



**HISTORIC DISTRICT
REVIEW COMMISSION**

**February 16, 2021
4:00 pm
Zoom Video Conference**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

February 16, 2021

4:00 p.m.

Zoom Video Conference

HDRC Commissioners and applicants will be sent individual links to the meeting. If you are a member of the public and are interested in attending the virtual meeting, please send a written request by Noon on February 12, 2021 to Jeanine Thill at jthill@libertymo.gov or call 816-439-4537

Call to Order

I. Roll Call

John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier, Martha Reppert, Brett Rinker, Doug Wilson

II. Approval of Meeting Summary:

February 2, 2021

III. HDRC Case #21-001LS Consideration of a Certificate of Appropriateness for exterior alterations at 15 E. Kansas, Liberty Square Historic District

IV. Other Business

Update - Nuisance Homes

Administrative Approvals since the February 2, 2021 meeting:

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

V. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
February 2, 2021
Via Zoom Video Conference 4:00 pm

Present via Video Conference: Matt Grundy, John Carr, Vern Drottz, Dail Hobbs, Clay Lozier, Martha Reppert, Doug Wilson Absent: Mike Gilmore, Brett Rinker

Applicants Present via Zoom: Paul Victor, Ready To Show, representing the 253 W Kansas applicants. Brandi Atwell, A3G Architects, representing the 215 Wilson applicants.

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

Chairman Grundy called the meeting to order at 4:00 p.m.

Approval of minutes from the last meeting: A motion was made by Vice Chairman Carr to approve the December 1, 2020 meeting summary as presented. The motion was seconded by Commissioner Drottz. The motion passed 7-0-0.

HDRC Case #20-018D Consideration of a Certificate of Appropriateness for exterior alterations at 253 W. Kansas, Dougherty Historic District. A 353 Application.

Ms. Thill presented the information from the staff report to the commission. Chairman Grundy asked if there were any questions for staff or the applicant.

Vice Chairman Carr asked Mr. Victor if the central divider in the glass is a muntin. Mr. Victor said yes and that it is a 5 inches wide rail.

Chairman Grundy commented that he liked the re design of the driveway also.

A motion was made by Commissioner Wilson to approve the application as presented because it meets the UDO and Design Guidelines. The motion was seconded by Vice Chairman Carr. The motion passed 7-0-0.

HDRC Case #21-001J Consideration of a Certificate of Appropriateness for a railing topper to meet 36" height requirement on an existing deck railing at 415 Wilson, Jewell Historic District, a previously approved 353 application.

Ms. Thill presented the application to the commission. Chairman Grundy asked for questions or comments from the commission.

Commissioner Lozier asked if a 36" rail was approved in their previous application. Ms. Thill said yes, that a 36" rail was approved.

Vice Chairman Carr commented that obviously there was a contractor error. He added that because it is a new deck and rail, the proposed topper destroys the look of what was originally approved. Ms. Atwell said if they raise the rail it will be over where the turning starts on the column. Vice Chairman Carr said the contractor should correct this.

Ms. Atwell said the contractor has brain cancer and is no longer working.

Commissioner Drottz asked if they could have a turn down.

Vice Chairman Carr said they could also do a radius cut on the replacement of the rail. Ms. Atwell commented that the top of the round is still not 36”.

Vice Chairman Carr asked if the topper would have space between it and the turn post.

Commissioner Drottz asked if it is supposed to mimic what is on the front porch. Ms. Atwell said that was not the goal.

Commissioner Wilson said another idea would be to take a few inches off the columns. Ms. Atwell said they talked to the home owner about this and they wanted to avoid that if possible.

Chairman Grundy suggested that they could have a design sub-committee meeting on site to discuss options. The consensus was to table this until the design subcommittee can meet.

Other Business

Nuisance Homes Update – Ms. Thill said she emailed an update to the Commission earlier in the day that email also included information on the porch at 124 N. Gallatin. Vice Chairman Carr commented that the porch at 124 N Gallatin is looking very nice, that there has been detail applied in the last day or so.

Administrative Approvals since the December 1, 2020 meeting:

15 E Kansas Sign at Brant's

249 W. Kansas Front Porch like in kind repairs & replacement of floor and rail

Miscellaneous matters from the Commission:

Vice Chairman Carr said that work was done on the front gables at 138 S Terrace. He will send staff a photo.

Commissioner Lozier asked about the Neal Ray studio building and what was thought to be water damage. Ms. Sharp said there was a structural engineer who did a drone survey of buildings around the square and nothing was reported of such damage.

Commissioner Wilson asked if commercial properties have City inspections done like residential rentals. Ms. Sharp said the residential rental program is voluntary. Adding that the City has a minimum property code and building inspections during permitting.

Miscellaneous matters from Staff:

The Preservation Plan will be open for public comment on the website this week and will go to City Council for adoption March 8.

The homeowner at 226 Jewell has been in communication with staff and he said he will have an application submitted by the end of February.

The meeting adjourned at 4:40 pm.

Historic District Review Commission

The City of



HDRC Case No. 21-001LS

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: February 16, 2021

GENERAL INFORMATION

Application: Certificate of Appropriateness for stucco sign board to be installed over glass block transom window for a sign to be installed

Applicants: Ralph Brant

Location: 15 E. Kansas

District: Liberty Square Historic District

NRHP Status/category: Contributing

File Date: February 2, 2021

SPECIFIC INFORMATION

SITE HISTORY

This building faces north onto East Kansas. The first story has been substantially altered by a retail storefront. The second story features such original details as segmental arch windows, ornate projecting lintels above the arched transoms of the windows, and a cornice with intermittent scrolled brackets.

PROPOSAL DESCRIPTION

The applicant is proposing to cover the existing glass block in the transom area of the east storefront at 15 E. Kansas with a wooden covering and stucco and install a sign.

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><u>13 UDO Design Principle:</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. All signs shall be installed in accordance with the provisions of Article XIV of the Unified Development Ordinance.</p>	<p>The existing glass block in the transom area of the east façade is not original to the building however staff believes it has acquired significance by age or craftsmanship therefore it should not be covered by new building materials or a new sign.</p>

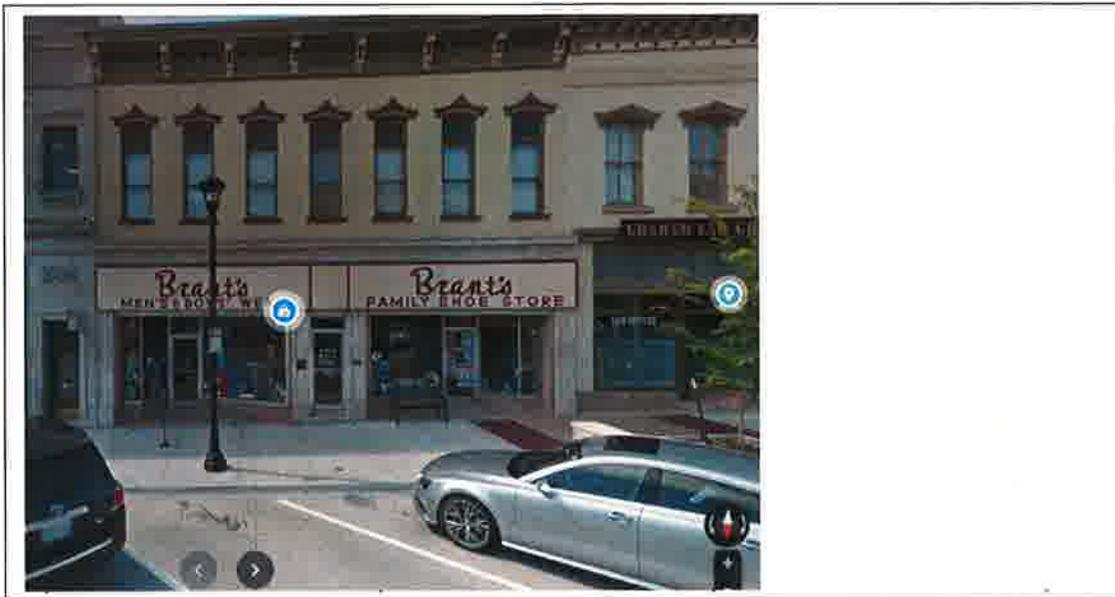
Exterior walls: A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original, but have acquired significance by virtue of age or craftsmanship, shall also be maintained and preserved. These walls, siding, and sheathing materials shall not be altered, covered or 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.

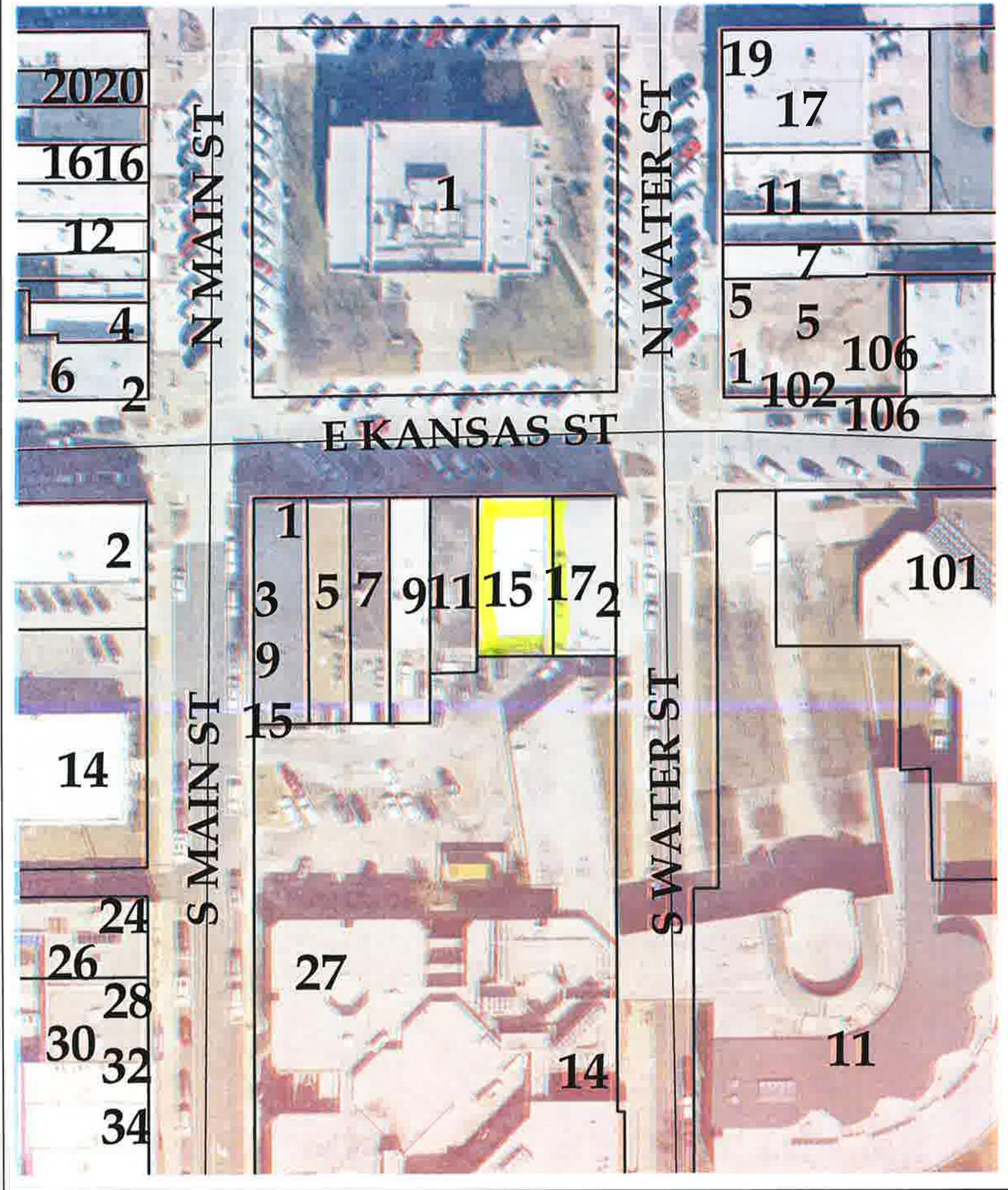
STAFF RECOMMENDATION

The application does not meet the standards for review and guidelines; therefore staff recommends denial of HDRC case #21-001LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Letter from applicant with project description
4. Exhibit D: Sign mock up on façade (2 pages)
5. Exhibit E: Existing Conditions (3 pages)
6. Exhibit F: Historic Photo from 1922



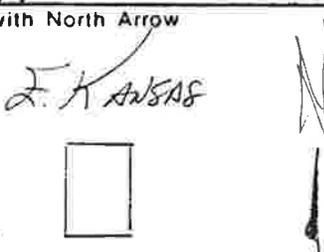


HDRC Case #21-001LS
15 E. Kansas



EXHIBIT A:
VICINITY MAP

HISTORIC INVENTORY

1. No. 11-F		4. Present Name(s) Brant's	
2. County Clay		5. Other Name(s) Matthews Building; Allens Building; 115-19 East Kansas; 12-14 East Kansas	
3. Location of Negatives Liberty Community Development		6. Specific Location 15 East Kansas	
7. City or Town If Rural, Township & Vicinity Liberty, Missouri		16. Thematic Category	
8. Site Plan with North Arrow 		17. Date(s) or Period c. 1876	
9. Negative No. 5-8		18. Style or Design	
10. Site: Building <input checked="" type="checkbox"/> Structure: Object <input type="checkbox"/>		19. Architect or Engineer	
11. National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		20. Contractor or Builder	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent commercial	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use commercial	
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
15. Name of Established District		24. Owner's Name & Address, if known	
16. Further Description of Important Features This building faces north onto East Kansas. The first story has been substantially altered by a retail storefront. The second story features such original details as segmental arch windows, ornate projecting lintels above the arched transoms of the windows, and a denticulated cornice with intermittent scrolled brackets.		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
17. History and Significance This building was probably erected for pioneer druggist, Trigg Allen, who was listed in the 1877 Clay County Atlas as being in business on the south side of the square. In 1892 Allen's daughter married Dr. Francis H. Matthews, who had his office in this building. It also housed the J.H. Barnes Drug Store (1908-22) and the Post Office.		26. Local Contact Person or Organization Liberty Mo, Community Devel.	
18. Description of Environment and Outbuildings The Courthouse is north of this structure. To the east and west are commercial buildings. The new Clay County Justice Center is to the south.		27. Other Surveys in Which Included	
19. Sources of Information Godson, History of Clay County, 1920, p. 44 Heritage of Liberty, 1976, pp. 64, 99. Liberty Tribune, May 31, 1912. Portrait and Biographical Record, p. 151.		28. No. of Stories 2	
20. Prepared by PILAND/UGUCCIONI		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
21. Organization Liberty, Comm. Dev.		30. Foundation Material	
22. Date 4/85		31. Wall Construction masonry	
23. Revision Date(s)		32. Roof Type & Material flat; tar & gravel	
24. EXHIBIT B		33. No. of Bays Front 7 Side	
		34. Wall Treatment stucco	
		35. Plan Shape rectangular	
		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 <input checked="" type="checkbox"/> 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: 42' on E. Kansas	

Continuation

HISTORIC INVENTORY

ADDRESS: 15 East Kansas
Liberty, Missouri

45. Clay County Centennial Souvenir, 1922, p. 37.



February 1, 2021

Historic District Review Commission

City of Liberty, Missouri

Brant's Clothing would like to submit the following for your consideration.

Concerning our building at 15 E Kansas, Liberty, Missouri.

The front of our building has a space between the first floor and the second floor.

Up until now these spaces have been covered by metal signs. These signs have been removed, and new, conforming signs are to be installed.

The west side has had the stucco finish repaired, cleaned, and painted. A new sign has been installed.

The goal is to finish the east side to match the west side. The existing glass blocks are damaged, but will not be removed. Stucco, matching the west side, will be placed on the east side. It will be painted to match, and a sign will be installed.

Please find attached photos and drawings of the existing front, and the desired result.

One nice feature is that the limestone detail, hidden for so long, is now in view.

Thank you for considering this matter.

Ralph Brant

brantr@swbell.net 816-260-9285

Job Information

Job Number: Item Number: 1
Order Taken By:
Order Date:
Delivery Date:
Shipping:

Customer Information

Customer Name:
Company:
Street: Zip:
City:
State:
Phone:
E-mail address:

Current Date: 12/4/2020
Current Time: 3:44:45 PM

816.429.6925

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Document Information

File Name:
Directory Name: Z:\B\Brants
Number of Fonts: 1 Arial-Regular
Number of Colors: 4

Sign Dimension: 163in x 30in

163 in

30 in



PLEASE REVIEW THIS PROOF CAREFULLY:

- Spelling is your responsibility
- Sizes are noted
- Drawing is not to scale
- Colors on finished product may vary slightly from electronic proof
- If color accuracy is important and you require a press proof, please request one in your responses.

WE CANNOT PROCEED WITH YOUR ORDER UNTIL YOU RESPOND TO THIS PROOF

APPROVE OR REQUEST REVISION

See instructions in the email. You can send all the responses through our online service.



10% of storefront is 68sqft

EXHIBIT D

Brant's CLOTHING



Brant's CLOTHING

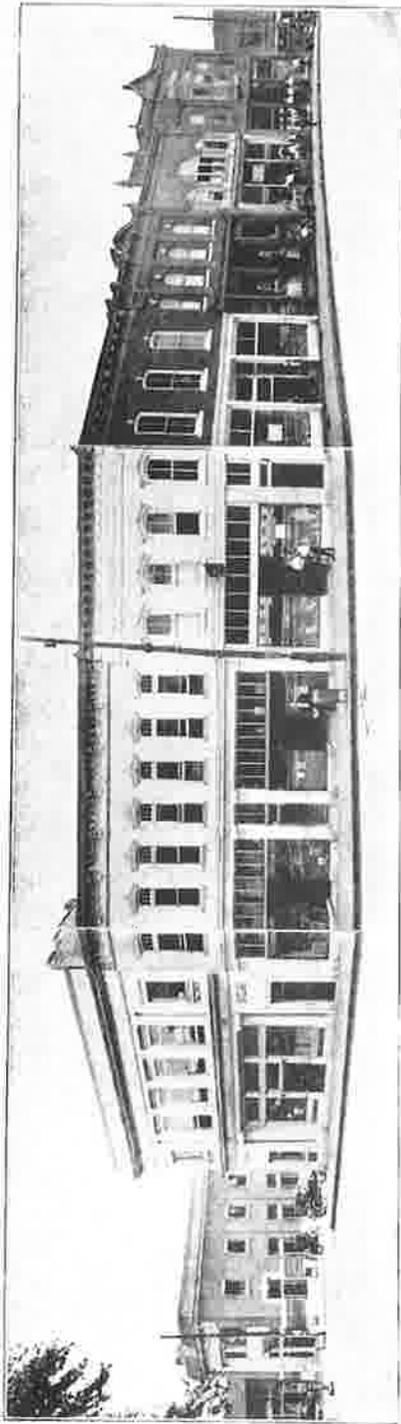


Exhibit E



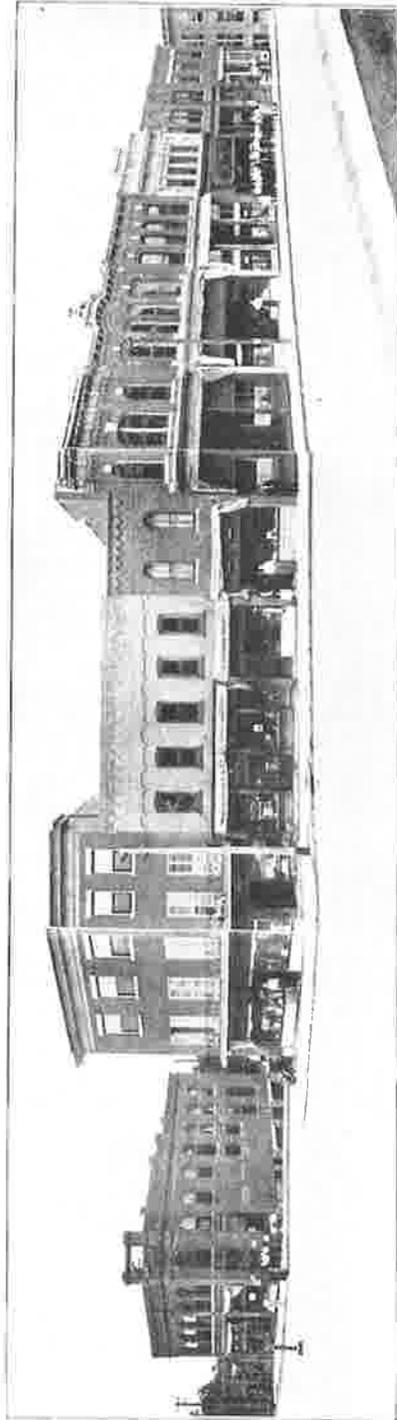


15 E. Kansas



SOUTH SIDE OF LIBERTY SQUARE IN 1922

Citizens Bank; Commercial Bank; J. H. Barnes, Drugs; Post Office; Clark's, Clothing and Shoes; Trimble & Trimble, Hardware; Elston Gentry, Drugs; S. P. Borgtress & Sons, Hardware; Church-Stephens Furniture Company.



WEST SIDE OF LIBERTY SQUARE IN 1922

McArthur's Five to Twenty-five Cent Store; Liberty Cafe; Richard R. Myall, Clothier; Liberty Shining Parlor; Fischer & Smith, Groceries; A. L. Hanna, Barber Shop; Mrs. J. H. Whited, Jeweler; Fraher Shoe Store; J. C. Simmons, Drugs; Jack Petty, Shoes; Liberty Tribune; M. Hirschberg, Tailor; Pyle Hardware Company.