel under bay windows

MATERIALS LIST

PORCH RAILINGS

- 1.) (1) 6" X 6" X 8' cedar post
- 2.) (4) 2' X 4" X 8' cedar boards

DECORATIVE PANELS

- 1.) (15) board feet 4/4 western red cedar

BEAD BOARD PLACEMENT

- 1.) (20) 4' X 8' sheets of 11/32 bead board



Proposed Bead Board for front porch ceiling

FRONT PORCH STEPS RAILING

At one time there were hand railings on each side of the front porch steps. This project proposes to reestablish front porch handrails on either side of the front porch stairs. The railing system will look and be configured like the existing porch balustrade.

The rail system will consist of a (4') tall 6" X 6" newel post placed immediately in front of the bottom step's front edge on both the right and left side. Each will set in a 12" deep hole and anchored in the ground with cement. Attached to the newel post will be a 2" X 4" X 4' top and bottom rail. The bottom rail's (4) edges will be rounded with a router utilizing a rounder over bit. The top hand rail will be the same as the porch's railing. Individual balusters will be 2" X 2" approximately 22" in length and will number (4) per side

NOTE

All materials of the railing system will be western red cedar.

DINING ROOM BAY WINDOW DECORATIVE PANELS

It was brought to my attention that decorative panels placed into insets underneath windows can be a feature of Victorian style homes. This home on 460 E. Mill Street has insets below each window of the dining room's bay window extension on the east side of the home. This proposal incorporates design features to showcase the bay window extension utilizing each inset below the (5) bay windows.

The dimensions of each inset are 28" in width and 20" in height. In each inset there will be a 4" X 4" rosette block in each corner. The vertical component will be 3" wide and 12" long fitting against the left and right edge. The horizontal component will be 3" wide and 20" long fitting against both the top and bottom edge. Both the vertical and horizontal component will have a routed profile to create some subtle design feature that highlights the inset. Centered within the remaining exposed face of the inset will be a panel that is 16" in width and 7.25" in width. All inset design components will be .75" thick. Components will be primarily made from rot resistant fir or western red cedar.

BEAD BOARD PLACEMENT

Again, it was brought to my attention the support structure of a porch often times has the visible underneath side covered in bead board. I understand the bead board covering gives the underneath face a more finished appearance. The front porch on this house has no bead board covering the underneath face. I propose to cover the underneath face to give it a more finished appearance.



HDRC Case No. 25-021D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: October 21, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness for new railing on the portico and like in kind repairs and replacement of wood rot and soffits.

Applicant: Audrey Zubenel, Victor Construction

Location: 242 W Franklin

District: Dougherty

NRHP Status/category: Contributing

File Date: October 24, 2025

SPECIFIC INFORMATION

SITE HISTORY

This home is one of the few examples of a fine Italianate residence in Liberty. It is two stories, with a symmetrical façade, tall arched windows, and decorative brackets at the cornice. The front door is surrounded by sidelights and a transom, engaged columns and classical entablature with dentil molding. The home was built in 1868, for Richard Ringo and has undergone some modifications, including enlargement and updates. It was owned by Captain Lewis Dougherty and then his family until 1946, when it became the home of the president of William Jewell College. The house has gone through much restoration, and was used as an upscale bed and breakfast. It is currently a single-family home.

PROPOSAL DESCRIPTION

- Remove the non-historic railing on the front porch portico and replace it with a simple design black aluminum railing. The applicant provided drawings showing three different heights of the black aluminum railing; a 36" 30" and 24" height. See Exhibit C. Because it is in the historic district, a 36" railing is not the minimum height, if deemed out of proportion by the HDRC, per the Building Official. The applicant is agreeable to the height deemed most appropriate.
- Like in kind repairs and replacement as needed to wood rot and soffits.

Materials & Details:

- Black Aluminum Railing. See Exhibit C Drawings
- See Exhibit D for the 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.

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.	The material and design of the railing is appropriate.

PREVIOUS CASES / ADDITIONAL INFORMATION

STAFF RECOMMENDATION

Staff recommends approval of the application because the application meets the standards for review and guidelines; therefore, staff recommends approval of HDRC case #25-021D.

ATTACHMENTS

- 1. Exhibit A: Vicinity Map
- 2. Exhibit B: Inventory Data Sheet
- 3. Exhibit C: Historic Photos, Drawings, Existing Conditions & Inspiration photo
- 4. Exhibit D: Materials



EXISTING CONDITIONS



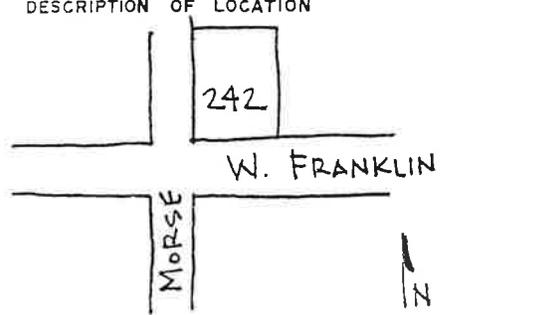
HDRC Case #25-021D
242 W Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

NO. -16,18 Clay LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 242 W. Franklin 5. OTHER NAME(S) Dimmitt-Ringo-Dougherty Wm. Jewell College Ringo-Dougherty-Baird House; President's Home	1. NO. 2. COUNTY 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 5. OTHER NAME(S) 6. TOWNSHIP RANGE SECTION
SPECIFIC LEGAL LOCATION TOWNSHIP 51N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 242 W. Franklin CITY OR TOWN IF RURAL, VICINITY Liberty DESCRIPTION OF LOCATION  COORDINATES UTM LAT N121,500 LONG E521,600 SITE () STRUCTURE () BUILDING (X) OBJECT () NATIONAL YES () 12. IS IT YES (X) HIST. DISTRICT? NO (X) ELIGIBLE? NO () PART OF ESTAB. YES () 14. DISTRICT YES (X) HIST. DISTRICT? NO (X) POTENTIAL? NO () NAME OF ESTABLISHED DISTRICT	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD ca. 1850, 1867, 1871 18. STYLE OR DESIGN Italianate 19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN Ben & Linda Baird 25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED	28. NO. OF STORIES 2 29. BASEMENT? YES () NO () 30. FOUNDATION MATERIAL brick 31. WALL CONSTRUCTION brick 32. ROOF TYPE AND MATERIAL hip; composition shingle 33. NO. OF BAYS FRONT 3 SIDE 4 34. WALL TREATMENT brick-common bond 35. PLAN SHAPE square+ 36. CHANGES ADDITION (X) (EXPLAIN IN ALTERED () NO. 42) MOVED () 37. CONDITION INTERIOR EXTERIOR fair-good 38. PRESERVATION UNDERWAY? YES (X) NO () 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD 90'
FURTHER DESCRIPTION OF IMPORTANT FEATURES Modified from an early ante-illum to an Italianate style residence, this house has the features typical to that style. The low-pitched hip roof has paired brackets under the wide, overhanging eaves. The tall, narrow windows are arched above, as is the opening for the second story door. The windows have been replaced with 6/6 rectangular panes; the arched opening above has been filled in with wood. A right bay tower has corner (cont).		PHOTO MUST BE PROVIDED
HISTORY AND SIGNIFICANCE Besides being one of the few examples of Italianate housing in Liberty, 242 W. Franklin is significant for its role in Liberty's history. Originally built by St. Clair Dimmitt between 1848 & 1856, the house underwent modifications by subsequent owners wishing to enlarge & update it. Richard Ringo, one of Liberty's early settlers and brother to Samuel Ringo, and Capt. Lewis B. Dougherty were among the owners. Capt. Dougherty was a pioneer banker who helped found the Liberty Savings Association (later the Commercial Bank of Liberty). The house remained with his family until 1946, when it served for four years as the residence of the President of William Jewell College. The present owners are working on the restoration of the house.		
DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS The corner lot has a low, stone wall on the rear property lines. There is a right drive; the house sits close to the street. There is a gable roofed, brick outbuilding/kitchen with two fireplaces, arched window openings, and a diamond patterned vent in the rear elevation bricks.		
SOURCES OF INFORMATION Liberty Sun, 10/9/85. Clay County Missouri Centennial Souvenir, 1922.		46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 2/87 49. REVISION DATE(S)
TURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102		

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

Sketch map of location

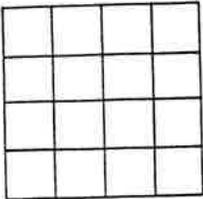
Site No. C-16,18

Section 7 Township 51N Range 31W

Indicate the child enclosing the site area on additional pages.

Indicate location by photographs, etc.

Indicate part of section included in sketch map.



W

E

Notes: 42. (cont.) brick detailing. A Craftsman style porch was removed by the present owners, revealing the elaborate front door surround, with square transom sidelights, engaged columns, and entablature with dentil motif. Brick detailing emphasizes the division between the first & second floors. There is a two-story, shed roof addition in the rear. A front patio extends above grade to the right of the house, forming a low wall with a window to underground storage. The brick was painted at one time, and is in need of tuckpointing in some areas. The roof, soffit, & cornice at the front entry is currently under repair. There are two central interior fireplaces.

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.



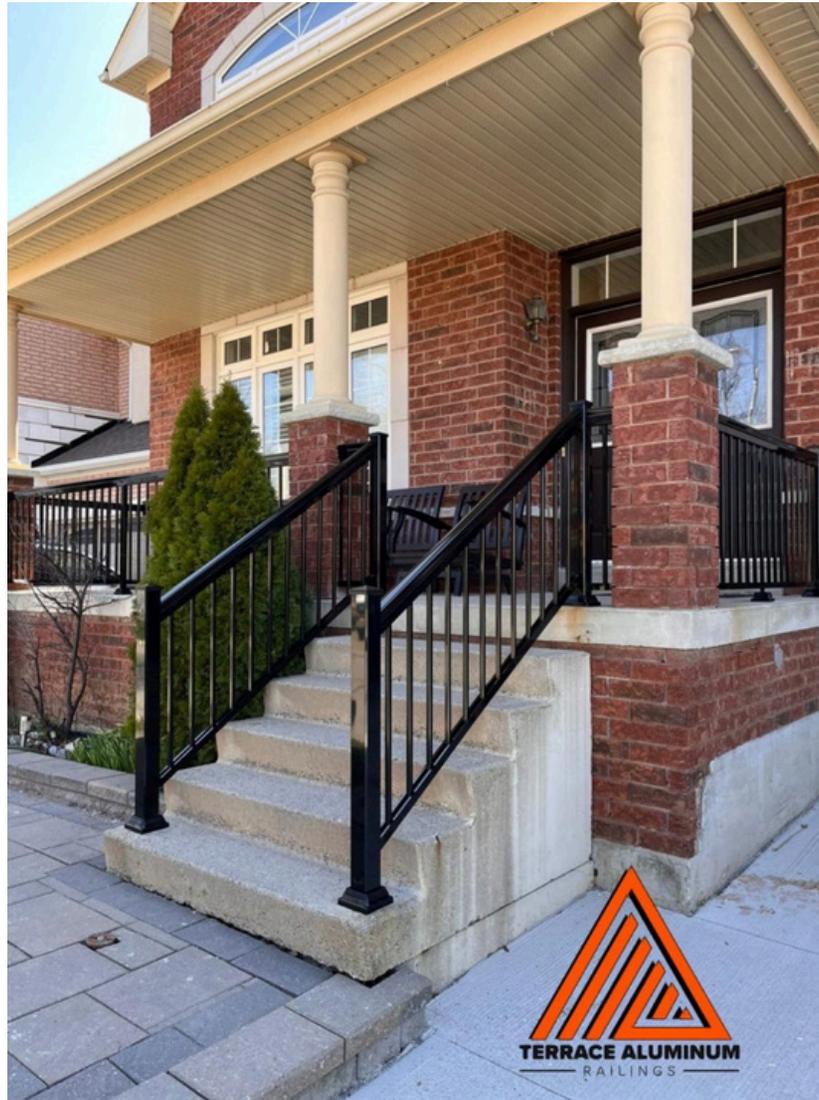
1879



1950's

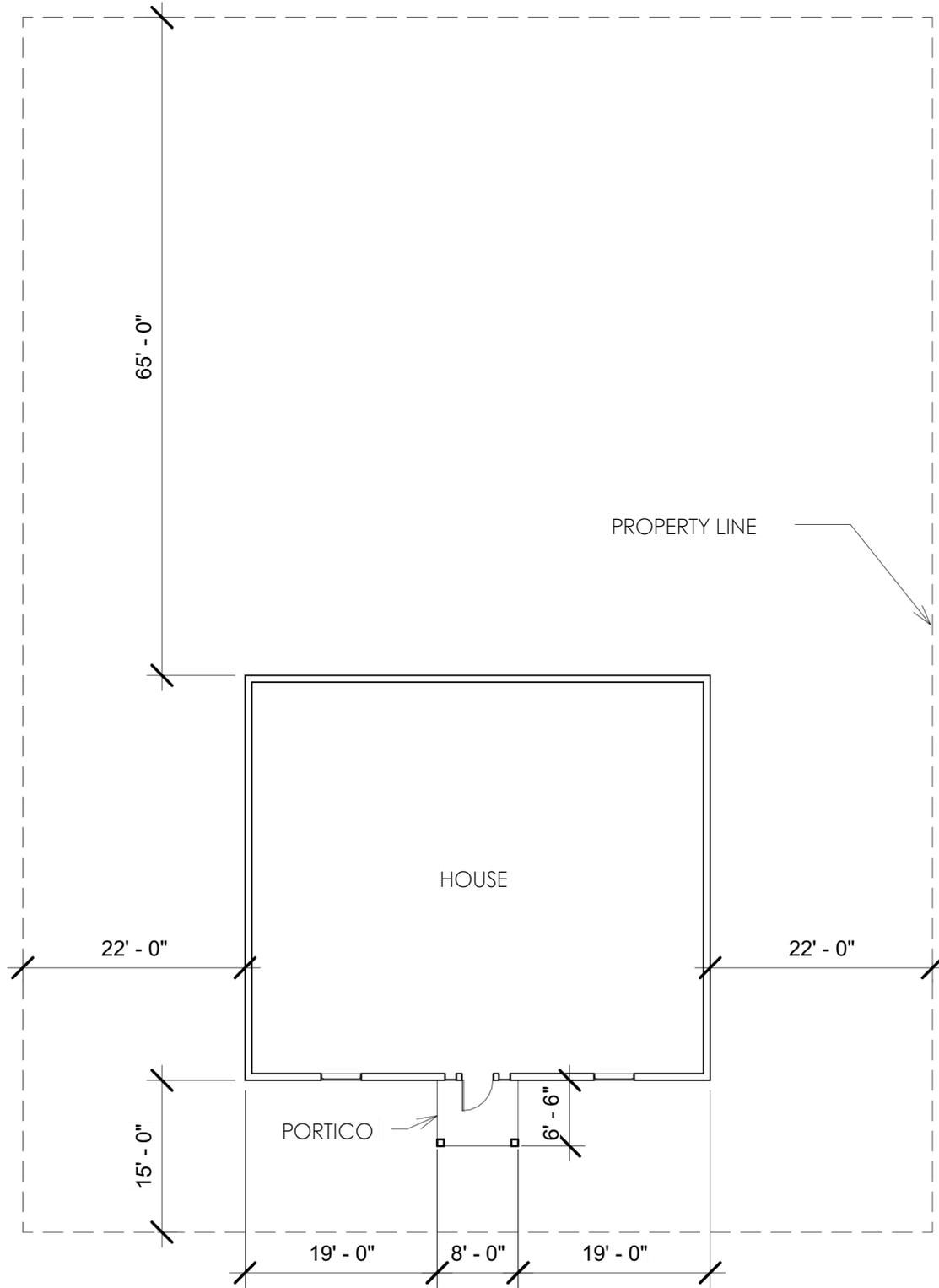


LOCAL INSPIRATION
REFURBISHED MADISON MILLER HOUSE



REFERENCE PHOTO

1 SITE PLAN
1/16" = 1'-0"



PROPERTY LINE

HOUSE

PORTICO

65' - 0"

22' - 0"

22' - 0"

15' - 0"

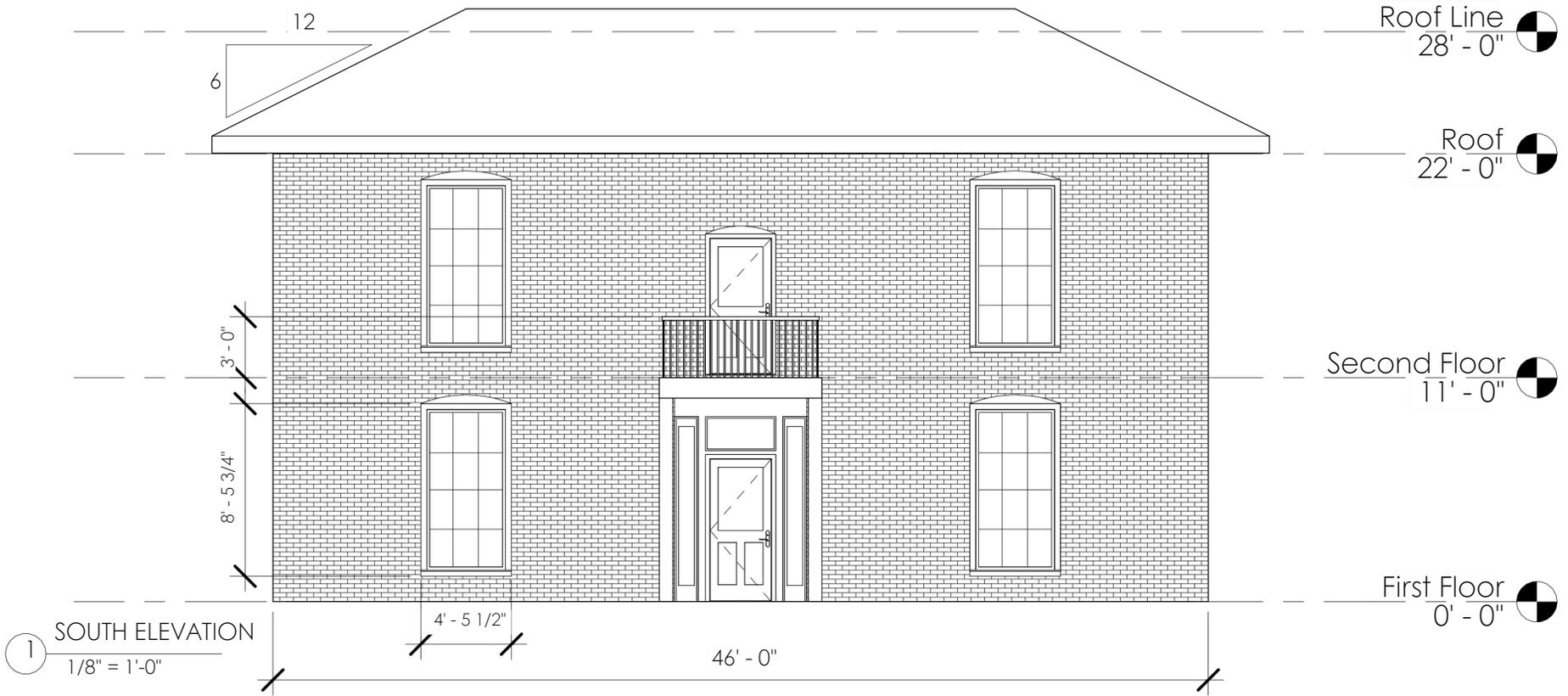
19' - 0"

8' - 0"

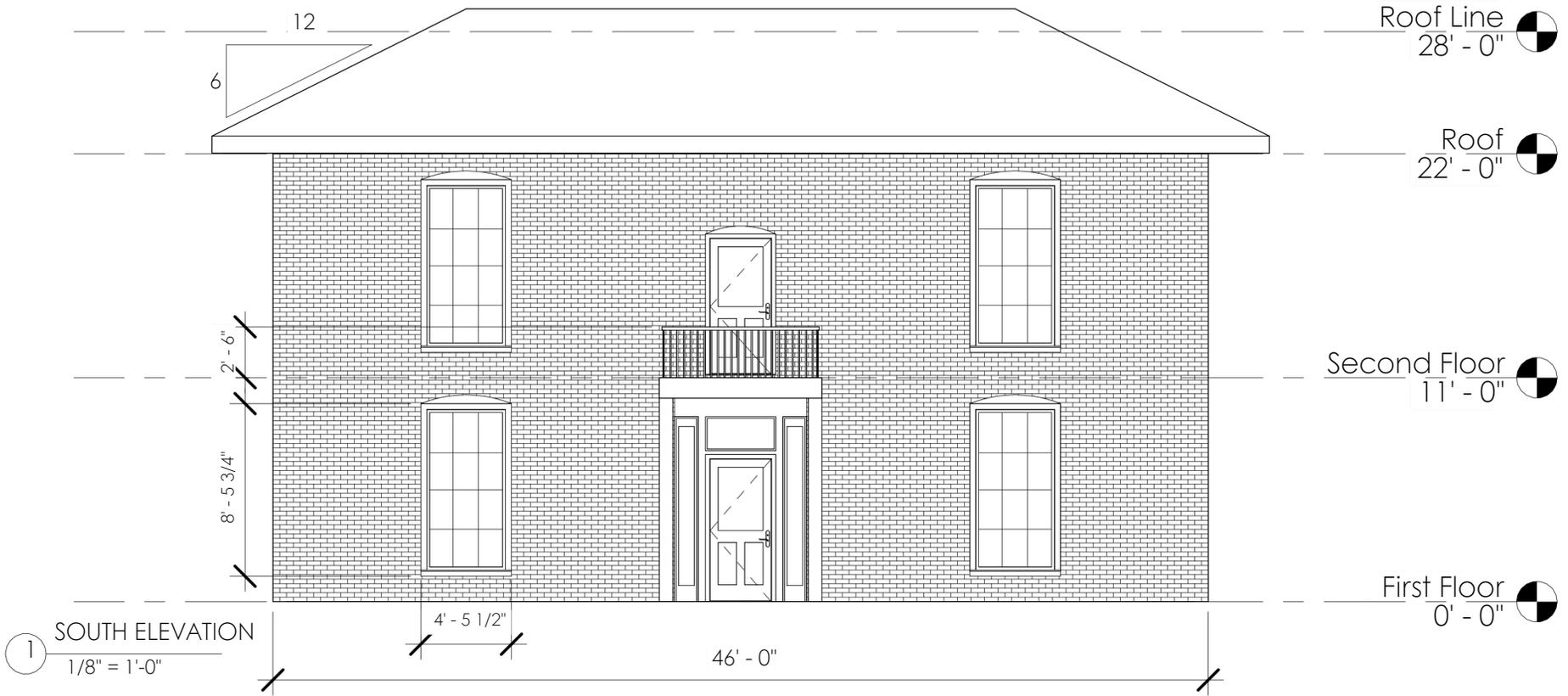
19' - 0"

6' - 6"

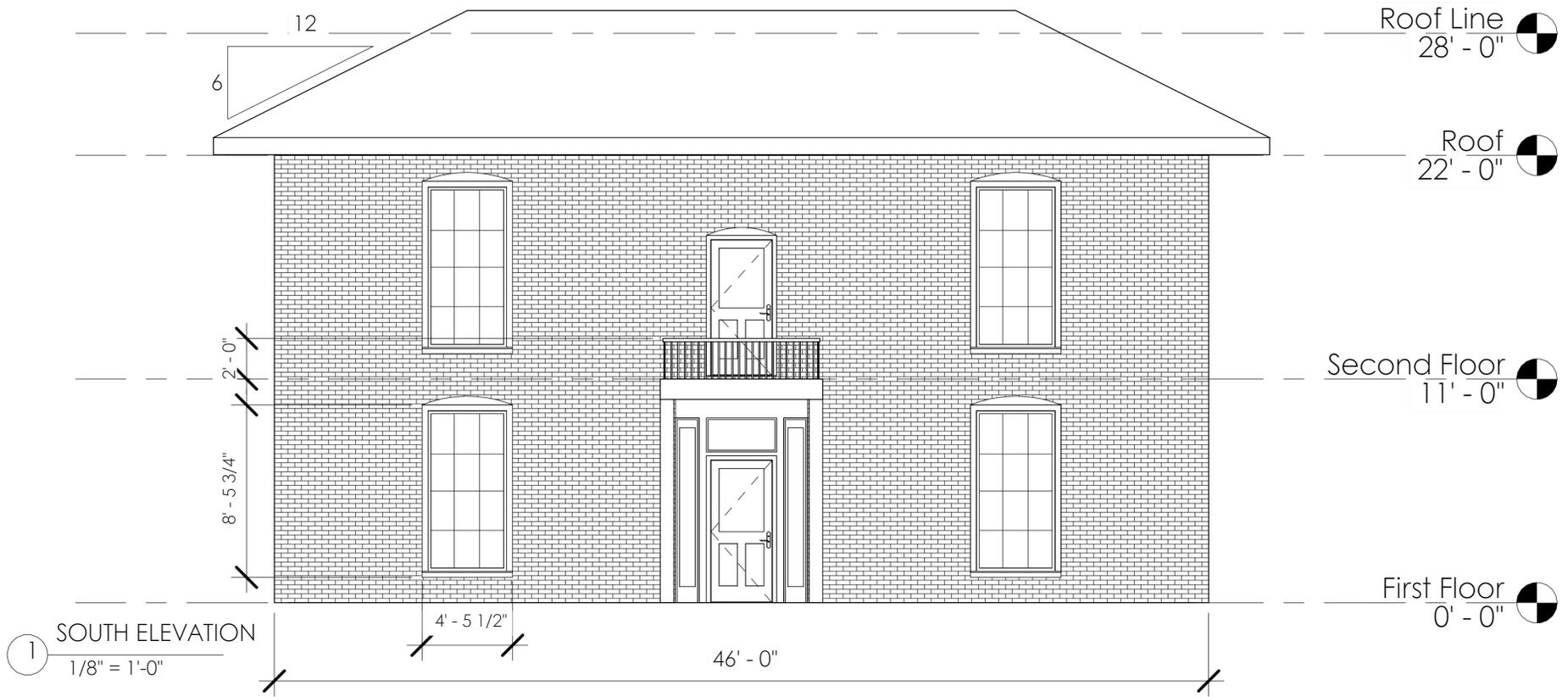




36" RAILING OPTION



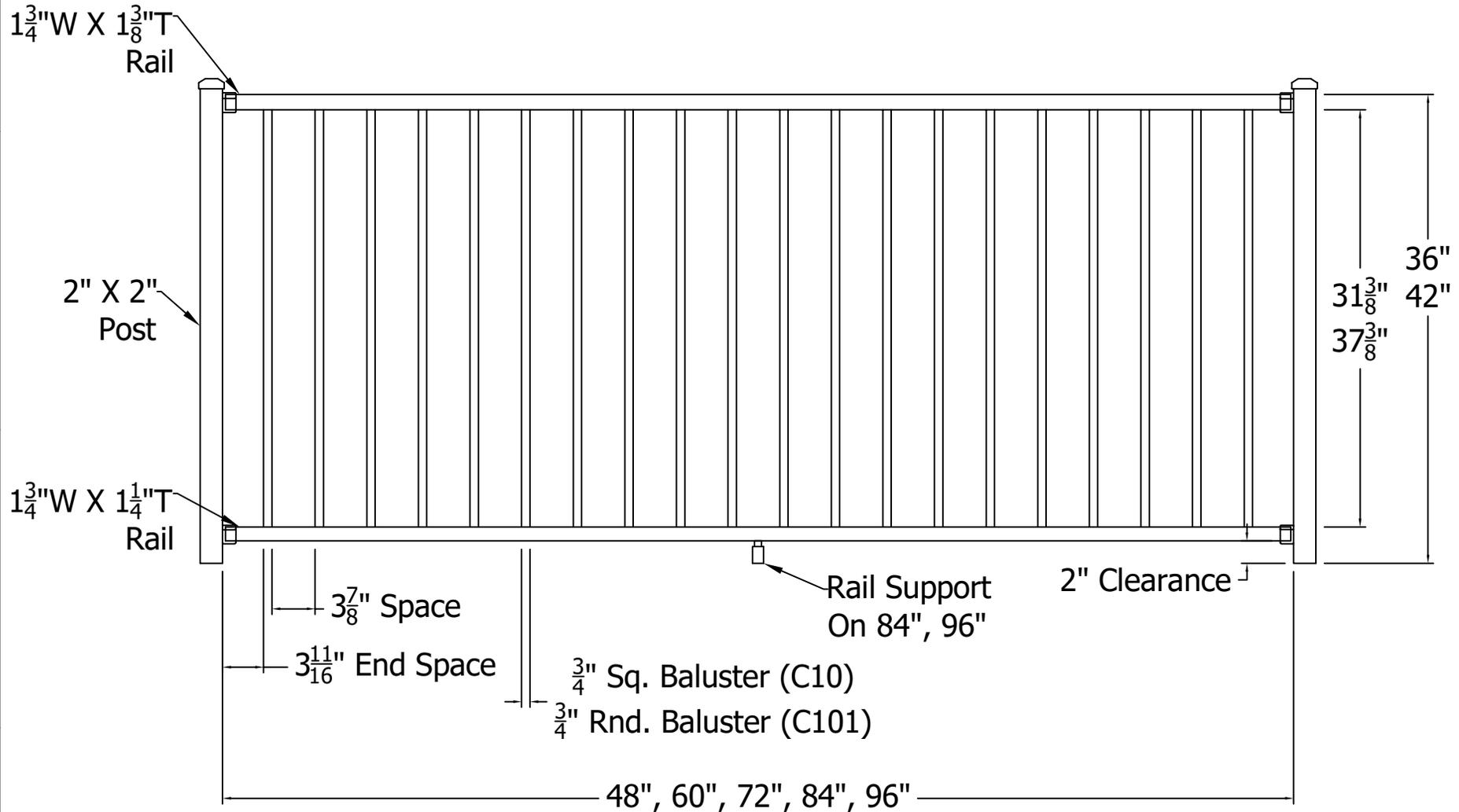
30" RAILING OPTION



24" RAILING OPTION

REV.	LOC.	REVISION	DATE

NOTE: End Spacing Will Vary Depending On Rail Length
 Top Rail manufactured 2" Longer than shown for use with crossover post



	 <p>3446 US 6 EAST Bremen, IN 46506 diggerspecialties.com</p>	DRAWN BY: EH	STYLE:
		DATE DRAWN: 09-05-2019	C10-C101
		SCALE = 1":1"	AS SHOWN: 42" T
		DRAFT NO.: 20190905-1E	LOC: Z:\Aluminum\Westbury\C10 Tuscany\Updated Standard Drawings
			REV.

4

3

2

1

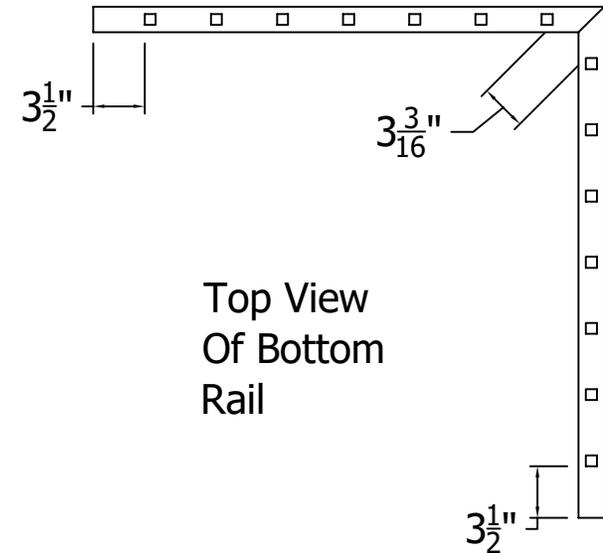
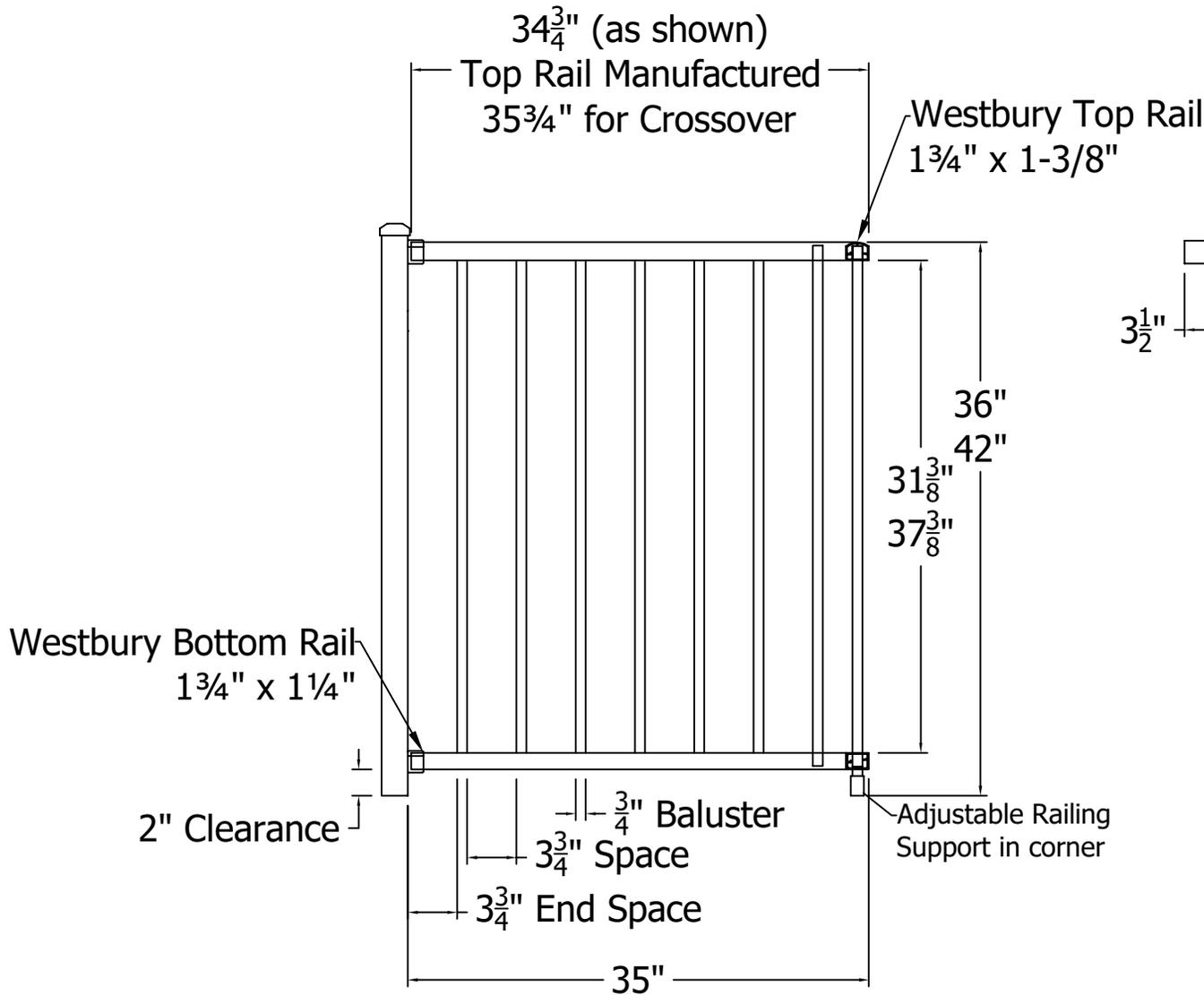
D

C

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REV.	LOC.	REVISION	DATE



	 <i>Transforming the Outdoor Living Experience™</i> 3446 US 6 EAST Bremen, IN 46506 diggerspecialties.com	DRAWN BY: EH DATE DRAWN: 08-11-2022	STYLE: C10 Welded Corner Section	REV. A
		SCALE = 1":1"	AS SHOWN: 42" T	
		DRAFT NO.: 20220811-1E	LOC: Z:\Aluminum\Westbury\C10 Tuscany\Updated Standard Drawings	

4

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Victor Construction

Material List – Exterior Wood Rot Repair

Project Address: 242 W Franklin St, Liberty, MO 64068

Materials List

Soffit Panels	½" x 4' x 8' MDF Panels	For exterior soffit installation
Roofing Membrane	Liberty 3' x 34' (100 sq. ft.) SBS Self-Adhering Cap Sheet Roll – White	For low-slope roofing areas
Drip Edge Flashing	1¼" x 1½" x 10' Galvanized Steel	Installed along roof perimeter
Framing Lumber	2" x 6" #2 Prime Cedar-Tone Pressure-Treated Ground Contact	Structural framing and exterior use
Finish Lumber	1" x 12" Premium Kiln-Dried Square Edge Whitewood Common Boards	Fascia, trim, or soffit applications
Railing System	Westbury Tuscany Aluminum Railing – Series C10 (Square Baluster) or C101 (Round Baluster) Height: 36", 30", or 24" Post Size: 2" x 2" Aluminum Top/Btm Rail: 1¾"W x 1⅜"T	Powder-coated aluminum; meets IRC guardrail requirements; rail support on 84" and 96" spans
Fasteners	Structural Screws	For all framing and fastening needs
Paint	Sherwin-Williams Exterior Grade Paint	Color and finish to match existing

Caulking

Alex Fast Dry Painter's Caulk

For exterior seams,
joints, and trim



STAFF REPORT FOR HDRC

Planning and Zoning Case #25-57A

Staff: Katherine Sharp, Director of Planning and Development

Date: November 4, 2025

GENERAL INFORMATION

Application: Amendments to the Unified Development Ordinance (UDO) to add an allowance for Historic Legacy Districts

UDO Section 30-70.6, Historic Legacy Districts

UDO Section 30-17, Definitions

Applicant: City of Liberty

File Date: September 19, 2025

HISTORY

The idea of creating a Historic Legacy District originated with the Garrison Task Force in 2024. This type of district is considered appropriate for areas of historical and cultural importance which no longer retain most of their original historical elements relevant to the period of significance. A Historic Legacy District may be nominated when most of all of the physical attributes (structures, streets, public areas, archeology, etc.) relevant to the historical or cultural period of significance no longer exist and it meets one of the following criteria:

- I. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or nation; or
- II. Its location as a site of significant local, county, state, or national event; or
- III. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation.

The process for nomination:

- An application will be submitted to the Department of Planning & Development with the following: a map identifying the proposed area, a written narrative describing how the area meets one of the criteria listed above, and a list of sources for the findings.
- Planning staff will send notification of the nomination to property owners within the proposed district with an invitation to attend an informational meeting on the proposal.
- Following the informational meeting, a public hearing will be set for the next regularly-scheduled meeting of the Historic District Review Commission (HDRC) and City Council following the appropriate 15-day public notice.
- After the public hearing, the HDRC will recommend approval or denial of the nomination of the Historic Legacy District.

- After a recommendation from the HDRC, the City Council may establish a Historic Legacy District by ordinance. The City Council may return an application to the HDRC for further hearings, debate, or investigation.

It's important to note that the establishment of a Historic Legacy District will not alter the uses permitted by existing zoning, land use, or future development of the properties included within the district. Unlike the other established Historic Districts, because the historic physical attributes no longer exist, changes to the properties in the district will not require a Certificate of Appropriateness.

The Unified Development Ordinance (UDO) was approved in April 2005. Any changes to the UDO require a public hearing at Planning Commission and City Council. This item is being brought to HDRC for comment because of their role in this new process.

The original language as it exists in the UDO is seen in black type, a ~~striketrough~~ indicates a proposed language removal and **red type** represents the proposed change. This proposed ordinance will establish the designation process for the nomination of Historic Legacy Districts.

PROPOSED ORDINANCE – HISTORIC LEGACY DISTRICTS

UDO Section 30-17, Definitions

Historic legacy district. Is a geographical area of historical and cultural importance for which most of all of the physical attributes (structures, streets, public areas, archeological etc.) relevant to the historical or cultural period of significance no longer exist.

UDO Section 30-70.6, Historic Legacy Districts

Sec. 30-70.6. Historic Legacy Districts. A Historic Legacy District is an area of historical and cultural importance which no longer retains most of its original historical elements relevant to the period of significance.

- 1) **Application/Nomination.** Applications to establish a historic legacy district shall be made on forms available at the office of the Department of Planning and Development. Each historic legacy district must be nominated by a separate application.
- 2) **Notice.** Upon receipt of an application to establish a historic legacy district, the Department shall notify by first class mail the property owners within the proposed historic legacy district of the application of a public hearing before the HDRC where all interested persons shall be allowed to appear and be heard. Such notice shall be mailed at least fifteen days prior to the public hearing.
- 3) **Criteria.** The HDRC shall utilize the following criteria to establish a historic legacy district:
 - a) Most of all of the physical attributes (structures, streets, public areas, archeology, etc.) relevant to the historical or cultural period of significance no longer exist; and at least one the following three criteria:
 - i) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or nation; or
 - ii) Its location as a site of a significant local, county, state, or national event; or
 - iii) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation.

- 4) Recommendation by HDRC. After the public hearing, HDRC shall vote to make a recommendation as to whether a historic legacy district shall be established and such recommendation shall be forwarded to the City Council.
- 5) Action by the City Council. After receipt of a recommendation from the HDRC, the City Council may establish a Historic Legacy District by ordinance. Each historic legacy district must be established by a separate ordinance. The City Council may return an application to the HDRC for further hearings, debate, or investigation.
- 6) Effect of Historic Legacy District on Included Properties. The establishment of a Historic Legacy District shall in no way alter the uses permitted by existing zoning, land use, or future development of the properties so included within such district. A Certificate of Appropriateness is not required for properties within the Historic Legacy District.

RECOMMENDATION

Legal Counsel has reviewed this code amendment and Staff recommends approval of P&Z Case #25-57A.

FUTURE MEETINGS/ PUBLIC HEARINGS

The Planning & Zoning Commission will consider this request at their meeting on December 9, 2025 held in the Council Chambers, City Hall at 7:00 p.m.

The City Council will consider this request at their meeting on December 15, 2025 held in the Council Chambers, City Hall at 7:00 p.m.