



**HISTORIC DISTRICT
REVIEW COMMISSION
Meeting**

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



**HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
PUBLIC HEARING
March 5, 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 February 20, 2024 HDRC meeting

III. Current Business

Public Hearing HDRC Case # 24-001LS Consideration of a Certificate of Appropriateness for demolition of 11 N. Water Street, Liberty Square Historic District

IV. Administrative Approvals since February 20, 2024:
a. 403 E Kansas like in kind roof replacement

V. Other Business

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
February 20, 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: Paemon Aramjoo, Linda Armstrong, John Carr, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Staff Present: Katherine Sharp, Director of Planning & Development and Jeanine Thill, Community Development Manager

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

Approval of Meeting Summary: February 6, 2024 HDRC Meeting Summary

A motion was made by Commissioner Aramjoo to approve the February 6, 2024 meeting summary. The motion was seconded by Vice Chairman Carr. The motion passed 9-0-0.

Current Business:

Discussion on Design Guidelines from other communities

- Commissioner Drottz referenced page 84 of the Franklin, TN. Design Guidelines on new commercial buildings. He said he sees similarities between Franklin and Liberty. He feels their design guidelines are very good and we might want to consider having ours rewritten, using theirs as a template. He added that he spoke to Emily Huff with the City of Franklin she said their guidelines are based on the Department of Interior Standards. They received public input and also looked at other historic districts when developing the guidelines. Commissioner Drottz commented that they don't have a Courthouse Square, but a roundabout with a 15-20-year-old infill project and a parking garage. There are some good examples of appropriate design in their community.
- Commissioner Gray said she would like to understand what is already in place for our zoning.
- Showing images of Franklin's downtown area, Commissioner Drottz said they have three story buildings. There is an infill project that is four story. There is a good diagram that explains Franklin's height restrictions. They allow taller buildings off their main historic streets.
- Commissioner Armstrong said you see vertical separation on their infill buildings, that is nice to visually break up a big building, making it look better. She added that the new residential areas fit in well. Their parking garage in Franklin is new, it almost looks like two buildings, but it is one. There may not be windows, but there appear to be openings, which makes it blend well.

- Commissioner Gray commented that defining street edge is important. She asked what the primary zoning is on Mill Street?
- Ms. Sharp said North of Mill is zoned CBD (Central Business District), with no front or rear yard setback and South of Mill is CBS (Central Business Service) the setbacks for those areas are no front or rear yard also. Height in CBD is 3 stories max. CBS max 2 stories.
- Commissioner Gray asked what the next phase of the infill plan.
- Ms. Sharp said typically a consultant will be hired to help with the steps.
- Ms. Sharp said that currently the consultant is looking at what might fit well in specific locations. She said that Edmond, OK has a good example of a nice pocket neighborhood that might be something to consider for the Mississippi / Prairie lot. The Lark and the Ember, they are a mix of sizes 800 sq- just under 2000 sq ft. The consultant currently working on the infill plan is hoping to wrap this phase up in the Spring.
- Commissioner Gray asked if there is a mix of residential and commercial on Mill. Ms. Sharp said there is a mix.
- Ms. Sharp said there is a steering committee that is leading the infill discussions. She can't speak to what might come out of it. Parking is also a concern. She will add the image of the Franklin, TN parking garage to the image board and share it with the consultant.
- Commissioner Gray asked what adjacent project would come before HDRC?
- Ms. Sharp said she would need to read the code. There will be opportunity for public discussion on these projects.
- Commissioner Drottz asked how we can update our design guideline book.
- Ms. Thill said there are grants available to CLG's.
- Commissioner Gray added that Independence received a \$50,000 grant to write design guidelines.
- Commissioner Gary commented that we have guidelines and not standards. We should consider standards.
- Ms. Sharp explained that guidelines are guiding documents that we would use when reviewing an application. They are a guiding principal, what you use to deny or approve an application. In a larger project it's a recommendation. Standards are more regulatory. That would have to be something a consultant could help with. We could see if we can have it in the budget for next year. A budget request would have to be made in October for matching funds for 2025.
- Commissioner Drottz said he thinks if we had user friendly guidelines it would be helpful.
- Ms. Sharp said she would be interested learning more about the firm that Franklin, TN. used to write their Design Guidelines.
- Commissioner Drottz said it is New Haven. When you are driving around Franklin it feels historic but there are areas that are newer too.
- Vice Chairman Carr said it would be nice to take as much from the Franklin TN guidelines and put them into our guidelines that would be advantageous.

- Ms. Sharp said that the 353 Tax Abatement was slated to sunset next year. One way to make it more of an incentive to use this in historic districts.
- Commissioner Armstrong said there are some areas near where she lives that are in a neighborhood that can use the 353 Tax Abatement.
- Ms. Sharp said the neighborhoods that you drive through matter. The 353 Tax Abatement program isn't in the planning department, it's in Economic Development, so she and Ms. Thill are not the staff members who bring it through.
- Commissioner Drottz asked if we can expand the Historic District boundaries.
- Ms. Sharp said if the Commission is looking into bringing in other areas, we might want to start with the Grooms addition or the area off of Mississippi or the homes on Ridge or on Liberty Drive.

Other Business:

Administrative Approvals since the 2024 meeting:

- 411 Miller Ave for like in kind replacement of the drive approach, wood rot and the front porch.

Miscellaneous matters from the Commission:

- None

Miscellaneous matters from Staff:

- At the last meeting Ms. Gray asked if insurance is required of the demolition company, Ms. Thill confirmed with the building official that insurance is required.
- Staff sent a link to a webinar/ training on Substitute Materials to the commission. The training is available on Feb 22 and April 25, registration is required. This will meet the commissioners annual training requirement.
- Ken Personett is hosting an open house at 462 E Kansas on Saturday March 9 from 1-4.

The meeting adjourned at 6:20 pm.



Historic District Review Commission

HDRC Case No. 24-001LS

Staff: Jeanine Thill, Community Development Mgr.

Katherine Sharp, Director of Planning & Development

HDRC Meeting Date: March 5, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for demolition of a primary structure, 11 N. Water, Liberty Square Historic District

Applicant: Star Development, LLC

Location: 11 N. Water

District: Liberty Square Historic District

NRHP Status/ category: Non-Contributing, Liberty Square Historic District

File Date: February 9, 2024

SPECIFIC INFORMATION

SITE HISTORY:

This building has been occupied by the G.M. Peters Agency since its construction between 1957-1960. The Historic Survey shows the construction date as 1957, but the building permit information indicates year built as 1960. Random rubble stone veneers cover approximately two thirds of the main (west) façade. The entrance is at the south end of the building and above it is a metallic screen of circular forms.

PROPOSAL DESCRIPTION:

The applicant is proposing demolition of the building at 11 N. Water. In their proposal, the applicant states:

“Star Development, a 40-year Liberty based business, is seeking a Certificate of Appropriateness to demolish the building at 11 N. Water St. The building was built in 1960 by Garnett Peters. This building happened before historic regulations administered by HDRC was in existence. The building facade was not designed or built in continuity with others on Liberty’s Historic Square. The building has commonly been sighted as an example of what NOT to build and considered non-contributing to the Historic District. Using language from Sec. 30-71.9 (1)b. *‘The structure does not possess the integrity, originality, craftsmanship and age to merit preservation.’* Demolition of buildings inside Liberty’s Historic Square is a serious matter that its citizens care deeply about. Star Development respectfully asks HDRC approval of the Certificate of Appropriateness for 11 N. Water St. and look forward to working with the City of Liberty to enhance its Historic Square.”

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.

Sec. 30-71.9 Certificate of Appropriateness, demolition

1. Demolition, in whole or in part, of individual landmarks or any contributing primary structure within a historic district is not permitted. Deterioration caused by neglect or lack of routine maintenance by the existing owner does not provide grounds for approval of demolition. Exceptions will be considered only if:
 - a. The structure has been substantially damaged through fire, deterioration, or natural disaster.
 - b. The structure does not possess the integrity, originality, craftsmanship and age to merit preservation.
 - c. There is substantial evidence that it would not be physically or economically viable to rehabilitate the structure.

STAFF ANALYSIS

According to the Historic Survey on file for the property, the building at 11 N. Water was built around 1957 and is a non-contributing building. The National Park Service guidance regarding *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* states that:

“Not every building in a district is contributing. When historic districts are designated, they are usually associated with a particular time period or ‘period of significance,’ such as ‘mid-1800s to 1935.’ In such a district, a 1950 office building would not contribute...”

This building is considered non-contributing because it was not constructed during the period of significance for the Liberty Square District. The building’s age and architecture are not consistent with the surrounding architecture of the existing historic structures from the 1880s-1930s. The building possesses little architectural integrity from that era, originality, craftsmanship or distinctive architectural features often associated with historic structures within the Liberty Square District and is a non-contributing structure. Therefore, in accordance with the preservation ordinance, would qualify for demolition.

Staff believes demolition of this building is allowable given the unique situation found in this instance, that it is a non-contributing building constructed in the late 1950s or early 1960s, in the style of that time, without being harmonious to the surrounding historic structures. However, staff would like to establish that this circumstance does not set the precedent of allowing demolition of other buildings within the Historic Districts. Decisions in planning cases do not set a precedent that must be followed in subsequent cases in that every case is unique and is considered on its own merits. Decisions must be based on an evaluation of the relevant criteria and the unique facts presented in each case. The circumstances surrounding this case are unique and each planning application must be considered on its own merits and facts and circumstances, without concern of setting precedent.

Other Information:

- Applications for demolition of primary structures within the Historic Districts and Local Landmarks shall be reviewed by the HDRC and forwarded to the City Council with a recommendation. The City Council shall take formal action on the application in the form of a resolution.
- This application for demolition is to be considered independently of any possible future development of the site.
- Any infill development would be reviewed by HDRC and is required to gain approval from City Council.

STAFF RECOMMENDATION

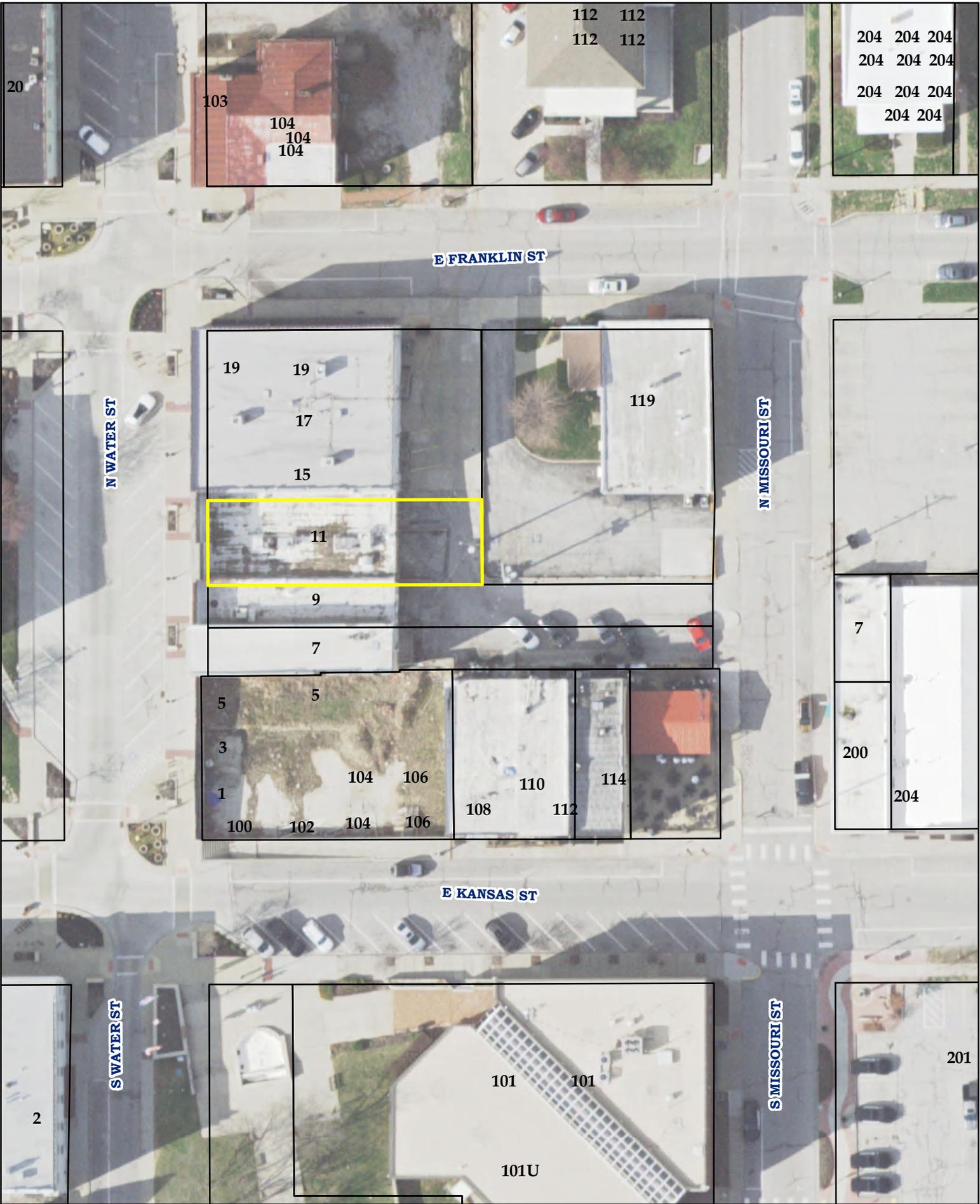
Staff finds that this structure is a non-contributing building and that the application meets the standards for review and guidelines for demolition, therefore staff recommends approval of HDRC case #24-001LS.

The City Council will consider this request at their regular session on March 11, 2024 held at 7pm in the Council Chambers, City Hall. Opportunity for public comment will be given at the meeting.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Historic Inventory Data Sheet
3. Exhibit C: Detailed Project description from the applicant
4. Exhibit D: Photos of Existing Conditions





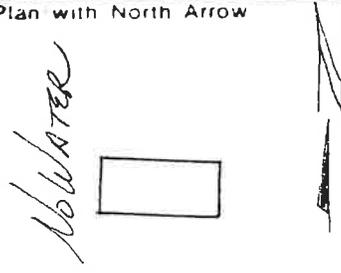
HDRC Case #: 24-001LS
11 N. Water St.

 Parcels
 City Limits

Exhibit A:
Vicinity Map

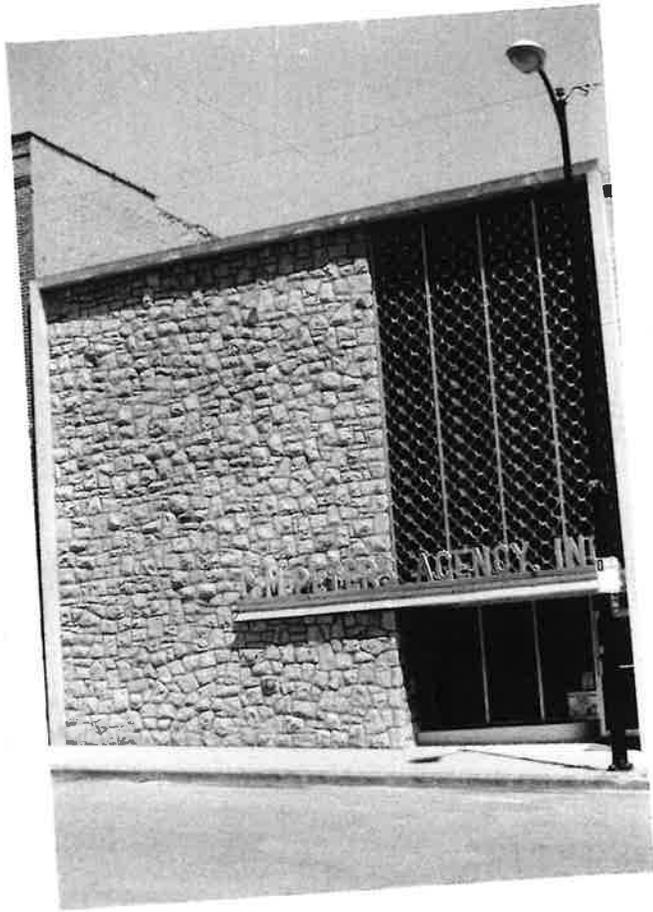


HISTORIC INVENTORY

1 No 8-B		4 Present Name(s) G.M. Peters Agency Inc.	
2 County Clay		5 Other Name(s)	
3 Location of Negatives Liberty Community Development			
6 Specific Location 11 North Water		16 Thematic Category	28 No. of Stories 1
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period c. 1957	29 Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8 Site Plan with North Arrow 		18 Style or Design	30 Foundation Material concrete
9 Negative No. 2-5		19 Architect or Engineer	31 Wall Construction reinforced concrete
10 Site Building Structure Object National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		20 Contractor or Builder	32 Roof Type & Material flat; tar & gravel
11 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 12 District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21 Original Use, if apparent commercial	33 No. of Bays Front Side
15 Name of Established District		22 Present Use commercial	34 Wall Treatment stone; metal
		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35 Plan Shape rectangular
		24 Owner's Name & Address, if known	36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
		25 Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	37 Condition Interior <input type="checkbox"/> Exterior <input checked="" type="checkbox"/> good
		26 Local Contact Person or Organization Liberty Mo, Community Devel.	38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
		27 Other Surveys in Which Included	39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
			40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
			41 Distance from and Frontage on Road, approx 20 ft. on N. Water
42 Further Description of Important Features Random rubble stone veneers approximately two thirds of the main (west) facade. The entrance is at the south end of the building and above it is a metallic screen of circular forms.			
43 History and Significance This building has been occupied by the G.M. Peters Agency since its construction around 1957.			
44 Description of Environment and Outbuildings The Courthouse is west of this building. To the north and south are other commercial buildings. A surface parking/loading dock area is to the east.			
45 Sources of Information Liberty City Directories Liberty Telephone Directories		46 Prepared by PILAND/UGUCCIONI	
		47 Organization Liberty, Comm. Dev.	
		48 Date 4/85	49 Revision Date(s)

Continuation
HISTORIC INVENTORY

ADDRESS: 11 North Water
Liberty, MO



Applicant request:

Star Development, a 40-year Liberty based business, is seeking a Certificate of Appropriateness to demolish the building at 11 N. Water St. The building was built in 1960 by Garnett Peters. This building happened before historic regulations administered by HDRC was in existence. The building facade was not designed or built in continuity with others on Liberty's Historic Square. The building has commonly been sighted as an example of what NOT to build and considered non-contributing to the Historic District. Using language from Sec. 30-71.9 (1)b. *'The structure does not possess the integrity, originality, craftsmanship and age to merit preservation.'* Demolition of buildings inside Liberty's Historic Square is a serious matter that its citizens care deeply about. Star Development respectfully asks HDRC approval of the Certificate of Appropriateness for 11 N. Water St. and look forward to working with the City of Liberty to enhance its Historic Square.

11 N Water Existing Conditions





Exhibit D: Front/West Elevation

Existing Conditions Page 2 of 4

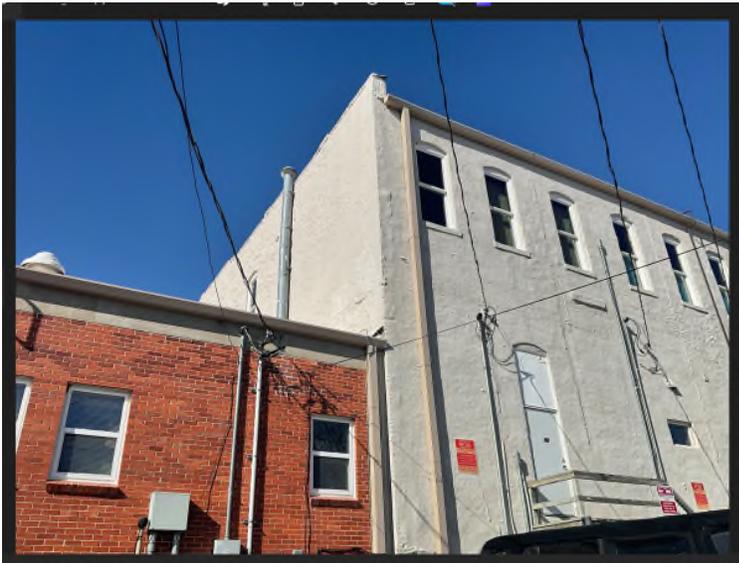


Exhibit D: Rear/ East Elevation
Existing Conditions Page 3 of 4

11 N Water Interior

