

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
August 16, 2022
5:30 p.m.
City Council Chambers

Roll Call: Linda Armstrong, Matt Grundy, John Carr, Vern Drottz, Aimee Gray, Matt Grundy, Dail Hobbs, Kathy Chelton, Brett Rinker, Doug Wilson

Present: Linda Armstrong, Aimee Gray, John Carr, Vern Drottz, Brett Rinker, Doug Wilson

Absent: Kathy Chelton, Matt Grundy, Dail Hobbs

Staff Present: Jeanine Thill, Community Development Manager

Guests Present: Shane Griffin, owner of 1-5 N. Water; Richard Rhyne, Senior Counsel, 2345 Grand Blvd, KCMO; and Kalen Cauthon, Contractor for 400 E. Kansas St

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

Approval of Meeting Summary: July 19, 2022 HDRC Meeting Summary

A motion was made by Commissioner Armstrong to approve the July 19, 2022 meeting summary as presented. The motion was seconded by Commissioner Drottz. The motion passed 6-0-0.

Current Business

HDRC Comments on proposed alterations to the City Hall building, adjacent to the Liberty Square Historic District but not in a local district:

- Sherri McIntyre, Public Works Director, said that the City is working with JE Dunn & Wellner Architects for the City Hall atrium renovation project to fix the leaking roof and skylights; the atrium has been leaking since about 1982.
- They have designs that have been vetted through Council and through City staff members, keeping in mind the main goal of eliminating water leaks.
- There are two concepts to consider: a flat roof and a slant roof.
- The City Council asked for HDRC's thoughts on the preferred design before they decide on the design at Monday's council meeting.
- The slanted roofs can be seen on the neighboring County buildings and there are more flat roofs in the other directions.
- They will be redoing the front entry design as well.
- The flat roof scored highest with reducing risk of water leaks, which got a highest score of 7.

HDRC Comments:

- Commissioner Gray asked if the new design will have clear glass and if it will reduce the heat into the building. Ms. McIntyre said it will be a covered roof with glazed glass. They are looking for shades to also reduce the heat.
- Commissioner Drottz asked if the glass is better than what was there before and if there is an R factor. Ms. McIntyre said there was no R factor. Commissioner Drottz said the flat roof is by far better when you look at the factors of what you are trying to achieve.
- Commissioner Armstrong said the Square-facing location of the City Hall building is more prominent and a point of continuity. She added that the flat roof emulates that feel with a modern perspective to it.
- Vice Chairman Carr agreed that the flat roof is more cohesive with the design of the buildings around the Square.
- Commissioner Armstrong said what exists now attracts attention because of its difference in design. The flat roof fits its context and gives it an elegance. She added that the cornice gives it a traditional feel.
- Commissioners Rinker and Wilson agreed with the group that the flat roof is preferred.
- The consensus from HDRC is that option 8.1, the flat roof, is the preferred choice.

HDRC Case #22-015J Consideration of a Certificate of Appropriateness for exterior alterations to the West and East Porches at 400 E. Kansas, Jewell Historic District:

- The applicant submitted a more detailed drawing of the balustrade.
- The applicant would like a thirty-two-inch high railing. The spindles are one inch and a half by one inch and a half and the spacing will be two inches between instead of two and a half inches.
- Commissioner Gray said we met on site before the project began and she said the changes needed to be made; the brick piers were severely compromised.
- Vice Chairman Carr said he is comfortable with the new rail system.
- Commissioner Rinker said it appeared that the railing was not original, the other Commissioners agreed.

A motion was made by Commissioner Armstrong to approve the application as presented with the additional exhibit (with the revised balustrade detail) because it conforms with the UDO and the Design Guidelines. The motion was seconded by Commissioner Gray. The motion passed 6-0-0.

Commissioner Gray recused herself and left the meeting.

HDRC Case #22-003LS Consideration of a Certificate of Appropriateness for new construction at 1-5 N. Water, Liberty Square Historic District:

- City Staff presented the application for two new buildings at 1-5 N. Water and recommended approval of the application because it meets the UDO and Design Guidelines. Because this is new construction in the historic district and over ten thousand square feet, it will also be considered by the Planning Commission and the City Council.
- The Commission didn't have any questions for Staff.
- Vice Chairman Carr asked if the applicant would like to make a comment.
- Mr. Griffin said he did not have additional comments. He stated his name and address as Shane Griffin, 7018 Nebo Hills Rd, Liberty MO 64068.
- Vice Chairman Carr asked if there were any questions for the applicant.
- Commissioner Drottz asked if there was specific window manufacturer they were planning to use for the custom windows. Mr. Griffin said they will use a custom shop out of Harrisonville.
- Commissioner Drottz asked if they plan to rebuild the new buildings with the three wythe brick, adding that there will likely be some issues with surrounding buildings. Mr. Griffin said they will have three wythe masonry walls. He added that there will be a center wall as well that will be structural.
- Commissioner Drottz asked if there would be an elevator in it. Mr. Griffin said that it would have an elevator.
- Commissioner Drottz said maybe on Water Street it would be good to see the scale of how it fits into the BBQ restaurant next door. Mr. Griffin said the new building will mirror in size what was there. Commissioner Drottz agreed that would look good.
- Commissioner Rinker said they did a great job of showing how the new buildings will look but that maybe a model view would be helpful. Mr. Griffin said that would be something they can do and that the new buildings will have to be independent from the other buildings due to fire code. He will sprinkle the building.
- Commissioner Armstrong agrees that when referring to context for any building it would be useful to see mass and scale in context with the other buildings around it.
- Vice Chairman Carr said that, in the past, applicants have submitted a streetscape view. Mr. Griffin said with the exception of code upgrade, the new buildings are similar. Vice Chairman Carr said he is very good with the application.
- Vice Chairman Carr opened the Public Hearing. He asked if anyone is interested in speaking they should come up to the podium and state their name and address.
- Aundray Gray, 441 N Leonard Street, asked who the architect was on the drawings for construction and design.
- Vice Chairman Carr asked if anyone else would like to make a statement. There wasn't any additional comments or questions from the public.
- Staff deferred to the applicant on the question posed by Mr. Gray. Mr. Griffin said the architect that drew the plans is RC Atelier.
- Vice Chairman Carr closed the Public Hearing at 6:09 p.m.

- Vice Chairman Carr asked for a motion on the application.
- Commissioner Rinker said he is pretty comfortable going off the drawings. Commissioner Armstrong said it would be helpful to have the streetscape for future steps in the project but clarified that she doesn't need that now to decide on this project.

A motion was made by Commissioner Rinker to approve the application as presented, with the request for a streetscape schematic rendering of the building to be taken to Planning and Zoning, because it meets the UDO and Design Guidelines. The motion was seconded by Commissioner Drottz. The motion passed 5-0-0.

Other Business

Administrative Approvals since the July 19, 2022 meeting:

- HDRC Case #22-015J: Like in-kind repairs and removal of non-historic materials at 400 E. Kansas, Jewell Historic District
- HDRC Case #22-010D: Like in-kind repairs to front steps at 247 W. Kansas, Dougherty Historic District

Miscellaneous matters from the Commission:

- Commissioner Rinker said he missed the last meeting but noticed in the summary that there was discussion about solar panels. He invited anyone who is interested to see the solar panels on his home.

Miscellaneous matters from Staff:

- None

The meeting adjourned at approximately 6:16 p.m.