



**HISTORIC DISTRICT
REVIEW COMMISSION
Meeting**

**August 20, 2024
5:30 pm
City Council Chambers
2nd Floor of City Hall**



**HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
August 20, 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 August 6, 2024 HDRC meeting
- III. Current Business

HDRC Case #24-013LS Consideration of a Certificate of Appropriateness for construction of a mixed-use building at 1-11 N Water Street, Liberty Square Historic District. (Public Hearing)

- IV. Administrative Approvals since August 4, 2024:

- V. Other Business:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

- VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
August 6, 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, Aimee Gray, Matt Grundy, Brett Rinker

Absent: Vern Drottz, Katie Schmidt

Applicant: Ken Personett

Staff Present: Jeanine Thill, Community Development Manager

Chairman Grundy called the meeting to order at 5:31 p.m.

HDRC Case # 24-003L Consideration for a Certificate of Appropriateness for a new front porch at 337 N Water Street, Lightburne Historic District

- Ms. Thill read the staff report and recommended approval of the application.
- Mr. Personett commented that he found four columns in the basement but they are a bit rotted. There will be a total of seven columns on the new front porch. He will find something that is close to the original. The fret work matches the detail of the back porch. There will not be a soffit on the front or back porch, as original. The curve matches the roof line of the original front porch.
- Commissioner Gray abstained from the vote.

A motion was made by Commissioner Aramjoo to approve the application as presented because it meets the Design Guidelines. The motion was seconded by Commissioner Rinker. The motion passed. 6-0-1.

Approval of Meeting Summary July 2, 2024: A motion to approve the meeting summary as corrected was made by Commissioner Aramjoo. The motion was seconded by Commissioner Chelton. The motion passed 7-0-0

Other Business

Administrative Approvals since the July 2, 2024 meeting:

- 418 W Kansas like in kind roof replacement
- 438 W Franklin Removal of non-historic materials

Miscellaneous matters from the Commission:

- Vice Chairman Carr noted a correction in the packet that 428 W Franklin should be the address on the agenda of the administrative approvals.

- Commissioner Rinker asked about a home on Nashua at Gallatin and if we should look at possibly designating it a landmark. At the corner of Nashua and Gallatin. It is a large lot. Staff will look into the process of making it a landmark.

Miscellaneous matters from Staff:

- We will have the Public Hearing on the application for new construction at Kansas Water.

The meeting adjourned at 6:15 pm.



HDRC Case No. 24-013LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: August 20, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for construction of a mixed-use building with underground parking totaling 47,750 square feet at 1 - 11 N. Water Street.

Applicant: Star Development, LLC

Location: NE Corner of North Water & East Kansas Street

District: Liberty Square Historic District

File Date: July 19, 2024

SPECIFIC INFORMATION

SITE HISTORY

This prominent lot at the corner of Kansas and Water was the former site of a furniture store that was destroyed by collapse in May 2016. This building and adjacent building were subsequently deemed dangerous and demolished. The GM Peters building, 11 N. Water, was approved for demolition by the City Council on March 11, 2024.

PROPOSAL DESCRIPTION

The applicant proposes to construct a mixed-use building, at the NE corner of North Water & East Kansas. Including lots 1-11 N. Water. The proposed three-story mixed-use building has 7,378 square feet of commercial space and 18 residential units/apartments on .43 acres. There is underground secured parking for residents with 25 parking stalls, with additional stalls in the rear alley of the building.

Narrative from Applicant: See Exhibit C

Design: The footprint of the building is irregular with a 1,608 square foot front patio on the ground floor and balconies on the second and third floor corner residential units. There are four front entrances that face Water Street, two under the second-floor balcony, supported by three brick columns with stone bases. The fenestration is irregular, with various sizes of large windows with large metal mullions. See Detail on A200 Elevations and Materials Board. There are several balconies with metal railings on the west, south and east elevations. The south side elevation also features two garage doors to the underground parking. On the north elevation there is an air and light well. The intent of this is to continue to allow the existing adjacent building windows to have light and air and also act as a means of egress.

Building: First Floor: 7,378 square feet of commercial space with a 1,600 square foot patio and 2 one-bedroom units in the rear. Second & Third Floor: 16 units: 8 one bedroom and 8 two-bedroom units. The building is three stories tall and the overall height of the building changes to accommodate the natural slope of the site, approximately 44' at the corner of Water and Kansas.

Materials:

- Exterior Walls: The building is predominately red brick with areas of blonde brick and white brick on the west and south elevations. A major visual component is the stone at the base level of the patio area wrapping around to the south elevation. There are also accents of stucco on the rear. See Material Board Exhibit E. The applicant was asked to bring samples to the meeting.
- The stone material at the base of the building is a split faced Kansas limestone cladding closely stacked creating a jointless pattern without mortar joints by US Stone®, McKinley – Silverdale as the proposed stone color. See Exhibit D A200 and at this link: <https://usstoneindustries.com/stones/architectural-and-building-stone/natural-stone-veneer/classic-collection/mckinley/>
- Storefronts: Kawneer® Dark Bronze Aluminum Storefront. An 18” decorative insulated metal panel to match is at the base of the storefront within the storefront system. See Exhibit D. To provide a recess of the storefront doors, additional depth is added to the trim surrounding the storefront, a plan detail is provided on detail 3A sheet A200 showing the additional depth. See Exhibit D page A200 and at: <https://www.kawneer.us/products/storefront-framing/trifab-400-framing-system/>
- Storefront Doors and Windows: with clear view glass. The commercial door is the same as the window, it will be 6’ wide and not have bottom panels. See Exhibit: D page A200.
- Residential Windows: Pella Impervia® fiberglass windows with clear view glass. See Exhibit D page 200 and at <https://www.pellabrand.com/windows-doors/windows/fiberglass-windows/>
- Columns: Brick and decorative metal- King Metals item number 11-990 See Exhibit D and at <https://www.kingmetals.com/ECItemMainPage?ItemNumber=7916>
- Cornice: GFRC (Glass Fiber Reinforced Concrete) simulates natural stone and is specifically designed to represent historical material, finishes, textures and colors. The applicant is proposing pre-finished pieces with integral color throughout. It is naturally fire resistant but light weight. See Exhibit D A201 and page A300 section detail 15 and at <https://columnsandbalustrades.com/gfrc/>
- Foundation: Acid Etched Concrete on the rear/east elevation. See Exhibit: D page A201
- Garage doors: Sectional steel doors by Overhead Door® model 424 similar to the doors to the sally port on the east elevation of City Hall. See Exhibit D A201 and at <https://www.overheaddoor.com/commercial/commercial-details/sectional-steel-doors-424>
- Balconies: Decorative black metal balconies. See typical balcony section detail on Exhibit D, Sheet A300 section detail 9.
- Stair railing on rear elevation: The applicant has not yet found a specific manufacturer that makes this as one system, they are planning for a picket rail and having the ornamentation added.
- Awnings- Sunbrella® fabric, black wedge awnings. See Exhibit D page A300 section detail 13.

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.

Standards for Review	Staff Analysis
<p><u>Sec. 30-65.1 Permitted Uses</u> <i>In district CBD, no buildings, structures, land or premises shall be used and no buildings or structures shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:</i> (1) <i>Business uses; and</i> (2) <i>Mixed-use buildings that may include residential loft space.</i></p>	<p>The proposed new construction meets the UDO regulations for permitted uses in that the ground floor is retail and the second and third floors are residential.</p>

<p>Sec. 30-65.2. District CBD, height and area regulations.</p> <p><i>The height and area regulations of structures and lots within the district CBD shall be as follows, except for lots of record existing on the effective date of this UDO and those exceptions provided in Article X:</i></p> <ul style="list-style-type: none"> (1) <i>Height: Maximum three (3) stories.</i> (2) <i>Yard requirements:</i> <ul style="list-style-type: none"> a. <i>Front yard: No front yard is required.</i> b. <i>Rear yard: No rear yard is required.</i> c. <i>Side yard: No side yard is required, except where an existing structure adjacent to the proposed building is located less than three (3) feet from its property line, a minimum three (3) feet side yard shall be required.</i> 	<p>The proposed new construction meets the UDO regulations for area, setback, and yard requirements.</p>

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Staff report continues on next page...**

Sec. 30-65.3. District CBD, design principles.

Buildings and sites shall be designed and constructed in accordance with the following principles:

- (1) Development shall be in the form of compact blocks that promote pedestrian and vehicular connectivity;*
- (2) Development should contribute to the character of the surrounding area;*
- (3) Appropriately sized central gathering places shall be incorporated into the development;*
- (4) Development shall be integrated with adjacent developments;*
- (5) Wherever possible, buildings shall be built to the minimum front yard setback;*
- (6) The primary entrance to a building shall be oriented to the street;*
- (7) Buildings shall be constructed primarily of traditional building materials and designed with a high degree of architectural character and detail;*
- (8) Street-facing elevations shall include architectural detailing and transparent windows;*
- (9) Sites should be designed with an emphasis on promoting a pedestrian friendly environment;*
- (10) Sites should incorporate a mix of building types;*
- (11) Off-street parking and garages shall be located at the rear of buildings;*
- (12) Utilitarian areas such as loading docks, mechanical equipment, storage areas and trash enclosures shall be located at the rear of the building and screened;*
- (13) Street furnishings and plantings shall be incorporated into the development;*
- (14) Mixed-use buildings with street-level retail uses are encouraged;*
- (15) Dwellings shall be located at least one floor above street level and have an entrance separate from that of the lower level;*
- (16) On-street parking is encouraged; and*
- (17) Alleys are encouraged.*

1. The development promotes pedestrian and vehicular connectivity.
2. It contributes to the character of the surrounding area.
3. The central gathering space is incorporated into the development with the patio.
4. It is integrated with adjacent buildings. To the North, the air and light well will provide egress.
5. It is to the appropriate setback.
6. All entrances are oriented to the street.
7. The building is constructed with traditional materials such as brick and stone providing architectural character and detail.
8. Street-facing elevations include architectural detailing and transparent windows.
9. The site is designed with an emphasis on promoting a pedestrian friendly environment.
10. The site incorporates a mix of building types.
11. Off street parking is at the rear of the building with additional underground parking.
12. Utilitarian areas are at the rear of the building.
13. Street furnishings and plantings will be incorporated to the patio area.
14. It is a mixed use building with street level retail uses.
15. Dwellings are located at least one floor above street level and have entrances separate from the lower level.
16. On street parking is present.
17. The alley is at the rear.

<p>UDO: Sec. 30-72. District HP, design principles.</p> <p>1. <i>New buildings and additions to existing buildings: New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots and street setback must conform to the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in harmony with neighboring structures.</i></p>	<p>The design of the building appears to be compatible with the architecture of the district.</p> <p>The scale, placement and setback are similar to that of the surrounding area.</p> <p>The style of architecture is sympathetic to the character of the neighborhood.</p>
<p>Per the Design Guidelines new construction shall consider the following guidelines:</p>	
<p><i>New construction within a historic district shall be held to the same principles of quality design and appropriateness that are required of all structures and properties within a designated historic district. New construction should not emulate a historic building, but should reflect the contributing elements and character of the streetscape, neighborhood, and historic district. The intent of these guidelines is not to limit creativity but to encourage compatible design and construction.</i></p> <p><i>Sites for new construction shall be placed in the context of the streetscape of character of the district.</i></p>	<p>New construction is not expected to emulate a historic building. The new building respects the character of the streetscape and the historic district.</p>
<ul style="list-style-type: none"> o <i>Orientation: New buildings shall face the public street. Front entrances shall be oriented to the street and relate to the existing pattern of scale, mass, orientation, and size within the streetscape and block.</i> 	<p>The front entrances are oriented to Water Street.</p> <p>The scale, mass, and size appear to relate to the existing patterns within the streetscape and block.</p>
<ul style="list-style-type: none"> o <i>Placement: The location and spacing of new buildings on a lot shall be consistent with existing patterns in the block. The width of new buildings should respect the pattern within the streetscape. Setbacks for all yards around new buildings should conform to the existing uniform pattern of the streetscape. Where a pattern does not exist or is not feasible, the standard setbacks for the zoning district shall prevail.</i> 	<p>The manner in which the vertical breaks in the facades respect the patterns of the streetscape.</p> <p>The requirements for setbacks have been met.</p>
<ul style="list-style-type: none"> o <i>Fenestration: Windows and doors on new construction shall have proportions and patterns similar to the historic patterns within the streetscape and block. Ranking and window pattern and profile of existing structures within the streetscape shall be respected.</i> 	<p>Window and door placement and style are irregular, matching the irregular massing of the design. The windows and storefront appear to have proportions and patterns similar to the historic patterns within the streetscape and block.</p>
<ul style="list-style-type: none"> o <i>Building scale: New buildings shall be constructed with an overall height similar to existing buildings within the streetscape. In addition, the floor-to-floor height, number of stories, and first floor elevation shall also be similar to existing buildings within the streetscape. Vertical and horizontal</i> 	<p>The building scale of the proposed building is similar to those surrounding this parcel. The height of the proposed building is approximately the</p>

<p><i>proportions shall also be maintained.</i></p>	<p>same height as the existing building to the north. The proposed design is three stories and has both vertical and horizontal proportions that are appropriate.</p>
<p>o <i>Roof form: Where a dominant roof form exists within the streetscape and district, new construction shall be compatible in form, pitch and shape.</i></p>	<p>There are a variety of roof forms in the district, and many have flat roofs such as that proposed. The proposed roof cornice is compatible to those on surrounding buildings.</p>
<p>o <i>Architectural details: Architectural details on new construction shall be compatible in terms of design and scale with details found within the streetscape and district.</i></p>	<p>The architectural details are compatible in terms of design and scale with details found within the streetscape and district.</p>
<p>o <i>Materials: Materials used in new construction shall be consistent in finish, texture, scale, and color to materials historically used within the streetscape and district. Wood, brick, and stone are acceptable materials for the primary façade of a new building. Stucco may be allowed where structures within the streetscape also feature stucco. Aluminum, vinyl, and artificial masonry shall not be allowed.</i></p>	<p>The materials are consistent with those found in the historic districts. Brick and stone are the primary materials for the façade. Wrought iron is found occasionally, and is generally found as a secondary finish or accent with stone or brick. Stucco is on the rear.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

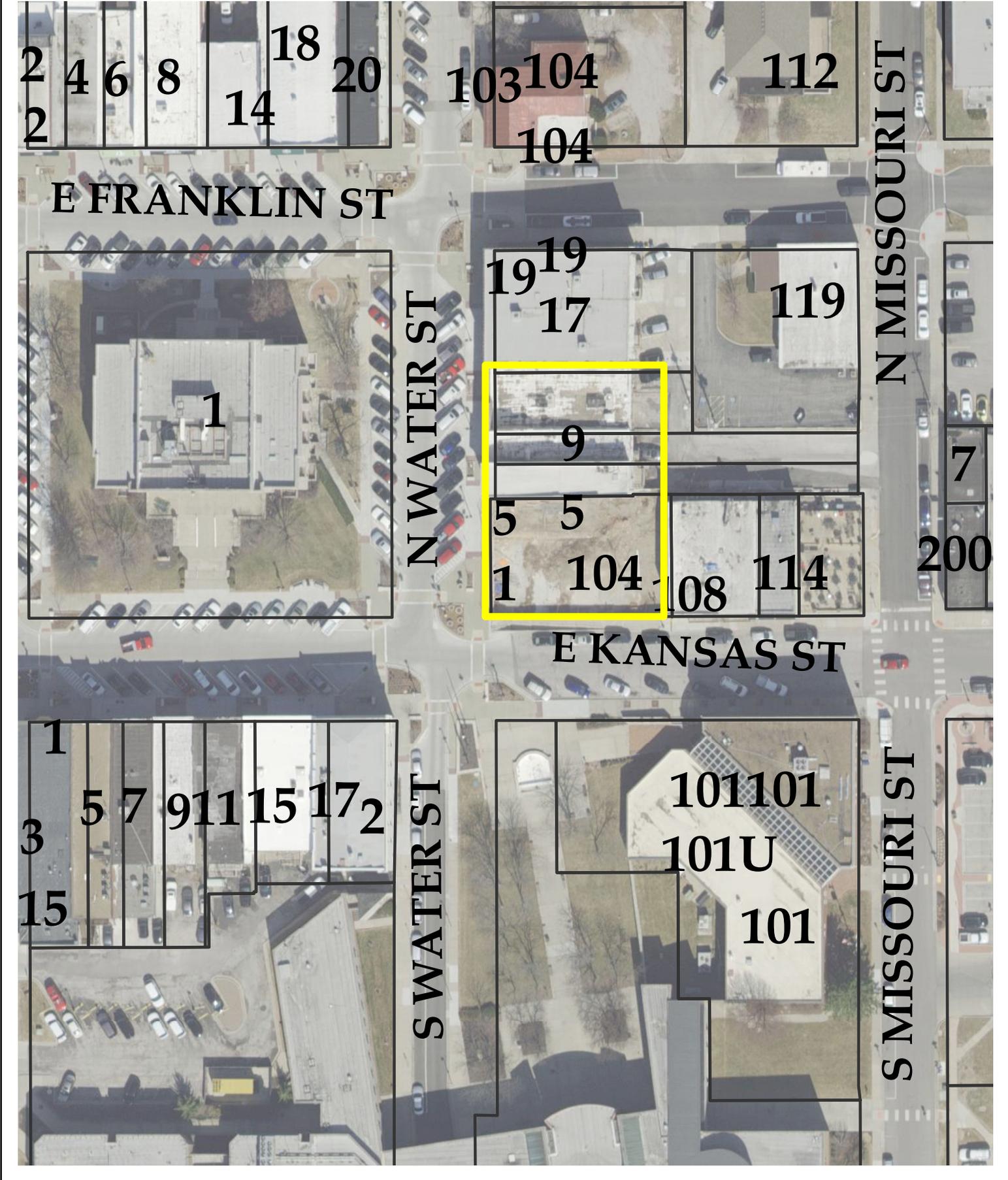
The HDRC reviewed an early concept design of this building at a study session on January 16, 2024. Applications for certificates of appropriateness for new construction must be approved by the City Council. This application will be presented to City Council for final review on September 23, 2024.

STAFF RECOMMENDATION

The application meets the standards for review and the Historic District Design Guidelines; therefore, staff recommends approval of HDRC case #24-013LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Existing Condition Survey
3. Exhibit C: Narrative from the applicant
4. Exhibit D: Drawings
5. Exhibit E: Materials Board
6. Exhibit F: Supplemental Images; windows, doors, columns, balcony rails and rear foundation material
7. Exhibit G: Photos of Surroundings
8. Exhibit H: Render Views



HDRC Case #24-013LS
1 5 7 9 and 11 N. Water



EXHIBIT A:
VICINITY MAP

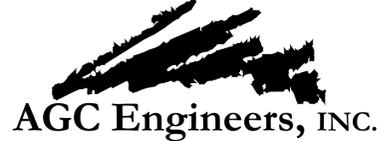
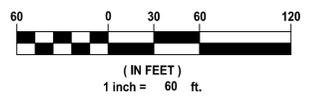
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**Exhibit B:
Existing Conditions Survey**



BY	REVISION	DATE
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ACA	SUBMITTED TO HDRC	7-19-24



405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

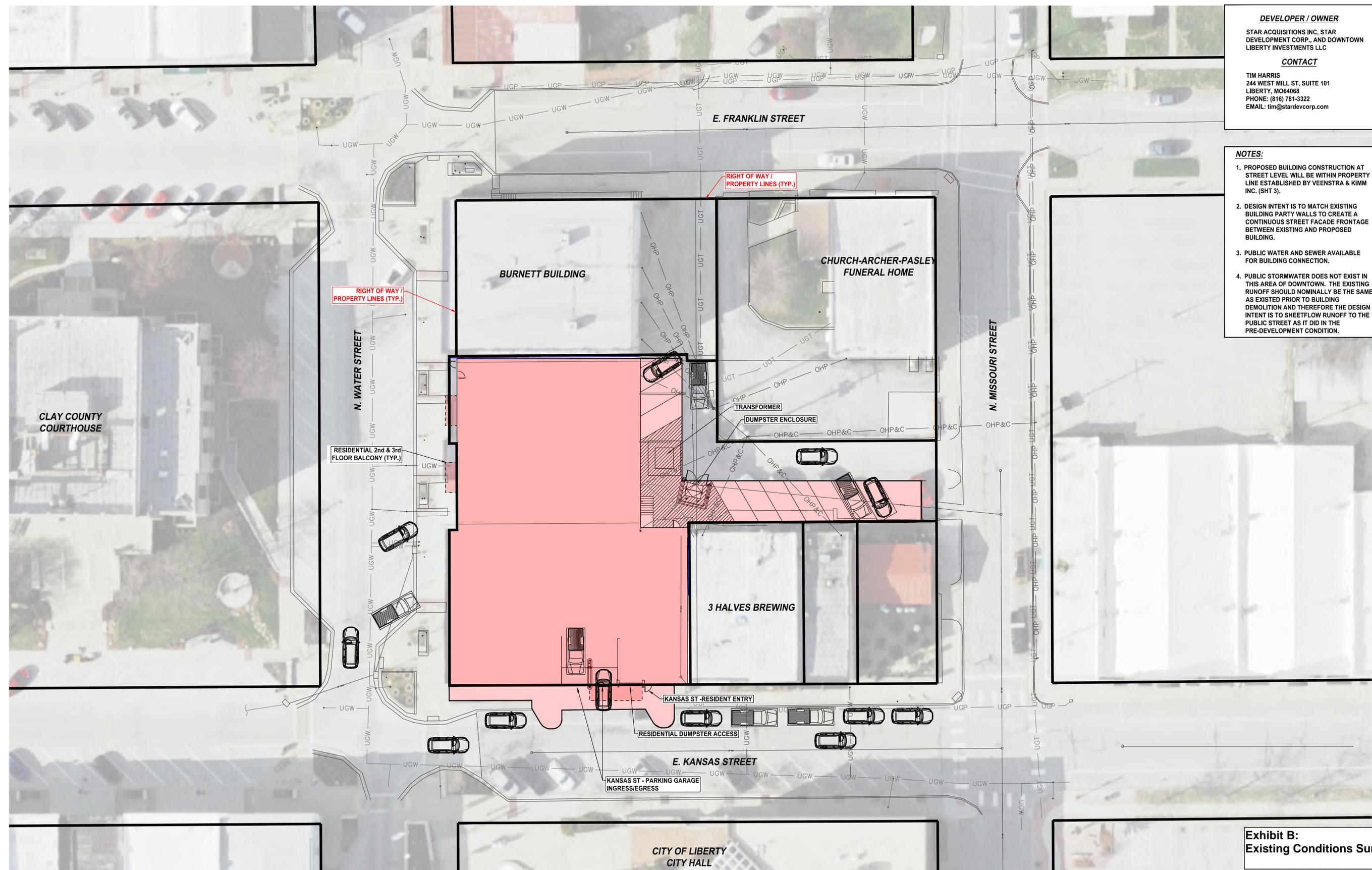
www.agcengineers.com

WATER STREET LOFTS	
LIBERTY, CLAY COUNTY, MISSOURI	
--	1
PROJECT AREA - OVERALL	

DEVELOPER / OWNER
 STAR ACQUISITIONS INC, STAR DEVELOPMENT CORP., AND DOWNTOWN LIBERTY INVESTMENTS LLC

CONTACT
 TIM HARRIS
 244 WEST MILL ST, SUITE 101
 LIBERTY, MO64068
 PHONE: (816) 781-3322
 EMAIL: tim@stardevcorp.com

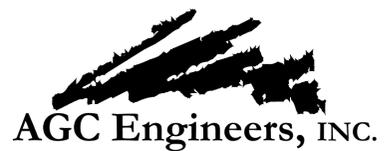
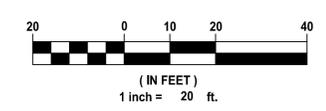
- NOTES:**
1. PROPOSED BUILDING CONSTRUCTION AT STREET LEVEL WILL BE WITHIN PROPERTY LINE ESTABLISHED BY VEENSTRA & KIMM INC. (SHT 3).
 2. DESIGN INTENT IS TO MATCH EXISTING BUILDING PARTY WALLS TO CREATE A CONTINUOUS STREET FACADE FRONTAGE BETWEEN EXISTING AND PROPOSED BUILDING.
 3. PUBLIC WATER AND SEWER AVAILABLE FOR BUILDING CONNECTION.
 4. PUBLIC STORMWATER DOES NOT EXIST IN THIS AREA OF DOWNTOWN. THE EXISTING RUNOFF SHOULD NOMINALLY BE THE SAME AS EXISTED PRIOR TO BUILDING DEMOLITION AND THEREFORE THE DESIGN INTENT IS TO SHEETFLOW RUNOFF TO THE PUBLIC STREET AS IT DID IN THE PRE-DEVELOPMENT CONDITION.



**Exhibit B:
 Existing Conditions Survey**



BY	REVISION	DATE
-	-	-
-	-	-
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-	-	-
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ACA	SUBMITTED TO HDRC	7-19-24



405 S. Leonard St., Suite D
 Liberty, Missouri 64068

816.781.4200 ■
 fax 792.3666

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WATER STREET LOFTS

LIBERTY, CLAY COUNTY, MISSOURI

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PROPOSED SITE PLAN

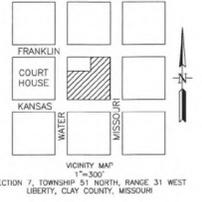
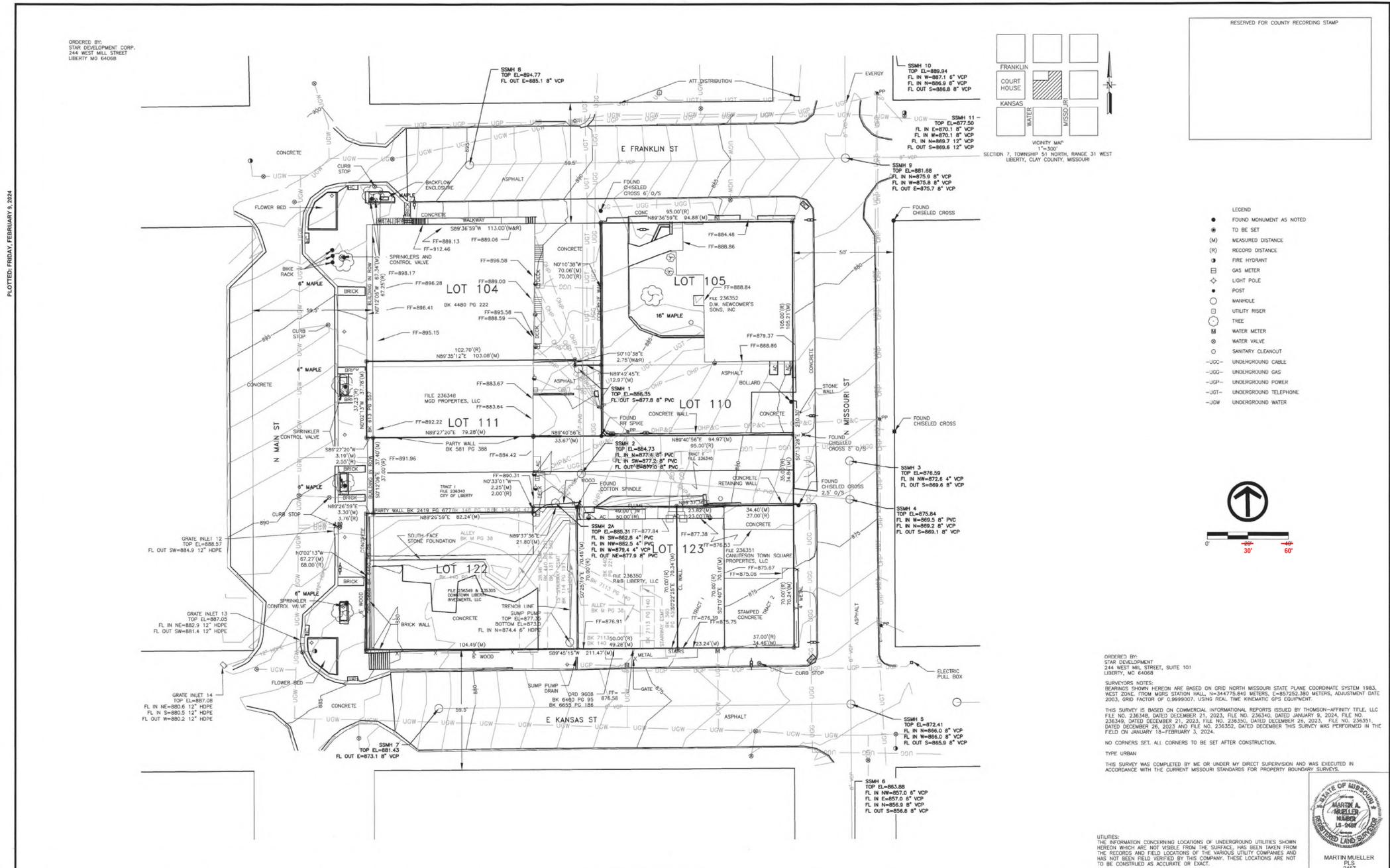
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STAR DEVELOPMENT CORP.
244 WEST MILL STREET
LIBERTY MO 64068

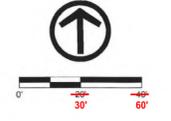
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PLOTTED: FRIDAY, FEBRUARY 3, 2024



RESERVED FOR COUNTY RECORDING STAMP

- LEGEND
- FOUND MONUMENT AS NOTED
 - TO BE SET
 - (M) MEASURED DISTANCE
 - (R) RECORD DISTANCE
 - FIRE HYDRANT
 - GAS METER
 - ◇ LIGHT POLE
 - POST
 - MANHOLE
 - UTILITY RISER
 - TREE
 - M WATER METER
 - WATER VALVE
 - SANITARY CLEANOUT
 - UGC- UNDERGROUND CABLE
 - UGG- UNDERGROUND GAS
 - UGP- UNDERGROUND POWER
 - UGT- UNDERGROUND TELEPHONE
 - UGW- UNDERGROUND WATER



ORDERED BY:
STAR DEVELOPMENT
244 WEST MILL STREET, SUITE 101
LIBERTY, MO 64068

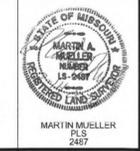
SURVEYOR'S NOTES:
BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE, FROM MORE STATION HALL, N=344778.840 METERS, E=857252.380 METERS, ADJUSTMENT DATE 2003, GRID FACTOR OF 0.9999007, USING REAL TIME KINEMATIC GPS EQUIPMENT.

THIS SURVEY IS BASED ON COMMERCIAL INFORMATIONAL REPORTS ISSUED BY THOMSON-APPARTY TITLE, LLC FILE NO. 236346, DATED DECEMBER 21, 2023, FILE NO. 236340, DATED JANUARY 8, 2024, FILE NO. 236349, DATED DECEMBER 21, 2023, FILE NO. 236350, DATED DECEMBER 26, 2023, FILE NO. 236352, DATED DECEMBER 26, 2023 AND FILE NO. 236353, DATED DECEMBER 26, 2023. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 18-FEBRUARY 3, 2024.

NO CORNERS SET. ALL CORNERS TO BE SET AFTER CONSTRUCTION.

TYPE URBAN

THIS SURVEY WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS



DATE	REVISIONS

BOUNDARY SURVEY FOR
STAR DEVELOPMENT CORPORATION

9788 N Ash Avenue • Kansas City, Missouri 64157
816-781-6182 • 816-781-0643(FAX) • Corporate LS Number 20240020128

LIBERTY EAST BLOCKS
SECTION 7, T51N, R31W
LIBERTY, CLAY COUNTY, MISSOURI

DWG. NO.
2 OF 2

PROJECT 751-0002

UTILITIES:
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSIDERED AS ACCURATE OR EXACT.

Exhibit B:
Existing Conditions Survey

BY	REVISION	DATE
-	-	-
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ACA	SUBMITTED TO HDRC	7-19-24

NOTE:
THE INFORMATION ON THIS SHEET WAS EXCLUSIVELY PREPARED BY VEENSTRA & KIMM INC.

WATER STREET LOFTS
LIBERTY, CLAY COUNTY, MISSOURI

EXISTING CONDITIONS

3

Project Narrative

Date August 12, 2024

Infill MXD Plan – NE corner of N Water and E Kansas St.
Liberty, MO

Narrative:

The design for the mixed use commercial apartment project pulls various forms and detail elements from both existing storefront spaces and building in the downtown square area as well as other design elements appropriate to the historical timeframe of what the square is modeled after.

By utilizing a base, middle, top strategy we have a rusticated base level made of cast stone to compliment the courthouse and add a level of detail at the pedestrian ground plane. This coupled with the red brick that is also found around the city helps to ground this building and make it a natural transition from the adjacent Burnett building with several brick corbeling details on several of the ground level column elements. The lower bay storefront windows utilize trim elements with heavier mullions to mimic other buildings in the square such as the 1 E Kansas building.

These bay window elements are carried up the corner façade to give the building an open presence with additional glazing on the corner. The built in and wrap around balconies also feature decorative metal columns and cast stone caps for the brick areas.

White brick facades located strategically help break up the overall massing of the building creating a rhythmic pattern most often found in this area. The brick is also a design element found in other buildings along the square.

The mix of both fabric awnings and steel supported brick patio coverings further add to breaking the building up into different bays. As the building transitions to the upper floors, we utilize stone caps at the tops of windows to accentuate supporting elements along with cast stone sills.

Lastly the articulated roof cornice and elements utilize a variety of trim and projections to achieve caps that compliment the surrounding buildings in the square.

**Exhibit C:
Applicant Narrative**

The general layout of the building consists of the ground floor commercial area consists of what we anticipated to be 3 different tenant spaces of 7,378 SF. There is a floor to floor transition of 2' as we transition up the street so the northern tenant space sits up a bit higher than the spaces on the south with the patio out front. There is access to the rear alley for loading and trash.

There are also two residential units facing the alley on the ground level with a private corridor access to stairs and elevator. These residential units are elevated above the rear alley again due to the grade change across the site.

The second and third level of the building are the same floor plate and are all residential units of varying sizes consisting of 1 and 2 bedroom units. There is a common corridor with access to trash chute, elevators, stairs and miscellaneous storage and mechanical rooms for servicing the building. There are 8 units per floor on floors 2 and 3, for a total of 18 units on all floors of the project. All units have exterior balconies.

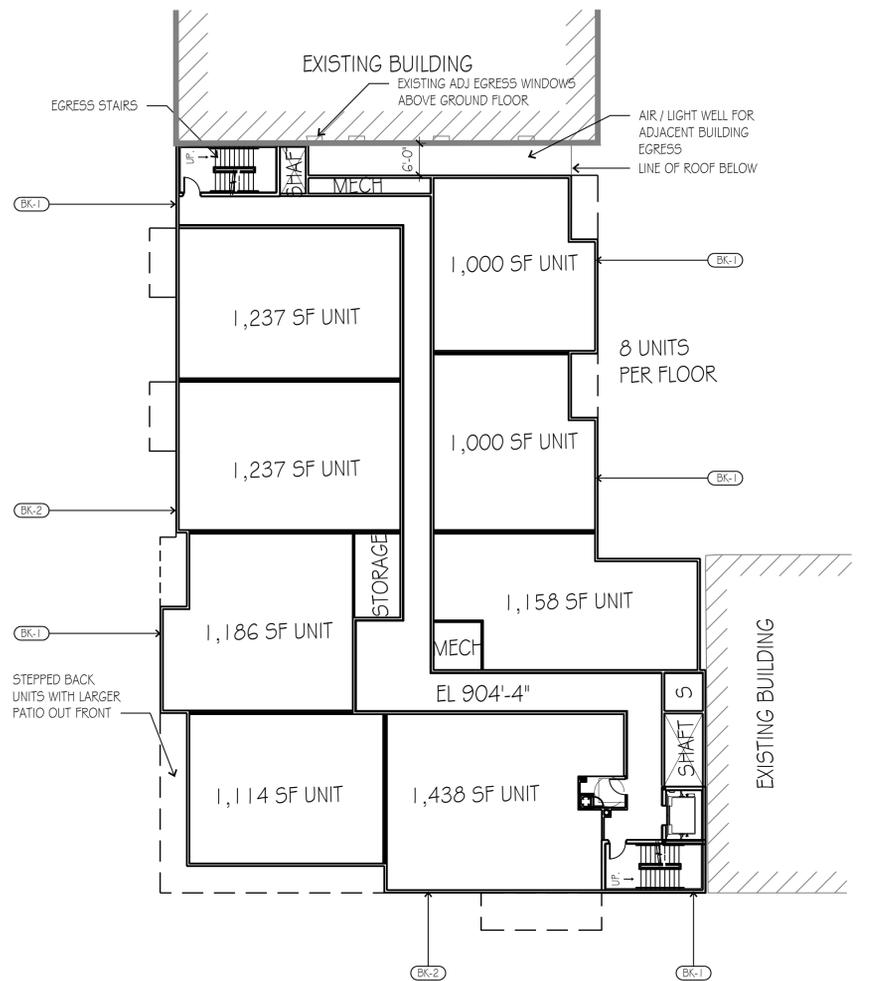
The basement parking level of the building is accessed only on E Kansas St as it's the only "at grade" location for this floor. Because the basement level is on average more than 6' below grade it is considered a basement per the IBC definition and not a story above grade according to the building code. The basement is completely buried on 2 sides and approximately 6-7' buried on the east side with only the south side being exposed to allow for parking. The parking is fully secured with garage door access. This level also houses the trash compactor connected to the upper level residential via chute. At an grade pedestrian lobby for guest entry into apartments is located on the southeast corner of this area as well. Several utility service entry rooms are also on this level along with building maintenance rooms. There are also several bike racks within the secured garage for residents to use.

Lastly in the rear alleyway restriping of the alley will provide for additional stalls with striped areas for new building transformer and trash enclosure for the commercial uses.

End of Narrative

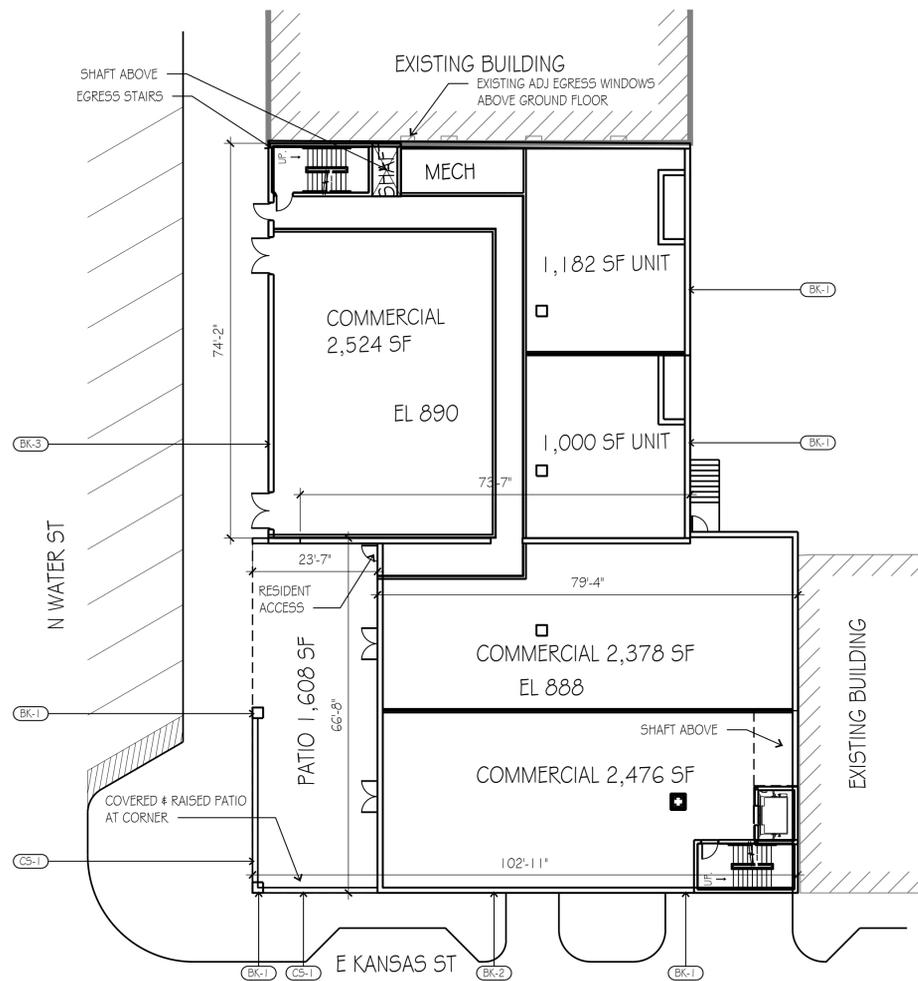
SITE DATA TABLE

EXISTING SITE:	.43 ACRES	PARKING REQUIRED:	1.7 PER UNIT = 31 STALLS REQ BASE CODE
ZONING EXISTING:	COMMERCIAL		4/1000 RETAIL / OFFICE = 30 STALLS
ZONING PROPOSED:	CBD		SEC 30-83.2(7) THERE SHALL BE NO OFF STREET PARKING REQUIRED IN THE CBD DISTRICTS
TOTAL SQUARE FOOTAGE:	47,750 SF		
GARAGE:	12,500 SF		
BLDG FLOORS 1-3:	35,250 SF		
GARAGE PARKING:	25 STALLS		
SURFACE PARKING:	13 STALLS		
ALLEY PARKING:	10 STALLS		
TOTAL ADJACENT PARKING:	50 STALLS		
		SECOND - THIRD FLOOR:	16 UNITS: 8 ONE BEDS 8 TWO BEDS
BUILDING:			
FIRST FLOOR:	7,378 SF COMMERCIAL W/ 1,600 SF PATIO 2 UNITS: 2 ONE BEDS		18 UNITS TOTAL: AVG: 1,171 SF



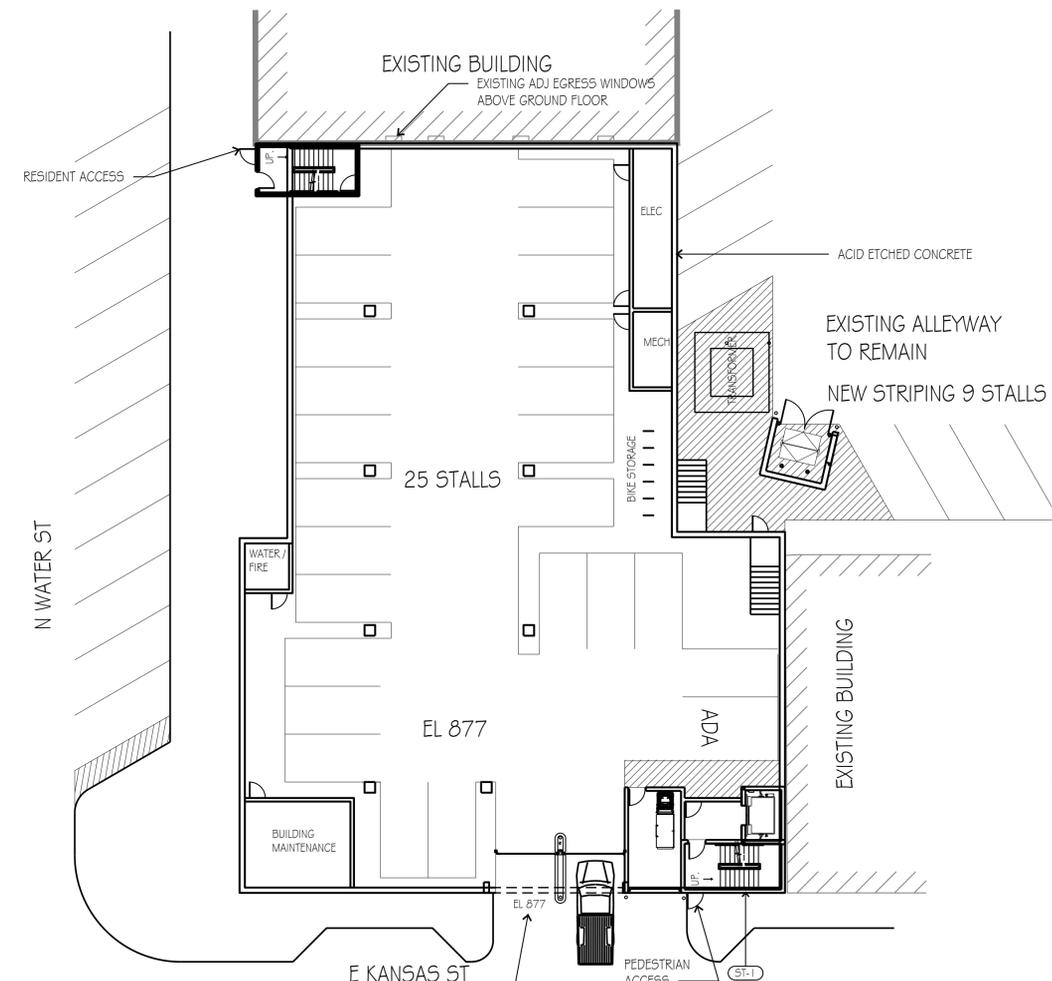
SECOND - THIRD FLOOR APARTMENTS ③

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



GROUND LEVEL COMMERCIAL / APARTMENTS ②

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



B1 LEVEL BASEMENT PARKING ①

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



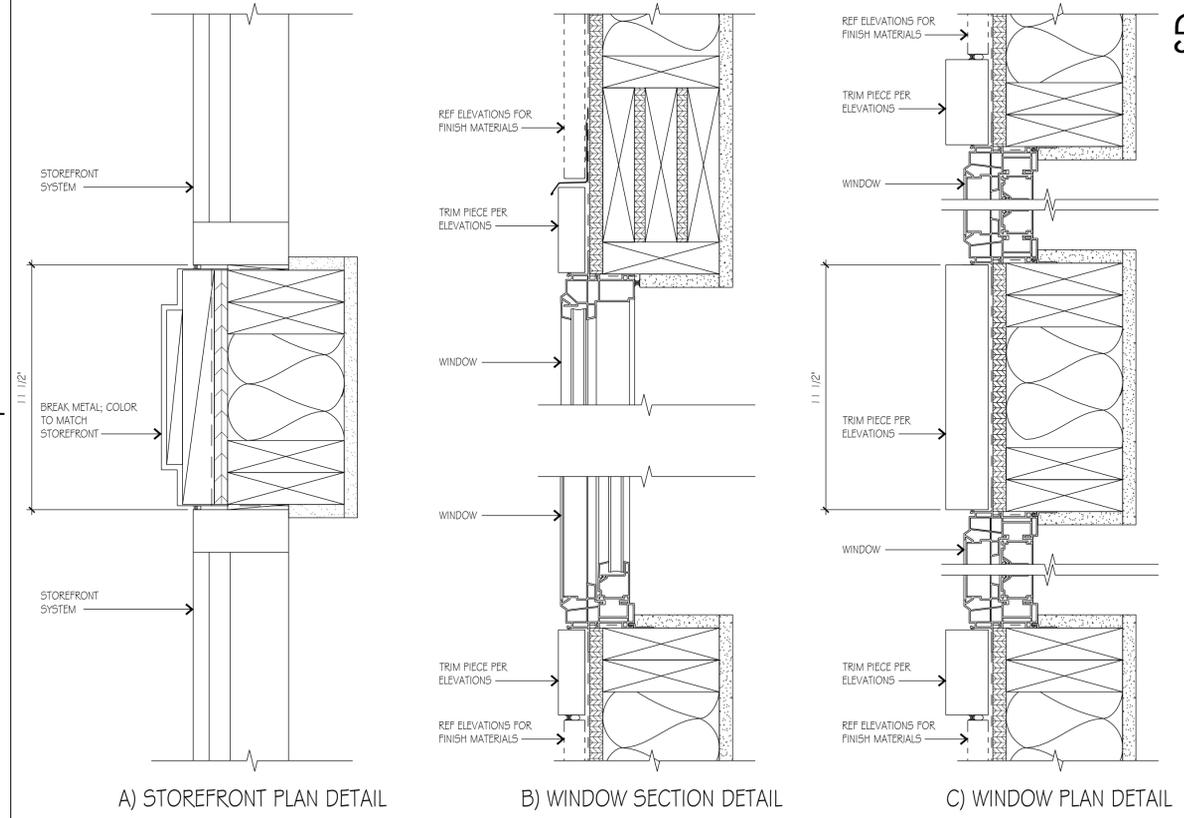
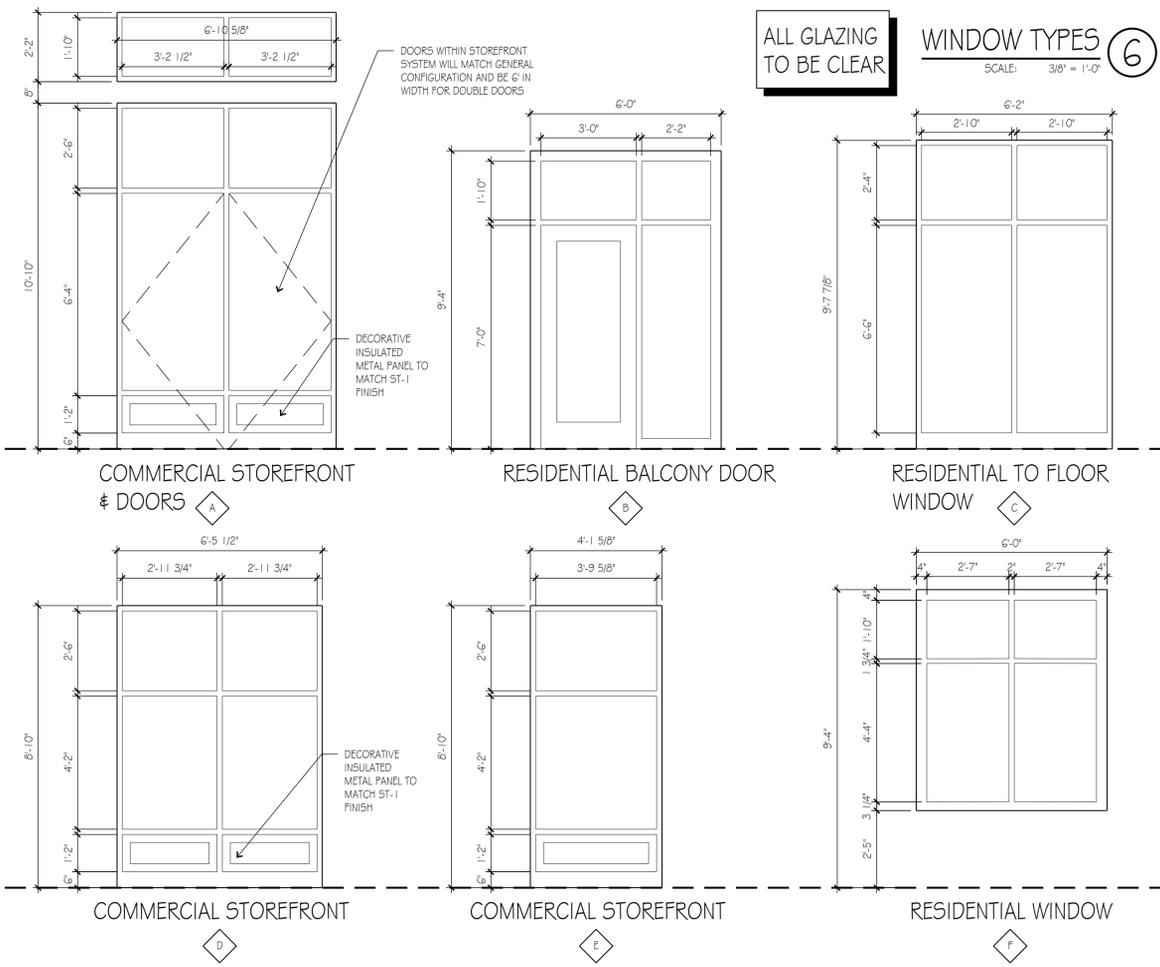
Exhibit D: Drawings

AS100 - SITE PLAN

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

FINISH SCHEDULE

ITEM	DESCRIPTION	MANUF / COLOR	REMARKS
BK-1	FULL BRICK	GLEN-GERY / 52-DD	
BK-2	FULL BRICK	GLEN-GERY / ASPEN WHITE SMOOTH	
BK-3	FULL BRICK	GLEN-GERY / OSLO	
CS-1	CAST STONE	MIDWEST CAST STONE / 25AC	
CONC	ACID ETCHED CONCRETE	TBD	
ST-1	STONE	US STONE / MCKINLEY / SILVERDALE	
STC-1	STUCCO	SW 7504 - KEYSTONE GRAY	
SF-1	COMMERCIAL STOREFRONT 4 DOORS	KAWNEER / DARK BRONZE	
MT-1	BREAK METAL	FIRESTONE (OR EQ.) / DARK BRONZE	
MT-2	BALCONY METAL	FIRESTONE (OR EQ.) / DARK BRONZE	
MT-3	GARAGE DOOR	OVERHEAD DOOR / MODEL #424 - PAINT TO MATCH SF-1	
AWN-1	FABRIC AWNING	SUNBRELLA / BLACK	
WIND-1	FIBERGLASS WINDOW 4 DOORS	TBD / BLACK TRIM	
WIND-2	FIBERGLASS WINDOW 4 DOORS	TBD / WHITE TRIM	
CRN-1	GFRC CORNICE	ARCHITECTURAL MALL, INC / SW 7008 - ALABASTER	
CRN-2	GFRC CORNICE	ARCHITECTURAL MALL, INC / SW 9111 - ANTLER VELVET	



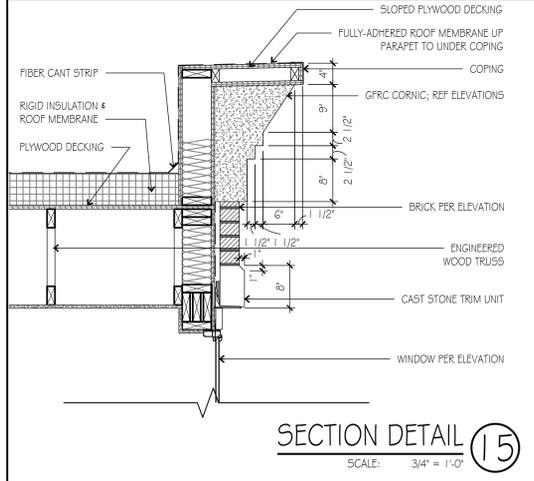
WINDOW DETAILS

 ③

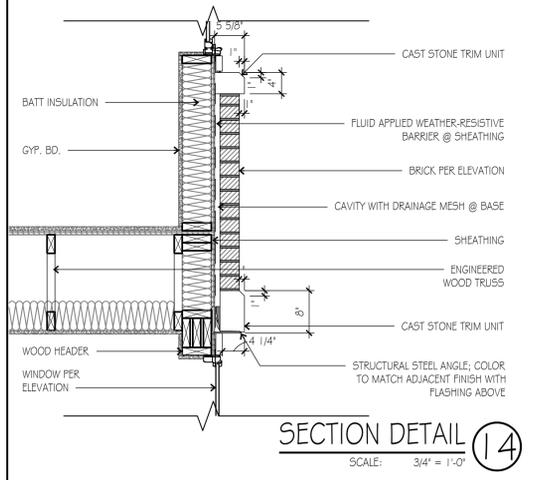

Exhibit D:
Drawings

A200 - ELEVATIONS

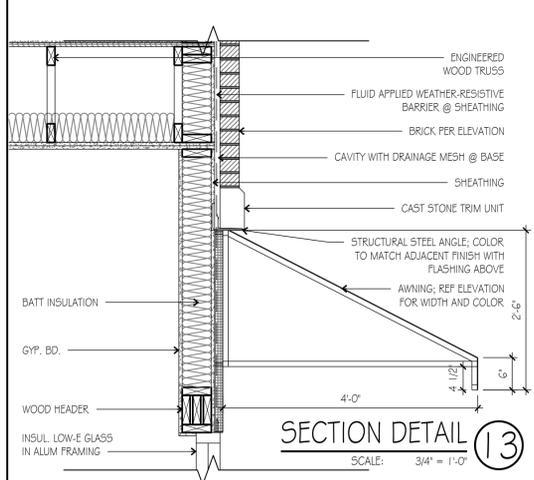
SCALE: 1/8" = 1'-0"



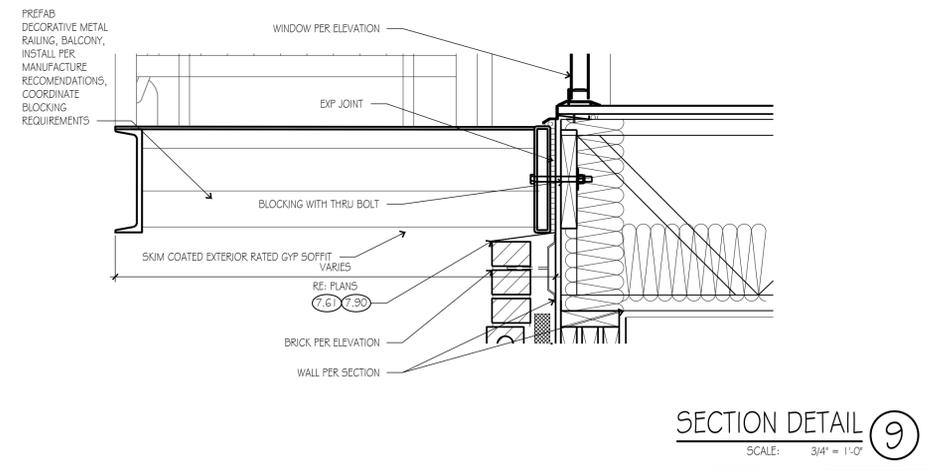
SECTION DETAIL 15
SCALE: 3/4" = 1'-0"



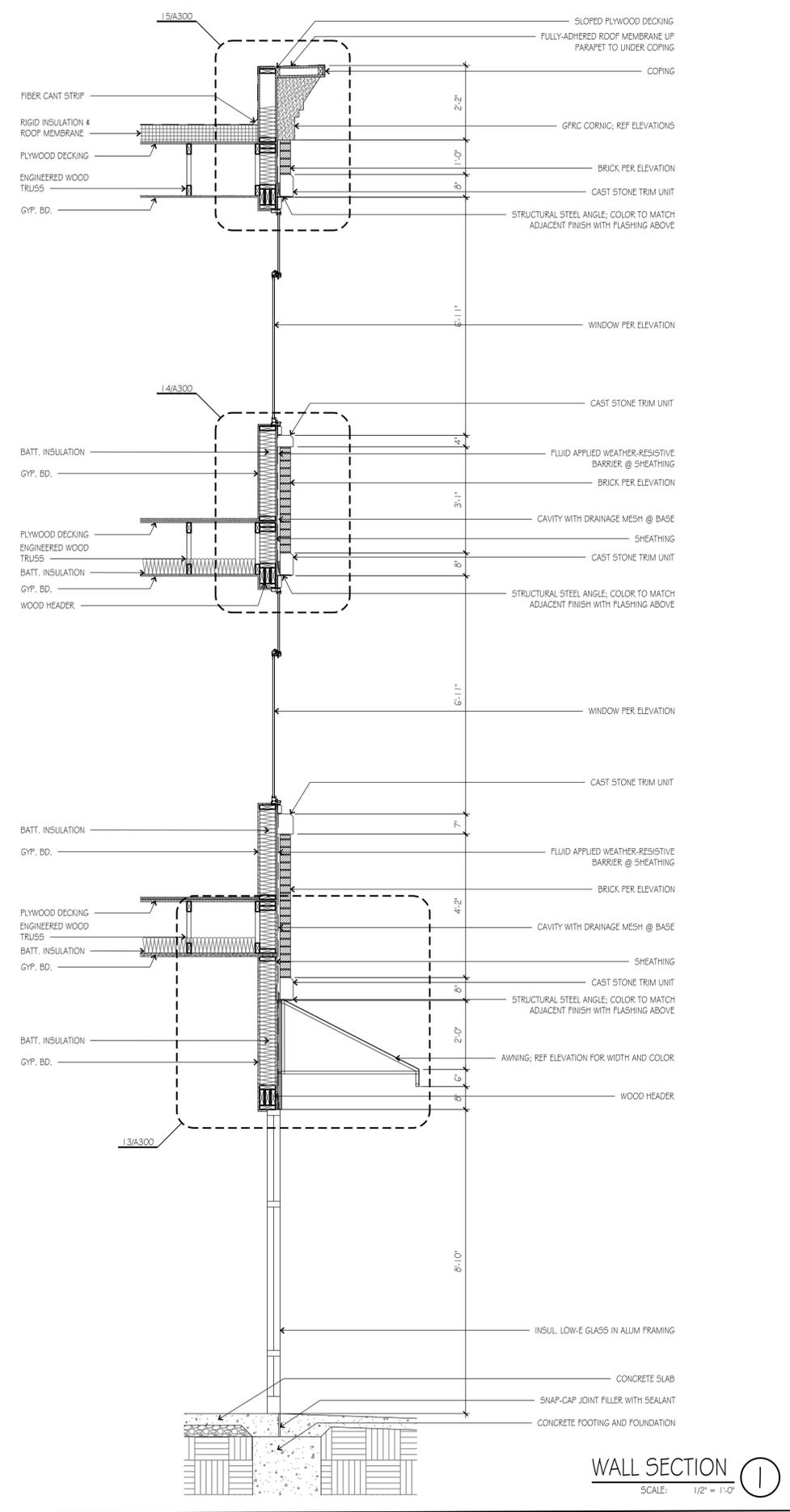
SECTION DETAIL 14
SCALE: 3/4" = 1'-0"



SECTION DETAIL 13
SCALE: 3/4" = 1'-0"



SECTION DETAIL 9
SCALE: 3/4" = 1'-0"



WALL SECTION 1
SCALE: 1/2" = 1'-0"

Exhibit D: Drawings

A300 - SECTION

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



MATERIAL BOARD



SF-1
STOREFRONT
KAWNEER
DARK BRONZE



MT-1/MT-2
BREAK METAL/BALCONY
FIRESTONE (OR EQ.)
DARK BRONZE
(MATCH SF-1)



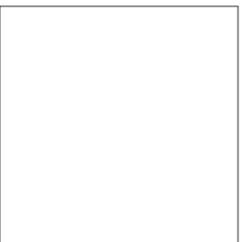
MT-3
STEEL GARAGE DOOR
OVERHEAD DOOR
MODEL 424
(PTM MATCH SF-1)



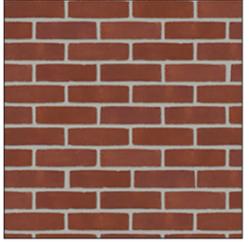
AWN-1
FABRIC AWNING
SUNBRELLA
BLACK



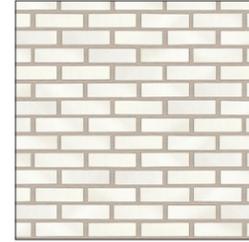
WND-1
FIBERGLASS WINDOW
BLACK TRIM



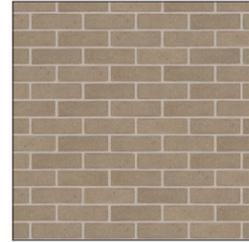
WND-2
FIBERGLASS WINDOW
WHITE TRIM



BK-1
BRICK
GLEN-GERY
52-DD



BK-2
BRICK
GLEN-GERY
ASPEN WHITE SMOOTH



BK-3
BRICK
GLEN-GERY
OSLO



CS-1
CAST STONE
MIDWEST CAST STONE
25AC



CONC-1
ACID ETCHED CONCRETE



ST-1
STONE
US STONE
MCKINLEY
PRAIRIE SHELL



STC-1
STUCCO
SW 7504
KEYSTONE GRAY



CRN-1
CORNICER
GFRC
ARCHITECTURAL MALL, INC.
SW 7008
ALABASTER

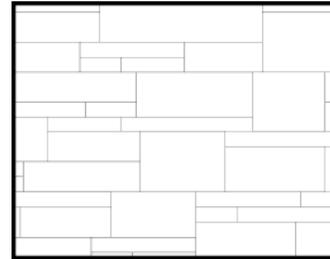


CRN-2
CORNICER
GFRC
ARCHITECTURAL MALL, INC.
SW 9111
ANTLER VELVET



U.S. STONE
INDUSTRIES

McKinley
Non-Tumbled Dimensional Dry Stacked Veneer
Common Name
Sawn Bed Split Face, Dimensional, Random
Ashlar, Building Stone



Additional Information
Sawn Bed, Split Face, Split Ends

Standard 4-rise mix: 7% 4", 31%
6", 31% 8" and 30% 10" rises

and 3-rise mix: 20% 3 1/2", 40%
7", 40% 10 1/2" rises

Thin Veneer will be 3/4" to 1-1/4"
thickness

Full Bed will have nominal 4 1/2"
(+/- 1/2") bed depth

Installed with Dry Stack/No Joint

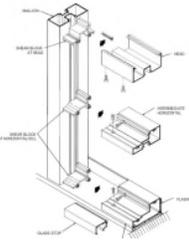
Available Stone Types:
Cottonwood, Silverdale, Onaga,
Prairie Shell, Chestnut Shell, Flint
Hills Gray, Gray Variegated, Plaza
Gray

Exhibit F:
Supplemental Images

KAWNEER About | Locations | Sustainability | News | Careers | Kawneer Collaborative   **KAWNEERDIRECT**

PRODUCTS | PROJECTS | PERFORMANCE SOLUTIONS | TECHNICAL DOWNLOADS | TOOLS | SUPPORT & TRAINING | CONTACT

HOME | PRODUCTS | STOREFRONT FRAMING | TRIFAB® 400 FRAMING SYSTEM



STOREFRONT FRAMING TRIFAB® 400 FRAMING SYSTEM

Kawneer's Trifab® 400 Framing System is a proven solution for storefront, low-rise and interior applications. It may be flush glazed from the inside or outside and has a choice of three fabrication methods.

- 1-3/4" (44.5mm) sightline
- 4" (101.6mm) depth
- Non-thermal performance
- Center plane glass applications

KAWNEER About | Locations | Sustainability | News | Careers | Kawneer Collaborative   **KAWNEERDIRECT**

PRODUCTS | PROJECTS | PERFORMANCE SOLUTIONS | TECHNICAL DOWNLOADS | TOOLS | SUPPORT & TRAINING | CONTACT

HOME | PRODUCTS | DOORS AND ENTRANCES | TRIFAB® 400 STANDARD ENTRANCES



DOORS AND ENTRANCES 190/350/500 STANDARD ENTRANCES

Kawneer 190/350/500 Standard Entrances are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

- 2-1/8" (54mm), 3-1/2" (87.9mm) or 5" (127mm) sightline
- 1-3/4" (44.5mm) depth
- Non-thermal performance
- Moderate- to high-traffic application

CONTACT

**Exhibit F:
Supplemental Images**

Unmatched strength and lasting durability
Achieve commercial grade strength and lasting durability for your customer's long term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.

Revolutionary hardware
The patent pending Easy-Glide Operator simply slides to open, without the effort of cranking, on casement and awning windows.

100% more impact resistant*
Pella's fiberglass is 100% more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer strike and other jobsite conditions.

Proven performance
Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.

Installation solutions and expertise
With nearly 100 years in business, we've got you covered with products and installation solutions for your exact situation.

Exceptional mulling capabilities
With both interior and exterior accessory grooves on all Pella fiberglass products you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.

Pella Impervia™

Fiberglass windows and patio doors

Sleek profiles and more glass
Create bold designs from sleek profiles and more glass with our intentionally designed products made from our exceptionally strong proprietary fiberglass.

Up-to-date color palette
Achieve your design style with up-to-date frame color options, including Black.

Tested beyond requirements
Tested beyond industry standards and to extremes from -60°F to 180°F, our proprietary fiberglass can handle the most extreme heat and cold-out. Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

Durable three-way corner joints
For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

The confidence of a strong warranty*
We know your reputation matters, so we have one of the strongest warranties in the business.

Available in these window and patio door styles:

PELLA WINDOWS & DOORS OF KANSAS CITY

- Windows
- Doors
- Inspiration
- How to Purchase
- For The Pros
- Showrooms
- Support and Service

Used in a range of commercial and industrial items, fiberglass is a naturally strong material, making it a great option for windows. In fact, Pella's proprietary fiberglass material is the strongest material for windows.* In addition to its strength, fiberglass is long-lasting, low-maintenance, and resistant to its chipping, chalking, and fading. This window material doesn't expand or contract when the weather changes and acts as an insulator, giving you a long-term energy-efficient window frame.

Fiberglass windows are:

- Durability
- Maintenance-free
- Weather resistant

**Exhibit F:
Supplemental Images**



Concrete (GFRC)

- Prefinished (color throughout, textured)
- Fiberglass Reinforced Concrete
- Typically 4' lengths
- Standard and Custom Styles
- Durable, Low maintenance, decay resistant
- GFRC Gallery of Projects
- Main Product Page



Concrete (GFRC) Cornice

Glass Fiber Reinforced Concrete (GFRC) Architectural Cornice is manufactured to simulate natural stone. The product comes prefinished in an assortment of colors (virtually any color you want) that permeates throughout and many finishes that simulate a variety of natural stone textures. As with our FRP products this line is made specific to each project, which is not to say that we don't offer standard profiles. Our advanced tooling manufacturing process allows for custom profiles to cost about the same as standard profiles. The in-house production of molds significantly reduces end user costs and lead-times. This composite concrete product is much lighter than real stone, much stronger, less expensive, and easier to install. Like the trim products, our GFRC Columns are manufactured in sections and stacked to simulate real limestone. Once installed, these architectural columns are load bearing as well as structural when required. These products are generally 1-1/2" to 3" thick depending on specifications. If you have any questions, need actual product samples or color charts, or need assistance during the design phase, please feel free to contact us via email or by calling us at 877-275-8993. Architects and Designers please visit our specs/cads section for more information. View our GFRC page for more fiberglass reinforced concrete products (columns, balustrades, window/door surrounds, faced fireplaces).

TJ is online



**Exhibit F:
Supplemental Images**

Acid etched concrete picture added to material board, this finish is only used on the rear of the building along the alley for the exposed portion of the basement garage. Example image below

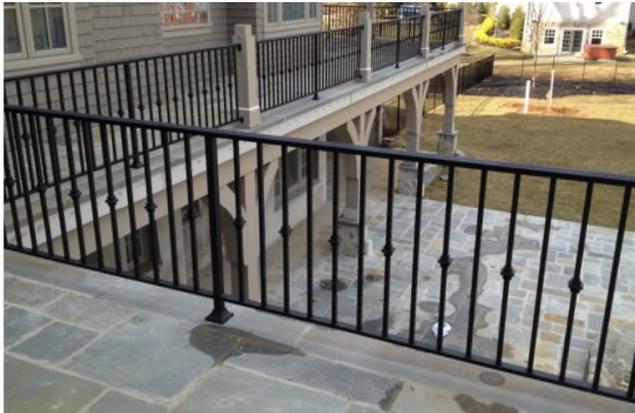


Overhead Door Model #424

<https://www.overheaddoor.com/commercial/commercial-details/sectional-steel-doors-424>



**Exhibit F:
Supplemental Images**



**Exhibit F:
Supplemental Images**



Exhibit G:
Photos of Surroundings



Exhibit G:
Photos of Surroundings



Exhibit G:
Photos of Surroundings



Exhibit G:
Photos of Surroundings



Exhibit G:
Photos of Surroundings



CONCEPT FACADE DESIGN



WATER STREET - FACADE DESIGN



EAST KANSAS STREET - FACADE DESIGN