



HISTORIC DISTRICT REVIEW COMMISSION

Meeting Agenda

January 16, 2024

5:00 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 December 5, 2023 HDRC meeting

III. Current Business

Work Session with Klover Architects- Design concept for Kansas & North Water new construction

IV. Other Business

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
December 5, 2023
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: Paemon Aramjoo, Kathy Chelton, John Carr, Vern Drottz, Aimee Gray, Matt Grundy

Absent: Linda Armstrong, Brett Rinker, Katie Schmidt

Guest: Caroline Dobbs, UMKC Student

Applicants: Dana & Jamey Combs

Staff Present: Jeanine Thill, Community Development Manager

Vice Chairman Carr called the meeting to order at 5:01 p.m.

Approval of Meeting Summary: November 7, 2023 HDRC Meeting Summary

A motion to approve the November 7, 2023 meeting summary was made by Commissioner Aramjoo, the motion was seconded by Commissioner Chelton. The motion passed 6-0-0

Current Business

HDRC Case #23-017D Consideration of exterior alterations, widening and existing door opening, replacing it with a new wood door and a storm door, and window on west elevation and a window replacement on the south elevation at 405 W Franklin, Dougherty Historic District.

- Vice Chair Carr commented that the Design Sub Committee met on site a few weeks ago. He said there is no indication of a window sill, 2X stock will work. The addition of a sub-sill would be preferred on the new window on the west elevation. The casing may be wider than two inches.
- Commissioner Gray said she would want it to match the side casing on the original part of the house.
- The applicants agreed that they will match the trim on the upper story window.
- Vice Chairman Carr said for the door, his preference is the single lite rather than the fifteen lite door.
- Commissioner Gray commented that aesthetically she could go with either proposed door, but the single lite door is more appropriate. The vinyl cladding covers some details. Vice Chairman Carr said on the south elevation there is a window sill existing, therefore one doesn't need to be added.
- The applicant added that there are kitchen cabinets on the inside, preventing them from putting in a window that fits the opening on the south elevation. Vice Chairman Carr said on the east side there are 4 over 1 windows on the first floor but they appeared to be replacement windows.

- Vice Chairman Carr commented that by looking from the inside, you would be able to better assess what was there originally. The 1 over 1 sashes with sash cords would be an indicator of originality.
- The applicant commented that she has French doors with divided lites on the interior. Vice Chairman Carr said that would not be an indication that there were originally divided lites on the exterior.

A motion was made by Commissioner Gray to approve the application as presented with the exception of the window sill to match the house and match the original trim width and for the installation of the single lite rear door. Either proposed storm door either is appropriate. The motion was seconded by Vice Chairman Carr. The motion passed 6-0-0.

Other Business

Administrative Approvals since the November 7, 2023 meeting:

- 516 W Franklin new roof and like in kind repairs
- 428 W Franklin like in kind foundation repairs

Miscellaneous matters from the Commission:

- Vice Chairman Carr said at the corner of Sunset and Terrace one of the garage doors was taken out and two plywood doors installed. Originally there were solid overhead doors that lifted in one unit. Staff said a letter was sent last week to the homeowners.

Miscellaneous matters from Staff:

- Staff reminded the group of the downtown infill meeting this Thursday evening.
- Gray reinforced the importance of attending the meeting. It will be from 6-7:30 this Thursday in Council Chambers.

The meeting adjourned at 5:58 pm.



MEMORANDUM

To: Historic District Review Commission
From: Katherine Sharp, Planning & Development Director
Date: January 16, 2024
Subject: NE Corner of E Kansas and N Water

The Historic District Review Commission will meet on Tuesday, January 16 at 5pm to hold a work session with Klover Architects regarding new construction at the north east corner of E Kansas Street and N Water Street. Klover Architects has been hired by Star Development, the owner of the property. This work session will allow feedback from the HDRC while the project is still in conceptual phase.

Attached are concept renderings by the architects. As this project progresses the applicant will submit all the usual plans, elevations, and manufactures specifications as required by code. However, staff felt that although this is only a rendering, and not our typical level of detail for review, providing opportunity for preliminary review of the concept could be helpful in facilitating adherence to the historic district guidelines.

We can expect a complete application for review in spring. This application will be accompanied by a staff report and analysis.

This memorandum is provided for your information.



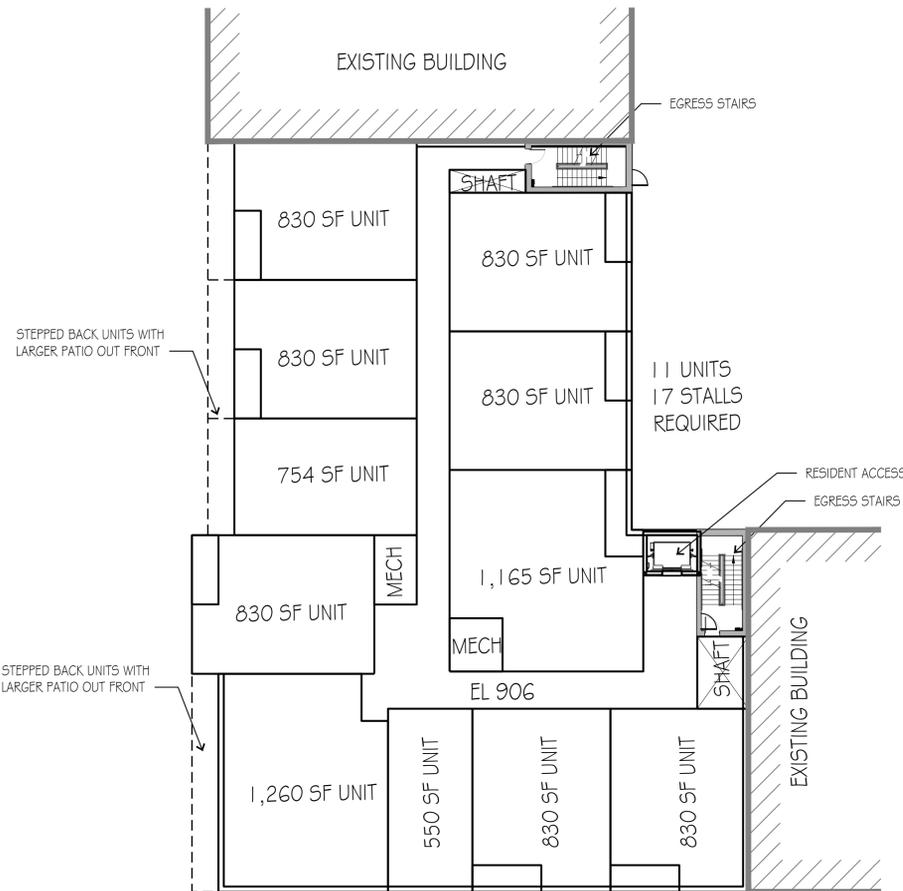
CONCEPT FACADE DESIGN



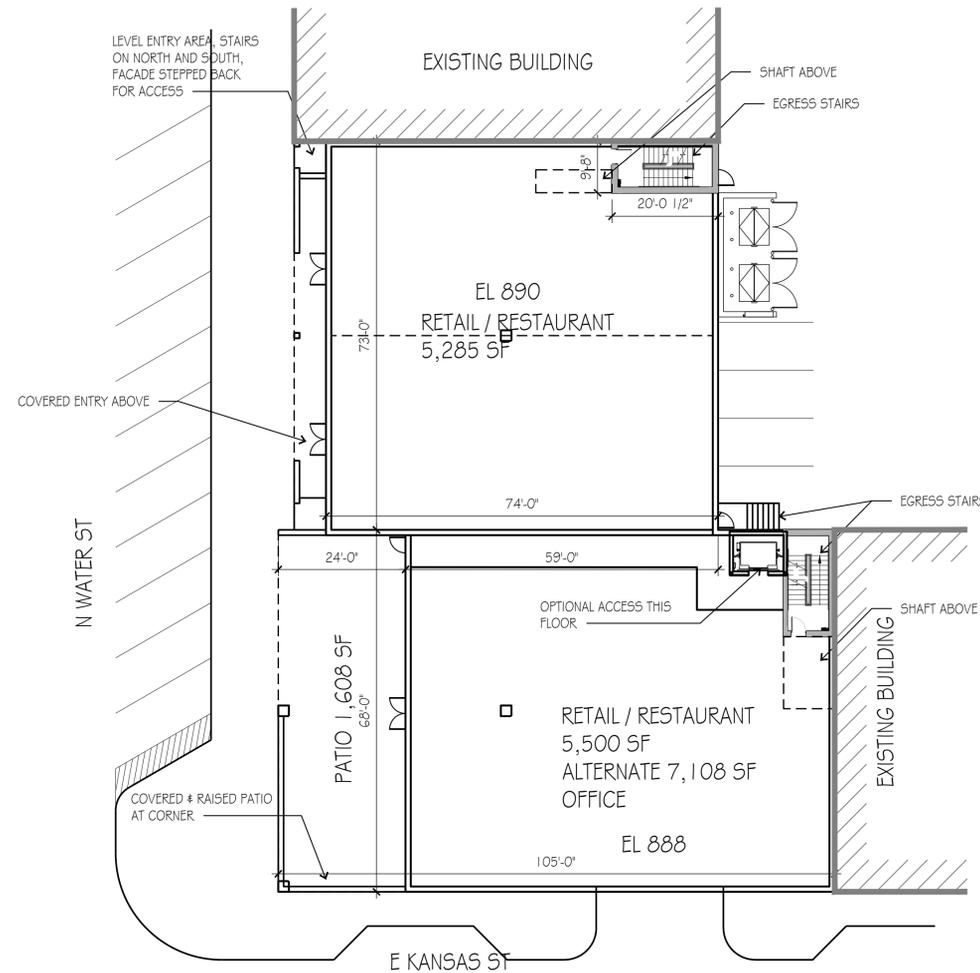
SITE DATA TABLE

EXISTING SITE:	.43 ACRES
ZONING EXISTING:	COMMERCIAL
ZONING PROPOSED:	MU - MIXED USE DISTRICT
GRADE LEVEL PARKING:	45 GARAGE STALLS
SURFACE PARKING:	16 STALLS
TOTAL ADJACENT PARKING:	61 STALLS
BUILDING:	
FIRST FLOOR:	10,785 SF RETAIL W/ 1,600 SF PATIO
ALTERNATE:	12,393 SF RETAIL / OFFICE
SECOND - FOURTH FLOOR:	33 UNITS
	27 ONE BEDS
	6 TWO BEDS
	AVG: 867 SF
PARKING REQUIRED: MU DISTRICT CASE BY CASE BASIS:	
1.7 PER UNIT =	57 STALLS REQ BASE CODE
4/1,000 RETAIL / OFFICE =	44 STALLS OR 50 STALLS BASE CODE

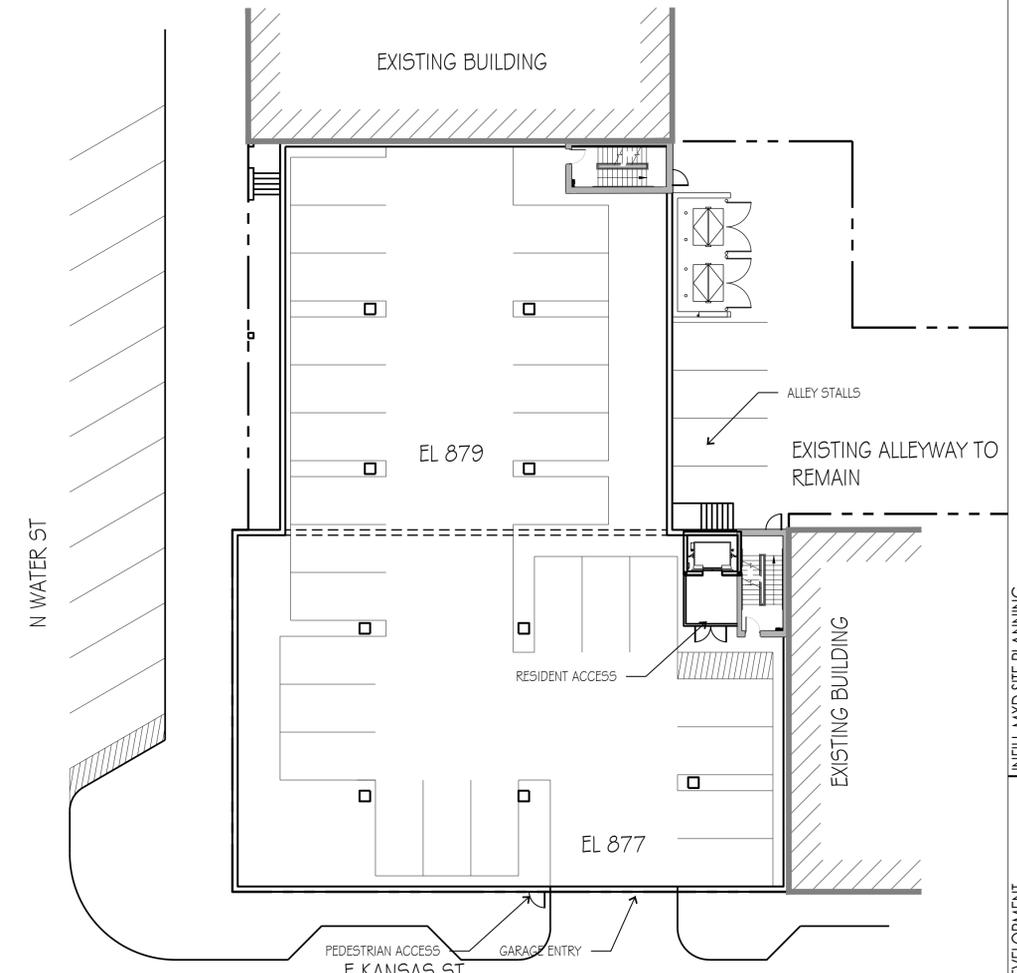
SD



SECOND - FOURTH FLOOR CONDOS ③
SCALE: 1/16" = 1'-0"



GROUND LEVEL RETAIL ②
SCALE: 1/16" = 1'-0"



TWO LEVEL BASEMENT PARKING ①
SCALE: 1/16" = 1'-0"



INFILL MXD SITE PLANNING
STAR DEVELOPMENT
23082.002

AS100 - SITE PLAN OPTION 1

SCALE: 1/16" = 1'-0"

INFILL MXD SITE PLANNING | STAR DEVELOPMENT | 12.22.2023