



**HISTORIC DISTRICT
REVIEW COMMISSION
Meeting**

**September 3, 2024
5:30 pm
City Council Chambers
2nd Floor of City Hall**



**HISTORIC DISTRICT REVIEW COMMISSION
Meeting Agenda
September 3, 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 20, 2024 HDRC meeting
- III. Current Business
 - HDRC Case #24-012D Consideration of a Certificate of Appropriateness for a new front porch flooring at 428 W Franklin, Dougherty Historic District.
 - Review of the Downtown Plan
<https://www.libertymissouri.gov/DocumentCenter/View/33402/Liberty-Downtown-Infill-Concept-Plan>
- IV. Administrative Approvals since August 20, 2024:
 - a. Like in kind replacement of the roof on Jewell Hall
 - b. Removal of Non-Historic Materials/Stucco at 120 S. Terrace
- V. Other Business:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:
- VI. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
August 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, Kathy Chelton, Vern Drottz, Aimee Gray, Matt Grundy, Brett Rinker, Katie Schmidt

Absent: John Carr

Applicant: Star Development; Paul Jenness, Matthew Iway. Klover Architects; Henry Klover

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

Chairman Grundy called the meeting to order at 5:30 p.m.
15 Members of the public were in attendance.

PUBLIC HEARING

HDRC Case 24-013LS Consideration of a certificate of appropriateness for new construction at Kansas & N Water Street, Liberty Square Historic District:

- Ms. Thill read the staff report and recommended approval of the application.
- Commissioner Rinker asked about guidelines for signage and lighting. Ms. Thill said that the applicant was not ready to request approval for the lighting and signage. They will bring that back to the HDRC for consideration.
- Mr. Klover showed sample materials of the cornice, brick, stone and awning fabric samples.
- Chairman Grundy asked the applicant if they have additional information for the Commission.
- Mr. Klover commented that he likes the idea having place/patio for people to gather, it provides 1600 square feet of gathering space. They hope to get a restaurant as a tenant for the corner space. The existing building to the left will have a window well. On the south elevation there is a large drop in the grade along Kansas Street, they will get rid of the stairs and rail that is existing. The wainscot was incorporated into the storefront design, per staff's recommendation. They tried to create a rhythm and pattern for the façade.
- Chairman Grundy asked if there are any questions for the applicant.
- Armstrong commented that the exhibits are very helpful.
- Commissioner Gray asked about the white brick for downtown.
- Mr. Klover said that it is used sparingly and visually it ties in with the white that is on the City Hall building.
- Mr. Klover said they thought they tried to keep the same rhythm and pattern as what is found on neighboring buildings.

- Commissioner Chelton asked if arched windows could be incorporated into the façade to tie in with the adjacent buildings.
- Mr. Klover said they could study that.
- Commissioner Gray asked how far the balcony sticks out.
- Mr. Klover said that they are 4 ft.
- Commissioner Gray added that from the first rendition it looks much better but the horizontal band of brick above the patio is too long of an expanse. The banding across the two south storefronts is very long and horizontal and should be broken with brick. Brick insets or “tricks with bricks” could be used to create a visual division. The balconies are out of place with the square and are likely to become eyesores when furnished.
- Mr. Klover said that the metal for the balconies will likely be by Architectural King Metals but they would be custom.
- Commissioner Drottz agreed that the banding on the façade doesn’t look appropriate. He added that the living portions look too much like one building. He asked if there is a footing and if there will be a concrete slab between the garage and first floor.
- Mr. Klover said that there would be and it will be sprinkled.
- Commissioner Drottz said we would want to consider the visibility of the peoples’ belongings on the balconies.
- Ms. Sharp said that people are allowed to have appropriate outdoor furnishings.
- Commissioner Drottz suggested more solid screening.
- Commissioner Gray said the balconies might look better if they were pushed back into the building.
- Ms. Sharp commented that staff felt that that design of having the balconies recessed is very modern, it was in the initial design and that was one of things discussed. Historically, that is isn’t likely what you might see. The existing design of the balconies was done with effort for them to protrude out, rather than inset. She said the railings were similar to those found around the square.
- Commissioner Rinker commented that the exterior sconces don’t blend historically. The lights are small and light on the building is intentional. The back lit signs would be something that would need to be discussed.
- Ms. Thill said that the lighting and signage is not part of this application.
- Commissioner Drottz asked about the cornice on the south elevation, asking if it ends flat or wrap around the building.
- Mr. Klover said the cornice would wrap around the building.
- Commissioner Gray commented that with the removal of the existing stairs along Kansas Street, a hand rail should be considered on the side of the building. She said it would be a walking route to the neighboring building, and that grade can be challenging for people to climb.
- Mr. Klover said it can be added in the future if needed.
- Commissioner Chelton asked what is above the parking area inside the building.
- Mr. Klover said it is the back of house for the commercial/restaurant space.

Chairman Grundy opened the Public Hearing.

Two members of the public wish to address the Commission.

- Ms. Carly Riley, 402 W Franklin- She is an architect loves the City, she feels that the building doesn’t fit in to the historic square, yet. The existing facades are vertical and

the proposed is horizontal. She feels it looks modern for a few reasons. She is fine with balconies on the Kansas side however the balconies on the Water street elevation are out of place, there aren't any elsewhere on the square. The way the glass windows wrap around the building is modern. Glass that spans two floors is modern. It is looking a lot better than the first design, but this looks like buildings in other cities in the metro area and she doesn't think that it fits on our historic square.

- Danelle O'Donnell, HDLI Director- Asked where the signage for the storefront businesses would go on the Water Street facades.
- Mr. Klover said signs would be on the awnings.

Chairman Grundy closed the public hearing at 6:10 pm.

- Commissioner Drottz said that Ms. Riley's comments are spot on.
- Commissioner Armstrong commented that if the white portion of the building was the red brick that might look better and if the windows were in trios or clusters that would help adding that a pattern of three's seem to drive the symmetry around the square. She appreciates that this is new construction. Some have arches or a pediment to create some distinctive vertical features.
- Chairman Grundy commented that the windows are not always in threes, there are some facades with four windows and others with five, on the North side of the square.
- Ms. Sharp said as staff worked through this with the applicant we referenced the code. There is nothing in the code that says the windows need to be in an odd number or pattern. We looked if there are quality materials and to reduce the height. That isn't to discard things which might help make it more traditional. We want to make sure our analysis is rooted in the city code. We are not here to redesign this to our individual preferences. Our comments should be based on the code.
- Commissioner Rinker said some of the things in the code aren't measurable. There are very modern features that would be added to the square for the first time. The sconces look like a movie theatre, the white part is modern.
- Ms. Thill reminded the Commission that the lighting is not part of this proposal.
- Commissioner Armstrong said there is room for interpretation that catches us off guard. For fenestration, this may have not captured the rhythm and patterns. It's new construction we can't expect a building that looks like it is from the 1880s.
- Mr. Klover said that they need to be careful of design by committee, as those often look terrible They do take this historic location seriously and they want it to be compatible. He said they are happy to work on appropriate materials.
- Commissioner Aramjoo said he is very grateful for the applicant listening to the Commission's suggestions given at the study session and the amount of insight that was provided to him. He said it seems that they are trying to meet the goals for the downtown area in light of all the suggestions. He can relate to how difficult it must be to balance all the interests that are affected on the square as he had to rebuild a house in the historic district after a fire which had to meet the needs of his family and the historic district but not the entire downtown.
- Commissioner Armstrong said the storefronts feel very comfortable to her.
- Chairman Grundy commented that the space has to be useful for the tenants. We could nitpick it to death. He agrees with Commissioner Aramjoo's comment that they took our suggestions and implemented several of them. He doesn't see anything that causes tremendous distress like the last design did, adding that this is something he can live with.

- Commissioner Chelton said it is hard to find the balance of respecting the neighboring architecture, at some point we need to move forward.
- Commissioner Rinker said the monolithic run of the stone could be broken up. The long runs are concerning.

Action: Commissioner Aramjoo moved to approve the case as presented in the staff report because it supports the UDO and the Design Guidelines, Commissioner Armstrong seconded the motion.

Vote: Motion passed 5-3-0

Yes: Aramjoo, Armstrong, Chelton, Grundy, Schmidt

No: Drottz, Gray, Rinker

Abstain: None

Chairman Grundy said the case would be heard in front of the City Council on Monday, September 23, 2024.

Approval of the August 6, 2024 Meeting Summary: A motion to approve the meeting summary as corrected was made by Commissioner Aramjoo. The motion was seconded by Commissioner Chelton. The motion passed 8-0-0

Other Business

Administrative Approvals since the August 6, 2024 meeting:

- 120 S Terrace- Removal of Stucco.

Miscellaneous matters from the Commission:

- Commissioner Gray commented that the porch roof is on at 337 N Water, it is looking good.

Miscellaneous matters from Staff:

- 120 S Terrace has requested a design sub committee meeting, please let Ms. Thill know your availability for next week.
- Ms. Sharp said that the Downtown Plan will be on the September 3 HDRC agenda for comment, she clarified that the design is not a component at this time. Its more about identifying areas for infill and growth opportunities the downtown area.
- The 1-11 N. Water application will have to go to the Planning Commission because it is over 10,000 square feet. City Council is the final approval. The demolition of the GM Peters building would occur with the project. The timeline isn't clear.

The meeting adjourned at 6:47 pm.



Historic District Review Commission

HDRC Case No. 24-012D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: September 3, 2024

GENERAL INFORMATION

Application: Certificate of Appropriateness for new front porch flooring

Applicant: Carly Riley

Location: 428 W Franklin

District: Dougherty Historic District

File Date: August 14, 2024

SPECIFIC INFORMATION

SITE HISTORY

This house has been significantly altered. It appears to have been a Free Classic Victorian, from the two remaining round porch columns and wrap-around porch. The front gable has boxed cornice returns. The windows are one-over-one. A second story addition appears to have been constructed in the 1950s, due to the style of siding and difference in roof pitch. The house was divided into several apartments, probably in the 1980s, but is currently a single-family residence.

PROPOSAL DESCRIPTION

Install new porch flooring. Wood 1x4 T&G porch flooring to replace damaged concrete porch flooring. Porch skirting will be 1x4 frame with wooden lattice panel, painted. The original porch columns and balustrade will be repaired like in kind and reinstalled. Like in kind repairs to the roof, with Royal Sovereign Three-Tab Shingles.

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.

<i>DG: Sec. 30-72. District HP, design principles.</i>	<i>Staff Analysis</i>
<p>8. <u>Porches</u>: Porches, porticos, stoops, entryways, loading docks, decks, and exterior stairways shall be of a scale, design, material, and color that</p>	<p>The proposed front porch alterations and materials are appropriate.</p>

complement the existing façade and its individual elements.

PREVIOUS CASES / ADDITIONAL INFORMATION

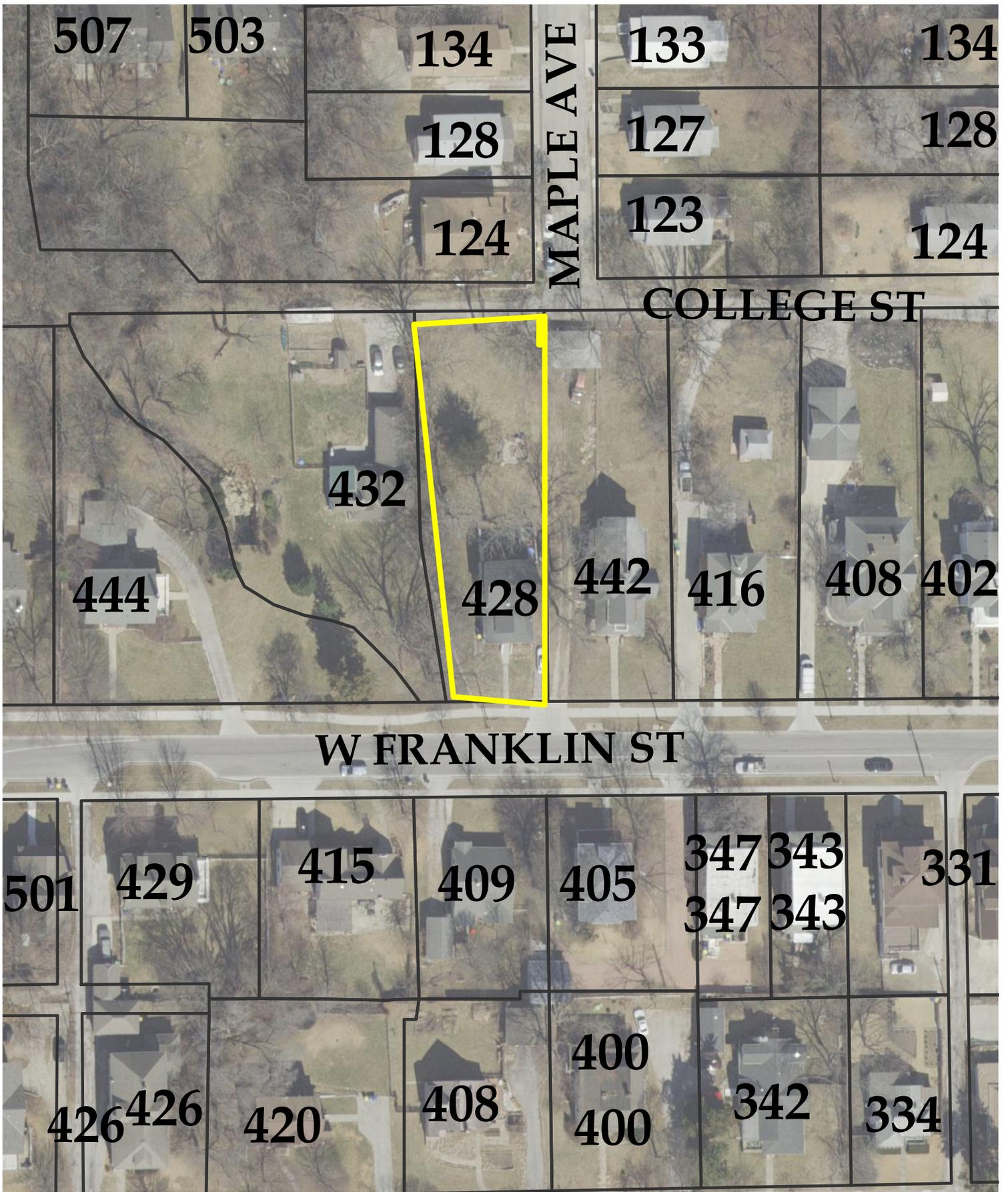
STAFF RECOMMENDATION

The application meets the standards for review and guidelines therefore, staff recommends approval of HDRC case 24-012D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Drawings
5. Exhibit E: Materials





HDRC Case #24-012D
428 W Franklin



EXHIBIT A:
VICINITY MAP

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. C-1 2. COUNTY Clay 3. LOCATION of Liberty Community Development NEGATIVES	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 428 W. Franklin 5. OTHER NAME(S)	1. NO.		
6. SPECIFIC LEGAL LOCATION TOWNSHIP 31N RANGE 31W SECTION 7 IF CITY OR TOWN, STREET ADDRESS 428 W. Franklin	16. THEMATIC CATEGORY 17. DATE(S) OR PERIOD ca. 1900 (prior to 1910)	28. NO. OF STORIES 1 1/2 29. BASEMENT? YES (X) NO ()	2. COUNTY	
7. CITY OR TOWN IF RURAL, VICINITY Liberty	18. STYLE OR DESIGN vernacular	30. FOUNDATION MATERIAL concrete block	4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)	
8. DESCRIPTION OF LOCATION COLLEGE MAPLE 428 W. FRANKLIN	19. ARCHITECT OR ENGINEER 20. CONTRACTOR OR BUILDER 21. ORIGINAL USE, IF APPARENT residence 22. PRESENT USE residence 23. OWNERSHIP PUBLIC () PRIVATE (X)	31. WALL CONSTRUCTION frame 32. ROOF TYPE AND MATERIAL cross gable; composition shingle 33. NO. OF BAYS FRONT 3 SIDE n/a 34. WALL TREATMENT clapboard; shingle 35. PLAN SHAPE irregular		
9. COORDINATES UTM LAT N121,500 LONG E520,900	24. OWNER'S NAME AND ADDRESS IF KNOWN Shirley Wallen	36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED () 37. CONDITION INTERIOR EXTERIOR fair-good		
10. SITE () STRUCTURE () BUILDING (X) OBJECT ()	25. OPEN TO PUBLIC? YES () NO (X)	38. PRESERVATION UNDERWAY? YES () NO ()		
11. ON NATIONAL REGISTER? YES () NO (X)	12. IS IT ELIGIBLE? YES () NO (X)	39. ENDANGERED? BY WHAT? YES () NO (X)		
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)	14. DISTRICT POTENTIAL? YES (X) NO ()	40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()		
15. NAME OF ESTABLISHED DISTRICT	26. LOCAL CONTACT PERSON OR ORGANIZATION Community Development Director 27. OTHER SURVEYS IN WHICH INCLUDED	41. DISTANCE FROM AND FRONTAGE ON ROAD 55'		
2. FURTHER DESCRIPTION OF IMPORTANT FEATURES The house has undergone many alterations, so as to disguise its original style. The front facing gable has boxed cornice returns, and the wrap-around front porch has simple classical columns. The second story cross gables are later additions, and are shingled. There is a rear one-story addition. It appears to be currently used for apartments, as there are currently three entrances on the right.		PHOTO MUST BE PROVIDED		5. OTHER NAME(S)
3. HISTORY AND SIGNIFICANCE Although altered, the house is similar in scale, mass, set-back, and some detail to the other houses in the historic neighborhood, and thus adds to the character of the district.				6. TOWNSHIP
4. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS A slightly irregularly shaped lot, whose entire back yard is taken up in parking, reached by a gravel drive on the right. There are several trees on this lot and the one to the left.				RANGE
5. SOURCES OF INFORMATION City water permits; The Heritage of Liberty, 1976.	46. PREPARED BY Deon Wolfenbarger 47. ORGANIZATION Community Development 48. DATE 4/87	49. REVISION DATE(S) Exhibit B	SECTION	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096				

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

Sketch map of location

Site No. C-1

Section 7

Township 51N

Range 31W

Indicate the chief topographical features, such as streams and elevations. Also indicate houses and roads. Indicate the site location by enclosing the site area with dotted line. Note scale of map and portion of section included in sketch map. Include drawings, photographs, etc. on additional pages.

Indicate part of section included in sketch map.

N

S

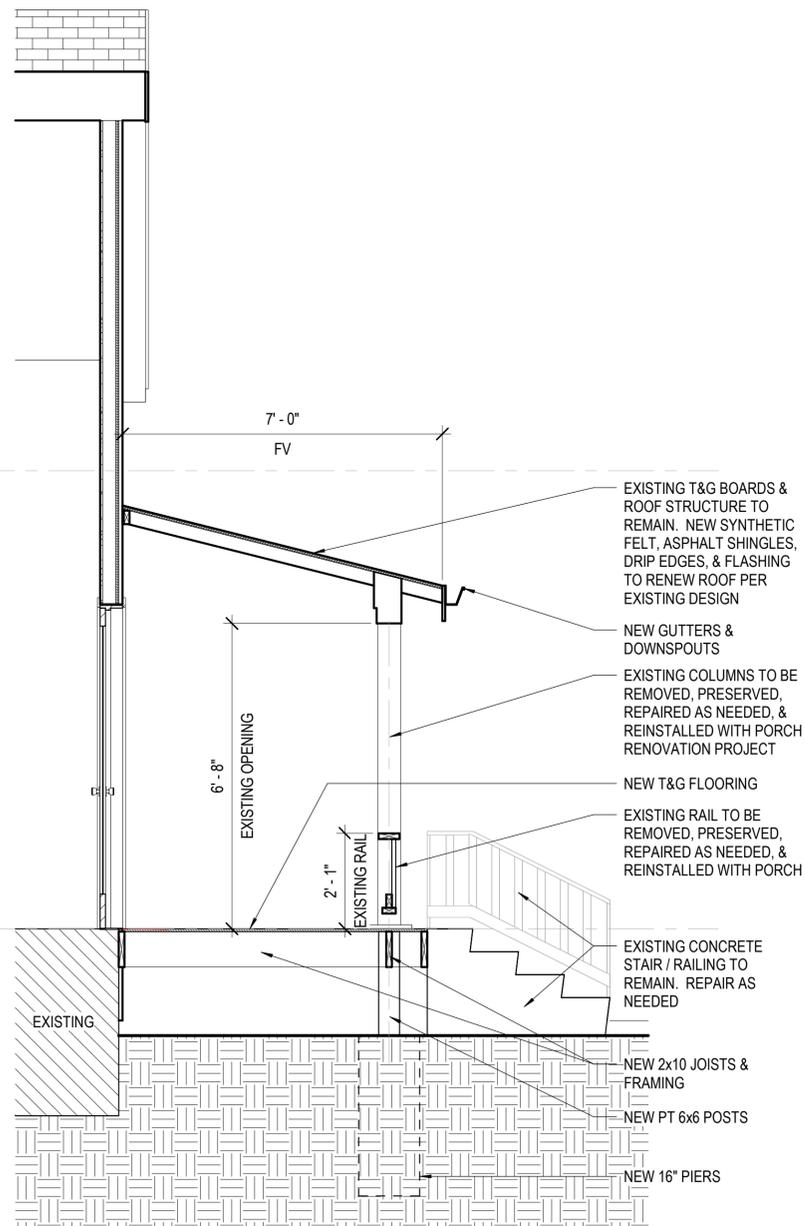
Notes:

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

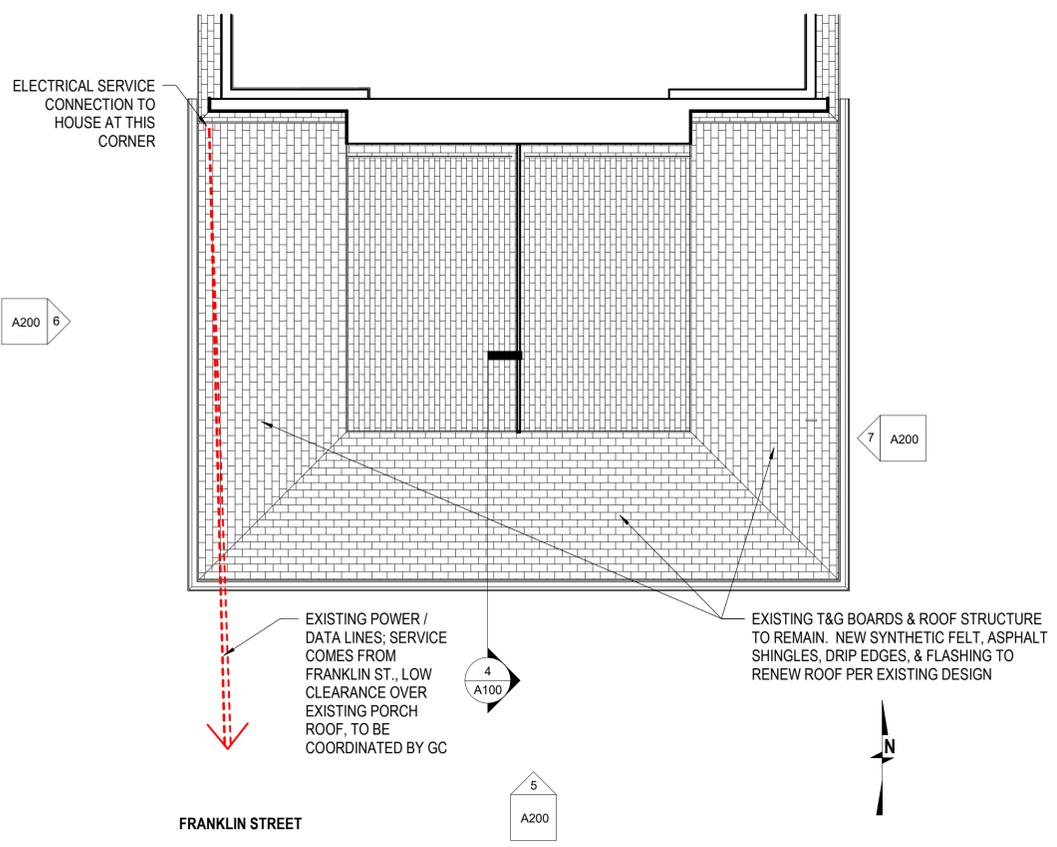
Please Attach a copy of a topographic map with the site marked on it.



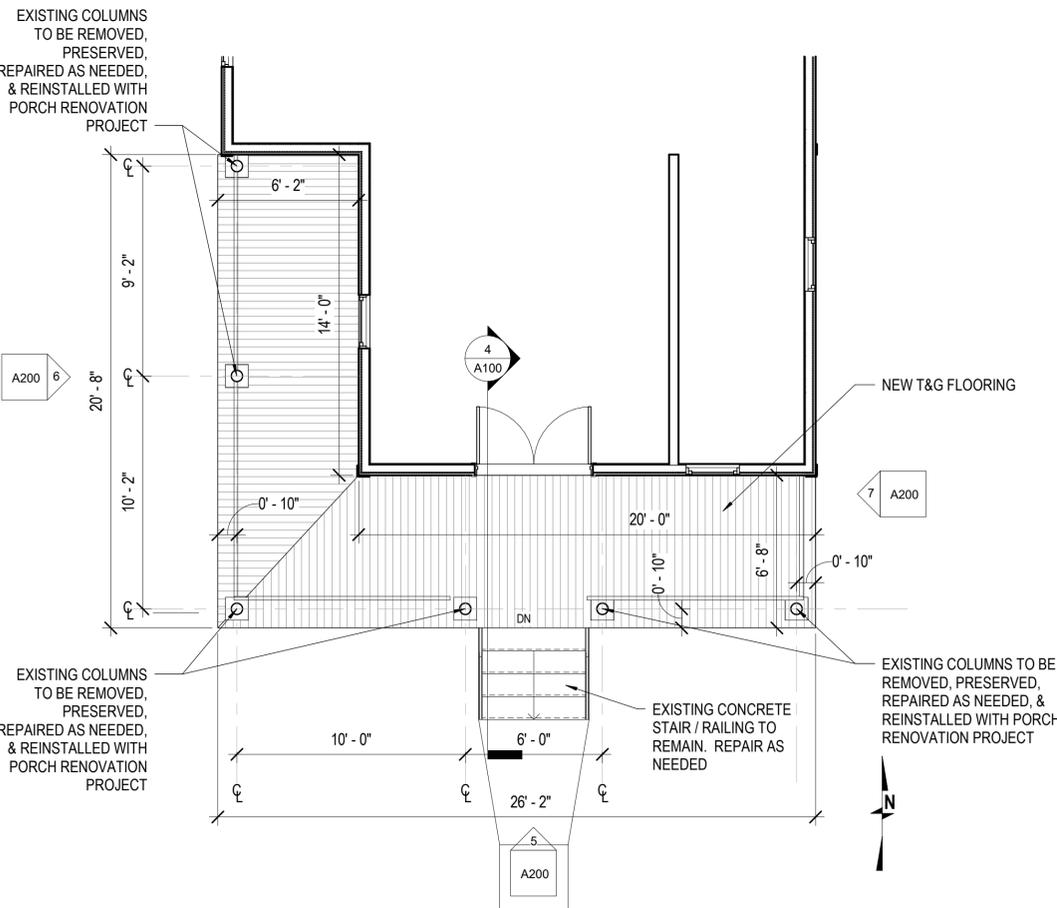
Exhibit C:
Existing Conditions



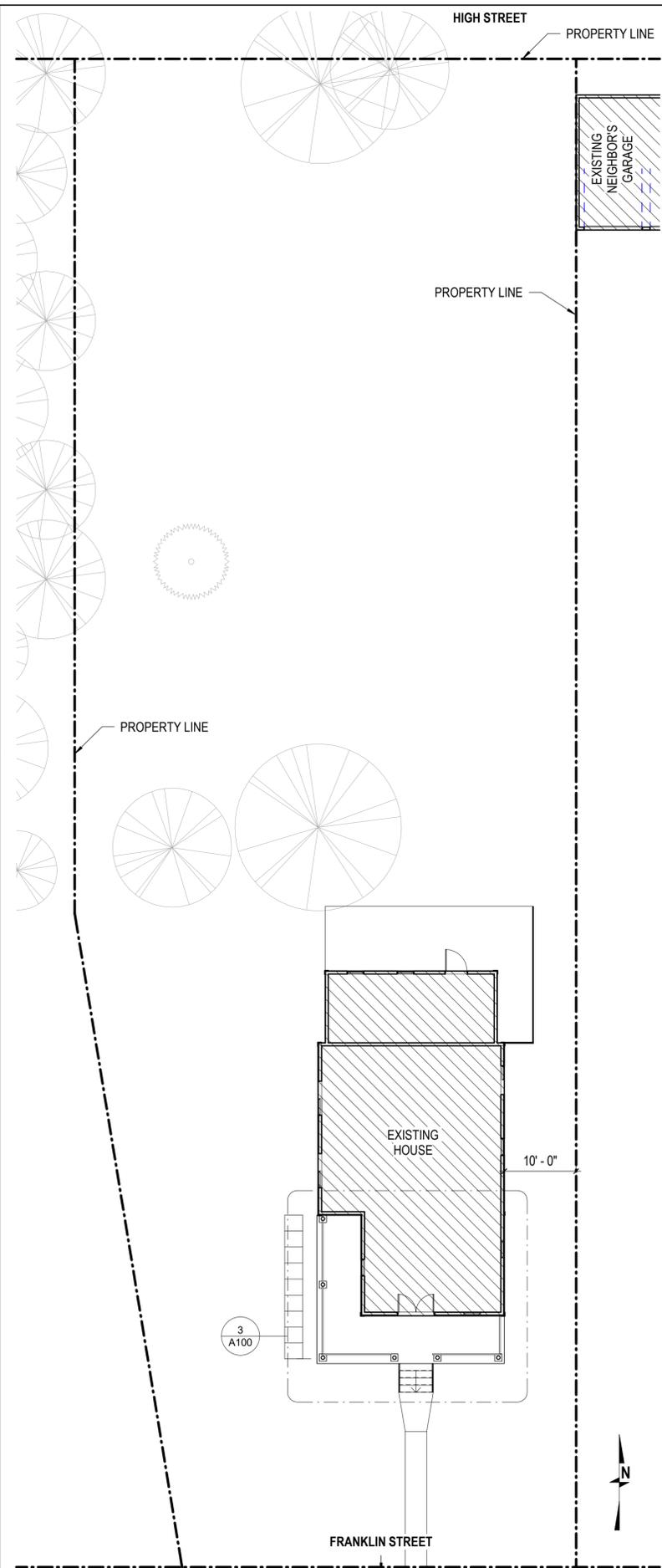
4 Existing Front Porch Section - South
1/2" = 1'-0"



5 Porch Roof Plan
1/4" = 1'-0"



3 Porch Plan
1/4" = 1'-0"



2 Site Plan
3/32" = 1'-0"

Liberty Design Development
402 W Franklin St. Liberty, MO 64068
479-459-0116
www.libertydesigndevelopment.com

NOT FOR CONSTRUCTION

Professional Seal

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Carly Riley
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Liberty, MO 64068
479.459.0116

Structural

Porch Repair
428 W Franklin Street
Liberty, MO 64068

Cindy Riley

No.	Description	Date

Site & Floor Plan

Issue Date 8/14/2024

A100



Liberty Design Development
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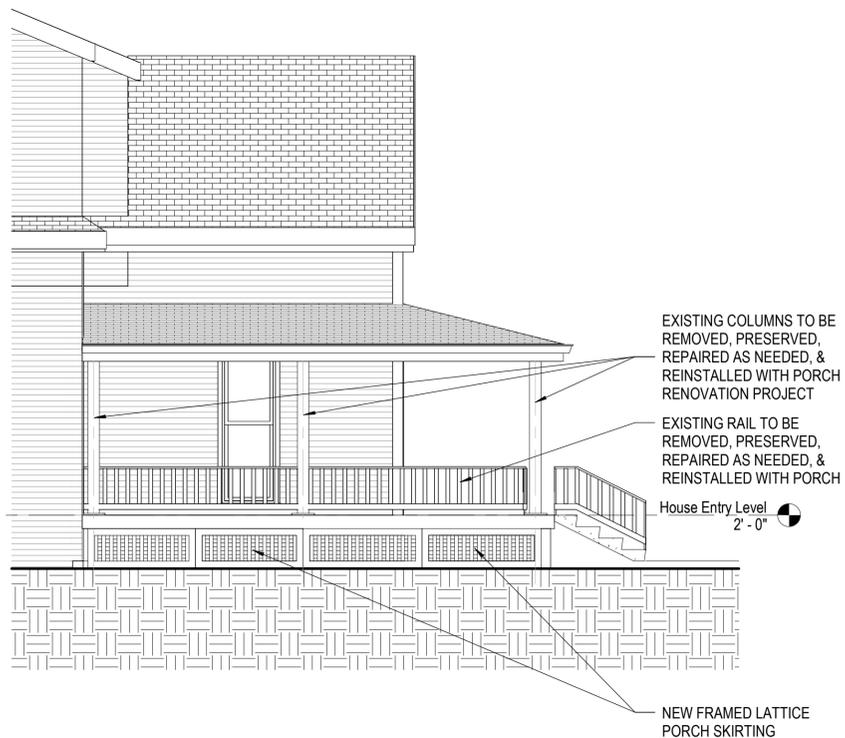
Cindy Riley

No.	Description	Date

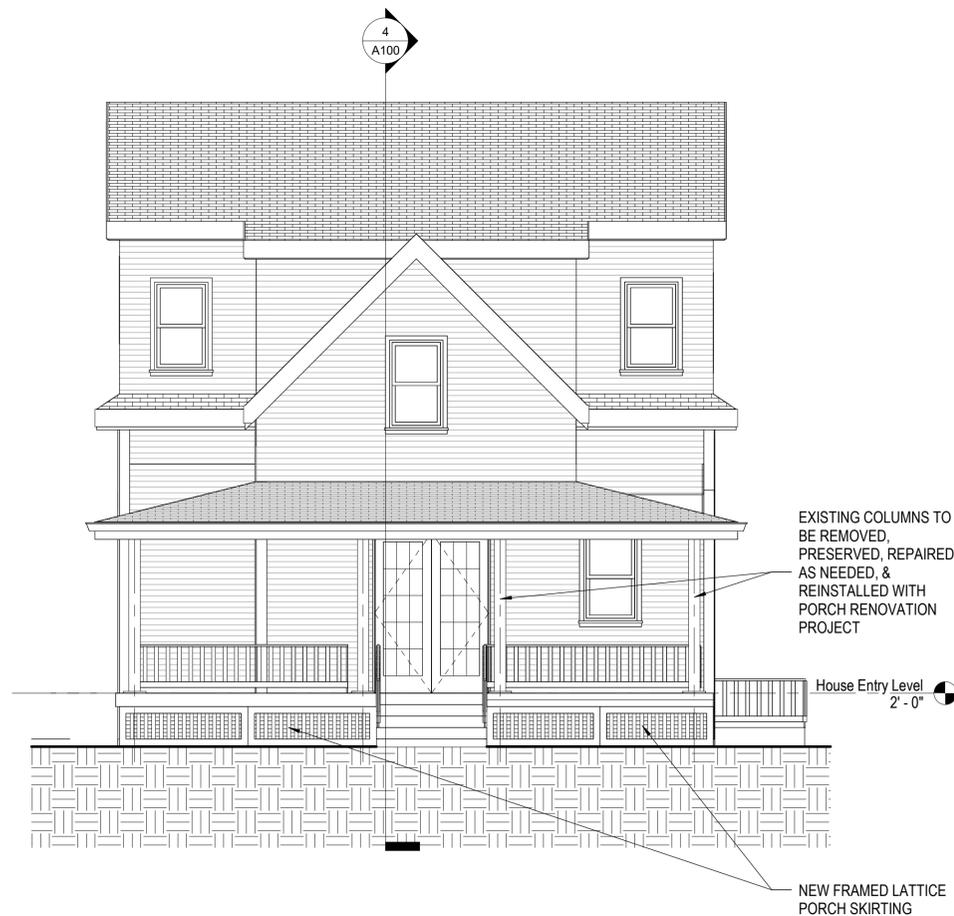
Elevations

Issue Date 8/14/2024

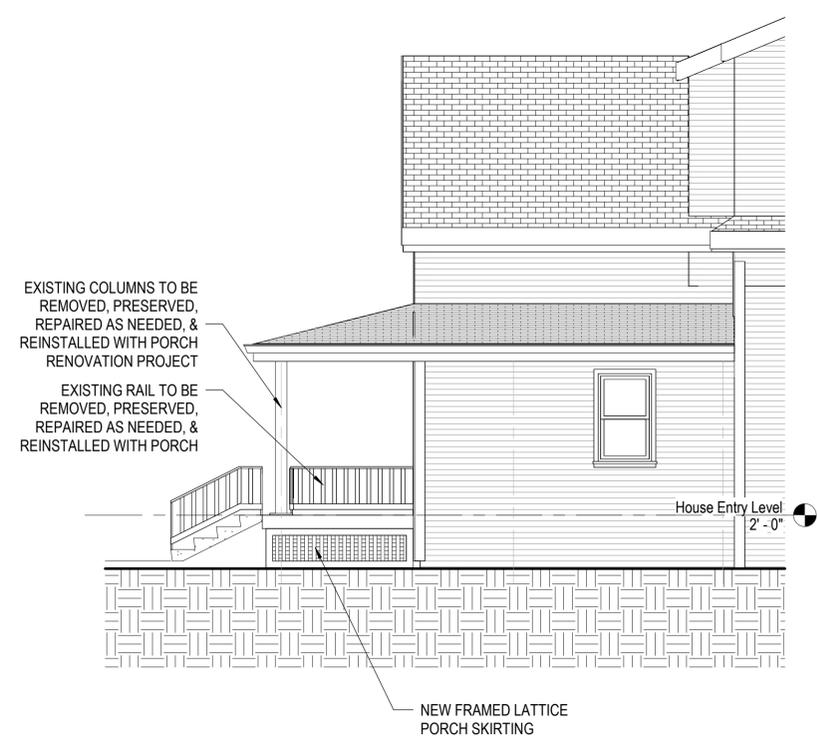
A200



6 West - Front Porch
 1/4" = 1'-0"



5 South - Front Porch
 1/4" = 1'-0"



7 East - Front Porch
 1/4" = 1'-0"

Porch Flooring



1x4 Tongue and Groove
Wood Porch Flooring

Trim



Wood Trim, Paint

Porch Skirting



1x4 Frame with wooden lattice panel, Paint

Shingles



Royal Sovereign Three-Tab Shingles

Materials Note:

Existing columns and railing to be salvaged and reinstalled. Railing to be repaired as needed.

Material Details

8/14/2024





MEMORANDUM

To: Historic District Review Commission
From: Katherine Sharp, Director of Planning & Development
Date: September 3, 2024
Subject: Downtown Revitalization Vision Plan: Phase One, Infill Concept Plan

INTRODUCTION

On Tuesday, September 3, 2024, the Liberty Historic District Review Commission will discuss the Downtown Revitalization Vision Plan: Phase One, Infill Concept Plan. This plan has been prepared by PGAV, planning consultants for the City. The Commission will review the draft document as set forth in UDO Sec. 30-20.5. - Powers and duties, historic district review commission, which states that the Commission shall “Review and provide information and comments to all boards and commissions on any matter affecting historically and architecturally significant property, structures and areas”. The final draft document of the Infill Concept Plan will be presented in a study session with the City Council on September 9 and at public hearings at the Planning and Zoning Commission on September 10, and at the City Council meeting on September 23, 2024.

BACKGROUND

In April 2023, Mayor Canuteson created a Downtown Task Force to evaluate the potential for infill development in the downtown Liberty area. PGAV Planners was selected as the consultant for this project. The goal of this process was to create a plan that will promote and encourage the revitalization and growth of the downtown as a desirable mixed-use area that ensures a high degree of compatibility between new and existing uses. The plans and images in the Infill Vision section are meant to show development possibilities for these sites, and are for visualization purposes only.

The planning process included review of existing plans and initiatives (pg. 8). Existing conditions were cataloged (pg. 12): including zoning and land-uses, existing building age and condition, parking, traffic and walkability analysis for the area, and topographical constraints on the area such as slope and floodplain. A market analysis (pg. 22) was included to understand the supply and demand dynamics, as well as a review of the existing residential and commercial 353 Property Tax Abatement programs and Downtown CID. The process also included stakeholder engagement to understand the perspective of customers, business owners, and residents (pg. 28).

In addition to Downtown-wide recommendations regarding urban design, pedestrian accessibility, code revisions, and overall market opportunities, the final plan also provides specific

recommendations for key infill development opportunities (pg. 32). The five infill sites were chosen following the existing conditions research and community engagement phases and in consultation with City Staff and the Downtown Task Force. Following the selection of sites, PGAV analyzed each site, performing additional analysis to determine the highest and best use given the broader Downtown environment. The site plans and precedent images included with the Infill Vision section of the report are intended to show what could fit well in these sites. However, with the exception of Site C, these are only concept plans and the site plans and images are merely for visualization purposes.

The plan provides the City with six revitalization goals and 25 strategies to achieve those goals (pg. 56). The plan is intended to assist city leaders, developers, and the community in visualizing quality residential, commercial, and office infill in and around the downtown area that is in keeping with the traditional downtown urban fabric, as well as clear strategies to utilize in achieving the goals set forth in the Plan.

RECOMMENDATION

Provide comment to City Council regarding the proposed Downtown Revitalization Vision Plan: Phase One, Infill Concept Plan.

Please find the link to the plan below.

<https://www.libertymissouri.gov/DocumentCenter/View/33402/Liberty-Downtown-Infill-Concept-Plan>