



**HISTORIC DISTRICT
REVIEW COMMISSION**

May 21, 2019

5:30 p.m.

**City Hall
Council Chambers
101 E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**May 21, 2019
5:30 p.m.
City Council Chambers**

I. Call to Order

II. Roll Call

John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier, Kelley Wrenn Pozel, Brett Rinker, Doug Wilson

III. Approval of Meeting Summary: April 16, 2019

IV. HDRC Case #19-008LS Consideration for a Certificate of Appropriateness for a screened in steel structure, independent of the existing building, to cover a new walk-in cooler and wood fired bbq smoker at 114 E Kansas St., Liberty Square Historic District

V. HDRC Case #19-009LS Consideration for a Certificate of Appropriateness for aluminum storm windows and new wrought iron railings on the stairs and in-kind repairs to; concrete drive approach, parking lot, wood window, soffits, fascia, gutters and downspouts at 112 E Franklin St., Liberty Square Historic District

VI. Other Business

Administrative Approvals since the April 16, 2019 meeting: None

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

VII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION

Meeting Summary

Council Chambers, City Hall

April 16, 2019

5:30 p.m.

John Carr, Vern Drottz, Kelley Wrenn Pozel, Brett Rinker, and Mike Gilmore were present.

Matt Grundy, Dail Hobbs, Clay Lozier, and Doug Wilson were absent.

Applicants present: Trevis and Erin Martin (home owners) and A3G representative, Brandi Atwell, for the 415 Wilson application and Mike Pence for the 232 W. Franklin application. Jeanine Thill, Community Development Manager represented staff.

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

HDRC Case #19-004J Consideration for a Certificate of Appropriateness for a Screened-in Porch Addition and Solar Panels at 415 Wilson Street, Jewell Historic District

Ms. Atwell explained a handout (titled A1 & A4) that shows the alternate locations they are proposing as a possible alternate solution to the placement of the solar panels. Vice Chairman Carr asked about the solar panels on the west side on the main structure. Ms. Atwell said the projection would be similar within an inch, on the lower pitch you can see it. She added the fire code requires a three-foot border.

Commissioner Gilmore applauds the applicant for proposing to install solar panels. Vice Chairman Carr said he is happy with the A1 and A 4 modifications. Solar panels are new for the Commission to address; they are encouraged if they are installed in a sensitive manner. Ms. Atwell said they are working to find an appropriate door for the south elevation; they are trying to find a match for the west side door. The side door interior view (see handout) is the design they are looking for with a single panel with half lite on the top.

Ms. Atwell will send staff a photo of the proposed door.

Motion by Commissioner Gilmore to approve the application as proposed with the modifications submitted with the replacement of the solar panels and approval of the rear door can be done administratively, if it matches in materials and appearance. The motion was seconded by Commissioner Pozel. The motion passed 5-0-0.

HDRC Case #19-004D Consideration for a Certificate of Appropriateness for Window Replacement at 232 W. Franklin Street, Dougherty Historic District

Vice Chairman Carr commented that the pictures don't show much deterioration of the window in the photos provided. He asked what is wrong with them. Mr. Pence said the current windows are not energy efficient and when the wind blows, air comes into the home. There is no wind stoppage, as they are aluminum spring sashes. Commissioner Gilmore asked for clarification that it is a non-contributing structure. Staff said it is non-contributing according to the survey done in the 1980s however it may be eligible as contributing now as a mid-century modern home. Commissioner Gilmore commented it is his understanding that just because it is non-contributing doesn't mean it won't have to meet the design guidelines. Staff said that is correct and added that the justification for recommending approval was based on the information given to staff from the applicant that the windows are not original to the home.

Vice Chairman Carr asked when they were replaced. Mr. Pence said he didn't know for sure. Vice Chairman Carr commented that it is typical for the springs to fail on these windows. Commissioner Drottz said he is more open to replacement windows because they are not original windows. The applicant added that they will look very nice, as they are putting the mullions in the windows, they are proposing the historical end of the Andersen E-Series.

Commissioner Gilmore said he would be good with a Design Subcommittee to offer suggestions. Vice Chairman Carr said he is struggling with original versus mid-century modern. Commissioner Rinker asked if from the street if you could see much of a difference. Vice Chairman Carr said the replacement windows may look better because the storm window would be gone. The applicant clarified that the profile is on the outside and the inside of the glass, not between the glass.

Commissioner Gilmore said he recognizes there is a desire to have energy efficiency. Based on this he would lean toward approval. Rinker said the thought the proposed replacement windows would look better and he feels fairly comfortable with it. Commissioner Pozel asked if you had to compare the two windows, can you tell a difference from the street. Vice Chairman Carr said it would be difficult to tell the difference.

Motion by Gilmore to approve the application as submitted. The motion was seconded by Commissioner Drottz. Motion passed unanimously.

Motion by Commissioner Rinker to approve the meeting summary as amended. The motion was seconded by Commissioner Drottz. The motion passed. Commissioner Pozel abstained.

Administrative Approvals since the April 2, 2019 meeting:

Miscellaneous Matters from the Commission:

- Any development on the vacant lot at Kansas and Water - Staff reported none
- Kansas and Jewell house - Staff had a codes letter sent
- Sculptures will come down in July with nine new ones installed in September

Miscellaneous Matters from Staff:

- Wood Window Workshop April 27 at 10:00 a.m. RSVP required, limited seating to 10-12 people. Two RSVPs to date.
- Staff followed up twice with the owners of 211 N. Water. No reply as of today.
- We may want to look at the house next to 211 N. Water – the shutters are falling off and it is looking bad. Staff will ask Commissioner Hobbs about this.
- Staff followed up twice with the owner of 2 N. Main requesting they resubmit the proposed windows and details of the trim and sills. No reply as of today.
- Staff had a codes letter sent to the owners of the home at Kansas and Jewell.
- Staff followed up with Sam Fiore about the progress on the demolition at 411 W. Kansas. Renewed his COA.
- Training info shared - Send the link to the committee.

The meeting adjourned at 6:19 p.m.

Historic District Review Commission

The City of



HDRC Case No. 19-008LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: May 21, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for screening and metal roof to cover a new walk in cooler and bbq smoker on the patio at parking lot adjacent to 114 E. Kansas St.

Applicant: Jousting Pigs BBQ, Brandi Atwell

Location: Lot east of 114 E. Kansas Street

District: Liberty Square Historic District

NRHP Status/category: Non-contributing

File Date: May 10, 2019

SPECIFIC INFORMATION

SITE HISTORY

The patio at the northwest corner of Kansas and Missouri Streets measures approximately 2,500 square feet and has most recently served as patio seating for Rock N Run Brewery.

The lot is enclosed by a stone and metal fence. The surface is paved with brick pavers. The adjacent building at 114 E. Kansas was built in the 1880s. In 1906, it housed a saloon and, in 1909, the Liberty Heating and Plumbing Company. Most recently, the building was part of Rock N Run Brewery, which closed in 2018. The patio seating area is accessed from Missouri street.

PROPOSAL DESCRIPTION

The applicant proposes to create screening and a shed roof to cover a bbq smoker and walk-in cooler to serve the forthcoming restaurant and brewery at 110-114 E. Kansas Street.

Details:

- **Existing patio; stone work and railings to remain**
- **Primary Structure Nine 8X10 steel columns, painted black**
- **Walls: Wood tone frames and metal screens**
- **Shed roof, standing seam metal roof over metal deck**

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.

10. Mechanical equipment and weather protection devices: *Mechanical and weather protection devices shall be placed and installed in a manner that is unobtrusive.*

Staff Analysis

The proposed metal structure, screening and shed roof on the patio will not detract from the neighboring buildings and will not damage or detract from the neighboring building.

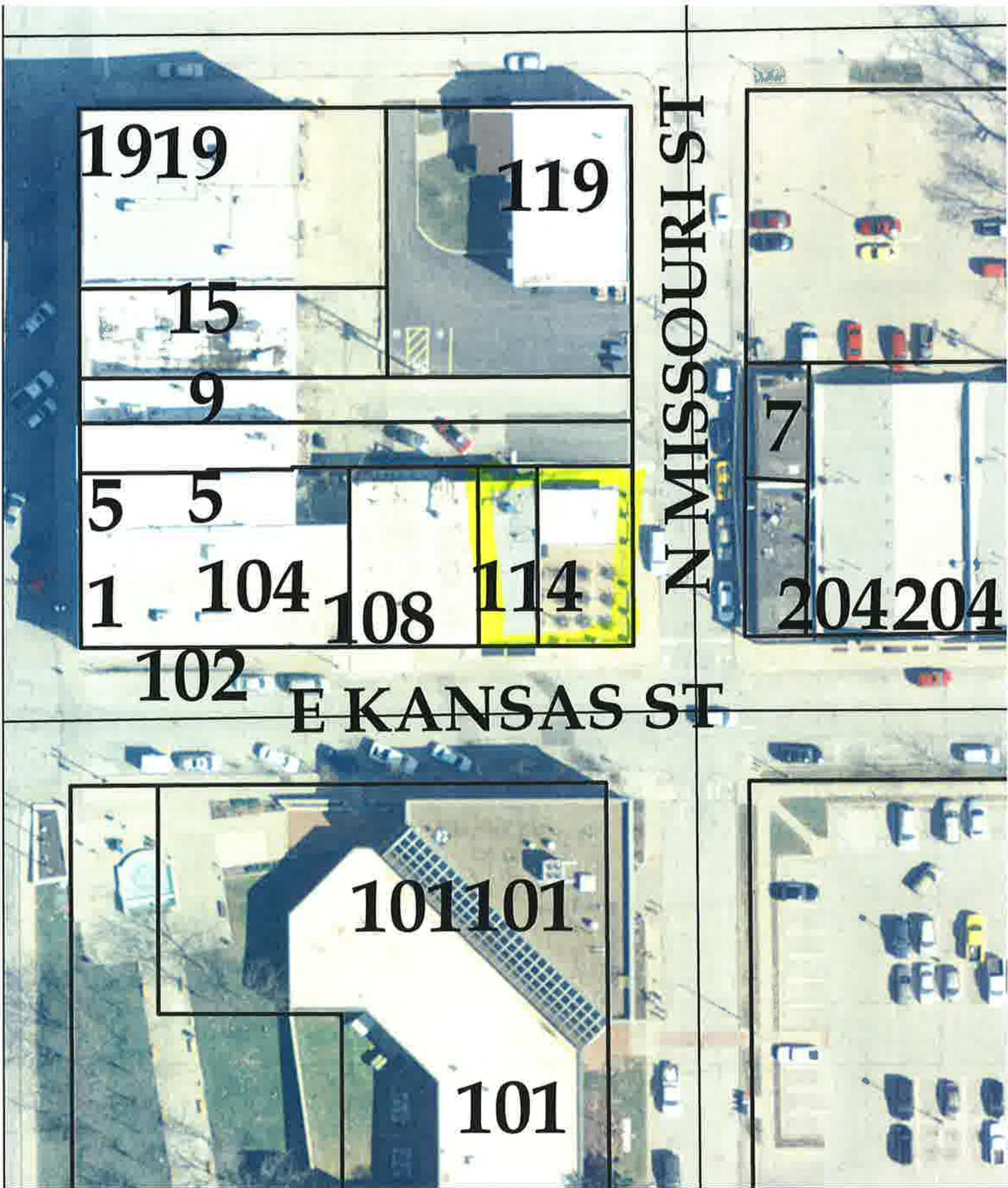
STAFF RECOMMENDATION

The application meets the standards for review and guidelines; therefore staff recommends approval of HDRC case #19-008LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photo of existing lot
4. Exhibit D: Site plan and drawings
5. Exhibit E: Proposed screening





N MISSOURI ST

1919

119

15

9

5 5

1

104

108

114

7

204 204

102

E KANSAS ST

101101

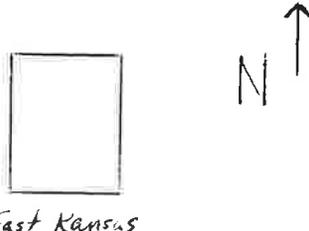
101

HDRC Case #19-008LS
114 E Kansas



EXHIBIT A:
VICINITY MAP

HISTORIC INVENTORY

<p>1. No 8-J</p> <p>2. County Clay</p> <p>Location of Negatives Liberty Community Development</p>	<p>4. Present Name(s) 114 East Kansas</p> <p>5. Other Name(s) 216 East Kansas</p>													
<p>6. Specific Location 114 East Kansas</p>	<p>16. Thematic Category</p> <p>17. Date(s) or Period c. 1880's</p> <p>18. Style or Design</p> <p>19. Architect or Engineer</p> <p>20. Contractor or Builder</p> <p>21. Original Use, if apparent Commercial</p> <p>22. Present Use Commercial</p> <p>23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24. Owner's Name & Address, if known</p>	<p>28. No. of Stories 2</p> <p>29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>30. Foundation Material</p> <p>31. Wall Construction masonry</p> <p>32. Roof Type & Material flat; tar & gravel</p> <p>33. No. of Bays Front 3 Side</p> <p>34. Wall Treatment brick</p> <p>35. Plan Shape rectangular</p> <p>36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/></p> <p>37. Condition Interior <input type="checkbox"/> Exterior excellent</p> <p>38. Preservation Underway? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>41. Distance from and Frontage on Road 20 ft. on E. Kansas</p>												
<p>7. City or Town If Rural, Township & Vicinity Liberty, Missouri</p> <p>8. Site Plan with North Arrow</p> <div style="text-align: center;">  </div>	<p>25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>26. Local Contact Person or Organization Liberty Mo, Community Devel.</p> <p>27. Other Surveys in Which Included</p>	<p>9. Negative No. 1-20</p>												
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">10. National Register?</td> <td style="width:15%;">Yes <input type="checkbox"/></td> <td style="width:15%;">No <input checked="" type="checkbox"/></td> <td style="width:15%;">12. Is II Eligible?</td> <td style="width:15%;">Yes <input checked="" type="checkbox"/></td> <td style="width:15%;">No <input type="checkbox"/></td> </tr> <tr> <td>13. Part of Estab. Hist. Dist.?</td> <td>Yes <input type="checkbox"/></td> <td>No <input checked="" type="checkbox"/></td> <td>14. District Potential?</td> <td>Yes <input checked="" type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> </table> <p>15. Name of Established District</p>	10. National Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	12. Is II Eligible?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	13. Part of Estab. Hist. Dist.?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	14. District Potential?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>42. Further Description of Important Features The main facade of this building faces south. The first floor has been remodeled. Two entrance doors are placed at the west end of the south facade. Two multipaned, fixed windows are at the east end of this facade. The second floor is fenestrated with three windows with semicircular arched heads. A band course of projecting brick also arches above the windows. The cornice features corbelled brick.</p>	<p>43. History and Significance The original tenant of this building has not been identified. In 1906 it housed a saloon. By 1909 it housed the Liberty Heating and Plumbing Company.</p>
10. National Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	12. Is II Eligible?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>									
13. Part of Estab. Hist. Dist.?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	14. District Potential?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>									
<p>44. Description of Environment and Outbuildings A surface parking area is to the east of the building. To the south is City Hall. Commercial buildings are to the west and north.</p>	<p>45. Sources of Information Liberty Tribune, March 29, 1912.</p>	<p>46. Prepared by PILAND/UGUCCIONI</p> <p>47. Organization Liberty, Comm. Dev.</p> <p>48. Date 4/85</p> <p>49. Revision Date(s) EXHIBIT B</p>												

Continuation

HISTORIC INVENTORY

ADDRESS: 114 East Kansas
Liberty, Missouri



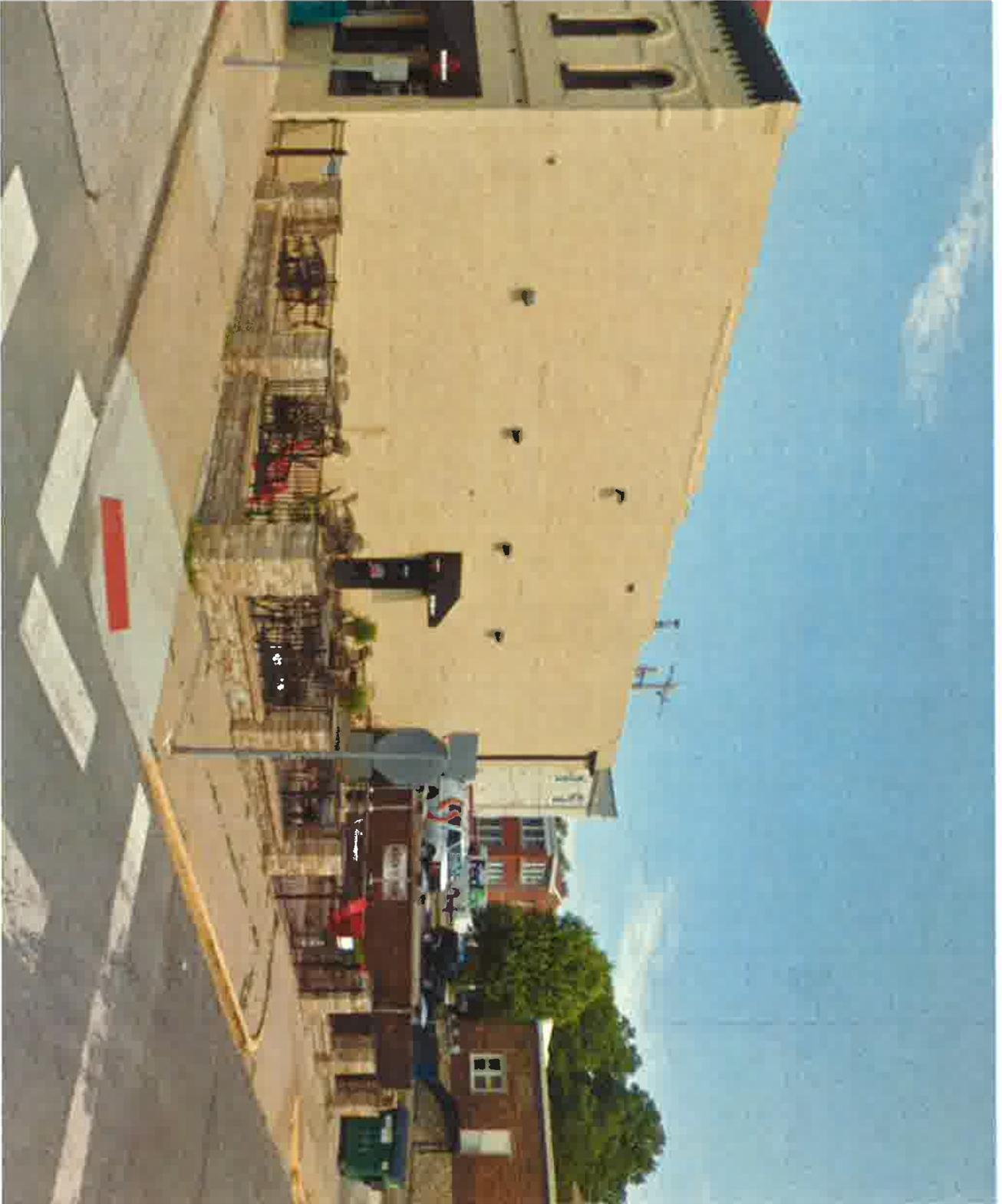
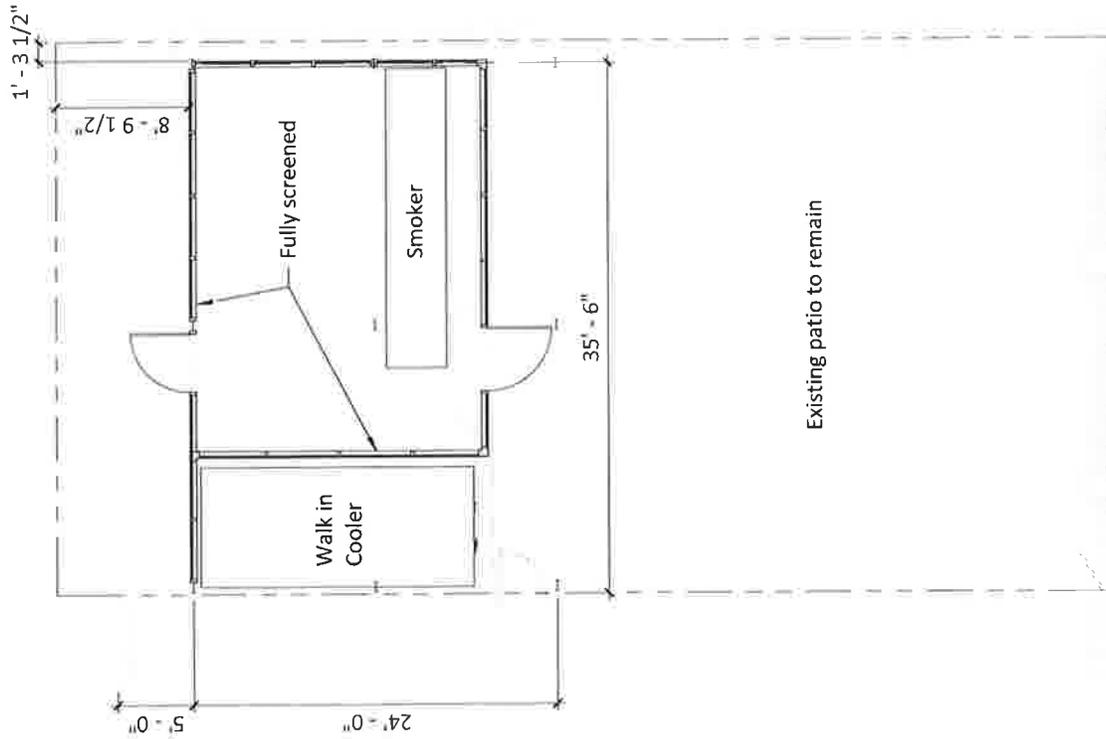


EXHIBIT C



Primary Structure: 9 - W8x10 steel columns, painted black
 10'-0" from patio to bottom of steel on Missouri Street
 12'-0" from patio to bottom of steel at building face
Walls: Wood tone frames and metal screens
Roof: Standing seam metal roofing over metal deck
 All existing stone work and railings to remain





EXHIBIT E

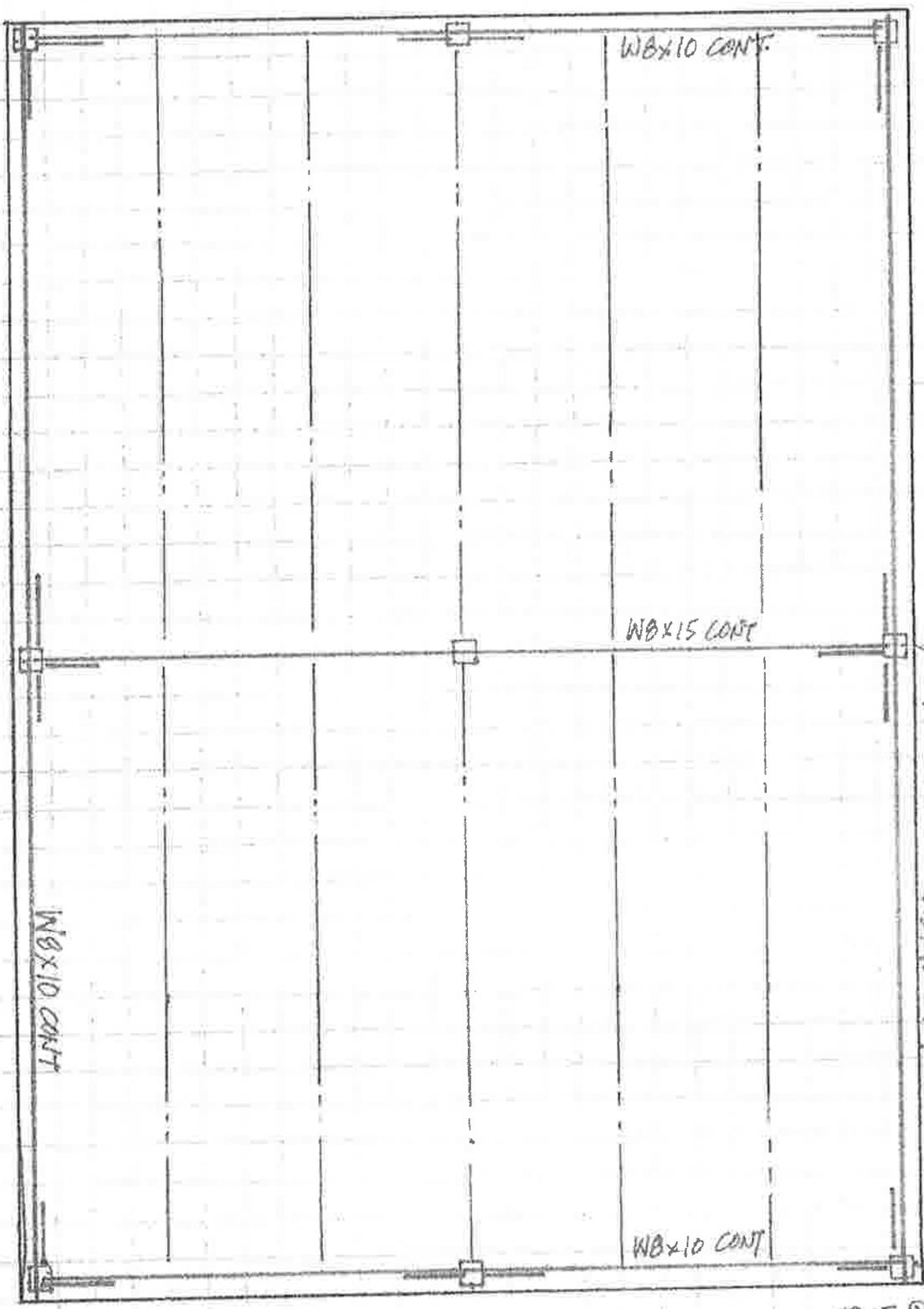
$BM (70 + (34) + (10)(2)(24) + (15)(24) = 3220 \text{ ft}$
 $col (2) (11)(9.4) = 933 \text{ #}$ REINFORC (9)(15) = 459 #
 $TUBE (13) (18)(3)(4) = 378 \text{ #}$

4990

$24(10)(24)(34) = 816 \text{ sq ft}$

4x4x3/16 COL
 1" 4x4x3/16
 ALSO REINFORC
 WBX10 CONT

EXPOSED
 10" COLUMN
 6" BRND
 GRND
 1/2" CAP PL
 5/8" REINFORC



$\frac{16'6''}{6''} = 11-0$

$\frac{11'-0''}{6''} = 11-0$

9 COLS TS 4x4x3/16 W/L 11'-0" 9 CAP PL 9 REINFORC
 2-W8X10-24'-0" 1-W8X15-24'-0"
 2-W8X10 34'-0"

Historic District Review Commission

The City of



HDRC Case No. 19-009LS (16-001LS Amended)

Staff: Jeanine Thill, Community Development Manager

Date: May 21, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for new wrought iron railings on stairs and installation of aluminum storm windows, in-kind repairs and improvements to; drive approach and parking lot, wood windows, soffits and fascia, gutters and downspouts

Applicant: Jeffries Development

Location: 112 E. Franklin St.

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: May 13, 2019

SPECIFIC INFORMATION

SITE HISTORY

The Colonial Hotel (also known as the Major Hotel) was built in 1912 for \$30,000. It had 30 rooms and 10 bathrooms. The three-story building is situated on the corner of Franklin and Missouri Streets and has two main entrances each accentuated by a covered porch. The porch wraps around the south and east sides and has identical flat roofs on each side, supported by brick columns. The hipped roof has wide overhanging eaves and shed roof attic dormers on the east, west, and south slopes. Windows are original one-over-one double hung, with stone lug sills and lintels. The building has been converted into 21 apartment units. The owner has been making improvements to the apartments and the building's exterior per the application that was approved in 2016.

PROPOSAL DESCRIPTION

The applicant is proposing new wrought iron railings on stairs and installation of aluminum storm windows, in-kind repairs and improvements to; drive approach, parking pad, wood windows, soffits and fascia, gutters and downspouts.

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.

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

Staff Analysis

2. Alterations: 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 stairway railings do not appear to be original, replacement is appropriate.

7. Doors and windows: Original doors and windows shall be retained and preserved, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, and hardware. When repair is not feasible, as determined by the HDRC, replacements may be deemed appropriate, provided the appearance, detail, profile, size, and material are designed to match the original door or window, as specified in the Historic District Design Guidelines. The wholesale replacement of original windows is not permitted. Windows that are not original to the structure may be replaced in-kind or with a higher grade material. In-kind replacements consistent with this standard shall be approved by staff. If additional doors or windows 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.

Storm windows are encouraged to protect the original wood windows and provide additional thermal efficiency.

12. Vacant lots, alleys, and parking areas: Parking lots, driveways, and other spaces between and around buildings shall be designed and maintained in a manner that does not detract from neighboring buildings and façades. The creation of new parking lots, driveways and parking pads shall be done in a way to minimize their appearance and to complement the buildings they serve and the surrounding neighborhood. Garbage dumpsters, bollards, loading docks and other similar fixtures shall be structurally and cosmetically maintained and shall be placed in a manner that is as inconspicuous as possible.

In-kind repair and replacement of the proposed drive approach and parking lot is appropriate. Review by the Planning Department is pending.

PREVIOUS CASES / ADDITIONAL INFORMATION

February 16, 2016 the applicant proposed to replace the rain gutters, replace the concrete porch and sidewalk, install new HVAC units; install railings on each porch roof, and replace the windows.

Details:

1. Rain gutters: will be replaced in-kind with no change to the appearance.
2. Porch and sidewalk: concrete will be replaced in-kind with no change to the appearance.
3. HVAC: 21 Daikin split air conditioning condensers will be installed on the porch roofs. Each unit measures approximately 28" wide x 12" deep x 24" high.
4. Porch railing: a painted wood balustrade will be installed on the south and east porch roofs. The railing will be 2x2-inch balusters with upper rail at 30 inches and lower rail at 6 inches

above the roof. Pedestals will measure approximately 12 inches wide and will be aligned with the porch columns.

5. Windows: all windows (approx. 88) will be replaced with aluminum-clad wood windows.

At its February 16, 2016 meeting, the HDRC recommended approval (7-0) of items; #1: gutters, and #2: replacement of concrete porch and sidewalk and continued the discussion of window replacement to March 1, pending additional information about the windows.

At the March 1, 2016 HDRC meeting the HDRC continued discussion on item #3 (location of the HVAC units) #4 (construction of porch railings) and #5 (window replacement). The HDRC voted to recommend approval of items #3 & #4; and denial of item #5 by a vote of 4-0-1.

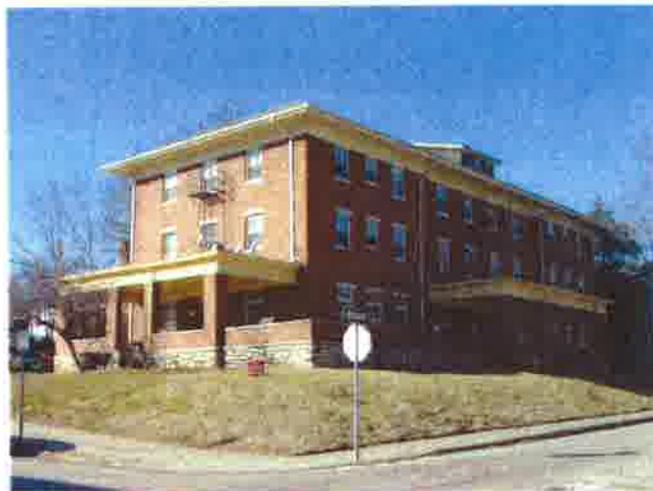
Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the City must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case was presented to City Council on March 14, 2016. City Council approved a COA with the stipulation that prior to installation, the applicant shall provide staff details of original and replacement window to ensure an exact match. This stipulation and approval of the replacement windows was over turned by the State Historic Preservation Office, as tax credits are being used and the windows could be repaired.

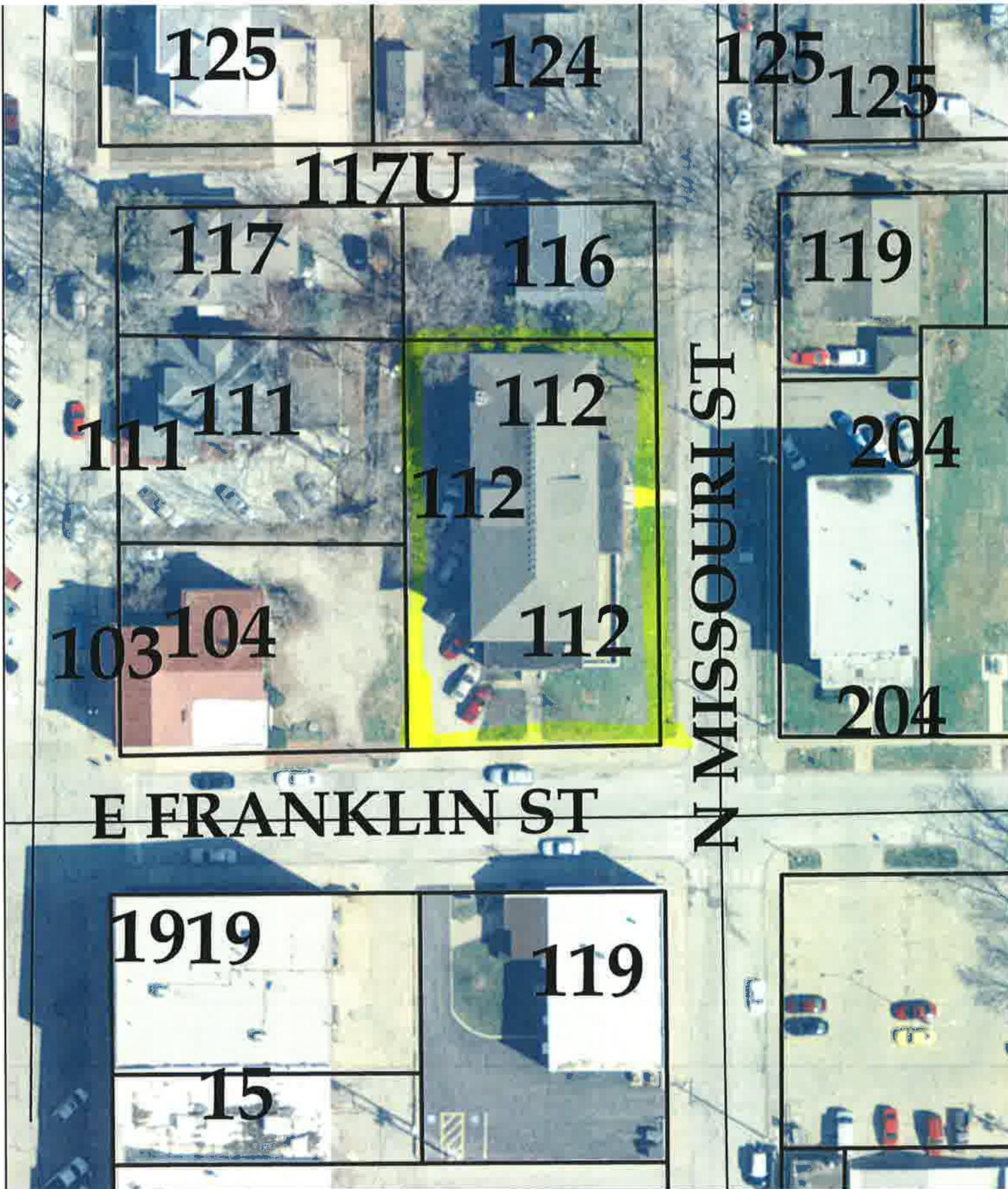
STAFF RECOMMENDATION

Staff recommends approval with the stipulations that the storm windows match the size and overall design of the historic windows and should not cover any significant historic trim. With these stipulations, staff recommends approval of HDRC case #19-009LS

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Site Plan
4. Exhibit D: Drive Approach drawing
5. Exhibit E & F: Storm window drawings
6. Exhibit G: Style of proposed stairway railings





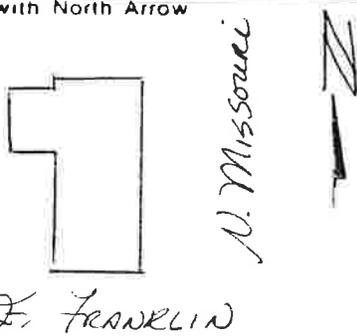
HDRC Case #19-009LS
112 E Franklin



EXHIBIT A:
VICINITY MAP

HISTORIC INVENTORY

112 E. FRANKLIN

1 No. 5-G		4 Present Name(s) Colonial Hotel	
2 County Clay		5 Other Name(s) Major Hotel	
3 Location of Negatives Liberty Community Development			
6 Specific Location 112 East Franklin		16 Thematic Category	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period 1912	
8 Site Plan with North Arrow 		18 Style or Design	
		19 Architect or Engineer Keene & Simpson (KC Mo.)	
		20 Contractor or Builder Huggins Const. Co. (KC Mo.)	
		21 Original Use, if apparent hotel	
		22 Present Use hotel	
		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
		24 Owner's Name & Address, if known	
9 Negative No. 3-1		25 Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
10 Site Building XX Structure Object		26 Local Contact Person or Organization Liberty Mo, Community Devel.	
11 National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		27 Other Surveys in Which Included	
12 Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
14 District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
15 Name of Established District		28 No. of Stories 3	
		29 Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		30 Foundation Material stone	
		31 Wall Construction masonry	
		32 Roof Type & Material hip; comp. shingle	
		33 No. of Bays Front Side	
		34 Wall Treatment brick	
		35 Plan Shape irregular	
		36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
		37 Condition Interior <input type="checkbox"/> 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 approx. Frontage on Road 40' on E. Franklin	

42. Further Description of Important Features
 This stately three-story building has frontage on both N. Missouri and E. Franklin, and as a result possesses two major entrance porches. The porches themselves are identical and feature brick piers carrying a flat roof with wooden entablature. The windows possess stone lugsills and lintels. The shallow hip of the roof is accentuated by overhanging eaves and broad soffit areas. Brick quoins accent the corners of the building. Shed roof dormers are placed on the east, west, and south roof slopes.

43. History and Significance
 This hotel was built by a stock company of citizens for \$30,000. Leaders in the effort to secure the hotel for Liberty were the Commercial Club and its President, R.E. Ward. The hotel formally opened on Jan. 31, 1913 with 30 rooms and 10 bathrooms. In 1922, Liberty's Centennial Ball was held in the hotel. The building was damaged by a fire in August of 1934.

44. Description of Environment and Outbuildings
 A residence is north of this hotel. A commercial building and surface parking area are to the south. To the east is an apartment building. A surface parking area is also to the west.

45 Sources of information Eastern Contractor, March 20, 1912, p. 19; June 12, 1912. The Heritage of Liberty, 1976, p. 113. Clay County Centennial Souvenir, 1922, p. 38. Liberty Tribune, March 8, March 29, May 24, June 21, 1912. Liberty Tribune, Feb. 24, 1922.		46 Prepared by PILAND/UGUCCIONI	
		47 Organization Liberty, Comm. Dev.	
		48 Date 4/85	
		49 Revision Date(s)	

Continuation

HISTORIC INVENTORY

ADDRESS: 112 East Franklin
Liberty, Missouri



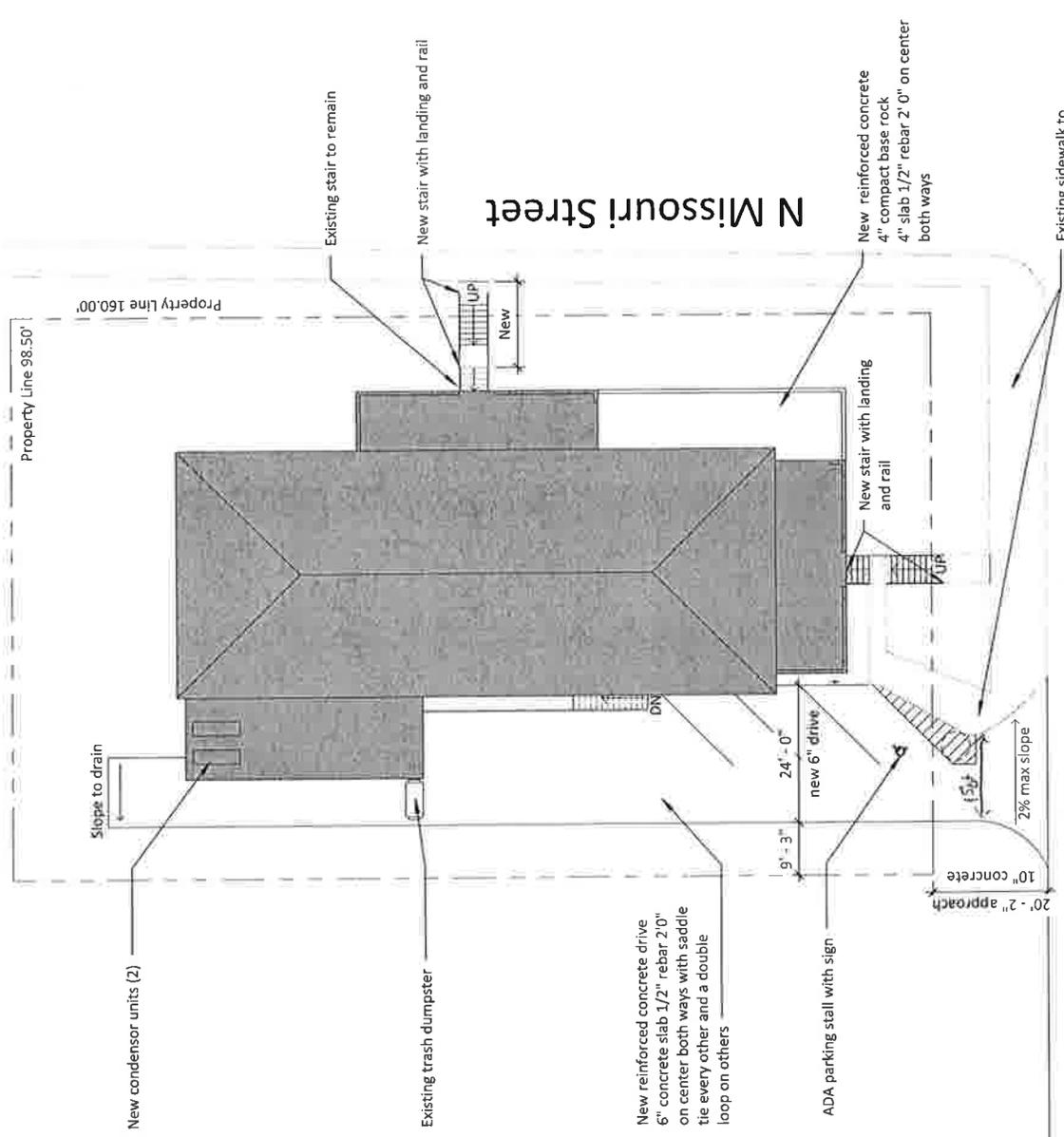
SIGN NOTES

1. Sign plate shall be approved by Independence, Missouri Ordinance.
2. Sign face shall have a white reflective background with blue lettering.
3. Sign to be centered between 3' and 5' in front of the accessible space.
4. Signs identifying van parking shall contain the designation "van accessible."



1 Site Plan

A0.2 1" = 20'-0" 0 5' 10' 20'



110 North Main Street
Liberty, Missouri 64068
816.476.2531

Missouri Certificate of Authority:
#A-2021000793

Major Hotel
112 E. Franklin Street
Liberty, Missouri 64068
Bill Jeffries
1555 Ashton Drive
Liberty, Missouri 64068
816.935.5710

Aimee D. Gray
Missouri License #A-200703924

NO.	DATE	ISSUE
1	11 MAR 2019	

Site Plan
A1.0



Re: Site Plan Details 112 E Franklin

Brandi Atwell to: JTHILL

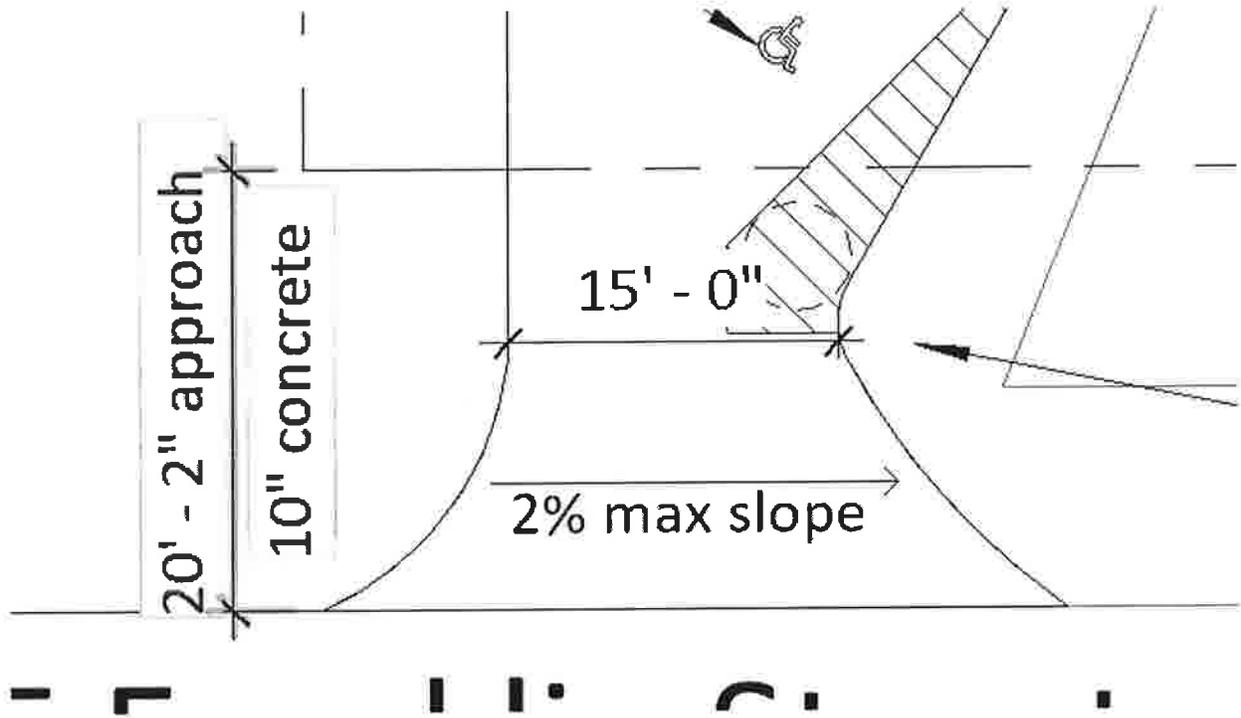
Cc: agray

05/15/2019 09:58 AM

History: This message has been forwarded.

Jeanine,

Is this the dimension you are needing?



I don't have any further drawing details. The railings will be 36" high, verticals spaced at 4". Will have code required extensions.

Thank you,

Brandi Atwell, NCIDQ

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On 5/15/2019 9:55 AM, JTHILL@libertymo.gov wrote:

Hi Brandi, I need some more details on the site plan you submitted for the 112 E Franklin project.

I do not see dimension on the width of the drive approach. Please send that to me as soon as possible. Also, do you have any other details on the proposed railing?

Thanks.

JEANINE THILL

Community Development Manager

EXHIBIT D

