



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

March 3, 2015

5:30 p.m.

I. Call to Order

II. Roll Call

John Carr____, Debbie Davis ____, Vern Drottz____, Mike Gilmore____, Matt Grundy____,
Dail Hobbs ____, Clay Lozier____, Kelley Wrenn Pozel____, Doug Wilson____

III. Approval of Regular Meeting Summary:

February 17, 2015

IV. HDRC Case 15-003LS: Consideration of a request for a Certificate of Appropriateness for signs at 1 E. Kansas, 3 & 15 S. Main Street, Liberty Square Historic District

V. HDRC Case 15-002D: Consideration of a request for a Certificate of Appropriateness for construction of a retaining wall and sidewalks at 306 Harrison Avenue, Dougherty Historic District

VI. HDRC Case 15-002LS: Consideration of a request for a Certificate of Appropriateness for replacement of a door with a window at 28 S. Main Street, Liberty Square Historic District

VII. Other Business

- a. **P&Z Case 15-03SUP [For HDRC Comment Only]:** A Special Use Permit has been requested by John and Carey Weir to allow an event center at 342 N. Water Street, Lightburne Historic District. As the project will impact the historic district, the HDRC is asked comment on its appropriateness.
- b. Miscellaneous matters from the Commission
- c. Miscellaneous matters from staff

VIII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

February 17, 2015
5:30 p.m.

I. Call to Order

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

II. Roll Call

John Carr, Debbie Davis, Vern Drottz, Mike Gilmore, Matt Grundy, and Doug Wilson answered roll call. Jonna Wensel represented staff.

III. Approval of Meeting Summary

Mr. Gilmore made a motion to approve the January 6, 2015 meeting summary as amended. Mr. Carr seconded the motion, which was approved 6-0.

IV. HDRC Case 15-003J: Consideration of a request for a Certificate of Appropriateness for improvements at 421 N. Lightburne Street, Jewell Historic District

Ms. Wensel presented the application as described in the staff report. Mr. and Mrs. Hatcher were available to answer questions.

Mrs. Hatcher, the applicant, said that Public Works staff has inspected the drive approach and sidewalks and recommended the replacement of additional sections of sidewalk. The drive will be widened 18 inches on either side, and the small piece of curb in between the two drives will be removed.

Mr. Wilson asked if there are two driveways because there are two lots. Mrs. Hatcher confirmed that is the case. She added that the northern lot is not eligible for the Chapter 353, so only the southern drive and sidewalks will be included in the abatement.

Mrs. Hatcher said she would prefer to use real wood porch flooring, but it is no longer practical because the wood rots in 5 or 6 years. Mr. Carr added that even porches that are protected will have boards that deteriorate from the ends that are exposed.

Mr. Wilson said this is the first PVC flooring material that the HDRC has reviewed. Although cellular PVC material has been approved for trim, he is concerned that everything will be replaced with plastic in the future.

Mr. Carr said that most wood, other than Brazilian hardwoods, will fail over time. Some alternatives are needed, and this product emulates the tongue and groove look and maintains the historic aesthetics that are desired.

Mr. Gilmore said he believes it is appropriate for this application because, once painted, it will be difficult to tell that it is not wood.

Mr. Grundy said this house is one of the best examples of preservation in the historic districts and commended Mr. and Mrs. Hatcher on their care of the property.

Mr. Carr said he will abstain from voting because he had advised the applicants on their project.

Mr. Gilmore made a motion to approve the application as submitted. Mr. Drottz seconded the motion, which was approved 5-0-1.

V. Election of 2015 Chair and Co-chair

Mr. Wilson made a motion to re-elect Mr. Grundy and Mr. Carr as chair and co-chair. Mr. Gilmore seconded the motion, which was approved 6-0.

Other Business

- a. Administrative Approvals: Ms. Wensel said there had been two since the last meeting.
- b. Miscellaneous matters from the Commission: Mr. Wilson said he had received a letter from the city as a reminder that he lives in a historic district, and said he thought it was a good idea.
- c. Miscellaneous matters from staff: Ms. Wensel said the CLG conference will be held in Jefferson City on April 17 and invited any interested members to let her know.

VII. Adjournment

Mr. Grundy adjourned the meeting at 6:05 p.m.

Historic District Review Commission

The City of



HDRC Case No. 15-003LS

Staff: Jonna Wensel, Community Development Manager

Date: March 3, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for signs at 1 E. Kansas St. and 3 & 15 S. Main St.

Applicant: Restoration 1894 / Charles Small

Location: 1 East Kansas Street

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: February 9, 2015

SPECIFIC INFORMATION

SITE HISTORY

This building was constructed around 1894 and was occupied by a dry goods store on the first floor and the Knights of Pythias lodge on the second floor. The first floor has been modernized with an aluminum and glass entry, but the second floor retains its elaborate oriel window and decorative cornice. In addition to the dry goods store, the building has housed furniture stores, grocery stores, and an antiques shop. The new owner is repurposing the building into an event center, and retail and office space.

PROPOSAL DESCRIPTION

The applicant proposes to install the following signs:

1 E. Kansas: This sign is constructed with reverse channel letters, made of aluminum and painted black. The letters are offset 1.5 inches from the sign board and are lit from behind. The letters spelling "Restoration" will be arranged vertically. The number "1894" will be arranged horizontally. The individual letters and numbers will be mounted to a sign board that is off white, to match the trim of the building. The sign board will be mounted to the building, with an offset of 4-6 inches to clear the brick trim detail that runs horizontally. The "Restoration" sign 208 inches tall by 30 inches wide. The "1894" sign is 58 inches wide by 28 inches tall.

3 S. Main: This sign is a metal sign board that measures 192 inches wide by 36 inches tall. It is black with off white lettering that reads "Restoration", "1894" and "Historic Downtown Liberty". The sign board will be installed above the awnings at 3 S. Main.

15 S. Main: This sign is a hanging sign that measures 30 inches wide by 24 inches high. The sign panel is metal and reads "A3G Architects". It will hang from a decorative metal bracket installed to the left of the door.

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.

Design Guidelines (Sec. 30-72)	Staff Analysis
13. <u>Signs and awnings</u> : Original signs or those that have acquired significance by virtue of age or craftsmanship shall be maintained and preserved. Signs that disguise, obstruct, or detract from significant façade elements shall not be allowed. Signs and awnings shall be designed to complement the style, materials, and color of the building.	The proposed signs will not detract from the building and will complement the style, materials, and color of the building.
SIGNS Sec. 30-87.4. CBD and MU districts. 1. Each freestanding commercial building shall be allowed a total of 2 signs, each of which shall be designed in a manner that is suitable and complementary to adjacent development, from the following: a. A wall sign in accordance with the following provisions: i. each building face shall be allowed one sign only; ii. the sign shall not exceed 10% of the wall area; and iii. the sign may be illuminated. b. A projecting sign in accordance with the following provisions: i. the sign shall not exceed 6 square feet in area; ii. the sign shall have an 8 foot minimum vertical clearance; iii. the sign shall not project more than 5 feet from the face of the building; and iv. the sign shall not be lit.	The proposed signs meet the UDO regulations.

ADDITIONAL INFORMATION

Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case will be presented to City Council on March 9.

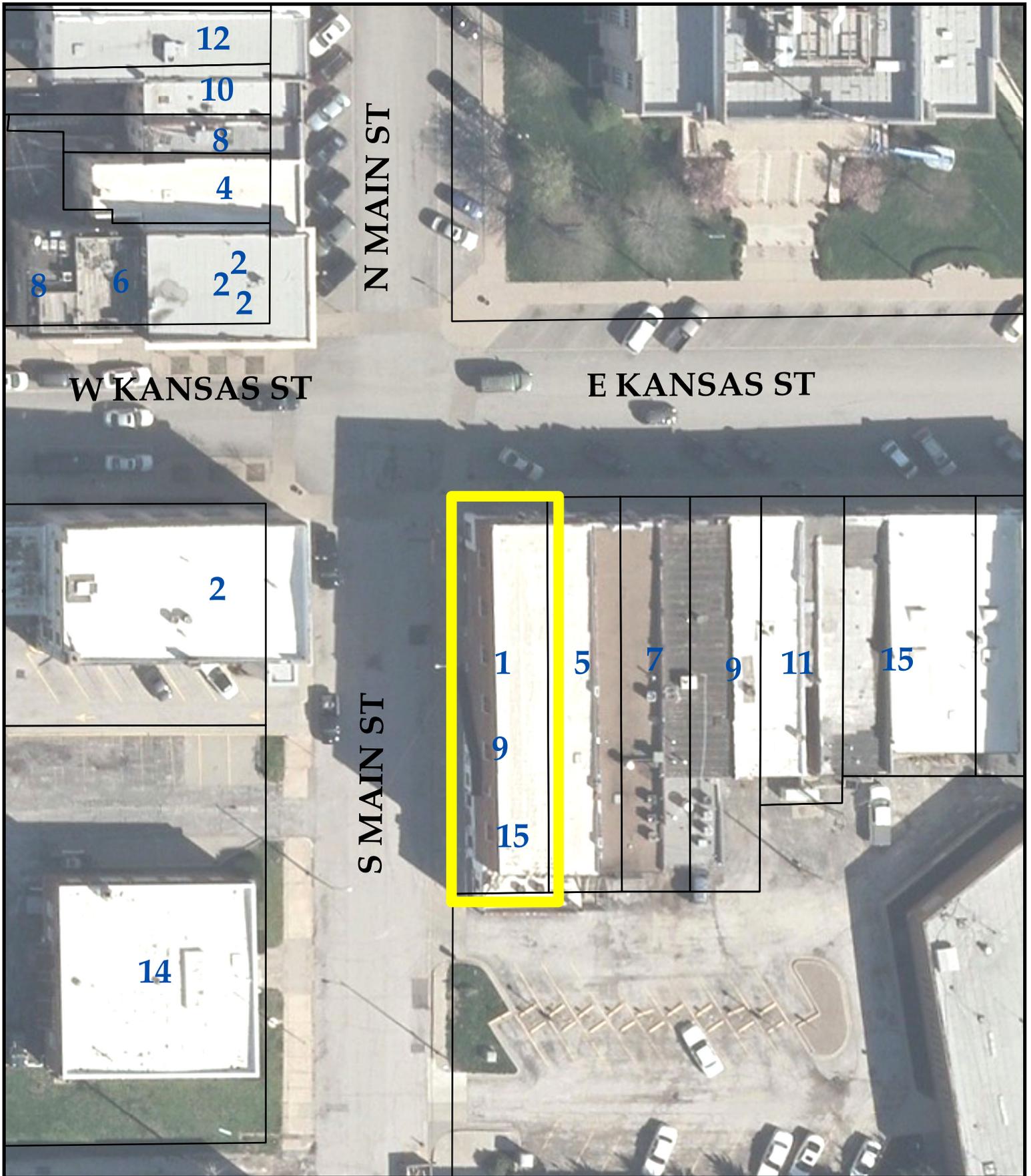
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-003LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet (2)
3. Exhibit C: Renderings of Proposed Signs



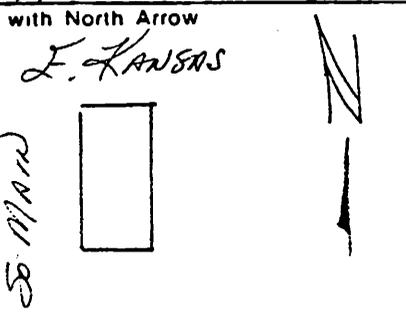


HDRC Case #15-003LS
1 E. Kansas St.



Exhibit A:
Vicinity Map

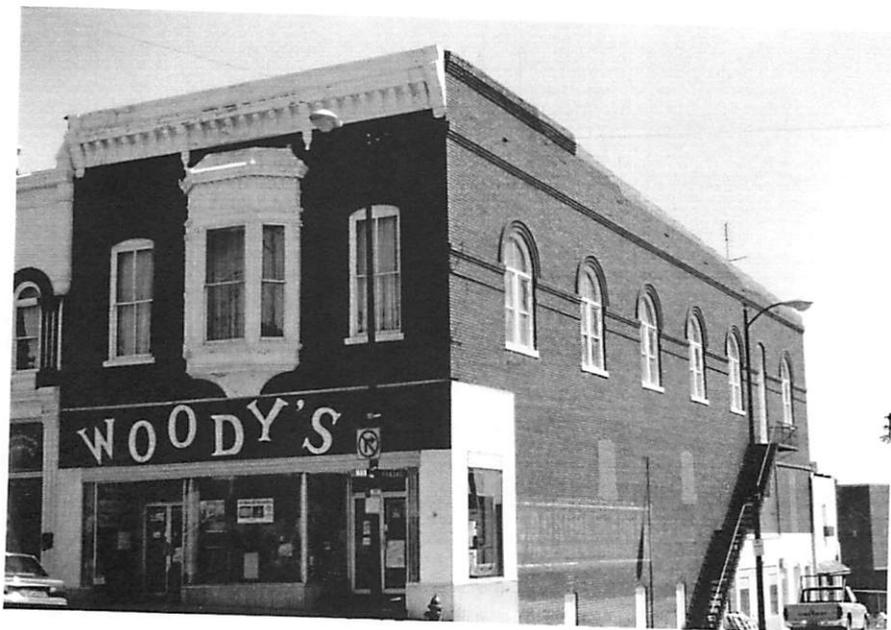
HISTORIC INVENTORY

1 No 11-A	4. Present Name(s) Woody's	Exhibit B
2 County Clay	5 Other Name(s) 101 East Kansas ; Castle Hall	
3 Location of Negatives Liberty Community Development	6 Specific Location 1 East Kansas	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri	16 Thematic Category	28 No of Stories 2
8 Site Plan with North Arrow 	17 Date(s) or Period c. 1891	29 Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	18 Style or Design	30 Foundation Material
	19 Architect or Engineer	31 Wall Construction Masonry
	20 Contractor or Builder	32 Roof Type & Material flat, tar & gravel
9 Coordinates UTM Lat. Long 1-15	21 Original Use, if apparent Commercial	33 No of Bays Front 3 Side 7
10 Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>	22 Present Use Commercial	34 Wall Treatment Brick
11 National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35 Plan Shape rectangular
12 Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	24 Owner's Name & Address, if known	36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	25 Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	37 Condition Interior <input type="checkbox"/> Exterior Good <input checked="" type="checkbox"/>
14 District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	26 Local Contact Person or Organization Liberty Mo, Community Devel.	38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
15 Name of Established District	27 Other Surveys in Which Included	39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
42. Further Description of Important Features The storefront on the first floor has been altered by a modernization effort. Entrances are located on the north and west ends. A spandrel separated the 1st floor from the second story and bears the name of the store. The second story contains a cast metal oriel window which dominates the center bay. Flanking it are rectangular segmental arched windows. The metal cornice features a series of decorative brackets. The building is sited on the corner of Main and Kansas. The second story of the west facade contains a series of (con't)		40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
43. History and Significance Liberty's Knights of Pythias lodge was chartered in 1891 and this building was probably constructed for this fraternal organization. The lodge met on the 2nd floor and had a separate entrance from South Main Street. The first floor was used for retail purposes. In 1900 the Jesse Slaughter Dry Goods store was located here. Between 1908 and 1912 it was the site of		41. Distance from and Frontage on Road Approx. 27' on E. Kansas
44 Description of Environment and Outbuildings The Court House is to the north of this building. A vacant lot is to the south. To the east and west are commercial buildings.		
Sources of Information The Heritage of Liberty, p. 99. Clay County Centennial Souvenir, 1922, p. 37. Liberty Tribune, March 29, 1912; June 5, 1908; Aug. 27, 1909; Feb. 16, 1955.		46 Prepared by PILAND/UGUCCIONI
		47. Organization Liberty, Comm. Dev.
		48. Date 4/85
		49 Revision Date(s)

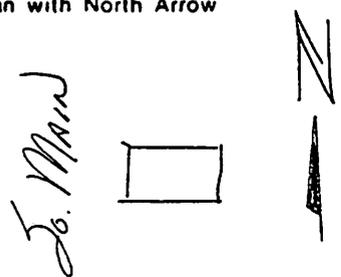
CLAY

CONTINUATION: 1 East Kansas
Liberty, MO

42. decorative arched windows which are further embellished by compound brick arches which follow the curve of the window. A brick string course ties the windows together. Comparison of the building with a photograph taken c. 1913 shows that an elaborate, pedimented cornice has been removed. The pediment originally contained the words "Castle Hall."
43. Dougherty's store that handled dry goods and carpets. By 1922 it housed the Church-Stephens Furniture Company, and by 1929 it was the site of the McConnell-Archer Furniture Company. *THEIR SAFEWAY GROCERY STORE*



HISTORIC INVENTORY

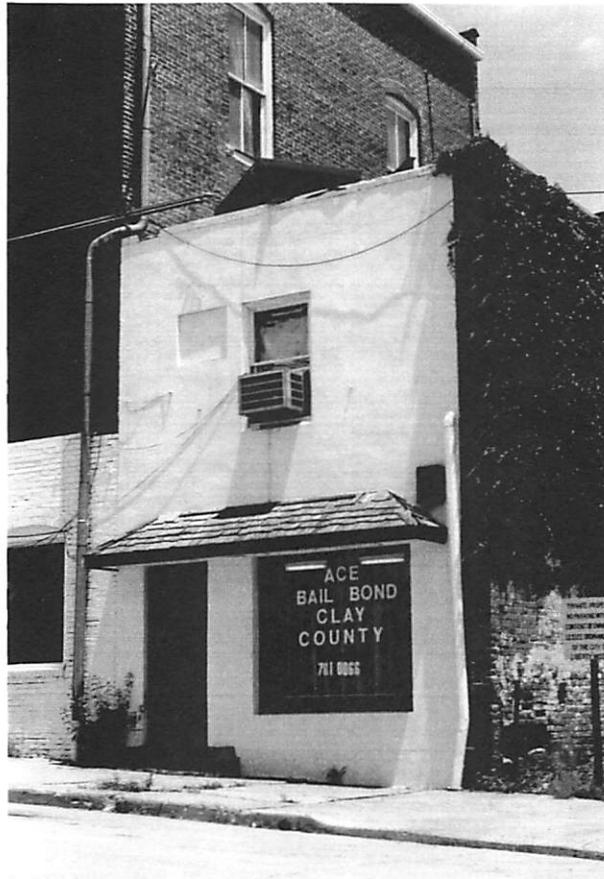
1. No. 11-H		4. Present Name(s) Ace Bail Bond	
2. County Clay		5. Other Name(s)	
Location of Negatives Liberty Community Development		7 South Main	
6. Specific Location 15 South Main		16. Thematic Category	
7. City or Town - If Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period c.1907	
8. Site Plan with North Arrow 		18. Style or Design	
9. Negative No. 5-13		19. Architect or Engineer	
10. Site: Building <input checked="" type="checkbox"/> Structure: Object <input type="checkbox"/>		20. Contractor or Builder	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent commercial	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use Commercial	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
14. District Potential? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known	
15. Name of Established District		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
42. Further Description of Important Features This simple brick building has been somewhat altered. A shed roof divides the first from second stories, and shelters an entrance door, and fixed glass window. A single window which is centrally located fenestrates the second story. The main facade has been stuccoed.		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
43. History and Significance In 1911 this building housed the C.B. Robinson Lunch Room.		27. Other Surveys in Which Included	
44. Description of Environment and Outbuildings A vacant lot is to the south of this building. To the north is a commercial building.		28. No. of Stories 2	
45. Sources of Information Liberty City Directories		29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>	
		30. Foundation Material	
		31. Wall Construction masonry	
		32. Roof Type & Material flat; tar & gravel	
		33. No. of Bays Front 2 Side	
		34. Wall Treatment stucco	
		35. Plan Shape rectangular	
		36. Changes (Explain in #42) Addition: Moved:	
		37. Condition Interior: Exterior good	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		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 10' on S. Main	
		46. Prepared by PILAND/UGUCCIONI	
		47. Organization Liberty, Comm. Dev.	
		48. Date 4/85	
		49. Revision Date(s)	

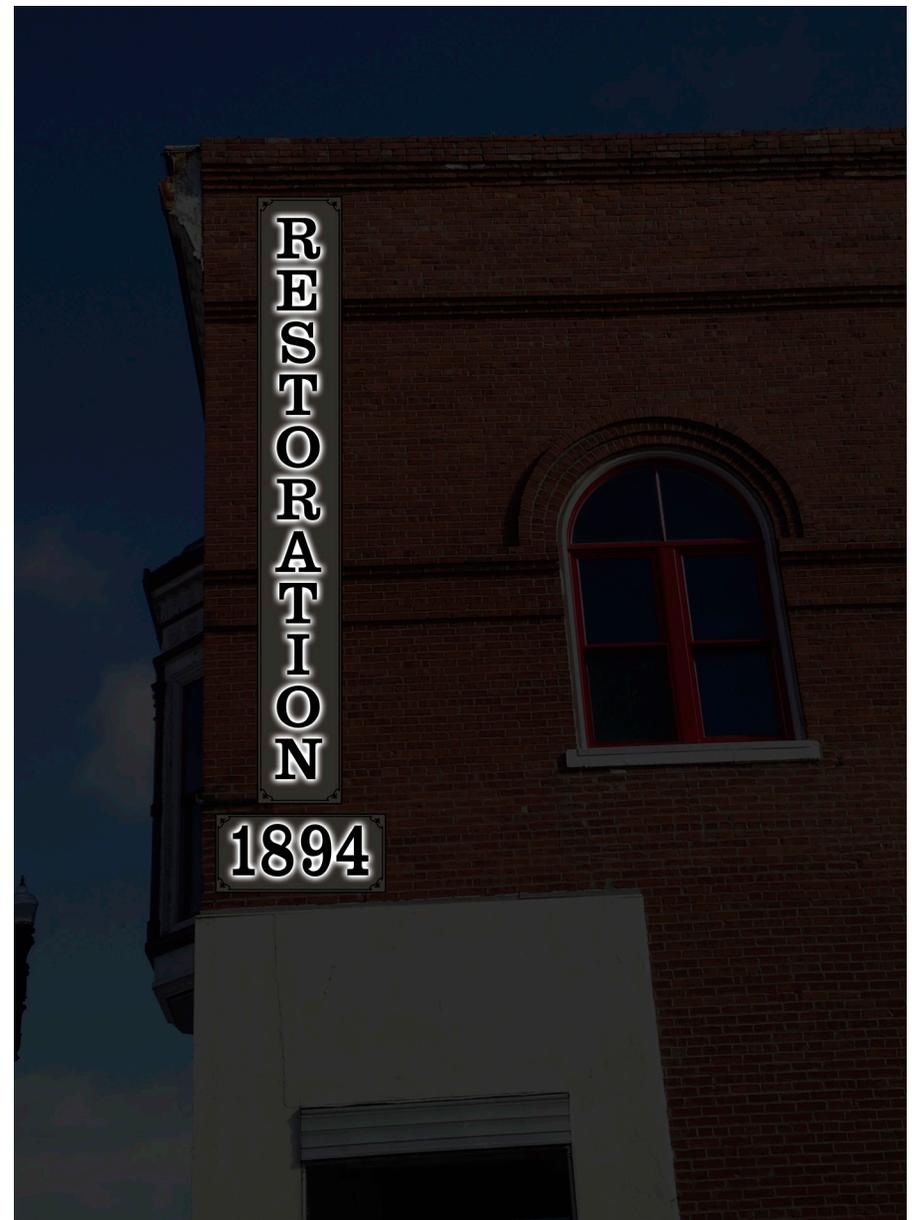
CLAY

Continuation

HISTORIC INVENTORY

ADDRESS: 15 South Main
Liberty, Missouri





Customer: Charles Small

Address: 1 E. Kansas St

City/St./Zip: Liberty Mo 64068

Phone: 816.590.5910

Email: charles@smallteamkc.com



1021 S. Brown St. | Liberty, MO 64068

816-407-SIGN (7446)

www.victorysignco.com

Sign Dimensions:

Total Sq Footage:

Contact: Charles Small

Sales Person: Barry

Designer: Marcelo

Customer signature on this proof authorizes Victory Sign Company to proceed with the construction of your product exactly as specified on the proof. We recommend showing your proof to another individual for review, as corrections must be made prior to submitting your final signature. Your product will be replicated from the approved proof, regardless of spelling, grammar or design errors, whether incurred by the customer or Victory Sign Company. Once produced, any further updates or revisions to your product will incur additional charges up to 100% of the original order amount at the discretion of Victory Sign Company. This is standard policy for all sign companies and printers. This design concept is submitted only for your approval or review and is the exclusive property of Victory Sign Company. This concept may not be copied, reproduced, exhibited or utilized for any purpose, in part or in whole by any individual without written consent of Victory Sign Company. Our renderings are in attempt to illustrate an accurate representation of the final product. Victory Sign Company cannot be held responsible for differences between renderings and the finished product caused by monitors, printers, or environmental lighting. Thank you.



Customer: Charles Small

Address: 1 E. Kansas St

City/St./Zip: Liberty Mo 64068

Phone: 816.590.5910

Email: charles@smallteamkc.com



1021 S. Brown St. | Liberty, MO 64068

816-407-SIGN (7446)

www.victorysignco.com

Sign Dimensions:

Total Sq Footage:

Contact: Charles Small

Sales Person: Barry

Designer: Marcelo

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DHB

Decorative Hanging Bracket

Available up to 40"

24"



30"

Customer: Charles Small

Address: 1 E. Kansas St

City/St./Zip: Liberty Mo 64068

Phone: 816.590.5910

Email: charles@smallteamkc.com



1021 S. Brown St. | Liberty, MO 64068

816-407-SIGN (7446)

www.victorysignco.com

Sign Dimensions:

Total Sq Footage:

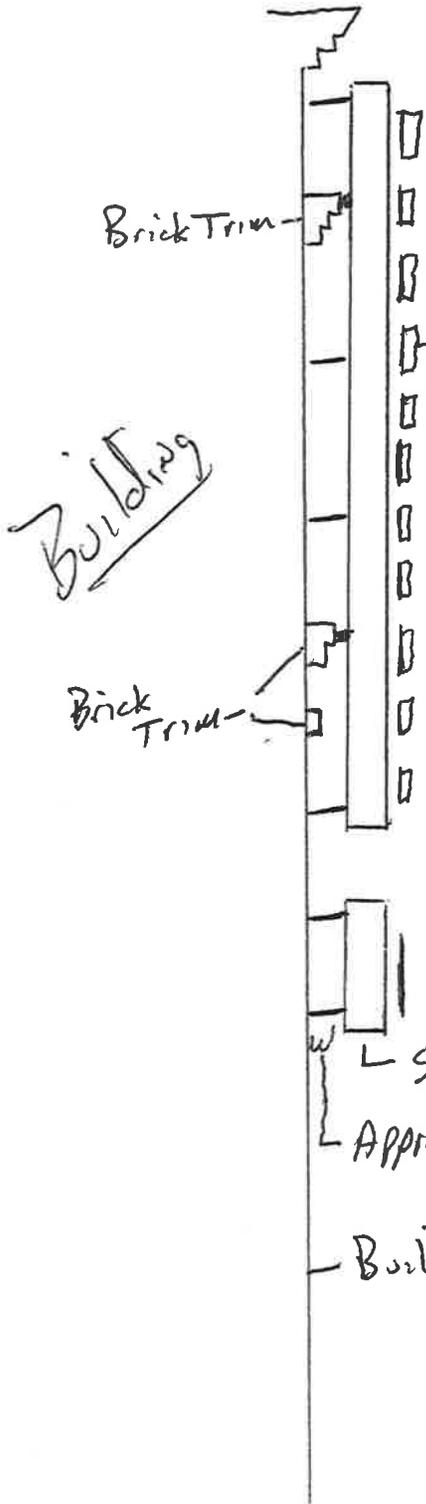
Contact: Charles Small

Sales Person: Barry

Designer: Marcelo

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Side View of Building & Sign - Looking South on Main Street



Sign Mounting: Approximately 12 supports will secure the sign to the building holding sign off of building 4"-6"

Letters offset from sign. $1\frac{1}{2}$ "

: Sign will be mounted 4"-6" off face of the building on the highest point where brick trim is set off the building

: Sign Face Color to match new building trim
Color - "off white"

: Letters to be Black.

Sign Depth 2-3" Side Return Color to be either Black or off white

Approximately 4-6" from Building face

Building Face



HDRC Case No. 15-002D

Staff: Jonna Wensel, Community Development Manager

Date: March 3, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for construction of retaining wall and replacement of sidewalks
Applicant: Michael McMahon
Location: 306 Harrison Ave.
District: Dougherty Historic District
NRHP Status/category: Non-Contributing
File Date: February 17, 2015

SPECIFIC INFORMATION

SITE HISTORY

The structure was built circa 1922 and originally was used as a single-family residence. However, in the 1920's it was converted to four apartments and has served as apartments since. After a 2002 fire, the owner obtained a Special Use Permit to continue the multi-family use. The house features a cross gabled roof. The front gable has curved gable-end returns and decorative brackets. There is a small inset porch on the second floor. The windows are not original. Other alterations have resulted in its non-contributing status.

PROPOSAL DESCRIPTION

The applicant proposes to construct a dry stack stone retaining wall, and replace the concrete sidewalks.

1. **Retaining Wall:** The wall will be constructed of dry stack limestone and will vary in height from about 18 inches on the north end to 48 inches on the south end. The wall will border the public sidewalk and return to the house on the south side. An additional wall measuring about 24 inches will be constructed to the south, creating a planting bed. The walls will be capped with additional limestone to match.
2. **Sidewalks:** A portion of the public sidewalk will be replaced in kind. The private sidewalks will be replaced with new concrete sidewalks, and a concrete ramp to the basement will be constructed for ease of access.

ANALYSIS

Unified Development Ordinance ("UDO") - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines ("DG") - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<p>11. <u>Fences, sidewalks, decorative dividers and walls</u>: Fences and decorative walls shall be placed and scaled in a manner that does not cover, block or damage significant building façades or elements. Fences and walls shall be of a style or period that corresponds with the style or period of the building or buildings they serve. Original fences, walls and sidewalks and those that have acquired significance by virtue of age or craftsmanship shall not be removed or destroyed and shall be maintained and preserved.</p>	<p>The proposed wall is of a style and materials that complement the house and is appropriate.</p> <p>The concrete sidewalks will be replaced in-kind.</p>

PREVIOUS CASES / ADDITIONAL INFORMATION

Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the city must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case will be presented to City Council on March 9.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-002D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Site Plan
4. Exhibit D: Photo renderings of wall
5. Exhibit E: Photos of stone material





HDRC Case #15-002D
306 Harrison Ave.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

<p>1. NO. C-8</p> <p>2. COUNTY Clay</p> <p>3. LOCATION OF LIBERTY NEGATIVES Community Development</p>	<p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) Exhibit B</p> <p style="text-align: center;">306 Harrison</p> <p>5. OTHER NAME(S)</p>	<p>1. NO.</p> <p>2. COUNTY</p> <p>4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)</p> <p>5. OTHER NAME(S)</p> <p>6. TOWNSHIP</p> <p>RANGE</p> <p>SECTION</p>
<p>6. SPECIFIC LEGAL LOCATION TOWNSHIP <u>21N</u> RANGE <u>31W</u> SECTION <u>7</u> IF CITY OR TOWN, STREET ADDRESS</p> <p>7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty</u></p> <p>8. DESCRIPTION OF LOCATION</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> </div> <p>9. COORDINATES UTM LAT <u>N121,100</u> LONG <u>E521,350</u></p> <p>10. SITE () STRUCTURE () BUILDING (X) OBJECT ()</p> <p>11. ON NATIONAL REGISTER? YES () NO (X)</p> <p>12. IS IT ELIGIBLE? YES () NO (X)</p> <p>13. DIST. OF ESTAB. YES () NO (X) DIST. DISTRICT? NO (X)</p> <p>14. DISTRICT POTENTIAL? YES (X) NO ()</p> <p>15. NAME OF ESTABLISHED DISTRICT</p>	<p>16. THEMATIC CATEGORY</p> <p>17. DATE(S) OR PERIOD <u>ca. 1912 (1922)</u></p> <p>18. STYLE OR DESIGN <u>vernacular</u></p> <p>19. ARCHITECT OR ENGINEER</p> <p>20. CONTRACTOR OR BUILDER</p> <p>21. ORIGINAL USE, IF APPARENT <u>residence</u></p> <p>22. PRESENT USE <u>residence - rental</u></p> <p>23. OWNERSHIP PUBLIC () PRIVATE (X)</p> <p>24. OWNER'S NAME AND ADDRESS IF KNOWN</p> <p>25. OPEN TO PUBLIC? YES () NO (X)</p> <p>26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Community Development Director</u></p> <p>27. OTHER SURVEYS IN WHICH INCLUDED</p>	<p>28. NO. OF STORIES <u>2</u></p> <p>29. BASEMENT? YES (X) NO ()</p> <p>30. FOUNDATION MATERIAL <u>concrete block</u></p> <p>31. WALL CONSTRUCTION <u>frame</u></p> <p>32. ROOF TYPE AND MATERIAL <u>cross gable composition shingle</u></p> <p>33. NO. OF BAYS FRONT <u>5</u> SIDE <u>2</u></p> <p>34. WALL TREATMENT <u>stucco, clapboard</u></p> <p>35. PLAN SHAPE <u>irregular</u></p> <p>36. CHANGES (EXPLAIN IN NO. 42) ADDITION (X) ALTERED (X) MOVED ()</p> <p>37. CONDITION INTERIOR _____ EXTERIOR <u>fair</u></p> <p>38. PRESERVATION UNDERWAY? YES () NO (X)</p> <p>39. ENDANGERED? BY WHAT? YES () NO (X)</p> <p>40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()</p> <p>41. DISTANCE FROM AND FRONTAGE ON ROAD <u>110'</u></p>
<p>42. FURTHER DESCRIPTION OF IMPORTANT FEATURES <u>This cross gable house has been so altered that the original style is had to detect. There are some Praire/Craftsman detials, such as the wide, overhanging roof eaves with triangular knee brackets and typical Prairie window glazing patterns. The front gable end returns are curved. The first floor has been stuccoed, and the second has clapboards. On the right is an inset porch on the first floor, and an enclosed porch on the second.</u></p>	<p style="font-size: 1.5em;">PHOTO MUST BE PROVIDED (cont.)</p>	<p>6. TOWNSHIP</p> <p>RANGE</p> <p>SECTION</p>
<p>43. HISTORY AND SIGNIFICANCE <u>The many alterations to this building affect its appearance so that it no longer contributes to the characater of the neighborhood.</u></p>	<p>44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS <u>The apartments are located close behind 305 W. Kansas on an odd-shaped lot. Much of the lot has been graveled to provide parking.</u></p>	
<p>45. SOURCES OF INFORMATION <u>City water permits</u></p>	<p>46. PREPARED BY <u>Deon Wolfenbarger</u></p> <p>47. ORGANIZATION <u>Community Development</u></p> <p>48. DATE <u>4/87</u></p> <p>49. REVISION DATE(S)</p>	<p>RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096</p>

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

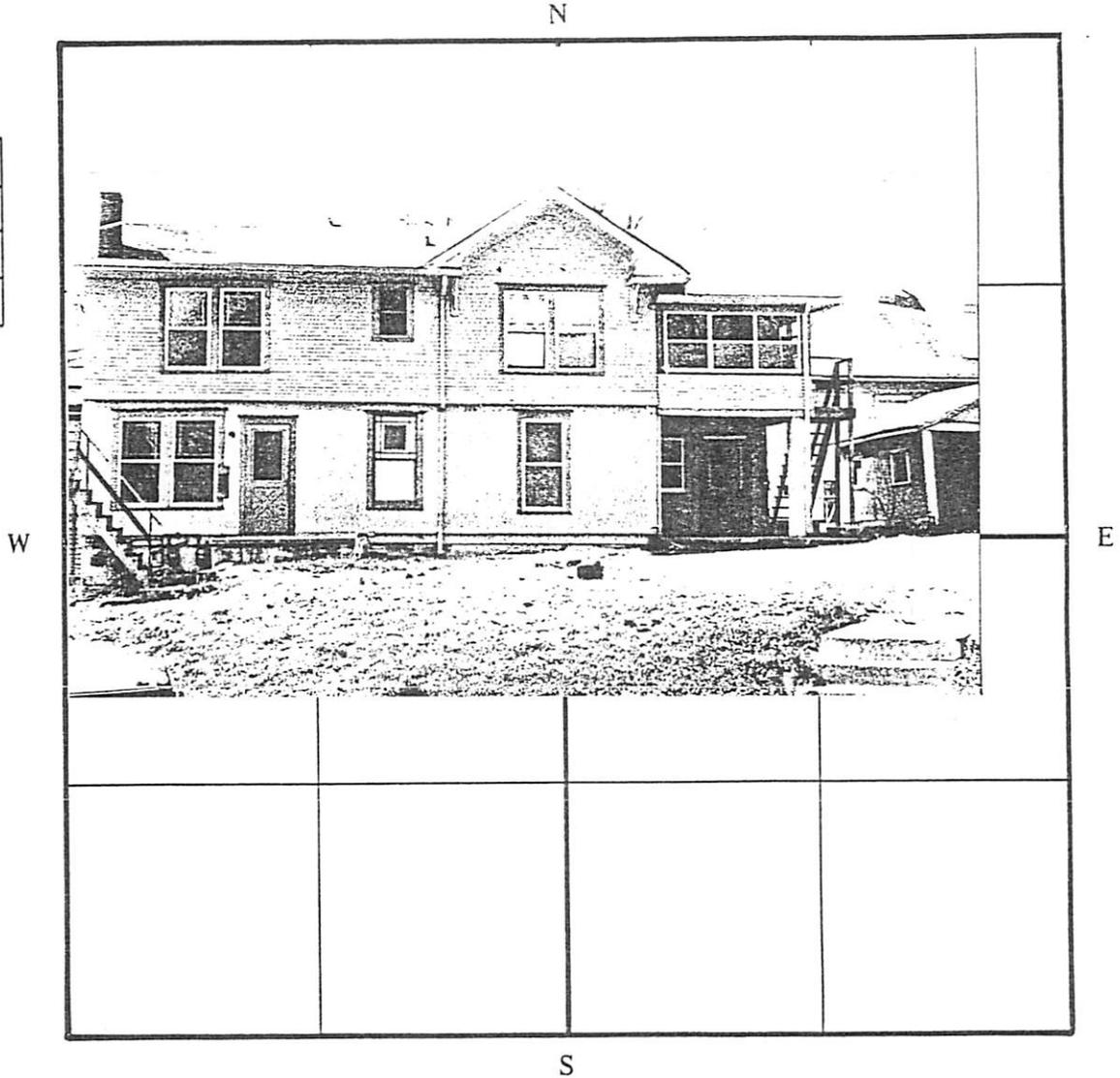
Sketch map of location

Site No. C-8

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.



Notes: 42. (cont.) Wooden exterior stairs have been added on both the right and left sides, leading to second floor apartments.

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.

LEGAL DESC:

DOUGHERTY PLACE S FT LOT 1
BEG SW CORNER LOT 1, N 65',
E 95', SW 110', NW 30'

PLOT PLAN

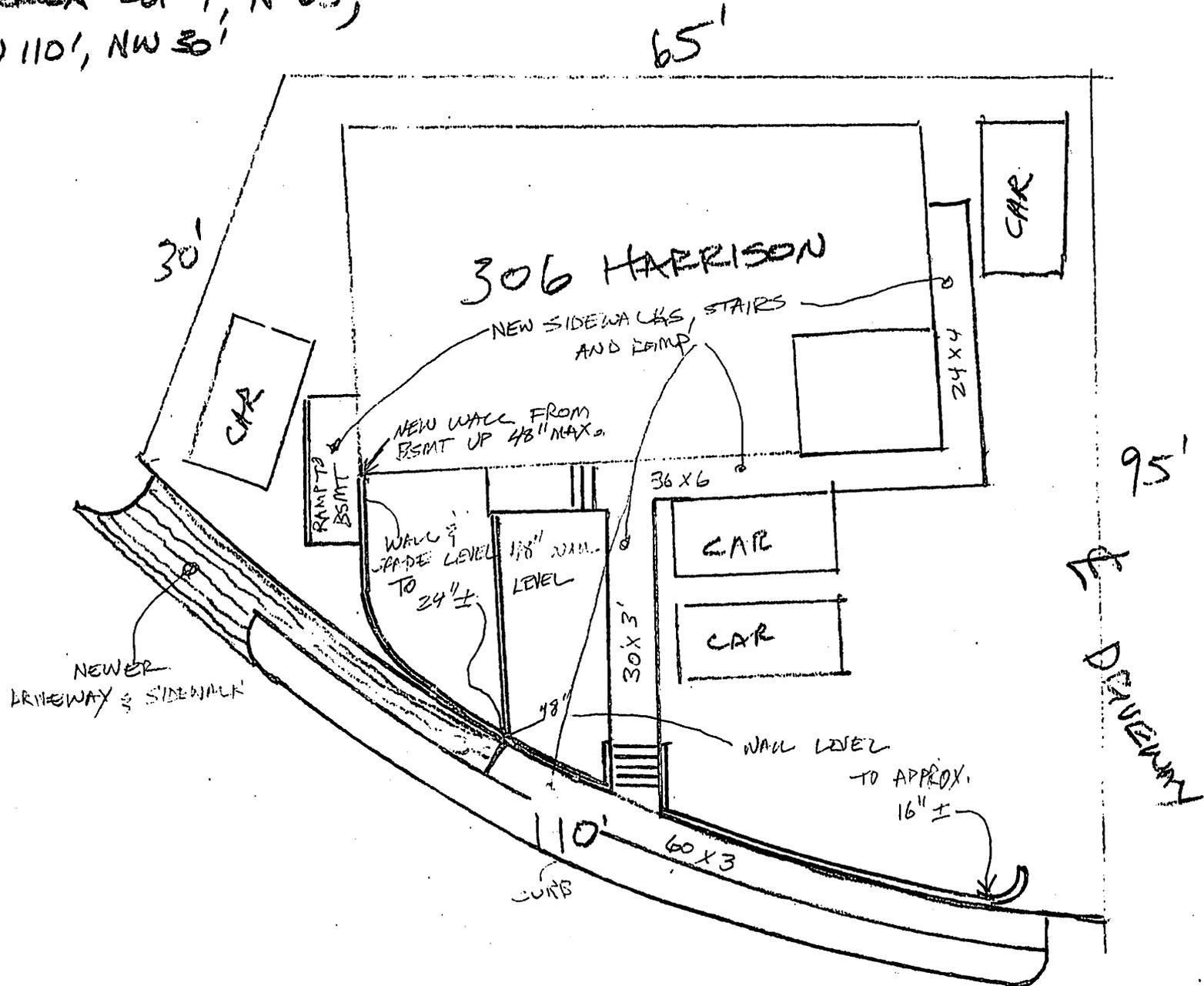
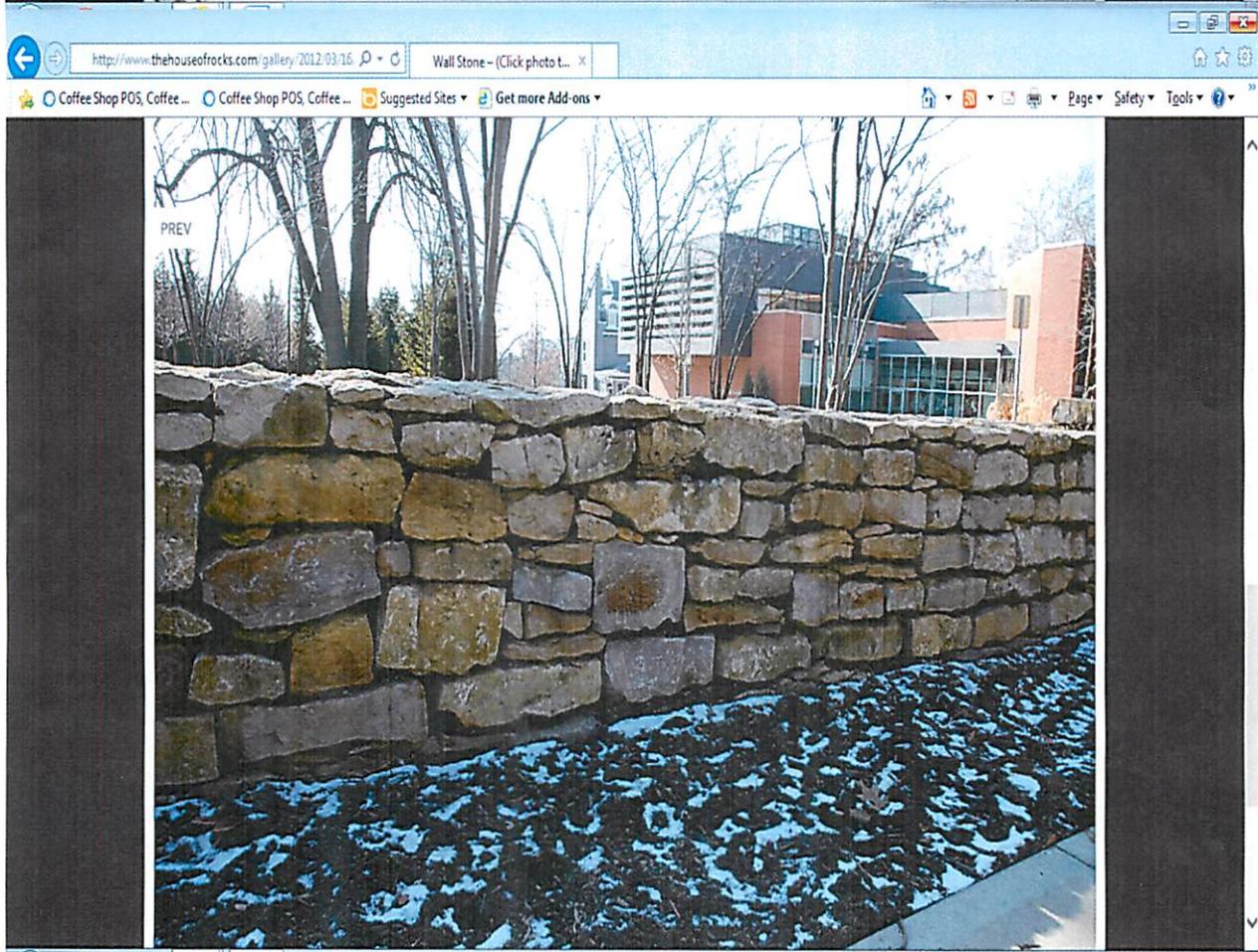
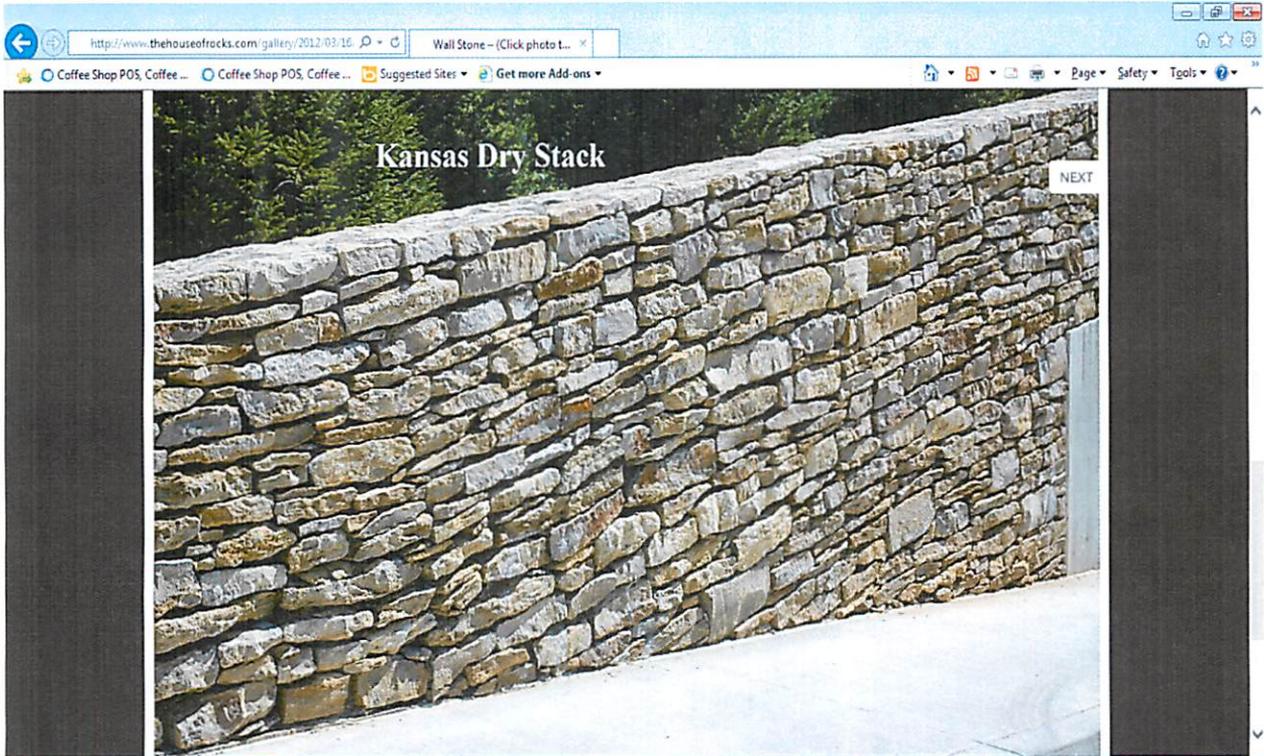


Exhibit D







Historic District Review Commission

The City of



HDRC Case No. 15-002LS

Staff: Jonna Wensel, Community Development Manager

Date: March 3, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for replacement of a door with a window
Applicant: Jeff Schroeder, Architect
Location: 28 S. Main Street
District: Liberty Square Historic District
NRHP Status/category: Contributing
File Date: February 19, 2015

SPECIFIC INFORMATION

SITE HISTORY

This commercial building was built around 1880. It is two stories, constructed of brick, and features an exaggerated dentil detail at the cornice. The second story arched windows have been replaced and the arches framed in. The original storefronts on the ground floor, which were once recessed, have been replaced with a large plate glass windows and a plain door with faux pilasters on either side. This building was once the Metropolitan Hotel. Later, it was used for retail businesses and most recently, Antigen Labs. The new owner plans to convert the second floor into apartments.

PROPOSAL DESCRIPTION

The applicant proposes to replace a door on the second floor of the south façade with a window.

Details: The existing door to the rooftop will be removed and replaced with a Pella aluminum-clad double-hung window to match the existing windows. The existing glass transom will remain, and the existing wood trim will remain. The wall below the window will be filled in to match the existing.

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.

Staff Analysis

7. Doors and windows: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.

Replacement of the door with a window will not alter the appearance of the building from the public view. The transom will be retained, which is encouraged. The new window will fit the existing opening and match the other existing windows, which is appropriate and encouraged.

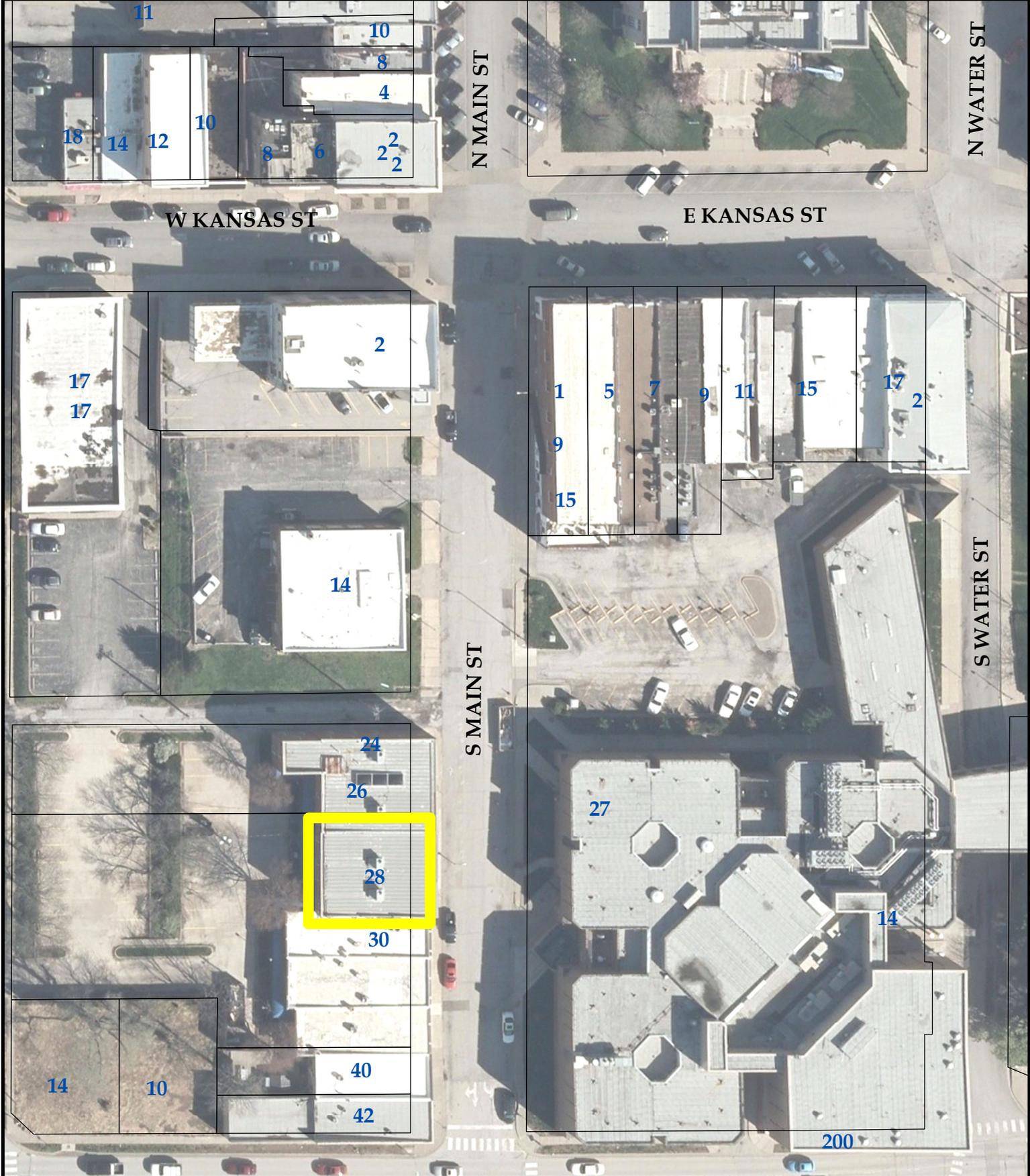
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-002LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of Existing Conditions
4. Exhibit D: Window specifications





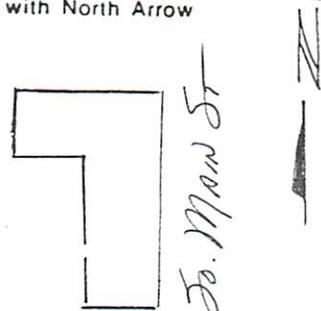
HDRC Case #15-002LS
28 S. Main St.



Exhibit A:
Vicinity Map

HISTORIC INVENTORY

Exhibit B

1. No. 10-D		4. Present Name(s) 24-30 South Main		28. No. of Stories 2	
2. County Clay		5. Other Name(s) Metropolitan Hotel; Hotel Leland		29. Basement?	
3. Location of Negatives Liberty Community Development		6. Specific Location 24-30 South Main Street		30. Foundation Material	
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		16. Thematic Category		31. Wall Construction Masonry	
8. Site Plan with North Arrow 		17. Date(s) or Period c. 1880		32. Roof Type & Material Flat; Tar & gra	
9. Negative No. 5-15 ; 5-16		18. Style or Design		33. No. of Bays Front 4 Side	
10. Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>		19. Architect or Engineer		34. Wall Treatment Brick	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		20. Contractor or Builder		35. Plan Shape irregu	
12. Is Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent Commercial		36. Changes (Explain in #42) Add Alt Mo	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use commercial		37. Condition Interior Exterior excell	
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		38. Preservation Underway?	
15. Name of Established District		24. Owner's Name & Address, if known		39. Endangered? By What?	
42. Further Description of Important Features The main facade of this building faces east. Because of the grade change the south portion of the building is not as tall as the north portion. Cast iron columns extend across the east facade, with multipaned display windows recessed behind them. A recessed entrance is centrally located on the north section of the structure. Another entrance is recessed at the south end of the east facade.		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		40. Visible from Public Road?	
43. History and Significance This building is known to have been a hotel by 1901. It has also housed various retail firms over the years.		26. Local Contact Person or Organization Liberty Mo, Community Devel.		41. Distance from and Frontage on Road ap 80' on S. Main	
44. Description of Environment and Outbuildings A surface parking lot is to the west of this building. To the south is a commercial building. The Board of Education Building is to the north. To the east is the recently constructed Clay County Justice Center.		27. Other Surveys in Which Included		46. Prepared by PILAND/UGUCCIONI	
45. Sources of Information Liberty City Directories Liberty Tribune, May 9, 1946; May 16, 1946 Clay County Centennial Souvenir, 1922, p.38		47. Organization Liberty, Comm. D		48. Date 49. Revision Date 4/85	

Continuation

HISTORIC INVENTORY

ADDRESS:

24-30 South Main Street
Liberty, MO





EXISTING
DOOR TO BE
CONVERTED TO
WINDOW

PHOTO #1

EXISTING
DOOR TO BE
CONVERTED
TO WINDOW



PHOTO # 2

11'-0"

12'-6"

13'-2"

Bedroom

206

Toilet

205

REMOVE EXISTING DOOR TO ROOF AND FILL IN WALL. INSTALL NEW DOUBLE HUNG WINDOW. SEE DETAIL THIS SHEET

10

14'-7"

Living Room

208

Mech

206

DW

8'-8"

Kitchen

207

REF.

ELEC. POWER PANEL

PRE-FINISHED LOWER CABINETS W/P.L. COUNTER TOP-36" AFF (TYP)

ROOF AREA

Bedroom

209

Toilet

210

204

203

205

206

207

208

209

210

3'-11"

4'-5"

5'-7"

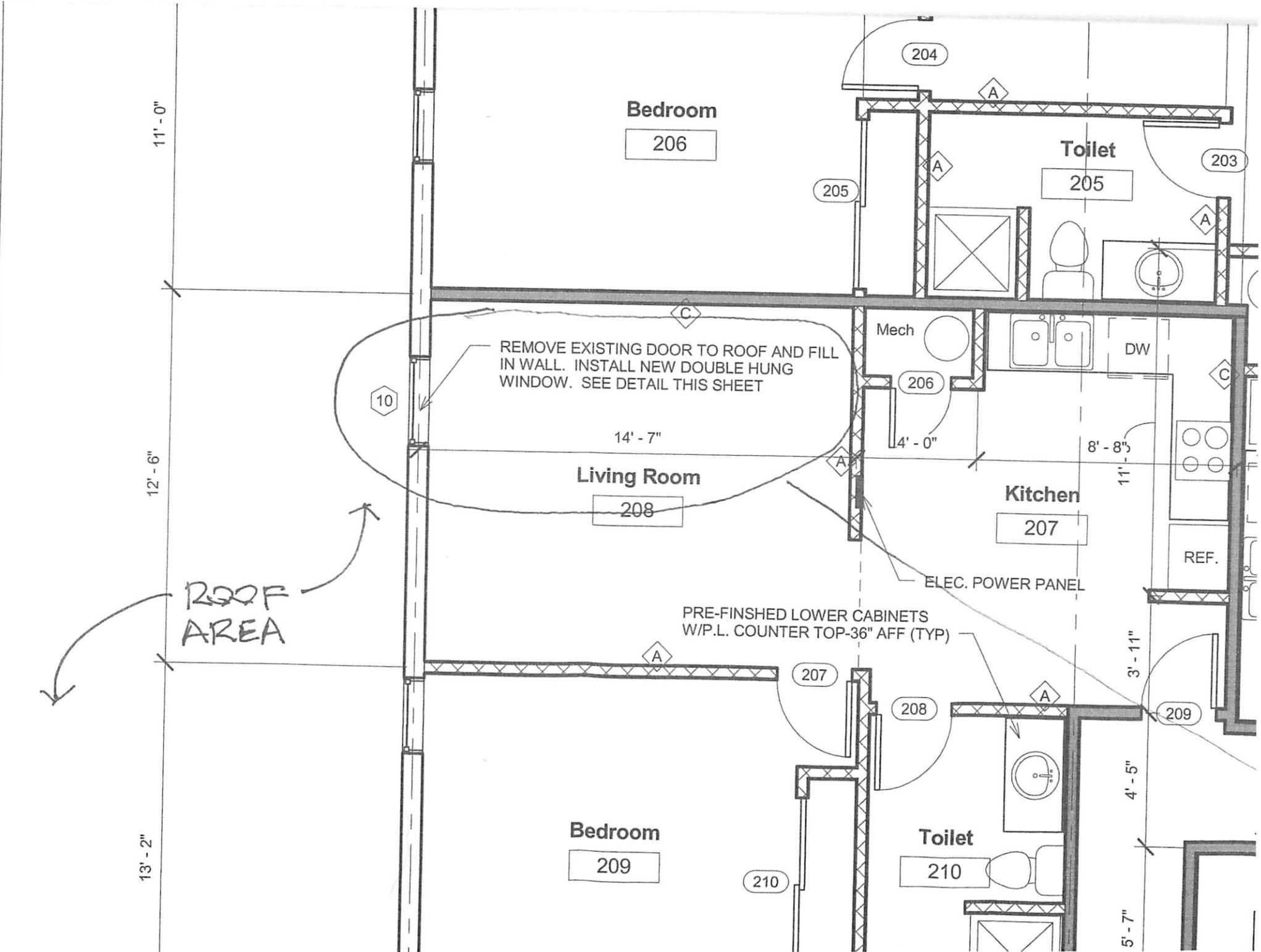
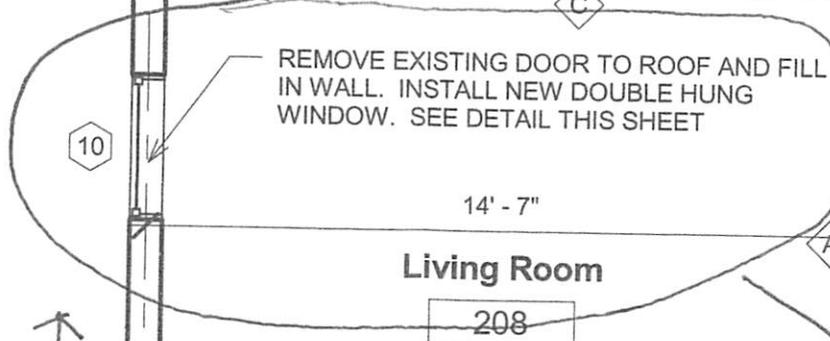


Exhibit D

- [My Saved Projects](#)
- [Pella Professional](#)
- [Careers](#)

Your Pella Showroom:

-
-
-

Please Enter a valid zip code



Close

[Store Locator](#)



MENU

[Explore Window Styles](#) > [Double-Hung Windows](#)

Pella® 450 Series Double-Hung Window (Pella® 450 Series)



-
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Please hover over the large image above for more details.

Features

- Pella's most popular styles, sizes, features, and options.





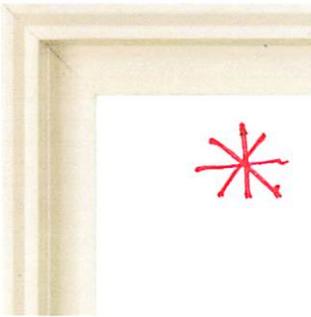
Hartford Green



Putty

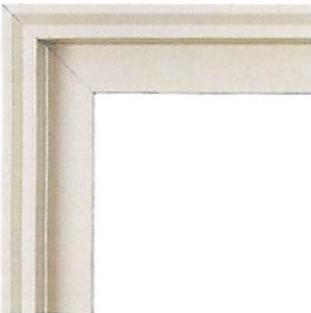


Poplar White



Tan

EXTERIOR ALUMINUM
CLADDING



White





Prairie



Traditional



Top Row



None





To: HDRC Members
From: Jonna Wensel, Community Development Manager
Subject: P&Z Case 15-03SUP / St. James Event Center – For Comment Only
Date: March 3, 2015

INTRODUCTION:

John and Carey Weir, owners of Salt Catering, have submitted an application for a Special Use Permit (SUP) to permit the use of the old St. James Church at 342 N. Water Street, Lightburne Historic District, as an event center.

DISCUSSION:

The old St. James Church was decommissioned in 1981. Since then, it has been used as a bed & breakfast, spa, event space for up to 50 people, and most recently a daycare center.

The applicants are requesting approval to hold receptions and events for up to 150 people. Events would be held seven days a week, with those on Monday through Thursday ending no later than 10:00 p.m.; and those on Friday through Sunday ending no later than midnight. Security would be on-site for events ending after 10:00 p.m.

The existing on-site parking lot can accommodate 14 vehicles. Additional parking has been negotiated with the Woople Group across the street, which provides 20 spaces. The applicants are considering valet parking at the Garrison Center, which could offer approximately 20 more spaces.

The event center would offer catering and alcohol, and would provide music, both live and recorded. If noise becomes an issue, the applicants will install sound proofing on the interior. A catering kitchen currently exists in the building, and a commercial kitchen may be installed in the future.

Other proposed improvements to the building include repairs to the exterior and construction of a handicap ramp on the south side. These items would be presented to the HDRC at a later date, if the SUP is approved.

Staff is concerned about the impact on the neighborhood and recommends that the events be limited to 75 people.

This application is scheduled to be heard by Planning & Zoning Commission on March 10 and City Council on March 23.

ACTION REQUESTED/RECOMMENDATION:

This application for a Special Use Permit will affect the surrounding properties in the Lightburne Historic District, therefore the HDRC is asked to provide comment on the appropriateness of the proposed use.

