



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

September 15, 2015

5:30 p.m.

I. Call to Order

II. Roll Call

John Carr____, Vern Drott____, Mike Gilmore____, Matt Grundy____, Dail Hobbs____, Clay Lozier____, Kelley Wrenn Pozel____, Doug Wilson____

III. Approval of Regular Meeting Summary: July 21, 2015

IV. HDRC Case 15-001L: Consideration of a request for a Certificate of Appropriateness for restoration of the side porch at 216 N. Water Street, Lightburne Historic District

V. HDRC Case 15-011LS: Consideration of a request for a Certificate of Appropriateness for repair and resurfacing of south wall of 15 S. Main Street, Liberty Square Historic District

VI. HDRC Case 15-014J: Consideration of a request for an after-the-fact Certificate of Appropriateness for new garage doors at 27 S. Jewell St., Jewell Historic District

VII. HDRC Case 15-013LS: Consideration of a request for a Certificate of Appropriateness for a new sign at 110 E. Kansas St., Liberty Square Historic District

VIII. HDRC Case 15-012LS: Consideration of a request for a Certificate of Appropriateness for renovations to 1-5 N. Water St. and 100-108 E. Kansas St., Liberty Square Historic District

IX. Other Business

a. Administrative Approvals

- i. In-kind repairs to porch floor at 441 Wilson (WJC)
- ii. Replacement of carriage house roof & gutters at 528 W. Franklin (Michael Hake)
- iii. New fence at 245 W. Franklin (Glenda Mahoney)
- iv. New fence at 119 S. Terrace (Paemon Aramjoo)
- v. Repairs / removal of non-historic material at 22 N. Main (Larry Blosser)
- vi. Replacement of driveway at 321 N. Lightburne (Theresa Benavidez)
- vii. In-kind repairs at 117 N. Fairview (Michael Hake)

b. Miscellaneous matters from the Commission

c. Miscellaneous matters from staff

X. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

July 21, 2015
5:30 p.m.

I. Call to Order

Vice-Chairman Carr called the meeting to order at 5:30 p.m.

II. Roll Call

John Carr, Vern Drottz, Mike Gilmore, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Doug Wilson answered roll call. Jonna Wensel represented staff. Kellie Houx of the Liberty Tribune and the applicant were also present.

III. Approval of Meeting Summary

Mr. Lozier made a motion to approve the May 5, 2015 meeting summary. Mr. Drottz seconded the motion, which was approved 7-0.

IV. HDRC Case 15-011J: Consideration of a request for a Certificate of Appropriateness for construction of a new garage and replacement of the patio doors at 439 Miller Avenue, Jewell Historic District

Mr. Carr recused himself because of a conflict of interest. Mr. Lozier took over as chair of the meeting.

Ms. Wensel presented the details of the application, as described in the staff report.

Ms. Kathy Chelton, the applicant, was available to answer questions.

Mr. Wilson asked if the veneer would be of real brick. Mr. Carr said it would be and it was selected to match the house.

Mr. Gilmore said he appreciates that the materials are complementary to the house.

Ms. Pozel said she thinks it will be a very nice addition to the property.

Mr. Gilmore moved to approve the application as submitted because it meets the design guidelines and standards for review. Mr. Hobbs seconded the motion, which was approved 6-0-1 (Mr. Carr).

Other Business

- a. Administrative approvals
Ms. Wensel said there had been several since the last meeting.
- b. Miscellaneous matters from the Commission
Mr. Wilson asked about the house at 462 E. Kansas. Ms. Wensel said she would mention it to code enforcement.
- c. Miscellaneous matters from staff
None.

V. Adjournment

Mr. Carr adjourned the meeting at 5:42 p.m.

Historic District Review Commission

The City of



HDRC Case No. 15-001L

Staff: Jonna Wensel, Community Development Manager

Date: September 15, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for restoration of the side porch
Applicant: Dave Dickerson Construction
Location: 216 N. Water St.
District: Lightburne Historic District
NRHP Status/category: Contributing
File Date: August 31, 2015

SPECIFIC INFORMATION

SITE HISTORY

This Queen Anne house was built around 1890 by John Dougherty, who served as prosecuting attorney for Clay County and represented Missouri's third district in the U.S. Congress from 1899 to 1905. From 1906 to 1921, the house was home to the Sigma Nu fraternity of William Jewell College. The house is once again a single family residence. Typical of the Queen Anne style, it features several intersecting rooflines, and many embellishments such as the oriel window, decorative brackets and moldings, and the prominent arched window. There is a two story front porch with classical columns and plain railings. There was once a two story porch on the south side, which was removed many years ago.

PROPOSAL DESCRIPTION

The applicant proposes to reconstruct the ground floor level of the side porch.

- **Details:** Based on an old photograph, the porch will measure 6'8" by 6'3". The structure will be of treated wood. The floor will be 1x4" tongue and groove flooring. The skirting and lattice will match the existing. The spindles and newel posts will be turned to replicate those in the photo. The stairs will be of wood.
- **In-kind Repairs:** Soffits will be replaced as needed with tongue and groove boards to match the existing. The front bay window will be restored with wood trim to match existing. The built in box gutters will be relined with a Conklin thermoplastic waterproofing membrane.

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
8. <u>Porches</u>: Porches, porticos, stoops, entryways, loading docks and exterior stairways shall be of a scale, design, material, and color that complement the existing façade and its individual elements. Loading docks and service entrances shall be located inconspicuously and should be considered a part of a building's overall design scheme.	The proposed porch will restore the house to a more original appearance, which is appropriate and encouraged.

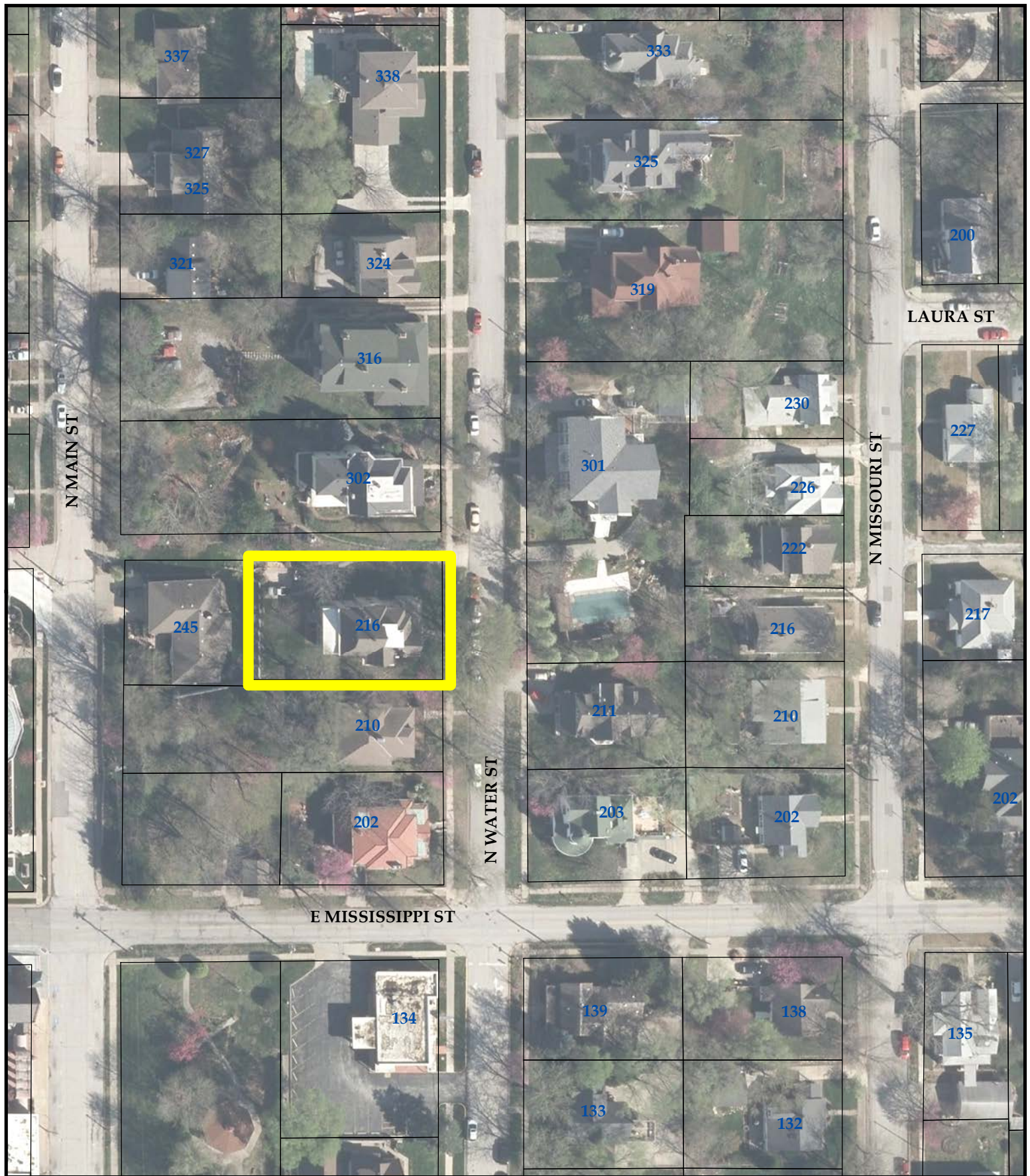
STAFF RECOMMENDATION

The application meets the standards for review and the design guidelines; therefore staff recommends approval of HDRC case #15-001L.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of current conditions
4. Exhibit D: Photo showing original side porch





HDRC Case #15-001L
216 N. Water St.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. Roll I #30A		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) Exhibit B 216 N. Water Street		1. NO. Roll I #30A
2. COUNTY Clay		5. OTHER NAME(S)		2. COUNTY Clay
LOCATION OF NEGATIVES Liberty City Hall-Comm. Dev.				
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS		16. THEMATIC CATEGORY Architecture		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) 216 N. Water Street
7. CITY OR TOWN IF RURAL, VICINITY Liberty, Missouri		17. DATE(S) OR PERIOD c. 1898		
8. DESCRIPTION OF LOCATION 216 MISSOURI N. WATER ST. STREET		18. STYLE OR DESIGN Modified Queen Anne		
		19. ARCHITECT OR ENGINEER unknown		
9. COORDINATES LAT _____ LONG _____		20. CONTRACTOR OR BUILDER unknown		5. OTHER NAME(S)
10. SITE () BUILDING (X) STRUCTURE () OBJECT ()		21. ORIGINAL USE, IF APPARENT residence		
11. ON NATIONAL REGISTER? YES () NO (X)		22. PRESENT USE residence		6. TOWNSHIP
12. IS IT ELIGIBLE? YES (X) NO ()		23. OWNERSHIP PUBLIC () PRIVATE (X)		
13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X)		24. OWNER'S NAME AND ADDRESS IF KNOWN Robt. H. and Karen L. Weseloh		RANGE
14. DISTRICT POTENTIAL? YES () NO ()		25. OPEN TO PUBLIC? YES () NO (X)		
15. NAME OF ESTABLISHED DISTRICT		26. LOCAL CONTACT PERSON OR ORGANIZATION Liberty, MO; Community Develop.		SECTION
43. HISTORY AND SIGNIFICANCE First designed in England by Richard Norman Shaw, Queen Anne was started as a style by H.H. Richardson in the early 1870's in the United States. John Dougherty to S.K. Sandusky, Jr., 1898. c. 1911, a Sigma Nu fraternity house		27. OTHER SURVEYS IN WHICH INCLUDED		
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of 19th and 20th century structures. Wooden shed with gable roof, NW boundary.		28. NO. OF STORIES 2 1/2		
45. SOURCES OF INFORMATION City of Liberty Water Permit #8-0060, 1/11/11 Abstract Record #4, Clay County Title Company		29. BASEMENT? YES (X) NO ()		
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102		30. FOUNDATION MATERIAL cement		
		31. WALL CONSTRUCTION masonry		
		32. ROOF TYPE AND MATERIAL trun. hip / asphalt shingle		
		33. NO. OF BAYS FRONT 3 SIDE 4		
		34. WALL TREATMENT weatherboard		
		35. PLAN SHAPE irregular		
		36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED (X) MOVED ()		
		37. CONDITION INTERIOR unknown EXTERIOR good		
		38. PRESERVATION UNDERWAY? YES () NO (X)		
		39. ENDANGERED? BY WHAT? YES () NO (X)		
		40. VISIBLE FROM PUBLIC ROAD? YES (X) NO ()		
		41. DISTANCE FROM AND FRONTAGE ON ROAD 20' N. Water		
		X PHOTO MUST BE PROVIDED		
		46. PREPARED BY C. Millstein/P. Glenn		
		47. ORGANIZATION Liberty-Community Dev.		
		48. DATE Dec 85		
		49. REVISION DATE(S)		

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

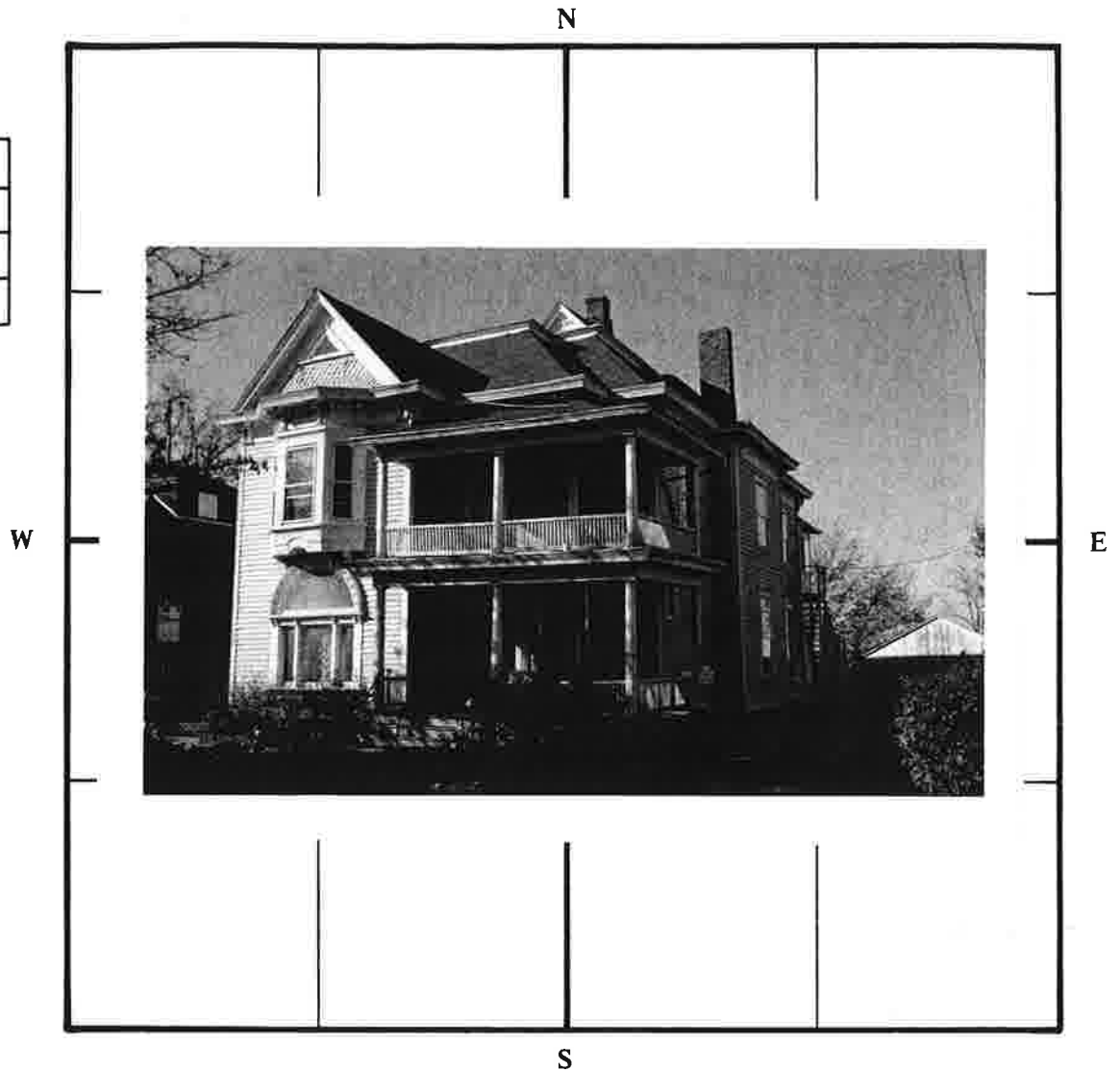
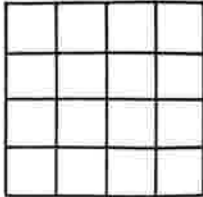
Sketch map of location

Site No. _____

Section _____ Township _____ Range _____

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: item #42, cont:

façade embellish this structure. Other decorative features include entablature surrounds, colored, leaded glass panels in fenestration at first and second story levels and carved, decorative brackets. There is also a secondary porch with turned balusters, (sw corner), and a two-story addition approached by wooden exterior staircase, (nw corner).

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

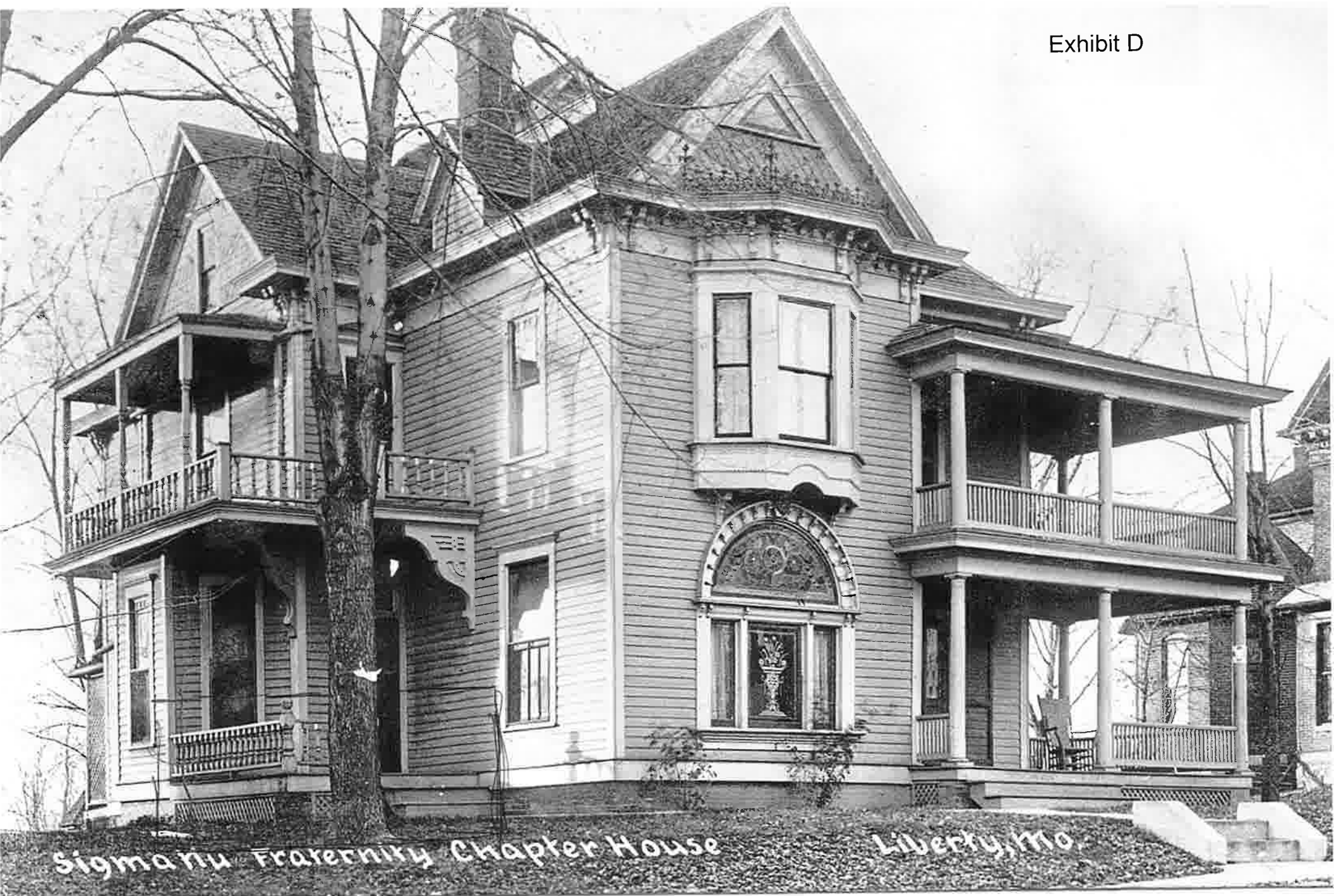
Please Attach a copy of a topographic map with the site marked on it.



Exhibit C



Exhibit D



Sigma Nu Fraternity Chapter House

Liberty, Mo.



HDRC Case No. 15-011LS

Staff: Jonna Wensel, Community Development Manager

Date: September 15, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for repair and resurfacing of south wall

Applicant: Restoration 1894 / Charles Small

Location: 15 S. Main Street

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: August 31, 2015

SPECIFIC INFORMATION**SITE HISTORY**

This small brick and block building was built around 1907, and has served as a lunch room, a shoe shop, and a bail bonds office. It is currently an architecture studio, since the recent renovation. On the front façade, a large fixed window and offset door fenestrate the ground floor. A single double hung window is located in the center of the second floor. The south façade is exposed brick, with a single window on the ground floor.

PROPOSAL DESCRIPTION

The applicant proposes to repair the brick wall on the south façade and coat it with a gunite or shotcrete sprayed stucco to seal the bricks and create a stucco-like finish.

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
5. <u>Exterior walls</u> : A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original, but have acquired significance by virtue of age or craftsmanship, shall also be maintained and preserved. These walls, siding, and sheathing materials shall not be altered, covered or	The south wall of 15 S. Main appears to have been an interior wall originally, which was not intended to be visible or exposed to the elements. The condition of the bricks, the appearance of the wall,

disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.

and the lack of significance and craftsmanship would justify covering the wall with stucco. Gunite has been in use since the 1920s and would be considered an appropriate material for use on some historic structures.

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
3. Exhibit C: Photos of current conditions
4. Exhibit D: Photos of similar treatment on downtown buildings
5. Exhibit E: Literature on Shotcrete and Gunite
(<http://www.apti.org/clientuploads/pdf/Gunite-1928.pdf>)



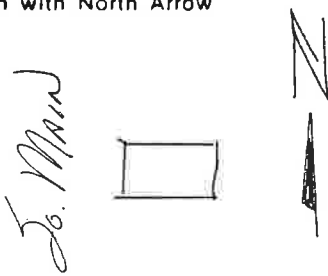


HDRC Case #15-011LS
15 S. Main St.



Exhibit A:
Vicinity Map

HISTORIC INVENTORY

1. No 11-H		4. Present Name(s) Ace Bail Bond		Exhibit B
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		28. No. of Stories 2
7. City or Town If Rural, Township & Vicinity Liberty, Missouri 8. Site Plan with North Arrow 		17. Date(s) or Period c.1907		29. Basement? Yes: No: ☐
		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
21. Original Use, if apparent commercial		22. Present Use Commercial		33. No. of Bays Front 2 Side
23. Ownership Public ☐ Private ☒		24. Owner's Name & Address, if known		34. Wall Treatment stucco
25. Open to Public? Yes ☒ No ☐		26. Local Contact Person or Organization Liberty Mo, Community Devel.		35. Plan Shape rectangular
27. Other Surveys in Which Included		36. Changes (Explain in #42) Addition: Altered: Moved:		37. Condition Interior: Exterior: good
28. 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.		38. Preservation Underway? Yes: No ☒		39. Endangered? By What? Yes: No ☒
43. History and Significance In 1911 this building housed the C.B. Robinson Lunch Room.		40. Visible from Public Road? Yes ☒ No ☐		41. Distance from and Frontage on Road approx 10' on S. Main
44. Description of Environment and Outbuildings A vacant lot is to the south of this building. To the north is a commercial building.		45. Sources of Information Liberty City Directories		46. Prepared by PILAND/UGUCCIONI
47. Organization Liberty, Comm. Dev.		48. Date 4/85		49. Revision Date(s)

Continuation

HISTORIC INVENTORY

ADDRESS: 15 South Main
Liberty, Missouri





Exhibit C



Exhibit D





In Building Construction

"Gunitite", the name given to the material composed of a mixture of sand and cement obtained by placing the mixture under high pneumatic pressure with a machine manufactured under the trade name "Cement-Gun", has been used very extensively in the last few years for various purposes, but in none more successfully than in the field of building construction.

"Stucco" over hollow tile, or over wood or metal lath, is used very largely in all sections of the country, but as usually interpreted stucco means a mortar of cement, or more generally cement and lime, placed by hand. The process of hand placing, where the "human element" so largely governs, has, through numerous failures due to lack of adhesion and to porosity, frequently brought "stucco houses" into very unfavorable criticism. "Gunitite", however, due to its method of placing, is a mortar insuring positive adhesion to any applied surface; and, due to its density, insures a perfect protection against the passage of water.

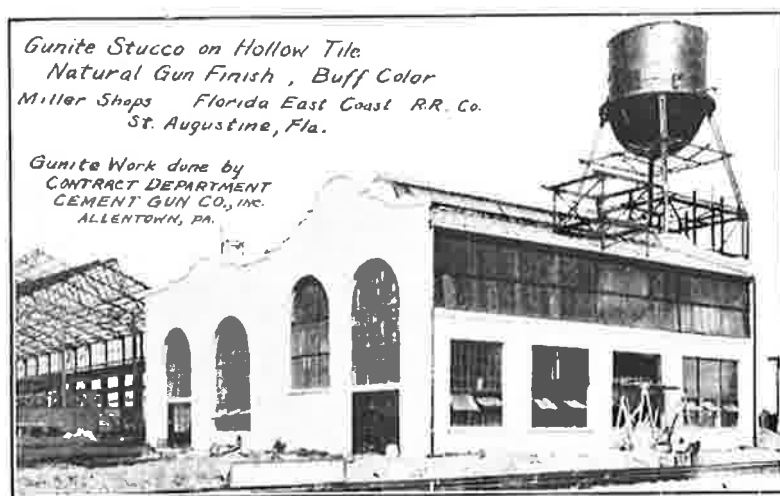
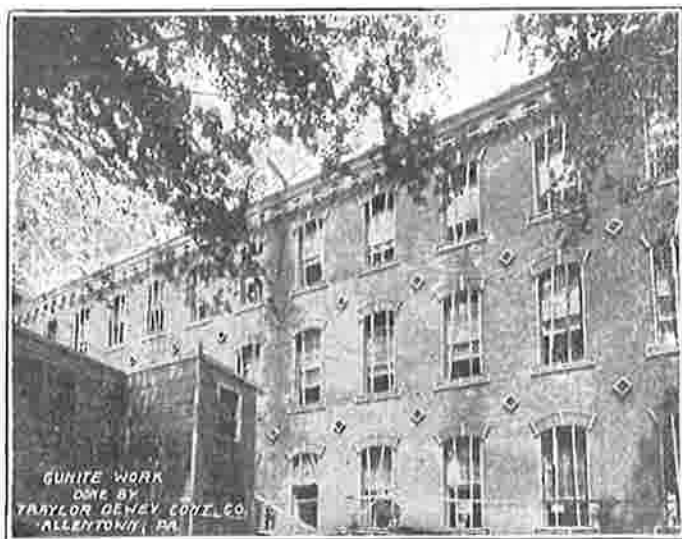


Fig. 1. Miller Shops, Florida East Coast Line R. R., St. Augustine, Fla.
"Gunitite" over hollow tile. Colored brush finish
(Work done by our Contract Department)

The positive adhesion is proven by numerous tests made under official supervision, but none more clearly shows it than one described in *ENGINEERING NEWS RECORD* of January 22, 1925, where a test made by the University of California to determine the adhesion of "Gunitite" to concrete surfaces was described. In this test it was clearly brought out that the adhesion was much stronger than the shear value in the concrete itself, and could with safety be estimated at more than 600 pounds per sq. in. ultimate value.

BRICK MASONRY REPAIRS



Upper. Old brick building at Meriden, Conn. in 1922, showing condition of brick, also showing "shooting strips" in place around windows, star anchors and coping, prior to "Guniting".

Lower. Same building after "Guniting" completed. A recent examination shows this building to be in perfect condition and is an excellent example of how successfully "Guniting" can be employed to make such restoration.

Features & Benefits



The properties of both wet- and dry-process shotcrete can be further enhanced through the addition of many different additives or admixtures such as:

- Silica Fume — Provides reduced permeability, increased compressive and flexural strength, increased resistance to alkali and chemical attack, improved resistance to water washout, reduced rebound levels, and allows for thicker single pass applications;
- Air-Entraining Admixtures — Improve pumpability and adhesion in wet-process shotcrete and freeze-thaw durability in both wet and dry processes;
- Fibers — Control cracking, increase toughness values, improve impact resistance and energy absorption; and
- Accelerators — Improve placement characteristics in adverse conditions, allow for thicker single pass applications, increase production capabilities, and reduce the occurrence of

Shotcrete has often been described not as a material but as a process. Both wet and dry processes produce a material that exhibits superior hardened properties to high quality conventional concrete, such as high strength, low permeability and high durability. These properties allow shotcrete to be used in most cases as a structural material.

Shotcrete has high strength, durability, low permeability, excellent bond, and limitless shape possibilities.

Although the hardened properties of shotcrete are similar to conventional cast-in-place concrete, the nature of the shotcrete placement process provides additional benefits, such as excellent bond with most substrates and instant or rapid capabilities, particularly on complex forms or shapes.



Historic District Review Commission

The City of



HDRC Case No. 15-014J

Staff: Jonna Wensel, Community Development Manager

Date: September 15, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for new garage doors
Applicant: Susan and Russ Partridge
Location: 27 S. Jewell Street
District: Jewell Historic District
NRHP Status/category: Contributing
File Date: September 3, 2015

SPECIFIC INFORMATION

SITE HISTORY

This typical four-square type house was built around 1907. It features some Prairie style elements, such as the hipped roof, wide overhanging eaves, 5-over-1 double hung windows, and the contrasting wood trim between the first and second story. The front porch is constructed of large stone blocks, which support Doric columns and a truncated hipped porch roof. A gabled two car garage sits at the rear. The house was owned by William Jewell College for many years until it was sold last fall. It has since been returned to a single family residence.

PROPOSAL DESCRIPTION

This is an after-the-fact application for the replacement of the garage doors.

Details: The new steel doors are insulated 16-panel doors that measure approximately 7' wide by 6' high, and fit the existing openings. The trim was replaced with 1x6 wood trim that will be painted.

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. <u>Doors and windows</u> : 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	The previous garage doors were not functional. The new doors do not significantly change the appearance of the garage and are appropriate.

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.	
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PREVIOUS CASES / ADDITIONAL INFORMATION

The HDRC Design Subcommittee met on-site on January 2, 2015.

HDRC Case 15-001J: COA for replacement of three windows

HDRC Case 15-005J: Change to COA 15-001J

HDRC Case 15-006J: Replacement of roof shingles on house, garage, & gazebo

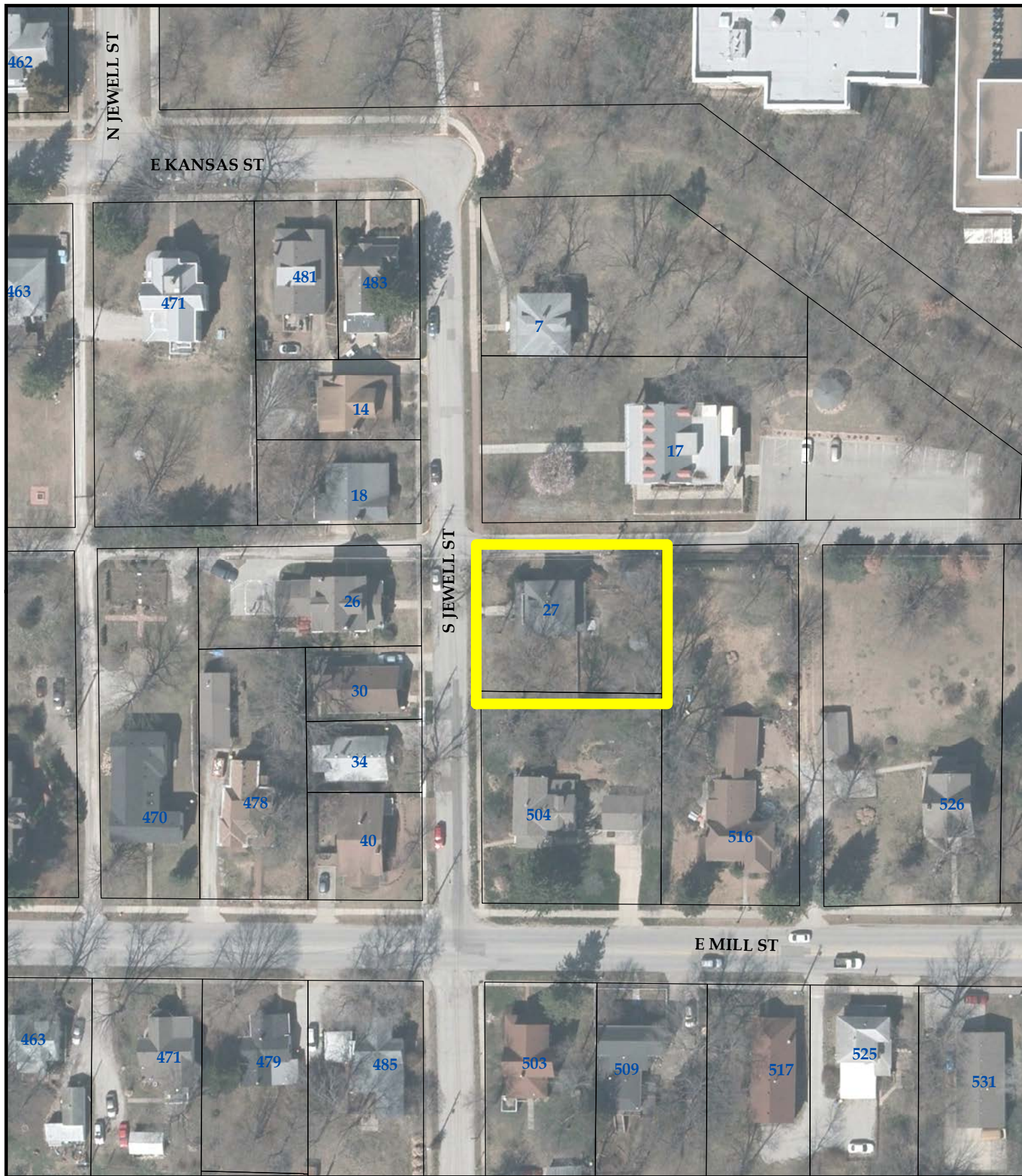
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-014J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photo of new garage doors





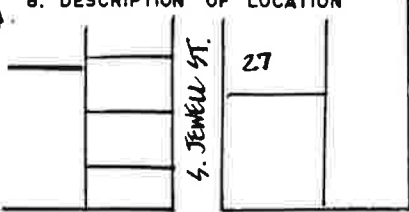
HDRC Case #15-014J
27 S. Jewell St.



Exhibit A:
Vicinity Map

MISSOURI OFFICE OF HISTORIC PRESERVATION

ARCHITECTURAL/HISTORIC INVENTORY SURVEY FORM

1. NO. <u>Roll F # 16</u> 2. COUNTY <u>Clay</u> 3. LOCATION OF <u>Liberty City Hall-</u> NEGATIVES <u>Comm. Dev.</u>		4. PRESENT LOCAL NAME(S) OR DESIGNATION(S) <u>27 S. Jewell St.</u> 5. OTHER NAME(S)	
6. SPECIFIC LEGAL LOCATION TOWNSHIP _____ RANGE _____ SECTION _____ IF CITY OR TOWN, STREET ADDRESS		16. THEMATIC CATEGORY <u>Architecture</u> 17. DATE(S) OR PERIOD <u>c. 1907</u> 18. STYLE OR DESIGN <u>American Four Square</u> 19. ARCHITECT OR ENGINEER <u>unknown</u> 20. CONTRACTOR OR BUILDER <u>unknown</u> 21. ORIGINAL USE, IF APPARENT <u>residence</u> 22. PRESENT USE <u>residence</u> 23. OWNERSHIP PUBLIC () PRIVATE (X) 24. OWNER'S NAME AND ADDRESS IF KNOWN	
7. CITY OR TOWN IF RURAL, VICINITY <u>Liberty, Missouri</u> 8. DESCRIPTION OF LOCATION  UTM Coordinates: A 379580 4344980 B 377440 4344700 C D		28. NO. OF STORIES <u>2 1/2</u> 29. BASEMENT? <u>full</u> YES (X) NO () 30. FOUNDATION MATERIAL <u>limestone</u> 31. WALL CONSTRUCTION <u>frame</u> 32. ROOF TYPE AND MATERIAL <u>hip/asphalt shingle</u> 33. NO. OF BAYS FRONT <u>3</u> SIDE <u>2</u> 34. WALL TREATMENT <u>wood clapboard&shiplap</u> 35. PLAN SHAPE <u>rectangular</u> 36. CHANGES (EXPLAIN IN NO. 42) ADDITION () ALTERED () MOVED () 37. CONDITION INTERIOR <u>unknown</u> EXTERIOR <u>good</u> 38. PRESERVATION UNDERWAY? YES () NO (X) 39. ENDANGERED? BY WHAT? YES () NO (X) 40. VISIBLE FROM PUBLIC ROAD? YES (X) NO () 41. DISTANCE FROM AND FRONTAGE ON ROAD <u>25'</u>	
10. SITE () BUILDING (X) STRUCTURE () OBJECT () 11. ON NATIONAL REGISTER? YES () NO (X) 12. IS IT ELIGIBLE? YES () NO (X) 13. PART OF ESTAB. HIST. DISTRICT? YES () NO (X) 14. DISTRICT POTENTIAL? YES () NO () 15. NAME OF ESTABLISHED DISTRICT		25. OPEN TO PUBLIC? YES () NO (X) 26. LOCAL CONTACT PERSON OR ORGANIZATION <u>Liberty, Mo; Community Develop.</u> 27. OTHER SURVEYS IN WHICH INCLUDED	
42. FURTHER DESCRIPTION OF IMPORTANT FEATURES Similar in scale and materials to the Shirtwaist house. An unusual truncated hip roof over the porch is supported by slender Doric columns resting on the limestone porch wall. Double sash windows have entablature surrounds and on the second story are tucked under wide eaves. A single story dormer with hip roof faces West. There is a single stack side slope brick chimney.		PHOTO MUST BE PROVIDED	
43. HISTORY AND SIGNIFICANCE Having a similar scale, elevation and floorplan as neighboring Shirtwaist houses in this block.			
44. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS Located in a residential neighborhood consisting of late 19th and early 20th century housing stock. A single story one car garage with gable located NE.			
45. SOURCES OF INFORMATION <u>Water permit # 9-0330 V.A. Crouch 9-12-07</u>		46. PREPARED BY <u>C. Millstein/P. Glenn</u> 47. ORGANIZATION <u>Liberty-Community Dev.</u> 48. DATE <u>SPR. 86</u> 49. REVISION DATE(S)	
RETURN THIS FORM WHEN COMPLETED TO: OFFICE OF HISTORIC PRESERVATION P.O. BOX 176 JEFFERSON CITY, MISSOURI 65102 PH. 314-751-4096			

1. NO. Roll F # 16
 2. COUNTY Clay
 4. PRESENT LOCAL NAME(S) OR DESIGNATION(S)
27 S. Jewell St.
 5. OTHER NAME(S)
 6. TOWNSHIP
 RANGE
 SECTION



Exhibit C



Historic District Review Commission

The City of



HDRC Case No. 15-013LS

Staff: Jonna Wensel, Community Development Manager

Date: September 15, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for new sign
Applicants: Dan Hatcher / Rock & Run Brewery
Location: 110 E. Kansas
District: Liberty Square Historic District
NRHP Status/category: Non-Contributing
File Date: September 4, 2015

SPECIFIC INFORMATION

SITE HISTORY

110-112 E. Kansas Street is a two-part commercial block that has undergone many alterations since it was constructed in the 1880s. The east portion has a brick façade with a large overhead glass garage door with transom above. The upper story has two rectangular one-over-one windows. The west portion is stuccoed and has two large glass garage doors and two walk-through doors. On the second story is another glass garage door. The building has housed the Pruett Machine Shop, the Electric Theatre, a pool hall, Claco Radio and Electric Company, storage for the Ethan Allen Furniture Store, and is currently Rock & Run Brewery.

PROPOSAL DESCRIPTION

The applicant proposes to install a wall sign above the second floor garage door.

Details: The proposed wall sign measures 63" tall by 124" wide (54.25 square feet). It is constructed of three dimensional aluminum letters attached to a raceway that provides power to internal LED lighting. Letters spelling "Rock & Run" will be 15" tall; "Brewery & Pub" will be 11" tall.

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
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 signs will not obstruct or detract from any significant façade elements.

Lighting and other illumination shall be properly shielded or diffused to eliminate glare. Individual building mounted lights shall be no brighter than 100 watts and be mounted no lower than 6 feet and no higher than 9 feet in height. All signs shall be installed in accordance with the provisions of Article XV.

UDO: Sec. 30-87.4. CBD and MU districts. Signs.

- 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.

The sign meets the UDO standards for wall signs.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-013LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Rendering & detail of proposed sign



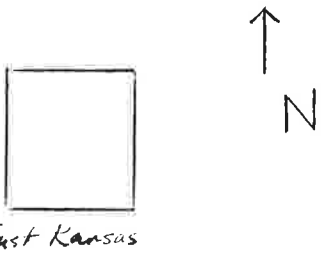


HDRC Case #15-013LS
110 E. Kansas St.



Exhibit A:
Vicinity Map

HISTORIC INVENTORY

1. No. 8-G		4. Present Name(s) 110-112 111-13 East Kansas	
2. County Clay		5. Other Name(s) 114 East Kansas	
Location of Negatives Liberty Community Development			
6. Specific Location 111-13 East Kansas		16. Thematic Category	
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period c. 1880's	
8. Site Plan with North Arrow  East Kansas		18. Style or Design	
9. Negative No. 1-18 & 1-19		19. Architect or Engineer	
10. Site Building ☒ Structure Object ☐		20. Contractor or Builder	
National Register? Yes ☐ No ☒		21. Original Use, if apparent commercial	
12. Is It Eligible? Yes ☐ No ☒		22. Present Use commercial	
13. Part of Estab. Yes ☐ Hist. Dist.? No ☒		23. Ownership Public ☐ Private ☒	
14. District Potent'l? Yes ☐ No ☒		24. Owner's Name & Address, if known	
15. Name of Established District		25. Open to Public? Yes ☐ No ☒	
		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
		27. Other Surveys in Which Included	
		28. No. of Stories 2	
		29. Basement? Yes ☐ No ☒	
		30. Foundation Material	
		31. Wall Construction masonry	
		32. Roof Type & Material flat; tar & gravel	
		33. No. of Bays Front ☐ Side ☐	
		34. Wall Treatment brick; metal	
		35. Plan Shape rectangular	
		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐	
		37. Condition Interior ☐ Exterior good	
		38. Preservation Underway? Yes ☐ No ☒	
		39. Endangered? By What? Yes ☐ No ☒	
		40. Visible from Public Road? Yes ☐ No ☒	
		41. Distance from and Frontage on Road E Kansas approx. 30 ft. on	
42. Further Description of Important Features The main facade of this building faces south. Because of the alterations, it is difficult to be certain this was originally a single building, as indicated by the 1906 Sandborn Map. The west portion is veneered with metal and contains an overhead garage entrance. The east portion has a brick facade with a centrally placed, recessed entrance. Small windows flank the entrance. The upper story is fenestrated with two rectangular windows.			
43. History and Significance The original tenant of this building has not been identified. By 1908 the Pruett Machine Shop was located in this building. Tenants in 1911 included the Electric Theater and a pool hall operated by G.C. Heflebower. By 1940 the Claco Radio and Electric company was located in this building.			
44. Description of Environment and Outbuildings The City Hall building is south of this structure. To the east and west are other commercial building. A surface parking area is to the north.			
45. Sources of Information Clay County Centennial Souvenir, 1922, p. 38. Heritage of Liberty, 1976, p. 103. Liberty Tribune, Oct. 24, 1940.		46. Prepared by PILAND/UGUCCIONI	
		47. Organization Liberty, Comm. Dev.	
		48. Date 4/85	
		49. Revision Date(s)	

CLAY

Continuation

HISTORIC INVENTORY

ADDRESS: 110-13 East Kansas
Liberty, Missouri





Face	Black perf shine white at night	Return	Black
Trimcap	Black	Raceway	Beige

Customer:	Rock & Run
Address:	110 E. Kansas St.
City/St./Zip:	Liberty, MO 64068
Phone:	816-820-7679
Email:	dan@rockandrunbrewery.com


VICTORY SIGN
COMPANY

1021 S. Brown St. | Liberty, MO 64068

816-407-SIGN (7446)

www.victorysignco.com

Sign Dimensions: 63" x 124" = 54.25 sqft
Total Sq Footage:
Contact: Dan Hatcher
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.



The image shows a large, illuminated sign for 'Rock & Run Brewery & Pub' mounted on a building facade. The sign features a logo with a red and black circular design above the text. The building has a textured, diamond-patterned facade and a large window below the sign.

ROCK & RUN

Brewery & Pub

Customer: Rock & Run

Address: 110 E. Kansas St.

City/St./Zip: Liberty, MO 64068

Phone: 816-820-7679

Email: dan@rockandrunbrewery.com



VICTORY SIGN
COMPANY

1021 S. Brown St. | Liberty, MO 64068

816-407-SIGN (7446)

www.victorysignco.com

Sign Dimensions: 63" x 124" = 54.25 sqft

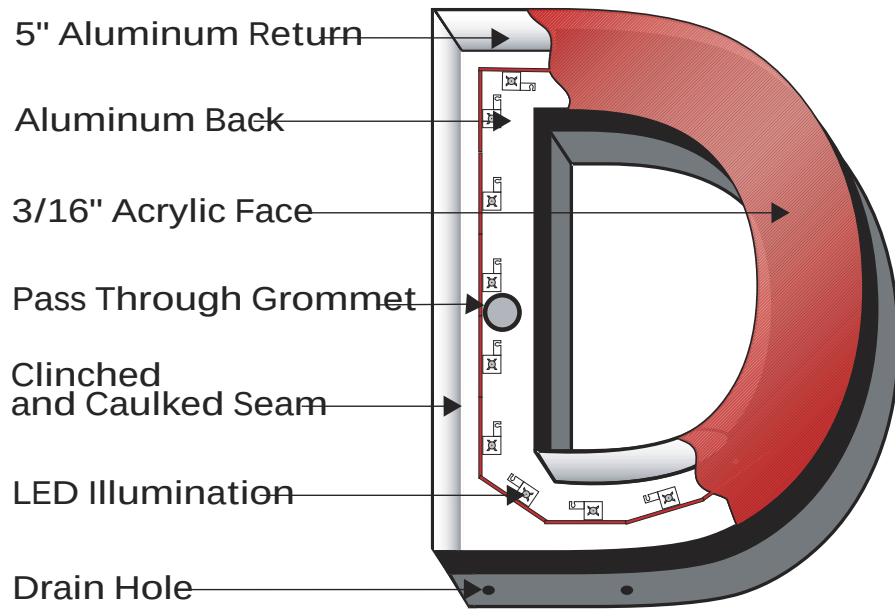
Total Sq Footage:

Contact: Dan Hatcher

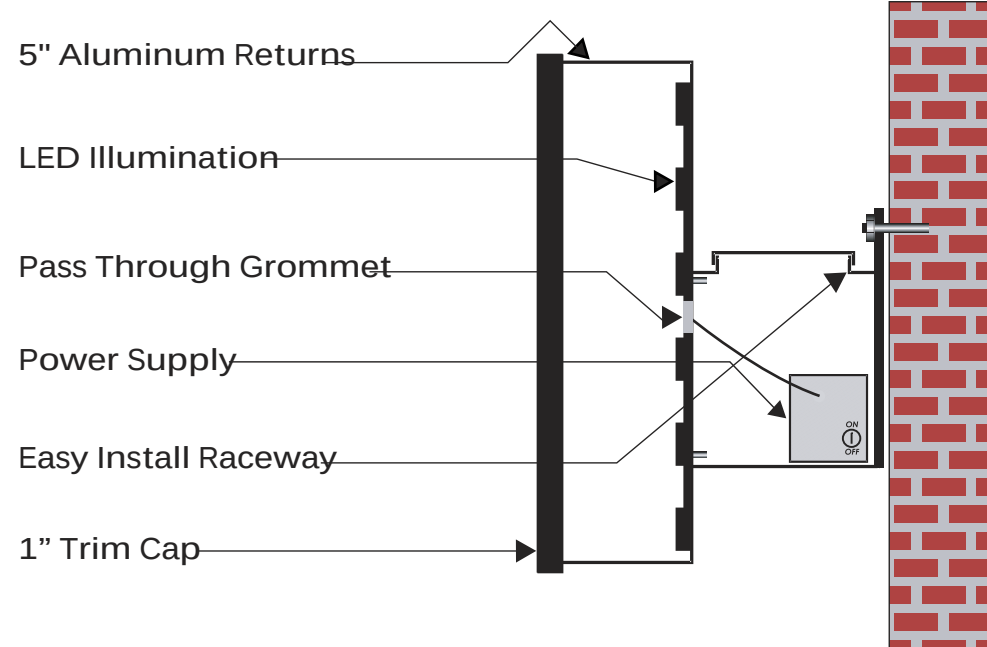
Sales Person: Barry

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FRONT VIEW



SIDE VIEW

Customer: Rock & Run

Address: 110 E. Kansas St.

City/St./Zip: Liberty, MO 64068

Phone: 816-820-7679

Email: dan@rockandrunbrewery.com



1021 S. Brown St. | Liberty, MO 64068

816-407-SIGN (7446)

www.victorysignco.com

Sign Dimensions: 63" x 124" = 54.25 sqft

Total Sq Footage:

Contact: Dan Hatcher

Sales Person: Barry

Designer: Marcelo

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Historic District Review Commission

The City of



HDRC Case No. 15-012LS

Staff: Jonna Wensel, Community Development Manager

Date: September 15, 2015

GENERAL INFORMATION

Application: Certificate of Appropriateness for renovations to 1-5 North Water and 100-108 East Kansas
Applicant: Shane Griffin
Location: 1, 3, & 5 N. Water Street and 100-108 E. Kansas Street
District: Liberty Square Historic District
NRHP Status/category: Contributing
File Date: September 4, 2015

SPECIFIC INFORMATION

SITE HISTORY

1 - 3 N. Water Street was built around 1880 and has served as the Snelling Variety Store, Sevier Drug Store, Snelling-Clark Department Store, J. S. Conway Grocery, Union Bus Depot, and Bedinger's Ethan Allen Furniture Store. In addition to the storefronts on North Water, there are several basement spaces facing East Kansas. The original storefronts at 1-3 North Water have been replaced with large multi-paned windows. Old photos show that the façade was originally quite plain, with the existing cornice added later. The cast iron columns at the doorway and southwest corner of the building appear to be original, as they can be seen in photos from the 1900s. 1 and 3 N. Water were built as two separate store fronts, but were combined with 5 N. Water into one large retail space and storefront with the entrance at 1 N. Water.

5 N. Water Street was built around 1885 and has been various grocery stores and drug stores before being combined with 1-3 N. Water. The storefront is identical to those at 1-3 N. Water and lacks an entrance. The second story has decorative brickwork, and a cornice with brackets that appear to be original. There are three arched windows; the middle window is paired.

PROPOSAL DESCRIPTION

The applicant proposes to make alterations to the buildings as follows:

5 N. Water: The existing storefront will be replaced with a new aluminum storefront, including a new entrance on the left side with a painted wood paneled door. A 2' high EIFS (stucco finish) sign band will be installed between the first and second floors and the existing cornice will be restored. The brick will be repainted. The existing second floor double hung windows on the front will be restored. Three window openings on the south side second floor that are boarded over will be reopened and replaced with 36"x48" double hung aluminum clad wood windows.

1-3 N. Water: The existing storefront will be replaced with two new aluminum storefronts. The cast iron columns will be preserved. A new entry will be installed on the left side of 3 N. Water. The new doors on 1 and 3 will be full view commercial style doors: a single door at #3 and double doors at #1. The stucco will be removed and the brick façade restored. The base will be clad in reclaimed wood veneer. The existing non-historic cornice will be removed. Two backlit signage boards made of reclaimed wood measuring 2' high will be installed over each storefront. A double-sided projecting marquee sign measuring 2' wide by 14' tall will be installed on the corner of the building. The sign will be of painted metal and will be internally lit.

100 E. Kansas: The stucco will be removed and existing brick restored on the first floor. The existing non-historic cornice will be removed. The basement level will be clad in reclaimed wood veneer.

102-104 E. Kansas: The existing wood storefronts will be replaced with new aluminum storefronts, including full view commercial style doors. The existing steel columns will be preserved. The window openings on the second floor that are boarded over will be reopened with new fixed aluminum clad wood windows to match the 36" x 48" existing openings. A new EIFS (architectural foam) cornice will be installed along the top of this block to separate it visually from the neighboring buildings on either side. Two backlit reclaimed wood sign bands measuring 2' high by 15' wide will be installed over each storefront.

106-108 E. Kansas: The existing wood storefronts will be replaced with new aluminum storefronts. Each storefront will include two 5'x8' overhead garage doors to match those at 110-112 E. Kansas. The existing steel columns will be preserved. The two existing window openings on the second floor that are boarded over will be reopened with new aluminum clad fixed wood windows to match the 42" x 110" existing openings. Four new window openings will be created on either side of the existing 9' tall windows. These four paired windows will be double hung aluminum clad wood windows measuring 51"x70". The brick will be repaired where needed and repainted.

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
<u>Design in the Liberty Square Historic District</u> (p. 44) Where an original or early storefront no longer exists or is too deteriorated to save, the commercial character of the building should, nonetheless, be preserved – either through an accurate restoration based on historic research and physical evidence, or a contemporary design that is compatible in scale, design, materials, color, and texture of the historic building. Cornice: Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally contained the store's sign. Windows: Keep the storefront as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.	The original character of the buildings will be restored with the proposed alterations. Old photos and physical evidence show the changes will be compatible with the historic building.
2. <u>Alterations</u>: Alterations shall restore a structure's original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved. Alterations that disguise or sheath original elements and materials will not be permitted. Storefronts and commercial building facades shall be treated as a whole, and alterations to the first floor should be compatible with the upper floor(s).	The proposed alterations will restore the buildings to a more original appearance. The elements to be removed, such as the stucco, storefronts, and cornices, do not appear to merit preservation.
5. <u>Exterior walls</u>: A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original, but have acquired significance by virtue of age or craftsmanship, shall also be maintained and preserved. These walls, siding, and sheathing materials	Restoration of original walls, such as exposing the brick at 1 N. Water, is encouraged and appropriate.

shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.	
6. <u>Decorative and character defining elements</u>: Original decorative and character defining elements and those that may not be original, but have acquired significance by virtue of age or craftsmanship shall be restored, maintained, and preserved.	Decorative elements such as the cornice on 1 N. Water is not original and is in poor condition. The existing cast iron columns do appear to be original, and will be preserved.
7. <u>Doors and windows</u>: 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.	The existing doors and windows do not appear to be original. The storefronts are not original, and new entries are required at 3 & 5 N. Water. The windows on 100-108 E. Kansas have been boarded over, and their restoration is encouraged and appropriate.
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. Lighting and other illumination shall be properly shielded or diffused to eliminate glare. Individual building mounted lights shall be no brighter than 100 watts and be mounted no lower than 6 feet and no higher than 9 feet in height. All signs shall be installed in accordance with the provisions of Article XV.	The proposed sign bands over each of the store fronts are appropriate and will not obstruct or disguise façade elements. The proposed marquee sign is based on historical precedent, as old photos show a similar sign in the same location.
UDO 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: - each building face shall be allowed one sign only; - the sign shall not exceed 10% of the wall area; and - the sign may be illuminated. b. A projecting sign in accordance with the following provisions: - the sign shall not exceed 6 square feet in area; - the sign shall have an 8 foot minimum vertical clearance; - the sign shall not project more than 5 feet from the face of the building; and - the sign shall not be lit.	The proposed wall signs meet the UDO standards and are appropriate. Although the UDO does not allow lighted projecting signs measuring 28 square feet in area (marquee signs), old photos show that a marquee sign existed at this location for many years.
UDO Article XIV. Signs. Sec. 30-89. Non-conforming signs. 3. signs contributing to the appearance of a designated historic structure shall not be subject to the provisions of this Article.	The UDO allows exceptions to the sign standards within the historic district.

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 September 28.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #15-012LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheets
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Historic photos
5. Exhibit E: Conceptual rendering
6. Exhibit F: Detailed drawings of proposed changes
7. Exhibit G: Drawing of proposed marquee sign



1 N. Water



5 N. Water



100-108 E. Kansas



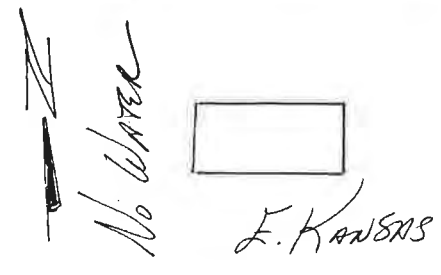
HDRC Case #15-012LS
 1-5 N. Water St.
 100-108 E. Kansas St.



Exhibit A:
 Vicinity Map

HISTORIC INVENTORY

1 N. Water

1. No. 8-F		4. Present Name(s) Bedinger's Liberty House Furniture	
2. County Clay		5. Other Name(s) Snelling Variety Store; Lincoln Building	
3. Location of Negatives Liberty Community Development			
6. Specific Location 1 North Water		16. Thematic Category	28. No. of Stories 1
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period c. 1880	29. Basement? Yes ☒ No ☐
8. Site Plan with North Arrow 		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
		21. Original Use, if apparent Commercial	33. No. of Bays Front 3 Side
		22. Present Use Commercial	34. Wall Treatment brick
		23. Ownership Public ☐ Private ☒	35. Plan Shape rectangular
		24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐
9. Negative No. 2-1		25. Open to Public? Yes ☐ No ☒	37. Condition Interior ☐ Exterior ☒ good
10. Site Building ☒ Structure Object ☐		26. Local Contact Person or Organization Liberty Mo, Community Devel.	38. Preservation Underway? Yes ☐ No ☐
11. On National Register? Yes ☐ No ☒	12. Is It Eligible? Yes ☒ No ☐	27. Other Surveys in Which Included	39. Endangered? By What? Yes ☐ No ☒
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒	14. District Potent'l? Yes ☒ No ☐		40. Visible from Public Road? Yes ☒ No ☐
15. Name of Established District			41. Distance from and Frontage on Road, approx 28' on N. Water
42. Further Description of Important Features This building is sited at the corner of East Kansas and North Water Streets. Because of a steep grade, the building has a prominent basement level on the Kansas Street side. The building has been renovated and the storefront windows which comprise much of the main facade's surface area are multipaned. The entrance door is recessed and centrally located. Cast iron columns appear at the doorway and at the southwest corner of the building. The parapet is distinguished by brackets and rectangular panels.			
43. History and Significance The Snelling Variety Store was located at the southeast corner of the square in 1889. In 1901 this building housed the C.H. Seiver Drug Store. The Snelling name was still associated with the building in 1913, as it housed the Snelling-Clark Department Store. In addition to the storefronts facing on to North Water, the building contained several basement retail spaces, with			
44. Description of Environment and Outbuildings The Court House is located on the west of this building. Other commercial buildings are to the north, south, and east.			
45. Sources of Information Liberty Tribune, Jan. 12, 1912; July 4, 1946; March 31, 1899. Heritage of Liberty, 1976, p. 102-03. Clay County Centennial Souvenir, 1922, p. 36.		46. Prepared by PILAND/UGUCCIONI 47. Organization Liberty, Comm. Dev. 48. Date 49. Revision Date(s)	

HISTORIC INVENTORY

ADDRESS:

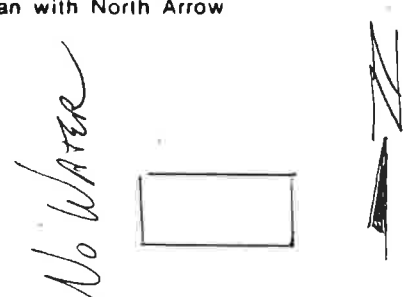
1 North Water
Liberty, MO

#43. (cont.)

with an entrance from West Kansas. Various firms have occupied these rooms over the years. By 1929 the J.S. Conway grocery was a tenant in the building. In the 1940's the building was owned by Enfield Lincoln, and for a period of time serves as the Union Bus Depot. It was leased to George Bedinger for a furniture store in 1946, and is still occupied by that firm.



HISTORIC INVENTORY

1. No. 8-E		4. Present Name(s) 5 North Water	
2. County Clay		5. Other Name(s) 105 North Water ; 6 North Water	
Location of Negatives Liberty Community Development			
6. Specific Location 5 North Water		16. Thematic Category	28. No. of Stories 2
		17. Date(s) or Period c. 1885	29. Basement? ☒ Yes ☐ No
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		18. Style or Design	30. Foundation Material
8. Site Plan with North Arrow 		19. Architect or Engineer	31. Wall Construction Masonry
		20. Contractor or Builder	32. Roof Type & Material Flat Tar & Gravel
		21. Original Use, if apparent Commercial	33. No. of Bays Front 3 Side
		22. Present Use Commercial	34. Wall Treatment Brick, Glass
9. Negative No. 2-2		23. Ownership Public ☐ Private ☒	35. Plan Shape rectangular
10. Site : Structure : Building ☒ Object ☐		24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐
11. On National Register? Yes ☐ No ☒	12. Is It Eligible? Yes ☒ No ☐	25. Open to Public? Yes ☒ No ☐	37. Condition Interior ☐ Exterior ☒ Good
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒	14. District Potent'l? Yes ☒ No ☐	26. Local Contact Person or Organization Liberty Mo, Community Devel.	38. Preservation Underway? Yes ☐ No ☒
15. Name of Established District		27. Other Surveys in Which Included	39. Endangered? By What? Yes ☐ No ☒
			40. Visible from Public Road? Yes ☒ No ☐
			41. Distance from and Frontage on Road approx 28 ft. on N. Water
42. Further Description of Important Features This building faces west onto the square. The building is visually connected with the furniture store to the south. As a result, the storefront treatment on the first story is identical. The second story is fenestrated with three round arched windows, the middle of which is a double window. The cornice features decorative brackets.			
43. History and Significance The earliest known tenant of this building (1901) was the grocery operated by the Truex Brothers. Later it housed the Seiver Drug Store, the Nowlin and Estill Grocery; and the Pitts, Hamilton and Company Grocery.			
44. Description of Environment and Outbuildings The Courthouse is to the west of this building. A loading dock/surface parking area is to the east. To the north and south are other commercial buildings.			
45. Sources of Information Clay County Centennial Souvenir, 1922, p. 36. Liberty Telephone Directories. Heritage of Liberty, 1976, p. 102.		46. Prepared by PILAND/UGUCCIONI	
		47. Organization Liberty, Comm. Dev.	
		48. Date 4/85	49. Revision Date(s)

CLAY

Continuation

HISTORIC INVENTORY

ADDRESS: 5 North Water
Liberty, Missouri





Historic Renovation

1 - 5 North Water Street
Liberty, MO 64068

Shane Griffin
1016 Scott Drive.
Liberty, Missouri 64068

ISSUED FOR:
HDRC Review 4 Sept 2015



Missouri Certificate of Authority: #

Welch & Mitchell Inc.
10870 Benson Street Suite 2170
Overland Park, Kansas
66210

Structural Engineer
Structural Engineering Associates
1000 Walnut Suite 1570
Kansas City, Missouri
64106

Drawn By JS
Checked By AG

Exterior Images of
Existing Conditions

HDRC 7



of the panoramic view (above)
f the square. The fifth part of the
vs Kansas Street looking east. The

photographer of this rare panoramic photograph
is unknown. The original of this print is approximately
40 inches long.





Historic Renovation

1 - 5 North Water Street
Liberty, MO 64068

Shane Griffin
1016 Scott Drive.
Liberty, Missouri 64068

ISSUED FOR:
HDRC Review 4 Sept 2015



a3G
architects

Missouri Certificate of Authority: #

Welch & Mitchell Inc.
10870 Benson Street Suite 2170
Overland Park, Kansas
66210

Structural Engineer
Structural Engineering Associates
1000 Walnut Suite 1570
Kansas City, Missouri
64106

Drawn By JS
Checked By AG

Southeast Corner of
Square

HDRC 1



1	South
	3/32" = 1'-0" 0 2'-8" 5'-4" 10'-8"



Example of reclaimed wood veneer



Example of reclaimed wood signage board



Rock & Run's red painted brick

Historic Renovation

1 - 5 North Water Street
Liberty, MO 64068

Shane Griffin
1016 Scott Drive.
Liberty, Missouri 64068

ISSUED FOR:
HDRC Review 4 Sept 2015

MISSOURI CERTIFICATE OF AUTHORITY: #

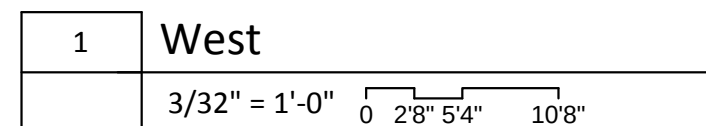
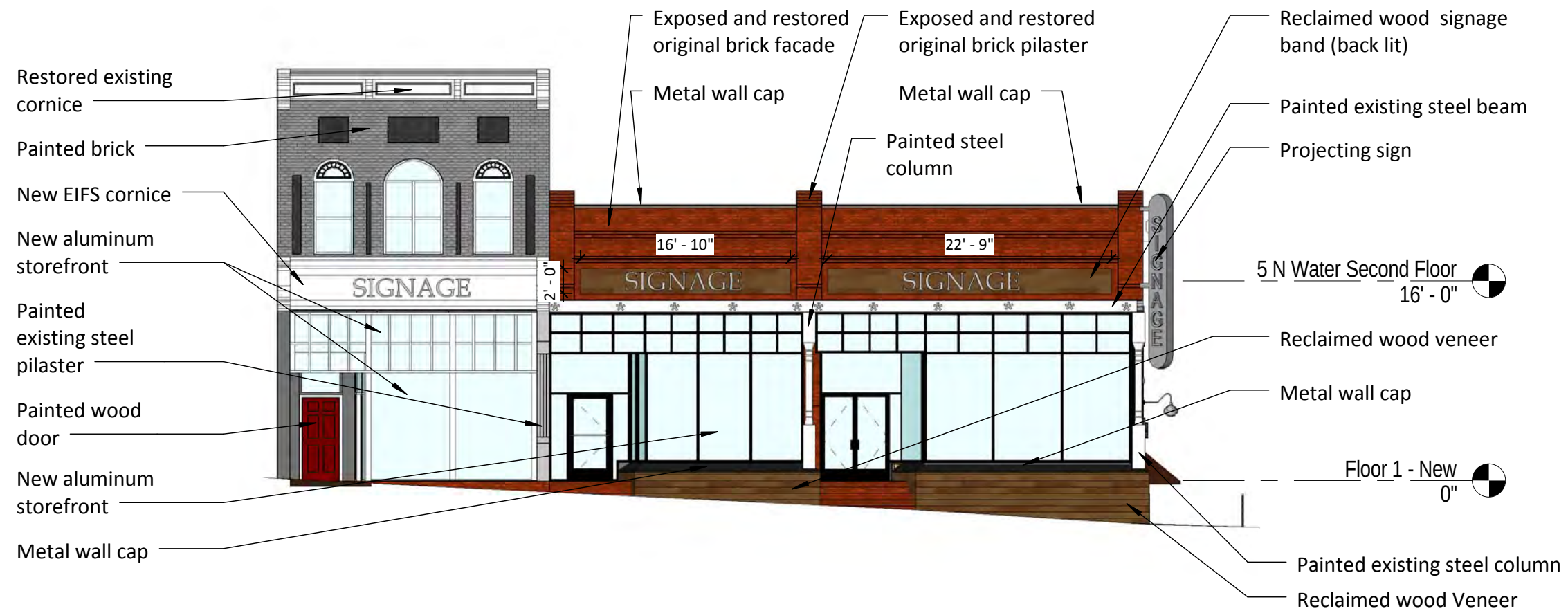
Welch & Mitchell Inc.
10870 Benson Street Suite 2170
Overland Park, Kansas
66210

Structural Engineer
Structural Engineering Associates
1000 Walnut Suite 1570
Kansas City, Missouri
64106

Drawn By JS
Checked By AG

South Elevation

HDRC 4



Historic cornices of 5 N. Water



Original brick relief and pilasters

Historic Renovation

1 - 5 North Water Street
Liberty, MO 64068

Shane Griffin
1016 Scott Drive.
Liberty, Missouri 64068

ISSUED FOR:
HDRC Review 4 Sept 2015



Missouri Certificate of Authority: #

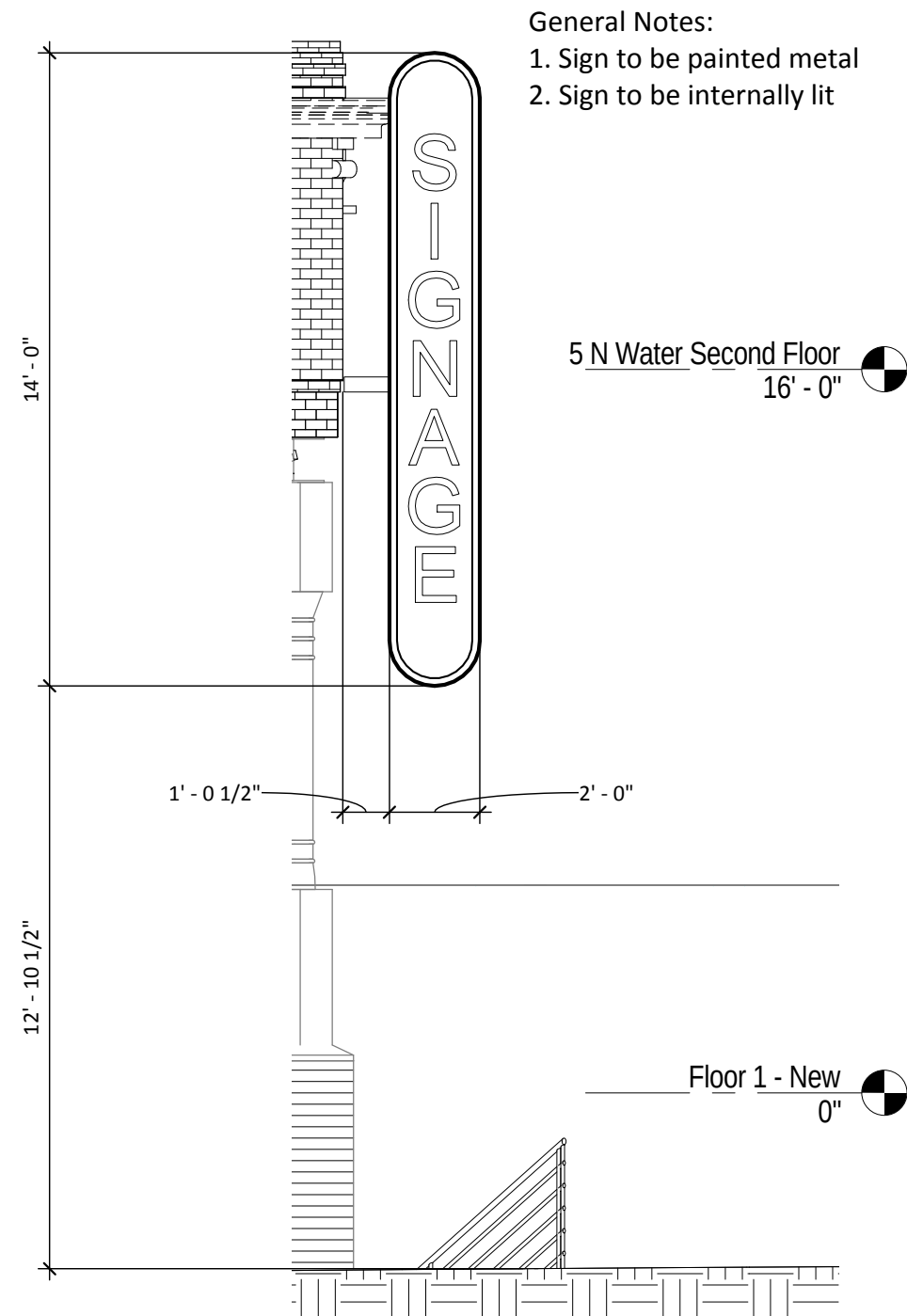
Welch & Mitchell Inc.
10870 Benson Street Suite 2170
Overland Park, Kansas
66210

Structural Engineer
Structural Engineering Associates
1000 Walnut Suite 1570
Kansas City, Missouri
64106

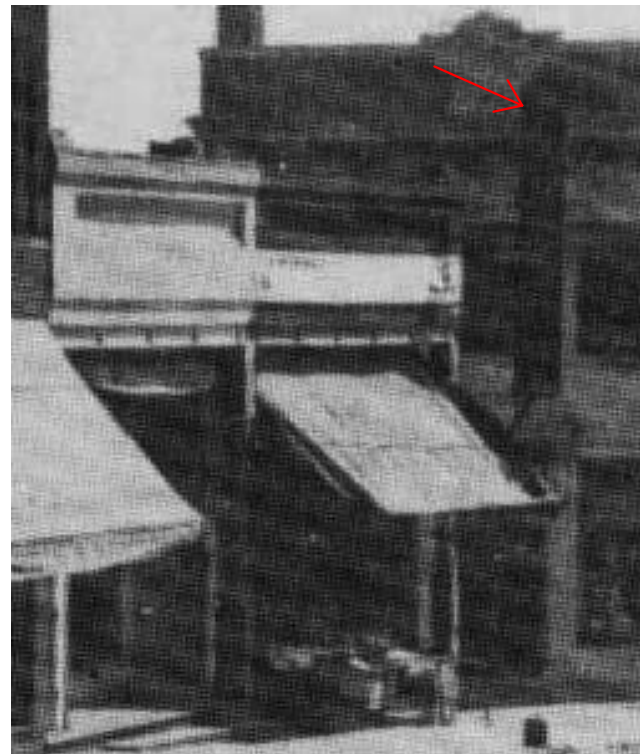
Drawn By JS
Checked By AG

West Elevation

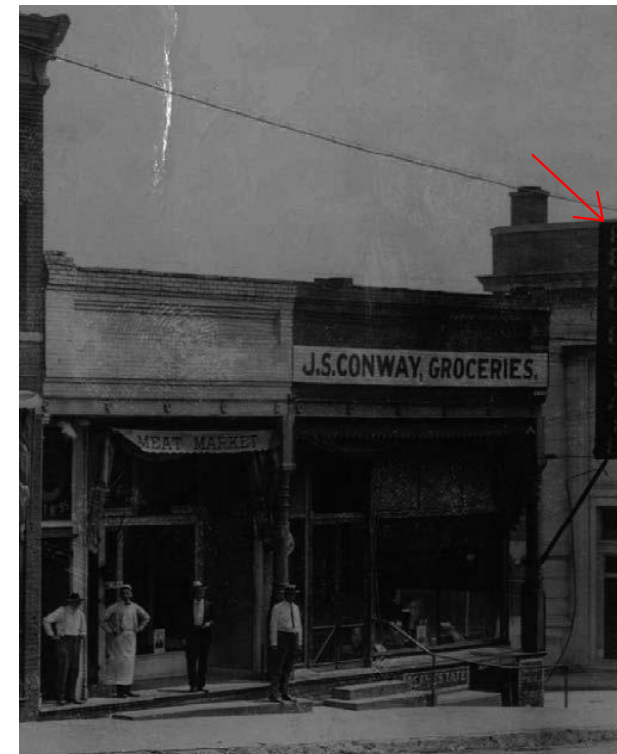
HDRC 5



1	Marquee Sign
	1/4" = 1'-0" 0 1' 2' 4'



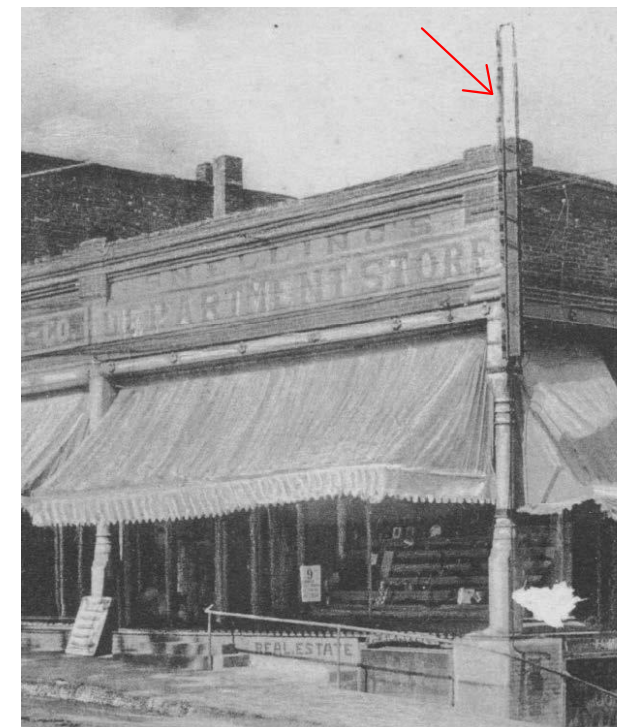
Historic president



Historic president



Inspirational Images



Historic president

Historic Renovation

1 - 5 North Water Street
 Liberty, MO 64068

Shane Griffin
 1016 Scott Drive.
 Liberty, Missouri 64068

ISSUED FOR:
 HDRC Review 4 Sept 2015



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 Kansas City, Missouri
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Drawn By JS
 Checked By AG

Marquee Sign

HDRC 6